

Client

Elmfied Spinney Development Limited

Project

Resdential development and associated works

Location

Land at Elmfield, Petersfinger Road, Salisbury, Wiltshire, SP5 3BZ

Document

Planning Financial Viability Assessment

Sheet

MARKET SALES COMPARABLES

Sheet Nr

4

Version

1

Date

November 2023

COTESBURY

Ref	Image	Address	Configuration	Bedrooms	Bathrooms	GIFA m2	GIFA sqft	Asking £	Sold £	£/ sqft	Date Sold	% Change since sold date	Current Estimated Value	Current Estimated Value £ / sqft
4 BEDROOM PLUS HOUSES														
1		2, Glenside Gardens, Salisbury, Wiltshire SP1 2RF	Detached	4	2	157.25	1692.64		£640,000	£378	08/06/2023	0.00%	£640,000	£378
2		Timberley, Laverstock Park, Laverstock, Salisbury, Wiltshire SP1 1QJ		4	1	180.40	1941.83		£694,000	£357	06/06/2023	0.00%	£694,000	£357
3		Lavterstock, Salisbury	Detached	4	2	123.60	1330.43	£595,000	NA	£447	NA	NA	£595,000	£447
4		Salisbury, Wiltshire SP1	Linked detached	4	4	332.40	3577.95	£1,350,000	NA	£377	NA	NA	£1,350,000	£377
5		Potters Way, Laverstock, Salisbury	Detached	4	2	143.00	1539.25	£500,000	NA	£325	NA	NA	£500,000	£325
6		Westbourne Close, Salisbury	Detached	4	2	142.10	1529.56	£500,000	NA	£327	NA	NA	£500,000	£327
7		Yewtree Cottage, Petersfinger Road, Petersfinger, Salisbury, Wiltshire SP5 3BZ	Detached House	5	2	148.00	1593.07	NA	£690,000	£433	07/04/2021	8.95%	£751,755	£472
8		55, Potters Way, Laverstock, Salisbury, Wiltshire SP1 1PX	Detached House	5	4	202.87	2183.90	NA	£700,000	£321	25/08/2021	5.75%	£740,250	£339
9		60, Potters Way, Laverstock, Salisbury, Wiltshire SP1 1PX	Detached House	4	2	175.60	1890.16	NA	£590,000	£312	12/03/2021	14.99%	£678,441	£359

10		11, Milford Mill Road, Salisbury, Wiltshire SP1 2RT	Detached House	4	1	NA	NA	NA	£560,000	NA	22/01/2021	14.99%	£643,944	
11		AVERAGE ASKING PRICE												£369
12		AVERAGE SOLD PRICE												£381
13		AVERAGE ASKING & SOLD PRICE												£376

Ref	Image	Address	Configuration	Bedrooms	Bathrooms	GIFA m2	GIFA sqft	Asking £	Sold £	£/ sqft	Date Sold	% Change since sold date	Current Estimated Value	Current Estimated Value £ / sqft
3 BEDROOM BUNGALOWS														
		40, Riverbourne Road, Salisbury, Wiltshire SP1 1NS		3	2	131.20	1412.24	NA	£555,000	£393	04/07/2023	0.00%	£555,000	£393
		Potters Way, Laverstock, Salisbury	Detached	3	2	136.00	1463.90	£499,950	NA	£342	NA	NA	£499,950	£342
		Walhampton, Petersfinger Road, Salisbury, Wiltshire SP5 3BY	Detached bungalow	3	2	106.70	1148.52	NA	£415,000	£361	28/10/2022	-1.67%	£408,070	£355
		43, Riverbourne Road, Salisbury, Wiltshire SP1 1NU	Detached bungalow	3	2	105.50	1135.60	NA	£480,000	£423	01/07/2022	-5.99%	£451,248	£397
		36, Riverbourne Road, Salisbury, Wiltshire SP1 1NS	Detached bungalow	3	2	105.50	1135.60	NA	£475,000	£418	12/01/2022	-0.50%	£472,625	£416
		2, St Johns Close, Salisbury, Wiltshire SP1 1NW	Detached bungalow	3	1	110.00	1184.04	NA	£425,000	£359	19/01/2022	-0.50%	£422,875	£357
		AVERAGE ASKING PRICE												£342
		AVERAGE SOLD PRICE												£384
		AVERAGE ASKING & SOLD PRICE												£377

