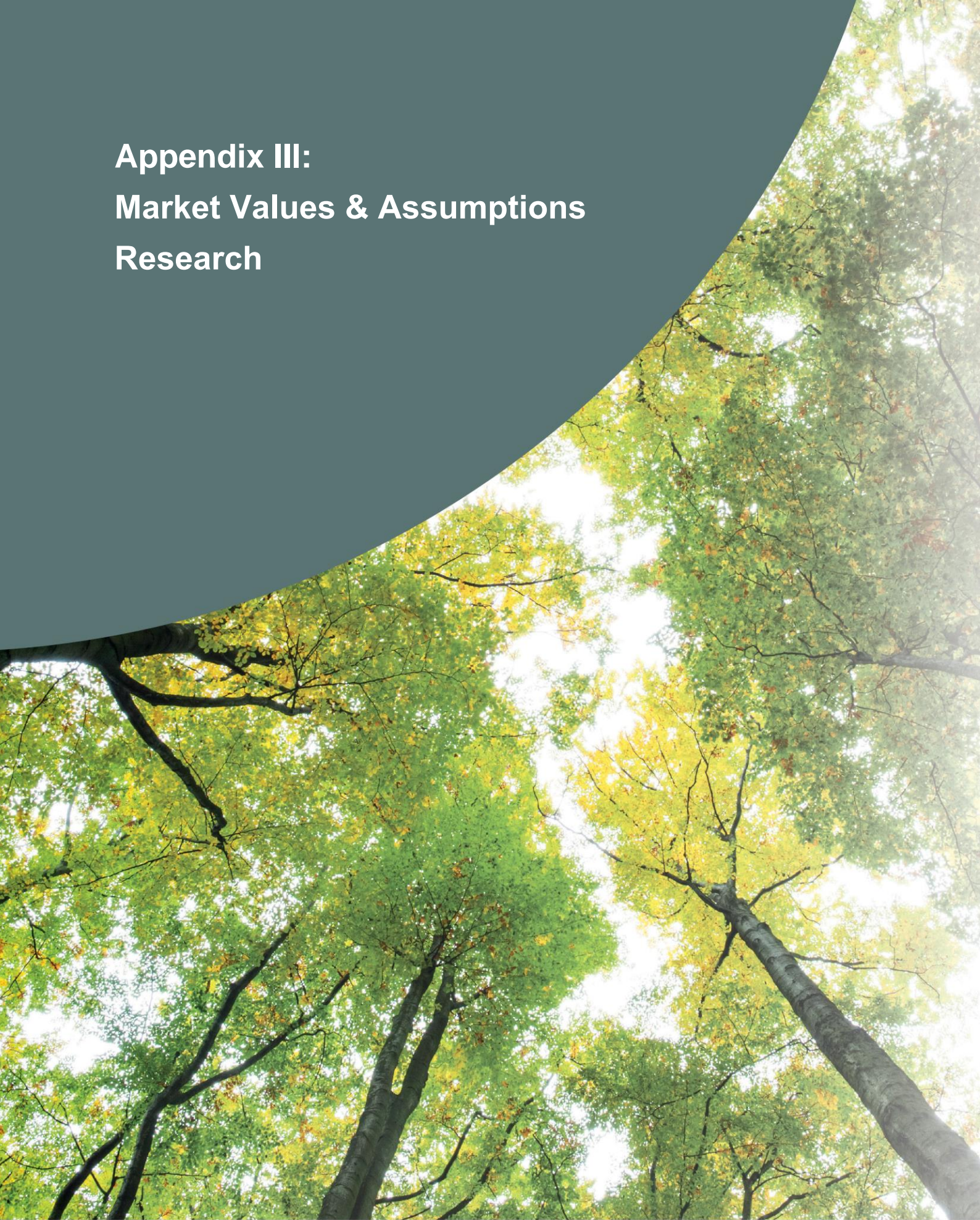


**Appendix III:
Market Values & Assumptions
Research**



For: West Berkshire Council

Appendix III Final v7

Market Values & Assumptions Research

Affordable Housing Viability Study

October 2019

DSP18569

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1.0 Introduction

- 1.1 Referred to within DSP's main report, this document – Appendix III - provides an overview of the research undertaken into residential property values, together with the consideration of the wider economic conditions. Collectively, this research aims to help inform the assumptions setting for the sample residential appraisals and provides background evidence by building a picture of values and the variation of those within the West Berkshire area.
- 1.2 This report will also provide the Council with an indication of the type and sources of data that it could monitor, revisit and update, to further inform its ongoing work where necessary in the future. Doing so would provide valuable context for monitoring the delivery subsequent to setting policy positions and aspirations.
- 1.3 It should be acknowledged that this is high level work and a great deal of variance may be seen in practice from one development to another (with site-specific characteristics). This data gathering process adopted by DSP involves the review of a range of information sources, so as to inform an overview that is relevant to and appropriate for the project context. The aim here is to consider changes and trends and therefore enable us to assess with the Council an updated context picture so far as is suitable and practically possible.
- 1.4 This Appendix uses a range of extracts and quotes (shown *in italic text* to distinguish those externally sourced information from DSP's commentary and context / analysis), with sources acknowledged.
- 1.5 Some of the contextual information provided below was based on research carried out at the start of the study process, therefore throughout this appendix, commentary has been added regarding the latest economic/political position.

2.0 Economic / Housing Market Context

Bank of England

2.1 In August 2017, the official Bank Rate (Base Rate) was reduced from 0.5% to 0.25% since early August 2016. The Agent's Summary of Business Conditions (as of August 2017) stated:

- *'Consumer spending growth had eased slightly further in values terms. Manufacturing output growth had risen again, with exports supported by the past fall in sterling. Investment intentions were consistent with modest growth in spending over the year ahead.'*
- *'Recruitment difficulties had edged higher and broadened slightly. Pay awards were clustered around 2%–3%.'*
- *'Consumer goods price inflation had picked up further, largely reflecting the effects of the past fall in sterling feeding through into retail prices. Consumer services price inflation had also edged higher.'*

2.2 Update Autumn 2018 - The official Bank Rate (Base Rate) was increased from 0.5% to 0.75% in August 2018, for the second time since August 2016. The Agent's Summary of Business Conditions (as of September 2018) states:

- *'Consumer spending growth ticked up, boosted by the warmer weather, but remained modest.'*
- *'Rising uncertainty, mostly related to concerns around Brexit, contributed to a slight softening in investment intentions.'*
- *'Export and domestic manufacturing output growth slowed modestly, but remained above average.'*
- *'Recruitment difficulties remained elevated; average pay settlements were a little higher than a year ago.'*

Office for National Statistics (ONS) – House Price Index (September 2018)

2.3 The following extracts provide a high-level summary of the UK HPI for July 2018

- *‘Average house prices in the UK have increased by 4.4% in the year to February 2018 (down from 4.7% in January 2018). The annual growth rate has slowed since mid-2016 but has remained generally under 5% throughout 2017 and into 2018. Average house prices in the UK decreased by 0.1% on the month.*
- *The average UK house price was £225,000 in February 2018. This is £9,000 higher than in February 2017 and broadly unchanged from last month.*
- *The main contribution to the increase in UK house prices came from England, where house prices increased by 4.1% over the year to February 2018, with the average price in England now £242,000.*
- *On a regional basis the South East stood at £322,000 on average.*

2.4 The following extracts provide a high-level summary of the UK HPI for November 2018:

- *‘Average house prices in the UK increased by 2.8% in the year to November 2018, up slightly from 2.7% in October 2018. There has been a slowdown in UK house price growth, driven mainly by a slowdown in the south and east of England’.*
- *‘Average UK house price was £231,000 in November 2018. This is £7,000 higher than November 2017.*
- *‘House prices in England grew slower than other countries in the UK, increasing by 2.6% in the year to November 2018, up from 2.3% in the year to October 2018, with the average price in England now £247,000. House prices in Wales increased by 5.5% over the last 12 months to reach £161,000. In Scotland, the average price increased by 2.9% over the year to stand at £151,000. The average house price in Northern Ireland currently stands at £135,000, an increase of 4.8% over the year to Quarter 3 (July to Sept) 2018’.*

- *'While London house prices are falling over the year, the area remains the most expensive place to purchase property at an average of £473,000, followed by the South East and the East of England, at £324,000 and £295,000 respectively. The North East continues to have the lowest average price at £132,000 and is the only English region yet to surpass its pre-economic downturn peak.'*

2.5 Upon finalising our study, for comparison we analysed the latest ONS Price Index (November 2019). It was clear from that average house prices had increased in England, Wales, Scotland and Northern Ireland throughout 2019. Wales had the most dramatic increase of 7.8% whereas England saw only a 1.7% increase. From November 2018 to November 2019 house prices rose on average by £5,000. Overall there are some indications that confidence is returning to the market.

Land Registry

2.6 The **October 2018 Land Registry House Price Index Report** (published 19th December 2018) provided the following information, in summary, in terms of market trends:

2.7 Report headlines for October 2018:

- *the average price of a property in the UK was £231,095*
- *the annual price change for a property in the UK was 2.7%*
- *the monthly price change for a property in the UK was -0.2%*
- *the monthly index figure for the UK was 121.2*

2.8 Economic Statement:

- *'UK House prices grew by 2.7% in the year to October 2018, down from 3.0% in the year to September 2018. This is the lowest annual growth for the UK since July 2013, when house prices increased by 2.3%.'*
- *'The Royal Institution of Chartered Surveyors' (RICS) UK Residential Market Survey for October 2018 reported a sustained softening in demand over recent months with affordability, political uncertainty and lack of fresh stock listed as factors affecting activity. In terms of housing supply, nearly all UK regions saw a*

monthly decline in new instructions with average stock levels remaining close to their all-time low.'

