

Appendices to Scoping Opinion on Viability

Clyst Honiton Neighbourhood Plan and NDO

by
Bailey Venning Associates Limited on behalf of
Clyst Honiton Parish Council

January 2023

Appendix 1

Comparable new build sales – East of Exeter

by
Bailey Venning Associates Limited on behalf of
Clyst Honiton Parish Council

January 2023

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bed Estimated	Floor area m2	Price per m2	Market Price	Tenure
1	12, Robin Lane, Cranbrook, Exeter, Devon EX5 7GU	17/06/2022	409,950	432,425	TRUE	Detached		138	2,970.65	3,133.51	Freehold
2	100, Badger Way, Cranbrook, Exeter, Devon EX5 7FP	19/04/2022	355,000	382,910	TRUE	Semi-detached		104	3,413.46	3,681.83	Freehold
3	10, Robin Lane, Cranbrook, Exeter, Devon EX5 7GU	08/04/2022	409,950	438,059	TRUE	Detached		138	2,970.65	3,174.34	Freehold
4	3, Robin Lane, Cranbrook, Exeter, Devon EX5 7GU	28/01/2022	414,950	466,556	TRUE	Detached		138	3,006.88	3,380.84	Freehold
5	1, Plum Close, Cranbrook, Exeter, Devon EX5 7JA	20/12/2021	310,000	347,292	TRUE	Detached		91	3,406.59	3,816.40	Freehold
6	46, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	01/12/2021	349,000	390,984	TRUE	Detached		114	3,061.40	3,429.68	Freehold
7	47, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	24/11/2021	378,000	422,149	TRUE	Detached		126	3,000.00	3,350.39	Freehold
8	57, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	18/11/2021	250,000	283,514	TRUE	Terraced		79	3,164.56	3,588.78	Freehold
9	59, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	12/11/2021	273,500	310,164	TRUE	Terraced		85	3,217.65	3,648.99	Freehold
10	45, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	12/11/2021	264,555	295,454	TRUE	Detached		85	3,112.41	3,475.93	Freehold
11	53, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	12/10/2021	289,000	324,405	TRUE	Detached		85	3,400.00	3,816.53	Freehold
12	15, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	08/10/2021	270,000	306,442	TRUE	Semi-detached		85	3,176.47	3,605.20	Freehold
13	116, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	04/10/2021	265,000	301,389	TRUE	Terraced		100	2,650.00	3,013.89	Freehold
14	8, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	01/10/2021	264,000	300,252	TRUE	Terraced		85	3,105.88	3,532.38	Freehold
15	5, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	30/09/2021	297,000	348,066	TRUE	Detached		91	3,263.74	3,824.90	Freehold
16	102, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	30/09/2021	221,500	259,625	TRUE	Terraced		73	3,034.25	3,556.51	Freehold
17	120, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	30/09/2021	265,000	310,612	TRUE	Terraced		100	2,650.00	3,106.12	Freehold
18	18, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	30/09/2021	246,000	288,342	TRUE	Terraced		79	3,113.92	3,649.90	Freehold
19	114, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	30/09/2021	195,000	228,563	TRUE	Terraced		50	3,900.00	4,571.26	Freehold
20	15, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	21/09/2021	245,000	287,169	TRUE	Terraced		79	3,101.27	3,635.05	Freehold
21	13, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	21/09/2021	247,500	290,100	TRUE	Terraced		80	3,093.75	3,626.25	Freehold
22	17, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	17/09/2021	251,000	294,202	TRUE	Terraced		79	3,177.22	3,724.08	Freehold
23	3, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	17/09/2021	299,000	350,410	TRUE	Detached		88	3,397.73	3,981.93	Freehold
24	16, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	17/09/2021	253,500	297,426	TRUE	Semi-detached		79	3,208.86	3,764.89	Freehold
25	104, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	13/09/2021	215,000	252,006	TRUE	Terraced		73	2,945.21	3,452.14	Freehold
26	24, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	10/09/2021	398,000	466,432	TRUE	Detached		144	2,763.89	3,239.11	Freehold
27	1, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	01/09/2021	290,000	339,862	TRUE	Detached		88	3,295.45	3,862.07	Freehold
28	19, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	01/09/2021	237,500	278,379	TRUE	Terraced		79	3,006.33	3,523.78	Freehold
29	8, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	01/09/2021	194,995	228,558	TRUE	Terraced		50	3,899.90	4,571.16	Freehold
30	10, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	31/08/2021	200,000	235,958	TRUE	Terraced		50	4,000.00	4,719.16	Freehold
31	106, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	31/08/2021	221,500	261,324	TRUE	Terraced		73	3,034.25	3,579.78	Freehold
32	20, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	19/08/2021	395,000	467,709	TRUE	Detached		144	2,743.06	3,247.98	Freehold
33	3, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	12/08/2021	164,500	194,076	TRUE	Terraced		89	1,848.31	2,180.63	Leasehold
34	21, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	11/08/2021	395,000	467,709	TRUE	Detached		144	2,743.06	3,247.98	Freehold
35	9, Chaffinch Rise, Cranbrook, Exeter, Devon EX5 7GW	30/07/2021	344,950	412,512	TRUE	Detached		108	3,193.98	3,819.56	Freehold
36	22, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	09/07/2021	378,000	452,035	TRUE	Detached		126	3,000.00	3,587.58	Freehold
37	100, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	30/06/2021	195,000	230,342	TRUE	Terraced		50	3,900.00	4,606.84	Freehold
38	98, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	30/06/2021	187,000	220,892	TRUE	Terraced		50	3,740.00	4,417.84	Freehold
39	2, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	30/06/2021	295,000	351,796	TRUE	Detached		88	3,352.27	3,997.68	Freehold
40	96, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	30/06/2021	185,000	218,529	TRUE	Terraced		50	3,700.00	4,370.58	Freehold
41	7, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	29/06/2021	226,000	270,073	TRUE	Semi-detached		73	3,095.89	3,699.63	Freehold
42	4, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	29/06/2021	292,000	348,218	TRUE	Detached		88	3,318.18	3,957.02	Freehold
43	92, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	29/06/2021	283,000	337,485	TRUE	Detached		88	3,215.91	3,835.06	Freehold
44	26, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	28/06/2021	255,000	304,729	TRUE	Semi-detached		79	3,227.85	3,857.33	Freehold
45	6, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	28/06/2021	221,000	264,098	TRUE	Semi-detached		73	3,027.40	3,617.78	Freehold
46	12, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	28/06/2021	290,000	345,833	TRUE	Detached		88	3,295.45	3,929.92	Freehold
47	5, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	28/06/2021	225,000	268,878	TRUE	Semi-detached		73	3,082.19	3,683.26	Freehold
48	28, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	28/06/2021	286,000	337,834	TRUE	Terraced		85	3,364.71	3,974.52	Freehold
49	10, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	28/06/2021	340,000	405,459	TRUE	Detached		111	3,063.06	3,652.78	Freehold
50	3, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	28/06/2021	195,000	230,342	TRUE	Terraced		50	3,900.00	4,606.84	Freehold
51	10, Blindwell Crescent, Cranbrook, Exeter, Devon EX5 7HD	25/06/2021	318,000	379,224	TRUE	Detached		114	2,789.47	3,326.53	Freehold
52	12, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	25/06/2021	262,495	313,685	TRUE	Semi-detached		82	3,201.16	3,825.43	Freehold
53	8, Water Lake Avenue, Cranbrook, Exeter, Devon EX5 7HW	25/06/2021	294,000	350,603	TRUE	Detached		91	3,230.77	3,852.78	Freehold
54	3, Island Avenue, Cranbrook, Exeter, Devon EX5 7HL	24/06/2021	210,000	248,060	TRUE	Terraced		56	3,750.00	4,429.64	Freehold
55	5, Island Avenue, Cranbrook, Exeter, Devon EX5 7HL	24/06/2021	199,500	235,657	TRUE	Terraced		56	3,562.50	4,208.16	Freehold
56	10, Broadhayes Drive, Cranbrook, Exeter, Devon EX5 7HE	18/06/2021	280,000	333,908	TRUE	Detached		86	3,255.81	3,882.65	Freehold
57	1, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	18/06/2021	132,000	155,923	TRUE	Terraced		89	1,483.15	1,751.94	Leasehold
58	6, Broadhayes Drive, Cranbrook, Exeter, Devon EX5 7HE	17/06/2021	205,000	242,154	TRUE	Terraced		64	3,203.13	3,783.66	Freehold
59	12, Blindwell Crescent, Cranbrook, Exeter, Devon EX5 7HD	15/06/2021	349,000	416,192	TRUE	Detached		127	2,748.03	3,277.10	Freehold
60	2, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	15/06/2021	185,000	218,529	TRUE	Terraced		50	3,700.00	4,370.58	Freehold
61	8, Blindwell Crescent, Cranbrook, Exeter, Devon EX5 7HD	11/06/2021	248,560	296,415	TRUE	Detached		114	2,180.35	2,600.13	Freehold
62	1, Linhay Road, Cranbrook, Exeter, Devon EX5 7HU	10/06/2021	195,000	230,342	TRUE	Terraced		50	3,900.00	4,606.84	Freehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build		Property Type	No. of bed Estimated	Floor area m2	Price per m2	Market Price	Tenure
63	3, Goldfinch Lane, Cranbrook, Exeter, Devon EX5 7GR	04/06/2021	249,950	298,694		TRUE	Semi-detached	78	3,204.49	3,829.41	Freehold	
64	4, Broadhayes Drive, Cranbrook, Exeter, Devon EX5 7HE	04/06/2021	210,000	248,060		TRUE	Terraced	64	3,281.25	3,875.94	Freehold	
65	9, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	03/06/2021	278,000	331,523		TRUE	Detached	86	3,232.56	3,854.92	Freehold	
66	38, Higher Furlong Road, Cranbrook, Exeter, Devon EX5 7GY	28/05/2021	219,248	264,978		TRUE	Detached	86	2,549.40	3,081.14	Freehold	
67	10, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	28/05/2021	264,995	320,528		TRUE	Semi-detached	82	3,231.65	3,908.88	Freehold	
68	105, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	28/05/2021	258,000	309,469		TRUE	Terraced	100	2,580.00	3,094.69	Freehold	
69	34, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7FZ	28/05/2021	289,950	347,793		TRUE	Terraced	103	2,815.05	3,376.63	Freehold	
70	11, Blindwell Crescent, Cranbrook, Exeter, Devon EX5 7HD	28/05/2021	370,000	447,173		TRUE	Detached	127	2,913.39	3,521.05	Freehold	
71	36, Higher Furlong Road, Cranbrook, Exeter, Devon EX5 7GY	25/05/2021	234,650	281,461		TRUE	Terraced	80	2,933.13	3,518.26	Freehold	
72	107, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	14/05/2021	248,000	297,475		TRUE	Terraced	100	2,480.00	2,974.75	Freehold	
73	12, Stony Avenue, Cranbrook, Exeter, Devon EX5 7HH	14/05/2021	272,500	329,606		TRUE	Semi-detached	86	3,168.60	3,832.63	Freehold	
74	109, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	14/05/2021	256,000	307,070		TRUE	Terraced	100	2,560.00	3,070.70	Freehold	
75	1, Goldfinch Lane, Cranbrook, Exeter, Devon EX5 7GR	07/05/2021	339,950	410,855		TRUE	Detached	108	3,147.69	3,804.21	Freehold	
76	3, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	07/05/2021	205,000	245,896		TRUE	Terraced	56	3,660.71	4,391.00	Freehold	
77	5, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	30/04/2021	194,750	234,903		TRUE	Terraced	56	3,477.68	4,194.70	Freehold	
78	9, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	30/04/2021	297,000	361,049		TRUE	Detached	91	3,263.74	3,967.57	Freehold	
79	10, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	29/04/2021	254,500	309,767		TRUE	Semi-detached	80	3,181.25	3,872.09	Freehold	
80	5, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	23/04/2021	118,750	143,234		TRUE	Terraced	89	1,334.27	1,609.37	Leasehold	
81	54, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	23/04/2021	275,000	334,719		TRUE	Semi-detached	85	3,235.29	3,937.87	Freehold	
82	30, Higher Furlong Road, Cranbrook, Exeter, Devon EX5 7GY	16/04/2021	281,000	341,599		TRUE	Detached	86	3,267.44	3,972.08	Freehold	
83	34, Higher Furlong Road, Cranbrook, Exeter, Devon EX5 7GY	08/04/2021	235,481	284,032		TRUE	Terraced	80	2,943.51	3,550.40	Freehold	
84	7, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	08/04/2021	195,000	235,205		TRUE	Terraced	56	3,482.14	4,200.09	Freehold	
85	4, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	01/04/2021	245,000	298,204		TRUE	Semi-detached	80	3,062.50	3,727.55	Freehold	
86	4, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	01/04/2021	175,000	211,081		TRUE	Terraced	50	3,500.00	4,221.62	Freehold	
87	6, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	01/04/2021	235,000	286,033		TRUE	Semi-detached	80	2,937.50	3,575.41	Freehold	
88	11, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	31/03/2021	181,500	221,846		TRUE	Flat	71	2,556.34	3,124.59	Freehold	
89	5, Lower Furlong Close, Cranbrook, Exeter, Devon EX5 7HQ	31/03/2021	266,000	325,130		TRUE	Detached	86	3,093.02	3,780.58	Freehold	
90	15, Chaffinch Rise, Cranbrook, Exeter, Devon EX5 7GW	31/03/2021	334,950	409,406		TRUE	Detached	104	3,220.67	3,936.60	Freehold	
91	7, Stony Avenue, Cranbrook, Exeter, Devon EX5 7HH	31/03/2021	240,000	293,371		TRUE	Semi-detached	86	2,790.70	3,411.29	Freehold	
92	2, Lower Furlong Close, Cranbrook, Exeter, Devon EX5 7HQ	31/03/2021	205,000	248,853		TRUE	Terraced	56	3,660.71	4,443.80	Freehold	
93	6, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	29/03/2021	179,000	217,291		TRUE	Terraced	50	3,580.00	4,345.82	Freehold	
94	7, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	26/03/2021	292,000	356,909		TRUE	Detached	91	3,208.79	3,922.08	Freehold	
95	8, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	26/03/2021	231,000	282,369		TRUE	Semi-detached	80	2,887.50	3,529.61	Freehold	
96	8, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	26/03/2021	193,000	234,286		TRUE	Terraced	50	3,860.00	4,685.72	Freehold	
97	32, Higher Furlong Road, Cranbrook, Exeter, Devon EX5 7GY	26/03/2021	234,650	284,846		TRUE	Terraced	80	2,933.13	3,560.57	Freehold	
98	4, Lower Furlong Close, Cranbrook, Exeter, Devon EX5 7HQ	26/03/2021	194,750	236,411		TRUE	Terraced	56	3,477.68	4,221.63	Freehold	
99	1, Lower Furlong Close, Cranbrook, Exeter, Devon EX5 7HQ	26/03/2021	272,000	332,463		TRUE	Detached	86	3,162.79	3,865.85	Freehold	
100	28, Higher Furlong Road, Cranbrook, Exeter, Devon EX5 7GY	26/03/2021	264,100	322,807		TRUE	Detached	86	3,070.93	3,753.57	Freehold	
101	3, Lower Furlong Close, Cranbrook, Exeter, Devon EX5 7HQ	25/03/2021	189,000	229,431		TRUE	Terraced	56	3,375.00	4,096.98	Freehold	
102	37, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	25/03/2021	147,000	178,446		TRUE	Terraced	83	1,771.08	2,149.95	Leasehold	
103	32, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	24/03/2021	250,000	305,595		TRUE	Semi-detached	79	3,164.56	3,868.29	Freehold	
104	31, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	24/03/2021	237,500	290,315		TRUE	Semi-detached	79	3,006.33	3,674.87	Freehold	
105	30, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	24/03/2021	250,000	305,595		TRUE	Semi-detached	79	3,164.56	3,868.29	Freehold	
106	36, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	19/03/2021	260,000	315,619		TRUE	Terraced	85	3,058.82	3,713.16	Freehold	
107	29, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	14/03/2021	266,000	325,130		TRUE	Detached	86	3,093.02	3,780.58	Freehold	
108	14, Home Close, Cranbrook, Exeter, Devon EX5 7HS	05/03/2021	265,000	323,930		TRUE	Semi-detached	82	3,231.71	3,950.37	Freehold	
109	8, Crown Mead, Cranbrook, Exeter, Devon EX5 7HP	26/02/2021	194,750	240,457		TRUE	Terraced	56	3,477.68	4,293.88	Freehold	
110	1, Home Close, Cranbrook, Exeter, Devon EX5 7HS	26/02/2021	295,000	366,160		TRUE	Detached	91	3,241.76	4,023.74	Freehold	
111	6, Crown Mead, Cranbrook, Exeter, Devon EX5 7HP	26/02/2021	202,000	249,409		TRUE	Terraced	56	3,607.14	4,453.73	Freehold	
112	44, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	26/02/2021	239,400	297,149		TRUE	Detached	79	3,030.38	3,761.38	Freehold	
113	2, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	26/02/2021	247,000	307,213		TRUE	Semi-detached	80	3,087.50	3,840.16	Freehold	
114	13, Barley Road, Cranbrook, Exeter, Devon EX5 7HR	26/02/2021	290,000	359,954		TRUE	Detached	88	3,295.45	4,090.39	Freehold	
115	4, Crown Mead, Cranbrook, Exeter, Devon EX5 7HP	26/02/2021	191,900	236,938		TRUE	Terraced	56	3,426.79	4,231.04	Freehold	
116	2, Crown Mead, Cranbrook, Exeter, Devon EX5 7HP	26/02/2021	200,000	246,940		TRUE	Terraced	56	3,571.43	4,409.64	Freehold	
117	2, Corn Close, Cranbrook, Exeter, Devon EX5 7HT	25/02/2021	190,000	234,593		TRUE	Terraced	50	3,800.00	4,691.86	Freehold	
118	3, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	19/02/2021	251,750	313,121		TRUE	Semi-detached	86	2,927.33	3,640.94	Freehold	
119	46, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7FZ	08/02/2021	302,950	374,052		TRUE	Terraced	121	2,503.72	3,091.34	Freehold	
120	51, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	29/01/2021	200,000	252,830		TRUE	Semi-detached	63	3,174.60	4,013.17	Freehold	
121	7, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	30/12/2020	242,000	308,921		TRUE	Semi-detached	80	3,025.00	3,861.51	Freehold	
122	1, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	22/12/2020	251,750	321,367		TRUE	Semi-detached	86	2,927.33	3,736.83	Freehold	
123	51, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	21/12/2020	200,000	231,570		TRUE	Flat	71	2,816.90	3,261.55	Freehold	
124	29, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	21/12/2020	247,000	315,303		TRUE	Semi-detached	80	3,087.50	3,941.29	Freehold	