Ref	Image	Address	Configuration	Bedrooms	Bathrooms	GIFA m2	GIFA sqft	Asking £	Sold £	£/ sqft	Date Sold	% Change since sold	Current Estimated Value	Current Estimated
3 BEDROOM HOUSES														
		9, Rowbarrow Lane, Salisbury, Wiltshire SP2 8BY	Semi-detached	3		78.80	848.20	NA	£365,000	£430	04/08/2023	0.00%	£365,000	£430

		54, Campbell Road, Salisbury, Wiltshire SP1 3BG	Terrace	3	1	90.00	968.76	NA	£365,000	£377	12/07/2023	0.00%	£365,000	£377
		48, Manor Farm Road, Salisbury, Wiltshire SP1 2RR	Semi-detached	3	1	76.00	818.06	NA	£305,000	£373	29/06/2023	0.00%	£305,000	£373
		The Coach House, Southampton Road, Petersfinger, Salisbury	Semi-detached	3	2	126.84	1365.31	NA	£460,000	£337	06/12/2022	-1.67%	£452,318	£331
		6, Milford Park, Salisbury, Wiltshire SP1 2RZ	Semi-detached	3	2	111.70	1202.34	NA	£345,000	£287	27/09/2021	5.75%	£364,838	£303
		2, Petersfinger Cottages, Petersfinger, Salisbury, Wiltshire SP5 3DA	Terraced House	3	1	109.40	1177.58	NA	£315,000	£267	06/08/2021	5.75%	£333,113	£283
		14, Milford Park, Salisbury, Wiltshire SP1 2RZ	Semi-detached	3	1	110.50	1189.42	NA	£340,000	£286	23/04/2021	8.95%	£370,430	£311
		AVERAGE ASKING PRICE												NA
		AVERAGE SOLD PRICE												£344
		AVERAGE ASKING & SOLD PRICE												£344

Ref	Image	Address	Configuration	Bedrooms	Bathrooms	GIFA m2	GIFA sqft	Asking £	Sold £	£/ sqft	Date Sold	% Change since sold date	Current Estimated Value	Current Estimated Value £ / sqft
2 BEDROOM DWELLINGS														
		29, Ancient Way, Salisbury, Wiltshire SP2 8TE	Terrace House	2	1	64.35	692.66	NA	£270,000	£390	16/08/2023	0.00%	£270,000	£390
		6, Rowbarrow Lane, Salisbury, Wiltshire SP2 8BY	Terrace House	2	1	64.35	692.66	NA	£266,000	£384	21/07/2023	0.00%	£266,000	£384
		8, Hughendon Manor, Petersfinger, Salisbury, Wiltshire SP5 3EY	Terrace House	2	1	58.30	627.54	NA	£240,000	£382	13/07/2023	0.00%	£240,000	£382
		10, Hughendon Manor, Petersfinger, Salisbury	Terraced House	2	1	58.30	627.54	NA	£225,000	£359	24/08/2022	-5.99%	£211,523	£337
		AVERAGE SOLD PRICE												£373
		AVERAGE ASKING & SOLD PRICE												£373

344
110%
378.4

Ref	Image	Address	Configuration	Bedrooms	Bathrooms	GIFA m2	GIFA sqft	Asking £	Sold £	£/ sqft	Date Sold	% Change since sold date	Current Estimated Value	Current Estimated Value £ / sqft
FLATS														
		20, Shady Bower Close, Salisbury, Wiltshire SP1 2RQ	Flat	2	1	67.7	728.7228		£185,000	£254	23/06/2023	0.00%	£185,000	£254
		1, Hughendon Manor, Petersfinger, Salisbury	Flat - Ground Floor	2	1	62.00	667.37	NA	£150,000	£225	16/11/2022	0.00%	£150,000	£225
		2 Hughenden Manor, Southampton Road, Petersfinger	Flat - Ground Floor	2	1	75.10	808.38	NA	£180,000	£223	16/08/2022	0.00%	£180,000	£223
		AVERAGE SOLD PRICE												£234
		AVERAGE ASKING & SOLD PRICE												£234

Sources

House Prices

House Price Inflation

Rightmove sold property data

Nationwide Housing Price calculator

<https://www.nationwide.co.uk/house-price-index/>