- *'The UK Property Transaction Statistics for October 2018 showed that on a seasonally adjusted basis, the number of transactions on residential properties with a value of £40,000 or greater was 102,530. This is 1.3% higher than a year ago. Between September and October 2018, transactions increased by 0.9%.'*
- *'House prices grew fastest in the North West region, increasing by 4.9% in the year to October 2018. House prices in London fell by 1.7% in the year to October 2018. London house prices have been falling over the year each month since July 2018.'*
- *'The Bank of England's Agent's summary of business conditions for 2018 quarter 3 reported that the housing market appeared to have softened a little with few transactions and weaker price inflation in many areas. Sales of lower-priced new-build houses continued to be supported by the Help to Buy scheme.'*

2.9 Extracts from the Average House Price tables:

Area	Average Price	Annual Change	Monthly Change
England	£247,914	2.4%	-0.2%
South East	£326,785	1.5%	-0.4%
South West	£256,167	2.1%	-1.2%

Source: Land Registry House Price Index Report (October 2018)

2.10 The **November 2018 Land Registry House Price Index Report** (published 16th January 2019) provided the following information, in summary, in terms of market trends:

2.11 Report headlines for November 2018:

- *The average price of a property in England was £230,630*
- *The annual price change of a property in England was 2.8%*
- *The monthly price change of a property in England was -0.1%*
- *The monthly index figure for England was 121.0*

2.12 Economic statement:

- *‘England house prices grew by 2.8% in the year to November 2018, up slightly from 2.7% in the year to October 2018.’*
- *‘Average house prices in England fell by 0.1% between October 2018 and November 2018, compared with a decrease of 0.3% in average prices during the same period a year earlier (October 2017 and November 2017)’.*
- *‘The Royal Institution of Chartered Surveyors’ (RICS) UK Residential Market Survey for November 2018 reported a weaker trend in sales market activity, with headline indicators on both demand and supply edging further into negative territory. They report subdued activity in almost all areas of the UK, mainly driven by Brexit uncertainty and a lack of fresh stock.’*
- *‘The UK Property Transactions Statistics for November 2018 showed that on a seasonally adjusted basis, in the 3 months to November 2018, the number of transactions on residential properties with a value of £40,000 or greater was 100,930, 0.5% lower compared with the same period a year ago. Between October 2018 and November 2018, transactions increased by 0.1%.’*
- *‘The strongest annual growth in house prices was in the West Midlands, increasing by 4.6% in the year to November 2018. House prices in London fell by 0.7% in the year to November 2018. London house prices have been falling over the year each month since July 2018.’*
- *‘The Bank of England’s Agent’s summary of business conditions for 2018 Q4 reported that along with low supply of houses, demand was also falling. Housing activity in southern England was muted due to uncertainty, with transactions postponed until after the European Union withdrawal. The demand for new build houses remained stronger outside London, in part due to housebuilders offering more incentive to finalise sales.’*

2.13 Extracts from the Average House Price tables:

Area	Average Price	Annual Change	Monthly Change
------	---------------	---------------	----------------

England	£247,430	2.6%	-0.1%
South East	£323,876	1.1%	-0.1%
South West	£260,117	4.3%	1.1%

Source: Land Registry House Price Index Report (November 2018)

2.14 As at January 2019, DSP examined the most recent updated report (October 2019 however published in December 2019). In contrast to the ONS results UK House Price data shows that average house prices have declined by 0.7% since September 2019, with a small annual increase of 0.5% taking the average property price to £248,939.

RICS Residential Market Report (October 2018)

2.15 Headline reads: *“Price Indicator turns slightly negative”*

- *‘Prices now falling nationally although some parts of the UK are still recording growth.’*
- *‘New buyer demand continues to weaken alongside falling new instructions.’*
- *‘Conditions remain more challenging across higher priced tiers of the market.’*
- *‘The October 2018 RICS UK Residential Market Survey results show the recent softening in new buyer demand beginning to feed into a slightly negative trend for national house prices. In terms of the outlook for sales market activity, respondents remain doubtful that momentum will pick-up over the coming months.’*
- *‘Feedback from contributors continues to point to higher priced tiers of the market encountering a more challenging backdrop at present. For properties marketed at over £1m, close to three quarters of respondents reported sales prices were coming in below asking prices. 14% cited sales prices were on average more than 10% below the initial asking price (up from 10% three months ago). For properties listed at up to £500k and below however, a slim majority of survey participants continue to report sales prices to have been at least level with asking. 34% stated sales prices were coming in up to 5% below.’*






- *'A sustained softening in demand over recent months has likely driven the weaker price trends in parts of the country. The net balance for new buyer enquires ticked down to -14% in October (compared with -12% last month), marking three successive reports in which headline demand has deteriorated. Affordability pressures, political uncertainty and a lack of fresh stock coming onto the market all continue to hinder activity to varying degrees.'*
- *'Virtually all UK regions saw a monthly decline, while average stock levels remain very close to an all-time low as a result. There appears little chance of any meaningful turnaround in the near future, as a net balance of 30% of respondents reported the level of appraisals being undertaken to be down on an annual comparison.'*
- *'Sales trends remain subdued, with the latest net balance of 10% signalling a third consecutive monthly decline in transactions. Sales were reported to be either flat or negative across eleven of the twelve UK regions / countries during October. Sales expectations did at least turn less negative, both at the three- and twelve-month horizons. From a national perspective, the near-term sales expectations net balance moved from -15% to -6%, while the twelve-month figure came in at -5% (from -17% previously).'*





























































2.16 Whilst finalisation of DSP's study occurred, DSP methodically examined the latest RICS Report published in December 2019. The report states that since the general election in December, sales are expected to make a sharp increase and activity levels are moving into more positive territory. This increase is expected to bring a pick-up in house price inflation. New buyer enquiries increased to +17% from -5% in November, suggesting a possible upward trend.

Savills: Residential Property Forecasts – Autumn 2018

2.17 **Our five-year forecast examines the divergence in future house price performance**

- *‘To arrive at our final figures, we use large sets of data and economic modelling to unlock future trends. But this work involves a degree of conjecture too. Our short-term forecasts rely on us accurately predicting what will happen to sentiment. We have some lead indicators of supply and demand to help with this. But 2018 has not been a normal year, and these indicators are arguably ficker than ever.’*
- *‘The reporting of the Bank of England’s extreme scenario of 35% house price falls in the event of Brexit and spiralling interest rates. We believe this is highly unlikely. Sentiment is exposed to how Brexit negotiations proceed and, specifically, the perception of what the outcome will mean for household finances.’*
- *‘Our longer-term outlook for the housing market is more dependent on what will actually happen to household finances. Assumptions about earnings growth and interest rates are critical to this. Our assumption, which is aligned with the central scenario of the Bank of England, is that these will increase gradually to support total house price growth of 14.8% at a national level over the next five years. We expect this to act as a drag on house price growth, especially in London and the commuter belt where the growth in house prices from 2005 to 2016 has left less room for movement.’*
- *‘With Brexit uncertainty in the short term, a general election on the horizon and rising interest rates, stretched affordability will limit growth in London and the south. We expect growth in the North West and Yorkshire to be over 20% by 2023’.*

What's behind the 14.8%? UK house price forecast and key assumptions						5-year compound growth
	2019	2020	2021	2022	2023	
UK house price forecast	 1.5%	 4.0%	 3.0%	 2.5%	 3.0%	14.8%
Household income growth	2.0%	2.9%	3.4%	3.5%	3.5%	16.1%
Base rate	1.0%	1.5%	1.8%	2.3%	2.8%	n/a

	2019	2020	2021	2022	2023	compound growth
UK house price forecast	 1.5%	 4.0%	 3.0%	 2.5%	 3.0%	14.8%
North West	 3.0%	 6.0%	 4.0%	 3.0%	 4.0%	21.6%
Yorkshire & Humberside	 2.5%	 5.5%	 4.0%	 3.0%	 4.0%	20.5%
Wales	 2.0%	 5.5%	 4.0%	 3.0%	 3.5%	19.3%
East Midlands	 3.0%	 5.0%	 3.5%	 3.0%	 3.5%	19.3%
West Midlands	 3.0%	 5.0%	 3.5%	 3.0%	 3.5%	19.3%
Scotland	 2.5%	 5.0%	 3.5%	 2.5%	 3.5%	18.2%
North East	 2.0%	 5.0%	 3.5%	 2.5%	 3.5%	17.6%
South West	 0.5%	 3.5%	 2.5%	 2.5%	 3.0%	12.6%
South East	 0.0%	 2.0%	 2.5%	 2.0%	 2.5%	9.3%
East of England	 0.0%	 2.0%	 2.5%	 2.0%	 2.5%	9.3%
London	 -2.0%	 0.0%	 2.5%	 1.5%	 2.5%	4.5%

- ‘As prices struggle in London, higher income yields and fewer constraints on mortgage affordability are driving performance in the midlands as well as in the North.’
- ‘Housing transactions have hit a plateau, with little prospect of recovering to anything close to 2007 levels. These headline figures mask shifting trends about buyer types and where they’re buying.’
- ‘1 – The regional picture: London and, to a lesser degree, the rest of the south, have continued to push up against mortgaged constraints at a time of fragile buyer sentiment. Across London, transaction numbers in the year to June 2018 were 6.2% lower than the year before and stood at only half of 2007 levels. Growth has

continued elsewhere in the country, especially in areas where affordability is less constrained and buyer confidence is higher.'