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125	90, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7GB	21/12/2020	285,000	362,318	TRUE	Detached		88	3,238.64	4,117.25	Freehold
126	1, Higher Field Drive, Cranbrook, Exeter, Devon EX5 7HJ	21/12/2020	260,000	331,898	TRUE	Semi-detached		86	3,023.26	3,859.28	Freehold
127	20, Barley Road, Cranbrook, Exeter, Devon EX5 7HR	18/12/2020	285,000	362,318	TRUE	Detached		91	3,131.87	3,981.52	Freehold
128	7, Barley Road, Cranbrook, Exeter, Devon EX5 7HR	18/12/2020	238,995	305,085	TRUE	Semi-detached		69	3,463.70	4,421.52	Freehold
129	1, Stony Avenue, Cranbrook, Exeter, Devon EX5 7HH	18/12/2020	266,000	338,163	TRUE	Detached		86	3,093.02	3,932.13	Freehold
130	19, Chaffinch Rise, Cranbrook, Exeter, Devon EX5 7GW	18/12/2020	240,000	304,059	TRUE	Terraced		78	3,076.92	3,898.19	Freehold
131	2, Robin Lane, Cranbrook, Exeter, Devon EX5 7GU	18/12/2020	339,950	432,175	TRUE	Detached		108	3,147.69	4,001.62	Freehold
132	43, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	17/12/2020	244,500	312,112	TRUE	Semi-detached		79	3,094.94	3,950.78	Freehold
133	9, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	17/12/2020	234,650	299,538	TRUE	Semi-detached		80	2,933.13	3,744.22	Freehold
134	53, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	15/12/2020	240,000	306,368	TRUE	Semi-detached		79	3,037.97	3,878.08	Freehold
135	38, Radfords Turf, Cranbrook, Exeter, Devon EX5 7DX	15/12/2020	235,000	299,985	TRUE	Semi-detached		80	2,937.50	3,749.81	Freehold
136	6, Barley Road, Cranbrook, Exeter, Devon EX5 7HR	11/12/2020	230,000	293,602	TRUE	Semi-detached		69	3,333.33	4,255.10	Freehold
137	55, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	11/12/2020	247,000	315,303	TRUE	Semi-detached		79	3,126.58	3,991.18	Freehold
138	36, Radfords Turf, Cranbrook, Exeter, Devon EX5 7DX	11/12/2020	235,000	299,985	TRUE	Semi-detached		80	2,937.50	3,749.81	Freehold
139	34, Radfords Turf, Cranbrook, Exeter, Devon EX5 7DX	11/12/2020	237,000	302,538	TRUE	Semi-detached		80	2,962.50	3,781.72	Freehold
140	52, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	11/12/2020	234,650	299,538	TRUE	Semi-detached		79	2,970.25	3,791.62	Freehold
141	2, Home Close, Cranbrook, Exeter, Devon EX5 7HS	10/12/2020	278,000	353,419	TRUE	Detached		91	3,054.95	3,883.73	Freehold
142	50, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	09/12/2020	190,000	219,992	TRUE	Flat		71	2,676.06	3,098.48	Freehold
143	32, Radfords Turf, Cranbrook, Exeter, Devon EX5 7DX	08/12/2020	232,750	297,113	TRUE	Semi-detached		80	2,909.38	3,713.91	Freehold
144	49, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	07/12/2020	199,500	254,668	TRUE	Semi-detached		63	3,166.67	4,042.35	Freehold
145	18, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7FZ	04/12/2020	296,950	376,210	TRUE	Terraced		121	2,454.13	3,109.17	Freehold
146	13, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	03/12/2020	277,000	352,147	TRUE	Detached		86	3,220.93	4,094.73	Freehold
147	20, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7FZ	27/11/2020	289,950	368,900	TRUE	Semi-detached		103	2,815.05	3,581.55	Freehold
148	56, Horsewell Road, Cranbrook, Exeter, Devon EX5 7JB	27/11/2020	265,000	337,156	TRUE	Semi-detached		85	3,117.65	3,966.54	Freehold
149	8, Linnet Park, Cranbrook, Exeter, Devon EX5 7GT	27/11/2020	264,950	335,366	TRUE	Terraced		85	3,117.06	3,945.48	Freehold
150	6, Linnet Park, Cranbrook, Exeter, Devon EX5 7GT	27/11/2020	242,500	306,949	TRUE	Terraced		78	3,108.97	3,935.24	Freehold
151	35, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	26/11/2020	199,500	253,822	TRUE	Semi-detached		63	3,166.67	4,028.92	Freehold
152	33, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	25/11/2020	203,000	258,275	TRUE	Semi-detached		63	3,222.22	4,099.60	Freehold
153	31, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	25/11/2020	247,000	314,255	TRUE	Semi-detached		79	3,126.58	3,977.91	Freehold
154	18, Dove Lane, Cranbrook, Exeter, Devon EX5 7GP	30/10/2020	339,950	427,487	TRUE	Detached		108	3,147.69	3,958.21	Freehold
155	44, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7FZ	30/10/2020	289,950	362,978	TRUE	Terraced		103	2,815.05	3,524.06	Freehold
156	5, Home Close, Cranbrook, Exeter, Devon EX5 7HS	16/10/2020	175,000	219,076	TRUE	Terraced		50	3,500.00	4,381.52	Freehold
157	3, Home Close, Cranbrook, Exeter, Devon EX5 7HS	16/10/2020	190,000	237,854	TRUE	Terraced		50	3,800.00	4,757.08	Freehold
158	7, Home Close, Cranbrook, Exeter, Devon EX5 7HS	09/10/2020	189,995	237,848	TRUE	Terraced		50	3,799.90	4,756.96	Freehold
159	1, Barley Road, Cranbrook, Exeter, Devon EX5 7HR	05/10/2020	183,000	229,091	TRUE	Terraced		50	3,660.00	4,581.82	Freehold
160	3, Barley Road, Cranbrook, Exeter, Devon EX5 7HR	02/10/2020	174,000	217,824	TRUE	Terraced		50	3,480.00	4,356.48	Freehold
161	83, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	30/09/2020	229,995	292,202	TRUE	Semi-detached		69	3,333.26	4,234.81	Freehold
162	111, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	30/09/2020	257,000	325,710	TRUE	Terraced		107	2,401.87	3,044.02	Freehold
163	117, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	29/09/2020	257,000	325,710	TRUE	Terraced		107	2,401.87	3,044.02	Freehold
164	85, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	25/09/2020	220,000	279,503	TRUE	Semi-detached		69	3,188.41	4,050.77	Freehold
165	77, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	25/09/2020	223,750	283,570	TRUE	Terraced		69	3,242.75	4,109.71	Freehold
166	115, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	25/09/2020	250,000	316,838	TRUE	Terraced		107	2,336.45	2,961.10	Freehold
167	113, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	23/09/2020	250,000	316,838	TRUE	Terraced		107	2,336.45	2,961.10	Freehold
168	20, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	22/09/2020	260,000	330,322	TRUE	Semi-detached		86	3,023.26	3,840.95	Freehold
169	16, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7FZ	18/09/2020	299,950	380,143	TRUE	Terraced		121	2,478.93	3,141.68	Freehold
170	79, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	16/09/2020	219,995	278,811	TRUE	Terraced		69	3,188.33	4,040.74	Freehold
171	5, Barley Road, Cranbrook, Exeter, Devon EX5 7HR	11/09/2020	189,995	240,791	TRUE	Terraced		50	3,799.90	4,815.82	Freehold
172	18, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	09/09/2020	240,000	304,913	TRUE	Semi-detached		80	3,000.00	3,811.41	Freehold
173	121, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	07/09/2020	200,000	253,471	TRUE	Terraced		80	2,500.00	3,168.39	Freehold
174	123, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	07/09/2020	200,000	253,471	TRUE	Terraced		80	2,500.00	3,168.39	Freehold
175	119, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	07/09/2020	200,000	253,471	TRUE	Terraced		80	2,500.00	3,168.39	Freehold
176	2, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	04/09/2020	256,500	327,737	TRUE	Detached		86	2,982.56	3,810.90	Freehold
177	2, Dove Lane, Cranbrook, Exeter, Devon EX5 7GP	04/09/2020	309,950	392,816	TRUE	Terraced		119	2,604.62	3,300.97	Freehold
178	2, Linnet Park, Cranbrook, Exeter, Devon EX5 7GT	28/08/2020	294,950	387,409	TRUE	Detached		90	3,277.22	4,304.54	Freehold
179	81, Rush Meadow Road, Cranbrook, Exeter, Devon EX5 7HA	28/08/2020	229,995	298,722	TRUE	Terraced		69	3,333.26	4,329.30	Freehold
180	11, Kingfisher Rise, Cranbrook, Exeter, Devon EX5 7GN	21/08/2020	329,950	433,380	TRUE	Detached		104	3,172.60	4,167.12	Freehold
181	16, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	21/08/2020	361,205	461,205	TRUE	Detached		86	3,197.67	4,200.06	Freehold
182	42, Radfords Turf, Cranbrook, Exeter, Devon EX5 7DX	21/07/2020	295,000	394,086	TRUE	Terraced		128	2,304.69	3,078.80	Freehold
183	133, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	07/07/2020	200,000	267,177	TRUE	Terraced		80	2,500.00	3,339.71	Freehold
184	131, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	07/07/2020	200,000	267,177	TRUE	Terraced		80	2,500.00	3,339.71	Freehold
185	125, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	07/07/2020	200,000	267,177	TRUE	Terraced		80	2,500.00	3,339.71	Freehold
186	37, Radfords Turf, Cranbrook, Exeter, Devon EX5 7DX	03/07/2020	295,000	394,086	TRUE	Terraced		128	2,304.69	3,078.80	Freehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bed Estimated	Floor area m2	Price per m2	Market Price	Tenure
187	27, Chaffinch Rise, Cranbrook, Exeter, Devon EX5 7GW	26/06/2020	184,950	245,444	TRUE	Terraced		53	3,489.62	4,631.02	Freehold
188	28, Kingfisher Rise, Cranbrook, Exeter, Devon EX5 7GN	25/06/2020	204,950	271,985	TRUE	Terraced		65	3,153.08	4,184.38	Freehold
189	31, Chaffinch Rise, Cranbrook, Exeter, Devon EX5 7GW	25/06/2020	204,950	272,581	TRUE	Semi-detached		60	3,415.83	4,543.02	Freehold
190	29, Chaffinch Rise, Cranbrook, Exeter, Devon EX5 7GW	25/06/2020	204,950	272,581	TRUE	Semi-detached		60	3,415.83	4,543.02	Freehold
191	135, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	29/05/2020	200,000	260,841	TRUE	Terraced		80	2,500.00	3,260.51	Freehold
192	129, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	29/05/2020	200,000	260,841	TRUE	Terraced		80	2,500.00	3,260.51	Freehold
193	127, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	29/05/2020	200,000	260,841	TRUE	Terraced		80	2,500.00	3,260.51	Freehold
194	137, Yonder Acre Way, Cranbrook, Exeter, Devon EX5 7HG	29/05/2020	200,000	260,841	TRUE	Terraced		80	2,500.00	3,260.51	Freehold
195	10, Kingfisher Rise, Cranbrook, Exeter, Devon EX5 7GN	30/04/2020	259,950	336,442	TRUE	Semi-detached		85	3,058.24	3,958.14	Freehold
196	22, Long Meadow Road, Cranbrook, Exeter, Devon EX5 7HF	08/04/2020	275,000	357,756	TRUE	Detached		86	3,197.67	4,159.95	Freehold
197	40, Radfords Turf, Cranbrook, Exeter, Devon EX5 7DX	07/04/2020	269,000	349,951	TRUE	Detached		86	3,127.91	4,069.20	Freehold
198	26, Kingfisher Rise, Cranbrook, Exeter, Devon EX5 7GN	06/04/2020	199,950	257,853	TRUE	Terraced		65	3,076.15	3,966.97	Freehold
199	30, Kingfisher Rise, Cranbrook, Exeter, Devon EX5 7GN	06/04/2020	274,950	354,572	TRUE	Terraced		90	3,055.00	3,939.69	Freehold
200	4, Sparrow Drive, Cranbrook, Exeter, Devon EX5 7GS	31/03/2020	211,950	247,317	TRUE	Flat		70	3,027.86	3,533.10	Freehold
201	20, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	29/07/2022	500,000	517,520	TRUE	Detached		139	3,597.12	3,723.17	Freehold
202	92, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YS	20/05/2022	330,000	349,766	TRUE	Terraced		94	3,510.64	3,720.91	Freehold
203	10, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	18/02/2022	355,000	389,760	TRUE	Detached		94	3,776.60	4,146.38	Freehold
204	102, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YS	28/01/2022	354,000	398,026	TRUE	Detached		94	3,765.96	4,234.32	Freehold
205	104, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YS	30/11/2021	345,000	391,249	TRUE	Terraced		130	2,653.85	3,009.61	Freehold
206	106, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YS	30/11/2021	315,000	357,228	TRUE	Terraced		94	3,351.06	3,800.30	Freehold
207	4, Forches Row, Tithebarn, Exeter, Devon EX1 3YZ	26/11/2021	260,000	294,855	TRUE	Terraced		65	4,000.00	4,536.23	Freehold
208	108, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YS	26/11/2021	320,000	362,898	TRUE	Terraced		94	3,404.26	3,860.62	Freehold
209	59, Channings Drive, Tithebarn, Exeter, Devon EX1 4AR	29/10/2021	260,000	295,703	TRUE	Terraced		69	3,768.12	4,285.55	Freehold
210	13, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	29/10/2021	325,000	368,866	TRUE	Semi-detached		94	3,457.45	3,924.11	Freehold
211	43, Channings Drive, Tithebarn, Exeter, Devon EX1 4AR	30/09/2021	322,500	377,950	TRUE	Detached		88	3,664.77	4,294.89	Freehold
212	25, Channings Drive, Tithebarn, Exeter, Devon EX1 4AR	30/09/2021	320,000	375,020	TRUE	Detached		88	3,636.36	4,261.59	Freehold
213	29, Channings Drive, Tithebarn, Exeter, Devon EX1 4AR	29/09/2021	255,000	298,891	TRUE	Terraced		69	3,695.65	4,331.75	Freehold
214	9, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	24/09/2021	318,000	373,102	TRUE	Semi-detached		94	3,382.98	3,969.17	Freehold
215	11, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	24/09/2021	199,995	221,594	TRUE	Flat		62	3,225.73	3,574.10	Leasehold
216	7, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	24/09/2021	315,000	369,582	TRUE	Semi-detached		94	3,351.06	3,931.72	Freehold
217	7, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	23/09/2021	192,995	213,838	TRUE	Flat		62	3,112.82	3,449.00	Leasehold
218	9, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	17/09/2021	194,995	216,054	TRUE	Flat		62	3,145.08	3,484.74	Leasehold
219	3, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	17/09/2021	190,995	211,622	TRUE	Flat		59	3,237.20	3,586.81	Leasehold
220	5, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	17/09/2021	192,995	213,838	TRUE	Flat		62	3,112.82	3,449.00	Leasehold
221	1, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	16/09/2021	189,995	210,514	TRUE	Flat		59	3,220.25	3,568.03	Leasehold
222	7, Stephens Way, Tithebarn, Exeter, Devon EX1 4AQ	31/08/2021	266,495	314,409	TRUE	Terraced		69	3,862.25	4,556.65	Freehold
223	4, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	27/08/2021	295,000	349,662	TRUE	Semi-detached		81	3,641.98	4,316.81	Freehold
224	6, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	27/08/2021	295,000	349,662	TRUE	Semi-detached		81	3,641.98	4,316.81	Freehold
225	1, Forches Row, Tithebarn, Exeter, Devon EX1 3YZ	27/08/2021	345,000	408,505	TRUE	Detached		94	3,670.21	4,345.80	Freehold
226	79, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	27/08/2021	312,995	370,609	TRUE	Detached		88	3,556.76	4,211.47	Freehold
227	8, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	27/08/2021	320,000	378,903	TRUE	Detached		81	3,950.62	4,677.81	Freehold
228	81, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	30/07/2021	259,995	308,056	TRUE	Terraced		87	2,988.45	3,540.87	Freehold
229	73, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	30/06/2021	202,995	239,786	TRUE	Terraced		50	4,059.90	4,795.72	Freehold
230	77, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	30/06/2021	204,995	242,148	TRUE	Terraced		50	4,099.90	4,842.96	Freehold
231	35, Channings Drive, Tithebarn, Exeter, Devon EX1 4AR	30/06/2021	217,995	257,504	TRUE	Terraced		50	4,359.90	5,150.08	Freehold
232	41, Channings Drive, Tithebarn, Exeter, Devon EX1 4AR	30/06/2021	215,000	253,966	TRUE	Terraced		50	4,300.00	5,079.32	Freehold
233	71, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	30/06/2021	214,995	253,960	TRUE	Terraced		50	4,299.90	5,079.20	Freehold
234	55, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	30/06/2021	259,995	310,698	TRUE	Semi-detached		69	3,768.04	4,502.87	Freehold
235	61, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	29/06/2021	214,995	253,960	TRUE	Terraced		50	4,299.90	5,079.20	Freehold
236	63, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	29/06/2021	260,000	307,122	TRUE	Terraced		87	2,988.51	3,530.14	Freehold
237	69, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	29/06/2021	319,995	381,603	TRUE	Detached		88	3,636.31	4,336.40	Freehold
238	65, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	29/06/2021	250,495	295,894	TRUE	Terraced		87	2,879.25	3,401.08	Freehold
239	67, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	29/06/2021	259,995	307,116	TRUE	Terraced		87	2,988.45	3,530.07	Freehold
240	59, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	25/06/2021	199,995	236,242	TRUE	Terraced		50	3,999.90	4,724.84	Freehold
241	53, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	25/06/2021	259,995	310,698	TRUE	Semi-detached		69	3,768.04	4,502.87	Freehold
242	57, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	25/06/2021	212,995	251,598	TRUE	Terraced		50	4,259.90	5,031.96	Freehold
243	3, Elm Park Way, Tithebarn, Exeter, Devon EX1 3YR	25/06/2021	425,000	506,824	TRUE	Detached		139	3,057.55	3,646.22	Freehold
244	39, Channings Drive, Tithebarn, Exeter, Devon EX1 4AR	25/06/2021	204,995	242,148	TRUE	Terraced		50	4,099.90	4,842.96	Freehold
245	5, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	28/05/2021	302,000	364,990	TRUE	Detached		81	3,728.40	4,506.05	Freehold
246	5, Ford Way, Tithebarn, Exeter, Devon EX1 3ZT	29/04/2021	424,995	516,647	TRUE	Detached		122	3,483.57	4,234.81	Freehold
247	11, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	23/04/2021	330,000	401,166	TRUE	Detached		94	3,510.64	4,267.72	Freehold
248	7, Ford Way, Tithebarn, Exeter, Devon EX1 3ZT	25/03/2021	399,995	488,910	TRUE	Detached		122	3,278.65	4,007.46	Freehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bed Estimated	Floor area m2	Price per m2	Market Price	Tenure
249	9, Ford Way, Tithebarn, Exeter, Devon EX1 3ZT	25/03/2021	379,995	464,465	TRUE	Detached		114	3,333.29	4,074.25	Freehold
250	23, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	24/03/2021	249,995	305,589	TRUE	Semi-detached		69	3,623.12	4,428.83	Freehold
251	3, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	19/03/2021	249,995	305,589	TRUE	Semi-detached		65	3,846.08	4,701.37	Freehold
252	118, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YS	26/02/2021	325,000	401,277	TRUE	Terraced		94	3,457.45	4,268.90	Freehold
253	2, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	26/02/2021	255,000	317,164	TRUE	Semi-detached		65	3,923.08	4,879.45	Freehold
254	21, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	25/02/2021	304,495	378,724	TRUE	Semi-detached		107	2,845.75	3,539.48	Freehold
255	23, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	04/02/2021	304,995	379,346	TRUE	Semi-detached		107	2,850.42	3,545.29	Freehold
256	4, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	29/01/2021	249,995	316,032	TRUE	Semi-detached		69	3,623.12	4,580.17	Freehold
257	122, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YS	22/01/2021	332,000	416,635	TRUE	Terraced		143	2,321.68	2,913.53	Freehold
258	30, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	21/12/2020	310,000	394,100	TRUE	Detached		91	3,406.59	4,330.77	Freehold
259	14, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	18/12/2020	364,995	464,014	TRUE	Detached		112	3,258.88	4,142.98	Freehold
260	17, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	18/12/2020	260,000	331,898	TRUE	Semi-detached		69	3,768.12	4,810.12	Freehold
