RUGBY BOROUGH COUNCIL DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE JULY 2023

RUGBY



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NOTE

The information contained within this guide is intended to assist applicants, developers and landowners to understand Rugby's Community Infrastructure Levy (CIL). It is not intended to replace the need to read and understand the CIL Regulations and government guidance, and affected parties are advised to seek their own professional advice.

2. INTRODUCTION

- 2.1. In 2010, government introduced the Community Infrastructure Levy (CIL) as the preferred mechanism for securing developer contributions towards infrastructure to support growth in an area. The money raised can be used to fund a wide range of infrastructure such as transport schemes, schools, community facilities, health and social care facilities, parks, green spaces and leisure facilities.
- 2.2. Rugby Borough Council is seeking to implement CIL across its administrative area, and this document sets out the draft charging schedule and a summary of how it has been derived. The proposed charging schedule is set out at Appendix 1.
- 2.3. Section 106 agreements and Section 278 highways agreements will continue to be used to secure mitigation, including (but not limited to) of those impacts that are not classified as infrastructure as well as affordable housing. The amended CIL Regulations no longer contain a restriction on the pooling of monies from more than five S106 obligations to fund a single infrastructure project and both CIL and S106 funding can be secured towards the same piece of infrastructure without the limitation of pooling.

3. SUPPORTING EVIDENCE

- 3.1. Preparation of the Charging Schedule is supported by the following evidence documents, which can be found on the Council's website:
 - The Local Plan, adopted June 2019, which set out infrastructure requirements to support the delivery of planned development within the Local Plan 2011-2031;
 - A CIL Viability Assessment, undertaken by consultants BNP Paribas on behalf of the Council (July 2023 see below);
 - An Infrastructure Funding Position Statement, which compares the likely CIL income from anticipated new developments with the cost of infrastructure; and
 - An Interim CIL Spending Strategy, which provides a draft infrastructure list.
- 3.2. Councils are required to show evidence on how much revenue they have been generating from S106 obligations in 'recent years' (shown in Table 2) and the level of affordable housing delivered (Table 3). Further information on monitoring of local plan targets is set out on the Council's website in the Authority Monitoring Report. BNP Paribas examined the impact of their proposed rates on affordable housing and concluded in paragraph 7.16 that *"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."*

Table 1 - Section 106 obligations

Financial Year	Revenue Generated (£)
2015/16	446,840.84
2016/17	454,356.65
2017/18	2,404,072.55
2018/19	2,316,434.36
2019/20	622,620.08
2020/21	1,853,685.69
2021/22	£5,071,798.90

(Source: RBC Planning Dept)

Table 2 - Affordable Housing Performance

Financial Year	Units delivered
2016/17	6
2017/18	47
2018/19	208
2019/20	260
2020/21	233
2021/22	79

(Source: RBC Housing Department)

4. VIABILITY ASSESSMENT

4.1. The Council appointed BNP Paribas to undertake an assessment of the ability of developments across the borough to accommodate CIL. The draft charging schedule, shown in appendix 1 reflects the conclusions of the viability assessment. Different charging rates are set for residential development in the Rugby urban area and in the rural areas, based on viability. Apartments within the Rugby urban area are zero rated. The strategic sites of Houlton, Coton Park East and South West Rugby are zero rated for residential development but are not zero rated for convenience retail, industrial, light industrial or storage and distribution uses. Figure 1 in appendix 1 is a map of the residential CIL charging zones for the borough, categorised as urban, rural and strategic sites.

5. CALCULATING THE CHARGE

5.1. The amount of CIL charge a development is liable to pay is calculated according to Schedule 1 of the CIL (Amendment) (England) (No. 2) Regulations 2019. The method involves multiplying the relevant CIL rate for the type/location of the development by the net additional floorspace – and factoring in an inflation measure to allow for changes in building costs over time. A summary of

the method is set out below:

CIL rate x Net additional new build floorspace x Inflation measure

- 5.2. The inflation measure used will be the national 'All-in Tender Price Index' published by the Building Cost Information Service (BCIS) or the Royal Institution of Chartered Surveyors (RICS). The inflation measure involves dividing the Index costs from the year planning permission is granted, by the Index costs from the year the Charging Schedule is adopted. Full details of the method are set out in the Regulations.
- 5.3. The CIL Regulations specify that where the overall chargeable amount on a scheme is less than £50, it is deemed to be zero.
- 5.4. In certain circumstances, where a development includes the demolition of an existing building, the existing Gross Internal Area (GIA) can be deducted from the proposed floorspace. These deductions in respect of demolition or change of use will only apply where the existing building has been in continuous lawful use for at least six months in the 3 years prior to the development being permitted and is still in situ on the day planning permission is granted.

6. EXEMPTIONS

6.1. Most development that involves the creation of buildings that people normally use will be liable to pay CIL¹. However, the Regulations provide for several exemptions to CIL² against which the levy will not be charged, including:

• New buildings or extensions under 100 sqm of gross internal floor space, which do not involve the creation of a new dwelling;

- Dwellings built by 'self-builders'
- The change of use, conversion or subdivision of a building that does not involve an increase in floorspace;
- The creation of a mezzanine floor within a building;
- Temporary development permitted for a limited period;
- Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Vacant buildings brought back into the same use;
- Structures which are not buildings, such as pylons or wind turbines;
- Affordable housing (defined as social rented and intermediate housing)
- provided through a local housing authority, registered provider or charitable body; and
- Development by charities for charitable purposes.
- 6.2. CIL is charged on the gross internal floorspace³ of new development. Where planning permission is granted for a development that involves the extension or demolition and then rebuild of a building in lawful use⁴, the level of CIL payable will be calculated based on the net increase in

¹ This includes development permitted by a general consent (including permitted development)

² Under Part 6 of the CIL Regulations 2010 (as amended)

³ The gross internal floorspace is the internal area of the building, and should include rooms, circulation and service space such as lifts and floorspace devoted to corridors, toilets, storage, ancillary floorspace (e.g. underground parking) etc.

⁴ The definition of lawful use is contained in Schedule 1 Part 1 of the CIL (Amendment) (England) (No. 2) 2019 states that "....contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits

floorspace. This means that the existing floorspace contained in the building to be extended or demolished will be deducted from the total floorspace of the new development when calculating the CIL liability.

- 6.3. The Council can claw back any CIL relief where a development no longer qualifies for that relief within a period of seven years from the commencement of the development. For example, should a charity develop a building for charitable purposes and subsequently sell the building to the open market within seven years, then the Council will be able to claw back the CIL that would have been charged on the building had it been originally used for private use. Should a self-builder find that they must sell or rent the new dwelling within 3 years of the commencement of the development then the Council will then seek to clawback any CIL relief provided.
- 6.4. Under CIL Regulation 55, a Council can choose to offer exceptional circumstances relief if charging CIL would have an unacceptable impact on the economic viability of a particular development. Exemptions can also be made for charitable institutions, where this would not constitute State Aid (under CIL Regulation 45). However, the Council does not at present propose to make these exemptions available.

7. CIL REPORTING AND ADMINISTRATION

- 7.1. CIL revenue will be spent on the infrastructure needed to support development in the authority, the Council will produce an Infrastructure Funding Statement which will be published annually by 31 December. The Infrastructure Funding Statement reports on all funds secured, received and spent in the previous financial year for CIL and S106. The authority will use 5% of the CIL revenue to fund the administration costs of the Levy.
- 7.2. CIL is payable on the day development is commenced. Payment can be made in instalments (if eligible) as set out in the instalments policy in Appendix 2.
- 7.3. Below is some further guidance that may be helpful:

• When an application for planning permission is submitted when CIL is payable, it must include an 'Additional CIL Information' form together with any relief or exemption claim forms completed with details of the development. This enables Rugby BC to calculate the amount of CIL payable. These documents must be submitted with your planning application.

• The person who intends to pay CIL must assume liability prior to commencement by submitting an assumption of liability form.

• If CIL chargeable permitted development is to be carried out, there is a requirement to submit a notice of chargeable development before development begins.

• A commencement notice must be submitted for any other CIL chargeable development that requires planning permission.

• If the circumstances of an exemption or relief have changed (a 'disqualifying event') Rugby BC must be notified.

• On commencement the liable person must pay CIL in accordance with the instalments policies. A demand notice will be sent with details of how much to pay and the details of the instalments required.

the chargeable development."

Appendix 1

• If you receive any notice from Rugby BC, such as a demand notice, information notice or stop notice you must make the payment, provide the information or stop work on your development as requested in the notice.

• If you don't assume liability, submit a commencement notice, submit a notice of chargeable development, notify the council of changes to circumstances affecting an exemption or relief or reply to an information notice this may incur a financial penalty (surcharge) that will be added to the amount of CIL you have to pay.

• Late payment of CIL incurs a financial penalty (statutory late payment interest) that will be added to your CIL and failure to pay may lead to enforcement action and legal proceedings.

• The liability to pay CIL is registered as a land charge and is not removed until the full amount of CIL has been paid and any period for disqualifying events has expired.

- 7.4. You can appeal if you think we've mis-calculated the amount of CIL you need to pay and/or any relief or exemption you've claimed. You can also appeal our decision on apportioned liability, a surcharge, deemed commencement and a CIL stop notice (see appeals guidance). You can't appeal against the principle of paying CIL or negotiate the amount payable.
- 7.5. The CIL forms, guidance notes and further information is available on the Planning Portal website: Planning Portal CIL at <u>https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL</u>.
- 7.6. Detailed guidance on CIL appeals is available on the Valuation Office and Planning Portal websites: Valuation Office CIL appeals guidance at https://www.gov.uk/guidance/community-infrastructure-levy-how-to-make-an-appeal#:~":text=DH1%203UW-
,Contact,refer%20to%20the%20Planning%20Portal.
- 7.7. Planning Portal CIL appeals at <u>https://www.gov.uk/guidance/appeal-a-community-infrastructure-levy-enforcement-notice</u>
- 7.8. The Community Infrastructure Levy ((Amendment) (England) (No.2) Regulations 2019) came into force on 1 September 2019. Under these regulations, Infrastructure Funding Statements (IFS) have replaced CIL Regulation 123 Lists as the mechanism through which projects are identified for CIL funding. The IFS will be published annually and provide a summary of all financial and non-financial developer contributions relating to S106 and CIL within the Borough. It will include a statement of infrastructure projects that Rugby Borough Council intends to, or may be, wholly or partly funded by CIL. It will also set out the CIL spending protocol setting out the process that the Council will undertake for allocating CIL receipts.

APPENDIX 1 – PROPOSED COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

Purpose

This schedule sets out the Community Infrastructure Levy charging rates proposed by Rugby Borough Council.

Date of Approval

This charging schedule will be approved by Rugby Borough Council at a meeting of its full Council at a date to be determined subject to the receipt of a favourable Examiners report.

Effective Date

This Charging Schedule shall take effect on a date to be determined by full Council.

Charging Rates per sq.m.

Development Type	Rugby Urban Area	Rural Area
Residential houses – 11	£60	£160
units or more		
Residential houses – 10 or	£100	£200
fewer units		
Residential development on	Nil	Nil
strategic sites		
Residential apartments – 10	Nil	£200
of fewer units		
Residential apartments – 11	Nil	£160
or more units		
Convenience retail	£100	£100
Industrial, light industrial,	£5	£5
storage and distribution		
All other uses	Nil	Nil

Notes:

1 Residential unit numbers refer to net figures.

2 Residential excludes student accommodation, HMOs, retirement living or sheltered housing; extra care housing or housing-with-care and residential care homes and nursing homes as defined by Paragraph: 010 Reference ID: 63-010-20190626 of the Planning Practice Guidance.

3 Strategic Sites are Coton Park East, Rugby Radio Station (Houlton) and South West Rugby as shown on the Residential charging zones map at Figure 1 below.

4 Apartments are separate and self-contained dwellings within the same building. They generally have

shared access from the street and communal areas from which individual dwellings are accessed. Apartment buildings have dwellings on more than one floor and are subdivided horizontally by floor. 5 Other chargeable residential development (e.g. residential extensions over 100 sq m and annexes) will be charged at the relevant zone rate.

6 'Industrial' is use class B2, 'light industrial' is use class E(g)(i), and 'storage and distribution' is use class B8 in each case as defined in Schedules 1 and 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

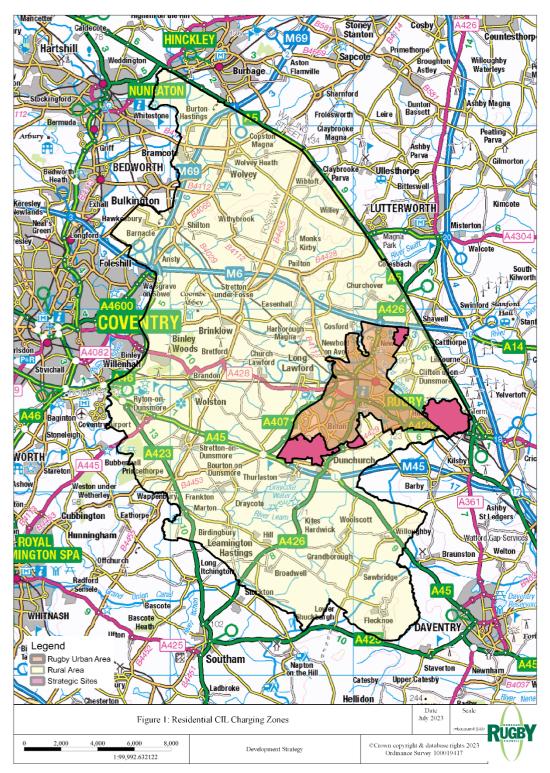
Calculating the Chargeable amount of CIL

CIL is charged on all new developments which create more than $100m^2$ of floor space and on those developments which create 1 or more new dwellings, even where the floor space is less than $100m^2$. The chargeable amount of CIL is calculated on the gross internal area of the net increase in floor area. The amount to be charged for individual developments will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended.

Indexation

The CIL Regulations specify that the index to be used is the —National All-in Tender Price Index published from time to time by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors; and the figure for a given year is the figure for 1st November of the preceding year. In the event that the All-in Tender Price Index ceases to be published, the index to use will be The Retail Prices Index.

Figure 1 Residential CIL Charging Zones



APPENDIX 2 – CIL INSTALMENTS POLICY

This policy has been prepared in accordance with Regulation 69B of the CIL Regulations 2010 (as amended) The Council will allow payment of CIL by instalments according to the total amount of liability as follows:

Amount of Liability	Number of Instalments	Payment Periods		
£50 - £50,000	1	 Total amount payable within 60 days of commencement. 		
£50,001 - £150,000	2	 £50,000 payable within 60 days of commencement. Balance payable within 120 days of commencement. 		
£150,001- £300,000	3	 £50,000 payable within 60 days of commencement. Balance payable in a further two instalments of equal amounts within 120 and 240 days. 		
More than £300,000	4	 £50,000 payable within 60 days of commencement. Balance payable in a further three instalments of equal amounts within 120, 240 and 360 days. 		

The instalments policy only applies in cases where the persons liable for paying CIL have complied with all the relevant regulations. Regulation 70 of the CIL Regulations 2010 (as amended) sets out that a CIL instalments policy will only apply in the following circumstances:

1 Where the Council has received CIL Assumption of Liability Form prior to commencement of the chargeable development, and;

2 Where the Council has received a CIL Commencement Notice prior to the commencement of the chargeable development If either of these requirements are not complied with, the instalments set out above will not apply and the total liability will become payable within 60 days of the commencement of the chargeable development.

If development is completed prior to the date payments are required of the instalments, full CIL payment should be made on completion.

N.B. For outline applications which permit development to be implemented in phases, each phase of the development is a separate chargeable development. In such cases the instalments policy will apply to each separate chargeable development.

Date of effect: This policy will come into effect on the date of adoption of the CIL Charging Schedule by Full Council.

Appendix 2



Real Estate for a changing world

Rugby Borough Council: Community Infrastructure Levy Viability Assessment Review



Prepared for Rugby Borough Council

July 2023







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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





Properties sold in month 2016.09 2018.06 2018,09 2014.00 2019-03 2014.09 ŝ ŝ c. d' S Sales volume Existing properties Sales volume New build

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).



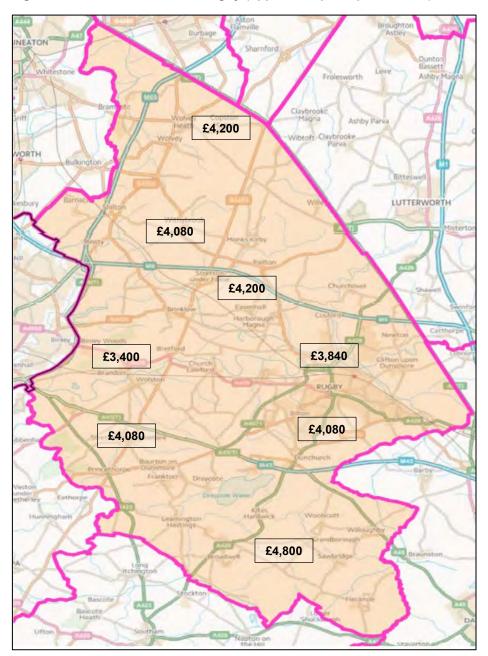


Figure 2.20.1: Sales values in Rugby (approx. £s per square metre)

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.

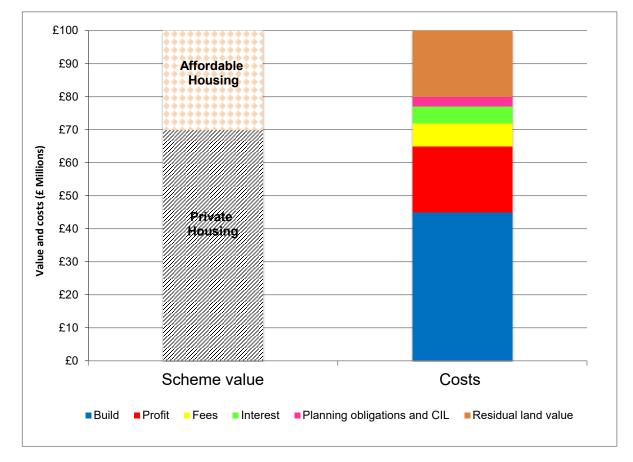


3 Methodology and appraisal approach

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



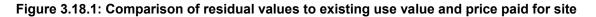
accept. For local authority areas such as Rugby, where many sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in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

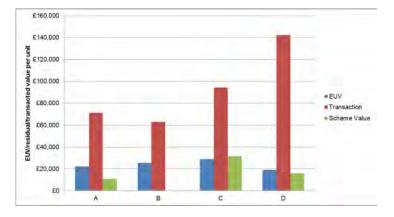
"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to 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).









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.



Description Retail A1-B2 **B**8 C1 Hotel Ref Site Net Units Retail B1 sqm area site A5 sqm S'Market GIA industrial storage sqm GIA sqm GIA GIA sqm GIA ha area sqm GIA ha 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 3 294 235 Typology 1 - Urban extension (parcel 3) 13.21 9.80 Typology 1 - Urban extension (parcel 4) 13.21 9.80 294 235 4 13.21 9.80 294 235 5 Typology 1 - Urban extension (parcel 5) 6 9.80 294 235 Typology 1 - Urban extension (parcel 6) 13.21 7 294 235 Typology 1 - Urban extension (parcel 7) 13.21 9.80 8 294 Typology 1 - Urban extension (parcel 8) 13.21 9.80 235 9 294 235 Typology 1 - Urban extension (parcel 9) 13.21 9.80 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 13.21 9.80 294 235 13 Typology 1 - Urban extension (parcel 13) 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 9.83 294 235 295 17 Typology 1 - Urban extension (parcel 17) 13.25 9.83 240 18 Typology 1 - Urban ext (emplymt parcel 1) 3.50 3.50 10,500 10,500 3.50 10.500 19 Typology 1 - Urban ext (emplymt parcel 2) 3.50 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		:	Sales valu	Sales values per square metre					
	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

Indic	ative maximum CIL rates				Afforda	able housing perc	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	£1,068	£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			
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	230	-£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			
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,312	£1,100	£896	£699	£511	£329			
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	20 -£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	Indicative maximum CIL rates Affordable housing percentage (where relevant)									
Site		unita	DIV	0%	100/	20%	20%	409/	E00/	
ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%	
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,383	£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	£1,244	£968	£703	£448	
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,841	£1,576	£1,320	£1,074	£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	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 in September 2019, authorities have significantly more flexibility in the use of Section 106 obligations, 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								
	Urbar	n 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							
	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	Defe sold	0 - Lit and -	Out and an an	F I		Indexed	Indexed	Indexed
Address 6, Redwood Road, Rugby CV21 1UD	sector CV21 1	Date sold 31/01/2019	Sold price 355,000.00	Subcategory Detached	Floor area ft ² 1356.25	1.462	value 518,983	value psf 383	value psm 4,119
10, Magnolia Avenue, Rugby CV21 1UF	CV21 1	31/01/2019 31/01/2019		-	850.35	1.462	350,789	413	4,440
12, Magnolia Avenue, Rugby CV21 1UF 22, Magnolia Avenue, Rugby CV21 1UF	CV21 1 CV21 1	31/01/2019	234,950.00 254,950.00	Semi_Detached Terraced	850.35 1194.79	1.462 1.462	343,479 372,718	404 312	4,348 3,358
24, Magnolia Avenue, Rugby CV21 1UF	CV21 1	31/01/2019 26/02/2019	229,950.00		850.35	1.462	336,169	395	4,255
5, Hughes Close, Rugby CV21 1NT 20, Magnolia Avenue, Rugby CV21 1UF	CV21 1 CV21 1	26/02/2019	204,995.00 259,950.00	Terraced Terraced	645.83 1194.79	1.443 1.443	295,871 375,188	458 314	4,931 3,380
26, Magnolia Avenue, Rugby CV21 1UF 29, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	26/02/2019 27/02/2019		Terraced Semi Detached	742.71 839.58	1.443 1.443	288,590 353,604	389 421	4,182 4,533
50, Wynne Crescent, Rugby CV21 1NS	CV211 CV211	27/02/2019	244,995.00	-	796.53	1.443	360,820	421	4,535
5, Parker Close, Rugby CV21 1NY 8, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	28/02/2019 28/02/2019	,	-	710.42	1.443 1.443	320,415 477,663	451 400	4,855 4,303
18, Magnolia Avenue, Rugby CV21 1UF	CV21 1	28/02/2019	264,950.00		1194.79	1.443	382,405	320	3,445
48, Wynne Crescent, Rugby CV21 1NS 12, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	01/03/2019 08/03/2019	269,995.00 236,950.00	Semi_Detached Terraced	968.75 850.35	1.459 1.459	393,946 345,730	407 407	4,377 4,376
14, Juniper Way, Rugby CV21 1UE	CV21 1	08/03/2019	238,950.00	Terraced	850.35	1.459	348,649	410	4,413
8, Redwood Road, Rugby CV21 1UD 2, Parker Close, Rugby CV21 1NY	CV21 1 CV21 1	15/03/2019 15/03/2019	,	Detached Semi Detached	1442.36 710.42	1.459 1.459	561,675 315,155	389 444	4,192 4,775
10, Juniper Way, Rugby CV21 1UE	CV21 1	21/03/2019	238,950.00	Terraced	850.35	1.459	348,649	410	4,413
20, Cypress Road, Rugby CV21 1SA 4, Parker Close, Rugby CV21 1NY	CV21 1 CV21 1	22/03/2019 29/03/2019	234,950.00 215,995.00		839.58 710.42	1.459 1.459	342,812 315,155	408 444	4,395 4,775
22, Cypress Road, Rugby CV21 1SA	CV21 1	29/03/2019	229,950.00	Semi_Detached	839.58	1.459	335,517	400	4,302
11, Redwood Road, Rugby CV21 1UD 3, Parker Close, Rugby CV21 1NY	CV21 1 CV21 1	29/03/2019 03/04/2019		Detached Semi Detached	1797.57 710.42	1.459 1.462	729,470 315,856	406 445	4,368 4,786
7, Osier Close, Rugby CV21 1UT	CV21 1	18/04/2019	189,950.00		602.78	1.462	277,770	461	4,960
5, Osier Close, Rugby CV21 1UT 6, Osier Close, Rugby CV21 1UT	CV21 1 CV21 1	18/04/2019 18/04/2019	209,450.00 209,950.00		645.83 645.83	1.462 1.462	306,285 307,016	474 475	5,105 5,117
14, Redwood Road, Rugby CV21 1UD 44, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	24/04/2019 26/04/2019	429,950.00 206,995.00	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	CV211 CV211	26/04/2019	309,950.00	-	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	1.465 1.465	411,547 389,578	439 402	4,730 4,329
13, Redwood Road, Rugby CV21 1UD	CV211 CV211	23/05/2019	489,950.00	-	1679.17	1.405	717,583	402	4,529
10, Redwood Road, Rugby CV21 1UD Flat 4, Beech House, 4, Osier Close, Rugby CV21	CV21 1	24/05/2019 29/05/2019	419,950.00 166,500.00		1582.29 645.83	1.465 1.465	615,061 243,857	389 378	4,184 4,064
42, Wynne Crescent, Rugby CV21 1NS	CV21 1	30/05/2019	297,995.00	Detached	979.51	1.465	436,445	446	4,796
27, Wynne Crescent, Rugby CV21 1NS25, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	31/05/2019 31/05/2019	,	Semi_Detached Semi Detached	839.58 839.58	1.465 1.465	358,821 358,821	427 427	4,600 4,600
4, Lewis Mews, Rugby CV21 1GU	CV21 1	31/05/2019	333,000.00	Semi_Detached	1356.25	1.465	487,713	360	3,871
4, Redwood Road, Rugby CV21 1UD 39, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	31/05/2019 31/05/2019	374,950.00 499,950.00		1442.36 1797.57	1.465 1.465	549,154 732,229	381 407	4,098 4,385
37, Cypress Road, Rugby CV21 1SA	CV21 1	31/05/2019	269,950.00	Terraced	1140.97	1.465	395,370	347	3,730
24, Juniper Way, Rugby CV21 1UE 22, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	14/06/2019 21/06/2019			699.65 699.65	1.480 1.480	312,251 310,771	446 444	4,804 4,781
30, Juniper Way, Rugby CV21 1UE	CV21 1	21/06/2019			1194.79	1.480	402,544	337	3,627
32, Juniper Way, Rugby CV21 1UE 34, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	21/06/2019 21/06/2019		Semi_Detached Semi_Detached	699.65 710.42	1.480 1.480	313,732 315,212	448 444	4,827 4,776
42, Juniper Way, Rugby CV21 1UE 45, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	26/06/2019 28/06/2019			2045.14 2045.14	1.480 1.480	814,044 814,044	398 398	4,284 4,284
26, Juniper Way, Rugby CV21 1UE	CV211 CV211	28/06/2019	272,950.00		1194.79	1.480	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	,	398 354	4,284 3,808
23, Wynne Crescent, Rugby CV21 1NS	CV21 1	02/08/2019	247,995.00	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 1F	CV21 1 CV21 1	02/08/2019 09/08/2019	321,995.00 160,995.00	Semi_Detached	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	Flat	645.83	1.490	242,887	376	4,048
Flat 10, Lyon House, Anton Close, Rugby CV21 1F 38, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	09/08/2019 15/08/2019	,	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/		16/08/2019			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	166,995.00 159,995.00		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 1F Flat 13, Lyon House, Anton Close, Rugby CV21 1F		16/08/2019 21/08/2019	,		645.83 645.83	1.490 1.490	239,907 238,417	371 369	3,999 3,974
Flat 7, Lyon House, Anton Close, Rugby CV21 1P		21/08/2019			667.36	1.490	244,377	366	3,974
Flat 6, Lyon House, Anton Close, Rugby CV21 1P/ 38, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	21/08/2019 28/08/2019	163,995.00 274,950.00		667.36 957.99	1.490 1.490	244,377 409,717	366 428	3,942 4,604
Flat 3, Grove House, Anton Close, Rugby CV21 1F	CV21 1	30/08/2019	133,995.00	Flat	505.9	1.490	199,673	395	4,248
Flat 6, Stokes House, Anton Close, Rugby CV21 1 Flat 4, Stokes House, Anton Close, Rugby CV21 1		30/08/2019 30/08/2019			645.83 656.6	1.490 1.490	247,358 250,338	383 381	4,123 4,104
Flat 1, Grove House, Anton Close, Rugby CV21 1F	CV21 1	30/08/2019	129,995.00	Flat	505.9	1.490	193,712	383	4,122
37, Juniper Way, Rugby CV21 1UE36, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	30/08/2019 30/08/2019	489,950.00 185,000.00		1679.17 764.24	1.490 1.490	730,100 275,678	435 361	4,680 3,883
21, Wynne Crescent, Rugby CV21 1NS	CV21 1	06/09/2019	262,995.00	Semi_Detached	957.99	1.481	389,609	407	4,378
44, Juniper Way, Rugby CV21 1UE 4, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	06/09/2019 13/09/2019	475,000.00 324,950.00		1679.17 1162.5	1.481 1.481	703,681 481,392	419 414	4,511 4,457
34, Wynne Crescent, Rugby CV21 1NS	CV21 1	19/09/2019		Semi_Detached	1356.25	1.481	477,014	352	3,786
Flat 11, Lyon House, Anton Close, Rugby CV21 1F 8, Hazel Close, Rugby CV21 1UR	CV211 CV211	20/09/2019 20/09/2019			667.36 957.99	1.481 1.481	234,066 422,134	351 441	3,775 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	466,644 466,577	367 401	3,955 4,320
6, Hazel Close, Rugby CV21 1UR	CV211 CV211	27/09/2019			957.99	1.481	419,171	401	4,320
Flat 1, Sykes House, Anton Close, Rugby CV21 1F 14, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	03/10/2019			505.9 957.99	1.483 1.483	192,775 419,599	381 438	4,102 4,715
16, Hazel Close, Rugby CV21 1UR	CV21 1	18/10/2019	309,950.00	Detached	1162.5	1.483	459,639	395	4,256
2, Hazel Close, Rugby CV21 1UR Flat 3, Sykes House, Anton Close, Rugby CV21 1F	CV21 1 CV21 1	18/10/2019 25/10/2019	,		1442.36 505.9		570,860 191,293	396 378	4,260 4,070
Flat 2, Sykes House, Anton Close, Rugby CV21 1	CV21 1	25/10/2019	169,995.00	Flat	656.6	1.483	252,093	384	4,133
12, Redwood Road, Rugby CV21 1UD 28a, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	28/10/2019 28/10/2019		Detached Semi Detached	2045.14 1270.14	1.483 1.483	738,433 467,126	361 368	3,887 3,959
Flat 4, Grove House, Anton Close, Rugby CV21 1F	CV21 1	29/10/2019	128,995.00	Flat	505.9	1.483	191,293	378	4,070
32, Wynne Crescent, Rugby CV21 1NS31, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	30/10/2019 31/10/2019			979.51 1367.02	1.483 1.483	415,225 563,445	424 412	4,563 4,437
12, Hazel Close, Rugby CV21 1UR	CV21 1	31/10/2019	279,950.00	Detached	957.99	1.483	415,151	433	4,665
13, Hazel Close, Rugby CV21 1UR 11, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	01/11/2019 08/11/2019	,		1560.77 1560.77	1.488 1.488	593,767 594,586	380 381	4,095 4,101
30, Wynne Crescent, Rugby CV21 1NS	CV21 1	22/11/2019			957.99		409,282	427	4,599
28, Wynne Crescent, Rugby CV21 1NS	CV21 1	22/11/2019	314,995.00	Semi_Detached	1270.14	1.488	468,815	369	3,973

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
7, Hazel Close, Rugby CV21 1UR	CV21 1	22/11/2019	360,000.00	Detached	1442.36	1.488	535,797	371	3,999
9, Hazel Close, Rugby CV21 1UR 35, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	22/11/2019 28/11/2019	399,950.00 358,100.00	Detached	1560.77 1356.25	1.488 1.488	595,255 532,969	381 393	4,105 4,230
3, Hazel Close, Rugby CV21 1UR	CV211	28/11/2019	350,000.00		1140.97	1.488	520,914	457	4,230
Flat 6, Grove House, Anton Close, Rugby CV21 1		29/11/2019	127,995.00		495.14	1.488	190,498	385	4,141
43, Juniper Way, Rugby CV21 1UE Flat 2, Lyon House, Anton Close, Rugby CV21 1P.	CV21 1	29/11/2019 29/11/2019	428,000.00 169,995.00		1679.17 656.6	1.488 1.488	637,003 253,008	379 385	4,083 4,148
20, Redwood Road, Rugby CV21 1UD	CV211 CV211	06/12/2019		Semi Detached	925.7	1.488	335,759	363	3,904
1, Hazel Close, Rugby CV21 1UR	CV21 1	06/12/2019	418,000.00		1528.47	1.492	623,766	408	4,393
33, Juniper Way, Rugby CV21 1UE	CV21 1	12/12/2019	494,000.00		1959.03		737,177	376	4,050
18, Redwood Road, Rugby CV21 1UD 25, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	12/12/2019 13/12/2019	414,950.00	Semi_Detached	925.7	1.492 1.492	372,991 619,214	403 397	4,337 4,270
27, Juniper Way, Rugby CV21 1UE	CV21 1	17/12/2019	244,950.00		925.7	1.492	365,530	395	4,250
17, Redwood Road, Rugby CV21 1UD	CV21 1	19/12/2019	344,950.00		1140.97	1.492	,	451	4,856
25, Redwood Road, Rugby CV21 1UD Flat 8, Sykes House, Anton Close, Rugby CV21 1	CV21 1	20/12/2019	420,000.00 163,995.00		1528.47 645.83	1.492 1.492	626,750 244,648	410 379	4,414 4,078
Flat 5, Sykes House, Anton Close, Rugby CV21 1		17/01/2020	127,995.00		505.9		190,943	375	4,078
Flat 7, Sykes House, Anton Close, Rugby CV21 1		31/01/2020	129,995.00		495.14	1.492	193,927	392	4,216
17, Hazel Close, Rugby CV21 1UR 15, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	31/01/2020 31/01/2020	399,950.00 379,950.00	Detached Detached	1496.18		596,647 566,811	399 390	4,292 4,199
19, Hazel Close, Rugby CV21 10R	CV211 CV211	31/01/2020	378,950.00		1453.13		565,319	389	4,199
18, Hazel Close, Rugby CV21 1UR	CV21 1	31/01/2020	381,950.00	Detached	1453.13	1.492	569,794	392	4,221
21, Redwood Road, Rugby CV21 1UD	CV21 1	31/01/2020	475,950.00		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 24/02/2020	404,450.00 305,000.00		1560.77	1.472 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		925.7	1.472	316,376	342	3,679
29, Juniper Way, Rugby CV21 1UE	CV21 1	27/02/2020	449,950.00		1528.47	1.472	662,108	433	4,663
Flat 4, Sykes House, Anton Close, Rugby CV21 11 20, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	28/02/2020 28/02/2020	167,995.00 289,950.00	Flat Detached	656.6 957.99		247,207 426,666	376 445	4,053 4,794
6, Wynne Crescent, Rugby CV21 1NS	CV211 CV211	28/02/2020	245,995.00		839.58		361,985	445	4,794
10, Wynne Crescent, Rugby CV21 1NS	CV21 1	28/02/2020	284,995.00	Detached	936.46	1.472	419,375	448	4,820
8, Wynne Crescent, Rugby CV21 1NS	CV21 1	28/02/2020	359,995.00		1377.78	1.472	529,738	384	4,139
27, Hazel Close, Rugby CV21 1UR 2, Hansen Close, Rugby CV21 1RE	CV21 1 CV21 1	28/02/2020 06/03/2020	394,950.00 143,995.00		1453.13 473.61	1.472 1.459		400	4,305 4,775
1, Hansen Close, Rugby CV21 1RE	CV21 1	06/03/2020	143,995.00	Flat	602.78		210,117	349	3,752
21, Hazel Close, Rugby CV21 1UR	CV21 1	06/03/2020	379,950.00		1334.72	1.459	554,422	415	4,471
28, Hazel Close, Rugby CV21 1UR 4, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	06/03/2020 20/03/2020	191,950.00 235,995.00		602.78 796.53	1.459 1.459	280,093 344,363	465 432	5,002 4,654
3, Baker Street, Rugby CV21 1HZ	CV21 1	27/03/2020	359,995.00		1377.78			381	4,104
Flat 2, Stokes House, Anton Close, Rugby CV21 1		27/03/2020	169,995.00		656.6		,	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	209,995.00 274,950.00	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	CV211 CV211	27/03/2020	276,950.00		1173.27	1.459		339	3,708
4, Sessile Oak Close, Rugby CV21 1US	CV21 1	30/03/2020	285,950.00		957.99		,	436	4,688
21, Juniper Way, Rugby CV21 1UE	CV21 1	30/03/2020	229,950.00		850.35			395 475	4,247
2, Sessile Oak Close, Rugby CV21 1US 1, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	09/04/2020	384,950.00 282,995.00		1173.27 957.99	1.447	557,135 409,576	475	5,111 4,602
8, Sessile Oak Close, Rugby CV21 1US	CV21 1	24/04/2020	269,950.00		1194.79		390,696	327	3,520
15, Juniper Way, Rugby CV21 1UE	CV21 1	30/04/2020	189,000.00		731.95		273,538	374	4,023
24, Wynne Crescent, Rugby CV21 1NS 9, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	07/05/2020 29/05/2020	235,995.00	Semi_Detached Terraced	1270.14 796.53			352 420	3,786 4,523
3, Lewis Mews, Rugby CV21 1GU	CV21 1	29/05/2020		Semi_Detached	796.53		357,425	449	4,830
11, Wynne Crescent, Rugby CV21 1NS	CV21 1	29/05/2020	243,995.00		796.53			434	4,677
7, Wynne Crescent, Rugby CV21 1NS 2, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	29/05/2020 29/05/2020	267,995.00 339,950.00		957.99 645.83		,	397 747	4,271 8,036
8, Magnolia Avenue, Rugby CV21 1UF	CV211	29/05/2020		Semi_Detached	850.35			417	4,488
6, Magnolia Avenue, Rugby CV21 1UF	CV21 1	29/05/2020	· · · · · · · · · · · · · · · · · · ·	Semi_Detached	850.35		354,524	417	4,488
4, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	12/06/2020	320,450.00 388,450.00		1173.27	1.416		387 376	4,164 4,045
6, Juniper Way, Rugby CV21 1UE 10, Sessile Oak Close, Rugby CV21 1US	CV211 CV211	26/06/2020	274,950.00		1463.89			376	4,045
7, Sessile Oak Close, Rugby CV21 1US	CV21 1	26/06/2020	326,450.00		1173.27	1.416		394	4,242
26, Hazel Close, Rugby CV21 1UR	CV21 1	26/06/2020	275,450.00		1194.79		,	327	3,515
5, Hansen Close, Rugby CV21 1RE 4, Hansen Close, Rugby CV21 1RE	CV21 1 CV21 1	30/06/2020 30/06/2020		Semi_Detached Semi Detached	635.07 635.07	1.416 1.416	-	475 475	5,113 5,113
2, Magnolia Avenue, Rugby CV21 1UF	CV21 1	30/06/2020	388,950.00	-	1463.89		-	376	4,051
5, Sessile Oak Close, Rugby CV21 1US	CV21 1	30/06/2020	292,450.00		947.22	1.416	,	437	4,707
1, Sessile Oak Close, Rugby CV21 1US 9, Sessile Oak Close, Rugby CV21 1US	CV21 1 CV21 1	30/06/2020 30/06/2020	387,950.00 381,950.00		1463.89 1334.72		,	375 405	4,040 4,363
24, Hazel Close, Rugby CV21 1UR	CV211	30/06/2020	274,950.00		1194.79			326	3,508
19, Redwood Road, Rugby CV21 1UD	CV21 1	30/06/2020	519,950.00		2163.54		736,421	340	3,664
Flat 1, Spindle House, 13, Juniper Way, Rugby C		17/07/2020	165,000.00		656.6		230,721	351	3,782
28c, Wynne Crescent, Rugby CV21 1NS 9, Hansen Close, Rugby CV21 1RE	CV21 1 CV21 1	24/07/2020 27/08/2020		Semi_Detached Semi_Detached	1270.14 635.07	1.398 1.433	426,485 300,910	336 474	3,614 5,100
Flat 1, Stokes House, Anton Close, Rugby CV21 1		28/08/2020	159,995.00		656.6		229,263	349	3,758
2, Lewis Mews, Rugby CV21 1GU	CV21 1	28/08/2020		Semi_Detached	635.07			485	5,222
23, Redwood Road, Rugby CV21 1UD 22, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	03/09/2020 25/09/2020	549,950.00 290.000.00	Detached Semi Detached	2163.54 1270.14		781,369 412,032	361 324	3,887 3,492
11, Hansen Close, Rugby CV21 1RE	CV21 1	29/09/2020	154,750.00		828.82		219,869	265	2,855
17, Hansen Close, Rugby CV21 1RE	CV21 1	29/09/2020	155,875.00		828.82		221,467	267	2,876
16, Hansen Close, Rugby CV21 1RE 12, Hansen Close, Rugby CV21 1RE	CV21 1 CV21 1	29/09/2020 29/09/2020	155,875.00 155,875.00	Semi_Detached	828.82 828.82	1.421 1.421	221,467 221,467	267 267	2,876 2,876
10, Hansen Close, Rugby CV21 TRE	CV211 CV211	29/09/2020	155,875.00		828.82		221,407	267	2,876
22, Redwood Road, Rugby CV21 1UD	CV21 1	30/09/2020	449,950.00	Detached	1959.03		639,289	326	3,513
4, Magnolia Avenue, Rugby CV21 1UF	CV21 1	06/10/2020	324,950.00		1173.27		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	237,995.00 245,995.00		796.53		337,136 348,468	423 437	4,556 4,709
21, Cypress Road, Rugby CV21 1SA	CV21 1	30/10/2020	400,000.00		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	30/10/2020	209,950.00		667.36		297,408	446	4,797
1, Baker Street, Rugby CV21 1HZ 1, Lewis Mews, Rugby CV21 1GU	CV21 1 CV21 1	25/11/2020 27/11/2020		Semi_Detached Semi Detached	968.75 635.07		379,899 302,233	392 476	4,221 5,123
26, Wynne Crescent, Rugby CV21 1NS	CV21 1	27/11/2020	290,000.00	Semi_Detached	1270.14		405,785	319	3,439
8, Cypress Road, Rugby CV21 1SA	CV21 1	27/11/2020	540,000.00	Detached	2045.14	1.399	755,600	369	3,977
23, Spruce Close, Rugby CV21 1UP Flat 3, Fir House, 31, Magnolia Avenue, Rugby CV	CV21 1	04/12/2020	224,950.00 158,000.00	Semi_Detached	764.24 678.13		-	412 326	4,431 3,507
24, Spruce Close, Rugby CV21 1UP	CV211 CV211	17/12/2020		Semi_Detached	764.24		314,604	412	4,431
Flat 6, Fir House, 31, Magnolia Avenue, Rugby CV		17/12/2020	174,950.00	-	645.83			379	4,078

