

Description	Tenure	Bedrooms	Storeys	Configuration	Build Type	GIFA (sqft)	GIFA (m2)	Ground Floor GIFA (m2)	First Floor GIFA (m2)	Second Floor GIFA (m2)	Garage	Sales £/sqft	Market Sales £	Market Sale GDV	Affordable Housing GDV	Note
4 Bedroom detached house	Market Sale	4	2	Detached	New Build	2054.20	190.84	84.76	106.2		39.02	£390	£801,000	£801,000		As average comparable sold rate
4 Bedroom detached house	Market Sale	4	2	Detached	New Build	1704.59	158.36	73.6	84.67		23.18	£390	£665,000	£665,000		As average comparable sold rate
4 Bedroom detached house	Market Sale	4	2	Detached	New Build	1704.59	158.36	73.6	84.67		23.18	£390	£665,000	£665,000		As average comparable sold rate
3 Bedroom detached house	Market Sale	3	2	Detached	New Build	1154.33	107.24	59.45	49.16		21.72	£390	£450,000	£450,000		As average comparable sold rate
3 Bedroom detached house	Market Sale	3	2	Detached	New Build	1154.33	107.24	59.45	49.16		21.72	£390	£450,000	£450,000		As average comparable sold rate
3 Bedroom terrace house	Market Sale	3	3	End Terrace	New Build	1127.31	104.73	38.76	37.66	28.23		£345	£389,000	£389,000		As average comparable sold rate
3 Bedroom terrace house	Market Sale	3	3	Mid Terrace	New Build	1127.31	104.73	38.76	37.66	28.23		£345	£389,000	£389,000		As average comparable sold rate
3 Bedroom terrace house	Market Sale	3	3	End Terrace	New Build	1127.31	104.73	38.76	37.66	28.23		£345	£389,000	£389,000		As average comparable sold rate
3 Bedroom detached chalet bungalow	Market Sale	3	1.5	Detached	New Build	1706.74	158.56	88.23	70.86		18.88	£395	£674,000	£674,000		As average comparable sold rate
3 Bedroom detached chalet bungalow	Market Sale	3	1.5	Detached	New Build	1660.78	154.29	84.84	67.69		21.26	£395	£656,000	£656,000		As average comparable sold rate
3 Bedroom detached chalet bungalow	Market Sale	3	1.5	Detached	New Build	1660.78	154.29	84.84	67.69		21.26	£395	£656,000	£656,000		As average comparable sold rate
3 Bedroom detached chalet bungalow	Market Sale	3	1.5	Detached	New Build	1715.14	159.34	84.84	67.69		21.26	£395	£677,000	£677,000		As average comparable sold rate
3 Bedroom terrace house	Affordable	3	3	End Terrace	New Build	1367.03	127	48.57	47.53	31.04		£350	£478,000			As average comparable sold rate
3 Bedroom terrace house	Affordable	3	3	Mid Terrace	New Build	1367.03	127	48.57	47.53	31.04		£350	£478,000			As average comparable sold rate
3 Bedroom terrace house	Affordable	3	3	End Terrace	New Build	1367.03	127	48.57	47.53	31.04		£350	£478,000			As average comparable sold rate
1 bedroom flat (ground floor)	Affordable	1	1	Flat - GF	Conversion & Extension (Elmfield House)	921.40	85.6	42.8	42.8			£325	£299,000			5% uplift to comprable rate for new home
2 bedroom flat (ground and first floor)	Affordable	2	2	Flat GF & FF	Conversion & Extension (Elmfield House)	1590.70	147.78	73.89	73.89			£325	£517,000			5% uplift to comprable rate for new home
1 bedroom flat (first floor)	Affordable	1	1	Flat - FF	Conversion (Elmfield House)	976.29	90.7	45.35	45.35			£325	£317,000			5% uplift to comprable rate for new home
2 bedroom flat (second floor)	Affordable	2	1	Flat - SF	Conversion (Elmfield House)	1268.00	117.8	58.9	58.9			£325	£412,000			5% uplift to comprable rate for new home
3 Bedroom semi-detached house	Affordable	3	1.5	Semi-detached	Conversion & Extension (Outbuildings)	1318.59	122.5	61.25	61.25			£350	£462,000			As average comparable sold rate
3 Bedroom semi-detached house	Market Sale	3	1.5	Semi-detached	Conversion & Extension (Outbuildings)	1440.22	133.8	66.9	66.9			£350	£504,000	£504,000		As average comparable sold rate
		60				29513.70	2741.89						£10,806,000	£7,365,000		