261	18, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	17/12/2020	317,995	404,264	TRUE	Detached		91	3,494.45	4,442.46	Freehold
262	33, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	17/12/2020	299,995	382,953	TRUE	Semi-detached		107	2,803.69	3,579.00	Freehold
263	27, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	17/12/2020	314,995	402,101	TRUE	Semi-detached		107	2,943.88	3,757.95	Freehold
264	35, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	17/12/2020	224,995	285,049	TRUE	Terraced		61	3,688.44	4,672.93	Freehold
265	25, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	17/12/2020	379,995	483,084	TRUE	Detached		114	3,333.29	4,237.58	Freehold
266	10, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	15/12/2020	290,000	370,194	TRUE	Semi-detached		81	3,580.25	4,570.30	Freehold
267	12, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	15/12/2020	319,995	406,806	TRUE	Detached		91	3,516.43	4,470.40	Freehold
268	29, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	11/12/2020	300,000	382,959	TRUE	Semi-detached		107	2,803.74	3,579.06	Freehold
269	2, Chambers Lane, Tithebarn, Exeter, Devon EX1 3YD	10/12/2020	283,995	362,529	TRUE	Semi-detached		79	3,594.87	4,588.97	Freehold
270	10, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	07/12/2020	253,995	324,233	TRUE	Semi-detached		69	3,681.09	4,699.03	Freehold
271	22, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	02/12/2020	254,995	325,509	TRUE	Semi-detached		69	3,695.58	4,717.52	Freehold
272	8, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	27/11/2020	250,000	316,442	TRUE	Terraced		65	3,846.15	4,868.34	Freehold
273	6, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	27/11/2020	255,000	324,434	TRUE	Semi-detached		69	3,695.65	4,701.94	Freehold
274	15, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	27/11/2020	264,995	337,150	TRUE	Semi-detached		69	3,840.51	4,886.23	Freehold
275	24, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	27/11/2020	253,000	321,889	TRUE	Semi-detached		69	3,666.67	4,665.06	Freehold
276	8, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	27/11/2020	197,995	250,616	TRUE	Terraced		50	3,959.90	5,012.32	Freehold
277	7, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	27/11/2020	242,000	306,316	TRUE	Terraced		65	3,723.08	4,712.55	Freehold
278	9, Cart Land Rise, Tithebarn, Exeter, Devon EX1 3YT	27/11/2020	287,000	365,147	TRUE	Semi-detached		81	3,543.21	4,507.99	Freehold
279	37, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	26/11/2020	374,995	476,001	TRUE	Detached		114	3,289.43	4,175.45	Freehold
280	2, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	04/11/2020	317,995	403,648	TRUE	Detached		91	3,494.45	4,435.69	Freehold
281	4, Amber Rise, Tithebarn, Exeter, Devon EX1 3ZH	22/10/2020	274,995	344,256	TRUE	Terraced		77	3,571.36	4,470.86	Freehold
282	13, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	16/10/2020	302,000	379,765	TRUE	Detached		91	3,318.68	4,173.24	Freehold
283	6, Amber Rise, Tithebarn, Exeter, Devon EX1 3ZH	15/10/2020	272,995	341,752	TRUE	Terraced		77	3,545.39	4,438.34	Freehold
284	8, Amber Rise, Tithebarn, Exeter, Devon EX1 3ZH	15/10/2020	279,995	350,515	TRUE	Terraced		77	3,636.30	4,552.14	Freehold
285	9, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	25/09/2020	245,000	311,265	TRUE	Semi-detached		69	3,550.72	4,511.09	Freehold
286	3, Buckle Rise, Tithebarn, Exeter, Devon EX1 3ZG	25/09/2020	247,500	314,441	TRUE	Semi-detached		66	3,750.00	4,764.26	Freehold
287	31, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	25/09/2020	209,995	266,138	TRUE	Terraced		50	4,199.90	5,322.76	Freehold
288	5, Buckle Rise, Tithebarn, Exeter, Devon EX1 3ZG	25/09/2020	247,500	314,441	TRUE	Semi-detached		66	3,750.00	4,764.26	Freehold
289	11, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	24/09/2020	254,995	323,963	TRUE	Semi-detached		69	3,695.58	4,695.12	Freehold
290	7, Kiln Corner, Tithebarn, Exeter, Devon EX1 3XE	24/09/2020	479,995	613,303	TRUE	Detached		175	2,742.83	3,504.59	Freehold
291	20, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	03/09/2020	314,995	402,478	TRUE	Detached		91	3,461.48	4,422.84	Freehold
292	2, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	28/08/2020	250,000	325,391	TRUE	Semi-detached		69	3,623.19	4,715.81	Freehold
293	35, Hutchings Drive, Tithebarn, Exeter, Devon EX1 3UQ	28/08/2020	209,500	272,103	TRUE	Terraced		50	4,190.00	5,442.06	Freehold
294	10, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	28/08/2020	207,000	268,856	TRUE	Terraced		50	4,140.00	5,377.12	Freehold
295	181, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	31/07/2020	266,000	355,345	TRUE	Terraced		98	2,714.29	3,625.97	Freehold
296	17, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	31/07/2020	209,995	280,529	TRUE	Terraced		50	4,199.90	5,610.58	Freehold
297	1, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	24/07/2020	249,000	333,017	TRUE	Semi-detached		69	3,608.70	4,826.33	Freehold
298	229, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	24/07/2020	264,995	354,003	TRUE	Terraced		98	2,704.03	3,612.28	Freehold
299	15, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	14/07/2020	195,000	260,497	TRUE	Terraced		50	3,900.00	5,209.94	Freehold
300	13, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	30/06/2020	199,995	265,410	TRUE	Terraced		50	3,999.90	5,308.20	Freehold
301	5, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	30/06/2020	254,995	339,140	TRUE	Semi-detached		69	3,695.58	4,915.07	Freehold
302	1, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	30/06/2020	314,995	423,277	TRUE	Detached		91	3,461.48	4,651.40	Freehold
303	6, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	30/06/2020	214,995	285,316	TRUE	Terraced		50	4,299.90	5,706.32	Freehold
304	3, Flay Field, Tithebarn, Exeter, Devon EX1 3YA	26/06/2020	254,995	339,140	TRUE	Semi-detached		69	3,695.58	4,915.07	Freehold
305	21, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	26/06/2020	368,406	477,000	TRUE	Semi-detached		79	3,506.33	4,663.37	Freehold
306	19, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	26/06/2020	349,995	470,308	TRUE	Detached		112	3,124.96	4,199.18	Freehold
307	11, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	26/06/2020	209,995	278,680	TRUE	Terraced		50	4,199.90	5,573.60	Freehold
308	3, Littleworth Close, Tithebarn, Exeter, Devon EX1 3YB	26/06/2020	252,995	336,480	TRUE	Semi-detached		69	3,666.59	4,876.52	Freehold
309	179, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	22/06/2020	288,995	383,520	TRUE	Terraced		98	2,948.93	3,913.47	Freehold
310	25, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	19/06/2020	216,995	287,970	TRUE	Terraced		50	4,339.90	5,759.40	Freehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bed Estimated	Floor area m2	Price per m2	Market Price	Tenure
311	3, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	20/05/2020	459,995	606,124		TRUE	Detached	158	2,911.36	3,836.23	Freehold
312	7, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	20/05/2020	384,995	507,298		TRUE	Detached	128	3,007.77	3,963.27	Freehold
313	23, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	20/04/2020	204,995	264,359		TRUE	Terraced	50	4,099.90	5,287.18	Freehold
314	11, Ford Way, Tithebarn, Exeter, Devon EX1 3ZT	17/04/2020	459,995	598,422		TRUE	Detached	175	2,628.54	3,419.55	Freehold
315	24, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	17/04/2020	204,995	264,359		TRUE	Terraced	50	4,099.90	5,287.18	Freehold
316	22, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	31/03/2020	214,995	278,951		TRUE	Terraced	50	4,299.90	5,579.02	Freehold
317	227, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	31/03/2020	260,900	338,512		TRUE	Terraced	98	2,662.24	3,454.20	Freehold
318	6, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	27/03/2020	228,160	296,649		TRUE	Semi-detached	66	3,456.97	4,494.68	Freehold
319	1, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	27/03/2020	263,000	341,237		TRUE	Terraced	69	3,811.59	4,945.46	Freehold
320	8, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	26/03/2020	369,995	484,606		TRUE	Detached	114	3,245.57	4,250.93	Freehold
321	193, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	26/03/2020	252,995	328,255		TRUE	Terraced	85	2,976.41	3,861.82	Freehold
322	4, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	26/03/2020	244,995	318,538		TRUE	Semi-detached	66	3,712.05	4,826.33	Freehold
323	1, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	25/03/2020	459,995	602,484		TRUE	Detached	175	2,628.54	3,442.77	Freehold
324	2, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	25/03/2020	294,995	386,374		TRUE	Detached	85	3,470.53	4,545.58	Freehold
325	8, Quern Rise, Tithebarn, Exeter, Devon EX1 3ZF	25/03/2020	271,995	352,908		TRUE	Terraced	77	3,532.40	4,583.22	Freehold
326	10, Quern Rise, Tithebarn, Exeter, Devon EX1 3ZF	19/03/2020	304,995	399,471		TRUE	Detached	85	3,588.18	4,699.66	Freehold
327	1, Trevisker Gardens, Tithebarn, Exeter, Devon EX1 3ZE	13/03/2020	379,995	497,703		TRUE	Detached	114	3,333.29	4,363.82	Freehold
328	6, Quern Rise, Tithebarn, Exeter, Devon EX1 3ZF	12/03/2020	269,995	350,313		TRUE	Terraced	77	3,506.43	4,549.52	Freehold
329	13, Ford Way, Tithebarn, Exeter, Devon EX1 3ZT	12/03/2020	534,995	700,717		TRUE	Detached	184	2,907.58	3,808.24	Freehold
330	5, Arrow Field Road, Tithebarn, Exeter, Devon EX1 3ZP	05/03/2020	454,995	595,936		TRUE	Detached	158	2,879.72	3,771.75	Freehold
331	17, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	28/02/2020	222,995	263,095		TRUE	Flat	75	2,973.27	3,507.93	Freehold
332	15, Ford Way, Tithebarn, Exeter, Devon EX1 3ZT	27/02/2020	459,995	612,172		TRUE	Detached	175	2,628.54	3,498.13	Freehold
333	5, Trevisker Gardens, Tithebarn, Exeter, Devon EX1 3ZE	26/02/2020	286,995	381,940		TRUE	Detached	97	2,958.71	3,937.53	Freehold
334	3, Trevisker Gardens, Tithebarn, Exeter, Devon EX1 3ZE	20/02/2020	299,995	394,497		TRUE	Terraced	107	2,803.69	3,686.89	Freehold
335	4, Trevisker Gardens, Tithebarn, Exeter, Devon EX1 3ZE	13/02/2020	304,995	401,072		TRUE	Terraced	107	2,850.42	3,748.34	Freehold
336	26, Flint Field Way, Tithebarn, Exeter, Devon EX1 3XN	10/02/2020	374,995	499,052		TRUE	Detached	128	2,929.65	3,898.84	Freehold
337	11, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	10/02/2020	200,000	263,002		TRUE	Terraced	50	4,000.00	5,260.04	Freehold
338	189, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	05/02/2020	249,995	328,746		TRUE	Terraced	85	2,941.12	3,867.60	Freehold
339	13, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	31/01/2020	212,995	284,312		TRUE	Terraced	50	4,259.90	5,686.24	Freehold
340	225, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	31/01/2020	267,495	357,060		TRUE	Terraced	98	2,729.54	3,643.47	Freehold
341	191, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	31/01/2020	249,995	333,700		TRUE	Terraced	85	2,941.12	3,925.88	Freehold
342	215, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	20/12/2019	249,995	330,960		TRUE	Terraced	85	2,941.12	3,893.65	Freehold
343	187, Tithebarn Way, Exeter, Devon EX1 3YF	20/12/2019	255,000	337,586		TRUE	Terraced	85	3,000.00	3,971.60	Freehold
344	14, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	20/12/2019	314,995	421,932		TRUE	Detached	91	3,461.48	4,636.62	Freehold
345	1, Little Meadow, Tithebarn, Exeter, Devon EX1 3XQ	19/12/2019	369,995	495,604		TRUE	Detached	128	2,890.59	3,871.91	Freehold
346	4, Murch Rise, Tithebarn, Exeter, Devon EX1 3UG	19/12/2019	214,995	252,991		TRUE	Flat	75	2,866.60	3,373.21	Freehold
347	2, Buckle Rise, Tithebarn, Exeter, Devon EX1 3ZG	19/12/2019	370,495	496,274		TRUE	Detached	114	3,249.96	4,353.28	Freehold
348	12, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	19/12/2019	204,995	271,386		TRUE	Terraced	50	4,099.90	5,427.72	Freehold
349	3, Quern Rise, Tithebarn, Exeter, Devon EX1 3ZF	19/12/2019	309,995	415,235		TRUE	Detached	85	3,647.00	4,885.12	Freehold
350	6, Trevisker Gardens, Tithebarn, Exeter, Devon EX1 3ZE	19/12/2019	210,995	248,284		TRUE	Flat	61	3,458.93	4,070.23	Freehold
351	53, Stone Barton Road, Tithebarn, Exeter, Devon EX1 3XF	16/12/2019	269,995	357,437		TRUE	Terraced	77	3,506.43	4,642.04	Freehold
352	24, Flint Field Way, Tithebarn, Exeter, Devon EX1 3XN	11/12/2019	429,995	575,974		TRUE	Detached	143	3,006.96	4,027.79	Freehold
353	4, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	09/12/2019	419,995	562,579		TRUE	Detached	143	2,937.03	3,934.12	Freehold
354	5, Murch Rise, Tithebarn, Exeter, Devon EX1 3UG	06/12/2019	221,500	260,646		TRUE	Flat	75	2,953.33	3,475.28	Freehold
355	2, Quern Rise, Tithebarn, Exeter, Devon EX1 3ZF	05/12/2019	285,440	378,343		TRUE	Semi-detached	85	3,358.12	4,451.09	Freehold
356	47, Stone Barton Road, Tithebarn, Exeter, Devon EX1 3XF	05/12/2019	239,995	318,107		TRUE	Semi-detached	66	3,636.29	4,819.80	Freehold
357	1, Sharlands View, Tithebarn, Exeter, Devon EX1 3XW	04/12/2019	369,995	495,604		TRUE	Detached	128	2,890.59	3,871.91	Freehold
358	49, Stone Barton Road, Tithebarn, Exeter, Devon EX1 3XF	28/11/2019	269,995	353,732		TRUE	Terraced	77	3,506.43	4,593.92	Freehold
359	20, Flint Field Way, Tithebarn, Exeter, Devon EX1 3XN	28/11/2019	424,995	563,424		TRUE	Detached	143	2,971.99	3,940.03	Freehold
360	22, Flint Field Way, Tithebarn, Exeter, Devon EX1 3XN	28/11/2019	424,995	563,424		TRUE	Detached	143	2,971.99	3,940.03	Freehold
361	211, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	28/11/2019	249,995	327,529		TRUE	Terraced	85	2,941.12	3,853.28	Freehold
362	1, Buckle Rise, Exeter, Devon EX1 3ZG	27/11/2019	292,995	385,290		TRUE	Semi-detached	85	3,447.00	4,532.82	Freehold
363	55, Stone Barton Road, Tithebarn, Exeter, Devon EX1 3XF	27/11/2019	244,995	322,170		TRUE	Semi-detached	66	3,712.05	4,881.36	Freehold
364	2, Little Meadow, Tithebarn, Exeter, Devon EX1 3XQ	19/11/2019	369,995	490,509		TRUE	Detached	128	2,890.59	3,832.10	Freehold
365	8, Murch Rise, Tithebarn, Exeter, Devon EX1 3UG	15/11/2019	204,995	268,572		TRUE	Terraced	50	4,099.90	5,371.44	Freehold
366	4, Little Meadow, Tithebarn, Exeter, Devon EX1 3XQ	13/11/2019	454,995	603,195		TRUE	Detached	158	2,879.72	3,817.69	Freehold
367	217, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	08/11/2019	249,995	327,529		TRUE	Terraced	85	2,941.12	3,853.28	Freehold
368	7, Murch Rise, Tithebarn, Exeter, Devon EX1 3UG	31/10/2019	204,995	265,446		TRUE	Terraced	50	4,099.90	5,308.92	Freehold
369	6, Little Meadow, Tithebarn, Exeter, Devon EX1 3XQ	31/10/2019	447,995	587,904		TRUE	Detached	175	2,559.97	3,359.45	Freehold
370	2, Turner Close, Tithebarn, Exeter, Devon EX1 3TT	31/10/2019	299,995	393,683		TRUE	Detached	91	3,296.65	4,326.19	Freehold
371	9, Murch Rise, Tithebarn, Exeter, Devon EX1 3UG	31/10/2019	214,995	278,395		TRUE	Terraced	50	4,299.90	5,567.90	Freehold
372	3, Little Meadow, Tithebarn, Exeter, Devon EX1 3XQ	31/10/2019	379,995	498,667		TRUE	Detached	124	3,064.48	4,021.51	Freehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bed	Estimated Floor area m2	Price per m2	Market Price	Tenure
373	5, Little Meadow, Tithebarn, Exeter, Devon EX1 3XQ	31/10/2019	379,995	498,667	TRUE	Detached		124	3,064.48	4,021.51	Freehold
374	6, Murch Rise, Tithebarn, Exeter, Devon EX1 3UG	21/10/2019	214,995	278,395	TRUE	Terraced		50	4,299.90	5,567.90	Freehold
375	10, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	08/10/2019	414,995	544,598	TRUE	Detached		143	2,902.06	3,808.38	Freehold
376	223, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	30/09/2019	279,995	361,465	TRUE	Terraced		98	2,857.09	3,688.42	Freehold
377	219, Tithebarn Way, Tithebarn, Exeter, Devon EX1 3YF	27/09/2019	249,995	322,736	TRUE	Terraced		85	2,941.12	3,796.89	Freehold
378	45, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	27/09/2019	312,995	408,274	TRUE	Semi-detached		119	2,630.21	3,430.87	Freehold
379	39, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	26/09/2019	359,995	471,607	TRUE	Detached		114	3,157.85	4,136.90	Freehold
380	7, Little Meadow, Tithebarn, Exeter, Devon EX1 3XQ	26/09/2019	459,995	602,610	TRUE	Detached		175	2,628.54	3,443.49	Freehold
381	9, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	26/09/2019	303,000	396,941	TRUE	Detached		91	3,329.67	4,361.99	Freehold
382	18, Flint Field Way, Tithebarn, Exeter, Devon EX1 3XN	26/09/2019	529,995	694,313	TRUE	Detached		184	2,880.41	3,773.44	Freehold
383	8, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	20/09/2019	414,995	543,659	TRUE	Detached		143	2,902.06	3,801.81	Freehold
384	2, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	19/09/2019	255,000	329,197	TRUE	Terraced		69	3,695.65	4,770.97	Freehold
385	2, Sharlands View, Tithebarn, Exeter, Devon EX1 3XW	13/09/2019	382,995	501,737	TRUE	Detached		128	2,992.15	3,919.82	Freehold
386	4, Sharlands View, Tithebarn, Exeter, Devon EX1 3XW	27/08/2019	376,995	497,033	TRUE	Detached		124	3,040.28	4,008.33	Freehold
387	57, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	23/08/2019	359,995	474,620	TRUE	Detached		114	3,157.85	4,163.33	Freehold
388	13, Ashlar Row, Tithebarn, Exeter, Devon EX1 3XL	22/08/2019	224,995	260,389	TRUE	Flat		61	3,688.44	4,268.67	Freehold
389	11, Barnade View, Tithebarn, Exeter, Devon EX1 3ZB	16/08/2019	369,995	487,804	TRUE	Detached		114	3,245.57	4,278.98	Freehold
390	6, Sharlands View, Tithebarn, Exeter, Devon EX1 3XW	26/07/2019	374,995	500,961	TRUE	Detached		124	3,024.15	4,040.01	Freehold
391	16, Flint Field Way, Tithebarn, Exeter, Devon EX1 3XN	23/07/2019	529,995	708,027	TRUE	Detached		184	2,880.41	3,847.97	Freehold
392	41, Elmores Well Avenue, Tithebarn, Exeter, Devon EX1 3XG	18/07/2019	221,995	258,838	TRUE	Flat		61	3,639.26	4,243.25	Freehold
393	4, Barnade View, Tithebarn, Exeter, Devon EX1 3ZB	28/06/2019	379,995	516,658	TRUE	Detached		124	3,064.48	4,166.60	Freehold
394	8, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	28/06/2019	304,995	414,685	TRUE	Detached		91	3,351.59	4,556.98	Freehold
395	5, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	28/06/2019	205,000	274,848	TRUE	Terraced		50	4,100.00	5,496.96	Freehold
396	8, Barnade View, Tithebarn, Exeter, Devon EX1 3ZB	28/06/2019	449,995	611,833	TRUE	Detached		158	2,848.07	3,872.36	Freehold
397	3, Garland Meadow, Tithebarn, Exeter, Devon EX1 3RR	28/06/2019	227,995	305,678	TRUE	Terraced		75	3,039.93	4,075.71	Freehold