- *'2 – A first time for everything: shifting patterns of different buyer types also reveal more about how the market is now operating. The number of first-time buyer transactions has rocketed in the past five years. In the year to July 2018, they stood at 364,800 – some 52% higher than five years ago and up by 3% in one year. Help to buy has grown by an average of 22% per annum over the past three years.'*
- *'3 – Existing owners staying put for longer – the number of home movers has been largely flat since 2014. Owners now trade up the housing ladder far less often. Our research earlier this year found the average period between moves grew from nine years in 2007 to 13.5 years in 2017. With tighter mortgage regulations, homeowners in lower-growth parts of the UK have struggled to accumulate enough equity to trade up the ladder.'*
- *'4 – Mortgage buy to let under pressure: The mortgage buy to let markets faces significant challenges. These purchases have fallen by 43% in the past two years. The stamp duty hit of 2016 continues to depress appetite in the market. We expect these transactions to fall to around 50,000 by 2022, as those who remain in the market are required to supplement mortgage debt with more equity of their own.'*
- *'5 – Cash remains king: Cash buyers currently account for about 31% of the market. Though that figure has fallen a little since 2014, these buyers still represent a much bigger proportion of the market than was the case before the credit crunch. So, we expect their levels to dip before bouncing after the general election. In the longer term, their activity will be influenced by the development of the retirement housing sector.'*

	2007	2018	2019	2020	2021	2022	2023	Change five years to 2023
Mortgaged first-time buyer	359,000	370,000	380,000	380,000	370,000	360,000	360,000	-3%
Mortgaged home mover	653,000	370,000	370,000	370,000	370,000	370,000	370,000	0%
Mortgaged buy to let	183,280	65,000	65,000	60,000	55,000	50,000	50,000	-23%
Cash buyers	422,000	370,000	360,000	350,000	380,000	360,000	380,000	3%
Total	1,618,880	1,175,000	1,175,000	1,160,000	1,175,000	1,140,000	1,160,000	-1%

- *'Yields: Regional trends reverse – yields, annual gross rent as a proportion of the house price, have historically been lowest in London and the South. Since 2013, yields have decreased across the country, but have fallen fastest in London, where the mismatch between rental and house price growth was greatest. By contrast, yields in the Midlands and the North have fallen much less. Our forecasts show these yields converging. We predict that as rents grow faster than house prices in the affordability-constrained South, yields will rise. In the Midlands and North, where house price growth will outpace rental values, we expect to see yields sharpen and move closer to those in the South.'*

2.18 Compared to the 2018 forecast, the November 2019 market forecast is looking much more positive and promising, with Savills predicting that from year 2022 to 2024 the percentage increase will remain a steady 3% over the 3 years for the UK. London is looking much more positive than the 2018 position with the average percentage change from 2021 to 2024 being 1.5%. Overall, Savills are predicting a 'Brexit Bounce' and are forecasting that the average price of a UK home will rise by 15% over five years.

3.0 Residential Market Review

- 3.1 Consistent with our assessment principles, DSP researches data from a range of readily available sources. As noted above, these are sources that could also be used by the Council for any future similar work, updating or monitoring.
- 3.2 In the following sections we will provide an outline of the data reviewed.
- 3.3 The residential market review was carried out in December 2018 and comprised the desktop-based research and analysis of both sold and asking prices for new build and resale property across the area. The data was collected via the Land Registry price paid dataset, from the latest available point, over the previous two years for new build property and over the previous four months for resales.
- 3.4 The full dataset is categorised into settlements. Further summary analysis is presented by both Settlement and CIL Zone/Spatial Areas.

Review of Land Registry New Build Sold Prices Data (October 2016 to October 2018)

- 3.5 The following Table 3a below provides a West Berkshire area-based summary of Land Registry published sold prices data for houses and flats. The floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG's remit. Property values have been updated in line with the UK HPI.

See Table 3a on the following page.

Table 3a – Land Registry Sold Prices Review – West Berkshire Council New Builds (2yrs – October 2016 to October 2018) – Sorted by Settlement

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Burghfield Common										
Hunters Hill	Burghfield Common	RG7 3HN	East Kennet Valley	Semi-detached	03/04/2018	£140,000	72	£1,944	£139,048	£1,931
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	23/03/2018	£645,000	164	£3,933	£641,582	£3,912
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	01/02/2018	£610,000	155	£3,935	£611,891	£3,948
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	08/12/2017	£595,000	137	£4,343	£591,430	£4,317
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	11/06/2018	£405,000	89	£4,551	£409,415	£4,600
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	07/12/2017	£455,000	98	£4,643	£452,270	£4,615
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	20/10/2017	£455,000	98	£4,643	£453,135	£4,624
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	30/10/2017	£455,000	98	£4,643	£453,135	£4,624
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	27/04/2018	£415,000	89	£4,663	£412,178	£4,631
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	06/12/2017	£470,000	98	£4,796	£467,180	£4,767
Springwood Close	Burghfield Common	RG7 3DG	East Kennet Valley	Detached	08/12/2017	£470,000	98	£4,796	£467,180	£4,767
Average:						£465,000	109	£4,277	£463,495	£4,263

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Calcot										
Wildflower Drive	Calcot	RG31 7BX	Eastern Urban Area	Flat	03/08/2018	£259,000	69	£3,754	£258,068	£3,740
Wildflower Drive	Calcot	RG31 7BX	Eastern Urban Area	Flat	31/07/2018	£260,000	71	£3,662	£270,920	£3,816
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	15/03/2018	£670,000	169	£3,964	£666,449	£3,943
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	29/03/2018	£655,000	157	£4,172	£651,529	£4,150
Wildflower Drive	Calcot	RG31 7BX	Eastern Urban Area	Flat	27/07/2018	£285,000	71	£4,014	£296,970	£4,183
Wildflower Drive	Calcot	RG31 7BX	Eastern Urban Area	Flat	27/07/2018	£285,000	71	£4,014	£296,970	£4,183
Wildflower Drive	Calcot	RG31 7BX	Eastern Urban Area	Flat	30/07/2018	£279,000	68	£4,103	£290,718	£4,275
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	11/04/2018	£615,000	140	£4,393	£610,818	£4,363
Wildflower Drive	Calcot	RG31 7BX	Eastern Urban Area	Flat	30/07/2018	£285,000	68	£4,191	£296,970	£4,367
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	20/07/2018	£660,000	157	£4,204	£687,720	£4,380
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	30/04/2018	£515,000	112	£4,598	£511,498	£4,567
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	29/06/2018	£510,000	112	£4,554	£515,559	£4,603

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	30/05/2018	£422,000	91	£4,637	£419,299	£4,608
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	02/07/2018	£505,000	112	£4,509	£526,210	£4,698
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Semi-detached	20/07/2018	£380,000	83	£4,578	£395,960	£4,771
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Detached	29/06/2018	£430,000	89	£4,831	£434,687	£4,884
Red Kite Close	Calcot	RG31 7BT	Eastern Urban Area	Semi-detached	27/04/2018	£414,950	83	£4,999	£412,128	£4,965
Average:						£437,056	101	£4,312	£443,675	£4,378
Hungerford										
Templeton Road	Hungerford	RG17 9AE	AONB	Flat	30/06/2017	£530,000	96	£5,521	£535,565	£5,579
Templeton Road	Hungerford	RG17 9AE	AONB	Flat	08/05/2017	£545,000	94	£5,798	£552,358	£5,876
Average:						£537,500	95	£5,658	£543,961	£5,726
Newbury										
Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	29/05/2018	£234,950	182	£1,291	£233,446	£1,283
Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	03/05/2018	£229,950	174	£1,322	£228,478	£1,313
Kingman Way	Newbury	RG14 7FZ	Newbury & Thatcham	Flat	14/07/2017	£98,000	71	£1,380	£98,617	£1,389
Kingman Way	Newbury	RG14 7GP	Newbury & Thatcham	Flat	18/12/2017	£96,000	65	£1,477	£95,424	£1,468

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Kingman Way	Newbury	RG14 7GP	Newbury & Thatcham	Flat	19/12/2017	£96,000	65	£1,477	£95,424	£1,468
Kingman Way	Newbury	RG14 7GP	Newbury & Thatcham	Flat	19/01/2018	£96,000	65	£1,477	£95,453	£1,469
Kingman Way	Newbury	RG14 7GP	Newbury & Thatcham	Flat	14/12/2017	£82,000	51	£1,608	£81,508	£1,598
Kingman Way	Newbury	RG14 7GP	Newbury & Thatcham	Flat	04/01/2018	£82,000	51	£1,608	£81,533	£1,599
Kingman Way	Newbury	RG14 7GP	Newbury & Thatcham	Flat	05/01/2018	£122,500	67	£1,828	£121,802	£1,818
Kingman Way	Newbury	RG14 7GR	Newbury & Thatcham	Flat	12/06/2018	£239,000	86	£2,779	£241,605	£2,809
Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	23/03/2018	£574,950	182	£3,159	£571,903	£3,142
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	17/11/2017	£342,000	108	£3,167	£340,187	£3,150
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	18/08/2017	£352,000	108	£3,259	£352,000	£3,259
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	01/11/2017	£360,000	108	£3,333	£358,092	£3,316
Kingman Way	Newbury	RG14 7FY	Newbury & Thatcham	Flat	30/06/2017	£364,000	110	£3,309	£367,822	£3,344
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	20/12/2017	£342,000	99	£3,455	£339,948	£3,434
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	12/02/2018	£370,000	108	£3,426	£371,147	£3,437