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20. Margan Avenue, Fugly CV1110 CVC11 10652021 74.0300 69.75 1.266 89.868 89.868 69.96 50.975<										3,621
21. Nagona Avenne, Rughy CAPI LIF 2/16/2002 2/16/2002 17. More Carl 2/16/2002 17. More Carl 2/16/2002 17. More Carl 2/16/2002 3/16/2002								,		4,353
Full S. Lime House, S. Magnela Amou, Bugly COV11 20052021 174850.00 Full S. Lime, Ling 2005 2015 <t< td=""><td></td><td></td><td></td><td>,</td><td></td><td></td><td></td><td></td><td></td><td>3,468</td></t<>				,						3,468
T. Magnelis Avenue, Bugly CDV110 COV/211 Selection Status Clear, Rugly CDV110 CV211 Status Clear, Rugly CDV1100 CV211 Status Clear, Rugly					-					3,543
ii sprinz Close, Rugy (V211 III) V211 III) V211 2002021 449 8000 Distanced 1990.77 12.82 90.420 30 0.400 30 0.400 100 0.400 0.400 100 0.400 0.400 100 0.400 0.400 0.400 0.400 0.400 0.400 0.400 0.400 0.400 0.										3,387
C, Egnon Globe, Ruggy COP1 10P COPY 1 2000000 Metal construction Number of the start of the star				,						3,966
15. Subscript Source Diage, Rugy CV21110P OV21 300.982.00 Fundament 101.01 1.212 982.28.0 776 371 334 14. Source Diage, Rugy CV2110P OV21 300.000 Fundament 101.01 101.00 777.01 370 977 370	7, Spruce Close, Rugby CV21 1UP	CV21 1		449,950.00	Detached	1560.77	1.237	556,428	357	3,837
Thi S, Thingbola Amere, Rugby CV 211 16077202 1950000 Delia 69738 12										
11. Spruce Dess. Rughy CV21 UP CV21 1 27065702 390.5000 Deschard 1442.38 1244 1374 1374 1377 0. Spruce Obes. Rughy CV21 UP CV21 1 20007000 Senter Dess. Rughy CV21 UP CV21 1 20007000 Senter Dess. Rughy CV21 UP CV21 1 20007000 Senter Dess. Rughy CV21 UP CV21 1 200070000 Senter Dess. Rughy CV21 UP CV21 1 201070000 Destruct Dess. Rughy CV21 UP CV21 1 201070000 Destruct Dess. Rughy CV21 UP CV21 1 201070000 Destruct Dess. Rughy CV21 UP CV21 1 0112020 20000000 Destruct Dess. Rughy CV21 UP CV21 1 01120200 Fait 667.83 1.00 2.00 Destruct Dess. Rughy CV21 UP CV21 1 01120200 Fait 667.83 1.00 2.00 3.07 1.4. A Ent Hoses, IL, Mugroia Aveene, Rughy CV21 UP CV21 1 01120200 Fait 0.00	Flat 5, Fir House, 31, Magnolia Avenue, Rugby CV	CV21 1	16/07/2021	165,000.00			1.258	207,591	311	3,348
11. Spunc Close. Rughy CV211 UP CV211 S2805000 S2805000 S101000 S1010000 S10100000 S101000000 S1010000000000000000000000000000000000				,						4,015
1. Margenia Cisse, Rughy CV11 UW CV21 1 94000201 220.000.0 Berni Dianaheed 1164.86 1.28 970.351 951 3.77 21, Spruze Ciose, Rughy CV11 UP CV21 1 30000201 3355 35000 Smm Dianaheed 1142.38 1.28 950.553 3300 3.77 10, Maryton Cisse, Rughy CV11 UP CV21 1 00112011 4359.550.0000 Dianahed 1164.86 1.28 950.553 330 3.77 10, Maryton Cisse, Rughy CV21 UP CV21 1 00112021 459.550.0000 Dianahed 1544.85 1.29 450.150 341 3.66 11, Maguiak Avenue, Rughy CV21 UP CV21 1 00112021 140.5000 Film 67.30 220 1.01 340 3.60 12, Barton Adam, Rughy CV21 UP CV21 1 00112021 147.50000 Film 67.30 220 1.01 3.40 14, Barton Markawawa Rughy CA CV21 1 0012021 147.50000 Film 67.30 220 1.01 3.40 3.00 3.50 3.50	11, Spruce Close, Rugby CV21 1UP	CV21 1	29/09/2021			1033.33	1.264		379	4,081
8. Spuce Close, Rugh Cv21 UP Cv21 1 3008/2021 332.850.00 Semi_Decaded 1140.57 1.284 477.056 568 335. 3. Meryinon Close, Rughy Cv21 UW Cv21 1 3109/2021 3006/2001 5006/2001 <td></td> <td></td> <td></td> <td></td> <td>—</td> <td></td> <td></td> <td></td> <td></td> <td>3,935</td>					—					3,935
12. Bytuc Close, Rugby CV11 UP CV211 30080201 308.850.00 Denkinden 1442.88 12.89 476.855 380 37.77 5. Marytin Close, Rugby CV21 UW CV211 27100201 280.0000 Denkinden 180.454 12.89 476.855 380 3.841 5. Marytino Close, Rugby CV21 UW CV211 01112021 480.8000 Denkinden 180.45 17.1208 331.45 3.840 13. Magnita Avenue, Rugby CV21 UF CV211 01120201 480.8000 Denkinden 687.5 1.20 211.00 221 3.917.20 3.917.20 3.917.20 211.00 211.00 211 3.917.20 <td></td> <td></td> <td></td> <td>,</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td>3,779</td>				,	-					3,779
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10. Spice Close, Rugby CV21 IUP CV21 1 101/12021 439.850.00 Detacherd 1180.07 1.299 439.160 33.93 13. Magnicia Avenue, Rugby CV21 IUP CV21 1 00170201 240.000.00 Full 66111 1.299 439.10 33.93 14. Z. En House, S. Magnitia Avenue, Rugby CCV21 I 00170201 144.900.0 Full 667 38 1.205 211.000 316 3.401 14. Z. En House, S. Magnitia Avenue, Rugby CV21 IU 00172021 174.4950.00 Full 667 38 1.205 211.000 316 3.403 14. E. En House, S. Magnitia Avenue, Rugby CV21 IUP CV21 I 101720201 167.000.000 Full 667 38 1.206 423.94 3.40 3.400 14. Magnitia Avenue, Rugby CV21 IUP CV21 I 201/20221 309.950.00 Detached 1442.28 1.206 423.94 3.40 3.400 3.40 3.400 3.41 3.400 3.41 3.400 3.41 3.40 3.400 3.41 3.400 3.41 3.400 3.41 3.400 3.41										
13. Magnelia Avenue, Rugby CV21 UF CV21 1 01120221 200.000 0F lint 801.11 206 2.206 2.206 2.206 2.206 2.206 2.206 2.206 2.206 2.206 2.206 2.206 2.206 2.206 2.211.000 3.62 3.640 Flat S. Em House, Fls. Magnelia Avenue, Rugby CV21 II 001/20221 174.090.00 Flat 6.78 2.266 2.206 3.20 3.201 Magnetin Avenue, Rugby CV21 IVF 001/20221 170.000.00 Flat 6.78 1.206 2.26.030 3.20 3.201 Magnetin Avenue, Rugby CV21 IVF CV21 I 2.1122021 399.9500 D Detahetined 1.402.33 1.206 4.26.05 3.48 3.43 3.500 Magnetin Avenue, Rugby CV21 IVF CV21 I 2.1122021 449.9500 D Detahetined 1.906 442.54 3.44 3.43 3.400 3.41 3.42 3.44 3.43 3.400 3.41 3.42 3.44 3.43 3.44 3.44 3.44 3.44 3.44 3.44	10, Spruce Close, Rugby CV21 1UP	CV21 1	10/11/2021	439,950.00	Detached	1560.77	1.209	531,856	341	3,668
Find Z. Em Hossen. 15. Magnalia Avenue, Rugby CCV211 004120207 174.950.00 Find 667.38 1.208 211.000 316 3.40 Find J. Em Hossen. 16. Magnalia Avenue, Rugby CCV211 004120207 174.950.00 Find 667.38 1.208 211.000 316 3.40 Find J. Em Hossen. 16. Magnalia Avenue, Rugby CCV211 004120207 174.950.00 Find 671.81 2.00 240.00 316 3.40 Magnalia Avenue, Rugby CV211UF CV211 201120207 399.950.00 Detained 1442.258 1.208 280.00 308.999.00 Detained 1442.258 1.208 580.00 387.840 3.40 3.60 Magnalia Avenue, Rugby CV211UF CV211 21122021 306.00.00 Som: Detained 1003.33 367.840 3.43 3.60 Magnalia Avenue, Rugby CV211UF CV211 21122021 306.00.00 Som: Detained 1004.37 1.208 587.840 3.43 3.43 Magnalia Avenue, Rugby CV211UW CV211 21122021 306.00.00 Som: Detained 1004.33 317										
Fird A. Elm House, 15, Magrola Avenue, Rugby C (2V:11 06122027 17.4, 80.00 Flat 667.31 1.206 21.00 3.402 Fird S., Elm House, IS, Magrola Avenue, Rugby C (2V:11 0012002 197.000.00 Flat 667.31 1.206 205.053 3.328 3.288 Amagrola Avenue, Rugby CV:11 UF CV:11 20122027 399.950.00 Detached 1442.38 1208 442.384 334 3.800 Magrola Avenue, Rugby CV:11 UF CV:11 21122027 399.950.00 Detached 1442.38 1208 442.384 334 3.800 11, Magrola Avenue, Rugby CV:11 UF CV:11 21122027 466.000.00 Detached 1432.77 1208 442.384 344 3.800 11, Magrola Avenue, Rugby CV:11 UF CV:11 21120207 469.600.00 Detached 1163.01 1199 47.344 330 3.66 3.262 3.69 3.66 3.262 3.69 3.66 3.262 3.69 3.66 3.262 3.69 3.66 3.262 3.69 3.66 3.262										3,403
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7. Magnola Avenue, Rugby CV21 UF CV21 1 20122221 399,950.00 Detached 1442.36 1.206 482,384 334 3.600 9. Magnola Avenue, Rugby CV21 UF CV21 1 21122221 399,950.00 Detached 1083.31 1.206 367,849 356 3.632 1. Magnola Avenue, Rugby CV21 UF CV21 1 21122221 305,000.00 Semi Detached 1083.37 1206 367,649 356 3.632 3. Magnola Avenue, Rugby CV21 UF CV21 1 21122021 305,000.00 Semi Detached 10860.77 1206 367,649 356 3.632 1. Magnola Avenue, Rugby CV21 UF CV21 1 22012222 280,000.10 Semi Detached 1084.06 1180 317,44 300 3.548 3. Maynon Close, Rugby CV21 UW CV21 1 2800/2022 396.000.10 Detached 1184.03 1174 428.406 382 3.489 1. Maynon Lones, Rugby CV21 UW CV21 1 20012022 396.000.10 Detached 1184.03 1174 428.406 362 3.489 <tr< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>3,403</td></tr<>										3,403
T. Magnolia Avenue, Rugby CV21 1UF CV21 1 201/22021 399,950.00 Detached 1142,96 1.206 442,244 395 396 397,449 136 306 397,449 396 396 397,449 396 396 397,449 396 396,340 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,449 396 397,441 396 347,541 386 342,441 306 347,441 306 347,441 306 347,441 306 347,441 306 347,441 306 347,441 306 347,441 306 347,441 306 347,441 308 346 347,441 306 347,441 308 3466 347,441 306 347,441 306 347,441 306 347,441 308 3466 347,441										3,258
9. Magnola Avenue, Rugby CV211 UF CV211 211/22021 305,000.00 Semt. Detached 1053.31 1206 367,484 364 9. Magnola Avenue, Rugby CV211 UF CV211 211/22021 305,000.00 Semt. Detached 1050.77 1206 542,667 348 3,743 9. Magnola Avenue, Rugby CV211 UF CV211 211/22021 449,950.00 Detached 1050.77 1206 542,667 348 3,743 8. Meryton Close, Rugby CV211 UW CV211 2800/10022 360,000.00 Detached 1054.06 1199 431,764 330 3,464 9. Meryton Close, Rugby CV211 UW CV211 2800/10022 360,000.00 Detached 1184.03 1174 438,406 362 3,469 2. Meryton Close, Rugby CV211 UW CV211 1203/3022 365,000.00 Detached 1184.03 1174 438,406 362 3,469 2. Meryton Close, Rugby CV211 UW CV211 1203/3022 365,000.00 Detached 1184.03 1174 438,406 362 3,469 3,469 3,										3,600
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11. Magnola Avenue, Rugby CV21 1UW CV21 1 21/12/2021 449,950.00 Detached 169.77 1.206 542,667 348 3.349 14. Meryton Close, Rugby CV21 1UW CV21 1 2801/0222 280,000.00 Semi, Detached 1196 347,814 333 349 14. Meryton Close, Rugby CV21 1UW CV21 1 2801/2022 280,000.00 Semi, Detached 1196 347,814 333 349 14. Meryton Close, Rugby CV21 1UW CV21 1 2003/2022 385,000.00 Detached 1194.03 1174 428,406 382 3.869 2, Meryton Close, Rugby CV21 1UW CV21 1 002/3022 385,000.00 Flat 0.3 1174 428,406 382 3.869 2, Meryton Close, Rugby CV21 1UW CV21 1 001/32019 110,000.00 Flat 3.33,86 1.489 14,414 443 443 14 30, Harad Hause, Moodside Park, Rugby CV21 20 101/32019 110,000.00 Flat 3.33,86 1.489 149,91 42,75 143 4, Harad Hause, Moodside Park, Rugby CV21 20 121/20191 100,000.00 Flat 3.				,						3,743
14, Merynton Close, Rugby CV21 1UW CV21 1 2801/2022 380,000.00 Sem_Detached 1194.03 1.199 431,768 3865 14, Merynton Close, Rugby CV21 1UW CV21 1 2801/2022 380,000.00 Sem_Detached 1184.03 1.199 431,768 3865 3.825 2, Merynton Close, Rugby CV21 1UW CV21 1 0203/2022 385,000.00 Detached 1184.03 1.174 428.406 3822 3.856 2, Merynton Close, Rugby CV21 1UW CV21 1 0203/2022 385,000.00 Detached 1184.03 1.174 428.406 3822 3.856 2, Merynton Close, Rugby CV21 1UW CV21 1 0203/2022 141.00.000 Flat 338.68 1.488 165.530 466 5.017 161 20, Harrad House, Woodside Park, Rugby CV212 12 0417/2019 106.000.00 Flat 398.26 1.492 164.39 4.275 161 2, Greesent House, Woodside Park, Rugby CV212 12 2807/2020 114.850.00 Flat 538.19 1.421 166.376 3.399 4.275 161 2, Greesent House, Woodside Pa	11, Magnolia Avenue, Rugby CV21 1UF	CV21 1	21/12/2021	449,950.00	Detached	1560.77	1.206	542,667	348	3,743
8. Meryinon Close, Rugby CV21 1UW CV21 1 280/00200 Detanched 1194.66 1.199 347.814 330 3.549 14. Meryinon Close, Rugby CV21 1UW CV21 1 02/03/2022 365.000.00 Detanched 1184.03 1.174 428.406 362 3.869 2. Meryinon Close, Rugby CV21 1UW CV21 1 02/03/2022 365.000.00 Detanched 1184.03 1.174 428.406 362 3.869 Fal 10, Harrad House, Woodside Park, Rugby CV CV21 2 06/17/2019 10/6,500.00 Flat 338.62 1.492 164.149 412 4.437 Fal 3, Harrad House, Woodside Park, Rugby CV CV21 2 06/17/2019 106.000.00 Flat 398.26 1.492 158.180 397 4.275 Fal 3, Harrad House, Woodside Park, Rugby CV CV21 2 20/17/2019 106.000.00 Flat 58.16 1.433 164.573 3.068 3.328 Fal 2, Crescent House, Woodside Park, Rugby CV 2V12 1 20/03/2020 114.850.00 Flat 58.16 1.421 165.376 3.038 Fal 42, Crescent House, Woodside Park, Rugby CV 2V12 1 <td></td> <td></td> <td></td> <td></td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td>					_					
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Flat 10, Harrad House, Woodside Park, Rugby CV CV21 2 06/11/2019 104.500.00 Flat 333.68 1.488 155,530 466 50.17 Flat 20, Harrad House, Woodside Park, Rugby CV CV21 2 06/12/2019 106.000.00 Flat 398.26 1.402 158.180 397 42.75 Flat 3, Harrad House, Woodside Park, Rugby CV CV12 2 20/12/2019 106.000.00 Flat 398.26 1.402 158.180 397 42.75 Flat 3, Crescent House, Woodside Park, Rugby CV CV21 2 28/08/2020 114.850.00 Flat 358.19 1.433 164.573 306 3.292 Flat 3, Crescent House, Woodside Park, Rugby CV 21 2 28/08/2020 114.850.00 Flat 558.19 1.421 1663.76 309 3.292 Flat 3, Crescent House, Woodside Park, Rugby CV 21 2 03/09/2020 171.000.00 Flat 558.19 1.421 1663.76 309 3.292 Flat 3, Crescent House, Woodside Park, Rugby CV 21 2 04/09/2020 171.000.00 Flat 558.19 1.421 1663.76 309 3.292 Flat 3, Crescent House, Woodside Park, Rugby CV 21 2 04/09/2020 171.000.00 Flat 558.19										3,895
Flat 20, Harrad House, Woodside Park, Rugby CV OV OP Flat Harrad House, Woodside Park, Rugby CV OV OP Flat State 1.492 164,149 4.12 4.432 Flat 3, Harrad House, Woodside Park, Rugby CV CV21 2 2012/2019 106,000.00 Flat 398.26 1.492 158,160 397 4.275 Flat 3, Brade Mouse, Woodside Park, Rugby CV2 CV21 2 2012/2019 106,000.00 Flat 398.26 1.492 158,160 397 4.275 Flat 3, Crescent House, Woodside Park, Rugby CV21 2 2019/2020 117,100.00 Flat 538.19 1.421 166,376 309 3.264 Flat 12, Crescent House, Woodside Park, Rugby CV21 2 04/09/2020 117,100.00 Flat 538.19 1.421 166,376 309 3.264 Flat 3, Crescent House, Woodside Park, Rugby CV21 2 04/09/2020 117,100.00 Flat 538.19 1.421 168,179 303 3.562 Flat 4, Crescent House, Woodside Park, Rugby CV21 2 04/09/2020 117,100.00 Flat 538.19 1.421 168,376 309 3.264 Flat 4, Crescent House, Woodside Park, Rugby CV21	Elat 10, Harrad House, Woodside Park, Rugby CV			104 500 00	Flat	333.68	1 488	155 530	466	4,190 5,017
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Flat 2, Crescent House, Woodside Park, Rugby C(V21 2 2808/2020 114,850.00 Flat 503.19 14.33 1164.573 306 3.292 Flat 38, Crescent House, Woodside Park, Rugby C(V21 2 01/09/2020 117,100.00 Flat 503.19 1.421 166.376 309 3.282 Flat 12, Crescent House, Woodside Park, Rugby C(V21 2 04/09/2020 117,100.00 Flat 538.19 1.421 163.375 303 3.264 Flat 31, Crescent House, Woodside Park, Rugby C(V21 2 04/09/2020 127,500.00 Flat 538.19 1.421 166.376 309 3.228 Flat 31, Crescent House, Woodside Park, Rugby C(V21 2 14/09/2020 127,500.00 Flat 538.19 1.421 166.376 309 3.228 Flat 32, Crescent House, Woodside Park, Rugby C(V21 2 16/09/2020 114,850.00 Flat 538.19 1.421 166.376 309 3.228 Flat 32, Crescent House, Woodside Park, Rugby C(V21 2 24/09/2020 114,850.00 Flat 538.19 1.421 166.376 309 3.228 Flat 32, Crescent House, Woodside Park, Rugby C(V21 2 24/09/2020 114,850.00 Flat 538.19										4,275
Flat 24, Crescent House, Woodside Park, Rugby CV21 2 01/09/2020 117,100.00 Flat 538.19 1.421 166.376 30.99 3.228 Flat 30, Crescent House, Woodside Park, Rugby CV21 2 04/09/2020 114.800.00 Flat 538.19 1.421 166.376 30.99 3.284 Flat 31, Crescent House, Woodside Park, Rugby CV21 2 04/09/2020 117,100.00 Flat 538.19 1.421 166.376 30.99 3.284 Flat 31, Crescent House, Woodside Park, Rugby CV21 2 14/09/2020 117,500.00 Flat 558.19 1.421 166.376 30.9 3.284 Flat 32, Crescent House, Woodside Park, Rugby CV21 2 14/09/2020 117,500.00 Flat 558.19 1.421 166.376 30.9 3.284 Flat 32, Crescent House, Woodside Park, Rugby CV21 2 2409/2020 114,800.00 Flat 558.19 1.421 166.376 30.9 3.284 Flat 30, Crescent House, Woodside Park, Rugby CV21 2 2409/2020 114,800.00 Flat 558.1 1.477 126.376 30.9 3.224 Flat 30, Crescent House, Woodside P										3,292
Flat 12, Crescent House, Woodside Park, Rugby CV212 02/09/2020 114,850.00 Flat 538.19 1.421 162,179 033 3.224 Flat 31, Crescent House, Woodside Park, Rugby CV212 04/09/2020 117,100.00 Flat 538.19 1.421 166.376 039 3.322 Flat 37, Crescent House, Woodside Park, Rugby CV212 14/09/2020 127,500.00 Flat 538.19 1.421 166.944 330 3.526 Flat 32, Crescent House, Woodside Park, Rugby CV212 1609/2020 114.850.00 Flat 538.19 1.421 166.376 309 3.226 Flat 32, Crescent House, Woodside Park, Rugby CV212 24/09/2020 114.850.00 Flat 538.19 1.421 166.376 309 3.228 Flat 5, Crescent House, Woodside Park, Rugby CV212 24/09/2020 114.850.00 Flat 538.19 1.421 166.376 309 3.228 Flat 5, Crescent House, Woodside Park, Rugby CV212 29/09/2020 114.850.00 Flat 645.83 1.417 211.777 328 3.508 Flat 5, Crescent House, Woodside Park, Rugby CV212 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3,639</td>										3,639
Flat 21, Crescent House, Woodside Park, Rugby CV21 2 14/09/2020 127,500.00 Flat 538,19 1.421 181,152 337 3,623 Flat 37, Crescent House, Woodside Park, Rugby CV21 2 16/09/2020 117,500.00 Flat 505.9 1.421 166,944 330 3,562 Flat 42, Crescent House, Woodside Park, Rugby CV21 2 16/09/2020 114,850.00 Flat 538,19 1.421 166,376 309 3,228 Flat 12, Crescent House, Woodside Park, Rugby CV21 2 24/09/2020 117,100.00 Flat 538,19 1.421 166,376 309 3,228 Flat 17, Crescent House, Woodside Park, Rugby CV21 2 24/09/2020 117,100.00 Flat 538,19 1.421 166,376 309 3,228 Flat 30, Crescent House, Woodside Park, Rugby CV21 2 09/1/0220 144,850.00 Flat 638,19 1.421 162,693 302 3,532 Flat 30, Crescent House, Woodside Park, Rugby CV21 2 20/1/0220 144,860.00 Flat 638,69 1.417 162,693 302 3,532 Flat 4, Crescent House, Woodside Park, Rugby CV21 2 20/1/0220 144,860.00 Flat 645,83 1.4										3,328
Flat 37, Crescent House, Woodside Park, Rugby C CV21 2 14/09/2020 117,500.00 Flat 508.9 1.421 166,944 330 3.562 Flat 14, Crescent House, Woodside Park, Rugby C CV21 2 18/09/2020 117,100.00 Flat 538.19 1.421 166,376 309 3.264 Flat 15, Crescent House, Woodside Park, Rugby C CV21 2 24/09/2020 117,100.00 Flat 558.19 1.421 166,376 309 3.226 Flat 5, Crescent House, Woodside Park, Rugby C CV21 2 24/09/2020 117,00.00 Flat 558.19 1.421 166,376 309 3.226 Flat 3, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 144,000.00 Flat 558.19 1.421 166,376 309 3.226 Flat 30, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 144,800.00 Flat 558.19 1.417 162,693 302 3.254 Flat 4, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 144,800.00 Flat 563.507 1.417 211,777 333 5.686 Flat 4, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 144,950.000 Flat 645.83 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3,328</td>										3,328
Flat 14, Crescent House, Woodside Park, Rugby CV21 2 18/09/2020 114,850.00 Flat 538.19 1.421 163,779 303 3.264 Flat 23, Crescent House, Woodside Park, Rugby CV21 2 28/09/2020 117,100.00 Flat 538.19 1.421 166,376 309 3.228 Flat 52, Crescent House, Woodside Park, Rugby CV21 2 28/09/2020 117,100.00 Flat 538.19 1.421 166,376 309 3.228 Flat 15, Crescent House, Woodside Park, Rugby CV21 2 29/09/2020 117,100.00 Flat 538.19 1.417 166,376 309 3.284 Flat 30, Crescent House, Woodside Park, Rugby CV21 2 09/10/2020 114,850.00 Flat 645.83 1.417 162,693 302 3.254 Flat 6, Crescent House, Woodside Park, Rugby CV21 2 20/10/2020 114,850.00 Flat 635.07 1.417 126,693 302 3.254 Flat 6, Crescent House, Woodside Park, Rugby CV21 2 20/10/2020 144,500.00 Flat 645.83 1.417 121,777 333 3.589 Flat 4, Crescent House, Woodside Park, Rugby CV21 2 20/10/2020 144,500.00 Flat 645.83 1										3,623
Flat 15. Crescent House, Woodside Park, Rugby C V21 2 24/09/2020 114,850.00 Flat 581.25 1.421 163,179 281 3.022 Flat 17. Crescent House, Woodside Park, Rugby C V21 2 29/09/2020 117,10.00 Flat 638.19 1.421 166,376 309 3.328 Flat 5. Crescent House, Woodside Park, Rugby C V21 2 09/10/2020 114,850.00 Flat 645.83 1.417 211,777 328 35.30 Flat 5. Crescent House, Woodside Park, Rugby C V21 2 09/10/2020 114,850.00 Flat 645.83 1.417 218,151 338 3636 Flat 6. Crescent House, Woodside Park, Rugby C V21 2 20/10/2020 149,500.00 Flat 635.07 1.417 211,777 328 3530 Flat 40. Crescent House, Woodside Park, Rugby C V21 2 20/10/2020 149,500.00 Flat 645.83 1.417 211,777 328 3530 Flat 42. Crescent House, Woodside Park, Rugby C V21 2 20/10/2020 149,500.00 Flat 645.83 1.417 211,777 328 3530 Flat 42. Crescent House, Woodside Park, Rugby C V21 2 05/11/2020 117,100.00 Flat 581.25 <t< td=""><td>Flat 14, Crescent House, Woodside Park, Rugby C</td><td>CV21 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>3,264</td></t<>	Flat 14, Crescent House, Woodside Park, Rugby C	CV21 2								3,264
Flat 27, Crescent House, Woodside Park, Rugby C CV21 2 29/09/2020 117,100.00 Flat 538.19 1.421 166,376 309 3,282 Flat 11, Crescent House, Woodside Park, Rugby C CV21 2 01/10/2020 149,500.00 Flat 645.83 1.417 121,777 328 3,530 Flat 30, Crescent House, Woodside Park, Rugby C CV21 2 13/10/2020 154,000.00 Flat 638.19 1.417 162,693 302 3,254 Flat 30, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 144,850.00 Flat 635.07 1.417 162,693 302 3,254 Flat 6, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 149,500.00 Flat 635.07 1.417 121,777 328 3,530 Flat 4, Crescent House, Woodside Park, Rugby C CV21 2 03/11/2020 117,100.00 Flat 645.83 1.417 211,777 328 3,530 Flat 26, Crescent House, Woodside Park, Rugby C CV21 2 03/11/2020 117,500.00 Flat 645.83 1.417 211,777 328 3,530 Flat 26, Crescent House, Woodside Park, Rugby C CV21 2 03/11/2020 117,500.00 Flat 538.19				,						
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Flat 30, Crescent House, Woodside Park, Rugby C CV21 2 13/10/2020 154,000.00 Flat 645.83 1.417 218,151 338 3,636 Flat 18, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 114,850.00 Flat 538.19 1.417 162,693 302 3,254 Flat 6, Crescent House, Woodside Park, Rugby C CV21 2 20/10/2020 149,500.00 Flat 635.07 1.417 211,777 333 3,589 Flat 42, Crescent House, Woodside Park, Rugby C CV21 2 03/11/2020 117,100.00 Flat 484.38 1.399 163,853 338 3,641 Flat 42, Crescent House, Woodside Park, Rugby C CV21 2 05/11/2020 117,500.00 Flat 581.25 1.399 164,413 312 3,353 Flat 42, Crescent House, Woodside Park, Rugby C CV21 2 05/11/2020 117,500.00 Flat 538.19 1.399 164,413 312 3,353 Flat 33, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 117,500.00 Flat 473.61 1.399 178,406 377 4,055 Flat 33, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 151,750.00 Flat 635.0										
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Flat 19, Crescent House, Woodside Park, Rugby C CV21 2 22/10/2020 149,500.00 Flat 645.83 1.417 211,777 328 3,530 Flat 42, Crescent House, Woodside Park, Rugby C CV21 2 03/11/2020 117,100.00 Flat 484.38 1.399 163,853 338 3,641 Flat 42, Crescent House, Woodside Park, Rugby C CV21 2 05/11/2020 117,500.00 Flat 581.25 1.399 167,002 287 3,093 Flat 41, Crescent House, Woodside Park, Rugby C CV21 2 05/11/2020 117,500.00 Flat 527.43 1.399 163,853 304 3,277 Flat 30, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 127,500.00 Flat 473.61 1.399 163,853 304 3,277 Flat 32, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 127,500.00 Flat 645.83 1.399 163,853 324 3,487 Flat 32, Crescent House, Woodside Park, Rugby C CV21 2 23/11/2020 149,500.00 Flat 645.83 1.399 209,084 329 3,544 Flat 3, Crescent House, Woodside Park, Ru										3,254
Flat 26, Crescent House, Woodside Park, Rugby C CV21 2 05/11/2020 119,350.00 Flat 581.25 1.399 167,002 287 3,093 Flat 41, Crescent House, Woodside Park, Rugby C CV21 2 06/11/2020 117,500.00 Flat 527.43 1.399 164,413 312 3,355 Flat 29, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 117,100.00 Flat 538.19 1.399 163,853 304 3,277 Flat 36, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 127,500.00 Flat 473.61 1.399 163,853 304 3,277 Flat 33, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 147,500.00 Flat 645.83 1.399 209,189 324 3,487 Flat 13, Crescent House, Woodside Park, Rugby C CV21 2 24/11/2020 114,850.00 Flat 635.07 1.399 160,705 299 3,214 Flat 3, Crescent House, Woodside Park, Rugby C CV21 2 24/11/2020 114,850.00 Flat 635.07 1.399 160,705 299 3,214 Flat 4, Crescent House, Woodside Park, Rug				,						3,530
Flat 41, Crescent House, Woodside Park, Rugby C CV21 2 06/11/2020 117,500.00 Flat 527.43 1.399 164,413 312 3,355 Flat 29, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 117,100.00 Flat 538.19 1.399 163,853 304 3,277 Flat 36, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 127,500.00 Flat 473.61 1.399 178,406 377 4,055 Flat 33, Crescent House, Woodside Park, Rugby C CV21 2 19/11/2020 151,750.00 Flat 645.83 1.399 209,189 324 3,487 Flat 13, Crescent House, Woodside Park, Rugby C CV21 2 23/11/2020 149,500.00 Flat 645.83 1.399 160,705 299 3,214 Flat 13, Crescent House, Woodside Park, Rugby C CV21 2 24/11/2020 144,50.00 Flat 635.07 1.399 160,624 298 3,213 Flat 3, Crescent House, Woodside Park, Rugby C CV21 2 22/12/2020 114,850.00 Flat 635.07 1.399 160,624 298 3,213 Flat 4, Crescent House, Woodside Park, Rugb										3,641
Flat 29, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 117,100.00 Flat 538.19 1.399 163,853 304 3,277 Flat 36, Crescent House, Woodside Park, Rugby C CV21 2 13/11/2020 127,500.00 Flat 473.61 1.399 178,406 377 4,055 Flat 33, Crescent House, Woodside Park, Rugby C CV21 2 19/11/2020 149,500.00 Flat 645.83 1.399 212,338 329 3,539 Flat 22, Crescent House, Woodside Park, Rugby C CV21 2 23/11/2020 149,500.00 Flat 645.83 1.399 209,189 324 3,487 Flat 13, Crescent House, Woodside Park, Rugby C CV21 2 24/11/2020 114,850.00 Flat 635.07 1.399 160,705 299 3,244 Flat 3, Crescent House, Woodside Park, Rugby C CV21 2 21/12/2020 144,50.00 Flat 538.19 1.399 160,624 298 3,213 Flat 4, Crescent House, Woodside Park, Rugby C CV21 2 22/12/2020 114,850.00 Flat 538.19 1.399 162,931 369 3,974 Flat 3, Crescent House, Woodside Park, Rugby C CV21 2 22/12/2020 114,850.00 Flat 538.19 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3,093</td>										3,093
Flat 33, Crescent House, Woodside Park, Rugby C CV21 2 19/11/2020 151,750.00 Flat 645.83 1.399 212,338 329 3,539 Flat 22, Crescent House, Woodside Park, Rugby C CV21 2 23/11/2020 149,500.00 Flat 645.83 1.399 209,189 324 3,487 Flat 13, Crescent House, Woodside Park, Rugby C CV21 2 24/11/2020 114,850.00 Flat 538.19 1.399 160,705 299 3,214 Flat 3, Crescent House, Woodside Park, Rugby C CV21 2 02/12/2020 149,500.00 Flat 635.07 1.399 209,084 329 3,544 Flat 3, Crescent House, Woodside Park, Rugby C CV21 2 02/12/2020 149,500.00 Flat 635.07 1.399 160,624 298 3,213 Flat 4, Crescent House, Woodside Park, Rugby C CV21 2 22/12/2020 116,500.00 Flat 441.32 1.399 162,931 369 3,974 Flat 32, Crescent House, Woodside Park, Rugby C CV21 2 23/12/2020 117,100.00 Flat 538.19 1.399 163,770 304 3,2715 Flat 43, Crescent House, Woodside Park, Rug						538.19			304	3,277
Flat 22, Crescent House, Woodside Park, Rugby CCV21 223/11/2020149,500.00Flat645.831.399209,1893243,487Flat 13, Crescent House, Woodside Park, Rugby CCV21 224/11/2020114,850.00Flat538.191.399160,7052993,214Flat 17, Crescent House, Woodside Park, Rugby CCV21 202/12/2020149,500.00Flat635.071.399209,0843293,544Flat 3, Crescent House, Woodside Park, Rugby CCV21 202/12/2020149,500.00Flat538.191.399160,6242983,213Flat 4, Crescent House, Woodside Park, Rugby CCV21 222/12/2020116,500.00Flat538.191.399162,9313693,974Flat 32, Crescent House, Woodside Park, Rugby CCV21 223/12/2020117,100.00Flat441.321.399162,9313693,974Flat 9, Crescent House, Woodside Park, Rugby CCV21 223/12/2020117,100.00Flat538.191.399163,7703043,275Flat 9, Crescent House, Woodside Park, Rugby CCV21 209/02/2021122,000.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 209/03/2021125,000.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 209/03/2021125,000.00Flat538.191.300151,4553203,442Flat 16, Cresc										4,055
Flat 17, Crescent House, Woodside Park, Rugby CCV21 202/12/2020149,500.00Flat635.071.399209,0843293,544Flat 3, Crescent House, Woodside Park, Rugby CCV21 216/12/2020114,850.00Flat538.191.399160,6242983,213Flat 4, Crescent House, Woodside Park, Rugby CCV21 222/12/2020116,500.00Flat441.321.399162,9313693,974Flat 32, Crescent House, Woodside Park, Rugby CCV21 223/12/2020117,100.00Flat538.191.399163,7703043,275Flat 9, Crescent House, Woodside Park, Rugby CCV21 209/02/2021122,000.00Flat538.191.341163,5573043,275Flat 25, Crescent House, Woodside Park, Rugby CCV21 205/03/2021125,000.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 209/03/2021116,500.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 209/03/2021116,500.00Flat538.191.300151,4553203,442Flat 16, Crescent House, Woodside Park, Rugby CCV21 223/04/2021125,000.00Flat538.191.268158,4692943,169Flat 16, Crescent House, Woodside Park, Rugby CCV21 219/05/2021108,000.00Flat538.191.268158,4692943,169Flat 15, Harr	Flat 22, Crescent House, Woodside Park, Rugby C	CV21 2	23/11/2020	149,500.00	Flat	645.83	1.399	209,189	324	3,487
Flat 3, Crescent House, Woodside Park, Rugby CCV21 216/12/2020114,850.00Flat538.191.399160,6242983,213Flat 4, Crescent House, Woodside Park, Rugby CCV21 222/12/2020116,500.00Flat441.321.399162,9313693,974Flat 32, Crescent House, Woodside Park, Rugby CCV21 223/12/2020117,100.00Flat538.191.399162,9313693,974Flat 9, Crescent House, Woodside Park, Rugby CCV21 209/02/2021122,000.00Flat538.191.341163,5573043,275Flat 25, Crescent House, Woodside Park, Rugby CCV21 205/03/2021122,000.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 205/03/2021125,000.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 209/03/2021116,500.00Flat473.611.300151,4553203,442Flat 16, Crescent House, Woodside Park, Rugby CCV21 223/04/2021125,000.00Flat538.191.268158,4692943,169Flat 15, Harrad House, Woodside Park, Rugby CVCV21 219/05/2021108,000.00Flat398.261.256135,6063403,665Flat 18, Harrad House, Woodside Park, Rugby CVCV21 216/06/2021106,000.00Flat365.971.237131,0843583,855										3,214 3,544
Flat 32, Crescent House, Woodside Park, Rugby CCV21 223/12/2020117,100.00Flat538.191.399163,7703043,275Flat 9, Crescent House, Woodside Park, Rugby CCV21 209/02/2021122,000.00Flat538.191.341163,5573043,271Flat 25, Crescent House, Woodside Park, Rugby CCV21 205/03/2021125,000.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 209/03/2021116,500.00Flat473.611.300151,4553203,442Flat 16, Crescent House, Woodside Park, Rugby CCV21 223/04/2021125,000.00Flat538.191.268158,4692943,169Flat 15, Harrad House, Woodside Park, Rugby CVCV21 219/05/2021108,000.00Flat398.261.256135,6063403,665Flat 18, Harrad House, Woodside Park, Rugby CVCV21 216/06/2021106,000.00Flat365.971.237131,0843583,855	Flat 3, Crescent House, Woodside Park, Rugby CV	CV21 2	16/12/2020	114,850.00	Flat	538.19	1.399	160,624	298	3,213
Flat 9, Crescent House, Woodside Park, Rugby CCV21 209/02/2021122,000.00Flat538.191.341163,5573043,271Flat 25, Crescent House, Woodside Park, Rugby CCV21 205/03/2021125,000.00Flat538.191.300162,5053023,250Flat 43, Crescent House, Woodside Park, Rugby CCV21 209/03/2021116,500.00Flat473.611.300151,4553203,442Flat 16, Crescent House, Woodside Park, Rugby CCV21 223/04/2021125,000.00Flat538.191.268158,4692943,169Flat 15, Harrad House, Woodside Park, Rugby CVCV21 219/05/2021108,000.00Flat398.261.256135,6063403,665Flat 18, Harrad House, Woodside Park, Rugby CVCV21 216/06/2021106,000.00Flat365.971.237131,0843583,855										3,974 3,275
Flat 43, Crescent House, Woodside Park, Rugby C CV21 209/03/2021116,500.00Flat473.611.300151,4553203,442Flat 16, Crescent House, Woodside Park, Rugby C CV21 223/04/2021125,000.00Flat538.191.268158,4692943,169Flat 15, Harrad House, Woodside Park, Rugby CV CV21 219/05/2021108,000.00Flat398.261.256135,6063403,665Flat 18, Harrad House, Woodside Park, Rugby CV CV21 216/06/2021106,000.00Flat365.971.237131,0843583,855	Flat 9, Crescent House, Woodside Park, Rugby CV	CV21 2								3,275
Flat 16, Crescent House, Woodside Park, Rugby C CV21 2 23/04/2021 125,000.00 Flat 538.19 1.268 158,469 294 3,169 Flat 15, Harrad House, Woodside Park, Rugby CV CV21 2 19/05/2021 108,000.00 Flat 398.26 1.256 135,606 340 3,665 Flat 18, Harrad House, Woodside Park, Rugby CV CV21 2 16/06/2021 106,000.00 Flat 365.97 1.237 131,084 358 3,855	• •									3,250
Flat 18, Harrad House, Woodside Park, Rugby CV CV21 2 16/06/2021 106,000.00 Flat 365.97 1.237 131,084 358 3,855								,		3,442
										3,665
1/14.0, Harray House, Woodena Fair, Hayby OVZ/OVZTZ 22/00/2021 102,000.00 Flat 300.871 1.237 120.700 340 3778	Flat 18, Harrad House, Woodside Park, Rugby CV Flat 5, Harrad House, Woodside Park, Rugby CV2		16/06/2021 22/06/2021	106,000.00 102,500.00		365.97 365.97	1.237	131,084 126,756	358 346	3,855 3,728