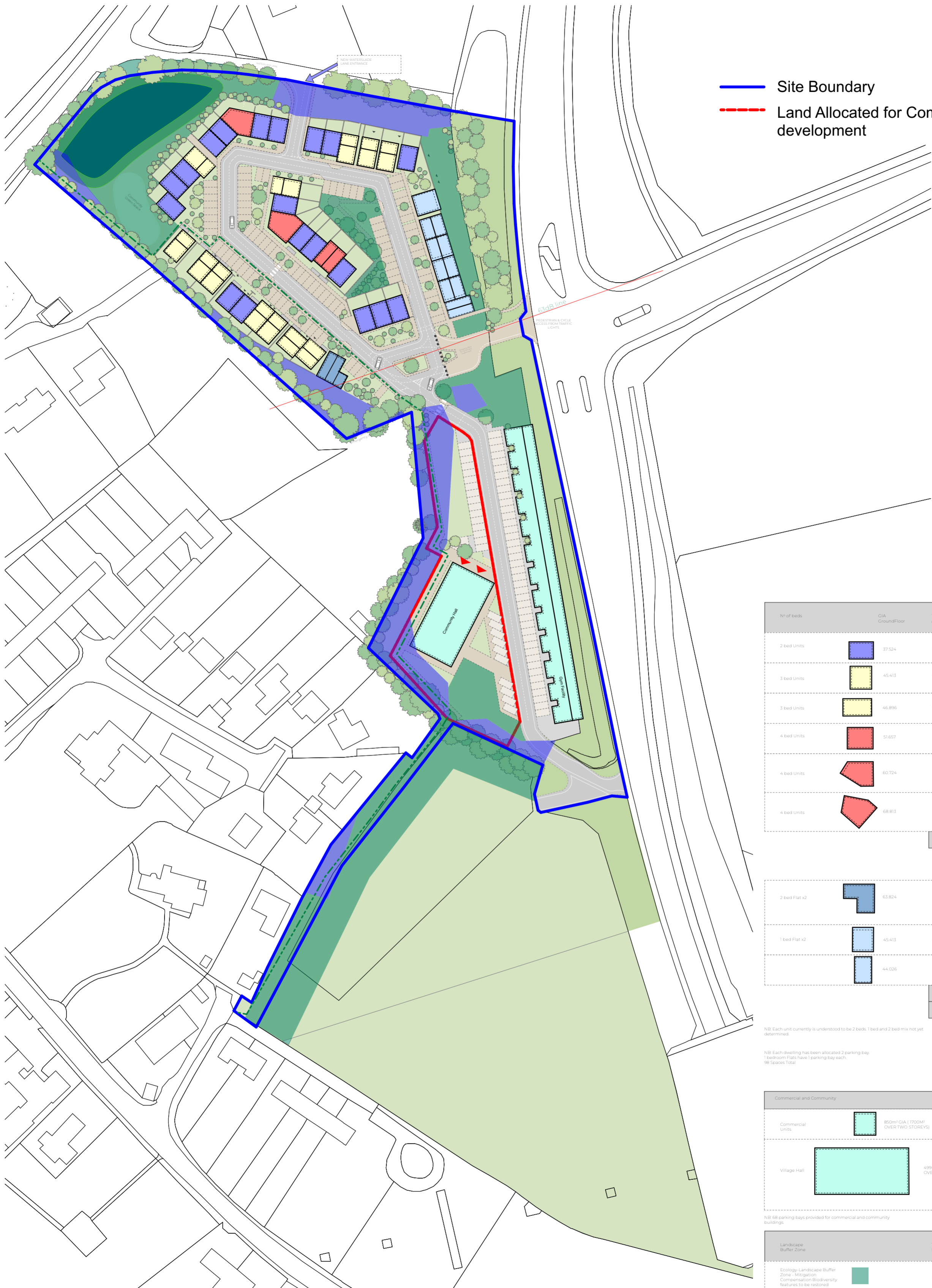
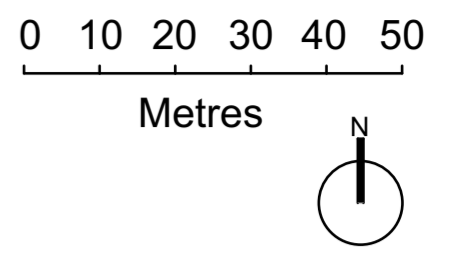
Row Labels	Count of Property Type	Average of Floor area m2	Average of Estimated Market Value	Ave market £ / sq m
Detached	124	112.22	437,491.52	3,898.59
Flat	16	66.06	234,526.75	3,550.07
Semi-detached	94	78.41	320,672.04	4,089.43
Terraced	163	73.38	287,819.17	3,922.29
Grand Total	397	86.41	340,199.17	3,937.12