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Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	03/11/2017	£515,000	149	£3,456	£512,271	£3,438
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	15/12/2017	£374,000	108	£3,463	£371,756	£3,442
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	23/05/2018	£368,000	106	£3,472	£365,645	£3,449
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	20/06/2018	£338,000	99	£3,414	£341,684	£3,451
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	01/02/2018	£372,000	108	£3,444	£373,153	£3,455
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	17/07/2017	£342,000	99	£3,455	£344,155	£3,476
Kingman Way	Newbury	RG14 7GS	Newbury & Thatcham	Flat	28/07/2017	£370,000	107	£3,458	£372,331	£3,480
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	04/05/2018	£350,000	99	£3,535	£347,760	£3,513
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	24/01/2018	£352,000	99	£3,556	£349,994	£3,535
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	22/06/2018	£452,000	129	£3,504	£456,927	£3,542
Farrier Street	Newbury	RG14 7WP	Newbury & Thatcham	Semi-detached	22/03/2018	£432,000	121	£3,570	£429,710	£3,551
Farrier Street	Newbury	RG14 7WP	Newbury & Thatcham	Terraced	31/05/2018	£434,000	121	£3,587	£431,222	£3,564
Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	10/11/2017	£535,000	149	£3,591	£532,165	£3,572

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Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	19/12/2017	£465,000	129	£3,605	£462,210	£3,583
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	31/08/2017	£387,000	108	£3,583	£387,000	£3,583
Farrier Street	Newbury	RG14 7WP	Newbury & Thatcham	Terraced	26/06/2018	£429,000	121	£3,545	£433,676	£3,584
Farrier Street	Newbury	RG14 7WP	Newbury & Thatcham	Semi-detached	29/03/2018	£436,000	121	£3,603	£433,689	£3,584
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	01/11/2017	£465,000	129	£3,605	£462,536	£3,586
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	12/04/2018	£468,000	129	£3,628	£464,818	£3,603
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	28/06/2018	£460,000	129	£3,566	£465,014	£3,605
Kingman Way	Newbury	RG14 7FY	Newbury & Thatcham	Flat	03/08/2017	£213,000	59	£3,610	£213,000	£3,610
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	20/12/2017	£469,000	129	£3,636	£466,186	£3,614
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Semi-detached	14/12/2017	£470,000	129	£3,643	£467,180	£3,622
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	22/02/2018	£468,000	129	£3,628	£469,451	£3,639
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	24/11/2017	£473,000	129	£3,667	£470,493	£3,647
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Semi-detached	27/06/2018	£437,000	121	£3,612	£441,763	£3,651

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	19/01/2018	£397,000	108	£3,676	£394,737	£3,655
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	27/04/2018	£475,000	129	£3,682	£471,770	£3,657
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	26/01/2018	£475,000	129	£3,682	£472,293	£3,661
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	29/09/2017	£470,000	129	£3,643	£476,063	£3,690
Cogent Crescent	Newbury	RG14 7WN	Newbury & Thatcham	Terraced	26/01/2018	£480,000	129	£3,721	£477,264	£3,700
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	29/03/2018	£397,000	106	£3,745	£394,896	£3,725
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	31/05/2018	£374,800	99	£3,786	£372,401	£3,762
High Street	Newbury	RG20 6NJ	Newbury & Thatcham	Terraced	22/06/2018	£410,000	110	£3,727	£414,469	£3,768
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	21/07/2017	£374,000	99	£3,778	£376,356	£3,802
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	16/08/2017	£377,000	99	£3,808	£377,000	£3,808
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	15/12/2017	£419,000	108	£3,880	£416,486	£3,856
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	29/06/2018	£242,000	63	£3,841	£244,638	£3,883
Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	31/05/2017	£575,000	149	£3,859	£582,763	£3,911

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Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	29/06/2018	£244,000	63	£3,873	£246,660	£3,915
Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	29/06/2017	£419,000	108	£3,880	£423,400	£3,920
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	17/11/2017	£540,000	137	£3,942	£537,138	£3,921
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	21/06/2018	£237,000	61	£3,885	£239,583	£3,928
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	25/08/2017	£540,000	137	£3,942	£540,000	£3,942
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	29/06/2018	£238,000	61	£3,902	£240,594	£3,944
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	11/12/2017	£545,000	137	£3,978	£541,730	£3,954
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	29/06/2018	£235,000	60	£3,917	£237,562	£3,959
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	22/06/2018	£239,000	61	£3,918	£241,605	£3,961
Kingman Way	Newbury	RG14 7FY	Newbury & Thatcham	Flat	26/05/2017	£282,000	72	£3,917	£285,807	£3,970
Kingman Way	Newbury	RG14 7GR	Newbury & Thatcham	Flat	14/06/2018	£228,000	58	£3,931	£230,485	£3,974
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	21/06/2018	£236,000	60	£3,933	£238,572	£3,976
High Street	Newbury	RG20 6NJ	Newbury & Thatcham	Terraced	08/02/2018	£365,000	92	£3,967	£366,132	£3,980

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Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	18/07/2017	£392,000	99	£3,960	£394,470	£3,985
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	15/12/2017	£550,000	137	£4,015	£546,700	£3,991
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	22/06/2018	£237,000	60	£3,950	£239,583	£3,993
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	14/06/2018	£238,000	60	£3,967	£240,594	£4,010
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	22/06/2018	£236,000	59	£4,000	£238,572	£4,044
Kingman Way	Newbury	RG14 7FY	Newbury & Thatcham	Flat	12/05/2017	£288,000	72	£4,000	£291,888	£4,054
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	30/06/2017	£550,000	137	£4,015	£555,775	£4,057
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	29/09/2017	£550,000	137	£4,015	£557,095	£4,066
Tithe Barn Close	Newbury	RG20 6AA	Newbury & Thatcham	Detached	03/05/2017	£435,000	108	£4,028	£440,873	£4,082
Carpenters Close	Newbury	RG14 5AR	Newbury & Thatcham	Flat	29/06/2018	£235,000	58	£4,052	£237,562	£4,096
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	11/08/2017	£499,999	122	£4,098	£499,999	£4,098
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	03/11/2017	£302,000	73	£4,137	£300,399	£4,115
Kingman Way	Newbury	RG14 7FY	Newbury & Thatcham	Flat	24/05/2017	£216,000	53	£4,075	£218,916	£4,130

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Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	11/07/2017	£301,000	73	£4,123	£302,896	£4,149
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	09/11/2017	£306,000	73	£4,192	£304,378	£4,170
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	17/07/2017	£304,000	73	£4,164	£305,915	£4,191
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	03/11/2017	£309,000	73	£4,233	£307,362	£4,210
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	06/12/2017	£301,000	71	£4,239	£299,194	£4,214
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	09/08/2017	£302,000	71	£4,254	£302,000	£4,254
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Detached	29/09/2017	£299,000	71	£4,211	£302,857	£4,266
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	10/04/2018	£315,000	73	£4,315	£312,858	£4,286
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	18/12/2017	£519,000	120	£4,325	£515,886	£4,299
Fetlock Drive	Newbury	RG14 7WR	Newbury & Thatcham	Terraced	15/12/2017	£521,000	120	£4,342	£517,874	£4,316
Kingman Way	Newbury	RG14 7GR	Newbury & Thatcham	Flat	14/06/2018	£228,000	53	£4,302	£230,485	£4,349
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	30/10/2017	£307,000	70	£4,386	£305,741	£4,368
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	29/03/2018	£321,000	73	£4,397	£319,299	£4,374

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Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	17/11/2017	£314,000	71	£4,423	£312,336	£4,399
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	28/03/2018	£314,000	71	£4,423	£312,336	£4,399
Kingman Way	Newbury	RG14 7GR	Newbury & Thatcham	Flat	15/06/2018	£231,000	53	£4,358	£233,518	£4,406
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	28/11/2017	£315,000	71	£4,437	£313,331	£4,413
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	30/11/2017	£312,000	70	£4,457	£310,346	£4,434
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	29/03/2018	£313,000	70	£4,471	£311,341	£4,448
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	29/03/2018	£320,000	71	£4,507	£318,304	£4,483
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	31/08/2017	£315,000	70	£4,500	£315,000	£4,500
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	23/10/2017	£332,000	73	£4,548	£330,639	£4,529
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	21/07/2018	£309,000	71	£4,352	£321,978	£4,535
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	04/08/2017	£323,000	71	£4,549	£323,000	£4,549
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	25/07/2017	£333,000	73	£4,562	£335,098	£4,590
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	27/10/2017	£338,000	73	£4,630	£336,614	£4,611

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Kingman Way	Newbury	RG14 7GS	Newbury & Thatcham	Flat	19/05/2017	£585,000	128	£4,570	£592,898	£4,632
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	12/04/2018	£599,000	128	£4,680	£594,927	£4,648
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	17/11/2017	£332,000	71	£4,676	£330,240	£4,651
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	20/07/2018	£327,000	73	£4,479	£340,734	£4,668
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	01/05/2018	£343,000	73	£4,699	£340,805	£4,669
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	01/06/2018	£338,000	73	£4,630	£341,684	£4,681
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	15/12/2017	£330,000	70	£4,714	£328,020	£4,686
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	23/03/2018	£599,000	127	£4,717	£595,825	£4,692
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	24/07/2017	£327,000	70	£4,671	£329,060	£4,701
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	17/07/2017	£599,000	128	£4,680	£602,774	£4,709
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	31/07/2017	£335,000	71	£4,718	£337,111	£4,748
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	29/03/2018	£335,000	70	£4,786	£333,225	£4,760
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	27/10/2017	£335,000	70	£4,786	£333,627	£4,766