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
Flat 14, Harrad House, Woodside Park, Rugby CV		02/07/2021	102,500.00	• •	355.21		128,958	363	3,908
Flat 7, Harrad House, Woodside Park, Rugby CV2		26/07/2021	105,000.00		355.21	1.258	132,104	372	4,003
Flat 9, Harrad House, Woodside Park, Rugby CV2 Flat 12, Harrad House, Woodside Park, Rugby CV		06/08/2021 20/08/2021	106,000.00 106,000.00		387.5 365.97		134,019 134,019	346 366	3,723 3,942
Flat 17, Harrad House, Woodside Park, Rugby CV	CV21 2	01/09/2021	107,500.00	Flat	333.68		135,880	407	4,383
Flat 3, Harrad House, Woodside Park, Rugby CV2 Flat 11, Harrad House, Woodside Park, Rugby CV		16/09/2021 28/09/2021	104,950.00 105,000.00		333.68 365.97		132,656 132,720	398 363	4,279 3,904
Flat 4, Harrad House, Woodside Park, Rugby CV2		29/09/2021	103,000.00		365.97		131,456	359	3,866
Flat 21, Harrad House, Woodside Park, Rugby CV		29/09/2021	109,000.00		355.21		137,776	388	4,175
Flat 2, Harrad House, Woodside Park, Rugby CV2 Flat 6, Harrad House, Woodside Park, Rugby CV2		30/09/2021 30/09/2021	103,000.00 105,000.00		387.5 398.26		130,192 132,720	336 333	3,616 3,587
Flat 1, Harrad House, Woodside Park, Rugby CV2		30/09/2021	105,000.00		398.26		132,720	333	3,587
Flat 19, Harrad House, Woodside Park, Rugby CV		17/12/2021	107,500.00		365.97		129,652	354	3,813
Flat 16, Harrad House, Woodside Park, Rugby CV	CV21 2 CV21 2 Ave	17/12/2021	110,000.00	Flat	387.5	1.206	132,667	342	3,685 3,635
Flat 14, Symington House, Market Street, Rugby C		03/05/2019	107,500.00	Flat	516.67	1.465	157,445	305	3,280
169, Oxford Street, Rugby CV21 3LY	CV21 3	15/12/2020	190,000.00		656.6		265,725	405	4,356
171, Oxford Street, Rugby CV21 3LY 175, Oxford Street, Rugby CV21 3LY	CV21 3 CV21 3	19/03/2021 11/06/2021	185,000.00 190.000.00	Terraced Semi Detached	656.6 656.6		240,508 234,962	366 358	3,943 3,852
165, Oxford Street, Rugby CV21 3LY	CV21 3	11/06/2021	190,000.00	-	656.6		234,962	358	3,852
167, Oxford Street, Rugby CV21 3LY	CV21 3	25/06/2021	190,000.00	Terraced	656.6	1.237	234,962	358	3,852
6, Sidings Way, Hillmorton, Rugby CV21 4PR	CV21 3 Ave CV21 4	rage 18/01/2019	349.995.00	Detached	1399.31	1.462	511,666	366	3,856 3,936
9, West Coast Lane, Rugby CV21 4PA	CV21 4	25/01/2019	286,995.00		968.75		419,565	433	4,662
11, West Coast Lane, Rugby CV21 4PA	CV21 4	28/02/2019		Semi_Detached	828.82		346,387	418	4,499
20, West Coast Lane, Rugby CV21 4PA 14, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	01/03/2019	290,000.00 339,995.00		1011.81 1388.54		423,135 496,082	418 357	4,501 3,846
28, West Coast Lane, Rugby CV21 4PA	CV214 CV214	29/03/2019			968.75		490,082	437	4,701
10, Sidings Way, Hillmorton, Rugby CV21 4PR	CV21 4	29/03/2019			1517.71		592,382	390	4,201
40, West Coast Lane, Rugby CV21 4PA 36, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	29/03/2019 29/03/2019	319,995.00 322,995.00		1162.5 1162.5		466,900 471,277	402 405	4,323 4,364
13, West Coast Lane, Rugby CV21 4PA	CV214 CV214	15/04/2019			828.82		350,952	403	4,558
3, West Coast Lane, Rugby CV21 4PA	CV21 4	18/04/2019			957.99		387,517	405	4,354
44, West Coast Lane, Rugby CV21 4PA 46, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	18/04/2019 26/04/2019		Semi_Detached Semi Detached	828.82 828.82		343,640 343,640	415 415	4,463 4,463
13, Ballast Close, Rugby CV21 4PB	CV214	03/05/2019	265,000.00	—	957.99		388,120	405	4,361
12, Ballast Close, Rugby CV21 4PB	CV21 4	10/05/2019			957.99		,	405	4,361
15, West Coast Lane, Rugby CV21 4PA 25, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	17/05/2019	,	Detached Semi Detached	1399.31 828.82		512,604 346,695	366 418	3,943 4,503
26, West Coast Lane, Rugby CV21 4PA	CV214	09/09/2019	,	-	1517.71		592,566	390	4,203
5, Sidings Way, Hillmorton, Rugby CV21 4PR	CV21 4	25/10/2019	349,995.00		1334.72		519,023	389	4,186
48, West Coast Lane, Rugby CV21 4PA 34, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	25/10/2019 29/11/2019		Semi_Detached	828.82		348,485 452,451	420 389	4,526 4,189
17, West Coast Lane, Rugby CV21 4PA	CV214 CV214	05/12/2019			1399.31		529,746	379	4,109
21, West Coast Lane, Rugby CV21 4PA	CV21 4	05/12/2019			1517.71		581,982	383	4,128
32, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	05/12/2019			1162.5 1388.54		477,516 522,284	411 376	4,421 4,049
1, Sidings Way, Hillmorton, Rugby CV21 4PR 31, West Coast Lane, Rugby CV21 4PA	CV214 CV214	10/01/2020		Semi Detached	828.82		350,574	423	4,049
38, West Coast Lane, Rugby CV21 4PA	CV21 4	17/01/2020			1399.31	1.492	529,590	378	4,074
27, West Coast Lane, Rugby CV21 4PA 54, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	24/01/2020 27/01/2020	234,995.00 354,995.00	Semi_Detached	828.82		350,566 529,583	423 378	4,553 4,074
23, West Coast Lane, Rugby CV21 4PA	CV214 CV214	31/01/2020	358,000.00		1399.31		534,066	378	4,074
30, West Coast Lane, Rugby CV21 4PA	CV21 4	03/02/2020	354,995.00	Detached	1399.31	1.472	522,381	373	4,018
29, West Coast Lane, Rugby CV21 4PA56, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	14/02/2020 20/03/2020		Semi_Detached	828.82		345,806 522,393	417 373	4,491 4,018
58, West Coast Lane, Rugby CV21 4PA	CV214 CV214	31/03/2020	352,000.00		1388.54		513,638	373	3,982
52, West Coast Lane, Rugby CV21 4PA	CV21 4	12/06/2020	350,000.00		1388.54		495,716	357	3,843
37, West Coast Lane, Rugby CV21 4PA19, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	18/06/2020 06/07/2020			1388.54 1388.54		492,175 475,426	354 342	3,815 3,686
50, West Coast Lane, Rugby CV21 4PA	CV214 CV214	16/07/2020	353,000.00		1388.54		493,604	355	3,826
33, West Coast Lane, Rugby CV21 4PA	CV21 4	27/07/2020	353,000.00		1388.54		493,604	355	3,826
8, West Coast Lane, Rugby CV21 4PA 6, West Coast Lane, Rugby CV21 4PA	CV21 4 CV21 4	20/08/2020	363,000.00 355,000.00		1399.31 1388.54		520,157 504,384	372 363	4,001 3,910
3, Sidings Way, Rugby CV21 4PR	CV214 CV214	25/09/2020			1500.34		549,850	362	3,900
8, Sidings Way, Rugby CV21 4PR	CV21 4	21/12/2020	340,000.00	Detached	1399.31	1.399	475,508	340	3,658
1 Bosomany Gardons, Bugby CV/22 5BE	CV21 4 Ave		450,000,00	Dotachod	1680.03	1 //3	640 480	384	4,190
1, Rosemary Gardens, Rugby CV22 5BF17, Warwick Way, Rugby CV22 5SF	CV22 5 CV22 5	22/02/2019 26/04/2019			1689.93 1539.24		649,489 716,534	384 466	4,137 5,011
4, Stratford Lane, Rugby CV22 5RA	CV22 5	09/05/2019	374,995.00	Detached	1194.79	1.465	549,219	460	4,948
2, Stratford Lane, Rugby CV22 5RA 20, Bosworth Avenue, Rugby CV22 5SE	CV22 5 CV22 5	28/06/2019 28/06/2019	524,995.00 639,995.00		1765.28 2411.11		777,106 947,330	440 393	4,738 4,229
13, Bosworth Avenue, Rugby CV22 5SE	CV22 5 CV22 5	28/06/2019	639,995.00		2411.11		947,330	393	4,229
14, Bosworth Avenue, Rugby CV22 5SE	CV22 5	30/08/2019	608,995.00	Detached	2411.11	1.490	907,495	376	4,051
18, Bosworth Avenue, Rugby CV22 5SE16, Bosworth Avenue, Rugby CV22 5SE	CV22 5 CV22 5	30/08/2019 30/08/2019			1356.25 1356.25		616,915 634,797	455 468	4,896 5,038
1, Warwick Way, Rugby CV22 5SE	CV22 5 CV22 5	01/11/2019			1356.25		634,797	468 450	5,038
6, Windmill Drive, Rugby CV22 5QW	CV22 5	29/11/2019	429,995.00	Detached	1603.82	1.488	639,972	399	4,295
6, Stratford Lane, Rugby CV22 5RA 4, Windmill Drive, Rugby CV22 5QW	CV22 5 CV22 5	20/12/2019 08/06/2020	420,000.00 430,000.00		1603.82 1539.24		626,750 609,022	391 396	4,206 4,259
4, Gorse Farm Close, Rugby CV22 5GW	CV22 5 CV22 5	12/03/2020	710,000.00		2228.13			414	4,259
2, Gorse Farm Close, Rugby CV22 5SG	CV22 5	14/05/2021	825,000.00	Detached	2421.88	1.256	1,035,878	428	4,604
1, Gorse Farm Close, Rugby CV22 5SG 5, Gorse Farm Close, Rugby CV22 5SG	CV22 5 CV22 5	01/06/2021 18/06/2021	872,000.00 680,000.00		2658.68 2023.61		1,078,353 840,918	406 416	4,366 4,473
6, Spectrum Avenue, Rugby CV22 55G	CV22 5 CV22 5	24/06/2021	569,995.00		1765.28		704,881	399	4,473
4, Spectrum Avenue, Rugby CV22 5PP	CV22 5	25/06/2021	479,995.00	Detached	1539.24	1.237	593,583	386	4,151
8, Spectrum Avenue, Rugby CV22 5PP	CV22 5 CV22 5	25/06/2021	619,995.00		1980.56		766,713	387	4,167
2, Spectrum Avenue, Rugby CV22 5PP 10, Gorse Farm Close, Rugby CV22 5SG	CV22 5 CV22 5	28/06/2021 28/06/2021	479,995.00 755,000.00		1539.24 2109.72		593,583 933,666	386 443	4,151 4,764
7, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	29/07/2021	467,495.00	Detached	1528.47	1.258	588,169	385	4,142
8, Gorse Farm Close, Rugby CV22 5SG	CV22 5	06/08/2021	725,000.00		2142.02		916,640		4,606
6, Gorse Farm Close, Rugby CV22 5SG 2, Magenta Close, Rugby CV22 5PT	CV22 5 CV22 5	13/08/2021 26/08/2021	970,000.00 484,010.00		3024.66 753.47		1,226,402 611,949	405 812	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	4,655
3, Emerald Close, Rugby CV22 5FA	CV22 5	03/09/2021	739,895.00		731.95		935,224	1,278	13,753
5, Spectrum Avenue, Rugby CV22 5FQ 16, Magenta Close, Rugby CV22 5PT	CV22 5 CV22 5	23/09/2021 24/09/2021	279,995.00 379,995.00	Semi_Detached Detached	828.82 1076.39		353,913 480,312	427 446	4,596 4,803
2, Celadon Road, Rugby CV22 5PS	CV22 5	24/09/2021	340,246.00		990.28			434	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	CV22 5	24/09/2021	460,495.00		1528.47	1.264	582,064	381	4,099
14, Magenta Close, Rugby CV22 5PT 45, Spectrum Avenue, Rugby CV22 5FQ	CV22 5 CV22 5	24/09/2021	444,995.00 254,755.00		1367.02 667.36	1.264 1.264	562,472 322,009	411 483	4,429 5,194
3, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	22/10/2021		Semi Detached	828.82	1.239	346,807	403	
17, Magenta Close, Rugby CV22 5PT	CV22 5	29/10/2021	449,995.00		1367.02	1.239	557,372	408	4,389
2, Oxley Close, Rugby CV22 5FE	CV22 5	24/11/2021		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	544,000 398,932	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	CV22 5	26/11/2021		Semi_Detached	1140.97	1.209	386,849	339	3,650
23, Spectrum Avenue, Rugby CV22 5FQ	CV22 5 CV22 5	26/11/2021 26/11/2021	522,995.00	Detached Semi Detached	1528.47	1.209 1.209	632,250	414 401	4,453
4, Oxley Close, Rugby CV22 5FE 1, Emerald Close, Rugby CV22 5FA	CV22 5	26/11/2021	,	Semi_Detached	828.82 914.93	1.209	332,290 361,456	395	4,315 4,252
7, Oxley Close, Rugby CV22 5FE	CV22 5	03/12/2021	427,975.00	-	1506.95	1.206	516,164	343	3,687
3, Oxley Close, Rugby CV22 5FE	CV22 5	03/12/2021	344,995.00		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		Semi_Detached Detached	828.82	1.206 1.206	348,546 371,461	421 406	4,527 4,370
17, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	09/12/2021	475,310.00		1528.47	1.200	573,253	375	4,037
19, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	17/12/2021	496,995.00		1528.47	1.206	599,406	392	4,221
34, Celadon Road, Rugby CV22 5PS	CV22 5	17/12/2021	209,056.00		495.14	1.206	252,134	509	,
12, Spectrum Avenue, Rugby CV22 5PP 4, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	17/12/2021	625,995.00 378,995.00		1980.56 1076.39	1.206 1.206	754,988 457,091	381 425	4,103 4,571
10, Spectrum Avenue, Rugby CV22 5PP	CV22 5	17/12/2021	636,995.00		1980.56	1.206	768,255	388	4,175
8, Celadon Road, Rugby CV22 5PS	CV22 5	17/12/2021	299,995.00	-	818.06	1.206	361,812	442	4,761
6, Celadon Road, Rugby CV22 5PS	CV22 5	17/12/2021		Semi_Detached	818.06	1.206	354,576	433	,
16, Spectrum Avenue, Rugby CV22 5PP 5, Oxley Close, Rugby CV22 5FE	CV22 5 CV22 5	17/12/2021	497,695.00 433,425.00		1539.24 1506.95	1.206 1.206	600,251 522,737	390 347	4,198 3,734
14, Spectrum Avenue, Rugby CV22 5PP	CV22 5 CV22 5	17/12/2021	433,425.00		1506.95	1.206	603,024	347	4,217
19, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	17/12/2021	496,995.00	Detached	1528.47	1.206	599,406	392	4,221
34, Celadon Road, Rugby CV22 5PS	CV22 5	17/12/2021	209,056.00		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		Semi_Detached Semi Detached	1140.97 1140.97	1.206 1.206	407,643 407,643	357 357	3,846 3,846
13, Magenta Close, Rugby CV22 5PT	CV22 5	04/02/2022			1140.97	1.188	386,135	338	3,643
13, Magenta Close, Rugby CV22 5PT	CV22 5	04/02/2022	324,995.00	Terraced	1140.97	1.188	386,135	338	3,643
1, Magenta Close, Rugby CV22 5PT	CV22 5	25/02/2022	369,995.00		1001.04	1.188	439,601	439	,
1, Magenta Close, Rugby CV22 5PT 20, Spectrum Avenue, Rugby CV22 5PP	CV22 5 CV22 5	25/02/2022 25/03/2022	369,995.00 509,995.00		1001.04	1.188 1.174	439,601 598,589	439 389	4,727 4,186
10, Celadon Road, Rugby CV22 5PS	CV22 5	25/03/2022	,	Semi_Detached	1140.97			348	
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	CV22 5	25/03/2022		Semi_Detached	1076.39	1.174	450,701	419	,
14, Celadon Road, Rugby CV22 5PS 22, Spectrum Avenue, Rugby CV22 5PP	CV22 5 CV22 5	25/03/2022 25/03/2022	301,995.00 385,995.00	Semi_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	4,531
20, Spectrum Avenue, Rugby CV22 5PP	CV22 5	25/03/2022	509,995.00		1539.24	1.174	598,589	389	4,186
10, Celadon Road, Rugby CV22 5PS	CV22 5	25/03/2022		Semi_Detached	1140.97	1.174	396,710	348	3,743
16, Celadon Road, Rugby CV22 5PS 18, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	25/03/2022 25/03/2022	,	Semi_Detached Semi Detached	818.06 1076.39	1.174	354,456 450,701	433 419	4,664 4,507
14, Celadon Road, Rugby CV22 5PS	CV22 5	25/03/2022		Semi_Detached	818.06	1.174		419	4,664
22, Spectrum Avenue, Rugby CV22 5PP	CV22 5	25/03/2022	385,995.00	-	1076.39	1.174	453,048	421	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
1, Celadon Road, Rugby CV22 5PS 1, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	22/04/2022	339,995.00 339,995.00		990.28 990.28	1.177	400,156 400,156	404 404	4,350 4,350
12, Emerald Close, Rugby CV22 5FA	CV22 5	27/04/2022		Semi_Detached	828.82	1.177	341,308	412	
12, Emerald Close, Rugby CV22 5FA	CV22 5	27/04/2022		Semi_Detached	828.82	1.177	341,308	412	,
28, Celadon Road, Rugby CV22 5PS	CV22 5	29/04/2022		Semi_Detached	624.31	1.177	297,761	477 428	5,134
22, Celadon Road, Rugby CV22 5PS 26, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	29/04/2022 29/04/2022		Semi_Detached Semi Detached	990.28 624.31	1.177	423,695 294,231	420	4,605 5,073
28, Celadon Road, Rugby CV22 5PS	CV22 5	29/04/2022		Semi_Detached	624.31	1.177	297,761	477	5,134
22, Celadon Road, Rugby CV22 5PS	CV22 5	29/04/2022		Semi_Detached	990.28	1.177	423,695	428	4,605
26, Celadon Road, Rugby CV22 5PS	CV22 5	29/04/2022		Semi_Detached	624.31	1.177	294,231	471 405	5,073
8, Emerald Close, Rugby CV22 5FA 8, Emerald Close, Rugby CV22 5FA	CV22 5 CV22 5	13/05/2022 13/05/2022	289,995.00 289,995.00		828.82 828.82	1.159 1.159	336,029 336,029	405	4,364 4,364
6, Emerald Close, Rugby CV22 5FA	CV22 5	20/05/2022		Semi_Detached	828.82	1.159	335,363	405	4,355
6, Emerald Close, Rugby CV22 5FA	CV22 5	20/05/2022		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		828.82	1.159	325,600	393	4,334
24, Celadon Road, Rugby CV22 5PS	CV22 5	27/05/2022	373,995.00		1076.39	1.159		403	4,334
4, Emerald Close, Rugby CV22 5FA	CV22 5	15/06/2022	,	Semi_Detached	828.82	1.166	338,020	408	4,390
4, Emerald Close, Rugby CV22 5FA 2, Emerald Close, Rugby CV22 5FA	CV22 5 CV22 5	15/06/2022		Semi_Detached Semi Detached	828.82 871.88	1.166 1.166	338,020 348,511	408 400	4,390 4,303
2, Emerald Close, Rugby CV22 5FA	CV22 5	17/06/2022	· · · · ·	Semi_Detached	871.88	1.166	348,511	400	4,303
35, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	24/06/2022	329,995.00	-	1162.5	1.166	384,645	331	3,562
20, Celadon Road, Rugby CV22 5PS	CV22 5	24/06/2022		Semi_Detached	990.28	1.166	404,752	409	4,400
35, Spectrum Avenue, Rugby CV22 5FQ 20, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	24/06/2022	329,995.00	Terraced Semi Detached	1162.5 990.28	1.166 1.166	384,645 404,752	331 409	3,562 4,400
41, Spectrum Avenue, Rugby CV22 5FS	CV22 5	30/06/2022	275,995.00	-	828.82	1.166	321,702	388	4,400
41, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	30/06/2022	275,995.00		828.82	1.166	,	388	4,178
4, Coral Close, Rugby CV22 5SH	CV22 5	20/09/2022	386,995.00		990.28	1.082	,	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	Detached Semi Detached	990.28 1140.97	1.082 1.082	418,726 377,610	423 331	4,551 3,562
5, Coral Close, Rugby CV22 5SH	CV22 5	30/09/2022		Semi_Detached	1140.97	1.082	377,610	331	3,562
15, Alabaster Way, Rugby CV22 5PW	CV22 5	28/10/2022		Semi_Detached	818.06		339,268	415	
13, Alabaster Way, Rugby CV22 5PW	CV22 5	28/10/2022		Semi_Detached	818.06		339,268	415	
19, Alabaster Way, Rugby CV22 5PW 7, Coral Close, Rugby CV22 5SH	CV22 5 CV22 5	28/10/2022 28/10/2022		Semi_Detached Semi Detached	624.31 1140.97	1.077 1.077	266,028 380,196	426	
10, Alabaster Way, Rugby CV22 55H	CV22 5	28/10/2022	404,995.00		1076.39	1.077	436,203	405	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	CV22 5	28/10/2022		Semi_Detached	818.06	1.077	339,268	415	
19, Alabaster Way, Rugby CV22 5PW 7, Coral Close, Rugby CV22 5SH	CV22 5 CV22 5	28/10/2022 28/10/2022		Semi_Detached Semi Detached	624.31 1140.97	1.077 1.077	266,028 380,196	426 333	
10, Alabaster Way, Rugby CV22 55H	CV22 5 CV22 5	28/10/2022	404,995.00		1076.39	1.077	436,203	405	4,362
25, Alabaster Way, Rugby CV22 5PW	CV22 5	16/12/2022	324,995.00	Terraced	818.06	1.050	341,314	417	4,491
25, Alabaster Way, Rugby CV22 5PW	CV22 5	16/12/2022	324,995.00	Terraced	818.06	1.050	341,314	417	4,491
4, Boughton Close, Dunchurch, Rugby CV22 (CV22 5 Ave	o1/02/2019	579,750.00	Detached	1851.39	1.443	836,759	452	4,488 4,865
10, Earle Gardens, Dunchurch, Rugby CV22 (07/02/2019			2217.36			432	4,805

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
14, Earle Gardens, Dunchurch, Rugby CV22 6BN 11, Leigh Close, Dunchurch, Rugby CV22 6BX	CV22 6 CV22 6	28/06/2019 02/08/2019	635,000.00 572,750.00		2217.36 1786.81	1.480 1.490	939,937 853,484	424 478	4,563 5,142
2, Ale Close, Dunchurch, Rugby CV22 6BS	CV22 6	16/08/2019	635,000.00		2217.36			478	4,593
41, Alfred Green Close, Rugby CV22 6DN 1, Boughton Close, Dunchurch, Rugby CV22 6BZ	CV22 6 CV22 6	28/02/2020 28/02/2020	260,000.00 695,000.00	Semi_Detached Detached	1227.08 2045.14	1.472 1.472		312 500	3,356 5,383
43, Alfred Green Close, Rugby CV22 6DN	CV22 6	27/03/2020	255,000.00	Semi_Detached	1227.08	1.459	372,095	303	3,264
45, Alfred Green Close, Rugby CV22 6DN 55, Alfred Green Close, Rugby CV22 6DN	CV22 6 CV22 6	30/06/2020 08/01/2021	255,000.00 262,425.00		1227.08		,	294 295	3,168 3,173
47, Alfred Green Close, Rugby CV22 6DN	CV22 6	08/01/2021	265,000.00	Semi_Detached	1227.08	1.378	365,270	298	3,204
51, Alfred Green Close, Rugby CV22 6DN 49, Alfred Green Close, Rugby CV22 6DN	CV22 6 CV22 6	26/03/2021 30/03/2021	260,000.00 265,000.00	Terraced Terraced	1227.08 1227.08	1.300 1.300		275 281	2,965 3,022
53, Alfred Green Close, Rugby CV22 6DN	CV22 6	16/04/2021	250,000.00		1227.08			258	2,780
1, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 6 Ave CV22 7	10/01/2019	287,000.00	Detached	1076.39	1.462	419,572	390	3,847 4,196
10, Trussell Way, Cawston, Rugby CV22 7XU 29, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	10/01/2019	375,000.00		1334.72	1.462 1.462		411 427	4,421
4, Titania Close, Cawston, Rugby CV22 7WX	CV22 7 CV22 7	11/01/2019 18/01/2019	302,000.00 474,995.00		1033.33 1765.28		441,501 694,407	393	4,599 4,234
34, Elborow Way, Cawston, Rugby CV22 7XD 32, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	25/01/2019 25/01/2019	293,000.00 293,000.00	Semi_Detached Semi Detached	1119.45 1119.45		,	383 383	4,119 4,119
20, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	25/01/2019	499,995.00	Detached	1969.79	1.462	,	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	335,000.00 474,995.00		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	500,000.00	Detached	1915.97	1.462	730,962	382	4,107
7, Grange Cottage Close, Cawston, Rugby CV22 34, Ophelia Crescent, Cawston, Rugby CV22 7DU		31/01/2019 08/02/2019	560,000.00 489,995.00	Detached Detached	2238.89 1765.28			366 401	3,936 4,312
77, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	15/02/2019	264,995.00	Semi_Detached	968.75	1.443	382,470	395	4,250
7, Stanford Way, Cawston, Rugby CV22 7ZR 22, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	19/02/2019 22/02/2019	275,000.00 520,500.00		979.51 1980.56	1.443	396,910 751,243	405 379	4,362 4,083
23, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	28/02/2019	405,000.00	Detached	1334.72	1.443	584,540	438	4,714
75, Trussell Way, Cawston, Rugby CV22 7XX 15, Ernest Harvey Close, Cawston, Rugby CV22 7	CV22 7 CV22 7	28/02/2019 28/02/2019	264,995.00 329,995.00	Semi_Detached Detached	968.75 1302.43	1.443 1.443	382,470 476,285	395 366	4,250 3,936
44, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	28/02/2019	500,000.00	Detached	1915.97	1.443	721,655	377	4,054
3, Viola Road, Cawston, Rugby CV22 7WL 17, Clough Close, Cawston, Rugby CV22 7ZP	CV22 7 CV22 7	14/03/2019 15/03/2019	524,995.00 438,750.00		1883.68 785.76		,	407 815	4,377 8,770
3, Clough Close, Cawston, Rugby CV22 7ZP	CV22 7	15/03/2019	677,619.00		882.64			1,120	12,057
 Stanford Way, Cawston, Rugby CV22 7ZR East Close, Cawston, Rugby CV22 7XY 	CV22 7 CV22 7	22/03/2019 28/03/2019	287,000.00 424,000.00		1076.39 1539.24	1.459 1.459	,	389 402	4,188 4,326
15, Clough Close, Cawston, Rugby CV22 7ZP	CV22 7	29/03/2019			882.64			446	4,795
38, Ophelia Crescent, Cawston, Rugby CV22 7DL69, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	29/03/2019 29/03/2019	474,995.00 309,995.00		1636.11 1302.43	1.459 1.459		424 347	4,560 3,738
9, Richard Walker Way, Cawston, Rugby CV22 7 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	,	392 404	4,218 4,352
26, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	05/04/2019	387,000.00		1420.83		,	398	4,332
67, Trussell Way, Cawston, Rugby CV22 7XX 23, Ophelia Crescent, Cawston, Rugby CV22 7UL	CV22 7	05/04/2019 05/04/2019	309,995.00 489,995.00	Semi_Detached Detached	1302.43 1765.28			348 406	3,746 4,369
8, Grange Cottage Close, Cawston, Rugby CV22 7		05/04/2019	560,000.00		2002.09		818,905	400	4,303
13, Ernest Harvey Close, Cawston, Rugby CV22 7 11, Ernest Harvey Close, Cawston, Rugby CV22 7		05/04/2019 10/04/2019	330,000.00 374,995.00		1302.43 1377.78		,	371 398	3,988 4,284
5, Viola Road, Cawston, Rugby CV22 7WL	CV22 7	12/04/2019	499,995.00	Detached	1926.74	1.462	731,158	379	4,085
12, Richard Walker Way, Cawston, Rugby CV22 7 8, William Simmonds Close, Cawston, Rugby CV2		18/04/2019 18/04/2019	370,000.00 384,995.00		1313.2 1377.78	1.462 1.462	541,062 562,990	412 409	4,435
13b, Ophelia Crescent, Cawston, Rugby CV22 7U	CV22 7	26/04/2019	379,995.00	Detached	1291.67	1.462	555,678	430	4,631
27, Polo Drive, Cawston, Rugby CV22 7YW 81, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	29/04/2019 02/05/2019	380,000.00 435,000.00		1313.2 1539.24	1.462 1.465	,	423	4,555
5, Sidney Wolfe Close, Cawston, Rugby CV22 7Z	CV22 7	09/05/2019	500,000.00	Detached	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	490,000.00 446,000.00		2281.95 1614.59		,	314 405	3,385 4,355
9, Clough Close, Cawston, Rugby CV22 7ZP	CV22 7	17/05/2019	465,178.00		721.18			945	10,169
 4, Ophelia Crescent, Cawston, Rugby CV22 7DU 4, Richard Hodgkinson Close, Cawston, Rugby CV 	CV22 7 CV22 7	23/05/2019 24/05/2019	499,995.00 350,000.00		1636.11 1237.85	1.465 1.465		448 414	4,818 4,458
34, Dodgson Close, Cawston, Rugby CV22 7ZQ 21, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	28/05/2019 31/05/2019	446,000.00	Detached Semi Detached	1614.59 871.88			405 401	4,355 4,322
16, Dodgson Close, Cawston, Rugby CV22 7XO	CV22 7 CV22 7	31/05/2019		Semi_Detached	699.65		,	401	4,619
23, Trussell Way, Cawston, Rugby CV22 7XU 1, William Simmonds Close, Cawston, Rugby CV2	CV22 7	31/05/2019 31/05/2019	205,000.00 370,000.00	Semi_Detached	699.65 1377.78			429 393	4,619 4,234
24, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	31/05/2019	385,000.00	Detached	1560.77	1.465		361	3,889
40, Elborow Way, Cawston, Rugby CV22 7XD 36, Ophelia Crescent, Cawston, Rugby CV22 7DU	CV22 7 CV22 7	31/05/2019 07/06/2019	490,000.00 519,995.00		2281.95 1883.68		,	314 409	3,385 4,398
6, Grange Cottage Close, Cawston, Rugby CV22	CV22 7	10/06/2019	525,000.00	Detached	2238.89	1.480	777,113	347	3,736
6, Ophelia Crescent, Cawston, Rugby CV22 7DU 18, East Close, Cawston, Rugby CV22 7XY	CV22 7 CV22 7	12/06/2019 14/06/2019	399,995.00 470,000.00		1291.67 1829.86	1.480 1.480	,	458 380	4,934 4,092
9, Grange Cottage Close, Cawston, Rugby CV22	CV22 7	18/06/2019	500,000.00	Detached	2002.09	1.480	740,108	370	3,979
64, Trussell Way, Cawston, Rugby CV22 7XX 62, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/06/2019 28/06/2019		Semi_Detached Semi Detached	968.75 968.75		,	344 344	3,701 3,701
60, 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
58, Trussell Way, Cawston, Rugby CV22 7XX 54, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/06/2019 28/06/2019	225,000.00	Semi_Detached Terraced	968.75 968.75			344	3,701 3,701
3, Richard Hodgkinson Close, Cawston, Rugby C		28/06/2019	355,000.00		1237.85			425	4,569
5, Grange Cottage Close, Cawston, Rugby CV22 129, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7 CV22 7	28/06/2019 28/06/2019	494,750.00 290,000.00	Semi_Detached	2002.09			366 383	3,937 4,128
19, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7	28/06/2019	392,000.00		1431.6			405	4,363
6, Potsford Road, Cawston, Rugby CV22 7YY 68, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/06/2019 28/06/2019		Semi_Detached Semi_Detached	1162.5 1302.43			361 301	3,886 3,242
52, Trussell Way, Cawston, Rugby CV22 7XX 50, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/06/2019 28/06/2019	225,000.00 225,000.00		968.75 968.75			344 344	3,701 3,701
71, 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
18, Dodgson Close, Cawston, Rugby CV22 7ZQ 6, William Simmonds Close, Cawston, Rugby CV2	CV22 7	28/06/2019 01/07/2019	235,000.00 325,000.00	Semi_Detached	882.64 1302.43			394 368	4,242 3,963
14, Richard Walker Way, Cawston, Rugby CV22 7	CV22 7	12/07/2019	410,000.00	Detached	1485.42	1.475	604,885	407	4,383
28, Dodgson Close, Cawston, Rugby CV22 7ZQ 29, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7 CV22 7	15/07/2019 16/07/2019	550,000.00 370,000.00		2561.81 1313.2	1.475 1.475		317 416	3,409 4,474
3, Grange Cottage Close, Cawston, Rugby CV22	CV22 7	18/07/2019	495,000.00	Detached	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	19/07/2019 19/07/2019	283,000.00 370,000.00		1011.81 1367.02	1.475 1.475		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 CV	CV22 7	23/07/2019	430,000.00	Detached Detached	1474.65 1119.45			430 395	4,631

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
91, Elborow Way, Cawston, Rugby CV22 7YQ 25, William Simmonds Close, Cawston, Rugby CV	CV22 7 CV22 7	26/07/2019 26/07/2019	370,000.00		1367.02 1130.21	1.475 1.475	545,872 442,599	399 392	4,298 4,215
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	Detached Detached	1119.45 1011.81	1.475 1.475	442,599 427,845	395 423	4,256 4,552
31, Dodgson Close, Cawston, Rugby CV22 7ZQ	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 27, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	31/07/2019 31/07/2019	330,000.00 235,000.00		1302.43 882.64	1.475 1.475	486,859 346,702	374 393	4,024 4,228
2, Richard Hodgkinson Close, Cawston, Rugby CV	CV22 7	01/08/2019	370,000.00	Detached	1367.02	1.490	551,356	403	4,341
2, Polo Drive, Cawston, Rugby CV22 7YW 70, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	01/08/2019 02/08/2019	335,000.00 398,500.00	Semi_Detached	1227.08 1539.24	1.490 1.490	499,201 593,825	407 386	4,379 4,153
23, William Simmonds Close, Cawston, Rugby CV	CV22 7	15/08/2019	300,000.00	Detached	1119.45	1.490	447,046	399	4,299
13, Oldbury Close, Cawston, Rugby CV22 7ZB 22, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	16/08/2019 16/08/2019	275,000.00 299,000.00		936.46 1033.33	1.490 1.490	409,792 445,555	438 431	4,710 4,641
3, Ophelia Crescent, Cawston, Rugby CV22 7UU	CV22 7	20/08/2019	384,995.00	Detached	1410.07	1.490	573,701	407	4,379
20, Trussell Way, Cawston, Rugby CV22 7XU 37, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	23/08/2019 28/08/2019	341,000.00 431,000.00		1248.61 1582.29	1.490 1.490	508,142 642,255	407 406	4,381 4,369
33, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	29/08/2019	395,000.00		1334.72	1.490	588,610	441	4,747
38, Dodgson Close, Cawston, Rugby CV22 7ZQ 56, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	30/08/2019 30/08/2019	550,000.00 360,000.00		2561.81 1700.7	1.490 1.490	819,583 536,455	320 315	3,444 3,395
26, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	30/08/2019	499,000.00		1969.79	1.490	743,586	377	4,063
3, Sidney Wolfe Close, Cawston, Rugby CV22 7Zf 32, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	04/09/2019 09/09/2019	515,000.00 435,000.00		1969.79 1582.29	1.481 1.481	762,938 644,423	387 407	4,169 4,384
27, Dodgson Close, Cawston, Rugby CV22 72Q	CV22 7 CV22 7	10/09/2019	399,000.00		1474.65	1.481	591,092	407	4,304
30, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	26/09/2019	399,000.00	Detached	1474.65	1.481	591,092	401	4,315
58, Elborow Way, Cawston, Rugby CV22 7XD 3, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7 CV22 7	27/09/2019 27/09/2019	375,000.00 370,000.00		1367.02 1367.02	1.481 1.481	555,537 548,130	406 401	4,374 4,316
93, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	27/09/2019	345,000.00		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 CV22 7	27/09/2019 04/10/2019	330,000.00	Semi_Detached Detached	656.6 1302.43	1.481 1.483	303,694 489,372	463 376	4,979 4,044
29, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	17/10/2019	235,000.00	Semi_Detached	882.64	1.483	348,492	395	4,250
25, Wortley Close, Cawston, Rugby CV22 7GF 36, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	18/10/2019 18/10/2019	125,050.00 435,000.00	-	968.75 2561.81	1.483 1.483	185,442 645,081	191 252	2,060 2,710
95, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	18/10/2019	395,000.00	Detached	1539.24	1.483	585,763	381	4,096
62, Elborow Way, Cawston, Rugby CV22 7XD 2, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	18/10/2019 24/10/2019	390,000.00 350,000.00		1377.78 1377.78	1.483 1.483	578,349 519,031	420 377	4,518 4,055
7, Ransome Close, Cawston, Rugby CV22 7YU	CV22 7	24/10/2019	1,290,000.00	Other	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 25/10/2019	385,000.00 355,000.00		1377.78 1227.08	1.483 1.483	570,934 526,446	414 429	4,460 4,618
4, Potsford Road, Cawston, Rugby CV22 72B	CV22 7 CV22 7	25/10/2019	340,000.00		1291.67	1.483	504,201	390	4,018
33, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7	29/10/2019	447,000.00		1474.65	1.483	662,877	450 397	4,839
20, Stanford Way, Cawston, Rugby CV22 7ZR70, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	31/10/2019 31/10/2019	395,000.00 415,000.00		1474.65 1474.65	1.483 1.483	585,763 615,422	417	4,276 4,492
2, Sidney Wolfe Close, Cawston, Rugby CV22 7ZE		31/10/2019	385,000.00		1377.78	1.483	570,934	414	4,460
8, Potsford Road, Cawston, Rugby CV22 7YY 31, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	31/10/2019 08/11/2019	265,000.00 232,000.00	Semi_Detached Semi_Detached	1162.5 882.64	1.483 1.488	392,981 345,291	338 391	3,639 4,211
2, Ernest Harvey Close, Cawston, Rugby CV22 7Y		15/11/2019	365,000.00		1377.78	1.488	543,238	394	4,244
3, Carroll Close, Cawston, Rugby CV22 7XA 1, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7 CV22 7	19/11/2019 20/11/2019	280,000.00 299,000.00		979.51 1033.33	1.488 1.488	416,731 445,009	425 431	4,580 4,636
95, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	21/11/2019	345,000.00	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 7ZE	CV22 7 CV22 7	22/11/2019 22/11/2019	382,000.00 349,000.00		1539.24	1.488 1.488	568,540 519,425	369 396	3,976 4,258
131, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	29/11/2019	413,000.00		1474.65	1.488	614,678	417	4,487
 8, Sidney Wolfe Close, Cawston, Rugby CV22 72f 21, Richard Walker Way, Cawston, Rugby CV22 7 		29/11/2019 29/11/2019	375,000.00 375,000.00		1313.2 1313.2	1.488 1.488	558,122 558,122	425 425	4,575 4,575
19, Richard Walker Way, Cawston, Rugby CV22 7	CV22 7	29/11/2019	375,000.00	Detached	1313.2	1.488	558,122	425	4,575
20, Trustees Close, Cawston, Rugby CV22 7ZG 17, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7 CV22 7	29/11/2019 29/11/2019	283,080.00 276,000.00		624.31 957.99	1.488 1.488	421,315 410,778	675 429	7,264 4,616
2, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7	29/11/2019	425,000.00	Detached	1539.24	1.488	632,538	411	4,423
7, Carroll Close, Cawston, Rugby CV22 7XA 14, Sidney Wolfe Close, Cawston, Rugby CV22 7Z	CV22 7 CV22 7	05/12/2019 10/12/2019	339,000.00	Detached Semi Detached	1227.08 1119.45	1.492 1.492	505,877 447,679	412	4,438 4,305
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 15, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7 CV22 7	13/12/2019 13/12/2019	425,000.00 269,000.00		1539.24 957.99	1.492 1.492	634,211 401,418	412 419	4,435 4,510
8, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7	17/12/2019	290,000.00	Detached	957.99	1.492	432,756	452	4,862
48, Trussell Way, Cawston, Rugby CV22 7XX 1, Ophelia Crescent, Cawston, Rugby CV22 7UU	CV22 7 CV22 7	19/12/2019 20/12/2019	410,000.00 459,995.00		1517.71 1636.11	1.492 1.492	611,827 686,433	403 420	4,339 4,516
66, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	20/12/2019	283,000.00	Semi_Detached	1302.43	1.492	422,310	324	3,490
8, Elborow Way, Cawston, Rugby CV22 7XD 16, Sidney Wolfe Close, Cawston, Rugby CV22 7Z	CV22 7 CV22 7	20/12/2019 17/01/2020	375,000.00 300,000.00		1313.2 1119.45	1.492 1.492	559,598 447,541	426 400	4,587 4,303
29, Richard Walker Way, Cawston, Rugby CV22 7	CV22 7	24/01/2020	298,000.00	Detached	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	24/01/2020 27/01/2020	292,000.00 392,400.00		936.46 1377.78	1.492 1.492	435,607 585,384	465 425	5,007 4,573
24, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7	30/01/2020	355,000.00		1237.85	1.492	529,590	428	4,605
25, Richard Walker Way, Cawston, Rugby CV22 7		31/01/2020	525,000.00		1969.79	1.492	783,197 515,023	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	349,995.00 354,500.00		1291.67 1227.08	1.472 1.472	515,023	399 425	4,292 4,576
1, Ransome Close, Cawston, Rugby CV22 7YU	CV22 7	17/02/2020	280,750.00		1076.39	1.472	413,128	384	4,131
11, Carroll Close, Cawston, Rugby CV22 7XA5, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7 CV22 7	21/02/2020 24/02/2020	305,000.00 280,000.00		1033.33 979.51	1.472 1.472	448,812 412,024	434 421	4,675 4,528
15, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	28/02/2020	•	Semi_Detached	1162.5	1.472	397,309	342	3,679
12, Sidney Wolfe Close, Cawston, Rugby CV22 72 4, Sidney Wolfe Close, Cawston, Rugby CV22 72		03/03/2020	300,000.00	Semi_Detached Detached	1119.45 1151.74	1.459 1.459	437,759 474,239	391 412	4,209 4,432
2, Ophelia Crescent, Cawston, Rugby CV22 7DU	CV22 7	16/03/2020	494,995.00	Detached	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	335,000.00 350,000.00		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 66, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	09/04/2020	263,000.00 410,000.00	Semi_Detached Detached	1162.5 1474.65	1.447 1.447	380,638 593,390	327 402	3,524 4,331
27, Richard Walker Way, Cawston, Rugby CV22 7	CV22 7	17/04/2020	520,000.00	Detached	1969.79	1.447	752,592	382	4,113
27, Potsford Road, Cawston, Rugby CV22 7YY 33, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	17/04/2020 28/04/2020	295,000.00	Detached Semi Detached	1011.81 699.65	1.447 1.447	426,951 296,695	422	4,542 4,565
21, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	07/05/2020	385,000.00	Detached	1334.72	1.418	546,076	409	4,404
13, Shustoke Lane, Cawston, Rugby CV22 7ZD 3, Luke Jeayes Close, Cawston, Rugby CV22 7YF	CV22 7 CV22 7	20/05/2020 22/05/2020	157,545.00 355,000.00		914.93 1237.85	1.418 1.418	223,459 503,525	244 407	2,629 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 ft²		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	365,000.00 385,000.00		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	CV22 7	29/05/2020	352,500.00	Detached	1194.79	1.418	499,979	418	4,504
5, Richard Walker Way, Cawston, Rugby CV22 7Y 1, Turchil Walk, Cawston, Rugby CV22 7GE	CV22 7 CV22 7	29/05/2020 05/06/2020	505,000.00 113,750.00	Detached Semi Detached	1969.79 775	1.418 1.416	716,282	364 208	3,914 2,238
23, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	11/06/2020	432,000.00	Detached	1539.24	1.416	611,855	398	4,279
13, Carroll Close, Cawston, Rugby CV22 7XA 63, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	12/06/2020 26/06/2020	410,000.00 315,000.00		1560.77 1302.43	1.416 1.416	580,696 446,144	372 343	4,005 3,687
61, 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
1, Magee Close, Cawston, Rugby CV22 7DQ 22, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7 CV22 7	26/06/2020 29/06/2020	239,000.00 355,000.00	Semi_Detached Detached	871.88 1237.85	1.416 1.416	338,503 502,798	388 406	4,179 4,372
25, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	22/07/2020	398,000.00		1431.6	1.398	556,528	389	4,184
23, Polo Drive, Cawston, Rugby CV22 7YW 4, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7 CV22 7	28/07/2020 30/07/2020	480,000.00	Semi_Detached Detached	1259.38 1743.75	1.398 1.398	503,392 671,190	400 385	4,303 4,143
8, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7	07/08/2020	480,000.00		1743.75	1.433	687,811	394	4,246
6, Luke Jeayes Close, Cawston, Rugby CV22 7YF 6, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7 CV22 7	07/08/2020 07/08/2020	375,750.00 270,000.00		1367.02 882.64	1.433 1.433	538,427 386,894	394 438	4,240 4,718
30, Trussell Way, Cawston, Rugby CV22 7XU 9, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	14/08/2020 14/08/2020	277,000.00		979.51	1.433	396,925	405 390	4,362
26, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	17/08/2020	374,750.00 395,000.00	Detached	1377.78 1420.83	1.433 1.433	536,994 566,011	390	4,195 4,288
10, Luke Jeaves Close, Cawston, Rugby CV22 7Y		24/08/2020	295,000.00		1119.45	1.433	422,717	378	4,065
9, Carroll Close, Cawston, Rugby CV22 7XA 8, Luke Jeayes Close, Cawston, Rugby CV22 7YF	CV22 7 CV22 7	27/08/2020 28/08/2020	410,000.00 295,000.00	Semi_Detached	1560.77 1119.45	1.433 1.433	587,506 422,717	376 378	4,052 4,065
53, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	28/08/2020	410,000.00		1819.1	1.433	587,506	323	3,476
59, Trussell Way, Cawston, Rugby CV22 7XX 12, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7 CV22 7	28/08/2020 28/08/2020	390,000.00 282,500.00	Detached Detached	1819.1 936.46	1.433 1.433	558,847 404,806	307 432	3,307 4,653
10, Sidney Wolfe Close, Cawston, Rugby CV22 72		28/08/2020	380,000.00		1377.78	1.433	544,517	395	4,254
 Potsford Road, Cawston, Rugby CV22 7YY Potsford Road, Cawston, Rugby CV22 7YY 	CV22 7 CV22 7	18/09/2020 21/09/2020	346,000.00 281,500.00		1227.08 957.99	1.421 1.421	491,597 399,955	401 417	4,312 4,494
2, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7	25/09/2020	305,250.00	Other	699.65	1.421	433,699	620	6,672
16, Potsford Road, Cawston, Rugby CV22 7YY 32, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	25/09/2020 08/10/2020	296,500.00 280,000.00		1011.81 979.51	1.421 1.417	421,267 396,639	416 405	4,482 4,359
14, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	09/10/2020	,	Semi_Detached	957.99	1.417	395,009	412	4,438
5, Landor Close, Cawston, Rugby CV22 7ZU 22, Marton Court, Cawston, Rugby CV22 7SW	CV22 7 CV22 7	14/10/2020 23/10/2020	440,000.00 230,000.00		1582.29 839.58	1.417	623,289 325,810	394 388	4,240 4,177
10, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7	29/10/2020	550,000.00		2561.81	1.417	779,111	304	3,274
4, Luke Jeayes Close, Cawston, Rugby CV22 7YF 9, Luke Jeayes Close, Cawston, Rugby CV22 7YF		30/10/2020 30/10/2020	362,500.00 415,000.00		1237.85 1474.65	1.417 1.417	513,505 587,875	415 399	4,465 4,291
5, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7	30/10/2020	742,500.00	Other	882.64	1.417	1,051,800	1,192	12,827
 8, Shustoke Lane, Cawston, Rugby CV22 7ZD 12, Luke Jeayes Close, Cawston, Rugby CV22 7Y 	CV22 7 CV22 7	30/10/2020 06/11/2020	390,000.00 520,000.00		1431.6 2281.95	1.417	552,461 727,615	386 319	4,154 3,432
4, Shustoke Lane, Cawston, Rugby CV22 7ZD	CV22 7	12/11/2020	•	Semi_Detached	656.6	1.399	291,046	443	4,771
1, Landor Close, Cawston, Rugby CV22 7ZU 133, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7 CV22 7	12/11/2020 13/11/2020	399,000.00 353,500.00		1474.65 1194.79	1.399 1.399	558,305 494,638	379 414	4,075 4,456
25, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7	16/11/2020	232,000.00	Semi_Detached	882.64	1.399	324,628	368	3,959
2, Shustoke Lane, Cawston, Rugby CV22 7ZD 6, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	16/11/2020 19/11/2020	208,500.00	Semi_Detached Detached	656.6 1969.79	1.399 1.399	291,746 663,249	444 337	4,783 3,624
4, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7	27/11/2020	362,500.00		1237.85	1.399	,	410	4,411
2, Luke Jeayes Close, Cawston, Rugby CV22 7YF 65, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	27/11/2020 03/12/2020	392,500.00 405,000.00		1915.97 1819.1	1.399 1.399	549,209 566,414	287 311	3,085 3,352
1, Shustoke Lane, Cawston, Rugby CV22 7ZD	CV22 7	03/12/2020		Semi_Detached	957.99	1.399	403,482	421	4,534
 Magee Close, Cawston, Rugby CV22 7DQ Shustoke Lane, Cawston, Rugby CV22 7ZD 	CV22 7 CV22 7	04/12/2020	507,456.00 284,000.00		505.9 936.46	1.399 1.399	709,704 397,189	1,403 424	15,100 4,565
4, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7	04/12/2020	395,000.00		1474.65	1.399	552,428	375	4,032
2, Cowdray Close, Cawston, Rugby CV22 7ZX 24, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7 CV22 7	07/12/2020 09/12/2020	355,000.00 235,000.00	Semi_Detached	1011.81 882.64	1.399 1.399	496,486 328,660	491 372	5,282 4,008
6, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7 CV22 7	10/12/2020 18/12/2020	550,000.00 293,000.00		2561.81 1011.81	1.399 1.399	769,204 409,776	300 405	3,232 4,359
 Potsford Road, Cawston, Rugby CV22 7YY Magee Close, Cawston, Rugby CV22 7DQ 	CV22 7 CV22 7	22/01/2021	305,250.00		699.65	1.399	-	601	6,473
6, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7	22/01/2021	386,000.00		1334.72	1.378		399	4,291
23, Magee Close, Cawston, Rugby CV22 7DQ 24, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	22/01/2021 25/01/2021	235,000.00	Semi_Detached Detached	882.64 925.7	1.378 1.378	323,919 392,838	367 424	3,950 4,568
46, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	29/01/2021	425,000.00		1474.65	1.378	585,810	397	4,276
56, Elborow Way, Cawston, Rugby CV22 7XD 22, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	29/01/2021 29/01/2021	398,500.00	Semi_Detached Detached	1119.45 1431.6	1.378 1.378	-	366 384	3,943 4,130
2, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7	17/02/2021	341,000.00		1227.08	1.341	457,154	373	4,010
 Carroll Close, Cawston, Rugby CV22 7XA Trussell Way, Cawston, Rugby CV22 7XU 	CV22 7 CV22 7	17/02/2021 19/02/2021	480,000.00 415,000.00		1743.75 1420.83	1.341 1.341	643,501 556,361	369 392	3,972 4,215
20, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	19/02/2021	285,000.00		957.99	1.341	382,079	399	4,293
31, Potsford Road, Cawston, Rugby CV22 7YY50, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	25/02/2021 26/02/2021	365,000.00 293,500.00	Detached Semi_Detached	1377.78 1119.45	1.341 1.341	489,329 393,474	355 351	3,823 3,783
54, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	26/02/2021	300,000.00	 Semi_Detached	1119.45	1.341	402,188	359	3,867
 Elborow Way, Cawston, Rugby CV22 7XD Luke Jeayes Close, Cawston, Rugby CV22 7YF 	CV22 7 CV22 7	26/02/2021 26/02/2021	299,500.00 357,500.00	Semi_Detached Detached	1119.45 1194.79	1.341 1.341	401,518 479,274	359 401	3,861 4,318
22, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7	26/02/2021	235,000.00		882.64	1.341	315,048	357	3,842
34, Trussell Way, Cawston, Rugby CV22 7XU 7, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7 CV22 7	26/02/2021 26/02/2021	395,000.00 520,000.00		1420.83 2561.81	1.341 1.341	529,548 697,126	373 272	4,012 2,929
41, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	26/02/2021	399,000.00	Detached	1474.65	1.341	534,911	363	3,905
29, Potsford Road, Cawston, Rugby CV22 7YY 35, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	26/02/2021 26/02/2021	525,000.00 297,000.00		2023.61 1011.81	1.341 1.341	703,830 398,166	348 394	3,744 4,236
9, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7	09/03/2021	391,000.00	Detached	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	319,000.00 480,000.00		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	CV22 7	19/03/2021	520,000.00	Detached	2561.81	1.300	676,023	264	2,840
2, Trustees Close, Cawston, Rugby CV22 7ZG 6, Brown Close, Cawston, Rugby CV22 7YN	CV22 7 CV22 7	19/03/2021 19/03/2021	360,000.00 408,000.00		1194.79 1539.24	1.300 1.300	468,016 530,418	392 345	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	299,500.00 405,000.00		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	372,000.00		1377.78	1.268	-	342	3,684
37, Potsford Road, Cawston, Rugby CV22 711	CV22 7	30/04/2021	530,000.00	Detached	2023.61	1.268	671,911	332	3,574