Appendix 2

Masterplan for site adjacent to Clyst Honiton
bypass

by
Bailey Venning Associates Limited on behalf of
Clyst Honiton Parish Council

January 2023



— Site Boundary
 - - - Land Allocated for Community Facility development

Nr of beds	GA GroundFloor	Total Floor Area	Nr of Units
2 bed Units	37,524	75m ²	19
3 bed Units	45,413	90m ²	2
3 bed Units	46,896	94m ²	10
4 bed Units	51,657	103m ²	1
4 bed Units	60,724	121m ²	1
4 bed Units	58,813	138m ²	1
Subtotal			34
2 bed Flat x2	63,824	128m ²	3
1 bed Flat x2	45,413	91m ²	10
	44,026	88m ²	2
Subtotal			15
Total			49

NB: Each unit currently is understood to be 2 beds. 1 bed and 2 bed mix not yet determined.

NB: Each dwelling has been allocated 2 parking bay. 1 bedroom Flats have 1 parking bay each. NB Spaces Total

Commercial and Community		
Commercial Units	852m ² GFA (1704m ² OVER TWO STOREYS)	
Village Hall	498m ² GFA (796m ² OVER TWO STOREYS)	

NB: 68 parking bays provided for commercial and community buildings.

Landscape Buffer Zone	Total Area Original Masterplan	Total Area Current Masterplan
Ecology Landscape Buffer Zone - Mitigation Compensation Biodiversity Features to be retained, recreated and enhanced including new hedge species rich scrub woodland and grassland creation	652m ²	6140m ²
Ecology Landscape Buffer Zone Avoidance Existing Biodiversity Features to be protected retained where possible and enhanced	3202m ²	3202m ²
Total	9350	9342

1:1000

DRAFT

Rev.	Date	Notes	Dn.	Chk.
A	24/08/2022	Decibel Line added, annotations amended	DW	AK

Notes :

ANDREW KIRBY ARCHITECTS
 DISCOVERY HOUSE
 DART MARINE PARK,
 TOTNES, DEVON, TQ9 5AL
 T:01803 867377
 www.akirbyarchitects.com
 E:andrew.kirby@akirbyarchitects.com

JOB Clyst Honiton Masterplan	DATE 24/08/2022	SCALE 1:1000 @ A3	BY DW	CK'D AK
DRAWING TITLE Site as Proposed	JOB NO. 2104	DRG NO. 2.1	REV A	

Appendix 3

Extract of BCIS build costs

by
Bailey Venning Associates Limited on behalf of
Clyst Honiton Parish Council

January 2023

£/m² study

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

Last updated: 31-Dec-2022 06:06

› Rebased to East Devon (101; sample 16)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
273. Food/drink/tobacco factories (20)	1,519	623	-	1,593	-	2,269	4
275.2 Factories for mechanical engineering (20)	1,338	512	-	1,539	-	1,964	3
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,438	522	901	1,453	1,732	2,639	18
Up to 500m ² GFA (20)	2,327	1,915	-	2,429	-	2,639	3
500 to 2000m ² GFA (20)	1,324	522	1,193	1,453	1,599	1,759	6
Over 2000m ² GFA (20)	1,218	616	821	960	1,606	2,622	9
284.2 Purpose built warehouses/stores							
Generally (15)	1,108	413	646	838	1,255	4,809	34
Up to 500m ² GFA (15)	2,215	687	1,317	1,730	2,797	4,809	6
500 to 2000m ² GFA (15)	922	491	676	838	1,051	1,694	14
Over 2000m ² GFA (15)	821	413	611	722	973	1,652	14
320. Offices							
Generally (15)	2,192	1,083	1,567	2,053	2,605	5,331	65
Air-conditioned							
Generally (15)	2,236	1,290	1,813	2,176	2,578	3,785	19
1-2 storey (15)	2,203	1,290	1,848	2,067	2,290	3,785	8
3-5 storey (15)	2,134	1,476	1,704	2,057	2,576	2,971	8
6 storey or above (20)	2,726	1,877	2,236	2,440	2,754	4,857	9
Not air-conditioned							
Generally (15)	2,152	1,083	1,517	2,021	2,684	3,725	30
1-2 storey (15)	2,234	1,248	1,572	2,077	2,754	3,452	16
3-5 storey (15)	2,032	1,083	1,472	1,629	2,453	3,725	12
6 storey or above (25)	2,581	1,999	-	2,666	-	2,991	4
340. Mixed commercial developments (15)	1,440	916	1,119	1,152	1,828	2,186	5
810. Housing, mixed developments (15)	1,442	787	1,260	1,402	1,578	3,235	1248

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
810.1 Estate housing							
Generally (15)	1,443	695	1,229	1,388	1,581	4,967	1430
Single storey (15)	1,632	979	1,389	1,588	1,807	4,967	234
2-storey (15)	1,391	695	1,206	1,350	1,524	3,029	1108
3-storey (15)	1,502	901	1,227	1,429	1,701	2,960	83
4-storey or above (15)	3,020	1,476	2,416	2,698	4,016	4,492	5
810.11 Estate housing detached (15)	1,856	1,060	1,477	1,620	1,935	4,967	23
810.12 Estate housing semi detached							
Generally (15)	1,447	849	1,234	1,421	1,589	2,643	346
Single storey (15)	1,610	1,050	1,397	1,592	1,778	2,643	76
2-storey (15)	1,401	849	1,221	1,366	1,533	2,492	259
3-storey (15)	1,395	1,061	1,122	1,372	1,579	2,060	11
810.13 Estate housing terraced							
Generally (15)	1,481	865	1,204	1,389	1,632	4,492	246
Single storey (15)	1,697	1,088	1,410	1,742	1,954	2,376	20
2-storey (15)	1,419	865	1,196	1,353	1,561	3,029	186
3-storey (15)	1,525	901	1,201	1,399	1,721	2,960	38
816. Flats (apartments)							
Generally (15)	1,695	844	1,409	1,602	1,912	5,838	864
1-2 storey (15)	1,618	993	1,368	1,533	1,823	3,341	187
3-5 storey (15)	1,669	844	1,399	1,590	1,890	3,530	578
6 storey or above (15)	2,007	1,238	1,639	1,886	2,154	5,838	96

Appendix 4

Appraisal model of SA1H Glebe

by
Bailey Venning Associates Limited on behalf of
Clyst Honiton Parish Council

January 2023

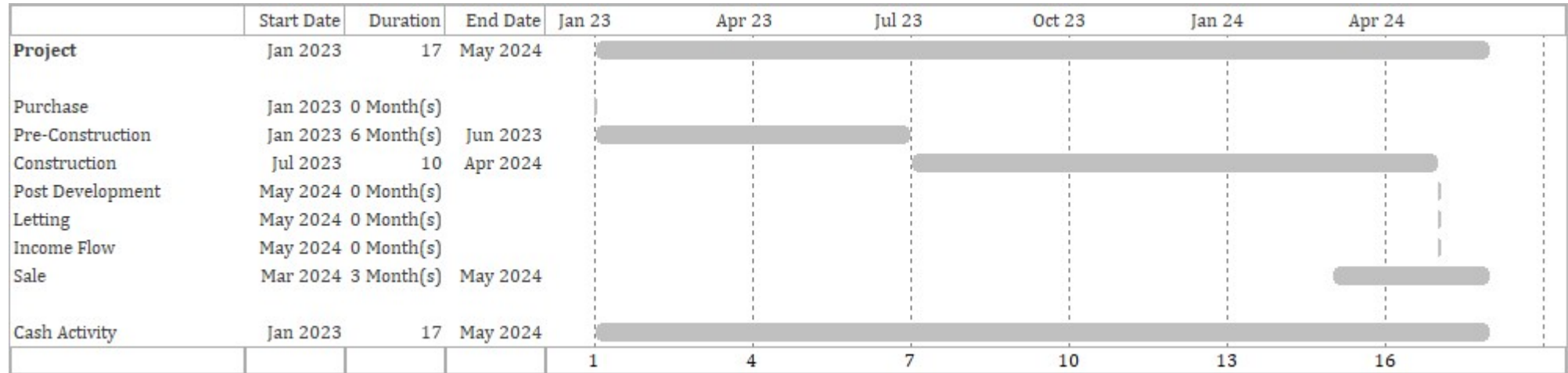
Clyst Honiton
SA1
Nil AH

Development Appraisal
Bailey Venning Associates
13 January 2023

**Clyst Honiton
SA1
Nil AH**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	May 2024
Project Duration (Inc Exit Period)	17 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA1
Nil AH**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	3	225.00	3,922.00	294,150	882,450
3 bed house	1	94.00	4,089.00	384,366	384,366
1 bed flat	<u>2</u>	<u>91.01</u>	3,550.00	161,539	<u>323,078</u>
Totals	6	410.01			1,589,894

NET REALISATION

1,589,894

OUTLAY

ACQUISITION COSTS

Residualised Price (0.11 Ha @ 2,524,550.72 /Hect)		277,701		277,701
Stamp Duty			3,385	
Effective Stamp Duty Rate	1.22%			
Agent Fee	1.00%		2,777	
Legal Fee	0.75%		2,083	
				8,245

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
2 bed house	225.00	1,421.00	319,725
3 bed house	94.00	1,434.00	134,796
1 bed flat	<u>101.12</u>	1,610.00	<u>162,803</u>
Totals	420.12 m²		617,324
Developers Contingency		5.00%	30,866
CIL	420.12 m ²	150.00	63,018
Pebblebed heaths	6.00 un	367.72 /un	2,206
			713,415
Other Construction			
External works		15.00%	92,599
b regs enhanced residential		2.50%	15,433

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA1

Nil AH

enhanced noise standards	6.00 un	2,500.00 /un	15,000	
				123,032

PROFESSIONAL FEES

Architect		8.00%	56,794	
				56,794

DISPOSAL FEES

Sales Agent Fee		3.00%	47,697	
Sales Legal Fee		0.35%	5,565	
				53,261

MISCELLANEOUS FEES

profit on market		20.00%	317,979	
				317,979

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2023
Construction	10	Jul 2023
Sale	3	Mar 2024
Total Duration	17	

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)				
Land			23,960	
Construction			15,509	
Total Finance Cost				39,468

TOTAL COSTS **1,589,894**

PROFIT **0**

Performance Measures

Profit on Cost%		0.00%
Profit on GDV%		0.00%
IRR% (without Interest)		5.88%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA1
Nil AH**

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	(£260,691)	(£242,548)	(£224,096)	(£205,644)	(£187,192)
	(£260,691)	(£242,548)	(£224,096)	(£205,644)	(£187,192)
-2.500%	(£287,129)	(£269,196)	(£251,262)	(£232,847)	(£214,394)
	(£287,129)	(£269,196)	(£251,262)	(£232,847)	(£214,394)
0.000%	(£313,568)	(£295,634)	(£277,701)	(£259,767)	(£241,597)
	(£313,568)	(£295,634)	(£277,701)	(£259,767)	(£241,597)
+2.500%	(£340,006)	(£322,072)	(£304,139)	(£286,205)	(£268,272)
	(£340,006)	(£322,072)	(£304,139)	(£286,205)	(£268,272)
+5.000%	(£366,444)	(£348,511)	(£330,577)	(£312,644)	(£294,710)
	(£366,444)	(£348,511)	(£330,577)	(£312,644)	(£294,710)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£319,725	2.00 Up & Down
3 bed house	1	£134,796	2.00 Up & Down
1 bed flat	1	£162,803	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£882,450	2.00 Up & Down
3 bed house	1	£384,366	2.00 Up & Down
1 bed flat	1	£323,078	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

Clyst Honiton
SA1
50% ah

Development Appraisal
Bailey Venning Associates
13 January 2023

**Clyst Honiton
SA1
50% ah**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	May 2024
Project Duration (Inc Exit Period)	16 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA1
50% ah**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	2	150.00	3,922.00	294,150	588,300
3 bed house	1	94.00	4,089.00	384,366	384,366
1 bed flat aff rent	1	45.50	1,472.40	67,000	67,000
2 bed house aff rent	1	75.00	1,440.00	108,000	108,000
1 bed flat intermediate	<u>1</u>	<u>45.50</u>	2,307.00	104,978	<u>104,978</u>
Totals	6	410.01			1,252,644

NET REALISATION

1,252,644

OUTLAY

ACQUISITION COSTS

Residualised Price (0.11 Ha @ 981,375.40 /Hect)		107,951		
			107,951	
Agent Fee	1.00%	1,080		
Legal Fee	0.75%	810		
			1,889	

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
2 bed house	150.00	1,421.00	213,150	
3 bed house	94.00	1,434.00	134,796	
1 bed flat aff rent	50.56	1,610.00	81,402	
2 bed house aff rent	75.00	1,421.00	106,575	
1 bed flat intermediate	<u>50.56</u>	1,610.00	<u>81,402</u>	
Totals	420.12 m²		617,324	
Developers Contingency		5.00%	30,866	
CIL	244.00 m ²	150.00	36,600	
Pebblebed heaths	6.00 un	367.72 /un	2,206	
				686,997

Other Construction

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA1

50% ah

External works		15.00%	92,599	
b regs enhanced residential		2.50%	15,433	
enhanced noise standards	6.00 un	2,500.00 /un	15,000	
				123,032

PROFESSIONAL FEES

Architect		8.00%	56,794	
				56,794

DISPOSAL FEES

Sales Agent Fee		3.00%	37,579	
Sales Legal Fee		0.35%	4,384	
				41,964

MISCELLANEOUS FEES

profit on market		20.00%	194,533	
profit on aff hsg		6.00%	16,799	
				211,332

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2023
Construction	10	Jul 2023
Sale	2	Mar 2024
Total Duration	16	

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)

Land		8,925	
Construction		13,760	
Total Finance Cost			22,686

TOTAL COSTS

1,252,644

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%

This appraisal report does not constitute a formal valuation.