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Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	25/09/2017	£583,100	123	£4,741	£590,622	£4,802
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	20/07/2017	£340,000	71	£4,789	£342,142	£4,819
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	16/10/2017	£599,000	123	£4,870	£596,544	£4,850
Kingman Way	Newbury	RG14 7GW	Newbury & Thatcham	Flat	29/03/2018	£347,000	70	£4,957	£345,161	£4,931
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	20/07/2017	£344,000	70	£4,914	£346,167	£4,945
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£260,450	53	£4,914	£263,185	£4,966
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	21/12/2017	£389,950	78	£4,999	£387,610	£4,969
Kingman Way	Newbury	RG14 7GS	Newbury & Thatcham	Flat	08/12/2017	£568,000	112	£5,071	£564,592	£5,041
Kingman Way	Newbury	RG14 7GR	Newbury & Thatcham	Flat	13/06/2018	£240,000	48	£5,000	£242,616	£5,055
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	19/02/2018	£560,000	111	£5,045	£561,736	£5,061
Kingman Way	Newbury	RG14 7GT	Newbury & Thatcham	Flat	11/09/2017	£560,000	111	£5,045	£567,224	£5,110
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	26/01/2018	£401,950	78	£5,153	£399,659	£5,124
Kingman Way	Newbury	RG14 7GU	Newbury & Thatcham	Flat	03/07/2018	£345,000	70	£4,929	£359,490	£5,136

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West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£262,755	51	£5,152	£265,514	£5,206
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£237,950	46	£5,173	£240,448	£5,227
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	10/10/2017	£413,450	78	£5,301	£411,755	£5,279
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£257,450	49	£5,254	£260,153	£5,309
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	28/02/2018	£413,950	78	£5,307	£415,233	£5,324
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	29/03/2018	£385,950	72	£5,360	£383,904	£5,332
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£421,950	79	£5,341	£426,380	£5,397
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	23/08/2017	£394,950	72	£5,485	£394,950	£5,485
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	31/08/2017	£394,950	72	£5,485	£394,950	£5,485
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£392,950	72	£5,458	£397,076	£5,515
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£392,950	72	£5,458	£397,076	£5,515
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£398,950	72	£5,541	£403,139	£5,599
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	31/08/2017	£405,950	72	£5,638	£405,950	£5,638

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£413,950	74	£5,594	£418,296	£5,653
Kingman Way	Newbury	RG14 7GX	Newbury & Thatcham	Flat	13/06/2018	£995,000	170	£5,853	£1,005,846	£5,917
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£293,950	50	£5,879	£297,036	£5,941
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£281,000	47	£5,979	£283,951	£6,042
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£287,950	47	£6,127	£290,973	£6,191
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	15/12/2017	£312,950	50	£6,259	£311,072	£6,221
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	03/11/2017	£297,950	47	£6,339	£296,371	£6,306
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	27/11/2017	£297,950	47	£6,339	£296,371	£6,306
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	30/06/2017	£293,950	47	£6,254	£297,036	£6,320
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	31/05/2018	£318,950	50	£6,379	£316,909	£6,338
West Street	Newbury	RG14 1EZ	Newbury & Thatcham	Flat	28/03/2018	£317,000	47	£6,745	£315,320	£6,709
Average:						£365,236	90	£4,050	£366,057	£4,059
Padworth										
Basingstoke Road	Padworth	RG7 4AF	East Kennet Valley	Terraced	28/03/2018	£314,000	85	£3,694	£312,336	£3,675

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Basingstoke Road	Padworth	RG7 4AF	East Kennet Valley	Terraced	13/04/2018	£316,000	85	£3,718	£313,851	£3,692
Basingstoke Road	Padworth	RG7 4AF	East Kennet Valley	Terraced	21/03/2018	£320,000	85	£3,765	£318,304	£3,745
Wharf Side	Padworth	RG7 4JS	East Kennet Valley	Semi-detached	31/07/2017	£555,000	148	£3,750	£558,497	£3,774
Wharf Side	Padworth	RG7 4JS	East Kennet Valley	Semi-detached	29/06/2017	£565,000	148	£3,818	£570,933	£3,858
Macs Close	Padworth	RG7 5FN	East Kennet Valley	Terraced	04/05/2017	£290,000	74	£3,919	£293,915	£3,972
Wharf Side	Padworth	RG7 4JS	East Kennet Valley	Terraced	03/07/2018	£415,000	101	£4,109	£432,430	£4,281
Average:						£396,429	104	£3,822	£400,038	£3,857
Thattham										
Clerewater Place	Thattham	RG19 3RA	Newbury & Thattham	Flat	24/11/2017	£202,500	82	£2,470	£201,427	£2,456
Clerewater Place	Thattham	RG19 3RA	Newbury & Thattham	Flat	13/10/2017	£202,500	82	£2,470	£201,670	£2,459
Clerewater Place	Thattham	RG19 3RA	Newbury & Thattham	Flat	01/12/2017	£195,000	67	£2,910	£193,830	£2,893
Chestnut Close	Thattham	RG18 3GN	Newbury & Thattham	Detached	23/05/2017	£600,000	195	£3,077	£608,100	£3,118
Francis Close	Thattham	RG18 3GQ	Newbury & Thattham	Flat	16/06/2017	£227,500	73	£3,116	£229,889	£3,149
Francis Close	Thattham	RG18 3GQ	Newbury & Thattham	Flat	15/06/2017	£280,000	88	£3,182	£282,940	£3,215

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	13/10/2017	£192,500	59	£3,263	£191,711	£3,249
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	30/10/2017	£212,500	65	£3,269	£211,629	£3,256
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	16/10/2017	£200,000	61	£3,279	£199,180	£3,265
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	24/11/2017	£192,500	55	£3,500	£191,480	£3,481
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	01/12/2017	£182,500	52	£3,510	£181,405	£3,489
Chestnut Close	Thatcham	RG18 3GN	Newbury & Thatcham	Detached	26/05/2017	£525,000	148	£3,547	£532,088	£3,595
Francis Close	Thatcham	RG18 3GP	Newbury & Thatcham	Semi-detached	27/04/2018	£529,950	145	£3,655	£526,346	£3,630
Francis Close	Thatcham	RG18 3GP	Newbury & Thatcham	Semi-detached	21/12/2017	£529,950	145	£3,655	£526,770	£3,633
Chestnut Close	Thatcham	RG18 3GN	Newbury & Thatcham	Detached	16/06/2017	£515,000	142	£3,627	£520,408	£3,665
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	24/11/2017	£192,500	52	£3,702	£191,480	£3,682
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	15/06/2017	£267,500	73	£3,664	£270,309	£3,703
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£160,000	43	£3,721	£159,344	£3,706
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	27/06/2018	£286,000	78	£3,667	£289,117	£3,707

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£195,000	52	£3,750	£194,201	£3,735
Francis Close	Thatcham	RG18 3GP	Newbury & Thatcham	Semi-detached	20/02/2018	£430,000	115	£3,739	£431,333	£3,751
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	30/06/2017	£160,000	43	£3,721	£161,680	£3,760
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	15/06/2017	£212,500	57	£3,728	£214,731	£3,767
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	13/10/2017	£190,000	50	£3,800	£189,221	£3,784
Chestnut Close	Thatcham	RG18 3GN	Newbury & Thatcham	Detached	09/06/2017	£535,000	142	£3,768	£540,618	£3,807
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	14/06/2017	£234,500	62	£3,782	£236,962	£3,822
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	01/12/2017	£170,000	44	£3,864	£168,980	£3,840
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	13/10/2017	£170,000	44	£3,864	£169,303	£3,848
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	19/06/2017	£217,500	56	£3,884	£219,784	£3,925
Francis Close	Thatcham	RG18 3GP	Newbury & Thatcham	Semi-detached	23/03/2018	£455,500	115	£3,961	£453,086	£3,940
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	01/12/2017	£175,000	44	£3,977	£173,950	£3,953
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	01/12/2017	£195,000	49	£3,980	£193,830	£3,956

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Newbury Road	Thatcham	RG18 9TD	Newbury & Thatcham	Detached	08/12/2017	£850,000	213	£3,991	£844,900	£3,967
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£150,000	37	£4,054	£149,385	£4,037
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£150,000	37	£4,054	£149,385	£4,037
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	30/06/2017	£160,000	40	£4,000	£161,680	£4,042
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	13/10/2017	£162,500	40	£4,063	£161,834	£4,046
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£145,000	35	£4,143	£144,406	£4,126
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£145,000	35	£4,143	£144,406	£4,126
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	14/06/2017	£234,500	57	£4,114	£236,962	£4,157
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	01/12/2017	£130,000	31	£4,194	£129,220	£4,168
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	17/10/2017	£130,000	31	£4,194	£129,467	£4,176
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	14/06/2017	£237,500	57	£4,167	£239,994	£4,210
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	19/06/2017	£212,500	50	£4,250	£214,731	£4,295
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	14/06/2017	£230,000	54	£4,259	£232,415	£4,304

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	15/06/2018	£233,000	54	£4,315	£235,540	£4,362
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	08/06/2018	£230,000	53	£4,340	£232,507	£4,387
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	22/06/2018	£261,000	60	£4,350	£263,845	£4,397
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	14/06/2017	£222,500	51	£4,363	£224,836	£4,409
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	22/06/2018	£250,000	57	£4,386	£252,725	£4,434
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£130,000	29	£4,483	£129,467	£4,464
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	27/10/2017	£130,000	29	£4,483	£129,467	£4,464
Francis Close	Thatcham	RG18 3GQ	Newbury & Thatcham	Flat	15/06/2017	£222,500	50	£4,450	£224,836	£4,497
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	22/12/2017	£210,000	46	£4,565	£208,740	£4,538
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	14/06/2018	£230,000	51	£4,510	£232,507	£4,559
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	15/06/2018	£240,000	53	£4,528	£242,616	£4,578
Francis Close	Thatcham	RG18 3GR	Newbury & Thatcham	Flat	29/06/2018	£250,000	55	£4,545	£252,725	£4,595
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	24/11/2017	£167,500	31	£5,403	£166,612	£5,375