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft²	NB index	Indexed value	Indexed value psf	Indexed value psm
2, Packington Close, Cawston, Rugby CV22 7ZH 1, Packington Close, Cawston, Rugby CV22 7ZH	CV22 7 CV22 7	28/05/2021 28/05/2021	406,000.00 305,000.00	Detached Detached	1431.6 1011.81	1.256 1.256	509,777 382,961	356 378	3,833 4,074
4, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7	29/05/2021	375,000.00	Detached	1377.78	1.256	470,854	342	3,679
6, Packington Close, Cawston, Rugby CV22 7ZH 5, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	25/06/2021 25/06/2021	299,000.00 349,000.00	Detached Detached	957.99 1227.08	1.237 1.237	369,757 431,589	386 352	4,155 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
· · · · · · · · · · · · · · · · · · ·	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	CV22 7	30/06/2021	305,000.00	Detached	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		925.7 1431.6	1.258 1.258	363,599 515,833	393 360	4,228 3,878
1, Hannah Twining Crescent, Cawston, Rugby CV2	CV22 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	285,000.00 365,000.00		936.46 1227.08	1.264 1.264	360,335 461,481	385 376	4,142
28, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	25/08/2021	510,000.00		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		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 1.264	372,879 556,158	398 383	4,286
7, Elborow Way, Cawston, Rugby CV22 TXD	CV22 7	24/09/2021	515,000.00		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	—	818.06 818.06	1.264 1.264	323,077 323,077	395 395	4,251 4,251
72, Potsford Road, Cawston, Rugby CV22 714	CV22 7 CV22 7	27/10/2021	255,600.00	Semi_Detached	818.06	1.204	316,591	395	4,231
76, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	29/10/2021	279,500.00	Semi_Detached	1162.5	1.239	346,193	298	3,206
70, Potsford Road, Cawston, Rugby CV22 7YY 78, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	29/10/2021 29/10/2021	255,600.00 257,000.00	Semi_Detached Semi_Detached	818.06 818.06	1.239 1.239	316,591 318,325	387 389	4,166 4,189
74, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	26/11/2021	279,000.00	Semi_Detached	1162.5	1.209	337,284	290	3,123
92, Potsford Road, Cawston, Rugby CV22 7YY 21, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7 CV22 7	26/11/2021 30/11/2021	312,000.00 425,000.00	Detached Detached	1011.81	1.209 1.209	377,177 513,783	373 359	4,013 3,863
55, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	30/11/2021	420,000.00	Detached	1431.6	1.209	507,739	355	3,818
90, Potsford Road, Cawston, Rugby CV22 7YY 86, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	17/12/2021 17/12/2021	395,000.00 366,000.00		1377.78 1227.08	1.206 1.206	476,394 441,418	346 360	3,722 3,872
57, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	17/12/2021	375,000.00		1377.78	1.200	452,273	328	3,533
84, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	17/12/2021	362,000.00		1377.78	1.206	436,594	317	3,411
88, Potsford Road, Cawston, Rugby CV22 7YY59, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	17/12/2021 21/12/2021	397,000.00 530,000.00		1377.78 1883.68	1.206 1.206	478,806 639,212	348 339	3,741 3,653
59, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	21/12/2021	530,000.00		1883.68	1.206	639,212	339	3,653
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
61, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	28/01/2022	550,000.00	Detached	2023.61	1.199	659,647	326	3,509
1, Potsford Road, Cawston, Rugby CV22 7YY 82, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	28/01/2022	380,000.00 398,000.00		1291.67 1377.78	1.199 1.188	455,756 472,875	353 343	3,798 3,694
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
49, Trussell Way, Cawston, Rugby CV22 7XX 51, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	30/06/2022 30/06/2022	284,995.00 419,995.00	Semi_Detached	968.75 1819.1	1.166 1.166	332,192 489,550	343 269	3,691 2,897
47, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	30/06/2022		Semi_Detached	968.75	1.166	326,364	337	3,626
49, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	30/06/2022 30/06/2022	284,995.00 419,995.00	Semi_Detached	968.75 1819.1	1.166 1.166	332,192	343 269	3,691 2,897
51, Trussell Way, Cawston, Rugby CV22 7XX 47, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	30/06/2022	279,995.00		968.75	1.166	489,550 326,364	337	3,626
45, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	31/08/2022	549,995.00		1829.86	1.130	621,462	340	3,656
45, Trussell Way, Cawston, Rugby CV22 7XX 2, Brown Close, Cawston, Rugby CV22 7YN	CV22 7 CV22 7	31/08/2022 26/10/2022	549,995.00 469,995.00		1829.86 1539.24	1.130 1.077	621,462 506,212	340 329	3,656 3,540
2, Brown Close, Cawston, Rugby CV22 7YN	CV22 7	26/10/2022	469,995.00	Detached	1539.24	1.077	506,212	329	3,540
5, Brome Close, Rugby CV23 0LD	CV22 7 Aver CV23 0	age 24/01/2019	366,000.00	Other	882.64	1.462	535,064	606	4,290 6,525
15, Oxlip Close, Rugby CV23 0JQ	CV23 0	25/01/2019	269,995.00	Detached	947.22	1.462	394,712	417	4,485
13, Page Close, Rugby CV23 0XW 10, Page Close, Rugby CV23 0XW	CV23 0 CV23 0	01/02/2019 08/02/2019	269,995.00 264,995.00		925.7 925.7	1.443 1.443	389,686 382,470	421 413	4,531 4,447
2, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	08/02/2019	440,000.00	Detached	1571.53	1.443	635,056	404	4,350
1, Monck Lane, Rugby CV23 0XS 7, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	22/02/2019 25/02/2019	266,995.00 137,800.00		925.7 527.43	1.443 1.443	385,356 198,888	416 377	4,481 4,059
36, Snellsdale Road, Rugby CV23 0GN	CV23 0	28/02/2019	159,995.00		731.95	1.443	230,922	315	3,396
40, Snellsdale Road, Rugby CV23 0GN 1, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	28/02/2019 08/03/2019	239,995.00 299,950.00		904.17 1001.04	1.443 1.459	346,387 437,653	383 437	4,124 4,706
12, Edward Cave Walk, Newton, Rugby CV23 0SN		15/03/2019	500,000.00		1840.63	1.459	729,543	396	4,700
14, Edward Cave Walk, Newton, Rugby CV23 0SN		28/03/2019	429,995.00		1571.53	1.459	627,400	399	4,297
34, Snellsdale Road, Rugby CV23 0GN 6, Lupin Close, Rugby CV23 0LE	CV23 0 CV23 0	28/03/2019 28/03/2019	199,995.00 109,018.00		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	109,018.00		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	109,018.00 324,995.00		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	299,500.00	Detached	1076.39	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	299,950.00 280,995.00		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	276,995.00		979.51	1.459	404,159	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	321,995.00 299,995.00		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	234,995.00	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	298,995.00 277,995.00		1076.39 947.22	1.462 1.462	437,229 406,520	406 429	4,372 4,620
17, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	26/04/2019		Semi_Detached	850.35	1.462	339,261	399	4,020
7, Coombe Road, Rugby CV23 0FW	CV23 0	29/04/2019	369,950.00		1194.79	1.462	540,989	453	4,874
Old Hall Cottage, Hillmorton Lane, Clifton Upon Du 1, Journal Close, Rugby CV23 0EX	CV23 0 CV23 0	30/04/2019 30/04/2019	582,500.00 299,950.00		2615.63 1001.04	1.462 1.462	851,807 438,626	326 438	3,505 4,716
77, Snellsdale Road, Rugby CV23 0GN	CV23 0	30/04/2019	448,259.00	Other	775	1.462	655,503	846	9,104
12, Lupin Close, Rugby CV23 0LE 38, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	30/04/2019 30/04/2019	195,703.00 239,995.00		1065.63 904.17	1.462 1.462	286,182 350,952	269 388	2,891 4,178
9, Coombe Road, Rugby CV23 0FW	CV23 0	01/05/2019	349,950.00	Detached	1011.81	1.465	512,538	507	5,453
24, Skelhorn Avenue, Rugby CV23 0XP 22, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	03/05/2019 24/05/2019	295,000.00 272,995.00		1076.39 947.22	1.465 1.465	432,058 399,830	401 422	4,321 4,544
1, Purefey Close, Rugby CV23 0RN	CV23 0	30/05/2019	734,950.00	Detached	2518.75	1.465	1,076,411	427	4,544
3, Lupin Close, Rugby CV23 0LE	CV23 0	30/05/2019			645.83	1.465	99,228	154	1,654
	CV23 0	30/05/2019	67,751.00	i iai	527.43	1.465	99,228	188	2,025
5, Lupin Close, Rugby CV23 0LE 8, Lupin Close, Rugby CV23 0LE	CV23 0	30/05/2019	135,503.00	Flat	527.43	1.465	198,458	376	4,050

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
11, Coombe Road, Rugby CV23 0FW 62, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	31/05/2019	699,950.00		2960.07	1.465	1,025,150	346	3,728
50, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	31/05/2019 31/05/2019	273,995.00 284,995.00		947.22 979.51	1.465 1.465	401,294 417,405	424 426	4,560 4,587
1, Brome Close, Rugby CV23 0LD Holbrook Cottage, Hillmorton Lane, Clifton Upon D	CV23 0	31/05/2019 31/05/2019	319,995.00 457,500.00	Detached Terraced	1205.56 1410.07	1.465 1.465	468,666 670,057	389 475	4,185 5,115
2, Purefey Close, Rugby CV23 0RN	CV23 0 CV23 0	31/05/2019	729,950.00		2572.57	1.465	1,069,088	475	4,473
30, Skelhorn Avenue, Rugby CV23 0XP 12, Page Close, Rugby CV23 0XW	CV23 0 CV23 0	04/06/2019	245,000.00 305,995.00	Semi_Detached	850.35 1151.74	1.480 1.480	362,653 452,938	426 393	4,591 4,233
3, Journal Close, Rugby CV23 0EX	CV23 0	13/06/2019	180,000.00		785.76	1.480	266,439	339	3,650
5, Journal Close, Rugby CV23 0EX 7, Journal Close, Rugby CV23 0EX	CV23 0 CV23 0	13/06/2019 13/06/2019	180,000.00	Semi_Detached Semi Detached	785.76	1.480 1.480	266,439 294,193	339 325	3,650 3,502
9, Journal Close, Rugby CV23 0EX	CV23 0	13/06/2019		Semi_Detached	904.17	1.480	294,193	325	3,502
The Pavilion, Hillmorton Lane, Clifton Upon Dunsn 28, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	19/06/2019 21/06/2019	357,500.00 235,000.00		936.46 850.35	1.480 1.480	529,177 347,851	565 409	6,083 4,403
33, Skelhorn Avenue, Rugby CV23 0XL	CV23 0	25/06/2019	201,995.00	Terraced	592.01	1.480	298,996	505	5,436
31, Skelhorn Avenue, Rugby CV23 0XL 58, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	25/06/2019 28/06/2019	239,995.00 254,995.00	Semi_Detached Semi Detached	850.35 1140.97	1.480 1.480	355,244 377,447	418 331	4,497 3,561
4, Purefey Close, Rugby CV23 0RN	CV23 0	28/06/2019	744,950.00	Detached	2572.57	1.480	1,102,686	429	4,614
37, Skelhorn Avenue, Rugby CV23 0XL 29, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	28/06/2019 28/06/2019	198,995.00 228,000.00		592.01 850.35	1.480 1.480	294,555 337,489	498 397	5,356 4,272
5, Great Burnet Close, Rugby CV23 0LF	CV23 0	28/06/2019	284,995.00	Detached	979.51	1.480	421,854	431	4,636
68, Stretton Close, Rugby CV23 0YD 101, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	28/06/2019 28/06/2019	260,000.00 282,995.00		850.35 979.51	1.480 1.480	384,856 418,893	453 428	4,872 4,603
5, Purefey Close, Rugby CV23 0RN	CV23 0	28/06/2019	754,950.00		2572.57	1.480	1,117,488	434	4,676
35, Skelhorn Avenue, Rugby CV23 0XL 97, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	28/06/2019 28/06/2019	201,995.00	Terraced Semi Detached	592.01 1140.97	1.480 1.480	298,996 380,408	505 333	5,436 3,589
60, Snellsdale Road, Rugby CV23 0GN	CV23 0	28/06/2019	254,995.00	-	1140.97	1.480	377,447	331	3,561
99, Snellsdale Road, Rugby CV23 0GN 10, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	28/06/2019 28/06/2019	256,995.00 280,995.00	Semi_Detached Detached	1140.97 1011.81	1.480 1.480	380,408 415,933	333 411	3,589 4,425
18, The Beeches, Main Street, Clifton Upon Dunsr	CV23 0	26/07/2019	89,000.00	Flat	548.96	1.475	131,304	239	2,575
13, Oxlip Close, Rugby CV23 0JQ 24, The Beeches, Main Street, Clifton Upon Dunsr	CV23 0	29/07/2019 07/08/2019	264,995.00 93,000.00		947.22 505.9	1.475 1.490	390,955 138,584	413 274	4,443 2,949
56, Snellsdale Road, Rugby CV23 0GN	CV23 0	16/08/2019	187,703.00		882.64	1.490	279,706	317	3,411
39, Skelhorn Avenue, Rugby CV23 0XL 28, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	20/08/2019 23/08/2019	199,500.00 355,000.00		592.01 1280.9	1.490 1.490	297,285 529,004	502 413	5,405 4,445
66, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	23/08/2019	206,995.00		592.01	1.490	308,454	521	5,608
62, Stretton Close, Rugby CV23 0YD 22, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	23/08/2019 28/08/2019	205,000.00 520,000.00		592.01 1840.63	1.490 1.490	305,481 774,879	516 421	5,554 4,531
10, Great Burnet Close, Rugby CV23 0LF	CV23 0	29/08/2019	284,995.00		979.51	1.490	424,686	434	4,667
6, Great Burnet Close, Rugby CV23 0LF 4, Great Burnet Close, Rugby CV23 0LF	CV23 0 CV23 0	29/08/2019 30/08/2019	364,995.00 364,995.00		1388.54 1388.54	1.490 1.490	543,898 543,898	392 392	4,216 4,216
23, Skelhorn Avenue, Rugby CV23 0XL	CV23 0	06/09/2019	310,000.00		1151.74	1.430	459,244	392	4,210
56, Stretton Close, Rugby CV23 0YD 7, Great Burnet Close, Rugby CV23 0LF	CV23 0 CV23 0	27/09/2019 27/09/2019	206,995.00 284,995.00		592.01 979.51	1.481 1.481	306,649 422,201	518 431	5,576 4,640
64, Stretton Close, Rugby CV23 0YD	CV23 0	27/09/2019	189,500.00		592.01	1.481	280,732	474	5,104
54, Stretton Close, Rugby CV23 0YD 58, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	27/09/2019 27/09/2019	190,995.00 276,500.00		592.01 914.93	1.481 1.481	282,946 409,616	478 448	5,145 4,819
50, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	27/09/2019		Semi_Detached	850.35		355,544	448	4,819
21, Skelhorn Avenue, Rugby CV23 0XL 20, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	27/09/2019 27/09/2019	349,500.00 289,950.00		1356.25 1076.39	1.481 1.481	517,761 429,541	382 399	4,109 4,295
8, Great Burnet Close, Rugby CV23 0LF	CV23 0	27/09/2019	364,995.00		1388.54	1.481	540,716	389	4,192
2, Great Burnet Close, Rugby CV23 0LF 27, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	27/09/2019 04/10/2019	284,995.00 329,500.00		979.51 1313.2	1.481 1.483	422,201 488,631	431 372	4,640 4,005
48, Stretton Close, Rugby CV23 0YD	CV23 0	08/10/2019		Semi_Detached	850.35	1.483	355,165	418	4,496
25, Skelhorn Avenue, Rugby CV23 0XL 52, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	10/10/2019 18/10/2019	350,500.00 193,995.00		1356.25 592.01	1.483 1.483	519,772 287,684	383 486	4,125 5,231
46, Stretton Close, Rugby CV23 0YD	CV23 0	18/10/2019	239,500.00	Semi_Detached	850.35	1.403	355,165	400	4,496
40, Stretton Close, Rugby CV23 0YD 42, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	24/10/2019 25/10/2019		Semi_Detached Semi Detached	850.35 592.01	1.483 1.483	354,417 289,167	417 488	4,486 5,258
44, Stretton Close, Rugby CV23 0YD	CV23 0	28/10/2019	204,500.00	-	592.01	1.483	303,262	512	5,514
28, Stretton Close, Rugby CV23 0YD 9, Great Burnet Close, Rugby CV23 0LF	CV23 0 CV23 0	31/10/2019 15/11/2019	272,995.00 314,995.00		914.93 1205.56	1.483 1.488	404,837 468,815	442 389	4,763 4,186
30, Stretton Close, Rugby CV23 0YD	CV23 0	22/11/2019	275,500.00	Detached	914.93	1.488	410,033	448	4,824
34, Stretton Close, Rugby CV23 0YD 5, The Beeches, Main Street, Clifton Upon Dunsm	CV23 0 CV23 0	22/11/2019 27/11/2019	82,500.00 85,000.00		947.22 635.07	1.488 1.488	122,787 126,508	130 199	1,395 2,144
17, The Beeches, Main Street, Clifton Upon Dunsr	CV23 0	29/11/2019	118,000.00	Flat	785.76	1.488	175,622	224	2,406
48, Snellsdale Road, Rugby CV23 0GN 60, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	29/11/2019 03/12/2019	264,995.00 269,950.00		947.22 914.93	1.488 1.492	394,399 402,836	416 440	4,482 4,739
24, Stretton Close, Rugby CV23 0YD	CV23 0	06/12/2019	251,000.00	Detached	947.22	1.492	374,558	395	4,256
22, Stretton Close, Rugby CV23 0YD 8, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0 CV23 0	12/12/2019 19/12/2019	254,000.00 275,000.00		947.22	1.492 1.492	379,035 410,372	400 406	4,307 4,366
43, Skelhorn Avenue, Rugby CV23 0XL	CV23 0	20/12/2019	180,000.00	Detached	893.4	1.492	268,607	301	3,236
36, Stretton Close, Rugby CV23 0YD 4, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	20/12/2019 20/12/2019	274,000.00 323,000.00		1076.39 1076.39	1.492 1.492	408,880 482,001	380 448	4,089 4,820
7, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	20/12/2019	285,000.00	Detached	1001.04	1.492	425,295	425	4,573
2, The Beeches, Main Street, Clifton Upon Dunsm 4, Chervil Way, Rugby CV23 0AD	CV23 0 CV23 0	11/02/2020 21/02/2020	77,000.00 292,995.00		635.07 1076.39	1.472 1.472	113,307 431,147	178 401	1,920 4,312
64, Snellsdale Road, Rugby CV23 0GN	CV23 0	21/02/2020	268,995.00	Detached	947.22	1.472	395,830	418	4,498
4, The Beeches, Main Street, Clifton Upon Dunsm 20, Edward Cave Walk, Newton, Rugby CV23 0SN		24/02/2020 28/02/2020	82,000.00 275,000.00		635.07 1011.81	1.472 1.472	120,664 404,667	190 400	2,045 4,305
1, Great Burnet Close, Rugby CV23 0LF	CV23 0	20/03/2020	310,000.00	Detached	1205.56	1.459	452,351	375	4,039
2, St Johns Gate, Newton, Rugby CV23 0PW 2, Chervil Way, Rugby CV23 0AD	CV23 0 CV23 0	27/03/2020 27/03/2020	510,000.00 330,000.00		1840.63 1248.61	1.459 1.459	744,191 481,535	404 386	4,352 4,151
3, Lobelia Close, Rugby CV23 0AT	CV23 0	30/03/2020	235,995.00	Semi_Detached	742.71	1.459	344,363	464	4,991
20, Stretton Close, Rugby CV23 0YD The Upper Stables, Hillmorton Lane, Clifton Upon	CV23 0 CV23 0	03/04/2020	278,000.00 490,000.00		1076.39 1431.6	1.447 1.447	402,347 709,173	374 495	4,024 5,332
6, Skelhorn Avenue, Rugby CV23 0XP	CV23 0	09/04/2020	250,000.00	Detached	850.35	1.447	361,823	425	4,580
26, Stretton Close, Rugby CV23 0YD 4, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0 CV23 0	22/04/2020 29/04/2020	307,000.00 380,000.00		1076.39 1442.36		444,318 549,971	413 381	4,443 4,104
32, Skelhorn Avenue, Rugby CV23 0XP	CV23 0	22/05/2020	331,500.00	Detached	1313.2	1.418	470,193	358	3,854
2, Skelhorn Avenue, Rugby CV23 0XP 6, Chervil Way, Rugby CV23 0AD	CV23 0 CV23 0	27/05/2020	320,000.00 270,000.00		1313.2 947.22	1.418 1.416	453,881 382,409	346 404	3,720 4,346
1, Lobelia Close, Rugby CV23 0AT	CV23 0	30/06/2020	230,000.00	Semi_Detached	742.71	1.416	325,756	439	4,721
32, Stretton Close, Rugby CV23 0YD 7, Percy Close, Brinklow, Rugby CV23 0ZB	CV23 0 CV23 0	10/07/2020 05/08/2020	279,752.00 400,000.00		1076.39 1453.13		391,180 573,176	363 394	3,912 4,246
25, The Beeches, Main Street, Clifton Upon Dunsr	CV23 0	14/08/2020	80,000.00	Flat	635.07	1.433	114,635	181	1,943
5, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	18/08/2020	399,999.00	Detached	1571.53	1.433	573,175	365	3,926

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²		Indexed value	Indexed value psf	Indexed 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		870,870 551,682	1,586 382	17,076 4,117
4, Lobelia Close, Rugby CV23 0AT	CV23 0	27/08/2020		Semi_Detached	742.71		,	444	4,777
31, Lobelia Close, Rugby CV23 0AT 26, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	01/09/2020	290,000.00 383,000.00		1076.39		412,032 544,167	383 377	4,120 4,061
1, Lupin Close, Rugby CV23 0LE	CV23 0	07/09/2020	310,000.00		979.51		440,448	450	4,001
3, Great Burnet Close, Rugby CV23 0LF	CV23 0	11/09/2020	310,000.00	Detached	1205.56	1.421	440,448	365	3,933
1, St Johns Gate, Newton, Rugby CV23 0PW	CV23 0	17/09/2020	425,000.00		1571.53		603,840	384	4,136
24, Edward Cave Walk, Newton, Rugby CV23 0SN 5, Chervil Way, Rugby CV23 0AD	CV23 0 CV23 0	17/09/2020	390,000.00 290,000.00		1442.36		554,112 412,032	384 383	4,135 4,120
3, Chervil Way, Rugby CV23 0AD	CV23 0	18/09/2020	270,000.00		947.22		383,616	405	4,359
25, Lobelia Close, Rugby CV23 0AT	CV23 0	29/09/2020	,	Semi_Detached	678.13		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	230,000.00 425,000.00		742.71		325,810 602,041	439 417	4,722 4,493
16, Chervil Way, Rugby CV23 0AD	CV23 0	23/10/2020	295,000.00		1076.39		417,887	388	4,179
9, Chervil Way, Rugby CV23 0AD	CV23 0	23/10/2020	200,000.00		678.13		283,313	418	4,497
8, Lobelia Close, Rugby CV23 0AT 29, Lobelia Close, Rugby CV23 0AT	CV23 0 CV23 0	27/10/2020 27/10/2020	270,000.00 290,000.00		947.22 1076.39		382,473 410,804	404 382	4,346 4,108
7, Chervil Way, Rugby CV23 0AD	CV23 0	29/10/2020	290,000.00		1076.39		410,804	382	4,108
11, Chervil Way, Rugby CV23 0AD	CV23 0	30/10/2020	195,000.00	Terraced	678.13		276,230	407	4,385
8, Chervil Way, Rugby CV23 0AD	CV23 0	27/11/2020	203,000.00		678.13		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		742.71 979.51		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			419	4,509
27, Lobelia Close, Rugby CV23 0AT	CV23 0	27/11/2020		Semi_Detached	678.13			413	4,442
23, Aster Drive, Rugby CV23 0HR 33, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	04/12/2020	335,000.00 232,000.00		1259.38 742.71		468,515 324,464	372 437	4,004 4,702
4, Percy Close, Brinklow, Rugby CV23 0ZB	CV23 0 CV23 0	04/12/2020	425,000.00		1453.13			437	4,702
2, Lobelia Close, Rugby CV23 0AT	CV23 0	10/12/2020	275,000.00	Detached	979.51	1.399	384,602	393	4,226
57, Snellsdale Road, Rugby CV23 0GN	CV23 0	11/12/2020	365,000.00		1388.54			368 404	3,957
25, Aster Drive, Rugby CV23 0HR 10, Chervil Way, Rugby CV23 0AD	CV23 0 CV23 0	11/12/2020 16/12/2020	283,000.00 198,000.00		979.51 678.13		395,790 276,913	404 408	4,349 4,395
6, Percy Close, Brinklow, Rugby CV23 0ZB	CV23 0	17/12/2020	400,000.00	Detached	1453.13	1.399	559,421	385	4,144
59, Snellsdale Road, Rugby CV23 0GN	CV23 0	17/12/2020	285,000.00		979.51		,	407	4,380
10, Lobelia Close, Rugby CV23 0AT 31, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	14/01/2021 25/01/2021	230,000.00 230,000.00		742.71			427 427	4,595 4,595
3, St Johns Gate, Newton, Rugby CV23 0PW	CV23 0	29/01/2021	405,000.00		1571.53		558,243	355	3,824
28, Aster Drive, Rugby CV23 0HR	CV23 0	25/02/2021	265,000.00		861.11			413	4,441
34, Aster Drive, Rugby CV23 0HR 27, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	25/02/2021 26/02/2021	232,000.00 265,000.00		742.71 861.11		311,026 355,266	419 413	4,508 4,441
14, Lobelia Close, Rugby CV23 0AT	CV23 0	26/02/2021	228,000.00		742.71		305,663	413	4,430
14, Aster Drive, Rugby CV23 0HR	CV23 0	26/02/2021	203,000.00		678.13		272,147	401	4,320
12, Lobelia Close, Rugby CV23 0AT	CV23 0	26/02/2021	228,000.00		742.71		305,663	412	4,430
The Chirnside, Hillmorton Lane, Clifton Upon Duns 16, Edward Cave Walk, Newton, Rugby CV23 0SN		05/03/2021	690,000.00 375,500.00		2518.75 1442.36		,	356 338	3,834 3,643
12, Aster Drive, Rugby CV23 0HR	CV23 0	12/03/2021	199,000.00		678.13			382	4,106
Windsor Lodge, Hillmorton Lane, Clifton Upon Dur		19/03/2021	455,000.00		1646.88			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		-	362 389	3,900 4,189
16, Aster Drive, Rugby CV23 0HR	CV23 0	19/03/2021	335,000.00		1248.61			349	3,754
12, Chervil Way, Rugby CV23 0AD	CV23 0	19/03/2021	198,000.00		678.13			380	4,086
10, Aster Drive, Rugby CV23 0HR Bromwich House, Hillmorton Lane, Clifton Upon D	CV23 0	25/03/2021 28/05/2021	199,000.00 795,000.00		678.13 2540.28		,	382 393	4,106 4,230
3, Percy Close, Brinklow, Rugby CV23 0ZB	CV23 0	24/06/2021	413,750.00		1453.13		511,661	352	3,790
The Wedmore, Hillmorton Lane, Clifton Upon Dun		30/07/2021	750,000.00		1356.25			696	7,489
32, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	01/09/2021	237,000.00		742.71		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		,	321	3,451 4,203
37, Lobelia Close, Rugby CV23 0AT	CV23 0	15/07/2022	230,000.00		667.36			390	4,203
4 Diseases Marson Hawkey Develop OV(00.4A)	CV23 0 Ave	•	070 005 00	Datashad	000.75	1 400	400.004	400	4,369
4, Pinetree Way, Houlton, Rugby CV23 1AJ 12, Hughes Drive, Houlton, Rugby CV23 1AF	CV23 1 CV23 1	25/01/2019 25/01/2019	279,995.00	Semi Detached	968.75		409,331 409,331	423 369	4,548 3,974
20, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1	29/01/2019	297,000.00	-	1001.04		,	434	4,669
4, Walmsley Road, Houlton, Rugby CV23 1AX	CV23 1	01/02/2019	199,950.00		656.6		,	440	4,731
87, Maine Street, Houlton, Rugby CV23 1AS6, Walmsley Road, Houlton, Rugby CV23 1AX	CV23 1 CV23 1	01/02/2019	254,950.00 199,950.00	Semi_Detached	979.51 656.6			376 440	4,044 4,731
61, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	01/02/2019	359,750.00		947.22			548	5,900
33, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	01/02/2019	299,750.00	Detached	957.99	1.443	432,632	452	4,861
6, Madigan Close, Houlton, Rugby CV23 1BA	CV23 1	13/02/2019	369,750.00		1291.67		,	413	4,447
1, Marconi Close, Houlton, Rugby CV23 1AT 1, Madigan Close, Houlton, Rugby CV23 1BA	CV23 1 CV23 1	19/02/2019 22/02/2019		Semi_Detached Semi Detached	1248.61			393 434	4,230 4,670
16, Marconi Close, Houlton, Rugby CV23 1AT	CV23 1	28/02/2019	256,300.00	 Semi_Detached	979.51	1.443		378	4,065
3, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1	28/02/2019	269,995.00		968.75		,	402	4,330
5, Pinetree Way, Houlton, Rugby CV23 1AJ 16, Hughes Drive, Houlton, Rugby CV23 1AF	CV23 1 CV23 1	28/02/2019 28/02/2019	277,795.00 389,995.00	-	1108.68		,	362 361	3,893 3,882
3, Hughes Drive, Houlton, Rugby CV23 1AF	CV23 1 CV23 1	28/02/2019	279,995.00		979.51			413	4,441
35, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	08/03/2019	254,750.00	Semi_Detached	936.46	1.459	371,702	397	4,272
7, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1	18/03/2019		Semi_Detached	979.51		,	372 397	4,009
7, Madigan Close, Houlton, Rugby CV23 1BA 12, Walmsley Road, Houlton, Rugby CV23 1AX	CV23 1 CV23 1	25/03/2019 25/03/2019	409,750.00 349,950.00		1506.95 1248.61		,	397 409	4,270 4,402
37, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	29/03/2019	254,750.00	Semi_Detached	936.46	1.459	371,702	397	4,272
7, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1	29/03/2019		Semi_Detached	1108.68			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			373 452	4,018 4,864
8, Angwin Avenue, Houlton, Rugby CV23 1AA	CV23 1	29/03/2019		-	1044.1			391	4,004
7, Walmsley Road, Houlton, Rugby CV23 1AX	CV23 1	29/03/2019	260,000.00	Semi_Detached	1054.86	1.459	379,362	360	3,871
2, Madigan Close, Houlton, Rugby CV23 1BA 41, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	12/04/2019 18/04/2019	288,750.00 539,750.00		957.99 2185.07			441 361	4,744 3,888
	CV23 1 CV23 1	25/04/2019		Semi_Detached	947.22			401	4,316
57, Maine Street, Houlton, Rugby CV23 1AS		26/04/2019	414,995.00	-	1560.77	1.462	606,860	389	4,185
1, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1						001000	000	4,200
1, Faulkner Road, Houlton, Rugby CV23 1AD 6, Barn Close, Houlton, Rugby CV23 1AB	CV23 1	26/04/2019	269,995.00		1011.81			390	
1, Faulkner Road, Houlton, Rugby CV23 1AD 6, Barn Close, Houlton, Rugby CV23 1AB 34, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	26/04/2019 26/04/2019	269,995.00 364,995.00	Detached	1356.25	1.462	533,743	394	4,236
1, Faulkner Road, Houlton, Rugby CV23 1AD 6, Barn Close, Houlton, Rugby CV23 1AB	CV23 1	26/04/2019	269,995.00	Detached Detached		1.462 1.462	533,743 412,011		
1, Faulkner Road, Houlton, Rugby CV23 1AD 6, Barn Close, Houlton, Rugby CV23 1AB 34, Maxwell Road, Houlton, Rugby CV23 1AH 4, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1 CV23 1	26/04/2019 26/04/2019 26/04/2019	269,995.00 364,995.00 281,750.00 269,995.00 259,750.00	Detached Detached	1356.25 957.99	1.462 1.462 1.462 1.462	533,743 412,011 394,822 379,840	394 430	4,236 4,629

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft²	NB index	Indexed value	Indexed value psf	Indexed value psm
2, Walmsley Road, Houlton, Rugby CV23 1AX	CV23 1	30/04/2019	324,995.00	Terraced	1248.61	1.462	475,250	381	4,097
5, Shaughnessy Way, Houlton, Rugby CV23 1AU 35, Houlton Way, Houlton, Rugby CV23 1AR	CV23 1 CV23 1	30/04/2019 30/04/2019	254,950.00 214,950.00	Semi_Detached Terraced	979.51	1.462 1.462	372,821 314,328	381 417	4,097
8, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	03/05/2019	288,750.00		957.99			441	4,752
59, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	10/05/2019	•	Semi_Detached	947.22	1.465	,	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	Terraced	1270.14 979.51	1.465 1.465	497,966 366,151	392 374	4,220
3, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	31/05/2019			1011.81	1.465		434	4,674
4, Barn Close, Houlton, Rugby CV23 1AB	CV23 1	31/05/2019	259,995.00	Terraced	914.93		,	416	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		Semi_Detached Semi Detached	807.29		,	444 435	4,784 4,687
6, Shaughnessy Way, Houlton, Rugby CV23 1AD	CV23 1	07/06/2019	265,000.00	Semi Detached	1054.86		392,257	372	4,007
14, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	21/06/2019	362,750.00		1334.72	1.480		402	4,330
43, Houlton Way, Houlton, Rugby CV23 1AR	CV23 1 CV23 1	25/06/2019 28/06/2019	284,950.00	Terraced Semi Detached	1205.56 807.29		,	350 403	3,766 4,342
9, Pinetree Way, Houlton, Rugby CV23 1AJ4, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1 CV23 1	28/06/2019	399,950.00	-	1496.18		325,640 592,012	396	4,342
11, Marconi Close, Houlton, Rugby CV23 1AT	CV23 1	28/06/2019	339,950.00	Detached	1270.14	1.480	503,199	396	4,264
9, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1	28/06/2019	279,995.00	Semi_Detached	1108.68	1.480		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	279,995.00	Detached Semi Detached	979.51 807.29	1.480 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	-	1506.95		591,716	393	4,227
3, Madigan Close, Houlton, Rugby CV23 1BA	CV23 1	28/06/2019	359,750.00		1184.03	1.480	532,507	450	4,841
32, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	28/06/2019 05/07/2019	364,995.00 279,995.00		1367.02 968.75	1.480 1.475		395 426	4,254 4,590
14, Angwin Avenue, Houlton, Rugby CV23 1AA 28, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	26/07/2019	339,995.00		1227.08		,	420	4,390
13, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1	26/07/2019	279,995.00		1044.1	1.475		396	4,259
	CV23 1	26/07/2019	262,995.00	Terraced	1011.81	1.475	,	383	4,128
8, Handley Cross Avenue, Houlton, Rugby CV23 1 7, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1 CV23 1	31/07/2019 31/07/2019	219,995.00 272,995.00	Semi_Detached Semi Detached	807.29			402 363	4,328 3,910
39, Muirhead Rise, Houlton, Rugby CV23 1	CV23 1 CV23 1	01/08/2019	469,750.00	-	1754.52	1.475		303	4,295
5, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1	02/08/2019	269,995.00	Detached	1011.81	1.490	402,334	398	4,280
33, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	02/08/2019	472,750.00	Detached	1668.4	1.490	704,469	422	4,545
20, Muirhead Rise, Houlton, Rugby CV23 1BE 18, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	02/08/2019	539,750.00 419,750.00		2185.07 1463.89	1.490 1.490		368 427	3,962 4,599
Flat 7, Essen House, 45, Houlton Way, Houlton, R		23/08/2019	179,950.00		775			346	3,724
Flat 6, Essen House, 45, Houlton Way, Houlton, R	CV23 1	23/08/2019	179,950.00		775			346	3,724
35, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	28/08/2019	399,750.00		1463.89	1.490	,	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		400 426	4,305 4,585
19, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	30/08/2019	379,995.00		1453.13			390	4,194
29, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	30/08/2019	391,995.00		1453.13		,	402	4,327
6, Handley Cross Avenue, Houlton, Rugby CV23 15, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	30/08/2019 30/08/2019	279,995.00 279,995.00		979.51 1065.63	1.490 1.490	,	426 392	4,585 4,215
12, Handley Cross Avenue, Houlton, Rugby CV23		06/09/2019	219,995.00		807.29		325,908	404	4,215
10, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	06/09/2019		Semi_Detached	947.22	1.481	389,246	411	4,423
Flat 8, Essen House, 45, Houlton Way, Houlton, R		09/09/2019	184,950.00		775		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	•	Semi_Detached Semi Detached	807.29	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	4,441
10, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	27/09/2019	299,995.00		1001.04	1.481	444,422	444	4,779
11, Maxwell Road, Houlton, Rugby CV23 1AH 12, Shaughnessy Way, Houlton, Rugby CV23 1AL	CV23 1	27/09/2019 27/09/2019	269,995.00 279,950.00	Terraced Terraced	1851.39 1054.86		399,979 414,727	216 393	2,325 4,232
6, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	27/09/2019	•	Semi_Detached	1108.68		414,794	374	4,027
2, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	27/09/2019	364,995.00		1367.02		540,716	396	4,258
7, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	27/09/2019	299,995.00		1011.81	1.481	444,422	439	4,728
14, Handley Cross Avenue, Houlton, Rugby CV23 1, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	27/09/2019 27/09/2019	229,995.00	Semi_Detached Terraced	839.58	1.481	340,722 414,794	406 389	4,368 4,190
4, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	27/09/2019	· · · · · · · · · · · · · · · · · · ·	Semi_Detached	947.22	1.481	384,802	406	4,373
29, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	27/09/2019		Semi_Detached	947.22		389,246	411	4,423
 Florence Avenue, Houlton, Rugby CV23 1BD 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 1.483	,	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		04/10/2019	184,950.00		775			354	3,809
65, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	10/10/2019	285,000.00 362,750.00	-	1162.5 1323.96			364 406	3,913 4,374
15, Maine Street, Houlton, Rugby CV23 1AS 22, Shaughnessy Way, Houlton, Rugby CV23 1AL		11/10/2019	285,950.00		1054.86		424,048	400	4,374
25, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	16/10/2019	499,995.00		1851.39		741,465	400	4,311
15, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	18/10/2019	269,995.00		893.4	1.483		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		,	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		410	4,417
10, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	25/10/2019	284,995.00		1044.1	1.483	422,632	405	4,357
12, Lee Drive, Houlton, Rugby CV23 1AG 14, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1 CV23 1	25/10/2019 25/10/2019	259,995.00 394,995.00	Semi_Detached	914.93 1463.89			421 400	4,536 4,307
8, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	25/10/2019		Semi Detached	1403.89		585,756 415,217	375	4,307
13, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	25/10/2019	234,995.00	-	1076.39			324	3,485
6, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	25/10/2019	391,995.00		1453.13	1.483	,	400	4,306
81, Maine Street, Houlton, Rugby CV23 1AS18, 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		430 395	4,625 4,251
19, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	25/10/2019		Semi_Detached	871.88		· · · · · · · · · · · · · · · · · · ·	442	4,251
41, Houlton Way, Houlton, Rugby CV23 1AR	CV23 1	30/10/2019	276,000.00	Terraced	1205.56			340	3,654
5, Marconi Close, Houlton, Rugby CV23 1AT	CV23 1	31/10/2019	325,000.00		1270.14			379	4,084
19, Shaughnessy Way, Houlton, Rugby CV23 1AL 23, Shaughnessy Way, Houlton, Rugby CV23 1AL		31/10/2019 31/10/2019		Semi_Detached Semi Detached	1054.86 1205.56			389 355	4,191 3,826
10, Shaughnessy Way, Houlton, Rugby CV23 1AC		31/10/2019	399,950.00	-	1496.18			396	4,267
14, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	31/10/2019	259,995.00	Semi_Detached	914.93	1.483	385,558	421	4,536
8, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	01/11/2019	414,750.00	Detached	1463.89			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	329,750.00 279,995.00		1097.92	1.488 1.488		447	4,812 4,433
30, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	13/11/2019	339,995.00	_	1227.08			412	4,439
23, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	15/11/2019	319,995.00	Detached	1162.5	1.488	476,256	410	4,410
30, Handley Cross Avenue, Houlton, Rugby CV23		20/11/2019	299,995.00		1011.81	1.488		441	4,750
33, Maxwell Road, Houlton, Rugby CV23 1AH 16, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	22/11/2019 25/11/2019	379,995.00 209,995.00		1485.42 764.24			381 409	4,098 4,402
26, Handley Cross Avenue, Houlton, Rugby CV23		28/11/2019	279,995.00	-	979.51	1.488		405	4,579
17, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	29/11/2019	299,995.00		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

	Postcode	Dete sold	O a lat a sia a	Outractions	F 1		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	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 1AS1, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1 CV23 1	02/12/2019 06/12/2019	254,750.00 284,995.00	Semi_Detached	871.88		380,154 425,287	436 321	4,693 3,458
5, Muirhead Rise, Houlton, Rugby CV23 181	CV23 1 CV23 1	12/12/2019	339,750.00		1151.74		506,996	440	4,738
11, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/12/2019	219,995.00	Semi_Detached	807.29	1.492	328,290	407	4,377
21, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/12/2019	394,995.00	Detached	1463.89		589,436	403	4,334
 Milnerton Close, Houlton, Rugby CV23 1AY Handley Cross Avenue, Houlton, Rugby CV23 	CV23 1 CV23 1	13/12/2019 13/12/2019	394,995.00 219,995.00	Detached Terraced	1453.13 807.29		589,436 328,290	406 407	4,366 4,377
22, Handley Cross Avenue, Houlton, Rugby CV23		13/12/2019	279,995.00		979.51	1.492	417,826	427	4,592
7, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/12/2019	279,995.00		1011.81	1.492	417,826	413	4,445
24, Handley Cross Avenue, Houlton, Rugby CV23 15, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1 CV23 1	13/12/2019 13/12/2019	279,995.00 299,995.00		979.51	1.492 1.492	417,826 447,671	427 442	4,592 4,762
13, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/12/2019	219,995.00	Semi Detached	807.29		328,290	407	4,702
Flat 4, Tuning House, 71, Maine Street, Houlton, F		17/12/2019	114,000.00		505.9		170,118	336	3,620
21, Shaughnessy Way, Houlton, Rugby CV23 1AL		21/01/2020 24/01/2020		Semi_Detached	1054.86		408,680	387 384	4,170
 Lee Drive, Houlton, Rugby CV23 1AG Madigan Close, Houlton, Rugby CV23 1BA 	CV23 1 CV23 1	24/01/2020	230,000.00 364,750.00	Terraced Detached	893.4	1.492 1.492	343,115 544,135	421	4,134 4,534
13, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	31/01/2020	366,750.00	Detached	1334.72		547,119	410	4,412
28, Handley Cross Avenue, Houlton, Rugby CV23		31/01/2020	299,995.00		1001.04	1.492	447,534	447	4,812
8, Shaughnessy Way, Houlton, Rugby CV23 1AU 8, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1 CV23 1	31/01/2020 31/01/2020	265,000.00	Semi_Detached Semi Detached	1054.86 807.29	1.492 1.492	395,328 343,107	375 425	4,034 4,575
9, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	31/01/2020	269,995.00	-	968.75		402,780	416	4,475
2, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1	31/01/2020	335,000.00	Semi_Detached	1248.61	1.492	499,754	400	4,308
28, Faulkner Road, Houlton, Rugby CV23 1AD 25, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	28/02/2020	399,995.00 284,750.00		968.75 957.99		588,599 419,014	608 437	6,540 4,708
Flat 5, Tuning House, 71, Maine Street, Houlton, F		02/03/2020	52,850.00		505.9		77,119	152	1,641
9, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	04/03/2020	364,750.00		1668.4	1.459	532,242	319	3,434
5, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/03/2020	289,995.00	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	414,750.00 255,000.00		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		27/03/2020	184,995.00		764.24	1.459	269,944	353	3,802
Flat 5, Crick House, 1, Station Avenue, Houlton, R		27/03/2020	179,995.00		731.95		262,648	359	3,862
Flat 1, Crick House, 1, Station Avenue, Houlton, R 27, Shaughnessy Way, Houlton, Rugby CV23 1AL		27/03/2020 27/03/2020	179,995.00 269,950.00		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	-	1011.81	1.459	445,048	440	4,020
	CV23 1	27/03/2020	284,995.00		979.51	1.459	415,864	425	4,570
22, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	27/03/2020	209,995.00		764.24			401	4,316
24, Lee Drive, Houlton, Rugby CV23 1AG 20, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	27/03/2020	209,995.00 224,995.00	Terraced	764.24 807.29	1.459 1.459	306,424 328,312	401 407	4,316 4,378
18, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	27/03/2020	399,995.00		968.75		583,672	602	6,485
26, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	30/03/2020	399,995.00		1453.13		583,672	402	4,324
29, Shaughnessy Way, Houlton, Rugby CV23 1AL 6, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1 CV23 1	03/04/2020	277,000.00 254,750.00	Semi_Detached Semi Detached	1054.86		400,900 368,698	380 394	4,091 4,238
21, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	20/04/2020	339,750.00	-	1151.74	1.447	491,717	427	4,596
Flat 3, Tuning House, 71, Maine Street, Houlton, F		29/04/2020	129,750.00		775		187,786	242	2,608
23, Handley Cross Avenue, Houlton, Rugby CV23 Flat 4, Crick House, 1, Station Avenue, Houlton, R		30/04/2020 29/05/2020	224,995.00 179,995.00		979.51	1.447 1.418	325,633 255,301	332 354	3,578 3,811
5, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	29/05/2020	,	Semi Detached	1140.97	1.418	390,054	342	3,680
Flat 9, Crick House, 1, Station Avenue, Houlton, R		29/05/2020	184,995.00	 Flat	764.24	1.418	262,393	343	3,696
Flat 2, Tuning House, 71, Maine Street, Houlton, F		29/05/2020	87,000.00		775		123,399	159 385	1,714
30, Faulkner Road, Houlton, Rugby CV23 1AD 19, Handley Cross Avenue, Houlton, Rugby CV23	CV23 1 CV23 1	29/05/2020 29/05/2020	397,500.00 374,995.00		1463.89 1367.02	1.418 1.418	563,806 531,885	385	4,146 4,188
1, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1	29/05/2020	299,995.00		1011.81		425,507	421	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 17, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	12/06/2020 19/06/2020	294,750.00 294,750.00		957.99 957.99		417,464	436 436	4,691 4,691
Flat 8, Crick House, 1, Station Avenue, Houlton, R		22/06/2020	179,995.00		731.95			348	3,749
Flat 7, Crick House, 1, Station Avenue, Houlton, R		26/06/2020	179,995.00		721.18			353	3,805
 Shaughnessy Way, Houlton, Rugby CV23 1AL Muirhead Rise, Houlton, Rugby CV23 1BE 	CV23 1 CV23 1	26/06/2020 26/06/2020	370,050.00	Detached Semi Detached	1496.18 936.46			350 385	3,771 4,147
1, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	03/07/2020		Semi Detached	936.46		363,211	388	4,147
15, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	03/07/2020	352,750.00	-	1184.03	1.398	493,254	417	4,484
63, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	03/07/2020	289,750.00	-	1162.5		405,161	349	3,752
2, Near Birch Road, Houlton, Rugby CV23 1DX 37, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	10/07/2020	329,995.00 530,000.00		1140.97 2185.07	1.398 1.398	461,436 741,105	404 339	4,353 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, R		24/07/2020	84,105.00		775		117,605	152	1,633
77, Maine Street, Houlton, Rugby CV23 1AS Flat 8, Tuning House, 71, Maine Street, Houlton, F	CV23 1 CV23 1	29/07/2020	266,950.00 43,500.00	Semi_Detached	979.51	1.398 1.433	373,279 62,333	381 80	4,102 866
7, Great Brook Ground, Houlton, Rugby CV23 1DF		14/08/2020	399,995.00		1410.07	1.433	573,169	406	4,375
2, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1	20/08/2020	279,995.00	Semi_Detached	1011.81	1.433	401,216	397	4,268
4, Columbia Street, Houlton, Rugby CV23 1AZ 16, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	21/08/2020	354,750.00 329,995.00		1184.03 1130.21	1.433 1.433	508,336 472,863	429 418	4,621 4,503
31, Shaughnessy Way, Houlton, Rugby CV23 1L		21/08/2020	329,995.00		1130.21		472,863	383	4,503
63, Houlton Way, Houlton, Rugby CV23 1AR	CV23 1	21/08/2020	280,000.00	Semi_Detached	1054.86	1.433	401,223	380	4,094
52, Shaughnessy Way, Houlton, Rugby CV23 1AL		21/08/2020		Semi_Detached	968.75			392	4,218
20, Faulkner Road, Houlton, Rugby CV23 1AD 18, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1 CV23 1	24/08/2020	279,995.00 364,995.00		1367.02		401,216 523,016	293 412	3,159 4,432
54, Shaughnessy Way, Houlton, Rugby CV23 1AL		28/08/2020		Semi_Detached	968.75			388	4,432
4, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1	28/08/2020	285,995.00	Semi_Detached	1216.32	1.433	409,814	337	3,627
6, Columbia Street, Houlton, Rugby CV23 1AZ 7, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	28/08/2020 28/08/2020	365,750.00 287 995 00	Detached Semi_Detached	1291.67 1140.97	1.433 1.433	524,098 412,680	406 362	4,368 3,893
5, Lincoln Drive, Houlton, Rugby CV23 IBS	CV23 1 CV23 1	28/08/2020	454,995.00	_	904.17		-	721	7,762
13, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	28/08/2020	289,995.00	Detached	968.75	1.433	415,546	429	4,617
11, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	28/08/2020	289,995.00		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	60,550.00 279,995.00	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		523,920	393	4,225
9, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1	11/09/2020	486,750.00		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	369,750.00 254 750.00	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 CV23 1	24/09/2020	369,750.00	_	1334.72		525,341	394	4,100
4, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1	25/09/2020	491,995.00		1765.28	1.421	699,027	396	4,262
11, Faulkner Road, Houlton, Rugby CV23 1AD 2, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1	25/09/2020	279,995.00		968.75		397,817	411 446	4,420
2. DEVENTY CIUSE, FICULION, RUDDY CV23 TBL	CV23 1 CV23 1	25/09/2020 25/09/2020	313,995.00	Detached Detached	1001.04		446,124 596,381	446 396	4,797 4,260