Clyst Honiton**SA1****50% ah**

IRR% (without Interest)

5.80%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA1
50% ah**

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	(£100,015)	(£81,194)	(£62,374)	(£43,553)	(£24,732)
	(£100,015)	(£81,194)	(£62,374)	(£43,553)	(£24,732)
-2.500%	(£122,804)	(£103,983)	(£85,162)	(£66,342)	(£47,521)
	(£122,804)	(£103,983)	(£85,162)	(£66,342)	(£47,521)
0.000%	(£145,593)	(£126,772)	(£107,951)	(£89,131)	(£70,310)
	(£145,593)	(£126,772)	(£107,951)	(£89,131)	(£70,310)
+2.500%	(£168,027)	(£149,561)	(£130,740)	(£111,919)	(£93,099)
	(£168,027)	(£149,561)	(£130,740)	(£111,919)	(£93,099)
+5.000%	(£190,377)	(£171,919)	(£153,461)	(£134,708)	(£115,888)
	(£190,377)	(£171,919)	(£153,461)	(£134,708)	(£115,888)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£213,150	2.00 Up & Down
3 bed house	1	£134,796	2.00 Up & Down
1 bed flat aff rent	1	£81,402	2.00 Up & Down
2 bed house aff rent	1	£106,575	2.00 Up & Down
1 bed flat intermediate	1	£81,402	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£588,300	2.00 Up & Down
3 bed house	1	£384,366	2.00 Up & Down
1 bed flat aff rent	1	£67,000	2.00 Up & Down
2 bed house aff rent	1	£108,000	2.00 Up & Down
1 bed flat intermediate	1	£104,978	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

Appendix 5

Appraisal model of SA2H SW Slate and Tiling Ltd

by
Bailey Venning Associates Limited on behalf of
Clyst Honiton Parish Council

January 2023

Clyst Honiton
SA2
Nil AH

Development Appraisal
Bailey Venning Associates
25 January 2023

**Clyst Honiton
SA2
Nil AH**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Feb 2025
Project Duration (Inc Exit Period)	26 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA2
Nil AH**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	4	300.00	3,922.00	294,150	1,176,600
3 bed house	1	94.00	4,089.00	384,366	384,366
1 bed flat	2	91.01	3,550.00	161,539	323,078
2 bed flat	2	<u>128.00</u>	3,550.00	227,200	<u>454,400</u>
Totals	9	613.01			2,338,444

NET REALISATION **2,338,444**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.16 Ha @ 2,406,680.20 /Hect)		385,069			
				385,069	
Stamp Duty			8,753		
Effective Stamp Duty Rate		2.27%			
Agent Fee		1.00%	3,851		
Legal Fee		0.75%	2,888		
				15,492	

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
2 bed house	300.00	1,353.00	405,900	
3 bed house	94.00	1,366.00	128,404	
1 bed flat	101.12	1,533.00	155,017	
2 bed flat	<u>142.22</u>	1,533.00	<u>218,023</u>	
Totals	637.34 m²		907,344	
Developers Contingency		5.00%	45,367	
CIL	637.34 m ²	150.00	95,601	
Pebblebed heaths	9.00 un	367.72 /un	3,309	
				1,051,622

Other Construction

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA2

Nil AH

External works		15.00%	136,102	
b regs enhanced residential		2.50%	22,684	
enhanced noise standards	9.00 un	2,500.00 /un	22,500	
Flooding mitigation			12,500	
				193,785

PROFESSIONAL FEES

Architect		8.00%	83,476	
				83,476

DISPOSAL FEES

Sales Agent Fee		3.00%	70,153	
Sales Legal Fee		0.35%	8,185	
				78,338

MISCELLANEOUS FEES

profit on market		20.00%	467,689	
				467,689

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2023
Construction	18	Jul 2023
Sale	12	Mar 2024
Total Duration	26	

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)

Land		46,570	
Construction		16,404	
Total Finance Cost			62,974

TOTAL COSTS

2,338,444

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%

This appraisal report does not constitute a formal valuation.

Clyst Honiton**SA2****Nil AH**

IRR% (without Interest)

6.13%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA2
Nil AH**

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	(£360,318)	(£334,561)	(£308,804)	(£283,047)	(£257,290)
	(£360,318)	(£334,561)	(£308,804)	(£283,047)	(£257,290)
-2.500%	(£398,450)	(£372,693)	(£346,936)	(£321,179)	(£295,422)
	(£398,450)	(£372,693)	(£346,936)	(£321,179)	(£295,422)
0.000%	(£436,583)	(£410,826)	(£385,069)	(£359,312)	(£333,555)
	(£436,583)	(£410,826)	(£385,069)	(£359,312)	(£333,555)
+2.500%	(£474,715)	(£448,958)	(£423,201)	(£397,444)	(£371,687)
	(£474,715)	(£448,958)	(£423,201)	(£397,444)	(£371,687)
+5.000%	(£512,848)	(£487,091)	(£461,334)	(£435,577)	(£409,819)
	(£512,848)	(£487,091)	(£461,334)	(£435,577)	(£409,819)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£405,900	2.00 Up & Down
3 bed house	1	£128,404	2.00 Up & Down
1 bed flat	1	£155,017	2.00 Up & Down
2 bed flat	1	£218,023	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£1,176,600	2.00 Up & Down
3 bed house	1	£384,366	2.00 Up & Down
1 bed flat	1	£323,078	2.00 Up & Down
2 bed flat	1	£454,400	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

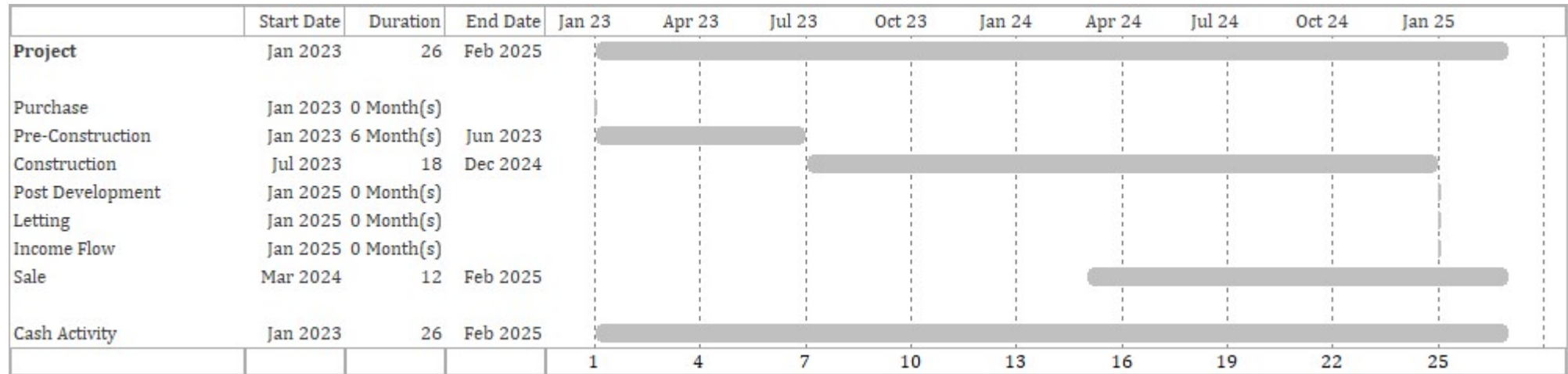
Clyst Honiton
SA2
50% affordable housing

Development Appraisal
Bailey Venning Associates
24 January 2023

**Clyst Honiton
SA2
50% affordable housing**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Feb 2025
Project Duration (Inc Exit Period)	26 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA2
50% affordable housing**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	4	300.00	3,922.00	294,150	1,176,600
3 bed house	1	94.00	4,089.00	384,366	384,366
1 bed flat aff rent	1	45.50	1,472.40	67,000	67,000
2 bed flat aff rent	2	128.00	1,562.50	100,000	200,000
1 bed flat intermediate	<u>1</u>	<u>45.50</u>	2,307.00	104,978	<u>104,978</u>
Totals	9	613.01			1,932,944

NET REALISATION

1,932,944

OUTLAY

ACQUISITION COSTS

Residualised Price (0.16 Ha @ 1,218,282.29 /Hect)		194,925	
			194,925
Stamp Duty		898	
Effective Stamp Duty Rate	0.46%		
Agent Fee	1.00%	1,949	
Legal Fee	0.75%	1,462	
			4,310

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
2 bed house	300.00	1,353.00	405,900
3 bed house	94.00	1,366.00	128,404
1 bed flat aff rent	50.56	1,533.00	77,508
2 bed flat aff rent	142.22	1,533.00	218,023
1 bed flat intermediate	<u>50.56</u>	1,533.00	<u>77,508</u>
Totals	637.34 m²		907,344
Developers Contingency		5.00%	45,367
CIL	394.00 m ²	150.00	59,100
Pebblebed heaths	9.00 un	367.72 /un	3,309

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA2

50% affordable housing

1,015,121

Other Construction

External works		15.00%	136,102
b regs enhanced residential		2.50%	22,684
enhanced noise standards	9.00 un	2,500.00 /un	22,500
Costs for flood mitigation			12,500

193,785

PROFESSIONAL FEES

Architect		8.00%	83,476
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83,476

DISPOSAL FEES

Sales Agent Fee		3.00%	57,988
Sales Legal Fee		0.35%	6,765

64,754

MISCELLANEOUS FEES

profit on market		20.00%	312,193
profit on aff hsg		6.00%	22,319

334,512

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2023
Construction	18	Jul 2023
Sale	12	Mar 2024
Total Duration	26	

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)

Land	24,727
Construction	17,334

42,062

TOTAL COSTS

1,932,944

PROFIT

0

Performance Measures

This appraisal report does not constitute a formal valuation.

Clyst Honiton**SA2****50% affordable housing**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
IRR% (without Interest)	5.83%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA2
50% affordable housing**

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	(£180,862)	(£154,361)	(£127,424)	(£100,401)	(£73,378)
	(£180,862)	(£154,361)	(£127,424)	(£100,401)	(£73,378)
-2.500%	(£214,396)	(£187,894)	(£161,392)	(£134,593)	(£107,570)
	(£214,396)	(£187,894)	(£161,392)	(£134,593)	(£107,570)
0.000%	(£247,929)	(£221,427)	(£194,925)	(£168,423)	(£141,763)
	(£247,929)	(£221,427)	(£194,925)	(£168,423)	(£141,763)
+2.500%	(£280,578)	(£254,821)	(£228,458)	(£201,957)	(£175,455)
	(£280,578)	(£254,821)	(£228,458)	(£201,957)	(£175,455)
+5.000%	(£313,169)	(£287,412)	(£261,655)	(£235,490)	(£208,988)
	(£313,169)	(£287,412)	(£261,655)	(£235,490)	(£208,988)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£405,900	2.00 Up & Down
3 bed house	1	£128,404	2.00 Up & Down
1 bed flat aff rent	1	£77,508	2.00 Up & Down
2 bed flat aff rent	1	£218,023	2.00 Up & Down
1 bed flat intermediate	1	£77,508	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£1,176,600	2.00 Up & Down
3 bed house	1	£384,366	2.00 Up & Down
1 bed flat aff rent	1	£67,000	2.00 Up & Down
2 bed flat aff rent	1	£200,000	2.00 Up & Down
1 bed flat intermediate	1	£104,978	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA2

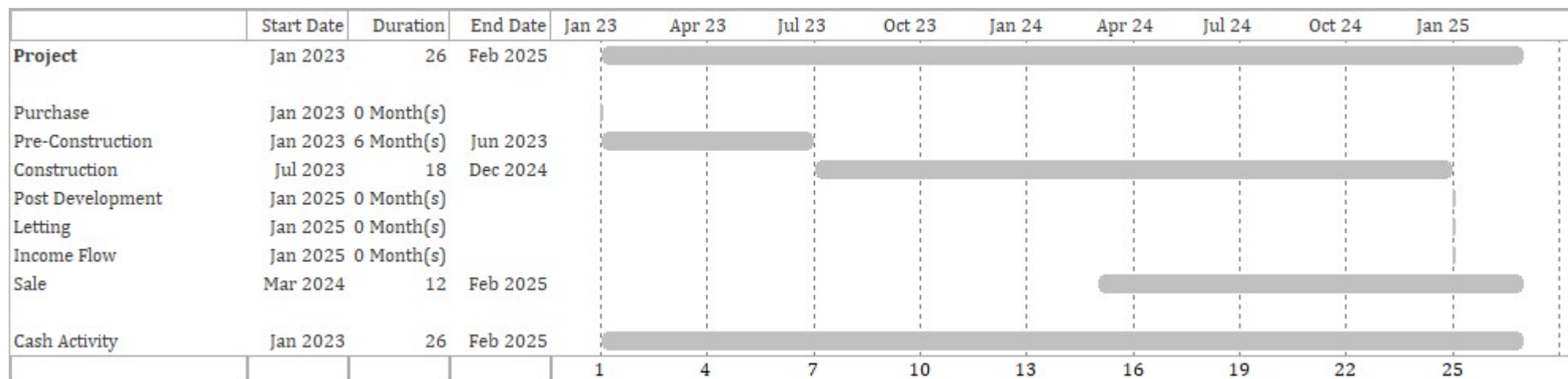
50% affordable housing 50/50 tenure split

Development Appraisal
Bailey Venning Associates
25 January 2023

**Clyst Honiton
SA2
50% affordable housing 50/50 tenure split**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Feb 2025
Project Duration (Inc Exit Period)	26 months

Phase 1



This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA2

50% affordable housing 50/50 tenure split

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	4	300.00	3,922.00	294,150	1,176,600
3 bed house	1	94.00	4,089.00	384,366	384,366
2 bed flat aff rent	2	128.00	1,562.50	100,000	200,000
1 bed flat intermediate	2	<u>91.01</u>	2,307.00	104,978	<u>209,955</u>
Totals	9	613.01			1,970,921

NET REALISATION

1,970,921

OUTLAY

ACQUISITION COSTS

Residualised Price (0.16 Ha @ 1,405,704.24 /Hect)		224,913		224,913
Stamp Duty			1,498	
Effective Stamp Duty Rate	0.67%			
Agent Fee	1.00%		2,249	
Legal Fee	0.75%		1,687	
				5,434

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
2 bed house	300.00	1,353.00	405,900	
3 bed house	94.00	1,366.00	128,404	
2 bed flat aff rent	142.22	1,533.00	218,023	
1 bed flat intermediate	<u>101.12</u>	1,533.00	<u>155,017</u>	
Totals	637.34 m²		907,344	
Developers Contingency		5.00%	45,367	
CIL	394.00 m ²	150.00	59,100	
Pebblebed heaths	9.00 un	367.72 /un	3,309	
				1,015,121

Other Construction

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA2

50% affordable housing 50/50 tenure split

External works		15.00%	136,102	
b regs enhanced residential		2.50%	22,684	
enhanced noise standards	9.00 un	2,500.00 /un	22,500	
Costs for flood mitigation			12,500	
				193,785

PROFESSIONAL FEES

Architect		8.00%	83,476	
				83,476

DISPOSAL FEES

Sales Agent Fee		3.00%	59,128	
Sales Legal Fee		0.35%	6,898	
				66,026

MISCELLANEOUS FEES

profit on market		20.00%	312,193	
profit on aff hsg		6.00%	24,597	
				336,791

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2023
Construction	18	Jul 2023
Sale	12	Mar 2024
Total Duration	26	

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)

Land		28,462	
Construction		16,914	
Total Finance Cost			45,376

TOTAL COSTS

1,970,921

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%

This appraisal report does not constitute a formal valuation.