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	07/02/2018	£168,500	31	£5,435	£169,022	£5,452
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	01/12/2017	£170,000	24	£7,083	£168,980	£7,041
Clerewater Place	Thatcham	RG19 3RA	Newbury & Thatcham	Flat	13/10/2017	£170,000	24	£7,083	£169,303	£7,054
Average:						£250,089	65	£3,821	£250,808	£3,832
Theale										
Cumber Place	Theale	RG7 5FP	Eastern Urban Area	Flat	10/10/2017	£161,000	48	£3,354	£160,340	£3,340
Cumber Place	Theale	RG7 5FP	Eastern Urban Area	Flat	11/08/2017	£171,500	50	£3,430	£171,500	£3,430
Cumber Place	Theale	RG7 5FP	Eastern Urban Area	Flat	31/05/2017	£430,000	112	£3,839	£435,805	£3,891
Cumber Place	Theale	RG7 5FP	Eastern Urban Area	Flat	28/07/2017	£410,000	102	£4,020	£412,583	£4,045
Cumber Place	Theale	RG7 5FP	Eastern Urban Area	Flat	31/07/2017	£420,000	102	£4,118	£422,646	£4,144
Average:						£318,500	83	£3,847	£320,575	£3,872
Tilehurst										
Powley Place	Tilehurst	RG31 6AG	Eastern Urban Area	Detached	09/06/2017	£690,000	205	£3,366	£697,245	£3,401
Kirk Close	Tilehurst	RG31 6AH	Eastern Urban Area	Terraced	22/12/2017	£469,000	136	£3,449	£466,186	£3,428
Powley Place	Tilehurst	RG31 6AG	Eastern Urban Area	Terraced	01/09/2017	£475,000	136	£3,493	£481,128	£3,538

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC Floor Area (m ²)	Price (£/m ²)	Updated Values in Line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Powley Place	Tilehurst	RG31 6AG	Eastern Urban Area	Terraced	24/11/2017	£485,000	136	£3,566	£482,430	£3,547
Rawlins Rise	Tilehurst	RG31 6AF	Eastern Urban Area	Semi-detached	29/06/2018	£525,000	149	£3,523	£530,723	£3,562
Kirk Close	Tilehurst	RG31 6AH	Eastern Urban Area	Terraced	06/10/2017	£487,500	136	£3,585	£485,501	£3,570
Rawlins Rise	Tilehurst	RG31 6AF	Eastern Urban Area	Detached	22/11/2017	£600,000	161	£3,727	£596,820	£3,707
Rawlins Rise	Tilehurst	RG31 6AF	Eastern Urban Area	Terraced	15/06/2017	£465,000	124	£3,750	£469,883	£3,789
Kirk Close	Tilehurst	RG31 6AH	Eastern Urban Area	Terraced	15/09/2017	£510,000	136	£3,750	£516,579	£3,798
Rawlins Rise	Tilehurst	RG31 6AF	Eastern Urban Area	Detached	01/09/2017	£533,000	121	£4,405	£539,876	£4,462
Average:						£523,950	144	£3,639	£526,637	£3,657

- 3.6 Tables 3b and 3c below provide an overall analysis of the above Land Registry new build data showing adjusted average values per m² (sorted by the highest to lowest) by settlement (Table 3b). A key point of this analysis is to consider all available information in an appropriate way for the study purpose, which in this case requires a high-level overview of general values ‘patterns’ rather than a site specific ‘focused’ approach.

Table 3b – Land Registry Sold Prices Review Analysis – West Berkshire Council New Builds - Updated Average Price per m² by Settlement

Settlement	Updated values in line with HPI (£/m ²)
Tilehurst	£3,657
Thatcham	£3,832
Padworth	£3,857
Theale	£3,872
Newbury	£4,059
Burghfield Common	£4,263
Calcot	£4,378
Hungerford*	£5,726

**small data sample*

Review of Land Registry Resale Sold Prices Data (1st August 2018 to 30th September 2018)

- 3.7 The following Table 3d below provides a West Berkshire area based summary of Land Registry published sold prices data – focussing solely on resale housing over a two-month period. As above, the floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG’s remit. Property values have been updated in line with the UK HPI. Only properties in settlements as defined by WBBC’s Core Strategy Settlement Hierarchy have been included.

See Table 3d on the following page.

Table 3d – Land Registry Sold Prices Review – West Berkshire Council Resales (August 2018 to September 2018) – Sorted by Settlement

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Aldermaston										
Mallard Way	Aldermaston	RG7 4UT	East Kennet Valley	Detached	03/08/2018	£325,000	71	£4,577	£323,895	£4,562
The Street	Aldermaston	RG7 4LN	East Kennet Valley	Detached	24/08/2018	£610,000	121	£5,041	£607,926	£5,024
Average:						£467,500	96	£4,870	£465,911	£4,853
Beenham										
The Strouds	Beenham	RG7 5NW	AONB	Detached	07/08/2018	£670,000	155	£4,323	£667,722	£4,308
Church View	Beenham	RG7 5NL	AONB	Detached	07/08/2018	£460,000	76	£6,053	£458,436	£6,032
Average:						£565,000	115	£4,892	£563,079	£4,875
Boxford										
Shepherds Hill	Boxford	RG20 8DU	AONB	Semi-detached	15/08/2018	£425,000	139	£3,058	£423,555	£3,047
Bucklebury										
The Avenue	Bucklebury	RG7 6NP	AONB	Detached	17/08/2018	£1,435,000	316	£4,541	£1,430,121	£4,526
Burdens Heath	Bucklebury	RG7 6SX	AONB	Detached	23/08/2018	£685,000	148	£4,628	£682,671	£4,613
Average:						£1,060,000	232	£4,569	£1,056,396	£4,553
Burghfield & Burghfield Common										
Jordans Lane	Burghfield Common	RG7 3LP	East Kennet Valley	Semi-detached	24/08/2018	£325,000	125	£2,600	£323,895	£2,591
The Close	Burghfield Common	RG7 3HT	East Kennet Valley	Flat	17/08/2018	£135,000	44	£3,068	£134,541	£3,058

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Acorn Gardens	Burghfield Common	RG7 3GN	East Kennet Valley	Semi-detached	17/08/2018	£400,000	115	£3,478	£398,640	£3,466
Sandbrooke Walk	Burghfield Common	RG7 3HX	East Kennet Valley	Semi-detached	07/09/2018	£295,000	82	£3,598	£295,000	£3,598
Garlands Close	Burghfield Common	RG7 3JX	East Kennet Valley	Semi-detached	07/09/2018	£357,500	90	£3,972	£357,500	£3,972
Valley Road	Burghfield Common	RG7 3NF	East Kennet Valley	Detached	17/08/2018	£525,000	128	£4,102	£523,215	£4,088
Tanners Close	Burghfield Common	RG7 3JQ	East Kennet Valley	Detached	23/08/2018	£605,000	144	£4,201	£602,943	£4,187
Saxon Gate	Burghfield	RG30 3BR	East Kennet Valley	Detached	24/08/2018	£355,000	82	£4,329	£353,793	£4,315
Bluebell Drive	Burghfield Common	RG7 3EF	East Kennet Valley	Detached	07/09/2018	£580,000	125	£4,640	£580,000	£4,640
Bramble Close	Burghfield Common	RG7 3GW	East Kennet Valley	Terraced	17/09/2018	£320,000	58	£5,517	£320,000	£5,517
Average:						£389,750	99	£3,925	£388,953	£3,917
Calcot										
Dunoon Close	Calcot	RG31 7YJ	Eastern Urban Area	Semi-detached	02/08/2018	£330,000	111	£2,973	£328,878	£2,963
Bath Road	Calcot	RG31 7QD	Eastern Urban Area	Flat	15/08/2018	£145,000	48	£3,021	£144,507	£3,011
Swanholm Gardens	Calcot	RG31 7YB	Eastern Urban Area	Terraced	17/08/2018	£266,000	84	£3,167	£265,096	£3,156
Old Bath Road	Calcot	RG31 4QL	Eastern Urban Area	Semi-detached	17/08/2018	£275,000	83	£3,313	£274,065	£3,302