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
3, 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
5, Beverly Close, Houlton, Rugby CV23 1BL 9, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	25/09/2020 25/09/2020	314,995.00	Detached Semi Detached	990.28	1.421	447,545 409,184	452 359	4,865 3,860
26, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	25/09/2020	279,995.00	Semi Detached	1108.68	1.421	397,817	359	3,862
9, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	25/09/2020	374,995.00	 Semi_Detached	1367.02	1.421	532,793	390	4,195
28, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	25/09/2020		-	1108.68	1.421	397,817	359	3,862
15, Wroughton Drive, Houlton, Rugby CV23 1BB 1, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1 CV23 1	01/10/2020	369,750.00 369,750.00	Detached Detached	1323.96 1334.72	1.417	523,775 523,775	396 392	4,258 4,224
10, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1	09/10/2020	285,995.00	Terraced	1216.32	1.417	405,131	333	3,585
12, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1	09/10/2020		Semi_Detached	968.75	1.417	396,631	409	4,407
8, Wroughton Drive, Houlton, Rugby CV23 1BB 8, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1 CV23 1	09/10/2020	364,750.00	Detached Semi Detached	1184.03 1216.32	1.417	516,692 399,465	436 328	4,697 3,535
13, Wroughton Drive, Houlton, Rugby CV23 1BA	CV23 1 CV23 1	16/10/2020	369,750.00	—	1323.96	1.417	523,775	396	4,258
7, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	16/10/2020	281,750.00	Terraced	1162.5	1.417	399,117	343	3,696
26, Shaughnessy Way, Houlton, Rugby CV23 1AL		23/10/2020		Semi_Detached	1248.61	1.417	173,529	139	1,496
11, Wroughton Drive, Houlton, Rugby CV23 1BB 47, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1	23/10/2020 29/10/2020	354,750.00 400,000.00		1184.03 1496.18	1.417	502,527 566,626	424 379	4,568 4,076
37, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	29/10/2020	300,000.00		957.99	1.417	424,970	444	4,775
11, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	30/10/2020	345,000.00		1270.14	1.417	488,715	385	4,142
13, Gill Crescent, Houlton, Rugby CV23 1AP 4, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1 CV23 1	30/10/2020 30/10/2020	340,000.00 319,995.00		1270.14	1.417	481,632 453,294	379 390	4,082 4,197
5, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1 CV23 1	30/10/2020		Semi Detached	807.29	1.417	318,720	390	4,197
13, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	30/10/2020	414,995.00	_	1560.77	1.417	587,868	377	4,054
15, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	30/10/2020	299,995.00		1011.81	1.417	424,963	420	4,521
17, Lee Drive, Houlton, Rugby CV23 1AG 3, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1 CV23 1	30/10/2020 30/10/2020	319,995.00	Detached Semi Detached	1162.5 807.29	1.417 1.417	453,294 318,720	390 395	4,197 4,250
29, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	30/10/2020		—	1162.5	1.417	417,533	395	4,250
6, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1	30/10/2020	384,995.00	Detached	1367.02	1.417	545,371	399	4,294
15, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	30/10/2020	352,750.00		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	539,750.00 299,995,00	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 1DA	CV23 1 CV23 1	03/11/2020	489,995.00	_	1765.28	1.399	685,630	307	4,181
14, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1	06/11/2020	279,995.00	Semi_Detached	968.75	1.399	391,786	404	4,353
33, Shaughnessy Way, Houlton, Rugby CV23 1AL		11/11/2020	394,995.00		1496.18	1.399	,	369	3,976
29, Southwell Drive, Houlton, Rugby CV23 1BY 9, Great Brook Ground, Houlton, Rugby CV23 1DF	CV23 1	13/11/2020 13/11/2020	210,000.00 334,995.00		624.31 1140.97	1.399 1.399	293,845 468,745	471 411	5,066 4,422
9, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1	13/11/2020		Semi Detached	1216.32	1.399	405,778	334	3,591
1, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1	13/11/2020	435,995.00	Detached	1550	1.399	610,070	394	4,237
31, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	13/11/2020	362,750.00		1291.67	1.399	507,581	393	4,230
6, Lincoln Drive, Houlton, Rugby CV23 1BS5, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	16/11/2020	434,995.00 281 750 00	Semi Detached	1539.24 1162.5	1.399 1.399	608,671 394,241	395 339	4,256 3,650
5, Great Brook Ground, Houlton, Rugby CV23 1DF		20/11/2020	429,995.00	-	1550	1.399	601,675	388	4,178
3, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1	27/11/2020		Semi_Detached	1216.32	1.399	405,778	334	3,591
13, Near Birch Road, Houlton, Rugby CV23 1DY11, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1 CV23 1	27/11/2020	284,995.00	Semi_Detached Semi Detached	968.75 968.75	1.399 1.399	,	412	4,431 4,431
3, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1 CV23 1	27/11/2020		Semi_Detached	1140.97	1.399	409,976	359	3,868
31, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	27/11/2020	384,995.00	_	1367.02	1.399	538,708	394	4,242
17, Handley Cross Avenue, Houlton, Rugby CV23		27/11/2020		Semi_Detached	721.18	1.399		407	4,386
22, Faulkner Road, Houlton, Rugby CV23 1AD 29, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	27/11/2020	374,995.00 400,995.00		1453.13 1420.83	1.399 1.399	,	361 395	3,887 4,251
5, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1	04/12/2020	,	Semi_Detached	1216.32	1.399	398,580	328	3,527
60, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	04/12/2020		Semi_Detached	1162.5	1.399	416,419	358	3,856
3, Gill Crescent, Houlton, Rugby CV23 1AP 2, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	08/12/2020	148,500.00	Flat Semi Detached	979.51	1.399 1.399	,	212 378	2,282 4,064
25, Southwell Drive, Houlton, Rugby CV23 1BS	CV23 1	10/12/2020	297,000.00	-	882.64	1.399		471	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	CV23 1	11/12/2020	360,000.00		1194.79	1.399	503,479	421	4,536
7, Near Birch Road, Houlton, Rugby CV23 1DY 8, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	11/12/2020	307,995.00 492,995.00		1367.02 1765.28	1.399 1.399	,	315 391	3,392 4,204
64, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	11/12/2020	339,750.00		1097.92	1.399	,	433	4,658
7, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1	11/12/2020	299,995.00		990.28	1.399	419,559	424	4,560
27, Faulkner Road, Houlton, Rugby CV23 1AD 19, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	11/12/2020	559,995.00 399,995.00		2303.47	1.399 1.399	783,182 559,414	340 394	3,660 4,238
21, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	11/12/2020	329,995.00		1323.96	1.399		349	3,752
23, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	11/12/2020	284,995.00		1044.1	1.399	,	382	4,109
9, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	11/12/2020	291,750.00 469,995.00		1162.5 2411.11	1.399 1.399	408,028 657,313	351 273	3,778 2,934
25, Faulkner Road, Houlton, Rugby CV23 1AD 55, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	16/12/2020	1,306,734.00		1248.61	1.399	-	1,464	2,934
58, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	17/12/2020	374,750.00	Detached	1334.72	1.399	524,108	393	4,227
33, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	18/12/2020	287,000.00		785.76	1.399	,	511	5,499
22, Near Birch Road, Houlton, Rugby CV23 1DX 20, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1 CV23 1	18/12/2020 18/12/2020	336,995.00 370,995.00		1130.21	1.399 1.399	471,305 518,856	417 409	4,489 4,397
19, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	18/12/2020	289,995.00	Terraced	1140.97	1.399	-	355	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 1AD	CV23 1	18/12/2020	549,995.00		2411.11	1.399		319	3,434
24, Near Birch Road, Houlton, Rugby CV23 1DX 23, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	18/12/2020 18/12/2020	339,995.00 289 995 00	Semi Detached	1184.03 1140.97	1.399 1.399	475,501 405,573	402 355	4,323 3,826
7, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	18/12/2020	504,995.00	—	1765.28	1.399	-	400	4,307
4, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1	18/12/2020	494,995.00		1937.5	1.399	,	357	3,846
24, Shaughnessy Way, Houlton, Rugby CV23 1AU 21, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	18/12/2020 18/12/2020	400,000.00	Detached Semi Detached	1496.18 1140.97	1.399 1.399	559,421 405,573	374 355	4,025 3,826
15, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	18/12/2020	,	-	1140.97	1.399	398,580	355	3,820
2, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1	18/12/2020	299,750.00	Detached	957.99	1.399	419,216	438	4,710
1, Preston Close, Houlton, Rugby CV23 1BU	CV23 1	15/01/2021	302,500.00		882.64	1.378		472	5,085
6, Tolsford Road, Houlton, Rugby CV23 1BG 1, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1 CV23 1	15/01/2021 15/01/2021	285,750.00 122,500.00	Terraced Semi Detached	1162.5 1248.61	1.378 1.378		339 135	3,647 1,456
17, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	15/01/2021	564,995.00	-	1948.27	1.378		400	4,303
13, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	20/01/2021	329,995.00	Semi_Detached	1216.32	1.378	454,858	374	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 IBL	CV23 1 CV23 1	28/01/2021	394,995.00		1367.02	1.378		411	4,287
12, Preston Close, Houlton, Rugby CV23 1BU	CV23 1	29/01/2021	301,000.00	Detached	957.99	1.378	414,892	433	4,662
4, Preston Close, Houlton, Rugby CV23 1BU	CV23 1	29/01/2021	287,000.00		785.76	1.378		503	5,419
35, Southwell Drive, Houlton, Rugby CV23 1BY 18, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1 CV23 1	29/01/2021 29/01/2021	287,000.00 370,995.00		785.76	1.378 1.378		503 403	5,419 4,334
10, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	29/01/2021	299,750.00		1270.14	1.378		355	3,826
4, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1	29/01/2021	414,750.00		1399.31	1.378		409	4,398

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
6, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	29/01/2021	365,750.00	Detached	1323.96	1.378	504,142	. 381	4,099
4, Tolsford Road, Houlton, Rugby CV23 1BG 31, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	01/02/2021	299,750.00 216,000.00	Terraced Terraced	1162.5 624.31	1.341 1.341	401,853 289,576	346 464	3,721 4,993
39, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	12/02/2021	315,000.00		882.64	1.341	422,298	478	5,150
10, Leap View Close, Houlton, Rugby CV23 1DP 62, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	12/02/2021	399,995.00	Detached Semi Detached	1377.78 1162.5	1.341 1.341	536,244 399,172	389 343	4,189 3,696
27, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	19/02/2021	227,500.00	Terraced	624.31	1.341	304,993	489	5,259
14, Preston Close, Houlton, Rugby CV23 1BU 1, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1 CV23 1	23/02/2021 25/02/2021	393,000.00 659,995.00	Detached Detached	1270.14 2400.35	1.341 1.341	526,867 884,808	415 369	4,465 3,968
8, Preston Close, Houlton, Rugby CV23 1BU	CV23 1 CV23 1	26/02/2021	435,000.00		1485.42	1.341	583,173	393	4,226
11, Great Brook Ground, Houlton, Rugby CV23 1E 13, Great Brook Ground, Houlton, Rugby CV23 1E		26/02/2021 26/02/2021	354,995.00 351,995.00		1205.56 1205.56	1.341 1.341	475,916 471,894	395 391	4,249 4,213
15, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	26/02/2021	419,995.00		1453.13	1.341	563,057	391	4,213
9, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1 CV23 1	26/02/2021 26/02/2021	112,500.00 417,750.00	-	753.47 1345.49	1.341 1.341	150,821 560,047	200 416	2,155 4,480
12, Mountbatten View, Houlton, Rugby CV23 1BJ 17, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	26/02/2021	279,995.00		1140.97	1.341	375,369	329	3,541
9, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	26/02/2021 26/02/2021	459,995.00 368,750.00	Detached Detached	1593.06 1323.96	1.341	616,682 494,357	387 373	4,167 4,019
6, Wroughton Drive, Houlton, Rugby CV23 1BB 10, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	26/02/2021	417,750.00		1323.90	1.341 1.341	494,337 560,047	400	4,019
15, Great Brook Ground, Houlton, Rugby CV23 1E		05/03/2021	342,995.00		1130.21	1.300	445,909	395 376	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		1765.28 775	1.300 1.300	663,016 118,304	153	4,043
8, Howden Close, Houlton, Rugby CV23 1BQ	CV23 1	08/03/2021	415,000.00		1485.42	1.300	539,518	363	3,910
32, Gill Crescent, Houlton, Rugby CV23 1AP12, 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 8, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	11/03/2021	439,995.00 399,750.00		1539.24 1399.31	1.300 1.300	572,013 519,693	372 371	4,000 3,998
14, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1	12/03/2021	399,750.00	Detached	1345.49	1.300	519,693	386	4,158
12, Howden Close, Houlton, Rugby CV23 1BQ 17, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1 CV23 1	12/03/2021	435,000.00 342,995.00		1485.42 1140.97	1.300 1.300	565,519 445,909	381 391	4,098 4,207
16, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1	12/03/2021	374,750.00	Detached	1334.72	1.300	487,191	365	3,929
10, Howden Close, Houlton, Rugby CV23 1BQ 14, Howden Close, Houlton, Rugby CV23 1BQ	CV23 1 CV23 1	19/03/2021 26/03/2021	435,000.00	Detached Semi Detached	1485.42 785.76	1.300 1.300	565,519 341,912	381 435	4,098 4,684
21, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	26/03/2021	294,995.00	 Semi_Detached	968.75	1.300	383,506	396	4,261
1, Great Brook Ground, Houlton, Rugby CV23 1DF 19, Great Brook Ground, Houlton, Rugby CV23 1DF		26/03/2021 26/03/2021	699,995.00 286,995.00	Detached Semi Detached	2551.04 968.75	1.300 1.300	910,024 373,106	357 385	3,840 4,146
14, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	26/03/2021	442,995.00	Detached	1539.24	1.300	575,913	374	4,027
20, Great Brook Ground, Houlton, Rugby CV23 1E 14, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1 CV23 1	26/03/2021 26/03/2021	407,995.00 439,995.00		1377.78 1539.24	1.300 1.300	530,411 572,013	385 372	4,144 4,000
3, Hemingbrough Road, Houlton, Rugby CV23 1B		26/03/2021	299,995.00	Semi_Detached	1140.97	1.300	390,007	342	3,679
2, Hemingbrough Road, Houlton, Rugby CV23 1B 4, Hemingbrough Road, Houlton, Rugby CV23 1B		26/03/2021 26/03/2021	394,995.00 512,995.00		1367.02 1765.28	1.300 1.300	513,511 666,916	376 378	4,043 4,067
16, Lincoln Drive, Houlton, Rugby CV23 1BS 1, Hemingbrough Road, Houlton, Rugby CV23 1B	CV23 1	26/03/2021 26/03/2021	304,995.00 296,995.00	Detached Semi Detached	1011.81 1140.97	1.300 1.300	396,507	392 338	4,218 3,643
2, Preston Close, Houlton, Rugby CV23 1BU	CV23 1 CV23 1	29/03/2021	302,000.00	-	882.64	1.300	386,107 392,613	445	4,788
8, Leap View Close, Houlton, Rugby CV23 1DP 10, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1 CV23 1	16/04/2021 27/04/2021	489,995.00 94,500.00		1636.11 979.51	1.268 1.268	621,194 119,803	380 122	4,087
74, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	28/04/2021		Semi_Detached	936.46	1.268	348,316	372	4,004
70, Station Avenue, Houlton, Rugby CV23 1BF 5, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	29/04/2021 30/04/2021	274,750.00 234 750 00	Semi_Detached Semi Detached	936.46 688.89	1.268 1.268	348,316 297,606	372 432	4,004 4,650
68, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	30/04/2021	274,750.00	 Semi_Detached	936.46	1.268	348,316	372	4,004
12, Gill Crescent, Houlton, Rugby CV23 1AP 3, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	30/04/2021 30/04/2021	360,000.00 234.750.00	Detached Semi Detached	1377.78 688.89	1.268 1.268	456,392 297,606	331 432	3,566 4,650
1, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	30/04/2021	304,750.00	Detached	947.22	1.268	386,349	408	4,390
72, Station Avenue, Houlton, Rugby CV23 1BF 15, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1 CV23 1	30/04/2021	274,750.00 341,995.00	Semi_Detached Detached	936.46 1119.45	1.268 1.256	348,316 429,412	372 384	4,004 4,129
6, Preston Close, Houlton, Rugby CV23 1BU	CV23 1	21/05/2021	350,000.00		1194.79	1.256	439,463	368	3,959
18, Southwell Drive, Houlton, Rugby CV23 1BY 21, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1 CV23 1	28/05/2021 28/05/2021	275,000.00 347,995.00		785.76	1.256 1.256	345,293 436,946	439 383	4,730 4,122
7, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	28/05/2021		Semi_Detached	688.89	1.256	294,754	428	4,606
9, Caradon Way, Houlton, Rugby CV23 1BH 6, Hemingbrough Road, Houlton, Rugby CV23 1B	CV23 1 CV23 1	28/05/2021 28/05/2021	234,750.00 309,995.00	Semi_Detached Detached	688.89 1011.81	1.256 1.256	294,754 389,233	428 385	4,606
3, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1	04/06/2021	769,995.00		2755.56	1.237	952,210	346	3,720
11, Station Avenue, Houlton, Rugby CV23 1BF12, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	11/06/2021	324,995.00 412,750.00	Semi_Detached Detached	1216.32 1345.49	1.237 1.237	401,903 510,425	330 379	3,557 4,083
11, Caradon Way, Houlton, Rugby CV23 1BH 20, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	18/06/2021 22/06/2021	234,750.00 444,000.00	Semi_Detached	688.89 1496.18	1.237 1.237	290,302 549,070	421 367	4,536 3,950
7, Hemingbrough Road, Houlton, Rugby CV23 1B	CV23 1	22/06/2021	299,995.00		1496.18	1.237	370,987	325	3,500
5, Hemingbrough Road, Houlton, Rugby CV23 1B 1, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	24/06/2021 24/06/2021	299,995.00 309,750.00	Semi_Detached Detached	1140.97 957.99	1.237 1.237	370,987 383,050	325 400	3,500 4,304
9, Hemingbrough Road, Houlton, Rugby CV23 1B	CV23 1	25/06/2021	219,995.00	Semi_Detached	624.31	1.237	272,055	436	4,691
8, Hemingbrough Road, Houlton, Rugby CV23 1B 11, Hemingbrough Road, Houlton, Rugby CV23 1B		25/06/2021 25/06/2021	309,995.00 221,995.00	Detached Semi Detached	1011.81 624.31	1.237 1.237	383,353 274,529	379 440	4,078 4,733
11, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	25/06/2021	419,995.00	Detached	1474.65	1.237	519,384	352	3,791
27, Station Avenue, Houlton, Rugby CV23 1BF 13, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	25/06/2021 25/06/2021	,	Semi_Detached Semi Detached	1259.38 688.89	1.237 1.237	432,819 284,119	344 412	3,699 4,439
76, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	28/06/2021	404,750.00	Detached	1345.49	1.237	500,532	372	4,004
19, Near Birch Road, Houlton, Rugby CV23 1DY 26, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1 CV23 1	29/06/2021 30/06/2021	349,995.00 289,995.00	Detached Semi_Detached	1140.97 968.75	1.237 1.237	432,819 358,621	379 370	4,083 3,985
30, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	30/06/2021	351,995.00	Detached	1140.97	1.237	435,292	382	4,107
28, Great Brook Ground, Houlton, Rugby CV23 1E 58, Shaughnessy Way, Houlton, Rugby CV23 1AL		30/06/2021 30/06/2021	289,995.00 430,000.00	Semi_Detached Detached	968.75 1496.18	1.237 1.237	358,621 531,757	370 355	3,985 3,826
17, Near Birch Road, Houlton, Rugby CV23 1DY 7, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	30/06/2021 30/06/2021		Detached	1270.14 957.99	1.237 1.237	466,209	367 400	3,951 4,304
25, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	16/07/2021	328,846.00	Semi_Detached	1216.32	1.258	383,050 413,731	340	3,661
36, Great Brook Ground, Houlton, Rugby CV23 1D 38, Great Brook Ground, Houlton, Rugby CV23 1D		21/07/2021 23/07/2021	329,995.00 332,995.00		1065.63 1065.63	1.258 1.258		390 393	4,194 4,232
32, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	23/07/2021	292,995.00	Semi_Detached	968.75	1.258	368,626	381	4,096
Flat 3, Essen House, 45, Houlton Way, Houlton, R 7, Hertz Close, Houlton, Rugby CV23 1AW	CV23 1 CV23 1	24/07/2021 30/07/2021	175,950.00 314,995.00		775 1011.81	1.258 1.258	221,368 396,304	286 392	3,075 4,216
5, Hertz Close, Houlton, Rugby CV23 1AW	CV23 1	30/07/2021	292,995.00	Semi_Detached	1108.68	1.258	368,626	332	3,579
6, Caradon Way, Houlton, Rugby CV23 1BH 4, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	30/07/2021 30/07/2021	239,750.00 239,750.00		688.89 688.89	1.258 1.258		438 438	4,713 4,713
5, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1	05/08/2021	309,750.00	Detached	957.99	1.264	391,627	409	4,400
2, Birch Ground Close, Houlton, Rugby CV23 1DL 42, Great Brook Ground, Houlton, Rugby CV23 1D		06/08/2021	347,995.00 299,500.00	Detached Semi_Detached	1119.45 968.75	1.264 1.264	439,981 378,667	393 391	4,231 4,207
40, Great Brook Ground, Houlton, Rugby CV23 1		06/08/2021		Semi_Detached	968.75			390	4,200

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft²		Indexed value	Indexed value psf	Indexed value psm
34, Great Brook Ground, Houlton, Rugby CV23 1E 8, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	06/08/2021	299,995.00 244,750.00	Semi_Detached Terraced	968.75		379,293 309,445	392 405	4,214 4,358
3, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1	06/08/2021	409,750.00		1345.49		,	385	4,145
1, Hertz Close, Houlton, Rugby CV23 1AW	CV23 1	09/08/2021	312,955.00		1011.81		395,679	391	4,209
15, Hemingbrough Road, Houlton, Rugby CV23 1E 9, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	12/08/2021 17/08/2021	332,995.00 409,750.00		1087.15 1345.49		421,016 518,060	387 385	4,169 4,145
30, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	20/08/2021	255,000.00	Semi_Detached	785.76		322,405	410	4,417
34, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	20/08/2021	255,000.00	-	785.76		322,405	410	4,417
24, Southwell Drive, Houlton, Rugby CV23 1BY 6, Birch Ground Close, Houlton, Rugby CV23 1DU	CV23 1 CV23 1	20/08/2021 20/08/2021	305,000.00 369,995.00	-	1001.04		385,621 467,796	385 410	4,147 4,413
13, Hemingbrough Road, Houlton, Rugby CV23 1		25/08/2021	319,995.00		990.28		404,580	409	4,398
4, Birch Ground Close, Houlton, Rugby CV23 1DU		26/08/2021	368,995.00		1140.97	1.264	466,532	409	4,401
32, Southwell Drive, Houlton, Rugby CV23 1BY 10, Hemingbrough Road, Houlton, Rugby CV23 1B	CV23 1 CV23 1	27/08/2021 27/08/2021	334,995.00	Semi_Detached Detached	785.76		323,037 423,545	411 390	4,425 4,194
18, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	27/08/2021	509,995.00	Detached	1743.75	1.264	644,803	370	3,980
26, Southwell Drive, Houlton, Rugby CV23 1BY 8, Birch Ground Close, Houlton, Rugby CV23 1DU	CV23 1	03/09/2021	441,000.00 352,995.00		1496.18		557,422 446,184	373 399	4,010 4,290
15, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	03/09/2021	574,750.00		2185.07		726,482	399	4,290
10, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	03/09/2021	241,750.00		688.89		305,571	444	4,775
2, Caradon Way, Houlton, Rugby CV23 1BH 36, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	13/09/2021 16/09/2021	306,750.00	Detached Semi Detached	947.22		387,731 322,951	409 411	4,406 4,424
17, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	17/09/2021	406,750.00	-	1345.49		514,130	382	4,113
21, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	17/09/2021	350,000.00		1173.27		442,399	377	4,059
12, Birch Ground Close, Houlton, Rugby CV23 1D 10, Birch Ground Close, Houlton, Rugby CV23 1D		17/09/2021 17/09/2021	254,995.00	Semi_Detached Semi Detached	796.53		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	-	731.95		323,077	441	4,751
19, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	23/09/2021	375,000.00	Detached	1323.96	1.264	473,999	358	3,854
18, Birch Ground Close, Houlton, Rugby CV23 1D 14, Birch Ground Close, Houlton, Rugby CV23 1D		24/09/2021 24/09/2021	336,995.00 235,995.00	Detached Semi Detached	1065.63		425,960 298,297	400 433	4,303 4,661
46, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	24/09/2021		Semi_Detached	785.76		347,599	433	4,001
13, Hertz Close, Houlton, Rugby CV23 1AW	CV23 1	24/09/2021	319,995.00	Detached	1011.81	1.264	404,472	400	4,303
16, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	24/09/2021	241,750.00 309,995.00		688.89		305,571 391,832	444 343	4,775
 Lincoln Drive, Houlton, Rugby CV23 1BS Hemingbrough Road, Houlton, Rugby CV23 1E 		24/09/2021 24/09/2021	396,995.00	-	1140.97 1367.02		501,800	343	3,697 3,951
12, Hemingbrough Road, Houlton, Rugby CV23 1		24/09/2021	473,995.00		1593.06		,	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	302,995.00	Semi_Detached Semi Detached	1140.97 785.76		382,985 358,975	336 457	3,613 4,918
16, Birch Ground Close, Houlton, Rugby CV23 1D		30/09/2021	,	Semi_Detached	807.29			437	4,918
32, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	01/10/2021	248,750.00	Terraced	764.24		308,106	403	4,340
14, Caradon Way, Houlton, Rugby CV23 1BH 1, Clifton View Close, Houlton, Rugby CV23 1DW	CV23 1 CV23 1	01/10/2021	241,750.00 369,995.00		688.89 1205.56		299,436 458,282	435 380	4,679 4,092
36, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	22/10/2021		Semi_Detached	785.76			403	4,032
34, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	22/10/2021		Semi_Detached	785.76			403	4,335
32, Ripon Way, Houlton, Rugby CV23 1BW 38, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	22/10/2021 29/10/2021	255,000.00 322,500.00	-	785.76			402 453	4,327 4,871
30, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	29/10/2021		Semi_Detached	785.76		315,847	402	4,327
13, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	29/10/2021	375,000.00		1517.71	1.239	,	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	311,995.00 309,995.00	Semi_Detached Semi Detached	1140.97			339 337	3,646 3,622
34, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	02/11/2021	364,750.00	-	1130.21	1.209		390	4,200
11, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	03/11/2021	385,000.00		1173.27		465,427	397	4,270
38, Caradon Way, Houlton, Rugby CV23 1BH 40, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	03/11/2021 04/11/2021	534,750.00 320,000.00		1754.52 957.99		,	368 404	3,966 4,347
3, Clifton View Close, Houlton, Rugby CV23 1DW	CV23 1	05/11/2021	549,995.00		1786.81	1.209		372	4,005
24, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	05/11/2021	243,750.00		688.89		,	428	4,604
30, Caradon Way, Houlton, Rugby CV23 1BH 3, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	05/11/2021	243,750.00 319,750.00		688.89 957.99		294,670 386,546	428 403	4,604 4,343
36, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	05/11/2021	449,750.00		1506.95			361	3,884
7, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1	05/11/2021	407,750.00		1323.96			372	4,008
5, Mountbatten View, Houlton, Rugby CV23 1BJ 1, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	05/11/2021	319,750.00 374,750.00		957.99		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		1743.75			374	4,030
25, Great Brook Ground, Houlton, Rugby CV23 1		19/11/2021	350,995.00		1065.63			398	4,286
5, Clifton View Close, Houlton, Rugby CV23 1DW 14, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	19/11/2021 19/11/2021	472,995.00 225.000.00	Semi Detached	1539.24 624.31			371 436	3,999 4,690
5, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	19/11/2021	360,000.00	_	1173.27		435,205	371	3,993
26, Caradon Way, Houlton, Rugby CV23 1BH 22, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	24/11/2021 25/11/2021	243,750.00 303,000.00		688.89 1001.04		,	428 366	4,604 3,939
25, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	25/11/2021	325,000.00		882.64			445	4,791
1, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1	26/11/2021	339,995.00		1011.81	1.209		406	4,373
12, Southwell Drive, Houlton, Rugby CV23 1BY 42, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	26/11/2021 26/11/2021	225,000.00 315,000.00	Semi_Detached	624.31 957.99	1.209 1.209	272,003 380,804	436 398	4,690 4,279
10, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	26/11/2021		Semi_Detached	624.31			441	4,279
3, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1	26/11/2021	255,600.00		807.29		,	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	255,600.00	Terraced Semi Detached	807.29			383 328	4,120 3,535
25, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	26/11/2021	444,995.00	_	1474.65			365	3,333
22, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	26/11/2021	307,995.00		1140.97			326	3,513
21, Lincoln Drive, Houlton, Rugby CV23 1BS 9, Birch Ground Close, Houlton, Rugby CV23 1DT	CV23 1 CV23 1	26/11/2021 03/12/2021	309,995.00 374,995.00	Semi_Detached	1140.97 1205.56		,	328 375	3,535 4,038
7, Birch Ground Close, Houlton, Rugby CV23 1DT		03/12/2021	356,995.00		1205.50			385	4,030
23, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	03/12/2021	324,750.00		957.99			409	4,401
25, Wroughton Drive, Houlton, Rugby CV23 1BB 12, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	03/12/2021	467,750.00 241,750.00		1506.95 688.89			374 423	4,030 4,556
14, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	07/12/2021	444,750.00		1431.6			375	4,033
28, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	08/12/2021	425,000.00		1442.36		512,576	355	3,825
23, Great Brook Ground, Houlton, Rugby CV23 1E 8, Rotary Close, Houlton, Rugby CV23 1ES	CV23 1 CV23 1	09/12/2021	349,995.00 444,995.00		1065.63			396 378	4,264 4,066
7, St Gabriel'S Way, Houlton, Rugby CV23 1ES	CV23 1 CV23 1	10/12/2021	255,600.00		807.29			378	4,066
6, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	10/12/2021		Semi_Detached	624.31	1.206	277,388	444	4,783
9, St Gabriel'S Way, Houlton, Rugby CV23 1ET 26, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	10/12/2021	255,600.00 404,995.00		807.29			382 357	4,110 3,846
21, Wroughton Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	10/12/2021		Semi_Detached	936.46			357	3,846
19, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	10/12/2021	299,750.00	_ Semi_Detached	936.46	1.206	361,517	386	4,155
4, Southwell Drive, Houlton, Rugby CV23 1BY 27, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	14/12/2021 15/12/2021	229,995.00 576,995.00	Semi_Detached	624.31 1959.03			444 355	4,783 3,824
10, Rotary Close, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	15/12/2021	479,995.00		1959.03			355	3,824

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²		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 17/12/2021	314,500.00 372,995.00	Detached Detached	882.64	1.206 1.206	379,306 449,855	430 394	4,626 4,244
44, Great Brook Ground, Houlton, Rugby CV23 1D		17/12/2021	364,995.00		1119.45		,	393	4,233
5, Birch Ground Close, Houlton, Rugby CV23 1DT		17/12/2021	304,995.00	Semi_Detached	968.75		,	380	4,087
29, Lincoln Drive, Houlton, Rugby CV23 1BS 10, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	17/12/2021	519,995.00 469,995.00		1743.75	1.206 1.206	627,146 566,843	360 373	3,871 4,020
20, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	17/12/2021	449,995.00	Detached	1517.71	1.206	542,721	358	3,849
18, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	17/12/2021	241,750.00		688.89			423	4,556
28, Caradon Way, Houlton, Rugby CV23 1BH 17, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	20/12/2021 20/12/2021	242,750.00 379,750.00		688.89 1151.74		292,771 458,002	425 398	4,575 4,280
28, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	20/12/2021	242,750.00		688.89		292,771	425	4,575
17, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	20/12/2021	379,750.00		1151.74	1.206	,	398	4,280
12, Moors Lane, Houlton, Rugby CV23 1BT 12, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	22/12/2021 22/12/2021	441,995.00 441,995.00		1474.65 1474.65			361 361	3,891 3,891
8, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	27/12/2021	449,995.00		1517.71	1.200		358	3,849
8, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	27/12/2021	449,995.00		1517.71	1.206	542,721	358	3,849
11, Park View, Houlton, Rugby CV23 1EB 11, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	06/01/2022	300,000.00 300,000.00	Semi_Detached Semi Detached	957.99 957.99		359,807 359,807	376 376	4,043 4,043
	CV23 1	07/01/2022	305,995.00	Semi_Detached	968.75			379	4,078
3, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	07/01/2022	355,000.00		1173.27	1.199		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	285,000.00 305,995.00	Semi_Detached Semi Detached	957.99 968.75	1.199 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	355,000.00	-	1173.27	1.199	,	363	4,078
4, Park View, Houlton, Rugby CV23 1EB	CV23 1	07/01/2022	285,000.00	Semi_Detached	957.99		,	357	3,841
8, Park View, Houlton, Rugby CV23 1EB	CV23 1	11/01/2022	235,000.00		796.53			354	3,809
8, Park View, Houlton, Rugby CV23 1EB 9, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	11/01/2022 12/01/2022	235,000.00 235,000.00	Terraced	796.53 796.53	1.199 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		796.53			354	3,809
8, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	14/01/2022	232,500.00	Semi_Detached	624.31	1.199	,	447	4,808
24, Lincoln Drive, Houlton, Rugby CV23 1BS 7, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	14/01/2022 14/01/2022	318,995.00 240 000 00	Semi_Detached Semi Detached	1140.97 796.53	1.199 1.199	382,589 287,846	335 361	3,609 3,890
8, Southwell Drive, Houlton, Rugby CV23 1ED	CV23 1	14/01/2022	232,500.00	Semi Detached	624.31	1.199		447	4,808
24, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	14/01/2022	318,995.00	Semi_Detached	1140.97	1.199	382,589	335	3,609
7, Park View, Houlton, Rugby CV23 1EB 2, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1 CV23 1	14/01/2022 21/01/2022	240,000.00 376,995.00	Semi_Detached	796.53	1.199 1.199		361 396	3,890 4,266
2, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1 CV23 1	21/01/2022	376,995.00		1140.97	1.199		390	4,200
31, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	28/01/2022	430,000.00	Detached	1442.36	1.199	515,724	358	3,849
2, Park View, Houlton, Rugby CV23 1EB	CV23 1	28/01/2022		Semi_Detached	957.99			351	3,773
35, Wroughton Drive, Houlton, Rugby CV23 1BB 27, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	28/01/2022 28/01/2022	334,750.00 479,750.00	Semi_Detached	1162.5 1506.95			345 382	3,717 4,110
31, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	28/01/2022	430,000.00		1442.36			358	3,849
2, Park View, Houlton, Rugby CV23 1EB	CV23 1	28/01/2022		Semi_Detached	957.99		,	351	3,773
35, Wroughton Drive, Houlton, Rugby CV23 1BB 27, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	28/01/2022 28/01/2022	334,750.00 479,750.00	Semi_Detached	1162.5 1506.95			345 382	3,717 4,110
14, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	03/02/2022	395,000.00		1500.55	1.188		309	3,328
10, Park View, Houlton, Rugby CV23 1EB	CV23 1	03/02/2022	240,000.00		796.53		,	358	3,853
14, Hansford Close, Houlton, Rugby CV23 1AQ 10, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	03/02/2022	395,000.00 240,000.00		1517.71 796.53	1.188 1.188	,	309 358	3,328 3,853
4, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1 CV23 1	03/02/2022	312,995.00		968.75			338	4,132
37, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	04/02/2022	429,750.00	-	1162.5			439	4,728
4, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	04/02/2022		Semi_Detached	968.75		,	384 439	4,132
37, Wroughton Drive, Houlton, Rugby CV23 1BB3, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	04/02/2022 07/02/2022	,	Detached Semi Detached	1162.5 957.99		,	439 347	4,728 3,738
3, Park View, Houlton, Rugby CV23 1EB	CV23 1	07/02/2022	280,000.00	-	957.99			347	3,738
1, Park View, Houlton, Rugby CV23 1EB	CV23 1	15/02/2022		Semi_Detached	957.99			353	3,805
1, Park View, Houlton, Rugby CV23 1EB 12, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	15/02/2022 16/02/2022	285,000.00	Semi_Detached	957.99 1173.27	1.188 1.188		353 395	3,805 4,251
33, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	16/02/2022	454,750.00		936.46			577	6,210
8, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	16/02/2022	410,000.00		1356.25			359	3,866
12, Hansford Close, Houlton, Rugby CV23 1AQ 33, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	16/02/2022 16/02/2022	390,000.00 454,750.00		1173.27 936.46	1.188	,	395 577	4,251 6,210
8, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	16/02/2022	410,000.00		1356.25	1.188		359	3,866
8, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	18/02/2022	399,995.00		1270.14	1.188		374	4,028
22, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	18/02/2022	174,750.00		484.38		,	429	4,614
8, Clifton View Close, Houlton, Rugby CV23 1DZ 22, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	18/02/2022 18/02/2022	399,995.00 174,750.00		1270.14 484.38	1.188 1.188		374 429	4,028 4,614
11, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1	25/02/2022	399,995.00		1420.83	1.188		334	3,600
6, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	25/02/2022		Semi_Detached	968.75			386	4,158
14, Moors Lane, Houlton, Rugby CV23 1BT 13, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	25/02/2022 25/02/2022	349,995.00 285,000.00	Detached Semi Detached	1022.57 957.99	1.188 1.188		407 353	4,377 3,805
2, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	25/02/2022	624,995.00	-	2357.29			315	3,391
11, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1	25/02/2022	399,995.00		1420.83	1.188	,	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 25/02/2022	314,995.00 349,995.00	Semi_Detached	968.75 1022.57	1.188		386 407	4,158 4,377
13, Park View, Houlton, Rugby CV23 1EB	CV23 1	25/02/2022	,	Semi Detached	957.99			353	3,805
2, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	25/02/2022	624,995.00		2357.29			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	454,995.00 429,750.00		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		04/03/2022	454,995.00		1410.07	1.174		373	4,033
39, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	04/03/2022	429,750.00		1345.49	1.174		375	4,035
12, Clifton View Close, Houlton, Rugby CV23 1DZ		11/03/2022	459,995.00		1377.78			392	4,218
12, Clifton View Close, Houlton, Rugby CV23 1DZ 19, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	11/03/2022 18/03/2022	459,995.00 300,000.00	Detached Semi Detached	1377.78			392 352	4,218 3,786
19, Park View, Houlton, Rugby CV23 1EB	CV23 1	18/03/2022		Semi_Detached	1001.04			352	3,786
29, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	25/03/2022	324,995.00		957.99		381,452	398	4,286
4, Hansford Close, Houlton, Rugby CV23 1AQ 6, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	25/03/2022 25/03/2022	360,000.00 469,995.00		1173.27 1517.71	1.174 1.174		360 363	3,877 3,912
4, Moors Lane, Houlton, Rugby CV23 1B1 4, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	25/03/2022	469,995.00		1517.71	1.174		363	3,912
29, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	25/03/2022	324,995.00	Detached	957.99	1.174	381,452	398	4,286
4, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	25/03/2022	360,000.00		1173.27	1.174		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	469,995.00 469,995.00		1517.71 1517.71	1.174 1.174		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	CV23 1	30/03/2022	313,000.00		1001.04			367	3,950
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		1205.56 1291.67		467,242 513,143	388 397	4,172 4,276
17, Park View, Houlton, Rugby CV23 1EB	CV23 1	01/04/2022		Semi_Detached	1291.07			353	3,797