Clyst Honiton**SA2****50% affordable housing 50/50 tenure split**

IRR% (without Interest)

5.87%

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA2

50% affordable housing 50/50 tenure split

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	(£209,350)	(£182,849)	(£156,347)	(£129,449)	(£102,426)
	(£209,350)	(£182,849)	(£156,347)	(£129,449)	(£102,426)
-2.500%	(£243,633)	(£217,132)	(£190,630)	(£164,128)	(£137,383)
	(£243,633)	(£217,132)	(£190,630)	(£164,128)	(£137,383)
0.000%	(£277,132)	(£251,375)	(£224,913)	(£198,411)	(£171,909)
	(£277,132)	(£251,375)	(£224,913)	(£198,411)	(£171,909)
+2.500%	(£310,451)	(£284,694)	(£258,937)	(£232,694)	(£206,192)
	(£310,451)	(£284,694)	(£258,937)	(£232,694)	(£206,192)
+5.000%	(£343,771)	(£318,014)	(£292,257)	(£266,500)	(£240,475)
	(£343,771)	(£318,014)	(£292,257)	(£266,500)	(£240,475)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£405,900	2.00 Up & Down
3 bed house	1	£128,404	2.00 Up & Down
2 bed flat aff rent	1	£218,023	2.00 Up & Down
1 bed flat intermediate	1	£155,017	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£1,176,600	2.00 Up & Down
3 bed house	1	£384,366	2.00 Up & Down
2 bed flat aff rent	1	£200,000	2.00 Up & Down
1 bed flat intermediate	1	£209,955	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

Appendix 6

Appraisal model of SA3H Site adjacent to Clyst
Honiton bypass

by
Bailey Venning Associates Limited on behalf of
Clyst Honiton Parish Council

January 2023

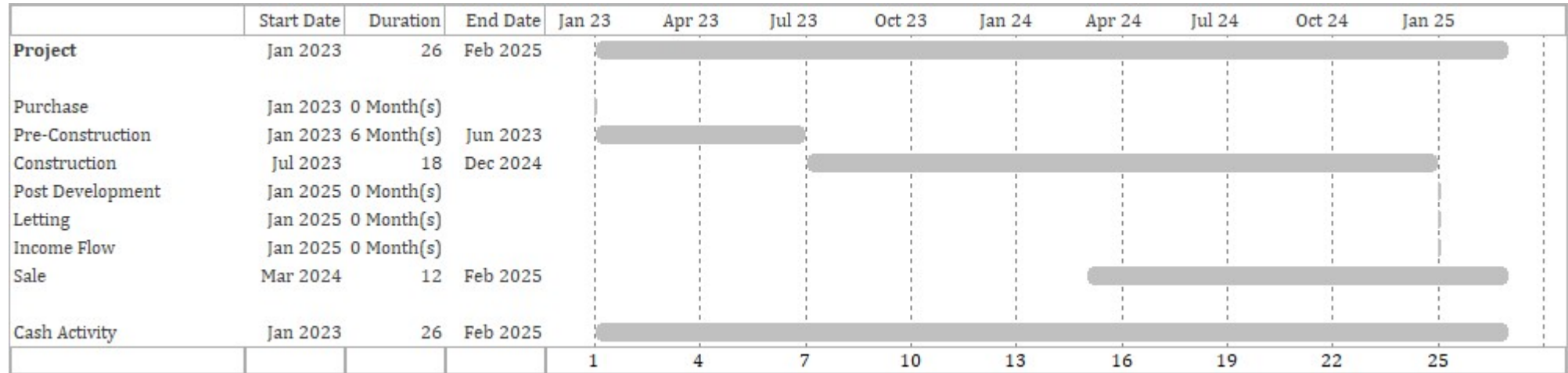
Clyst Honiton
SA3H
Nil AH

Development Appraisal
Bailey Venning Associates
24 January 2023

**Clyst Honiton
SA3H
Nil AH**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Feb 2025
Project Duration (Inc Exit Period)	26 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
Nil AH**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	19	1,425.00	3,922.00	294,150	5,588,850
3 bed house T1	2	180.00	4,089.00	368,010	736,020
3 bed house T2	10	940.00	4,089.00	384,366	3,843,660
4 bed house T1	1	103.00	3,922.00	403,966	403,966
4 bed house T2	1	121.00	3,922.00	474,562	474,562
4 bed house T3	1	138.00	3,922.00	541,236	541,236
1 bed flat T1	10	455.04	3,550.00	161,539	1,615,392
1 bed flat T2	2	88.00	3,550.00	156,200	312,400
2 bed flat	3	<u>192.00</u>	3,550.00	227,200	<u>681,600</u>
Totals	49	3,642.04			14,197,686

Rental Area Summary

	Units	m²	Rent Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Village hall and centre mixed commercial	1	774.00	0.00	1	1	1
Totals	2	<u>2,474.00</u>	140.00	238,000	<u>238,001</u>	<u>238,001</u>

Investment Valuation

Village hall and centre					
Current Rent	1	YP @	7.5000%	13.3333	13
mixed commercial					
Current Rent	238,000	YP @	7.0000%	14.2857	3,400,000
Total Investment Valuation					3,400,013

GROSS DEVELOPMENT VALUE

17,597,699

Purchaser's Costs	(197,201)
Effective Purchaser's Costs Rate	5.80%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
Nil AH**

(197,201)

NET DEVELOPMENT VALUE 17,400,499

NET REALISATION 17,400,499

OUTLAY

ACQUISITION COSTS

Residualised Price (2.12 Ha @ 370,821.29 /Hect)		786,141	
			786,141
Stamp Duty		28,807	
Effective Stamp Duty Rate	3.66%		
Agent Fee	1.00%	7,861	
Legal Fee	0.75%	5,896	
			42,564

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Village hall and centre mixed commercial	774.00	2,000.00	1,548,000	
2 bed house	1,700.00	1,152.00	1,958,400	
3 bed house T1	1,425.00	1,353.00	1,928,025	
3 bed house T2	180.00	1,366.00	245,880	
3 bed house T2	940.00	1,366.00	1,284,040	
4 bed house T1	103.00	1,353.00	139,359	
4 bed house T2	121.00	1,353.00	163,713	
4 bed house T3	138.00	1,353.00	186,714	
1 bed flat T1	505.60	1,533.00	775,085	
1 bed flat T2	97.78	1,533.00	149,897	
2 bed flat	<u>213.33</u>	1,533.00	<u>327,035</u>	
Totals	6,197.71 m²		8,706,147	
Developers Contingency		5.00%	435,307	
CIL	3,723.71 m ²	150.00	558,557	
Pebblebed heaths	49.00 un	367.72 /un	18,018	
S106 planning obligations	49.00 un	3,500.00 /un	171,500	
				9,889,530
Other Construction				
External works		15.00%	1,305,922	

This appraisal report does not constitute a formal valuation.

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES****Clyst Honiton****SA3H****Nil AH**

b regs enhanced residential		2.50%	129,994	
enhanced noise standards	49.00 un	2,500.00 /un	122,500	
				1,558,416

PROFESSIONAL FEES

Architect		8.00%	800,966	
				800,966

MARKETING & LETTING

Letting Agent Fee		10.00%	23,800	
Letting Legal Fee		5.00%	11,900	
				35,700

DISPOSAL FEES

Sales Agent Fee		3.00%	522,015	
Sales Legal Fee		0.35%	60,902	
				582,917

MISCELLANEOUS FEES

profit on market		20.00%	2,839,537	
profit on commercial		15.00%	480,422	
				3,319,959

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2023
Construction	18	Jul 2023
Sale	12	Mar 2024
Total Duration	26	

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)

Land		113,470	
Construction		270,836	
Total Finance Cost			384,306

TOTAL COSTS**17,400,499****PROFIT****0****Performance Measures****This appraisal report does not constitute a formal valuation.**

Clyst Honiton**SA3H****Nil AH**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
IRR% (without Interest)	5.84%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
Nil AH**

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	(£813,406)	(£568,186)	(£322,965)	(£71,245)	£195,723
	(£813,406)	(£568,186)	(£322,965)	(£71,245)	£195,723
-2.500%	(£1,044,994)	(£799,774)	(£554,553)	(£309,333)	(£56,943)
	(£1,044,994)	(£799,774)	(£554,553)	(£309,333)	(£56,943)
0.000%	(£1,276,582)	(£1,031,362)	(£786,141)	(£540,921)	(£295,700)
	(£1,276,582)	(£1,031,362)	(£786,141)	(£540,921)	(£295,700)
+2.500%	(£1,508,170)	(£1,262,950)	(£1,017,729)	(£772,509)	(£527,288)
	(£1,508,170)	(£1,262,950)	(£1,017,729)	(£772,509)	(£527,288)
+5.000%	(£1,739,758)	(£1,494,538)	(£1,249,317)	(£1,004,097)	(£758,876)
	(£1,739,758)	(£1,494,538)	(£1,249,317)	(£1,004,097)	(£758,876)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
Village hall and centre	1	£1,548,000	2.00 Up & Down
mixed commercial	1	£1,958,400	2.00 Up & Down
2 bed house	1	£1,928,025	2.00 Up & Down
3 bed house T1	1	£245,880	2.00 Up & Down
3 bed house T2	1	£1,284,040	2.00 Up & Down
4 bed house T1	1	£139,359	2.00 Up & Down
4 bed house T2	1	£163,713	2.00 Up & Down
4 bed house T3	1	£186,714	2.00 Up & Down
1 bed flat T1	1	£775,085	2.00 Up & Down
1 bed flat T2	1	£149,897	2.00 Up & Down
2 bed flat	1	£327,035	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£5,588,850	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
Nil AH**

3 bed house T1	1	£736,020	2.00 Up & Down
3 bed house T2	1	£3,843,660	2.00 Up & Down
4 bed house T1	1	£403,966	2.00 Up & Down
4 bed house T2	1	£474,562	2.00 Up & Down
4 bed house T3	1	£541,236	2.00 Up & Down
1 bed flat T1	1	£1,615,392	2.00 Up & Down
1 bed flat T2	1	£312,400	2.00 Up & Down
2 bed flat	1	£681,600	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

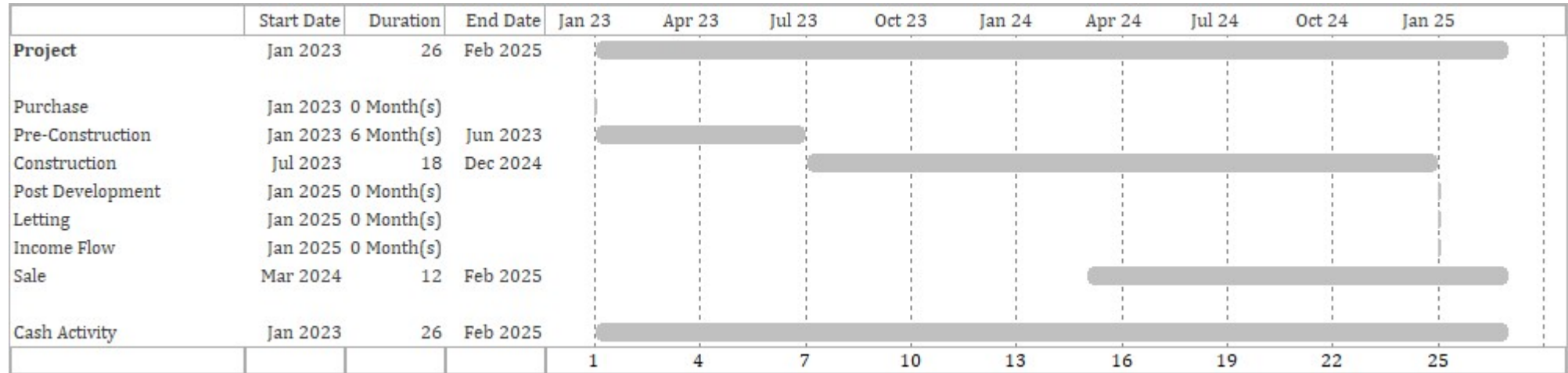
Clyst Honiton
SA3H
With 50% AH

Development Appraisal
Bailey Venning Associates
26 January 2023

**Clyst Honiton
SA3H
With 50% AH**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Feb 2025
Project Duration (Inc Exit Period)	26 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 50% AH**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	4	300.00	3,922.00	294,150	1,176,600
3 bed house T1	2	180.00	4,089.00	368,010	736,020
3 bed house T2	6	564.00	4,089.00	384,366	2,306,196
4 bed house T1	1	103.00	3,922.00	403,966	403,966
4 bed house T2	1	121.00	3,922.00	474,562	474,562
4 bed house T3	1	138.00	3,922.00	541,236	541,236
1 bed flat T1	8	364.03	3,550.00	161,539	1,292,314
1 bed flat T2	2	88.00	3,550.00	156,200	312,400
2 bed house - affordable rent	13	975.00	1,440.00	108,000	1,404,000
1 bed flat T1 - intermediate	2	91.01	2,307.49	105,000	210,000
2 bed house - intermediate	2	150.00	2,549.00	191,175	382,350
3 bed house T2 - affordable rent	4	376.00	1,446.81	136,000	544,000
2 bed flat - intermedaite	3	<u>192.00</u>	2,307.00	147,648	<u>442,944</u>
Totals	49	3,642.04			10,226,588