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Bath Road	Calcot	RG31 7QD	Eastern Urban Area	Flat	17/08/2018	£160,000	48	£3,333	£159,456	£3,322
The Chase	Calcot	RG31 7DE	Eastern Urban Area	Detached	31/08/2018	£426,000	117	£3,641	£424,552	£3,629
Carston Grove	Calcot	RG31 7ZN	Eastern Urban Area	Semi-detached	17/08/2018	£415,000	111	£3,739	£413,589	£3,726
Hawkesbury Drive	Calcot	RG31 7ZR	Eastern Urban Area	Detached	14/08/2018	£485,000	128	£3,789	£483,351	£3,776
Fernhurst Road	Calcot	RG31 7EA	Eastern Urban Area	Terraced	03/08/2018	£170,000	43	£3,953	£169,422	£3,940
Caistor Close	Calcot	RG31 7AY	Eastern Urban Area	Semi-detached	03/08/2018	£165,000	40	£4,125	£164,439	£4,111
Sweet Briar Drive	Calcot	RG31 7AD	Eastern Urban Area	Semi-detached	23/08/2018	£340,000	77	£4,416	£338,844	£4,401
Halpin Close	Calcot	RG31 4RA	Eastern Urban Area	Flat	02/08/2018	£250,000	56	£4,464	£249,150	£4,449
Sweet Briar Drive	Calcot	RG31 7AD	Eastern Urban Area	Terraced	16/08/2018	£260,000	55	£4,727	£259,116	£4,711
Lilac Walk	Calcot	RG31 4YZ	Eastern Urban Area	Semi-detached	16/08/2018	£340,000	71	£4,789	£338,844	£4,772
Royal Avenue	Calcot	RG31 4UP	Eastern Urban Area	Terraced	14/09/2018	£277,000	58	£4,776	£277,000	£4,776
Jubilee Walk	Calcot	RG31 7BR	Eastern Urban Area	Terraced	03/08/2018	£290,000	60	£4,833	£289,014	£4,817
Willow Tree Glade	Calcot	RG31 7AZ	Eastern Urban Area	Flat	29/08/2018	£163,000	32	£5,094	£162,446	£5,076

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Blackwater Rise	Calcot	RG31 7BB	Eastern Urban Area	Detached	14/09/2018	£382,000	72	£5,306	£382,000	£5,306
Average:						£285,500	72	£3,971	£284,654	£3,960
Chaddleworth										
Main Street	Chaddleworth ¹	RG20 7EH	AONB	Semi-detached	23/08/2018	£505,000	149	£3,389	£503,283	£3,378
Cold Ash										
Bucklebury Alley	Cold Ash	RG18 9NH	AONB	Detached	10/08/2018	£842,000	206	£4,087	£839,137	£4,073
Compton										
Lowbury Gardens	Compton	RG20 6NN	AONB	Detached	07/08/2018	£455,000	105	£4,333	£453,453	£4,319
Donnington										
Dene Way	Donnington	RG14 2JL	Newbury & Thatcham	Terraced	07/09/2018	£250,000	73	£3,425	£250,000	£3,425
The Chase	Donnington	RG14 3AQ	Newbury & Thatcham	Detached	15/08/2018	£965,000	205	£4,707	£961,719	£4,691
Average:						£607,500	139	£4,371	£605,860	£4,359
East Ilsley										
Hildesley Court	East Ilsley	RG20 7LA	AONB	Terraced	23/08/2018	£255,000	103	£2,476	£254,133	£2,467
Eastbury										
Wynshall Lane	Eastbury	RG17 7JQ	AONB	Semi-detached	17/08/2018	£375,000	106	£3,538	£373,725	£3,526
Newton Cottages	Eastbury	RG17 7JG	AONB	Terraced	31/08/2018	£315,000	73	£4,315	£313,929	£4,300
Average:						£345,000	89	£3,855	£343,827	£3,842

¹ Chaddleworth is within AONB and does not have a settlement boundary.

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Great Shefford										
Hawthorne Way	Great Shefford	RG17 7BT	AONB	Terraced	10/08/2018	£236,500	71	£3,331	£235,696	£3,320
Cherry Orchard	Great Shefford	RG17 7BU	AONB	Semi-detached	31/08/2018	£215,000	62	£3,468	£214,269	£3,456
Average:						£225,750	67	£3,395	£224,982	£3,383
Greenham										
Basingstoke Road	Greenham	RG19 8HR	Newbury & Thatcham	Detached	03/08/2018	£1,520,000	473	£3,214	£1,514,832	£3,203
Montague Drive	Greenham	RG19 8XR	Newbury & Thatcham	Semi-detached	17/08/2018	£342,000	82	£4,171	£340,837	£4,157
Average:						£931,000	278	£3,355	£927,835	£3,344
Halfway										
Bath Road	Halfway	RG20 8NE	AONB	Semi-detached	13/08/2018	£606,000	163	£3,718	£603,940	£3,705
Hampstead Norreys										
Church Street	Hampstead Norreys	RG18 0TD	AONB	Detached	10/08/2018	£470,000	95	£4,947	£468,402	£4,931
Hermitage										
Rowlock Gardens	Hermitage	RG18 9WT	AONB	Detached	31/08/2018	£490,000	170	£2,882	£488,334	£2,873
Pinewood Crescent	Hermitage	RG18 9WL	AONB	Semi-detached	31/08/2018	£354,000	103	£3,437	£352,796	£3,425
Orchard Close	Hermitage	RG18 9RU	AONB	Detached	20/08/2018	£466,000	128	£3,641	£464,416	£3,628
Oare	Hermitage	RG18 9SD	AONB	Semi-detached	31/08/2018	£705,000	179	£3,939	£702,603	£3,925
Average:						£503,750	145	£3,474	£502,037	£3,462

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Hungerford										
Back Street	Hungerford	RG17 7EX	AONB	Detached	24/08/2018	£990,000	305	£3,246	£986,634	£3,235
Church Street	Hungerford	RG17 0JH	AONB	Semi-detached	07/09/2018	£600,000	164	£3,659	£600,000	£3,659
Hillside Road	Hungerford	RG17 0BH	AONB	Semi-detached	30/08/2018	£300,000	81	£3,704	£298,980	£3,691
Priory Avenue	Hungerford	RG17 0AS	AONB	Semi-detached	20/08/2018	£280,000	75	£3,733	£279,048	£3,721
De Montfort Grove	Hungerford	RG17 0DQ	AONB	Semi-detached	31/08/2018	£355,000	94	£3,777	£353,793	£3,764
Williams Court	Hungerford	RG17 0DR	AONB	Flat	14/09/2018	£172,500	43	£4,012	£172,500	£4,012
Fairview Road	Hungerford	RG17 0BP	AONB	Detached	30/08/2018	£700,000	168	£4,167	£697,620	£4,153
Oakes Court	Hungerford	RG17 0JW	AONB	Semi-detached	07/09/2018	£350,000	79	£4,430	£350,000	£4,430
Lancaster House Mews	Hungerford	RG17 0NB	AONB	Terraced	03/08/2018	£265,000	45	£5,889	£264,099	£5,869
Lancaster House Mews	Hungerford	RG17 0UT	AONB	Semi-detached	13/08/2018	£975,000	158	£6,171	£971,685	£6,150
Average:						£498,750	121	£4,115	£497,436	£4,104
Kintbury										
Holt Road	Kintbury	RG17 9UY	AONB	Semi-detached	03/08/2018	£325,000	132	£2,462	£323,895	£2,454
Long Close	Kintbury	RG17 9XQ	AONB	Semi-detached	14/09/2018	£285,000	93	£3,065	£285,000	£3,065
Ashton Place	Kintbury	RG17 9XS	AONB	Terraced	05/09/2018	£259,950	74	£3,513	£259,950	£3,513

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Dunn Crescent	Kintbury	RG17 9UH	AONB	Terraced	24/08/2018	£253,500	56	£4,527	£252,638	£4,511
Templeton Road	Kintbury	RG17 9AF	AONB	Flat	06/09/2018	£725,000	109	£6,651	£725,000	£6,651
Average:						£369,690	92	£3,984	£369,297	£3,979
Lambourn										
Parsonage Lane	Lambourn	RG17 8PA	AONB	Flat	01/08/2018	£173,000	71	£2,437	£172,412	£2,428
Derby Close	Lambourn	RG17 8BP	AONB	Terraced	10/08/2018	£230,000	87	£2,644	£229,218	£2,635
St Michaels Close	Lambourn	RG17 8FB	AONB	Flat	10/08/2018	£163,000	57	£2,860	£162,446	£2,850
St Georges Terrace	Lambourn	RG17 8PW	AONB	Terraced	24/08/2018	£290,000	101	£2,871	£289,014	£2,862
Atherton Place	Lambourn	RG17 8XG	AONB	Detached	06/08/2018	£342,000	81	£4,222	£340,837	£4,208
Average:						£239,600	79	£3,018	£238,785	£3,007
Leckhampstead										
Hill Green	Leckhampstead	RG20 8RB	AONB	Detached	17/08/2018	£631,500	128	£4,934	£629,353	£4,917
Mortimer										
The Street	Mortimer	RG7 3RD	East Kennet Valley	Detached	31/08/2018	£1,070,000	299	£3,579	£1,066,362	£3,566
The Avenue	Mortimer	RG7 3QY	East Kennet Valley	Detached	16/08/2018	£680,000	180	£3,778	£677,688	£3,765
St Catherines Hill	Mortimer	RG7 3UT	East Kennet Valley	Semi-detached	28/08/2018	£417,000	93	£4,484	£415,582	£4,469
Average:						£722,333	190	£3,788	£719,877	£3,776
Newbury										
Kennet Road	Newbury	RG14 5JA	Newbury & Thatcham	Semi-detached	14/09/2018	£265,000	224	£1,183	£265,000	£1,183