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
14, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	01/04/2022	396,995.00	Detached	1205.56	1.177	467,242	. 388	4,172
16, Clifton View Close, Houlton, Rugby CV23 1DZ 17, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	01/04/2022 01/04/2022	435,995.00	Detached Semi Detached	1291.67 1001.04	1.177	513,143 353,084	397 353	4,276 3,797
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 60, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	08/04/2022 08/04/2022	355,000.00 382,995.00		1173.27 1119.45	1.177	417,816 450,764	356 403	3,833 4,334
6, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	08/04/2022		Detached	1173.27	1.177	417,816	356	3,833
20, Ripon Way, Houlton, Rugby CV23 1BW 20, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	13/04/2022 13/04/2022	430,000.00 430,000.00		1377.78 1377.78	1.177 1.177	506,087 506,087	367 367	3,954 3,954
27, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	13/04/2022		Semi_Detached	957.99	1.177	370,732	387	4,166
48, Great Brook Ground, Houlton, Rugby CV23 1D		14/04/2022	358,995.00		1065.63	1.177	422,518	396	4,268
63, Shaughnessy Way, Houlton, Rugby CV23 1AU 27, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	14/04/2022 14/04/2022	415,000.00 314,995.00	Semi_Detached	1356.25 957.99	1.177 1.177	488,433 370,732	360 387	3,876 4,166
48, Great Brook Ground, Houlton, Rugby CV23 1D		14/04/2022	358,995.00	Detached	1065.63	1.177	422,518	396	4,268
63, Shaughnessy Way, Houlton, Rugby CV23 1AU 2, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	14/04/2022 22/04/2022	415,000.00 314,995.00		1356.25 882.64	1.177	488,433 370,732	360 420	3,876 4,521
2, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	22/04/2022	314,995.00	Detached	882.64	1.177	370,732	420	4,521
4, Warminster Close, Houlton, Rugby CV23 1DE 4, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1 CV23 1	28/04/2022 28/04/2022	230,000.00 230,000.00	Terraced Terraced	624.31 624.31	1.177	270,698 270,698	434 434	4,667
8, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1	29/04/2022	230,000.00	Terraced	624.31	1.177	270,698	434	4,667
10, Warminster Close, Houlton, Rugby CV23 1DE 47, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	29/04/2022 29/04/2022	435,000.00 328,000.00		1442.36 882.64	1.177	511,971 386,038	355 437	3,821 4,708
12, Warminster Close, Houlton, Rugby CV23 1DE		29/04/2022		Semi_Detached	785.76	1.177	311,891	397	4,273
52, Great Brook Ground, Houlton, Rugby CV23 1D		29/04/2022 29/04/2022	318,995.00 369,995.00	Semi_Detached	968.75 1119.45	1.177 1.177	375,440 435,464	388 389	4,172 4,187
35, Great Brook Ground, Houlton, Rugby CV23 1D 29, Great Brook Ground, Houlton, Rugby CV23 1D		29/04/2022	384,995.00		1140.97	1.177	453,118	397	4,187
23, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	29/04/2022	,	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	113,393.00 117,607.00	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 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	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 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 1D 29, Great Brook Ground, Houlton, Rugby CV23 1D		29/04/2022 29/04/2022	369,995.00 384,995.00		1119.45 1140.97	1.177 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		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	-	1001.04	1.177	353,084	353	3,797
12, Park View, Houlton, Rugby CV23 1EB 50, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	29/04/2022 06/05/2022	300,000.00 373,995.00	Semi_Detached	957.99	1.177 1.159	353,084 433,363	369 387	3,967 4,167
50, Great Brook Ground, Houlton, Rugby CV23 1D		06/05/2022	373,995.00	Detached Detached	1119.45 1119.45	1.159	433,363	387	4,167
33, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	11/05/2022	294,995.00		785.76	1.159	341,823	435	4,683
33, Ripon Way, Houlton, Rugby CV23 1BW 33, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1 CV23 1	11/05/2022 19/05/2022	294,995.00 384,995.00		785.76 1205.56	1.159 1.159	341,823 446,109	435 370	4,683 3,983
33, Great Brook Ground, Houlton, Rugby CV23 1D		19/05/2022	384,995.00		1205.56	1.159	446,109	370	3,983
14, Warminster Close, Houlton, Rugby CV23 1DE 14, Warminster Close, Houlton, Rugby CV23 1DE		20/05/2022 20/05/2022		Semi_Detached Semi Detached	785.76 785.76	1.159 1.159	309,963 309,963	394 394	4,246 4,246
23, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	24/05/2022	320,000.00	Detached	1001.04	1.159	370,797	370	3,987
23, Ripon Way, Houlton, Rugby CV23 1BW 13, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	24/05/2022 26/05/2022	320,000.00 373,995.00	Detached Semi Detached	1001.04 1259.38	1.159 1.159	370,797 433,363	370 344	3,987 3,704
13, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	26/05/2022	373,995.00	 Semi_Detached	1259.38	1.159	433,363	344	3,704
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	Detached 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	27/05/2022	351,995.00	 Semi_Detached	1216.32	1.159	407,871	335	3,610
7, Moors Lane, Houlton, Rugby CV23 1BT 9, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	27/05/2022 27/05/2022	354,995.00 356 995 00	Semi_Detached Semi Detached	1216.32 1216.32	1.159 1.159	411,347 413,665	338 340	3,640 3,661
16, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1	27/05/2022	435,000.00	_	1377.78	1.159	504,052	366	3,938
23, Moors Lane, Houlton, Rugby CV23 1BT 5, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	27/05/2022 27/05/2022	367,995.00 351,995.00	Semi_Detached Semi Detached	1259.38 1216.32	1.159 1.159	426,411 407,871	339 335	3,645 3,610
7, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	27/05/2022	354,995.00	Semi_Detached	1216.32	1.159	411,347	338	3,640
9, Moors Lane, Houlton, Rugby CV23 1BT 2, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	27/05/2022 08/06/2022	356,995.00 240,000.00	Semi_Detached Semi Detached	1216.32 796.53	1.159 1.166	413,665 279,746	340 351	3,661 3,780
2, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	08/06/2022		Semi_Detached	796.53	1.166	279,746	351	3,780
14, Park View, Houlton, Rugby CV23 1EB 71, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	09/06/2022 09/06/2022	295,000.00 275,000.00	Semi_Detached Terraced	957.99 957.99	1.166 1.166	343,854 320,542	359 335	3,864 3,602
14, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	09/06/2022		Semi_Detached	957.99	1.166	343,854	359	3,864
71, Station Avenue, Houlton, Rugby CV23 1BF 7, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	09/06/2022	275,000.00 250,000.00		957.99 796.53	1.166 1.166	320,542 291,402	335 366	3,602 3,938
7, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	16/06/2022	250,000.00	Terraced Terraced	796.53	1.166	291,402	366	3,938
3, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	17/06/2022	363,995.00	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	354,995.00	Semi_Detached Detached	1259.38 1022.57	1.166 1.166	424,275 413,785	337 405	3,626 4,356
18, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	24/06/2022	354,995.00		1022.57	1.166	413,785	405	4,356
54, Great Brook Ground, Houlton, Rugby CV23 1D 54, Great Brook Ground, Houlton, Rugby CV23 1D		01/07/2022	324,995.00 324,995.00	Semi_Detached Semi Detached	968.75 968.75	1.133 1.133	368,198 368,198	380 380	4,091 4,091
	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 1D	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	348	3,751
8, Normandy View, Houlton, Rugby CV23 1EP 9, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	12/07/2022 14/07/2022	245,000.00 250,000.00		796.53 796.53	1.133 1.133	277,569 283,234	348 356	3,751 3,828
9, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	14/07/2022	250,000.00	Terraced	796.53	1.133	283,234	356	3,828
46, Great Brook Ground, Houlton, Rugby CV23 1D 46, Great Brook Ground, Houlton, Rugby CV23 1D		15/07/2022 15/07/2022	360,995.00 360,995.00		1065.63 1065.63	1.133 1.133	408,984 408,984	384 384	4,131 4,131
69, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	20/07/2022	280,000.00	Terraced	957.99	1.133	317,222	331	3,564
69, Station Avenue, Houlton, Rugby CV23 1BF 4, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	20/07/2022 22/07/2022	280,000.00 295,000.00		957.99 957.99	1.133 1.133	317,222 334,216	331 349	3,564 3,755
20, Park View, Houlton, Rugby CV23 1EB	CV23 1	22/07/2022		Semi_Detached	1001.04	1.133	334,216	349	3,755
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 ft ² NB index	Indexed value	Indexed value psf	Indexed value psm
14, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	29/07/2022	415,000.00	Detached	1270.14 1.133	470,168	. 370	3,985
56, Great Brook Ground, Houlton, Rugby CV23 1E 61, Shaughnessy Way, Houlton, Rugby CV23 1AU		29/07/2022 29/07/2022	322,995.00 415,000.00	Semi_Detached Detached	968.75 1.133 1356.25 1.133	,	378 347	4,066 3,732
14, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	29/07/2022	415,000.00	Detached	1270.14 1.133		370	3,985
56, Great Brook Ground, Houlton, Rugby CV23 1E 61, Shaughnessy Way, Houlton, Rugby CV23 1AU		29/07/2022 29/07/2022		Semi_Detached Detached	968.75 1.133 1356.25 1.133		378 347	4,066 3,732
2, Oakridge Close, Houlton, Rugby CV23 1DJ	CV23 1	12/08/2022	369,995.00	Detached	1065.63 1.130		392	4,223
2, Oakridge Close, Houlton, Rugby CV23 1DJ 57, Shaughnessy Way, Houlton, Rugby CV23 1AL	CV23 1	12/08/2022	369,995.00 390,000.00	Detached Detached	1065.63 1.130 1323.96 1.130	,	392 333	4,223 3,583
57, Shaughnessy Way, Houlton, Rugby CV23 1Au 57, Shaughnessy Way, Houlton, Rugby CV23 1Au		19/08/2022	390,000.00		1323.96 1.130	,	333	3,583
6, Park View, Houlton, Rugby CV23 1EB 6, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	24/08/2022 24/08/2022	295,000.00 295,000.00	Semi_Detached Semi Detached	1001.04 1.130 1001.04 1.130	,	333 333	3,584 3,584
37, Great Brook Ground, Houlton, Rugby CV23 1EB		26/08/2022	379,995.00	Detached	1065.63 1.130		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	Detached Terraced	1205.56 1.130 1216.32 1.130		396 345	4,268 3,710
37, Great Brook Ground, Houlton, Rugby CV23 1E		26/08/2022		Detached	1065.63 1.130		403	4,337
39, Great Brook Ground, Houlton, Rugby CV23 1E		26/08/2022	422,995.00	Detached	1205.56 1.130	,	396	4,268
25, Moors Lane, Houlton, Rugby CV23 1BT 6, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	26/08/2022 31/08/2022	370,995.00 315,000.00	Terraced Semi_Detached	1216.32 1.130 1001.04 1.130		345 356	3,710 3,827
6, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	31/08/2022		Semi_Detached	1001.04 1.130		356	3,827
43, Great Brook Ground, Houlton, Rugby CV23 10 45, Great Brook Ground, Houlton, Rugby CV23 10		16/09/2022	526,995.00 556,995.00	Detached Detached	1539.24 1.082 1539.24 1.082	,	370 392	3,987 4,214
43, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	16/09/2022	,	Detached	1539.24 1.082	570,205	370	3,987
45, Great Brook Ground, Houlton, Rugby CV23 1E 37, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	16/09/2022 22/09/2022	556,995.00 377,995.00	Detached Terraced	1539.24 1.082 1259.38 1.082		392 325	4,214 3,496
37, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	22/09/2022	377,995.00	Terraced	1259.38 1.082	408,988	325	3,496
41, Great Brook Ground, Houlton, Rugby CV23 10 41, Great Brook Ground, Houlton, Rugby CV23 10		23/09/2022 23/09/2022	587,995.00 587,995.00	Detached Detached	1926.74 1.082 1926.74 1.082	,	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 28/09/2022	113,393.00 117,607.00	Semi_Detached Semi Detached	861.11 1.082 990.28 1.082	,	142 128	1,534 1,383
27, Gill Crescent, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	28/09/2022	113,393.00	Semi_Detached	861.11 1.082		128	1,383
4, Oakridge Close, Houlton, Rugby CV23 1DJ	CV23 1	30/09/2022	599,995.00 359,995.00	Detached	1926.74 1.082		337 389	3,627
59, Moors Lane, Houlton, Rugby CV23 1BT 45, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	30/09/2022 30/09/2022	,	Detached Semi Detached	1001.04 1.082 1259.38 1.082		389	4,188 3,570
7, Oakridge Close, Houlton, Rugby CV23 1DJ	CV23 1	30/09/2022	659,995.00	Detached	1786.81 1.082	714,110	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 1.082 1216.32 1.082	,	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 30/09/2022	599,995.00 359,995.00	Detached Detached	<u> 1926.74 1.082</u> 1001.04 1.082	,	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		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	659,995.00 380,995.00	Detached Terraced	1786.81 1.082 1216.32 1.082	,	400 339	4,302 3,648
39, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	30/09/2022	375,995.00	Terraced	1216.32 1.082		334	3,600
10, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	30/09/2022	320,000.00	Semi_Detached	1001.04 1.082	,	346	3,723
3, Normandy View, Houlton, Rugby CV23 1EP 3, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	07/10/2022	295,000.00 295,000.00	Semi_Detached Semi_Detached	957.99 1.077 957.99 1.077	,	332 332	3,570 3,570
2, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1	23/10/2022	354,995.00	Detached	1205.56 1.077	,	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	Detached Semi Detached	1205.56 1.077 688.89 1.077	,	317 406	3,414 4,376
64, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	28/10/2022	299,995.00	 Semi_Detached	796.53 1.077	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 1.077 1517.71 1.077		416 344	4,481 3,705
26, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	28/10/2022	492,995.00		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	505,995.00 259,995.00	Detached Semi Detached	1593.06 1.077 688.89 1.077	,	342 406	3,682 4,376
64, Great Brook Ground, Houlton, Rugby CV23 1E		28/10/2022	299,995.00	Semi_Detached	796.53 1.077		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	807.29 1.077 1517.71 1.077		416 344	4,481 3,705
26, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	28/10/2022	492,995.00		1517.71 1.077		350	3,766
24, Moors Lane, Houlton, Rugby CV23 1BT 14, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	28/10/2022 02/11/2022	505,995.00 323,000.00	Detached Semi Detached	1593.06 1.077 1001.04 1.056	,	342 341	3,682 3,667
14, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	02/11/2022	323,000.00	Semi_Detached	1001.04 1.050		341	3,667
70, Great Brook Ground, Houlton, Rugby CV23 1E		03/11/2022	399,995.00		1140.97 1.056	,	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	320,000.00 399,995.00	Semi_Detached Detached	1001.04 1.056 1140.97 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	,	338	3,633
72, Great Brook Ground, Houlton, Rugby CV23 10 72, Great Brook Ground, Houlton, Rugby CV23 10		11/11/2022	402,995.00 402,995.00	Detached Detached	1140.97 1.056 1140.97 1.056	,	373 373	4,014 4,014
2, East View Close, Houlton, Rugby CV23 1DQ	CV23 1	18/11/2022	- /	Detached	1119.45 1.056	,	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 25/11/2022	418,995.00 384,995.00	Detached Detached	<u>1119.45</u> 1.056 1216.32 1.056	,	395 334	4,254 3,597
10, East View Close, Houlton, Rugby CV23 1DQ	CV23 1	25/11/2022	304,995.00	Semi_Detached	807.29 1.056	322,010	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	384,995.00 304,995.00	Detached Semi Detached	1216.32 1.056 807.29 1.056	,	334 399	3,597 4,294
17, East View Close, Houlton, Rugby CV23 1DQ	CV23 1	08/12/2022	482,995.00	Detached	1377.78 1.050	507,248	368	3,963
17, East View Close, Houlton, Rugby CV23 1DQ 32, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	08/12/2022	482,995.00 254,995.00	Detached Terraced	1377.78 1.050 613.54 1.050		368 436	3,963 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 16/12/2022	389,995.00 254,995.00	Semi_Detached Semi Detached	1259.38 1.050 613.54 1.050		325 436	3,501 4,698
30, Lincoln Drive, Houlton, Rugby CV23 1BS 32, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	16/12/2022		Terraced	613.54 1.050 613.54 1.050	267,799	436	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 16/12/2022	,	Semi_Detached Semi_Detached	1259.38 1.050 613.54 1.050		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 CV23 1	20/12/2022 10/03/2023		Semi_Detached Detached	1216.32 1.050 1119.45 1.000		314 378	3,383 4,067
74, Great Brook Ground, Houlton, Rugby CV23 1	CV23 1	10/03/2023		Detached	1119.45 1.000		378	4,067
3, Herdwick Close, Long Lawford, Rugby CV23 9F	CV23 1 Ave	rage 30/01/2019	300,000.00	Semi Detached	1194.79 1.462	438,577	367	4,100 3,951
2, Herdwick Close, Long Lawford, Rugby CV23 9F	CV23 9	31/01/2019	295,000.00	 Semi_Detached	1184.03 1.462	431,268	364	3,921
6, Herdwick Close, Long Lawford, Rugby CV23 9F		28/02/2019 28/02/2019		Detached Detached	957.99 1.443 1248.61 1.443		437 381	4,703 4,106
52 Kerry Hill Drive Long Lawford Rugby CV22 0						-+ () / M/		
52, Kerry Hill Drive, Long Lawford, Rugby CV23 91 24, Kerry Hill Drive, Long Lawford, Rugby CV23 91 22, Kerry Hill Drive, Long Lawford, Rugby CV23 91	CV23 9	22/03/2019		Terraced	850.35 1.459		420	4,100

	Postcode		.				Indexed	Indexed	Indexed
Address 40, Kerry Hill Drive, Long Lawford, Rugby CV23 9I	sector CV23 9	Date sold 30/04/2019	Sold price 385,000.00	Subcategory Detached	Floor area ft ² 1442.36	NB Index 1.462	value 562,997	value psf 390	value psm 4,202
38, Kerry Hill Drive, Long Lawford, Rugby CV23 9	CV23 9	24/05/2019	390,000.00	Detached	1442.36	1.465	571,196	396	4,263
7, Herdwick Close, Long Lawford, Rugby CV23 9F		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	250,000.00 215.000.00	Semi_Detached Semi Detached	850.35 699.65	1.465 1.465	366,151 314,890	431 450	4,635
7, Kerry Hill Drive, Long Lawford, Rugby CV23 9F		31/05/2019		Semi_Detached	893.4	1.465	366,151	410	4,412
15, Kerry Hill Drive, Long Lawford, Rugby CV23 9		31/05/2019	210,000.00	Terraced	699.65	1.465	307,567	440	4,732
36, Kerry Hill Drive, Long Lawford, Rugby CV23 91 11, Kerry Hill Drive, Long Lawford, Rugby CV23 91		31/05/2019 31/05/2019	385,000.00 215,000.00		1442.36	1.465 1.465	563,873 314,890	391 450	4,208
42, Kerry Hill Drive, Long Lawford, Rugby CV23 9		14/06/2019	390,000.00	-	1506.95	1.480	577,284	383	4,123
5, Herdwick Close, Long Lawford, Rugby CV23 9F		21/06/2019	280,000.00	Detached	957.99	1.480	414,460	433	4,657
44, Lelleford Close, Long Lawford, Rugby CV23 9 43, Lelleford Close, Long Lawford, Rugby CV23 9		21/06/2019	300,000.00 405,000.00	Semi_Detached	1184.03	1.480 1.480	444,065	375 416	4,037
2, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	24/06/2019 27/06/2019	230,000.00		1442.36	1.480	599,487 340,449	395	4,474 4,256
21, Kerry Hill Drive, Long Lawford, Rugby CV23 9	CV23 9	27/06/2019		 Semi_Detached	1216.32	1.480	436,663	359	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	225,000.00 225,000.00	Semi_Detached Semi Detached	861.11 861.11	1.480 1.480	333,048 333,048	387 387	4,163
22, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	28/06/2019	225,000.00	-	904.17	1.480	333,048	368	3,965
27, Kerry Hill Drive, Long Lawford, Rugby CV23 9		28/06/2019	385,000.00		1442.36	1.480	569,883	395	4,253
13, Arnold Drive, Cawston, Rugby CV23 9FU 15, Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9 CV23 9	28/06/2019 28/06/2019	225,000.00 225.000.00	Semi_Detached Semi Detached	861.11	1.480 1.480	333,048 333,048	387 387	4,163 4,163
10, Diggs Close, Cawston, Rugby CV23 9FV	CV23 9 CV23 9	28/06/2019	225,000.00	-	861.11	1.480	333,048	387	4,103
8, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	28/06/2019	225,000.00		861.11	1.480	333,048	387	4,163
20, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	28/06/2019	225,000.00		904.17	1.480	333,048	368	3,965
 Diggs Close, Cawston, Rugby CV23 9FY Kerry Hill Drive, Long Lawford, Rugby CV23 9I 	CV23 9 CV23 9	28/06/2019 25/07/2019	273,995.00 285,000.00	Terraced	904.17	1.480 1.475	405,572 420,469	449 365	4,828 3,930
17, Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9	23/08/2019	,	Semi_Detached	861.11	1.490	389,667	453	4,871
11, Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9	30/08/2019	277,500.00	-	968.75		413,517	427	4,595
25, Kerry Hill Drive, Long Lawford, Rugby CV23 9I 41, Harrowell Close, Cawston, Rugby CV23 9GF	CV23 9 CV23 9	30/08/2019 31/10/2019	290,000.00	Terraced Semi Detached	1216.32 861.11	1.490 1.483	432,144 333,663	355 387	3,824 4,171
18, Diggs Close, Cawston, Rugby CV23 961	CV23 9 CV23 9	22/11/2019	269,995.00	Terraced	1162.5	1.483	401,840	346	3,721
16, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	22/11/2019	267,495.00	Terraced	1162.5	1.488	398,119	342	3,686
46, Lelleford Close, Long Lawford, Rugby CV23 9		28/11/2019	345,000.00		1313.2	1.488	513,472	391	4,209
14, Diggs Close, Cawston, Rugby CV23 9FY 1, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	29/11/2019	268,000.00	Terraced Semi Detached	1162.5 968.75	1.488 1.488	398,871 372,081	343 384	3,693 4,134
3, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	20/12/2019	265,000.00		1302.43	1.492	395,449	304	3,268
5, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	20/12/2019	265,000.00		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	265,000.00		1302.43	1.492 1.492	395,449 395,449	304 304	3,268 3,268
11, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	20/12/2019	,	Semi_Detached	861.11	1.492	335,759	390	4,197
13, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	20/12/2019		Semi_Detached	861.11	1.492	335,759	390	4,197
12, Diggs Close, Cawston, Rugby CV23 9FY 30, Harrowell Close, Cawston, Rugby CV23 9GF	CV23 9 CV23 9	31/01/2020 28/02/2020	270,000.00 275,000.00		1162.5 968.75	1.492 1.472	402,787	346 418	3,730 4,496
28, Arnold Drive, Cawston, Rugby CV23 961	CV23 9 CV23 9	30/04/2020	100,125.00		764.24	1.472	144,910	190	2,041
9, Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9	29/05/2020	245,000.00		861.11	1.418	347,503	404	4,344
1, Lodge Farm Close, Long Lawford, Rugby CV23		03/07/2020	300,000.00		1097.92	1.398	419,493	382	4,113
Twickenham House, Coventry Road, Long Lawford 7, Arnold Drive, Cawston, Rugby CV23 9FU	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	CV23 9	27/11/2020	400,000.00		1819.1	1.399	559,704	308	3,312
 Flashman Road, Cawston, Rugby CV23 9GE Lodge Farm Close, Long Lawford, Rugby CV23 	CV23 9	27/11/2020 27/11/2020	299,000.00 424,995.00	Semi_Detached	1205.56 1496.18	1.399 1.399	418,379 594,678	347 397	3,736 4,278
6, Lodge Farm Close, Long Lawford, Rugby CV23		11/12/2020	304,000.00		1065.63	1.399	425,160	399	4,295
1, Harrowell Close, Cawston, Rugby CV23 9GF	CV23 9	11/12/2020		Semi_Detached	861.11	1.399	349,631	406	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	435,000.00 299,000.00	Semi Detached	1819.1	1.399 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	-	1140.97	1.300	429,008	376	4,047
14, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	26/03/2021	355,000.00		1323.96	1.300	461,516	349	3,752
16, Flashman Road, Cawston, Rugby CV23 9GE 26, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	26/03/2021 28/05/2021	349,995.00 424,995.00		1323.96 1517.71	1.300 1.256	455,009 533,628	344 352	3,699 3,785
25, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9	28/05/2021	399,995.00		1539.24	1.256	502,238	326	3,512
24, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	11/06/2021	354,995.00		1323.96	1.237	439,002	332	3,569
12, Flashman Road, Cawston, Rugby CV23 9GE 20, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	17/06/2021	449,995.00 329,995.00		1819.1	1.237 1.237	556,484 408,086	306 358	3,293 3,850
29, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	25/06/2021	359,995.00		1356.25	1.237	408,080	328	3,533
25, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	28/06/2021	342,995.00	Detached	1323.96	1.237	424,163	320	3,449
31, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	30/06/2021	505,000.00		1959.03	1.237	624,505	319	3,431
27, Flashman Road, Cawston, Rugby CV23 9GE 23, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	30/06/2021 30/06/2021	349,995.00 479,995.00		1323.96 1829.86	1.237 1.237	432,819 593,583	327 324	3,519 3,492
21, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	24/09/2021	349,995.00	Detached	1323.96	1.264	442,392	334	3,597
14, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9	30/09/2021	269,495.00		904.17	1.264	340,641	377	4,055
8, Brooke Lane, Cawston, Rugby CV23 9FX 10, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9 CV23 9	30/09/2021 30/09/2021		Semi_Detached Semi Detached	861.11 861.11	1.264 1.264	322,313 322,313	374 374	4,029 4,029
12, Brooke Lane, Cawston, Rugby CV23 9FX 12, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9 CV23 9	21/10/2021	359,995.00	-	1356.25	1.204	445,896	374	3,539
7, Williams Road, Cawston, Rugby CV23 9GH	CV23 9	26/11/2021	524,995.00	Detached	1829.86	1.209	634,668	347	3,733
16, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9 CV23 9	30/11/2021	514,995.00 504,995.00		1829.86	1.209 1.206	622,578	340 311	3,662 3,346
5, Flashman Road, Cawston, Rugby CV23 9GE 11, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	17/12/2021	504,995.00		1959.03	1.206	609,055 633,176	311 346	3,346
9, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	17/12/2021	364,995.00		1323.96	1.206	440,206	332	3,579
13, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	22/12/2021	374,995.00		1700.7	1.206	452,267	266	2,862
17, Flashman Road, Cawston, Rugby CV23 9GE 1, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	22/12/2021 22/12/2021	364,995.00 321,746.00		1356.25	1.206	440,206 388,045	325 350	3,494 3,767
13, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	22/12/2021	374,995.00		1700.7	1.200	452,267	266	2,862
17, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	22/12/2021	364,995.00	Detached	1356.25	1.206	440,206	325	3,494
1, Flashman Road, Cawston, Rugby CV23 9GE 15, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	22/12/2021 23/12/2021	321,746.00 519,995.00		1108.68	1.206	388,045 627,146	350 345	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		1819.1	1.206	627,146	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	CV23 9	25/03/2022	529,995.00		1829.86	1.174	622,064	340	3,659
19, Flashman Road, Cawston, Rugby CV23 9GE 19, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	29/03/2022 29/03/2022	529,995.00 529,995.00		1829.86 1829.86	1.174 1.174	622,064 622,064	340 340	3,659 3,659
6, Williams Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	30/06/2022	309,995.00		1205.56		361,333	340	3,039
10, Williams Road, Cawston, Rugby CV23 9GH	CV23 9	30/06/2022	329,995.00		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 Detached	1959.03 1959.03	1.166 1.166	623,594 643,410	318 328	3,426 3,535

	Postcode						Indexed	Indexed	Indexed
Address	sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB 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 Aver	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 fax National Planning Policy Framewor to jointly find solutions, which meat possible, and to secure development environmental conditions in the ar policies in this Local Plan (and, wh Plans) will be approved without de otherwise.	roposals the Council will take a positive approach your of sustainable development contained in the ork. 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 here relevant, with policies in Neighbourhood elay unless material considerations indicate	None
GP2: Settlement Hierarchy	Development will be allocated and Settlement Hierarchy, as defined	d supported in accordance with the following on 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.
		rrounding landscape and properties; ices 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 Developmen Potential	t 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
GP5: Neighbourhood Level Documents	 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 Have been endorsed by Rugby Borough Council; and Be in general conformity with the Local Plan. 	No cost issue for developments.
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. b) 208 ha of employment land, including 98 ha to contribute to Coventry's unmet 	Land use and housing/employment land supply issue only. No costs for developments on allocated sites.
	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	r Gypsy, Travellers The Council will allocate land in a separate Gypsy and Traveller Site Allocations		On the basis that sites allocated for G&T plots are not development sites for housing or employment, this policy has no cost implications.	
		al required pitch rision		
DS3: Residential Allocations	infrastructure and uses as shown on Rugby Urban Edge DS3.1 Coton Park East (See Policy DS3.2 Rugby Gateway* Around 130 DS3.3 Rugby Radio Station* Around DS3.4 South West Rugby (See Polic Around 5000 *planning permission granted and ur Main Rural Settlements DS3.5 Land at Sherwood Farm, Binl DS3.6 Land North of Coventry Road DS3.7 Leamington Road, Ryton on DS3.8 The Old Orchard, Plott Lane, DS3.9 Land Off Squires Road, Stret DS3.10 Linden Tree Bungalow, War DS3.11 Land at Coventry Road, Wo DS3.12 Wolvey Campus, Leicester I *** Implementation of site allocation I replacement of the pitch provision an	DS7) Around 800 10 1 6200 cies DS8 and DS9) Inder construction ley Woods Around 75 4, Long Lawford Around 150 Dunsmore** Around 75 Stretton on Dunsmore Around 25 ton on Dunsmore Around 50 wick Road, Wolston Around 15 livey Around 15	Land use issue only. No cost implications for sites that are allocated.	
DS4: Employment Allocations	The following sites will be allocated infrastructure and uses as shown on	for employment development and associated 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: Provision of and/or connection to a direct, high quality public transport link 	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.
	 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; 	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.
	 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 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 direct, high quality public transport link between the site, the railway station and the town centre; 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 adjacent development areas; Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing adjacent development areas; Secondary school provision for Coton	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 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. 	Transport connections – spine road network – would be required regardless of policy to facilitate movement within the site. Walking and cycling network Public transport to Rugby town centre		
	 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 			



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 GI 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				Cost implications for development
	Development propo will not be granted the east-west Hom demonstrated in ac highway network a County Council and Should the alignme Highway Authority	we granted planning permission for implementation ahead of the delivery of be granted planning permission for implementation ahead of the delivery of t-west Homestead Farm link (between A426 and B4429), unless trated in accordance with the NPPF that any residual impacts on the retwork are not considered to be severe, to the agreement of Warwickshire Council and Rugby Borough Council. The alignment of the spine road network be varied by agreement with the y Authority and Local Planning Authority in the light of further technical work, d alignment plan will be published to which this policy will apply.			
Housing H1: Informing Housing Mix	To dolivor o wido o	hoice of high quality r	norkat homaa aaraa	the Percurah	Housing mix tested in appraisals.
	residential develop and sizes consister New residential dev locality, taking into time buyers, currer The Council will co is clearly demonstr relevant update, is • Where the sha • The location o or close to Rug • Sites with seve on viability, wh • Where a mix of meet a specific • Conversions, v be delivered; of • Where market demand.	ment proposals must nt with the latest Strat velopment should cor account the current n it demand and existin nsider an alternative ated how the delivery compromised: pe and size of the sit the site, for example gby town centre or the ere development cons ere development cons ere demonstrated the f housing would comp cally identified affordat where the characteris or factors demonstrate	form a mix of marke egic Housing Market tribute to the overall leed, particularly for o g housing stock. mix in the following c of a mix which has r e justifies the deliver e sustainable and ver e train station; or straints where the ho rough submission of promise the ability of ble or specialist hous tics of the existing bu an alternative mix wo	housing house types Assessment. mix of housing in the older people and first rcumstances where it egard to the SHMA, or y of a mix of housing; or y accessible sites within using mix may impact riability appraisal; or the development to sing need; or ilding prohibit a mix to uld better meet local	
	1-bed	2-bed	3-bed		
	5-10%	25-30%	40-45%		
	Affordable mix:	1		I	
	1-bed	1-bed 2-bed 3-bed 4+ bed			
	30-35% 30-35% 20-25% 5-10%				
H2: Affordable Housing Provision	Affordable housing	should be provided of	on all sites of at least	0.36 hectares in size or	Tested in viability appraisals.



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	Land use issue only – not relevant to allocated housing sites or
	 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. 	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.
	approval. *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.



 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 upgrading, 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 continues to provide jobs in the local economy, where a site is proven to be no longer viable for employment uses, a proposal for change of use to a non B-use class may be considered acceptable. For proposals that would involve the change of use or loss of any land used for employment purposes, evidence must be provided to demonstrate that the land or unit under consideration is no longer viable for employment purposes and/or that an alternative land use would support sustainable local communities. The six tests are: Whether the site is allocated or designated for employment purposes and/or that an alternative land use would support sustainable local communities. Whether the site is capable of being serviced by a catchment population of suf	Land use issue only. Prevents employment sites being redeveloped for residential.
	 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 upgrading, 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 accoundation 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 continues to provide jobs in the local economy, where a site is proven to be no longer viable for employment uses, a proposal for change of use to a non B-use class may be considered acceptable. For proposals that would involve the change of use or loss of any land used for employment purposes, widence must be provided to demonstrate that hel and or unit under consideration is no longer viable for a B-use class. The evidence provided should consider each of the six tests listed below in order to demonstrate to a sufficient level that market signals indicate that there is no reasonable prospect of the site being used for employment purposes and/or that an alternative land use would support sustainable local communities. The six tests are: Whether the site is allocated or designated for employment tland. Such sites will be given greater protection. Whether there is an adequate supply of employment purposes and/or that an alternative land use of for a range of business requirem



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	New employment development within use classes B1(b), B1(c), B2 and B8 will be	Land use issue only
Within Rugby Urban Area	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.	
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 scale and nature of the development is integrated into the existing landscape, with minimal adverse impact to its character; 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	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	
	All proposals for retail, office or leisure uses on s in excess of 500 sqm gross floor space, including variation of conditions, must be accompanied by assessment must meet the requirement of nation practice and demonstrate that the proposal will n nearby centres. All such proposals must also cor as set out below and in national policy, to ensure central site available. In order to sustain and enhance the vitality and v proposals for meeting the retail floor space requi within the Primary Shopping Area, and for other Rugby Town Centre boundary, (as defined on the followed by Edge-of-Centre locations, then Out-of locations, well connected to the Town Centre and the centre's overall vitality and viability, through I footfall or, in relation to bulky goods retailing, are existing retail warehousing.	g extensions an impact a lal policy an ot harm the nply with that that develo iability of the rements will main town c e Town Cen f-Centre situ d capable of nked pedes located imm	s of existing u assessment. T d established vitality or vial e sequential a pment is on t e town centre be permitted entre uses1 v tre Policies M es that are in f generating b trian trips and nediately adja	nits and This best bility of any approach, he most , new firstly vithin fap) accessible enefits for d increased acent to	
	Throughout the lifetime of this Local Plan the its Retail and Main Town Centre Uses study in continuously review its approach to the town retail investment in particular.				
TC3: Primary Shopping Area and Shopping Frontages	Primary Shopping Area (PSA) The Primary Shopping Area (PSA), as defined on the overall area where retail frontages are conce for development, redevelopment or change of us proposed ground floor use is to be changed to re Non-A1 uses proposed within the Primary Shopp Secondary frontage will be assessed on a case-t potential impact on the vitality and viability of the Primary Shopping Frontage (PSF) Within the PSF, as defined on the Town Centre F ground floor Class A1 shop premises to use clas the proposed use would not undermine the retail would maintain and enhance its vitality and viabili	ntrated. Witi e, will be pe tail (use cla ing Area bu by-case bas town centre Policies Map ses A2-A5 v function of	hin the PSA p rmitted where ss A1). t outside of a is in relation t e. o, the change vill be permitt	oroposals the Primary or o future of use of ed where	Land use issue in town centre only
	The determination of each application will have r • The number and distribution of other existi				



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 social interaction and facilitate movement on foot and by bicycle; 	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. Where it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions	Cost of health impact assessment will be deminimis
HS3: Protection and Provision of Local Shops, Community Facilities and Services	 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 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. 	Land use issue only



General principles	Policy requirement			Cost implications for development
	 Provision of new community It is readily accessible b cycle; The nature and the scal function to provide facili scale of service provisic individual settlement; ar The development would 	facilities and services will be y a choice of means of transp e of the development would be ties for the local resident pop in will reflect and relate to the ind not adversely affect the vital own centre development.	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		of 10 dwellings and above, sl e Council's open space stand		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.
		Urban Area	Rural Area	addressed in the gross to het 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		
	2011 or any subsequent upd developments and its subset the existing open space prov proposal is located within (co CIL/S106 will be sought from increase an existing deficit in provision standards not bein the outdoor sports playing pi	ge household size of 2.4 peop late) should be used to identi quent open space requirement vision within the ward or paris ontained within Appendix 4). If a developments where the prop- g met within the ward or paris tches account should be take scertain whether the demand	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 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: Achieve or exceed air quality neutral standards; or 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 	
	 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 and to ascertain whether the development clearly outweighs the impacts on 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	
NE2: Strategic Green and Blue Infrastructure	 Biodiversity Audit for Warwickshire. 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
F F F F	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 tranquillity; 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. Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets. 	
SDC4: Sustainable Buildings	 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 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 	
SDC6: Sustainable Drainage	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. 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	Reflects standard requirement now employed on almost all sites, therefore incorporated into base costs.
	 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. 	
	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 Neighbourhod 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 is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases; and 	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. 	Reflected in other policy requirements. Cost of travel plan is deminimis
	 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 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.	
D2: Parking facilities	Planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for 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.	These are features that house purchasers will expect as standard and developers will provide them as part of the overall development cost.
D3: Infrastructure and Implementation	The delivery of new development will be dependent on sufficient capacity being available in existing infrastructure and/or measures being proposed to mitigate its impact. Where this cannot be demonstrated permission for new development will	Public transport and other mitigation will be required on larger 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

Appendix 2

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

£6.85



8

LEASE COMPARABLES



SUMMARY STATISTICS

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		Rents		
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
0	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
Ŷ	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
1	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	-	-
Ŷ	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		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	-	-





Appendix 2

				Leas	Rents			
Pro	perty 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



Lease Comps Report

Asking Rent Per SF

Achieved Rent Per SF

£6.68

Net Effective Rent Per SF

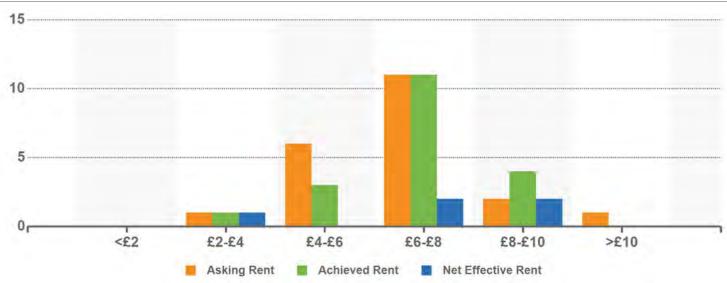
£6.56

Avg. Rent Free Months

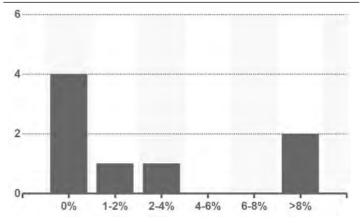
3.3

£6.85

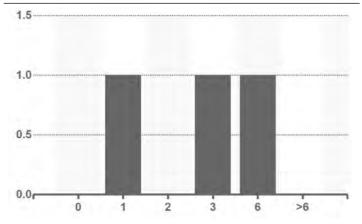
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS







Appendix 2

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

£11.74

£12.67

8

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	se		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 Pl	****	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	
7	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	Achieved	
4	Lower Farm Barns Brandon Ln	****	2,483	GRND	16/10/2021	New Lease	£12.00	Achieved	
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	lquarter	****	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	-	-	



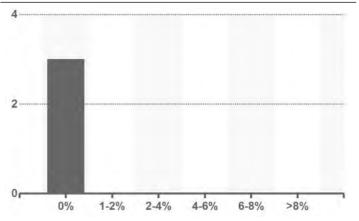




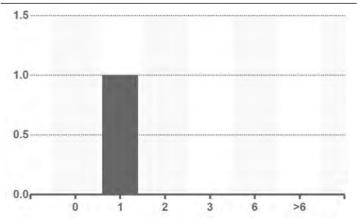
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS







Appendix 2

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

24

£17.28



20

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		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





Appendix 2

				Leas		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	





Lease Comps Report

Asking Rent Per SF

Achieved Rent Per SF

£11.79

Net Effective Rent Per SF

£18.61

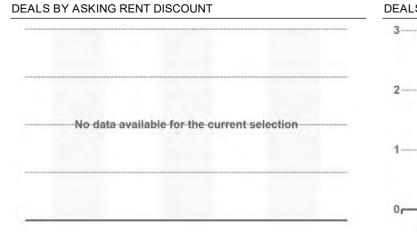
Avg. Rent Free Months

6.4

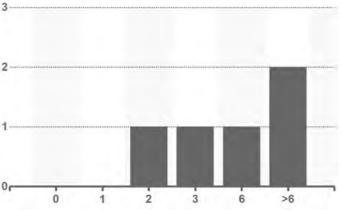
£17.28

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	al 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	1,035 510 642 <mark>839</mark> 1,136 2,689							
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		



Duilding function	£/m² gr	oss interna	al floor area				
Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
282.2 Purpose built factories		1			1		1
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						1	1
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



Building function	£/m² gr	oss interna	l floor area				
(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			1				
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			1				
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	l 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	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	
Generally (15)	1,743	866	1,449	1,645	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	
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						
(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	4	5	6 7		8 9	10	11	12	2 13	14	15	16	18	19	20	21	22	23	27 28
BUCBY	BOROUGH COUNCIL				Years		Vee	s 6 - 10	Veere	11 - 15					Floor areas	proposed	(0000)				
RUGBT	BOROUGH COUNCIL	Gross	Net site		No of	No of	No of	No of	No of	No of	Resi costs R	Resi costa	GIA	GIA	FIGUL aleas	proposed	(sqiii)			Total resi	Total resi FS
Site ref	SITE NAME	Site area		ite coverage	Houses	Flats	Houses	Flats	Houses	Flats		lats		flats	Retail A1-A: F			B2 industria	B8 storage C1		
1	Typology 1 - Urban extension (parcel 1)	13.21	9.80	74%	294		-	-		-	1,262	-	23,520	-		235					23.520
2	Typology 1 - Urban extension (parcel 2)	13.21	9.80	74%	294 294		-	-	-	-	1,262	-	23,520 23,520	-		235					23,520 24 23,520
3	Typology 1 - Urban extension (parcel 3) Typology 1 - Urban extension (parcel 4)	13.2	9.80	74%	294		-	-	-		1,262		23,520	-		235					34 23,520 34 23.520
5	Typology 1 - Urban extension (parcel 4)	13.21	9.80	74%	294		-	-		-	1,262		23.520			235					23.520
6	Typology 1 - Urban extension (parcel 6)	13.21	9.80	74%	-	-	294	-	-	-	1.262	-	23.520	-		235					23,520
7	Typology 1 - Urban extension (parcel 7)	13.21	9.80	74%	-	-	294		-	-	1,262	-	23,520	-		235					23,520
8	Typology 1 - Urban extension (parcel 8)	13.21	9.80	74%	-	-	294		-	-	1,262	-	23,520	-		235					23,520
9	Typology 1 - Urban extension (parcel 9)	13.21	9.80	74%	-	-	294		-	-	1,262	-	23,520	-		235					23,520
10	Typology 1 - Urban extension (parcel 10) Typology 1 - Urban extension (parcel 11)	13.21	9.80	74%	-	-	294 294		-	-	1,262	-	23,520 23,520	-		235 235					23,520 24 23,520
12	Typology 1 - Urban extension (parcel 11) Typology 1 - Urban extension (parcel 12)	13.2	9.80	74%	-		- 294		294		1,202		23.520			235					34 <u>23,520</u> 34 23,520
13	Typology 1 - Urban extension (parcel 12)	13.21	9.80	74%	-		-		294	-	1,262	-	23,520			235					23,520
14	Typology 1 - Urban extension (parcel 14)	13.21	9.80	74%	-	-	-	-	294	-	1,262	-	23,520			235					23,520
15	Typology 1 - Urban extension (parcel 15)	13.21	9.80	74%	-	-	-	-	294	-	1,262	-	23,520	-		235				2	23,520
16	Typology 1 - Urban extension (parcel 16)	13.25	9.83	74%	-	-	-	-	295		1,262	-	23,600			235					23,600
17	Typology 1 - Urban extension (parcel 17)	13.25	9.83	74%	-	-	-	-	295	-	1,262	-	23,600	-		240					23,600
18	Typology 1 - Urban ext (employment parcel 1)	3.50		100%	-	-	-	-	-	-	1,262	-	-	-				10,500	10,500	-	
19 20	Typology 1 - Urban ext (employment parcel 2) Typology 1 - Urban ext (employment parcel 3)	3.50		100%	-	-	-	-	-	-	1,262	-	-	-				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 - Orban ext (employment parcel 4) Typology 1 - Urban ext (employment parcel 5)	3.50		100%	-	-	-			-	1,262	-	-					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	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	-	- 16.000
28	Typology 2 - Urban extension (parcel 1) Typology 2 - Urban extension (parcel 2)	9.52		70%	200		-				1,262	-	16,000			500					0 16,000
30	Typology 2 - Urban extension (parcel 3)	9.52		70%	-	-	200	-	-	-	1,262	-	16.000			000					16,000
31	Typology 2 - Urban extension (parcel 4)	9.52	6.67	70%	-	-	200	-	-	-	1,262	-	16,000	-							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% 100%	- 1	-	-	-	-		1,262	-	- 80	-				22,500	22,500		1 80
36	Typology 3 - Very small scheme in main rural settlement Typology 4 - Very small scheme in urban area	0.03		100%	1			-		-	1,424	-	80	-							1 80
37	Typology 5 - Small scheme in main rural settlement	0.50	0.03	100%	15		-			-	1,424		1,200								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	-							50 12,000 50 12,000
42	Typology 10 - Large scheme in urban area Typology 11 - Large scheme in rural settlement	4.2		70%	250		-	-	-	-	1,424	-	20.000								50 12,000
43	Typology 11 - Large scheme in ruha sedement	6.67		100%	250		-			-	1,424	-	20,000								50 20,000
45	Typoogy 13 - Older person's housing in urban area	0.56		90%	-	50		-	-	-	1,424	1,756	-	3,250							50 3,250
46	Typology 14 - Older person's housing edge of urban	0.56	0.50	90%	-	50		-	-	-	1,424	1,756	-	3,250							50 3,250
47	Typoogy 15 - Older person's housing rural settlement	4.76		70%	100		-	-	-	-	1,424	1,756	8,000	-							8,000
48	Typoogy 16 - Town centre retail small scale	0.25		90%	-	-	-	-	-	-	1,424	-	-	-	2,250					-	
49 50	Typology 17 - Town centre retail medium scale Typocogy 18 - Edge of urban area medium scale retail	0.50		90% 90%	-	-	-	-	-	-	1,424		-	-	4,500						
51	Typology 18 - Edge of urban area medium scale retail Typology 19 - Supermarket in urban area	1.00		90%	+	+ -	-	-	-	-	1,424	-	-		0,750	3.000					
52	Typology 19 - Supermarket in urban area Typology 20 - Supermarket - edge of urban	1.00		90%	-	-	-	-	-	-	1,424	-	-		+	4.000					
53	Typology 21 - B2 and B8 urban	1.00		90%	-	-	-	-	-	-	1,424	-	-	-		.,		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%	-		-	<u> </u>	-		1,424	-	-	-			18,000			-	
57 58	Typology 25 - B1 edge of urban Typology 26 - Hotels town centre (300 rooms)	1.00		90% 90%	-	-		-	-	-	1,424	-	-				13,500			15 000	
58	Typology 26 - Hotels town centre (300 rooms) Typology 27 - Hotels edge of urban (250 rooms)	0.80		90%		-	-	-	-	-	1,424	-	-	-						12,500 -	
60	Typology 27 - Hotels edge of al ball (250 rooms)	0.60		90%	-	-	-	-	-	-	1,424	-	-	-	+						-
61	Typology 29 - Town Centre (flatted scheme)	0.10	0.10	100%		10	- (-		-	1,424	1,645	-	650							10 650
62	Typology 30 - Town Centre (flatted scheme)	0.25	0.25	100%	-	25		-	-	-	1,424	1,645	-	1,625							25 1,625
63	Typology 31 - Town Centre (flatted scheme)	0.50		100%		50			-		1,424	1,645		3,250		4.050					50 3,250
64 65	Typology 32 - Supermarket	0.21		100%				-	-	-	1,424	-	-	-		1,250				-	
CI	Typology 33 - Supermarket	0.03	0.03	100%	-	1 -				-	1,424	-	-	-		200	1			-	