Rental Area Summary

	Units	m²	Rent Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Village hall and centre	1	774.00	0.00	1	1	1
mixed commercial	<u>1</u>	<u>1,700.00</u>	120.00	204,000	<u>204,000</u>	<u>204,000</u>
Totals	2	2,474.00			204,001	204,001

Investment Valuation

Village hall and centre						
Current Rent	1	YP @	100.0000%	1.0000		1
mixed commercial						
Current Rent	204,000	YP @	7.5000%	13.3333	2,720,000	
Total Investment Valuation					2,720,001	

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 50% AH**

GROSS DEVELOPMENT VALUE **12,946,589**

Purchaser's Costs			(157,760)
Effective Purchaser's Costs Rate	5.80%		(157,760)

NET DEVELOPMENT VALUE **12,788,829**

NET REALISATION **12,788,829**

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(1,835,996)
			(1,835,996)

CONSTRUCTION COSTS

Construction

	m ²	Build Rate m ²	Cost
Village hall and centre	774.00	2,000.00	1,548,000
mixed commercial	1,700.00	1,152.00	1,958,400
2 bed house	300.00	1,353.00	405,900
3 bed house T1	180.00	1,366.00	245,880
3 bed house T2	564.00	1,366.00	770,424
4 bed house T1	103.00	1,353.00	139,359
4 bed house T2	121.00	1,353.00	163,713
4 bed house T3	138.00	1,353.00	186,714
1 bed flat T1	404.48	1,533.00	620,068
1 bed flat T2	97.78	1,533.00	149,897
2 bed house - affordable rent	975.00	1,353.00	1,319,175
1 bed flat T1 - intermediate	101.12	1,533.00	155,017
2 bed house - intermediate	150.00	1,353.00	202,950
3 bed house T2 - affordable rent	376.00	1,366.00	513,616
2 bed flat - intermedaite	<u>213.33</u>	1,533.00	<u>327,035</u>
Totals	6,197.71 m²		8,706,147 8,706,147
Developers Contingency		5.00%	435,307
CIL	1,908.26 m ²	150.00	286,239

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA3H

With 50% AH

Pebblebed heaths	49.00 un	367.72 /un	18,018	
S106 planning obligations	49.00 un	3,500.00 /un	171,500	
				911,065

Other Construction

External works		15.00%	1,305,922	
b regs enhanced residential		2.50%	129,994	
enhanced noise standards	49.00 un	2,500.00 /un	122,500	
				1,558,416

PROFESSIONAL FEES

Architect		8.00%	800,966	
				800,966

MARKETING & LETTING

Letting Agent Fee		10.00%	20,400	
Letting Legal Fee		5.00%	10,200	
				30,600

DISPOSAL FEES

Sales Agent Fee		3.00%	383,665	
Sales Legal Fee		0.35%	44,761	
				428,426

MISCELLANEOUS FEES

profit on market		20.00%	1,448,659	
profit on aff hsg		6.00%	178,998	
profit on commercial		15.00%	384,336	
				2,011,993

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2023
Construction	18	Jul 2023
Sale	12	Mar 2024
Total Duration	26	

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)		
Land		(166,171)
Construction		343,384
Total Finance Cost		177,213

This appraisal report does not constitute a formal valuation.

Clyst Honiton**SA3H****With 50% AH****TOTAL COSTS****12,788,829****PROFIT****0****Performance Measures**

Profit on Cost% 0.00%

Profit on GDV% 0.00%

IRR% (without Interest) 8.14%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 50% AH**

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	£1,679,495	£1,955,267	£2,231,674	£2,508,081	£2,785,437
	£1,679,495	£1,955,267	£2,231,674	£2,508,081	£2,785,437
-2.500%	£1,482,685	£1,757,745	£2,033,764	£2,310,171	£2,586,578
	£1,482,685	£1,757,745	£2,033,764	£2,310,171	£2,586,578
0.000%	£1,285,876	£1,560,936	£1,835,996	£2,112,261	£2,388,668
	£1,285,876	£1,560,936	£1,835,996	£2,112,261	£2,388,668
+2.500%	£1,090,073	£1,364,127	£1,639,187	£1,914,350	£2,190,758
	£1,090,073	£1,364,127	£1,639,187	£1,914,350	£2,190,758
+5.000%	£894,352	£1,168,005	£1,442,378	£1,717,438	£1,992,847
	£894,352	£1,168,005	£1,442,378	£1,717,438	£1,992,847

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
Village hall and centre	1	£1,548,000	2.00 Up & Down
mixed commercial	1	£1,958,400	2.00 Up & Down
2 bed house	1	£405,900	2.00 Up & Down
3 bed house T1	1	£245,880	2.00 Up & Down
3 bed house T2	1	£770,424	2.00 Up & Down
4 bed house T1	1	£139,359	2.00 Up & Down
4 bed house T2	1	£163,713	2.00 Up & Down
4 bed house T3	1	£186,714	2.00 Up & Down
1 bed flat T1	1	£620,068	2.00 Up & Down
1 bed flat T2	1	£149,897	2.00 Up & Down
2 bed house - affordable rent	1	£1,319,175	2.00 Up & Down
1 bed flat T1 - intermediate	1	£155,017	2.00 Up & Down
2 bed house - intermediate	1	£202,950	2.00 Up & Down
3 bed house T2 - affordable rent	1	£513,616	2.00 Up & Down
2 bed flat - intermedaite	1	£327,035	2.00 Up & Down

Sales: Gross Sales
This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 50% AH**

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
2 bed house	1	£1,176,600	2.00 Up & Down
3 bed house T1	1	£736,020	2.00 Up & Down
3 bed house T2	1	£2,306,196	2.00 Up & Down
4 bed house T1	1	£403,966	2.00 Up & Down
4 bed house T2	1	£474,562	2.00 Up & Down
4 bed house T3	1	£541,236	2.00 Up & Down
1 bed flat T1	1	£1,292,314	2.00 Up & Down
1 bed flat T2	1	£312,400	2.00 Up & Down
2 bed house - affordable rent	1	£1,404,000	2.00 Up & Down
1 bed flat T1 - intermediate	1	£210,000	2.00 Up & Down
2 bed house - intermediate	1	£382,350	2.00 Up & Down
3 bed house T2 - affordable rent	1	£544,000	2.00 Up & Down
2 bed flat - intermedaite	1	£442,944	2.00 Up & Down

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA3H

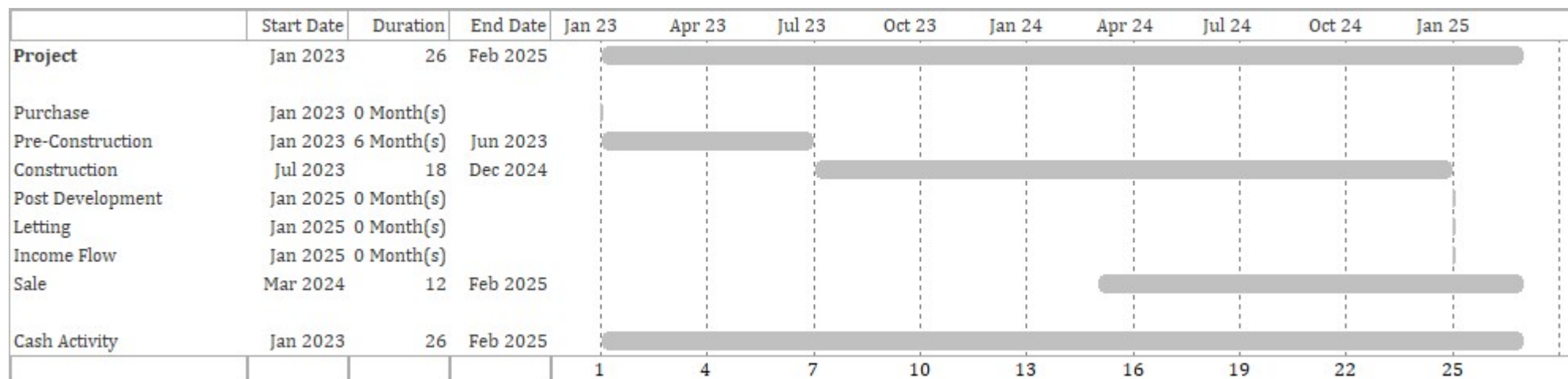
With 5 intermediate homes

Development Appraisal
Bailey Venning Associates
24 January 2023

**Clyst Honiton
SA3H
With 5 intermediate homes**

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Feb 2025
Project Duration (Inc Exit Period)	26 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 5 intermediate homes**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
2 bed house	16	1,200.00	3,922.00	294,150	4,706,400
3 bed house T1	2	180.00	4,089.00	368,010	736,020
3 bed house T2	10	940.00	4,089.00	384,366	3,843,660
4 bed house T1	1	103.00	3,922.00	403,966	403,966
4 bed house T2	1	121.00	3,922.00	474,562	474,562
4 bed house T3	1	138.00	3,922.00	541,236	541,236
1 bed flat T1	8	364.03	3,550.00	161,539	1,292,314
1 bed flat T2	2	88.00	3,550.00	156,200	312,400
2 bed flat	3	192.00	3,550.00	227,200	681,600
2 bed house - affordable	3	225.00	2,556.67	191,750	575,250
1 bed flat T1 - affordable	<u>2</u>	<u>91.01</u>	2,307.49	105,000	<u>210,000</u>
Totals	49	3,642.04			13,777,408

Rental Area Summary

	Units	m²	Rent Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Village hall and centre	1	774.00	0.00	1	1	1
mixed commercial	<u>1</u>	<u>1,700.00</u>	120.00	204,000	<u>204,000</u>	<u>204,000</u>
Totals	2	2,474.00			204,001	204,001

Investment Valuation

Village hall and centre						
Current Rent	1	YP @	100.0000%	1.0000		1
mixed commercial						
Current Rent	204,000	YP @	7.5000%	13.3333	2,720,000	
Total Investment Valuation					2,720,001	

GROSS DEVELOPMENT VALUE **16,497,409**

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA3H

With 5 intermediate homes

Purchaser's Costs		(157,760)	
Effective Purchaser's Costs Rate	5.80%		(157,760)

NET DEVELOPMENT VALUE **16,339,649**

NET REALISATION **16,339,649**

OUTLAY

ACQUISITION COSTS

Residualised Price (2.12 Ha @ 85,735.22 /Hect)		181,759		181,759
Stamp Duty		635		
Effective Stamp Duty Rate	0.35%			
Agent Fee	1.00%	1,818		
Legal Fee	0.75%	1,363		
				3,816

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Village hall and centre	774.00	2,000.00	1,548,000
mixed commercial	1,700.00	1,152.00	1,958,400
2 bed house	1,200.00	1,353.00	1,623,600
3 bed house T1	180.00	1,366.00	245,880
3 bed house T2	940.00	1,366.00	1,284,040
4 bed house T1	103.00	1,353.00	139,359
4 bed house T2	121.00	1,353.00	163,713
4 bed house T3	138.00	1,353.00	186,714
1 bed flat T1	404.48	1,533.00	620,068
1 bed flat T2	97.78	1,533.00	149,897
2 bed flat	213.33	1,533.00	327,035
2 bed house - affordable	225.00	1,353.00	304,425
1 bed flat T1 - affordable	<u>101.12</u>	1,533.00	<u>155,017</u>
Totals	6,197.71 m²		8,706,147
Developers Contingency		5.00%	435,307
CIL	3,397.59 m ²	150.00	509,639
Pebblebed heaths	49.00 un	367.72 /un	18,018

This appraisal report does not constitute a formal valuation.

Clyst Honiton

SA3H

With 5 intermediate homes

S106 planning obligations	49.00 un	3,500.00 /un	171,500	9,840,612
Other Construction				
External works		15.00%	1,305,922	
b regs enhanced residential		2.50%	129,994	
enhanced noise standards	49.00 un	2,500.00 /un	122,500	1,558,416
PROFESSIONAL FEES				
Architect		8.00%	800,966	800,966
MARKETING & LETTING				
Letting Agent Fee		10.00%	20,400	
Letting Legal Fee		5.00%	10,200	30,600
DISPOSAL FEES				
Sales Agent Fee		3.00%	490,189	
Sales Legal Fee		0.35%	57,189	547,378
MISCELLANEOUS FEES				
profit on market		20.00%	2,598,432	
profit on aff hsg		12.00%	94,230	
profit on commercial		15.00%	384,336	3,076,998
FINANCE				
Timescale	Duration	Commences		
Pre-Construction	6	Jan 2023		
Construction	18	Jul 2023		
Sale	12	Mar 2024		
Total Duration	26			
Debit Rate 6.750%, Credit Rate 0.000% (Nominal)				
Land			25,410	
Construction			273,695	
Total Finance Cost				299,105
TOTAL COSTS				16,339,649

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 5 intermediate homes**

PROFIT**0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
IRR% (without Interest)	5.64%

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 5 intermediate homes**

Table of Land Cost and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
-5.000%	(£221,342)	£36,327	£307,009	£577,691	£848,474
	(£221,342)	£36,327	£307,009	£577,691	£848,474
-2.500%	(£448,132)	(£201,550)	£57,559	£328,242	£598,924
	(£448,132)	(£201,550)	£57,559	£328,242	£598,924
0.000%	(£674,118)	(£428,897)	(£181,759)	£78,792	£349,474
	(£674,118)	(£428,897)	(£181,759)	£78,792	£349,474
+2.500%	(£900,103)	(£654,882)	(£409,662)	(£161,967)	£100,024
	(£900,103)	(£654,882)	(£409,662)	(£161,967)	£100,024
+5.000%	(£1,126,088)	(£880,868)	(£635,647)	(£390,427)	(£142,022)
	(£1,126,088)	(£880,868)	(£635,647)	(£390,427)	(£142,022)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
Village hall and centre	1	£1,548,000	2.00 Up & Down
mixed commercial	1	£1,958,400	2.00 Up & Down
2 bed house	1	£1,623,600	2.00 Up & Down
3 bed house T1	1	£245,880	2.00 Up & Down
3 bed house T2	1	£1,284,040	2.00 Up & Down
4 bed house T1	1	£139,359	2.00 Up & Down
4 bed house T2	1	£163,713	2.00 Up & Down
4 bed house T3	1	£186,714	2.00 Up & Down
1 bed flat T1	1	£620,068	2.00 Up & Down
1 bed flat T2	1	£149,897	2.00 Up & Down
2 bed flat	1	£327,035	2.00 Up & Down
2 bed house - affordable	1	£304,425	2.00 Up & Down
1 bed flat T1 - affordable	1	£155,017	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

This appraisal report does not constitute a formal valuation.

**Clyst Honiton
SA3H
With 5 intermediate homes**

Heading	Phase	Amount	No. of Steps
2 bed house	1	£4,706,400	2.00 Up & Down
3 bed house T1	1	£736,020	2.00 Up & Down
3 bed house T2	1	£3,843,660	2.00 Up & Down
4 bed house T1	1	£403,966	2.00 Up & Down
4 bed house T2	1	£474,562	2.00 Up & Down
4 bed house T3	1	£541,236	2.00 Up & Down
1 bed flat T1	1	£1,292,314	2.00 Up & Down
1 bed flat T2	1	£312,400	2.00 Up & Down
2 bed flat	1	£681,600	2.00 Up & Down
2 bed house - affordable	1	£575,250	2.00 Up & Down
1 bed flat T1 - affordable	1	£210,000	2.00 Up & Down

This appraisal report does not constitute a formal valuation.