RUGBY B		S106 (per sqm for	commercia	l; per unit fo	r residenti:	al)		Rents					, c	ap val	Yields					Build costs				
	Infra cost Resi	Retail A1-A Retail S	M P1	B2 industri	D9 atorago	C1 Hotel	2 resi ins Resi	Retail A1-	A Retail S'M	P1	B2 industr	i B8 storage	C1 Hotel	Resi	Retail A1-/	Retail S'Ma	D-1	B2 industri	D9 otorogo	Retail A1-A5	Retail S'Ma E	24 82	industri B8	3 storage
1	18,000	20 20	20 2	0 20	20	20	20 22,842	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
2	18,000		20 2		20	20 20	20 22,842 20 22,842				93 93			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
4	18,000		20 2			20	20 22,842				93			3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664 664
5	18,000	20 2	20 2	0 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
6 7	18,000	20 2	20 2			20 20	20 22,842 20 22,842				93 93	93 93		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 2,170	856 856	664 664
8	18,000	20 2	20 2	0 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
9 10	18,000		20 2		20	20 20	20 22,842 20 22,842				93 93			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
11	18,000		20 2			20	20 22,842				93			3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
12	18,000		20 2			20 20	20 22,842 20 22,842				93 93			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
13 14	18,000		20 2		20	20	20 22,842				93			3,200	7.50%	5.50%	6.50%	5.00%	5.00% 5.00%	1,909	1,872	2,170	856	664 664
15	18,000		20 2			20	20 22,842				93			3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909		2,170	856	664
16 17	18,000		20 2		20	20 20	20 22,842 20 22,842				93 93			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 2,170	856 856	664 664
17	16,000		20 20 20		20	20	20 22,842	264			93			3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
19		20 2	20 2	0 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
20			20 2			20 20	20 20	264			93 93			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
22		20 2	20 2	0 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
23 24			20 2		20	20 20	20	264			93 93			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
25			20 2			20	20	264			93			3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
26		20 2	20 2	0 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
27 28	18.000		20 2		20	20 20	20 22,842	264			93 93			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
29	18,000	20 2	20 2	0 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
30 31	18,000		20 2			20 20	20 22,842 20 22,842				93 93			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	664
32	18,000		20 2			20	20 22,842				93			3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856 856	664 664
33			20 2		20	20	20 1,500				93			3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
34 35			20 2			20 20	20 1,500				93 93			3,200 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
36		20 2	20 2	0 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
37 38			20 2			20 20	20 1,500				93 93			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
39			20 2		20	20	20 1,500				93			4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
40			20 2			20	20 1,500				93			4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
41 42			20 2		20	20 20	20 1,500 20 1,500				93 93			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	664 664
43		20 2	20 2	0 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
44 45			20 2			20 20	20 1,500				93 93			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
46		20 2	20 2	0 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
47		20 2	20 2	0 20	20	20	20 1,500	264	264	175	93 93	93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
48 49			20 2			20 20	20 1,500				93			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
50		20 2	20 2	0 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 52			20 2		20	20 20	20 1,500 20 1,500				93 93			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	664 664
53		20 2	20 2	0 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
54			20 2			20	20 1.500				93			4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
55 56			20 2			20 20	20 1,500 20 1,500				93 93			4,554	7.50% 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
57		20 2	20 2	0 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
58 59			20 2			20 20	20 1,500				93 93			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
60		20 2	20 2	0 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 62	-		20 2			20 20	20 1,500				93 93			4,554	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00% 5.00%	1,909 1,909	1,872	2,170	856 856	664 664
63		20 2	20 2	0 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
64		20 2	20 2	0 20	20	20	20 1,500				93	93		4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
65		20 2	20 2	0 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

	1	84	89	90	91	92	93	98	120	122	123	124	4 125	5 126	6 13 [.]	1 132	2 133	13	4 135	136	141 1	42 1	43	144 145	5 146 1	51 15	2 15	3 156 1
																									Comm sale	s Resi sales	Sales	% AH
	RUGBY B	(Net to gros	s					_	Build start	(QUARTE	RS)				Build per	iod (QUAR	TERS)			Investr	nent sale s	starts (o	quarter from zero				
1 2 2 3 3 5	Site ref	C1 Hotel	Retail A1-Af	Retail S'Ma B1	B2 in	dustrial I	R8 storage	Resi		Retail A1-/	Retail S'M	B1	B2 indust	ri B8 storad	e Resi	Retail A1.	A Retail S'M	B1	B2 indust	i B8 storage Resi	Retail A	1. Retail S	S'M B1	B2 indust	ri B8 storage	Resi	Resi	
	1	2,077	85%	85%	85%	85%	85%	85%	23,755	2	2		2 2	2	2 1	2 8	3 8	1	8 8	8	8	10			0 10	1	6	50% 80
4 5	2										2				-	2 8	3 8	-	8 8	8						1	6	
5 5	3																, ,	1	0									
7 0.207 0.80 0.81 0.80 0.80 0.90 0.90 0.9	5	2,077			85%	85%		85%	23,755		2			2 2	2	2 8	3 8	1	8 8	8		10	10	10 10	10	1	6	50% 80
5 5	6									2	2		2 2	2 4	2 1	2 8	3 8		8 8	8						1	6	
9 9 90 90 90	8										2						3 8		8 8	8						1	6	
11 2 2 2 2 2 2 2 4 5 4 5	9	2,077	85%	85%	85%	85%	85%	85%	23,755	-	2						3 8	1	8 8	8	8	10	10	10 10	0 10	1	6	50% 80
1 2	10			85%		85%					2						3 8		8 8						10	1	6	50% 80
1 2	11					85%				2	2					2 8	3 8		8 8	8				10 10	0 10	1	6	5 50% 80 5 50% 80
5 5 67 69 69 69	13	2,077	85%	85%	85%	85%	85%	85%	23,755		2			2 2	2 3	2 8	8 8		8 8	8	8	10	10	10 10	10	1	6	50% 80
5 5	14										2			2 1	2 3	2 8	3 8	1	8 8	8						1	6	
1 2	15									2	2		2 2	2	2	2 8	3 8		8 8	8						1	6	
91 207 885 895 895 895 895	17									2	2		2 2		2	2 8	8 8		8 8	8						1	6	
0 2 07 985 895 995 995 995 995	18																						6			1	•	
1 2 2 2 2 2 2 2 2 2 2 4	19																						6			1		6 0% 80
21 2071 895 <td>20</td> <td></td> <td></td> <td></td> <td></td> <td>85%</td> <td></td> <td>6</td> <td></td> <td></td> <td>1</td> <td></td> <td>0% 80</td>	20					85%																	6			1		0% 80
2 2	22					85%			21,000													•	6			1	6	6 0% 80
2 2071 80%	23										2										8		6			1	6	6 0% 80
m 2277 60%	25										2				2						8		6			1	6	0% 80
98 207 98 895	26				85%	85%				2	2		2 2	2 2	2 2						8	6	6			1	6	6 0% 80
90 207 858 855	27										2				-	2 4	4 4		4 4		8		6			1	6	6 0% 80
30 207 858	28									_	2		-				3 8		8 8	8						1	6	
12 207 85%	30	2,077	85%	85%	85%	85%	85%	85%	16,000	2	2		2 2	2 2	2	2 8	3 8	1	8 8	8					10	1	6	50% 80
33 207 8% <t< td=""><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td>2</td><td></td><td>2 2</td><td>2 4</td><td>2 1</td><td>2 8</td><td>3 8</td><td></td><td>8 8</td><td>8</td><td>8</td><td></td><td>10</td><td></td><td></td><td>1</td><td>6</td><td>50% 80</td></t<>	31									2	2		2 2	2 4	2 1	2 8	3 8		8 8	8	8		10			1	6	50% 80
34 207 85% 85	32									2	2		2 2				4 4 1 4		4 4	4	8		6			1	6	
39 207 38% 80% 80% 80	34	2,077	85%	85%	85%	85%	85%	85%	45,000	2	2			2 2	2	2 4	4 4		4 4	4			6			1	6	6 0% 80
99 2.077 85%	35									2	2		2 2	2 2	2 1	2 8	8 8		8 8	8						1	1	6 0% 80
99 2.077 85%	36	2,077	85%	85%		85%		85%	1 200	2	2		2 2			2 8	3 8		8 8	8				10 10	0 10	1	1 1	5 U% 80
40 2077 85% 8	38	2,077	85%	85%	85%	85%	85%	85%	1,200		2			2 2	2	2 8	3 8	1	8 8	8	4	10	10	10 10	10	1	1 1	50% 80
41 2.077 85%	39										2			2 2	2 1				8 8	8						1	3	
43 2.077 85%	40									2	2		2 2		2	2 8	5 8		8 8	8						1 1	3	50% 80
44 2.077 85%	42	2,077	85%	85%	85%	85%	85%	85%	12,000	2	2		2 2	2	2	2 8	3 8		8 8	8	8	10	10	10 10	0 10			50% 80
45 2.077 85%	43										2						, ,		8 8	8								50% 80
46 2.077 85%	44 45										2								8 8									50% 80
44 2,077 85%	46	2,077	85%	85%	85%	85%	85%	70%	3,250	2	2		2 2		2	2 8	3 8		8 8	8	6	10	10	10 10	10	1	3	50% 80
49 2.077 85%	47										2				2 1				8 8	8			10			1		50% 80
90 2.077 85%	48 49																						8			1		
33 2,077 85% 85% 85% 85% 85% 85% 65% 6,00 2 2 2 2 2 4 4 4 4 8 6 <td>50</td> <td>2,077</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>6,750</td> <td></td> <td>2</td> <td></td> <td>2 2</td> <td>2</td> <td>2</td> <td>2 6</td> <td>6 6</td> <td></td> <td>6 6</td> <td>6</td> <td>8</td> <td>8</td> <td>8</td> <td>8 8</td> <td>8 8</td> <td>1</td> <td>8</td> <td>0% 80</td>	50	2,077	85%	85%	85%	85%	85%	85%	6,750		2		2 2	2	2	2 6	6 6		6 6	6	8	8	8	8 8	8 8	1	8	0% 80
33 2,077 85% 85% 85% 85% 85% 85% 65% 6,00 2 2 2 2 2 4 4 4 4 8 6 <td>51</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>8</td> <td></td> <td>6</td> <td></td> <td></td> <td>1</td> <td>8</td> <td>6 0% 80</td>	51										2										8		6			1	8	6 0% 80
54 0.77 85% 85% 85% 85% 85% 85% 5.00 2 2 2 2 2 4 4 4 4 4 6	52																				8	•	6			1	8	0% 80
55 2.077 85%	54		85%	85%	85%	85%	85%	85%	5,000		2										8	6	6			1	8	6 0% 80
57 2,077 85% 85% 85% 85% 85% 85% 85% 85% 13,800 2 2 2 2 6 6 6 6 8 8 8 8 1 8 6 0% 88% 59 2,077 85%	55									2	2		2 2	2 2	2 2	2 6	6 6		6 6	6	8	8	8	-		1	8	6 0% 80
88 2.077 85% 85% 85% 85% 85% 85% 85% 85% 1 4 6 0% 88 90 2.077 85% <td>56 57</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td>2</td> <td></td> <td>2 2</td> <td></td> <td></td> <td>2 6</td> <td>6</td> <td></td> <td>6 6</td> <td></td> <td>8</td> <td>8</td> <td>8</td> <td></td> <td></td> <td>1</td> <td>8</td> <td>0% 80 0% 80</td>	56 57									2	2		2 2			2 6	6		6 6		8	8	8			1	8	0% 80 0% 80
99 2.077 85% 85% 85% 85% 85% 85% 86% 46.50 2 2 2 2 2 6 6 6 6 8 8 8 1 4 6 0% 86% 60 2.077 85% 85% 85% 85% 85% 600 2 2 2 2 2 6 6 6 6 6 8 8 8 1 4 6 0% 86% 85%<	58										2		-	2 2	2	2 6	6 6		6 6		8	8	8	-		1	4	6 0% 80
61 2.077 85% <td>59</td> <td>2,077</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>46,520</td> <td></td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>8</td> <td>•</td> <td>8</td> <td></td> <td></td> <td>1</td> <td>4</td> <td>6 0% 80</td>	59	2,077	85%	85%	85%	85%	85%	85%	46,520		2										8	•	8			1	4	6 0% 80
62 2.077 85% 85% 85% 85% 85% 85% 1.025 2 2 2 2 6 6 6 6 6 8 8 8 1 2 8 50% 86% 63 2.077 85% 85% 85% 85% 85% 3.250 2 2 2 2 6 <	60 61		85%		85%	85%					2		2 2	<u>i i i i i i i i i i i i i i i i i i i </u>		2 6	6		6 6	6		8	8			1	4 1	6 0% 80 8 0% 80
63 2.077 85% <td>62</td> <td></td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td>85%</td> <td></td> <td></td> <td>2</td> <td></td> <td>2 2</td> <td></td> <td>2</td> <td>2 6</td> <td>6</td> <td></td> <td>6 6</td> <td>6</td> <td>6</td> <td>8</td> <td>8</td> <td>0</td> <td>0</td> <td>1</td> <td>2</td> <td>3 50% 80</td>	62		85%	85%	85%	85%	85%	85%			2		2 2		2	2 6	6		6 6	6	6	8	8	0	0	1	2	3 50% 80
04 2//// 80% 80% 80% 80% 80% 80% 80% 1,250 2 2 2 2 2 2 6 6 6 6 6 6 8 8 8 8 8 1 6 6 6 0% 88 6 2 2/// 80% 80% 80% 80% 80% 90% 2 2 2 2 2 2 2 6 6 6 6 6 6 8 8 8 8 8 8 1 6 6 6 0% 80 0% 80% 80% 80% 80% 80% 80%	63										2		-		-	2 6	6 6		6 6	6	6	8	8			1	4	3 50% 80
	65	2,077	85% 85%		85% 85%	85% 85%				2	2		2 2			2 6	6		6 6	6	6	8	8	8 8	8 8	1	6	6 0% 80 6 0% 80





Appendix 6 - Appraisal results

Site Res	idual values (residential sales values £3,708	3 psm)	Residual land va	lues in each val	ue area (sales valu	ues per square r	netre)		
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		£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		£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390		£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		294	£247,000				-£385,400	-£2,093,413	
-	Typology 1 - Urban extension (parcel 8)			£4,975,390	£3,126,582	£1,343,005			-£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		£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	£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	£3,035,239
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 24	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
	Typology 1 - Urban ext (employment parcel 7)	-		£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	£68,986	£67,461	£65,937	£64,412	£62,888	£61,363
36	Typology 4 - Very small scheme in urban area	1	£800,000	£68,986	£67,461	£65,937	£64,412	£62,888	£61,363
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,034,788	£892,647	£755,681	£623,887	£497,268	£375,822
38	Typology 6 - Small scheme in urban area	15		£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		£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		£9,049,008	£7,414,766	£5,844,888	£4,339,372
44	Typology 12 - Large scheme in urban area	250	£800,000	£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	£800,000	£359,579		-£271,278	-£589,647	-£908,015	-£1,226,384
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£359,579		-£271,278	-£589,647	-£908,015	-£1,226,384
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£7,129,567		£5,233,453		£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
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
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
54 55		-				-£27,406,953	-£27,406,953		
	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	-£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
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	£149,705	£149,705	£149,705	£149,705	£149,705	£149,705
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£352,204	£237,228	£122,254	£7,279	-£109,457	-£226,312
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£617,489	£396,590	£175,690	-£45,948	-£270,459	-£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	£100,681	£100,681	£100,681	£100,681	£100,681	£100,681
00	. Jpc. 39 00 Capornantor		2000,000	2100,001	2100,001	2100,001	2100,001	2100,001	2100,001



Site ref	ve maximum CIL rates Site location	units	BLV	Max CIL rate alono 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	£3,262,001	£143	-£11	-£160	-£304	-£446	
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
4 5	Typology 1 - Urban extension (parcel 4)	294 294	£3,262,001	£143	-£11	-£160	-£304	-£446	
5 6	Typology 1 - Urban extension (parcel 5) Typology 1 - Urban extension (parcel 6)	294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	
7	Typology 1 - Urban extension (parcel 0)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£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	£3,262,001	£143	-£11	-£160	-£304	-£446	
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
13 14	Typology 1 - Urban extension (parcel 13)	294 294	£3,262,001	£143	-£11	-£160	-£304	-£446	
14	Typology 1 - Urban extension (parcel 14) Typology 1 - Urban extension (parcel 15)	294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	
16	Typology 1 - Urban extension (parcel 16)	294	£3,273,096	£143	-£11	-£160	-£304	-£440 -£447	
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	
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)	-	£864,500 £864,500	£103 £103	£103 £103	£103 £103	£103 £103	£103 £103	
24	Typology 1 - Urban ext (employment parcel 7) Typology 1 - Urban ext (employment parcel 8)	-	£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	£2,352,381	£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	£2,352,381	£120	-£37	-£189	-£336	-£481	
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	
33 34	Typology 2 - Urban extension (employment parcel 2) Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500 £1,852,500	£103 £103	£103 £103	£103 £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	£26,667	£1,058	£1,020	£982	£944	£906	
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,519	£1,282	£1,054	£834	£623	
38	Typology 6 - Small scheme in urban area	15	£400,000	£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	£1,764,286	£1,155	£955	£762	£576	£396	
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£878	£678	£484	£298	£119	
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£957	£781	£611	£447	£290	
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£794	£609	£430	£258	£92	
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	-£52	-£245	-£440	-£636	-£832	-
46	Typology 14 - Older person's housing edge of urban	50	£444,444	-£52	-£245	-£440	-£636	-£832	-
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,488	£1,247	£1,014	£790	£575	
48 49	Typoogy 16 - Town centre retail small scale Typology 17 - Town centre retail medium scale	-	£200,000 £400,000	-£403 -£403					
49 50	Typology 17 - Town centre retail medium scale Typology 18 - Edge of urban area medium scale retail	-	£400,000 £185,250	-£403 -£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	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58 59	Typology 26 - Hotels town centre (300 rooms) Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000 £640,000	-£308 -£327					
<u> </u>	Typology 27 - Hotels edge of urban (250 rooms) Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£327 -£335					
61	Typology 29 - Town Centre (flatted scheme)	- 10	£480,000	£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	£400,000	£134	-£2	-£138	-£274	-£413	
64	Typology 32 - Supermarket	-	£166,667	£370					
65	Typology 33 - Supermarket	-	£26,667	£370					

Site Pesidual values (residential sales values £3.849 nsm) Pesidual land values in each value roa (salos valus atra)

Site Res	idual values (residential sales values £3,849) psm	Residual land v	alues in each va	alue area (sales	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 14	Typology 1 - Urban extension (parcel 13) Typology 1 - Urban extension (parcel 14)	294 294	£247,000 £247,000	£4,975,390 £4,975,390	£3,126,582 £3,126,582	£1,343,005 £1,343,005	-£385,406 -£385,406	-£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 £4,975,390	£3,126,582 £3,126,582	£1,343,005	-£385,400	-£2,093,413 -£2,093,413	-£3,734,024 -£3,734,024
16	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390 £4,991,957	£3,126,362 £3,136,861	£1,347,218	-£385,400	-£2,093,413	-£3,747,092
17	Typology 1 - Urban extension (parcel 10)	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
10	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
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
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
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	-£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	£77,623	£75,915	£74,208	£72,499	£70,792	£69,084
36	Typology 4 - Very small scheme in urban area	1	£800,000	£77,623	£75,915	£74,208	£72,499	£70,792	£69,084
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,164,352	£1,008,952	£859,183	£715,043	£576,532	£443,653
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,164,352	£1,008,952	£859,183	£715,043	£576,532	£443,653
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,984,978	£5,219,655	£4,481,893	£3,771,693	£3,089,055	£2,433,979
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	£2,433,979
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£9,838,614	£8,518,999	£7,247,205	£6,023,231	£4,847,078	£3,718,281
42	Typology 10 - Large scheme in urban area	150	£800,000	£9,838,614	£8,518,999	£7,247,205	£6,023,231	£4,847,078	£3,718,281
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	£5,288,832
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	£5,642,773
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£617,160	£281,851	-£54,332	-£395,125	-£735,918	-£1,076,712
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£617,160	£281,851	-£54,332	-£395,125	-£735,918	-£1,076,712
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£7,960,808	£6,909,714	£5,896,636	£4,921,576	£3,984,534	£3,085,170
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
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	-£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	£201,209	£201,209	£201,209	£201,209	£201,209	£201,209
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£479,993	£354,482	£228,972	£103,461	-£22,409	-£149,973
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£865,610	£626,864	£386,051	£144,453	-£98,735	-£344,285
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	/e maximum CIL rates			Max Cll ra	ate alongsio	de Aff Hsa	% (where re	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
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) Typology 1 - Urban extension (parcel 8)	294 294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	-£583 -£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001 £3,262,001	£143	-£11 -£11	-£160 -£160	-£304	-£440	-£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
19 20	Typology 1 - Urban ext (employment parcel 2) Typology 1 - Urban ext (employment parcel 3)	-	£864,500 £864,500		£103 £103	£103 £103	£103 £103	£103 £103	£103 £103
20	Typology 1 - Urban ext (employment parcel 4)	-	£864,500		£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 5)	+ -	£864,500		£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500		£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500		£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£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	£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 32	Typology 2 - Urban extension (parcel 4) Typology 2 - Urban extension (employment parcel 1)	200	£2,352,381 £1,852,500	£120 £103	<u>-£37</u> £103	<mark>-£189</mark> £103	-£336 £103	-£481 £103	<u>-£621</u> £103
33	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500		£103	£103	£103	£103	£103
34	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	£1,735	£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		£1,476	£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	£1,068	£848	£636	£432	£236	£48
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476		£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		-£100	-£307	-£517	-£726	-£936
46	Typology 14 - Older person's housing edge of urban	50	£444,444		-£100	-£307	-£517	-£726	-£936
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190		£1,433	£1,180	£936	£702	£477
48	Typoogy 16 - Town centre retail small scale	-	£200,000						
49	Typology 17 - Town centre retail medium scale	-	£400,000						
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250						
51	Typology 19 - Supermarket in urban area	-	£800,000						
<u>52</u> 53	Typology 20 - Supermarket - edge of urban Typology 21 - B2 and B8 urban	-	£247,000 £800,000						
53	Typology 22 - B2 and B8 edge of urban	-	£800,000 £247,000						
55	Typology 23 - B1 town centre	-	£800,000						
56	Typology 24 - B1 urban	-	£800,000						
57	Typology 25 - B1 edge of urban	-	£800,000						
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000						
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000						
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000						
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000		£373	£373	£373	£373	£373
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000		£190	£36	-£119	-£274	-£431
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000		£140	-£9	-£157	-£307	-£458
64	Typology 32 - Supermarket	-	£166,667		_				
65	Typology 33 - Supermarket	-	£26,667	£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 (15 Typology 1 - Urban extension (Typology 1 - Urban extension (16 Typology 1 - Urban extension (p 17 18 Typology 1 - Urban ext (employ 19 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 20 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 (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 m 37 38 Typology 6 - Small scheme in u 39 Typology 7 - Medium scheme i Typology 8 - Medium scheme in 40 41 Typology 9 - Large scheme in m 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 Typology 22 - B2 and B8 edge 54 55 Typology 23 - B1 town centre 56 Typology 24 - B1 urban 57 Typology 25 - B1 edge of urbar 58 Typology 26 - Hotels town centr Typology 27 - Hotels edge of url Typology 28 - Hotels rural (120 r 59 60 Typology 29 - Town Centre (flat 61 62 Typology 30 - Town Centre (flat Typology 31 - Town Centre (flat 63 64 Typology 32 - Supermarket 65 Typology 33 - Supermarket



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Dyment parcel 8) - £864,500 £103 <td>• • •</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	• • •								
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	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	£3,035,238
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 ra	te alongsio	le 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
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 10	Typology 1 - Urban extension (parcel 9)	294 294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	-£583 -£583
10	Typology 1 - Urban extension (parcel 10) Typology 1 - Urban extension (parcel 11)	294	£3,262,001 £3,262,001	£143	-£11 -£11		-£304	-£440 -£446	-£583
12	Typology 1 - Urban extension (parcel 11)	294	£3,262,001 £3,262,001	£143	-£11	-£160 -£160	-£304	-£440 -£446	-£583
12	Typology 1 - Urban extension (parcel 12)	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
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500		£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
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500		£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	£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		£189	-£44	-£277	-£515	-£752
46	Typology 14 - Older person's housing edge of urban	50	£444,444		£189	-£44	-£277	-£515	-£752
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190		£1,806	£1,512	£1,228	£956	£694
48	Typoogy 16 - Town centre retail small scale	-	£200,000						
49	Typology 17 - Town centre retail medium scale	-	£400,000						
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250						
51	Typology 19 - Supermarket in urban area	-	£800,000						
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						
55	Typology 23 - B1 town centre	-	£800,000						
56	Typology 24 - B1 urban	-	£800,000						
57	Typology 25 - B1 edge of urban	-	£800,000						
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000						
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000						
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
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
02									
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£592	£420	£248	£76	-£98	-£273
		50 -	£400,000 £166,667		£420	£248	£76	-£98	-£273



Site Residual values (residential sales values f4 272 nsm) Residual land values in a

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 £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 CII ra	ate alongsio	le Aff Hsa	% (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
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 8	Typology 1 - Urban extension (parcel 7)	294 294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	-£583 -£583
9	Typology 1 - Urban extension (parcel 8) 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		-£11	-£160	-£304	-£446	-£583
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 21	Typology 1 - Urban ext (employment parcel 3) Typology 1 - Urban ext (employment parcel 4)	-	£864,500 £864,500		£103 £103	£103 £103	£103 £103	£103 £103	£103 £103
21	Typology 1 - Urban ext (employment parcel 5)	-	£864,500		£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500		£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500		£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£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	£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
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 £2,326	£103 £2,270		£103	£103
35 36	Typology 3 - Very small scheme in main rural settlement Typology 4 - Very small scheme in urban area	1	£8,233		£2,326 £1,865	£2,270 £1,809	£2,213 £1,752	£2,157 £1,696	£2,100 £1,639
30	Typology 5 - Small scheme in main rural settlement	15	£26,667 £123,500		£1,805 £2,057	£1,744	£1,752 £1,442	£1,090 £1,151	£1,039 £873
37	Typology 6 - Small scheme in urban area	15	£123,500 £400,000		£2,057 £1,596	£1,744 £1,283	£981	£1,151 £691	£412
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095		£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	£2,089	£1,661	£1,050	£855
40	Typology 9 - Large scheme in main rural settlement	150	£1,764,286		£1,638	£1,370	£1,001	£864	£626
42	Typology 10 - Large scheme in urban area	150	£3,428,571		£1,361	£1,093	£835	£586	£348
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476		£1,418	£1,179	£950	£729	£517
44	Typology 12 - Large scheme in urban area	250	£5,333,333	· · · · ·	£1,264	£1,014	£773	£542	£320
45	Typoogy 13 - Older person's housing in urban area	50	£444,444		£331	£88	-£159	-£409	-£660
46	Typology 14 - Older person's housing edge of urban	50	£444,444		£331	£88	-£159	-£409	-£660
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190		£1,993	£1,677	£1,374	£1,082	£802
48	Typoogy 16 - Town centre retail small scale	-	£200,000						
49	Typology 17 - Town centre retail medium scale	-	£400,000						
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250						
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000						
53	Typology 21 - B2 and B8 urban	-	£800,000						
54	Typology 22 - B2 and B8 edge of urban	-	£247,000						
55	Typology 23 - B1 town centre	-	£800,000						
56	Typology 24 - B1 urban	-	£800,000						
57	Typology 25 - B1 edge of urban	-	£800,000						
58 59	Typology 26 - Hotels town centre (300 rooms) Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000 £640,000						
<u> </u>	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000 £480,000						
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000		£848	£848	£848	£848	£848
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000		£623	£430	£236	£43	-£150
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000		£560	£375	£191	£6	-£181
64	Typology 32 - Supermarket	-	£166,667		2000	2010	2101	20	~ 101
65	Typology 33 - Supermarket	-	£26,667						
	71 07 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1		20.0					



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 (15 Typology 1 - Urban extension (Typology 1 - Urban extension (16 Typology 1 - Urban extension (p 17 18 Typology 1 - Urban ext (employ 19 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 20 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 (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 m 37 38 Typology 6 - Small scheme in u 39 Typology 7 - Medium scheme i Typology 8 - Medium scheme in 40 41 Typology 9 - Large scheme in m 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 Typology 22 - B2 and B8 edge 54 55 Typology 23 - B1 town centre 56 Typology 24 - B1 urban 57 Typology 25 - B1 edge of urbar 58 Typology 26 - Hotels town centr Typology 27 - Hotels edge of url Typology 28 - Hotels rural (120 r 59 60 Typology 29 - Town Centre (flat 61 62 Typology 30 - Town Centre (flat Typology 31 - Town Centre (flat 63 64 Typology 32 - Supermarket 65 Typology 33 - Supermarket



			Max CIL ra	ite alongsi	de Aff Hsg	% (where r	elevant)	
	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	<u>-£11</u> -£11	-£160	-£304 -£304	-£446 -£446	-£583
(parcel 8)	294 294	£3,262,001	£143		-£160			-£583
(parcel 9) (parcel 10)	294	£3,262,001 £3,262,001	£143 £143	<u>-£11</u> -£11	-£160 -£160	-£304 -£304	-£446 -£446	-£583 -£583
(parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
(parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583 -£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
oyment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
ovment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
byment 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	£103
oyment 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
in urban area	150	£3,428,571	£1,828	£1,531	£1,244	£968	£703	£448
in 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	£217	-£42	-£303	-£568
housing edge of urban	50	£444,444	£731	£474	£217	-£42	-£303	-£568
nousing rural settlement	100	£1,176,190	£2,527	£2,179	£1,843	£1,520	£1,209	£911
ail small scale	-	£200,000	-£403	~_,0	2.,010	2.,020	2.,200	2011
tail medium scale	-	£400,000	-£403					
rea medium scale retail	-	£185,250	-£341					
urban area	-	£800,000	£289					
edge of urban	-	£247,000	£494					
in	-	£800,000	£11					
e of urban	-	£247,000	£95					
	-	£800,000	-£1,045					
	-	£800,000	-£1,060					
an	-	£800,000	-£1,074					
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	£767	£561	£355	£148	-£58
atted scheme)	50	£400,000	£897	£700	£503	£306	£109	-£90
,	-	£166,667	£370					
	-	£26,667	£370					
	1							

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 (15 Typology 1 - Urban extension (Typology 1 - Urban extension (16 Typology 1 - Urban extension (p 17 18 Typology 1 - Urban ext (employ 19 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 20 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 (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 m 37 38 Typology 6 - Small scheme in u 39 Typology 7 - Medium scheme i Typology 8 - Medium scheme in 40 41 Typology 9 - Large scheme in m 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 Typology 22 - B2 and B8 edge 54 Typology 23 - B1 town centre 55 56 Typology 24 - B1 urban 57 Typology 25 - B1 edge of urbar 58 Typology 26 - Hotels town centr Typology 27 - Hotels edge of url Typology 28 - Hotels rural (120 r 59 60 Typology 29 - Town Centre (flat 61 62 Typology 30 - Town Centre (flat Typology 31 - Town Centre (flat 63 64 Typology 32 - Supermarket 65 Typology 33 - Supermarket



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- ±26,667 ±370		-							
		-	£20,007	£370					



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	1.7

DEVELOPMENT PERIOD CASHFLOW

evenue vestment value of ground rents DV before costs of sale Sate M L L L	0 £ 13,356,882 0 £ - Sub Total	Revenue per Qir £ 4,007,065	Proiect Totals	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2	Year 2					Year 3			Year 4		Year 5	Year 5	Year 5	Year 5 4	Year 6 Year 6
westment value of ground rents DV before costs of sale osts of Sale M	0 £ - Sub Total	£ 4,007,065					*	1	2	Year 2 3	Qtr 8 Year 2 4	Year 3 1	Year 3 Year 3 2 3	4	Year 4	Qtr 14 Year 4 2	3	Year 4 4	1	2	3	4	- 2
DV before costs of sale	Sub Total		£ 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	0
osts of Sale		£ .	£ -	0	0	0	0	0	0	0	0	0	0 0	0 0	0	0	0	0	0	0	0	0	0
M		1	£ 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	0
<u> </u>	Aarketing costs 3.009		£ 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	
	egal fees 0.509	<u>></u>	£ 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	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	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	0	
B	31 £ -	£	£ -	0	0	0	0	0	0	0	0	0	0 0		0	0	0	0	0	0	0	0	0
B	32 industrial £ - 38 storage £ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0 0		0	0	0	0	0	0	0	0	0
C	21 Hotel £ - 22 resi institution £ -	£ - £ -	£ -	0	0	0	0	0	0	0	0	0	0 0		0	0	0	0	0	0	0	0	0
D	01 £ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0 0		0	0	0	0	0	0	0	0	0
otal commercial value	Sub Total	1	£0	0		0	0	0	0	0	0	0	0 0				0			0			0
Deculative NDV		1	£ 15,467,269	0	0	0	0	0	3,866,817	3,866,817	3,866,817	3,866,817	0 0	0	0	0	0	0	0	0	0	0	0
ffordable Housing Revenue N	lo 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	0
			£-																				
N	IDV Total	1	£ 18,061,667	0	432,400	432,400	432,400	432,400	4,299,217	4,299,217	3,866,817	3,866,817	0 0	0 0	0	0	0	0	0	0	0	0	0
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andard Costs		-																					
	Residential £ 7,204,621	Cost per Qtr 1,200,770	6 £ 7,204,621	0	1,200,770	1,200,770	1,200,770	1,200,770	1,200,770	1,200,770	0	0	0 0			0	0	0	0	0	0	0	0
G	SF infrastructure costs £ -		6 £ -	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
B	31 E - 32 industrial E -		8 £ -	0	0	0	0	0	0	0	0	0	0 0		0	0	0	0	0	0	0	0	0
C	38 storage £ - 21 Hotel £ -		8 <u>£</u> - 8 £ -	0	0	0	0	0	0	0	0	0	0 0			0	0	0	0	0	0	0	0
C	22 resi institution £ -	- 8	8 £ - 8 £ -	0	0	0	0	0	0	0	0	0	0 0		0	0	0	0	0	0	0	0	0
D	22 £ -	- 6	8 £ - £ 360,231	0	0 60,039	0 60,039	0 60,039	0 60,039	0 60,039	0 60,039		0	0 0			0	0	0	0	0	0	0	0
		1	£ 7,564,852									0	0 0			0	0	0	0	0	0	0	0
ther Costs	Sub Total	1			1,260,809											0	0				0	0	
P	Professional fees 8.009		£ 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
	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	0
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	0	0	0	0	0	0	0 0			0	0	0	0	0	0	0	0
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<u>+</u>	Sub Total	1	£ -	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	0 £ 75,000		£ 75,000	0	0	75,000	0	0	0	0	0	0	0 0	0 0	0	0	0	0	0	0	0	0	0
Accessibility standards	£ 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	1	£ 157,785	0	0	157,785	0	0	0	0	0	0	0 0) a	0	0	0	0	0	0	0	0	0
otal 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
otal Costs		1	£ 8,327,825	0	1,361,673	1,519,458	1,361,673	1,361,673	1,361,673	1,361,673	0	0	0 0	0 0	0	0	0	0	0	0	0	0	0
		-	£																				
eveloper's profit on GDV %	6 of GDV private 17.009		£ 2,629,436	0	0	0	0	0		0	0	2,629,436	0 0			0		0	0		0	0	0
%	6 of GDV commercial 15.009	5	£ -	0	0	0	0	0	0	0	0	2,025,430	0 0		0	0	0	0	0		0	0	0
esidual Sum before interest	6 of GDV affordable 69		£ 155,664 £ 6,948,742	0		0 -1,087,059	-929,274	-929,274	2,937,544		0 3,866,817	0 1,237,382	0 0		0	0	0	0	0	0	0	0	0
umulative residual balance for interes	st calculation	1		0	-929.274	-2.031.531	-2.994.031	-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	0
terest	7.009		-£ 180.345	0	-15,198	-33.226	-48.968	-64.967	-17.986	0	0	0	0 0	0 0	0	0	0	0	0	0	0	0	0
esidual Sum for guarter after interest		1	£ 6,768,397				-978,242			0 704 000	2 966 947	4 997 900			0	0	0		0	0	0	0	0

Land Value per developable hectare £3,294,410

Residual land value		
Site acquisition costs		6.80%

1.75%

Quarterly Interest

£ 5.891.291 £ 400.608 £ 5.490.683

COMMUNITY INFRASTRUCTURE LEVY INFRASTRUCTURE FUNDING POSITION STATEMENT JULY 2023

RUGBY

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2. INTRODUCTION

- 2.1. This statement has been produced to provide evidence in support of the council's Community Infrastructure Levy (CIL) Charging Schedule. CIL is a tariff that may be levied by local authorities to help to fund the provision of infrastructure to support development, alongside the use of S106 planning obligations.
- 2.2. S211(2)) of the Planning Act 2008 (PA 2008) states that "a charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by CIL regulations, to- (a) actual and expected costs of infrastructure (whether by reference to lists prepared by virtue of section 216(5)(a) or otherwise)(...)[and] (c) other actual and expected sources of funding for infrastructure.".
- 2.3. Regulation 14(1) of the Community Infrastructure Levy Regulations 2010 (CIL Regulations) states that in setting rates the charging authority must strike an appropriate balance between "the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding" and the potential effects of CIL on viability.
- 2.4. The requirements of Part 11 Planning Act 2008 also include that the charging schedule is informed by "appropriate available evidence" (s211(7A)).
- 2.5. Regulation 14(5) of the CIL Regulations states that "For the purposes of section 211(7A) of the PA 2008, a charging authority's draft infrastructure list is appropriate evidence to inform the preparation of their charging schedule".
- 2.6. The "infrastructure list" is defined in regulation 121A as a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL. This is to be published within the annual infrastructure funding statement. A "draft infrastructure list" is defined by regulation 11(1) as "the list that the charging authority intends to publish as their infrastructure list".
- 2.7. The most recent published annual infrastructure funding statement for Rugby Borough is the 2021-22 statement. As, at the time of publication of this statement, Rugby Borough Council was not a CIL charging authority, this statement did not contain a list of infrastructure which the authority intends will be or may be wholly or partly funded through CIL. The draft infrastructure list is instead set out in the document titled "Approach to spending the Community Infrastructure Levy".
- 2.8. The Planning Practice Guidance refers to the need to demonstrate an "aggregate infrastructure funding gap" and a levy funding target (Paragraph: 018 Reference ID: 25-018-20190901).
- 2.9. In this context, the purpose of this statement is to supplement the draft infrastructure list by providing evidence the actual and expected estimated total cost of infrastructure required to support the development of the borough, taking into account other actual and expected sources of funding. This statement also provides evidence of the infrastructure funding gap and levy funding target referred to in the Planning Practice Guidance.
- 2.10. "Infrastructure" is defined by s216(2) of the Planning Act 2008 as including:

- (a) roads and other transport facilities,
- (b) flood defences,
- (c) schools and other educational facilities,
- (d) medical facilities,
- (e) sporting and recreational facilities, and
- (f) open spaces
- 2.11. Regulation 14(1) of the CIL Regulations refers to "Infrastructure that is required to support the development of the area". Infrastructure must therefore be required to support the borough's development.

3. ACTUAL AND EXPECTED COSTS OF INFRASTRUCTURE

- **3.1.** An updated infrastructure schedule has been prepared and is appended to this statement. The schedule sets out the infrastructure required to support the development of the borough. This includes:
 - Infrastructure needed for the Coton Park East strategic development site. Most of these infrastructure requirements will be funded through the agreed s106. However, the infrastructure requirements also include contributions to strategic highways schemes in respect of which there is a funding gap.
 - Infrastructure needed for the South West Rugby strategic development site. It is likely that most of the requisite infrastructure funding will be secured through a framework s106 agreement. However, s106 agreements have yet been signed on most of the site. The costs detailed in the schedule are being updated both to take into account cost inflation and to reflect the development of a more detailed understanding of the infrastructure required since the evidence to support the Local Plan and the South West Rugby SPD was prepared. It is likely that some of the infrastructure costs will increase significantly. There is a possibility that funding gaps will arise.
 - Borough wide public transport infrastructure. These projects mainly derive from the Warwickshire Bus Service Improvement Plan and Warwickshire Rail Strategy. The extent of funding gaps in respect of many of these projects is yet to be confirmed as project costs are not yet available. However, significant further funding gaps will be confirmed once those costs are known.
 - Borough wide cycling and walking projects. These projects derive from the Warwickshire Local Cycling and Walking Improvement Plan. There are significant identified funding gaps in respect of these projects.
 - Borough wide green infrastructure. These relate to projects planned by Warwickshire County Council and Warwickshire Wildlife Trust in respect of which funding gaps exist.
 - Rugby town centre. These projects derive from the Rugby Regeneration Strategy 2022.

The extent of funding gaps has not yet been established as project costs have not yet been prepared, however there will be significant funding gaps.

- Borough wide strategic highways infrastructure. These are strategic highways schemes planned by Warwickshire County Council or National Highways. The extent of the funding gap on two of those schemes is not yet known, as updated project costs are in preparation.
- 3.2. The costs of infrastructure required to support development that have so far been quantified total **£176,435,917**. In reality this is a significant underestimate as a number of the infrastructure items have not yet been costed and the South West Rugby costs are in the process of being updated.
- 3.3. In respect of infrastructure items which have so far been costed, the current aggregate funding gap is **£33,634,350**. Again, that figure is likely to significantly underestimate the true funding gap, which will be established when further costs become available, in particular those for strategic public transport schemes and improvements to Rugby town centre.
- 3.4. As is apparent from the above, costings have not been prepared for several the infrastructure items listed in the infrastructure schedule. These projects are generally at a stage of development at which it is not possible to generate a reliable or accurate cost estimate, as this will depend on scheme design. For some other projects costings are in the process of being updated to reflect cost inflation over the past few years and/or changes to the scope or design of the project. An infrastructure schedule will always be a snapshot and the costs listed will change in future.

4. PROJECTED LEVY FUNDING

- 4.1. Accurately assessing the revenue that will be generated from CIL is difficult.
- 4.2. The most consistent type of chargeable development in the borough is minor residential development of nine or fewer dwellings. If apartments within the urban area (proposed to be zero rated) and conversions (likely to benefit from deductions for in use floor space) are excluded, the average number of new homes built per year on small sites of nine or fewer homes over the past five years is shown in the table below. The council does not have data on the average size of these new homes, however, if it is assumed that the average dwelling is a 2-storey, 3 bedroom, 5 person house (the most common type of dwelling in the borough) then that would give a floor area of 93m² when applying the Nationally Described Space Standard. The annual CIL income this would generate is shown in the table below.

	Urban area	Rural area						
Number of dwellings	27	37						
annually								
Charging rate per m2	£100	£200						
Assumed m2 per dwelling	93m2	93m2						
Total annual CIL income	£251,100	£688,200						

Table 1: Projected annual CIL income from minor residential development

4.3. After the current monitoring year there are seven years remaining in the plan period. Across

the remainder of the plan period, therefore, minor residential development could generate £6,575,100.

- 4.4. In addition to CIL income from sites of nine or fewer dwellings, there would be CIL income from larger housing sites which do not form part of the strategic allocations and from convenience retail proposals. The timing or these types of development coming forward is less predictable and so it is more difficult to forecast potential receipts. Receipts from these sources will be highly variable year to year.
- 4.5. Most of the main rural settlement allocations under the Local Plan 2011-2031 already have planning permission and so would not be CIL chargeable. The sites that do not yet have planning permission are Plott Lane, Stretton on Dunsmore (circa 25 dwellings), Leamington Road, Ryton on Dunsmore (circa 75 dwellings), and Linden Tree Bungalow, Wolston (circa 15 dwellings). These sites are all more than ten dwellings in size and are within the rural area. Therefore, if they were to be granted planning permission after the CIL charging schedule were brought into effect and subsequently development were to commence, then they would be chargeable to CIL at £160 per square metre. Applying the same average floor area of 93m2, these developments could generate a CIL income of £1,711,200.
- 4.6. It is likely that larger (10 dwellings or more) residential windfall sites on non-allocated sites will come forward in the remainder of the plan period. However, given these sites do not form a consistent source of supply, it is not possible to reliably forecast future delivery based on past supply. A conservative approach is taken and this source of supply is omitted from the income projection.
- 4.7. It is possible that CIL chargeable convenience retail provision will come forward in the period to 2031, although there are no plan allocations for this use. Convenience retail development in the past has been sporadic so it is not possible to forecast future delivery based on past build rates.

Development Type	Revenue
Residential – Rural site allocations	£1,711,200
Residential – Sites of 9 or fewer dwellings	£6,575,100
Total	£8,286,300

Table 2: CIL income projection up to 31 March 2031

5. INFRASTRUCTURE FUNDING GAP

5.1. It is possible to calculate a residual funding gap by subtracting the projected CIL income from the aggregate funding gap, as set out in Table 3 below.

Category	Revenue
Estimated infrastructure costs (only	£176,435,917
includes infrastructure which has been	
costed so far)	
Estimated contribution of other funding	£142,801,567
sources	

Table 3: CIL income in the context of known infrastructure costs

Funding gap	£33,634,350
Estimated total CIL revenue	£8,286,300
Residual Funding Gap	£25,348,050

6. CONCLUSION

- 6.1. This statement provides a summary the best available evidence on the actual and expected cost of infrastructure required to support the development of the borough. It also provides information on other actual and expected sources of funding for infrastructure. Finally, it estimates the funding that would be raised by the levy.
- 6.2. This statement demonstrates a significant aggregate funding gap and residual funding gap after projected CIL receipts.
- 6.3. CIL will play a role in the delivery of infrastructure within the authority and in mitigating the cumulative impacts of new development. Together with the Interim CIL Spending Strategy (which provides a draft infrastructure list) this statement provides appropriate available evidence in relation to infrastructure. The statement clearly demonstrates that the authority has a funding gap in terms of necessary infrastructure provision, which justifies the implementation of CIL across its administrative area.

APPENDIX: UPDATED INFRASTRUCTURE FUNDING SCHEDULE

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Coton Park East	t								
Broughton Road Junction	Contribution to improvements of A426/Broughton Road Junction	See Borough wed strategic highways schemes below	Local Plan/ Coton Park East SPD	WCC highways cost	£595,047	s106 agreement	See Borough- -wed strategic highways schemes below	WCC highways	
Central Park Drive junction	Contribution to improvements to A426/Central Park Drive junction	£607,765	Local Plan/ Coton Park East SPD	WCC highways cost	£607,765	s106 agreement	£O	WCC highways	
Gibbet Hill Junction	Contribution to improvements to the A5/A426 Gibbet Hill junction	See Borough wed strategic highways schemes below	Local Plan/ Coton Park East SPD	WCC highways cost	£569,456	s106 agreement	See Borough- -wed strategic highways schemes below	WCC highways, National Highways	
Cycle infrastructure	Contributions to cycling infrastructure improvements in the vicinity of the development	£403,832	Coton Park East SPD	WCC highways cost	£403,832	s106 agreement	£O	WCC highways	
Public transport	Public transport contribution, bus shelter contribution and real time transport information contributions	£398,772	Local Plan/ Coton Park East SPD	WCC highways cost	£398,772	s106 agreement	£O	WCC highways	

					Funding		Current		
Project name	Brief description	Indicative cost	Reference	Cost explained	currently secured	Funding explained	funding gap	Delivery partners	Delivery timeframe
Education	2 FE primary school	Not available	Local Plan/ Coton Park East SPD	N/A	Contributi on £6,447.68 per dwelling (excluding 1-beds) together with land	S106 agreement	Not known	WCC	
Open space	Open space contributions	£397,995	Local Plan/ Coton Park East SPD	Open space calculator	£397,995	S106 agreement	£O	Developers/R BC	
Police	Police contribution towards recruiting and equipping officers and staff, vehicles and police premises to meet policing needs arising from development	£71,323	Local Plan/ Coton Park East SPD	Warwickshire Police calculation	£71,323	s106 agreement	£O	Warwickshire Police	
Hospitals	Provision of additional health care services at either Rugby St Cross Hospital or University Hospital Coventry to mee parient demand arising from the development	£852,455	Local Plan/ Coton Park East SPD	University Hospitals Coventy and Warwickshire NHS Trust calculation	£852,455	s106 agreement	£O	University Hospitals Coventy and Warwickshire NHS Trust	
South West Ru	gby urban extension								
Education	6 form entry secondary school (to be co-located with one of the primary schools)	£25,000,00 0	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC/develop ers	2027 (Phases 3 and 4)
Education	A 2 form entry primary school with the potential to increase to 3 form entry (includes nursery provision)	£6,000,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC/develop ers	2021/22 to 2025/26 (Phase 3)

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Education	A 2 form entry primary school (includes nursery provision)	£6,000,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC/develop ers	2021/22 to 2025/26 (Phase 3)
Health	Land to accommodate and financial contributions to provide 3GP surgery rising to 7GP upon completion of site	£4,318,779	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	NHS Coventry and Warwickshire Integrated Care Board/develo pers	Phase 2- Completion post plan period.
Hospitals	Hospital of St Cross (full detail set out in Appendix 3 of the Local Plan)	£1,000,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	University Hospitals Coventy and Warwickshire NHS Trust	Phase 2- Completion post plan period.
Open space	Open Space provision & maintenance. As set out in Table 1 in the main SPD.	£10,707,59 6	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	RBC/Develope rs	Ongoing throughout the development of the site.
Recreation	Sports Pitches & Facilities provision & maintenance. As set out in Table 1 in the main SPD.	£8,393,923	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	Developers/R BC	Ongoing throughout the development of the site.
Cycle infrastructure	Provision of high quality cycling network: a) National Cycle Route 41 Potsford Dam to Draycote Water	£900,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	Developers/W CC highways	Ongoing throughout the development of the site.
Cycle infrastructure	Provision of high quality cycling network: b) B4429 Ashlawn Road/ A428 to Great Central Way/ DIRFT	£1,530,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	Developers/W CC highways	Ongoing throughout the development of the site.

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Cycle infrastructure	Provision of high quality cycling network: c) A426 Dunchurch Road to Rugby Town Centre	£916,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	Developers/W CC highways	Ongoing throughout the development of the site.
Cycle infrastructure	Provision of high quality cycling network: d) Secondary Route Improvements	£400,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	Developers/W CC highways	Ongoing throughout the development of the site.
Public transport	High quality public transport: a) Two bus services	£4,390,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways/bus compaines	Ongoing throughout the development of the site.
Public transport	High quality public transport: b) Bus Stop Infrastructure	£258,300	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways/bus compaines	Ongoing throughout the development of the site.
Public transport	High quality public transport: c) Traffic Signal Bus Priority	£200,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways/bus compaines	Ongoing throughout the development of the site.
Public transport	High quality public transport: d) Southbound Bus Stop, A426 Leicester Road	£490,114	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways/bus compaines	Ongoing throughout the development of the site.
Highways	A426/Bawnmore Road/Sainsbury's Roundabout	£1,567,822	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2026 (Phase 3)

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Highways	A426 Rugby Road between Ashlawn Road and Sainsbury's Roundabout	£1,422,084	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2026 (Phase 3)
Highways	A426 approach to Ashlawn Road roundabout	£1,204,106	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2026 (Phase 3)
South West Link Road	Homestead Link	£19,764,86 4	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways/ developers	2026 (Phase 3)
South West Link Road	Rerouting of Cawston Lane	£5,784,264	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways/ developers	Ongoing throughout the development of the site.
South West Link Road	Potsford Dam Link	£10,691,62 4	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways/ developers	2031 (Phase 4)
Highways	A426/Evreux Way	£6,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2026 (Phase 3)
Highways	Rugby Gyratory Improvements	£216,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2031 (Phase 4)
Highways	A428 Hillmorton Road/Percival Road	£913,928	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2031 (Phase 4)
Highways	B4429 Ashlawn Road/Percival Road	£848,971	SW Rugby SPD/Rugby	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2031 (Phase 4)

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	(widening to provide a right turn lane)		Borough Local Plan						
Highways	B5414 (North Street/Church Street) traffic calming and downgrading of route	At least £1,000,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	Tbc (£500,000 sought in SPD)	Framework s106	At least £500,000	WCC highways	2031 (Phase 4)
Highways	Hillmorton Road/Whitehall Road Roundabout (widen two arms to provide roundabout and 2 puffin crossings)	£485,544	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways	2031 (Phase 4)
Highways	A45/ M45 partial signalisation works	£1,325,008	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	WCC highways, National Highways	2026 (Phase 3)
Police	a) Additional 17 police staff start-up cost and personal equipment b) Additional vehicles c) On-site premises to cater for the additional staff.	£630,942	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	Warwickshire Police	2021/22 to 2025/26 (Phase 3)
Fire and rescue station		£3,927,000	SW Rugby SPD/Rugby Borough Local Plan	Cost dates from 2020 before, currently being updated	tbc	Framework s106	tbc	Warwickshire Fire and Rescue Service	2021/22 to 2025/26 (Phase 3)
Borough-wide p	public transport								
Bus Priority	Traffic light priority on key bus corridors in Rugby, e.g., delivery of traffic signal priority and removing pinchpoints on the Highway Delivery of bus priority and supporting measures aimed at reducing bus journeys times on the key Rugby North (new developments	TBC	Warwicksh ire Bus Service Improvem ent Plan	Project management costs, infrastructure supply and electrical connection works plus potentia significant highways works.	£O		tbc	Bus Operators	2024-27

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	at north of town) - Elliot's Field Retail Park - Rugby Rail Station - Rugby Town Centre - Rugby St Cross Hospital - South West Rugby Development								
Rugby A426 Superstop (Leicester Road opposite Elliott's Field Retail Park	A426 Leicester Road Superstop comprising elongated bus lay-by and high quality bus shelter	£800k	Warwicksh ire Bus Service Improvem ent Plan	Design and construction, land acquisition costs and service diversion and protection costs	£79,000		£700,000	Bus Operators	2024-28
Bus Corridor Improvements	Deliver bus priority and real time information provision on the key cross-town Hillmorton - Rugby - Long Lawford - Coventry Boundary bus corridor Deliver bus priority and real time information provision on the key cross-town key Rugby North (new developments at north of town) - Elliot's Field Retail Park - Rugby Rail Station - Rugby Town Centre - Rugby St Cross Hospital - South West Rugby Development bus corridor Deliver bus priority and real time information provision on the key inter-urban Rugby – Southam - Leamington bus corridor	TBC	Warwicksh ire Bus Service Improvem ent Plan	Project management costs, infrastructure supply and electrical connection works	£O		tbc	Bus Operators	2025-30

									Аррепціх
Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Bus Stop Improvements	Roll-out of enforcements cameras at appropriate bus stops in Rugby	ТВС	Warwicksh ire Bus Service Improvem ent Plan	Project management costs, surveys, supply and installation of infrastructure including an enforcement van and electrical connection works.	£O		tbc	Bus Operators, Rugby Borough Council, WCC Parking Enforcement Team	2025-30
Public Transport Interchanges	Delivery of a new bus interchange site in Rugby (bus focal point), or alternatively, improvements to existing arrangements on North Street and Church Street (including provision of Real Time Information and supporting configration changes to adjacent local highway network) Delivery of substantial improvements to bus / rail interchange capabilities at Rugby Rail Station (including provision of real time information)	TBC	Warwicksh ire Bus Service Improvem ent Plan	Feasibility work, design, service diversion, supply and installation of on- steet bus stop infrastructure, ellectrical connection works and minor works on the Highway	£O		tbc	Bus Operators, Rugby Borough Council	2025-32
Green Infrastructure	Implement solar energy solutions at key bus stops on bus corridors in Rugby, e.g., lighting (subject to approval from WCC County Highways - Street Lighting Team)	ТВС	Warwicksh ire Bus Service Improvem ent Plan	Feasibility work, design, supply and installation of on- street bus stop infrastructure	£O		tbc	Bus Operators, WCC County Highways Maintenance Team	2025-32
Supporting the Operation of Electric Buses	Potential provision of an opportunity-charging point for electric buses operating in Rugby as part of the	твс	Coventry All Electric Bus City Scheme	Feasibility work, design, service diversion, electricity supply upgrade	£O		tbc	Transport for West Midlands, Midlands	2025-32

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	Coventry All Electric Bus City Scheme			works, supply and installation of on- street charging infrastructure, electrical connection works and minor works on the Highway				Connect, Rugby Borough Council	
Supporting the Operation of Electric Buses	Potential provision of an opportunity-charging point for electric buses operating in Rugby as part of the Coventry All Electric Bus City Scheme	ТВС	Coventry All Electric Bus City Scheme	Feasibility work, design, service diversion, electricity supply upgrade works, supply and installation of on- street charging infrastructure, electrical connection works and minor works on the Highway	£O		tbc	Transport for West Midlands, Midlands Connect, Rugby Borough Council	2025-32
Bus Service Provision	Creating a new inter-urban bus route to satisfy known transport demand by way of delivering a new bus service on the Nuneaton – Magna Park (major employment site) – Lutterworth - Rugby bus corridor	ТВС	Warwicksh ire Bus Service Improvem ent Plan	Procurement of bus service contract	£O		tbc	Leicestershire County Council, Magna Park Employment Site	2025-32
Comprehensiv e Bus Stop Infrastructure serving the Houlton Development	Provision of 3 no. pairs of bus stops - including lay-bys within the Houlton development to serve residents safely, which will fill-in unacceptable gaps in bus stop provision and	ТВС	Warwicksh ire Bus Service Improvem ent Plan	Highway works including possible service diversions	£O		tbc	Developers	2025-32

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	access within the development								
Rugby Parkway Station	Provision of new station at Houlton with 2 platforms and associated infrastructure	твс	Warwicksh ire Rail Strategy	Infrastructure works associated with new station	£4m		tbc	Network Rail, Train Operating Company	2025-32
Borough wide -	walking and Cycling								
Ansty Park	New footway/ cycle track adjacent to road	£946,890	Warwicksh ire LCWIP ref Cy01	Cost based on type of facility and length measured from LCWIP	Yes, routes being provided as site expands	Developer funding	0	Developer	5-10 years
Binley Woods - Coventry East	Widened/ upgraded footway adjacent to road	£1,425,690	Warwicksh ire LCWIP ref Cy02	Cost based on type of facility and length measured from LCWIP but £361,000 was estimated by consultants for National Highways for short link to A46	£361,000	National Highways fuinding	£1,064,6 90	National Highways	1-5 years
A45 Tollbar End	Widened/ upgraded footway adjacent to road	£504,630	Warwicksh ire LCWIP ref Cy03	Cost based on type of facility and length measured from LCWIP	No		£504,630	National Highways	5-10 years
A423 Oxford Road (Tollbar End - Ryton)	Widened/ upgraded footway adjacent to road and cycle track/ path on open space	£1,106,910	Warwicksh ire LCWIP ref CY04	Cost based on type of facility and length measured from LCWIP	No		£1,106,9 10		1-5 years
Bridleway (Walsgrave - Ansty Park)	Cycle track/ path on open space	£777,350	Warwicksh ire LCWIP ref CY05	Cost based on type of facility and length measured from LCWIP	No		£777,350		5-10 years
Coton Park East	New and upgraded footway/ cycle track adjacent to road. Cycle ytrack/ path, on-	£1,847,160	Warwicksh ire LCWIP ref R01	Cost based on type of facility and length measured from LCWIP	Partial. Some S106 funding tbc		£1,847,1 60	Developer	5-10 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	carriageway cycle route and crossings								
Path (Boughton Leigh Schools)	Cycle track/ path on open space	£229,950	Warwicksh ire LCWIP ref R02	Cost based on type of facility and length measured from LCWIP	No		£229,950		5-10 years
Old Leicester Road	Widened/ upgraded footway adjacent to road	£269,640	Warwicksh ire LCWIP ref R03	Cost based on type of facility and length measured from LCWIP	No		£269,640		5-10 years
Black Path (A426 Rugby Gateway - town centre Phase 2)	Widened/ upgraded footway adjacent to road, cycle track/ path, crossing and bridge	£635,040	Warwicksh ire LCWIP ref R04	Cost based on type of facility and length measured from LCWIP	No		£635,040		1-5 years
Butlers Leap	New and upgarded footway/ cycle track adjacent to road	£560,070	Warwicksh ire LCWIP ref R05	Cost based on type of facility and length measured from LCWIP	No		£560,070		1-5 years
Bridleway (New Bilton - Newbold Road)	Cycle track/ path on open space	£423,500	Warwicksh ire LCWIP ref R06	Cost based on type of facility and length measured from LCWIP	No		£423,500	Developer	5-10 years
Hunters Lane	New footway/ cycle track adjacent to road	£35,400	Warwicksh ire LCWIP ref R07	Cost based on type of facility and length measured from LCWIP	Partial. Avon Mill highway improvem ent scheme (MRN) contributio n tbc		tbc	Department for Transport, Midlands Connect	1-5 years
A426 Newbold Road	Widened/ upgraded footway adjacent to road	£422,730	Warwicksh ire LCWIP ref R08	Cost based on type of facility and length measured from LCWIP	No		£422,730		1-5 years

		Indicative			Funding	Funding	Current	Delivery	Delivery
Project name	Brief description	cost	Reference	Cost explained	currently secured	explained	funding gap	partners	timeframe
Caldecott Park and Poplar Grove	Cycle track/ path on open space and on-carriageway route	£199,150	Warwicksh ire LCWIP ref R09	Cost based on type of facility and length measured from LCWIP	No		£199,150	RBC	5-10 years
A426 (Asda - Evreux Way)	Widened/ upgraded footway adjacent to road	£429,030	Warwicksh ire LCWIP ref R10	Cost based on type of facility and length measured from LCWIP	No		£429,030		1-5 years
A428 Lawford Road parallel back street route	Cycle track/ path on open space and on-carriageway route	£137,400	Warwicksh ire LCWIP ref R11	Cost based on type of facility and length measured from LCWIP	No		£137,400		1-5 years
B5414 Clifton Road/ Church Street/ North Street	On-carriageway cycle route and crossing	£117,300	Warwicksh ire LCWIP ref R12	Cost based on type of facility and length measured from LCWIP	No		£117,300		1-5 years
Clifton Road (South Street - Murray Road)	Widened/ upgraded footway adjacent to road and crossing	£644,490	Warwicksh ire LCWIP ref R13	Cost based on type of facility and length measured from LCWIP	No		£644,490		1-5 years
Clifton Road (Houlton Way - South Street)	Widened/ upgraded footway adjacent to road, on carriageway route and crossing	£423,360	Warwicksh ire LCWIP ref R14	Cost based on type of facility and length measured from LCWIP	No		£423,360		1-5 years
Biart Place	On-carriageway cycle route	£60,150	Warwicksh ire LCWIP ref R15	Cost based on type of facility and length measured from LCWIP	No		£60,150		5-10 years
Whinfield Woods paths	Cycle track/ path on open space	£431,200	Warwicksh ire LCWIP ref R16	Cost based on type of facility and length measured from LCWIP	No		£431,200	RBC	5-10 years
The Kent, School Street and Lower Street	On-carriageway cycle route	£202,650	Warwicksh ire LCWIP ref R17	Cost based on type of facility and length measured from LCWIP	No		£202,650		5-10 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Moors Lane	On-carriageway cycle route	£150,900	Warwicksh ire LCWIP ref R18	Cost based on type of facility and length measured from LCWIP	Yes	road to be closed as part of Houlton developmen t	0	Developer	5-10 years
The Locks to The Kent via Brindley Road	On-carriageway cycle route	£100,350	Warwicksh ire LCWIP ref R19	Cost based on type of facility and length measured from LCWIP	No	link to be provided by developers	£100,350		5-10 years
Bridleway (The Locks - Houlton Way)	Cycle track/ path on open space	£64,400	Warwicksh ire LCWIP ref R20	Cost based on type of facility and length measured from LCWIP	No		£64,400		5-10 years
Houlton network	New footway/ cycle track adjacent to road	£484,050	Warwicksh ire LCWIP ref R21	Cost based on type of facility and length measured from LCWIP	Yes		0	Developer	5-10 years
A428 Crick Road (Houlton - Dirft)	New footway/ cycle track adjacent to road	£219,870	Warwicksh ire LCWIP ref R22	Cost based on type of facility and length measured from LCWIP	No		£219,870		5-10 years
Rugby Gateway Railway Station access	Widened/ upgraded footway adjacent to road and cycle track/ path on open space	£53,550	Warwicksh ire LCWIP ref R23	Cost based on type of facility and length measured from LCWIP	No		£53,550	Network Rail	5-10 years
A428 Crick Road (Paddox - Houlton)	Widened/ upgraded footway adjacent to road, on carriageway route and crossing	£1,323,000	Warwicksh ire LCWIP ref R24	Cost based on estimates for SW Rugby SPD	Partial, part of SW Rugby developme nt area		tbc	Developer	1-5 years
B4429 Ashlawn Road (Dunchurch - Ashlawn School)	Widened/ upgraded footway adjacent to road and crossing	£1,008,000	Warwicksh ire LCWIP ref R25	Cost based on estimates for SW Rugby SPD	Partial, part of SW Rugby developme nt area		tbc		1-5 years

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Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Town centre (Sheep Street and Market Place)	On-carriageway cycle route	£43,950	Warwicksh ire LCWIP ref R26	Cost based on type of facility and length measured from LCWIP	No		£43,950	RBC	1-5 years
Bruce Williams Way/ Whitehall Road	On-carriageway cycle route and crossing	£109,200	Warwicksh ire LCWIP ref R27	Cost based on type of facility and length measured from LCWIP	No		£109,200		1-5 years
Barby Road (St Cross - Ashlawn Road)	Widened/ upgraded footway adjacent to road	£928,620	Warwicksh ire LCWIP ref R28	Cost based on type of facility and length measured from LCWIP	No		£928,620		5-10 years
Trevor White Drive/St Cross Hospital path	Cycle track/ path on open space, ramp	£73,080	Warwicksh ire LCWIP ref R29	Cost based on type of facility and length measured from LCWIP	No		£73,080	NHS Trust	1-5 years
Pytchley Road link to Great Central	On-carriageway cycle route and crossing	£119,100	Warwicksh ire LCWIP ref R30	Cost based on type of facility and length measured from LCWIP	No		£119,100		1-5 years
Barby Road (Hospital access)	Widened/ upgraded footway adjacent to road and crossing	£144,270	Warwicksh ire LCWIP ref R31	Cost based on type of facility and length measured from LCWIP	No		£144,270	NHS Trust	1-5 years
A426 Dunchurch Road to Rugby Town Centre	Widened/ upgraded footway adjacent to road, on carriageway route and crossing	£1,621,900	Warwicksh ire LCWIP ref R32	Cost based on type of facility and length measured from LCWIP	Partial, part of SW Rugby developme nt area		tbc		1-5 years
Onley Bridle Path	Cycle track/ path on open space	£557,550	Warwicksh ire LCWIP ref R33	Cost based on type of facility and length measured from LCWIP	No		£557,550		5-10 years
Overslade links	On-carriageway cycle route	£386,700	Warwicksh ire LCWIP ref R34	Cost based on estimates for SW Rugby SPD	Partial, part of SW Rugby		tbc	Developer	5-10 years

Project name Sow Brook:	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured developme nt area	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Lytham Road/ Shakespeare Gardens (Bilton Road - Dunchurch Road)	Cycle track/ path on open space and on-carriageway route	£645,050	Warwicksh ire LCWIP ref R35	Cost based on estimates for SW Rugby SPD	Partial, part of SW Rugby developme nt area		tbc	Developer	5-10 years
B4642 Bilton Road (A4071 - Cawston - Town Centre)	Widened/ upgraded footway adjacent to road and crossing	£1,835,820	Warwicksh ire LCWIP ref R36	Cost based on estimates for SW Rugby SPD	Partial, part of SW Rugby developme nt area		tbc	Developer	1-5 years
Scots Close Bridleway (R169c) and Alwyn Road north to Bilton	Cycle track/ path on open space and on-carriageway route	£486,850	Warwicksh ire LCWIP ref R37	Cost based on type of facility and length measured from LCWIP	Yes, part of SW Rugby developme nt area		0	Developer	5-10 years
Bridleway (R169d) opposite Duncan Drive and Alwyn Road south to Dunchurch	Cycle track/ path on open space	not estimated	Warwicksh ire LCWIP ref R38	Cost based on estimates for SW Rugby SPD	Yes, part of SW Rugby developme nt area		0	Developer	5-10 years
Cawston Lane (Cawston - Dunchurch)	New footway/ cycle track adjacent to road	£1,008,630	Warwicksh ire LCWIP ref R39	Cost based on type of facility and length measured from LCWIP	Yes, part of SW Rugby developme nt area		0	Developer	5-10 years
Homestead Link Road	New footway/ cycle track adjacent to road	£2,371,320	Warwicksh ire LCWIP ref R40	Cost based on type of facility and length measured from LCWIP	Yes, part of SW Rugby		0	Homes England	5-10 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured developme	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
					nt area				
Potsford Dam Link Road	New footway/ cycle track adjacent to road	£476,280	Warwicksh ire LCWIP ref R41	Cost based on type of facility and length measured from LCWIP	Yes, part of SW Rugby developme nt area		0	Developer	5-10 years
B4429 Coventry Road	New footway/ cycle track adjacent to road and widened/ upgraded footway adjacent to road	not estimated	Warwicksh ire LCWIP ref R42	Cost based on type of facility and length measured from LCWIP	Yes, part of SW Rugby developme nt area		0	Developer	5-10 years
Cawston connections	Cycle track/ path on open space	£288,050	Warwicksh ire LCWIP ref R43	Cost based on estimates for SW Rugby SPD	Partial, part of SW Rugby developme nt area		tbc	Developer	5-10 years
Bridleway and underpass (west of M6 Junction 1)	Cycle track/ path on open space	£1,060,150	Warwicksh ire LCWIP ref R44	Cost based on type of facility and length measured from LCWIP	No		£1,060,1 50		5-10 years
Footpath and underpass (east of M6 Junction 1)	Cycle track/ path on open space	£485,100	Warwicksh ire LCWIP ref R45	Cost based on type of facility and length measured from LCWIP	No		£485,100		5-10 years
Great Central Walk (Crowthorns - Newton)	Cycle track/ path on open space	£952,000	Warwicksh ire LCWIP ref R46	Cost based on type of facility and length measured from LCWIP	Partial		tbc	Developer, RBC	1-5 years
Park Connector (Coton Park - Clifton)	Cycle track/ path on open space	£475,650	Warwicksh ire LCWIP ref R47	Cost based on type of facility and length measured from LCWIP	Partial		tbc	Developer, RBC, EA	5-10 years
Brownsover Road/ Parkfield Road	Widened/ upgraded footway adjacent to road,	£776,790	Warwicksh ire LCWIP ref R48	Cost based on type of facility and length	No		£776,790		5-10 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	on carriageway route and crossing			measured from LCWIP					
Parkfield Road	Widened/ upgraded footway adjacent to road, on carriageway route and crossing	£559,440	Warwicksh ire LCWIP ref R49	Cost based on type of facility and length measured from LCWIP	No		£559,440		5-10 years
Newbold Quarry	Cycle track/ path on open space	£235,900	Warwicksh ire LCWIP ref R50	Cost based on type of facility and length measured from LCWIP	No		£235,900	RBC	5-10 years
Newbold Road	Widened/ upgraded footway adjacent to road and on-carriageway	£119,700	Warwicksh ire LCWIP ref R51	Cost based on type of facility and length measured from LCWIP	No		£119,700		1-5 years
A426 Leicester Road links	Widened/ upgraded footway adjacent to road and crossing	£280,350	Warwicksh ire LCWIP ref R52	Cost based on type of facility and length measured from LCWIP	No		£280,350		5-10 years
Technology Drive	Widened/ upgraded footway adjacent to road	£60,480	Warwicksh ire LCWIP ref R53	Cost based on type of facility and length measured from LCWIP	No		£60,480		1-5 years
Mill Road	Bus and cycle gate? Widened footway	£76,860	Warwicksh ire LCWIP ref R54	Cost based on type of facility and length measured from LCWIP	No		£76,860	Network Rail	5-10 years
Church Walk	Cycle track/ path on open space	£146,650	Warwicksh ire LCWIP ref R55	Cost based on type of facility and length measured from LCWIP	Partial		tbc	RBC	1-5 years
Fleet Crescent and Kingsley Avenue	On-carriageway cycle route	£173,850	Warwicksh ire LCWIP ref R56	Cost based on type of facility and length measured from LCWIP	No		£173,850		5-10 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently	Funding explained	Current funding	Delivery partners	Delivery timeframe
Hillmorton Road	On-carriageway cycle route	£40,500	Warwicksh ire LCWIP ref R57	Cost based on type of facility and length measured from LCWIP	secured No		gap £40,500		5-10 years
Paddox Schools links	On-carriageway cycle route	£212,250	Warwicksh ire LCWIP ref R58	Cost based on type of facility and length measured from LCWIP	No		£212,250		5-10 years
Footpath (Hillmorton Road - High Street)	Cycle track/ path on open space	£271,950	Warwicksh ire LCWIP ref R59	Cost based on type of facility and length measured from LCWIP	No		£271,950		5-10 years
South West Rugby links	Cycle track/ path on open space	£1,249,500	Warwicksh ire LCWIP ref R60	Cost based on type of facility and length measured from LCWIP	Yes, part of SW Rugby developme nt area		0	Developer	5-10 years
A4071 (Potsford Dam - Draycote Road)	New footway/ cycle track adjacent to road and widened/ upgraded footway adjacent to road	£1,321,110	Warwicksh ire LCWIP ref R61	Cost based on type of facility and length measured from LCWIP	No		£1,321,1 10		5-10 years
Bridleway (A45 Coventry Road - Windmill Lane)	Cycle track/ path on open space	£598,850	Warwicksh ire LCWIP ref R62	Cost based on type of facility and length measured from LCWIP	No		£598,850	Developer, Sustrans	5-10 years
A428 Rugby Road (Long Lawford)	Widened/ upgraded footway adjacent to road	£216,090	Warwicksh ire LCWIP ref R63	Cost based on type of facility and length measured from LCWIP	Partial. Expecting £90k contributio n from S106		£126,090	Developer	5-10 years
Reservoir Road	On-carriageway cycle route and crossing	£77,700	Warwicksh ire LCWIP ref R64	Cost based on type of facility and length measured from LCWIP	No		£77,700		5-10 years

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Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
John Thwaites Close	On-carriageway cycle route	£23,700	Warwicksh ire LCWIP ref R65	Cost based on type of facility and length measured from LCWIP	No		£23,700		5-10 years
Twelve O'Clock Ride Bridleway (Brandon - Coombe Abbey)	Cycle track/ path on open space	£648,550	Warwicksh ire LCWIP ref X05	Cost based on type of facility and length measured from LCWIP	No		£648,550		5-10 years
Bridleway (Brandon - Brinklow)	Cycle track/ path on open space	£1,317,400	Warwicksh ire LCWIP ref X06	Cost based on type of facility and length measured from LCWIP	No		£1,317,4 00		5-10 years
Oxford Canal (Newbold - Brownsover)	Cycle track/ path on open space	£722,750	Warwicksh ire LCWIP ref X07	Cost based on type of facility and length measured from LCWIP	No		£722,750	CRT	5-10 years
Oxford Canal (Brownsover - Houlton)	Cycle track/ path on open space	£2,092,650	Warwicksh ire LCWIP ref X08	Cost based on type of facility and length measured from LCWIP	No		£2,092,6 50	CRT	5-10 years
Great Central Walk (NCN41), South Rugby	Cycle track/ path on open space	£902,650	Warwicksh ire LCWIP ref X09	Cost based on type of facility and length measured from LCWIP	No		£902,650	RBC, Sustrans	5-10 years
Lias Line (NCN41) Draycote Water - Potsford Dam	Cycle track/ path on open space	£1,900,000	Warwicksh ire LCWIP ref X10	Costs based on a Sustrans estimate 12/5/23. Sustrans completed construction of nearby section of Lias Line in Summer 2022 and therefore have recent experience of construction costs in	No		£1,900,0 00	Developer, Sustrans	1-5 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
				Warwickshire for this			0-1		
Lias Line (NCN41) Offchurch - Birdingbury	Cycle track/ path on open space	£2,500,000	Warwicksh ire LCWIP ref X11	type of project Costs based on Sustrans estimates February 2023. Sustrans completed construction of nearby section of Lias Line in Summer 2022 and therefore have recent experience of construction costs in Warwickshire for this type of project	Yes. £2.5m secured by WCC in 2023 from Active Travel Fund (Tranche 4)		£2,500,0 00	Sustrans	1-5 years
Rugby Railway Station	Core walking zone	£250,000	Warwicksh ire LCWIP ref Z05	tbc - assume £250k+	No		£250,000	Network Rail, RBC	5-10 years
Rugby town centre	Core walking zone	£250,000	Warwicksh ire LCWIP ref Z06	tbc - assume £250k+	Partial - RBC have some funds for town centre regenerati on		tbc	RBC	5-10 years
Borough wide -	Green infrastructure								
Swift Recovery	To support the erection of swift boxes and towers at known swift locations within the Borough.	£9000 (£90 per box x 100)	Red listed Species and WCA protected	https:/www.towerha bitats.org/docs/Swift AndBatRefugeProspe ctus.pdf.towerhabita ts.org/docs/SwiftAnd BatRefugeProspectus .pdf	£O		£9,000	WWT, RBC, WCC, RSPB	1-5 years
Bat Towers	To support international commitments to species recovery	£100,000 (£10k per tower)	internation ally protected	https://www.barnow ltrust.org.uk/barn-	£O		£100,000	WWT, RBC, WCC, BCT	1-5 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
			species, Local BAP	owl-nestbox/wildlife- tower/					
Barn Owl Towers	To support international commitments to species recovery	£100,000 (£10k per tower)	UK Protected Species, LBAP Species	https://www.barnow ltrust.org.uk/barn- owl-nestbox/wildlife- tower/	£O		£100,000	WWT, RBC, WCC, RSPB	1-5 years
Hedgehog homes	To support national commitments to species recovery	£12000 (£60 per home)	UK Priority Species and WCA protected	Average cost online	£O		£12,000	WWT, RBC, WCC, Warks Mammal Group	1-5 years
Rugby Town Ce	ntre								
Improve public realm on Sheep Street and High Street, and adjoining side roads and alleys	Refresh these streets and spaces including repaving, lighting, street furniture, planting and shop front improvements.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short term
Area wide: Improve pedestrian and cycle access on existing routes	Improve key routes, links and spaces for pedestrians and cyclists including crossings, junction improvements, signage, cycle infrastructure, lighting, seating, and green infrastructure.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short term
Area wide: Create greenway/cycl ist Quietway	Create high-quality quiet routes and links for cyclists (and pedestrians) that improve access, movement and connectivity to key attractors including the town centre, schools, retail parks, hospitals and green	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short term

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	spaces. This could include relocation / rationalisation of parking, cycle infrastructure, junction and crossing improvements and secure cycle parking								
Area wide: Improve junctions and crossings for pedestrians and cyclists	Improve junctions for pedestrians and cyclists, improve existing, and introduce additional pedestrian and cyclist crossings.	твс	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short term
Improve pedestrian and cyclist permeability through Westway	Improve the quality of this link for pedestrians and cyclists including personal security.	ТВС	Rugby Regenerati on Strategy		0		tbc	RBC, WCC	short term
Improve Rugby Station pedestrian and cyclist connectivity along Railway Terrace	Create a high quality link between Rugby station for pedestrians and cyclists including footway, junction and crossing improvements, lighting, seating and public realm measures.	ТВС	Rugby Regenerati on Strategy		0		tbc	RBC, WCC	short term
Improve pedestrian and cyclist access on Lawrence Sheriff Street	Create a more pedestrian friendly environment that links High Street / Sheep Street to Lawrence Sheriff Street and wider area.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short term
Improve existing car parks	Improve wayfinding, access arrangements, parking layouts, ticketing and signage to existing car parks to reduce the impacts of	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short term

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	vehicles on the local network, improve utilisation of currently under used car parks and enable temporary car park closures for pop up events.								
Area wide: Indicative location of street tree planting	Delivering street tree planting alongside development projects and new routes established through the framework.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short/mediu m term
New green space by The Retreat	Delivering a new green public space by the proposed location for new commercial (Hotel). This will support creating outdoor locations for residents and visitors to dwell.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short/mediu m term
Other area wide: electric car / van hire clubs, cycle / scooter hire scheme, cargo bike (pedal / electric) hire scheme, last mile delivery hubs	Better integrate alternative active travel and sustainable mode options into the town centre, surrounding existing and future neighbourhoods, schools, hospitals, retail parks, employment areas and other attractors.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short/mediu m term
High quality town centre public realm scheme on North Street and Church Street, and	The creation of a high quality town centre public realm scheme that better reflects its historical setting. Including the rationalisation and relocation of movement functions, reallocation of	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	medium term

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Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
adjoining streets and alleyways	road space for placemaking measures, clutter removal, pedestrian crossings, shop front improvements and street greening.								
B Evreux Way and Caldecott park gateway public improvements	Would include changes to the existing road layout on Evreux Way to encourage more walking and cycling, as well as better integration of surrounding existing and future development, crossings and green / blue infrastructure. Should include improvements to the entrance and setting of Caldecott Park and its relationship with the town centre.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	medium term
New courtyard by Windmill Lane	Delivering a courtyard as part of the North Street development proposals, to create a new courtyard / cut-through into Old Town.	ТВС	Rugby Regenerati on Strategy		£0		tbc	RBC, WCC	medium term
New public space on existing Asda car park	Delivering a new green public space as part of the redevelopment proposals for RAGM. This will help to soften the current landscape and provide a new place to 'pause' in the High Street.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	medium term
4 New public space by North Street	Delivery of a new public space, orientated around the redevelopment of North Street car park. Creates a	ТВС	Rugby Regenerati on Strategy		£0		tbc	RBC, WCC	medium term

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
	new meeting point and central focus for the anticipated employees from the commercial offering.								
Area wide: Increase pedestrian and cyclist permeability and wayfinding as part of new development	Increase routes, links and access for sustainable and active travel as part of new development	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	medium term
Area wide: Improve bus connectivity, accessibility and reliability	The creation of an integrated, fully accessible, affordable, well connected, reliable, and sustainable bus system. Better connect Rugby, its existing and future hinterlands with an appropriate hierarchy of bus routes and types, ranging from bus rapid transit on strategic routes, to local on- demand hopper buses within local neighbourhoods and rural locations.	TBC	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	medium - longer term
Improve railway crossings for pedestrians and cyclist	Improve road safety, personal security and accessibility at these key crossings to reduce the severance caused by the railway tracks for walking and cycling	ТВС	Rugby Regenerati on Strategy		£0		tbc	RBC, WCC	medium - longer term

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Elliott's Field Sustainable Connectivity	Improve sustainable and active travel between the town centre, Rugby Railway Station and Elliott's Field. This could include improvements to existing bus services, reliability and fares, pedestrian and cyclist crossing / infrastructure improvements, electric vehicle and cycling parking. A shuttle bus between the town centre, Rugby Railway Station and Elliott's Fields may also be considered.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	short/mediu m term
New public space on existing Old Market Place car park	Delivering new public realm and green space on the surface car park.	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	long term
Create iconic gateway environment around Rugby School gyratory	Major redesign of the gyratory, including consideration of two-way working and potential closure / partial closure of a junction arm to create a place for people and a high quality people-led gateway to the town centre.	твс	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	long term
Convert Evreux Way roundabout to a signalised junction and create high quality	Replace the roundabout with a signalised junction that prioritises pedestrians, cyclists and bus access including wide, one-stage pedestrian and cyclist crossings to improve	ТВС	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	long term

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
gateway to Rugby town centre	connectivity to existing and future development and road safety. Create a high quality gateway environment around the junction including development with active frontages, green and blue infrastructure.								
Reimagine Corporation Street to create a street environment for all.	Change the nature of this road from a strategic highway route to a local street environment for people to access and enjoy. Reallocate road space to provide improved footways, greening, bus priority and cycling infrastructure. Improve road safety including junction measures, high quality one-stage pedestrian / cyclist crossings and appropriate cycle infrastructure that link to proposed future development sites. Improve bus stop accessibility and bus reliability. Improve wayfinding and signage. Improve the quality of the public realm including decluttering, footway improvement	твс	Rugby Regenerati on Strategy		£O		tbc	RBC, WCC	long term
Borough wide - infrastructure	Strategic highways								

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
Broughton Roundabout	Improvements to the A426/ Broughton Road junction	£6,417,654		WCC Highways estimate	£595,047	AC Lloyd £595,047 Newlands £175,680 Persimmon £252,186 Gateway Rugby £716,501 Houlton £1,700,000	£2,978,2 40		
Gibbet Hill Junction	Contribution to improvements to the A5/A426 Gibbet Hill junction	tbc		National Highways estimate	4,377,668. 24	Developer contribution s agreed or received by Rugby Borough Council, Harborough District Council and West Northampto nshire, includes Coton Park East s106 contribution (see above)	tbc	National highways	
Avon Mill	Improvements to A426/A4071 Avon Mill Improvements	tbc	Draft Warwicksh ire LTP4	Estimate to be completely refreshed/revised for inclusion in Outline Business Case submission to DfT in		DfT contribution (estimated bid) = £17,873,000	tbc		2-5 years

Project name	Brief description	Indicative cost	Reference	Cost explained	Funding currently secured	Funding explained	Current funding gap	Delivery partners	Delivery timeframe
				Nov 2023 as this is when the DfT contribution will be fixed.		WCC Intended Contribution (indicative subject to agreement) = £4,000,000 Third Party Funding = £2,405,505			
	Total	£176,435,9 17				Total	£33,634, 350		

RUGBY BOROUGH COUNCIL APPROACH TO SPENDING THE COMMUNITY INFRASTRUCTURE LEVY

RUGBY

JULY 2023



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2. INTRODUCTION

- 2.1. The Annual Infrastructure Funding Statement published in December 2022 does not set out any information on how CIL revenue would be spent in the future. This is because at the time of publication the authority was not a CIL charging authority.
- 2.2. Accordingly, this document provides a draft infrastructure list (as defined by regulation 11(1) of the Community Infrastructure Regulations 2010).

3. SPENDING CIL

- 3.1. The following are the key types of infrastructure which Rugby Borough Council will seek to fund (wholly or in part) through CIL. This is <u>not</u> in order of priority:
 - Transport infrastructure improvements to the Strategic Highway Network as identified by National Highways and transport schemes outlined by Warwickshire County Council or Rugby Borough Council;
 - Education including primary, secondary and special educational needs.
 - Open space, sporting and recreation facilities improvements to open space provision, including play provision.
 - Environment and Biodiversity CIL funds may be spent on improving the public realm especially the town centre, landscapes and habitats; and improving access to green space;
 - Health facilities expansion of/improvements to existing primary/secondary care provision, and/or new primary/secondary care provision;
 - Other Infrastructure such as flood mitigation and social and community facilities.
- 3.2. The Council is responsible for making the final decision on the allocation of funding raised through CIL. The Council will identify and agree priorities for the use of CIL and the allocation of funds on an annual basis. CIL collected will be used to provide infrastructure to support growth within the Borough.

• 5% of CIL receipts will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations;

• Either 15% or 25% of receipts accruing from development within their Parish will be allocated to the relevant parish council;

• Remaining CIL monies will be allocated by the Council for investment in infrastructure for the Borough.

Table 1 below sets out draft criteria for assessing whether or not a project will be included in the

infrastructure list in the Annual Infrastructure Funding Statement (AIFS). Inclusion of a project on the Infrastructure List does not guarantee that the project will receive any CIL funding.

Table 1: Criteria for assessing infrastructure projects

Criteria	Assessment
1. Is the infrastructure essential or	The project must be essential or important
important to support the development of	to be considered for inclusion.
the Borough?	
3. Is the infrastructure project consistent	The project must be consistent with the
with the delivery of the Development Plan?	Development Plan to be considered for
	inclusion.
4. Does the infrastructure align with other	The project must have significant or
Council strategies and partner investment	moderate alignment with Council and other
plans?	partner strategies to be considered for
	inclusion.
5. Are there any constraints to delivery of	Projects that have no, minor or moderate
the infrastructure?	constraints will be considered for inclusion.

4. NEIGHBOURHOOD CIL

- 4.1. The Borough Council is required to pass on a proportion of CIL receipts to parish councils (this is known as the neighbourhood portion). The neighbourhood portion is 15% capped at £100 per dwelling in accordance with CIL Regulations but rises to 25% in areas where a neighbourhood plan has been adopted. It will be for individual parish councils to determine how their portion of CIL receipts is spent. The neighbourhood portion of the levy must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.
- 4.2. Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas.
- 4.3. The neighbourhood CIL proportion will be used to help deliver a wide range of projects at the local level. This could include for example:
 - Improvements to streets and local green spaces;
 - Improvements to local community facilities;
 - Local education infrastructure;
 - Community safety measures;
 - New health and social care facilities; and
 - Green and blue infrastructure.
- 4.4. In accordance with the CIL Regulations, the Council as the charging authority will make payments to the relevant parish council.
- 4.5. Each year when they have received CIL funds, each parish council must publish the required information on its website and send a copy to the Borough Council no later than 31 December following the reported year. A copy of the form to send to the Council is available at Appendix

1. Where a parish council has not received any money, it does not have to publish a report but may want to publish some information to this effect in the interests of transparency. Once information on spend is received from the parish councils, the Borough Council will publish an addendum to the IFS setting out all the parish spend for the preceding financial year.

- 4.6. Not all of Rugby Borough is parished. In non-parished areas, the Borough Council will act as spending authority on behalf of the community. It will engage with the local community through ward councillors and at Planning Services Working Party and agree how the funds should be best spent. Where a development straddles a parish boundary, each parish council receives a share of the levy receipts which is proportionate to the gross internal area of the development within its administrative boundary.
- 4.7. In accordance with the CIL regulations, if a parish council does not spend its CIL receipts within 5 years or does not spend it on initiatives that support the development of the area, the Council may require it to repay some or all of those funds to the Council.

APPENDIX 1 – COMMUNITY INFRASTRUCTURE LEVY MONITORING REPORT FOR PARISH COUNCILS

COMMUNITY INFRASTRUCTURE LEVY (CIL) MONITORING REPORT INCOME AND EXPENDITURE 1/4/202X AND 31/3/202X FOR XX PARISH COUNCIL AREA

In accordance with Regulation 121B of the CIL Regulations 2010 (as amended), a parish must report on any financial year in which it receives CIL receipts. This report must be published on the local parish's website (or on the Borough Council's website if it does not have a website) and a copy must be provided to the Borough Council by email to XXXXX@rugby.gov.uk no later than 31st December following the reported year.

Summary of Income and Expenditure		
Relevant CIL Regulation	Category	Amount of CIL
121B(2)(a)	Total CIL receipts for the reported year	£0
121B(2)(b)	Total CIL expenditure for the reported year	£O
121B(2)(e)(i)	Total CIL receipts for the reported year retained at the end of the reported year	£O
121B (2)(e)(ii)	Total CIL receipts from previous years retained at the end of the reported year	£O
Details of Expenditure		
Relevant CIL Regulation	Item(s) of Expenditure	Amount of CIL Expenditure on each item and year(s) that monies were received
121B(2)(c)	Add items of expenditure as required	Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received
121B(2)(c)	Add items of expenditure as required	Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received
Detail of Repayment requirements to the District Council		
Relevant CIL Regulation	Category	Amount of CIL
59E	The total value of CIL	£0

121B(2)(d)	receipts subject to notices served in accordance with regulation 59E during the reported year	
59E 121B(2)(d)	The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0