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Catherine Road	Newbury	RG14 7NA	Newbury & Thatcham	Flat	01/08/2018	£278,000	123	£2,260	£277,055	£2,252
Birchwood Road	Newbury	RG14 2QE	Newbury & Thatcham	Flat	22/08/2018	£163,000	64	£2,547	£162,446	£2,538
Austen Gardens	Newbury	RG14 7UB	Newbury & Thatcham	Terraced	15/08/2018	£240,000	93	£2,581	£239,184	£2,572
Hamilton Court	Newbury	RG14 7UH	Newbury & Thatcham	Terraced	07/09/2018	£242,500	91	£2,665	£242,500	£2,665
Christie Heights	Newbury	RG14 7UR	Newbury & Thatcham	Terraced	14/09/2018	£250,000	92	£2,717	£250,000	£2,717
Craven Road	Newbury	RG14 5NE	Newbury & Thatcham	Flat	17/08/2018	£163,500	59	£2,771	£162,944	£2,762
Stroud Green	Newbury	RG14 7JD	Newbury & Thatcham	Flat	10/08/2018	£170,000	61	£2,787	£169,422	£2,777
Dickens Walk	Newbury	RG14 7UQ	Newbury & Thatcham	Terraced	13/08/2018	£240,000	86	£2,791	£239,184	£2,781
Dalby Crescent	Newbury	RG14 7JR	Newbury & Thatcham	Semi-detached	15/08/2018	£377,000	131	£2,878	£375,718	£2,868
Berkeley Road	Newbury	RG14 5JE	Newbury & Thatcham	Semi-detached	29/08/2018	£285,000	95	£3,000	£284,031	£2,990
Sunderland Gardens	Newbury	RG14 6BN	Newbury & Thatcham	Detached	09/08/2018	£565,000	186	£3,038	£563,079	£3,027
Edgecombe Lane	Newbury	RG14 2HJ	Newbury & Thatcham	Terraced	06/08/2018	£250,000	82	£3,049	£249,150	£3,038
Park Lane	Newbury	RG14 1EN	Newbury & Thatcham	Terraced	12/09/2018	£262,950	84	£3,130	£262,950	£3,130

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Jago Court	Newbury	RG14 7EZ	Newbury & Thatcham	Flat	24/08/2018	£214,000	68	£3,147	£213,272	£3,136
Boundary Road	Newbury	RG14 5RR	Newbury & Thatcham	Terraced	05/09/2018	£240,000	75	£3,200	£240,000	£3,200
Old Bath Road	Newbury	RG14 1QP	Newbury & Thatcham	Flat	22/08/2018	£212,500	66	£3,220	£211,778	£3,209
Charles Street	Newbury	RG14 6QP	Newbury & Thatcham	Detached	20/09/2018	£720,000	224	£3,214	£720,000	£3,214
Chesterfield Road	Newbury	RG14 7QB	Newbury & Thatcham	Semi-detached	30/08/2018	£505,000	154	£3,279	£503,283	£3,268
Martingale Chase	Newbury	RG14 2ER	Newbury & Thatcham	Flat	24/08/2018	£168,000	51	£3,294	£167,429	£3,283
Stoney Lane	Newbury	RG14 2NG	Newbury & Thatcham	Semi-detached	21/08/2018	£310,000	94	£3,298	£308,946	£3,287
Enborne Grove	Newbury	RG14 6BJ	Newbury & Thatcham	Detached	31/08/2018	£467,500	138	£3,388	£465,911	£3,376
Astley Close	Newbury	RG14 6BW	Newbury & Thatcham	Terraced	17/08/2018	£390,000	115	£3,391	£388,674	£3,380
Bruan Road	Newbury	RG14 7AU	Newbury & Thatcham	Detached	14/08/2018	£400,000	117	£3,419	£398,640	£3,407
Queens Road	Newbury	RG14 7NH	Newbury & Thatcham	Terraced	07/09/2018	£240,000	70	£3,429	£240,000	£3,429
Catherine Road	Newbury	RG14 7NS	Newbury & Thatcham	Flat	29/08/2018	£219,950	62	£3,548	£219,202	£3,536
Sandown Way	Newbury	RG14 7SD	Newbury & Thatcham	Terraced	13/09/2018	£310,000	87	£3,563	£310,000	£3,563

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Gould Close	Newbury	RG14 5QN	Newbury & Thatcham	Flat	20/08/2018	£186,000	52	£3,577	£185,368	£3,565
Connaught Road	Newbury	RG14 5SP	Newbury & Thatcham	Terraced	09/08/2018	£273,000	76	£3,592	£272,072	£3,580
Enborne Road	Newbury	RG14 6AD	Newbury & Thatcham	Flat	24/08/2018	£245,000	68	£3,603	£244,167	£3,591
Andover Road	Newbury	RG14 6JR	Newbury & Thatcham	Detached	06/09/2018	£740,000	206	£3,592	£740,000	£3,592
Essex Street	Newbury	RG14 6QS	Newbury & Thatcham	Detached	10/08/2018	£545,000	150	£3,633	£543,147	£3,621
Parsons Close	Newbury	RG14 5LU	Newbury & Thatcham	Flat	20/08/2018	£168,000	46	£3,652	£167,429	£3,640
Sunderland Gardens	Newbury	RG14 6BN	Newbury & Thatcham	Terraced	29/08/2018	£420,000	115	£3,652	£418,572	£3,640
Middle Close	Newbury	RG14 6HB	Newbury & Thatcham	Detached	21/08/2018	£344,000	94	£3,660	£342,830	£3,647
Church Road	Newbury	RG14 2DR	Newbury & Thatcham	Detached	05/09/2018	£748,000	205	£3,649	£748,000	£3,649
Windsor Court	Newbury	RG14 5XG	Newbury & Thatcham	Flat	12/09/2018	£194,000	53	£3,660	£194,000	£3,660
Doveton Way	Newbury	RG14 2AT	Newbury & Thatcham	Semi-detached	14/08/2018	£320,000	87	£3,678	£318,912	£3,666
Grove Road	Newbury	RG14 1UH	Newbury & Thatcham	Detached	02/08/2018	£527,700	143	£3,690	£525,906	£3,678
Lambourn Road	Newbury	RG20 8JF	Newbury & Thatcham	Detached	24/08/2018	£695,000	188	£3,697	£692,637	£3,684

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Long Lane	Newbury	RG14 2TA	Newbury & Thatcham	Detached	22/08/2018	£710,000	192	£3,698	£707,586	£3,685
Three Acre Road	Newbury	RG14 7AN	Newbury & Thatcham	Semi-detached	22/08/2018	£430,000	116	£3,707	£428,538	£3,694
Andover Road	Newbury	RG20 0LN	Newbury & Thatcham	Detached	28/08/2018	£800,000	211	£3,791	£797,280	£3,779
Two Rivers Way	Newbury	RG14 5TE	Newbury & Thatcham	Detached	31/08/2018	£365,000	96	£3,802	£363,759	£3,789
Park Way	Newbury	RG14 1EF	Newbury & Thatcham	Flat	24/08/2018	£210,000	55	£3,818	£209,286	£3,805
Highwood Close	Newbury	RG14 2EJ	Newbury & Thatcham	Semi-detached	10/09/2018	£325,000	85	£3,824	£325,000	£3,824
Kingsley Close	Newbury	RG14 2EB	Newbury & Thatcham	Semi-detached	31/08/2018	£335,000	87	£3,851	£333,861	£3,837
Paddock Road	Newbury	RG14 7DG	Newbury & Thatcham	Semi-detached	06/09/2018	£475,000	123	£3,862	£475,000	£3,862
Ormonde Gardens	Newbury	RG14 1TG	Newbury & Thatcham	Detached	02/08/2018	£785,000	202	£3,886	£782,331	£3,873
Charter Road	Newbury	RG14 7EW	Newbury & Thatcham	Semi-detached	15/08/2018	£400,000	100	£4,000	£398,640	£3,986
Eeklo Place	Newbury	RG14 7HW	Newbury & Thatcham	Flat	07/09/2018	£173,500	43	£4,035	£173,500	£4,035
Grove Road	Newbury	RG14 1UL	Newbury & Thatcham	Semi-detached	15/08/2018	£485,000	119	£4,076	£483,351	£4,062
Kingsbridge Road	Newbury	RG14 6EA	Newbury & Thatcham	Semi-detached	29/08/2018	£445,000	109	£4,083	£443,487	£4,069

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Kingsbridge Road	Newbury	RG14 6DY	Newbury & Thatcham	Detached	10/08/2018	£425,000	104	£4,087	£423,555	£4,073
Kings Road	Newbury	RG14 5RG	Newbury & Thatcham	Terraced	02/08/2018	£270,000	66	£4,091	£269,082	£4,077
Enborne Road	Newbury	RG14 6AH	Newbury & Thatcham	Semi-detached	14/08/2018	£480,000	116	£4,138	£478,368	£4,124
Oaken Grove	Newbury	RG14 6DX	Newbury & Thatcham	Semi-detached	02/08/2018	£465,000	112	£4,152	£463,419	£4,138
Edgecombe Lane	Newbury	RG14 2HJ	Newbury & Thatcham	Terraced	10/08/2018	£270,000	65	£4,154	£269,082	£4,140
The Oaks	Newbury	RG14 7US	Newbury & Thatcham	Terraced	21/08/2018	£255,000	61	£4,180	£254,133	£4,166
Monks Lane	Newbury	RG14 7RJ	Newbury & Thatcham	Detached	07/08/2018	£260,000	62	£4,194	£259,116	£4,179
Castle Grove	Newbury	RG14 1PS	Newbury & Thatcham	Detached	10/09/2018	£475,000	113	£4,204	£475,000	£4,204
Villiers Way	Newbury	RG14 6SA	Newbury & Thatcham	Semi-detached	10/08/2018	£400,000	94	£4,255	£398,640	£4,241
Andover Road	Newbury	RG14 6NU	Newbury & Thatcham	Terraced	03/08/2018	£319,950	75	£4,266	£318,862	£4,251
Dorneywood Way	Newbury	RG14 2FA	Newbury & Thatcham	Semi-detached	29/08/2018	£339,950	79	£4,303	£338,794	£4,289
Russell Road	Newbury	RG14 5LA	Newbury & Thatcham	Detached	17/08/2018	£340,000	79	£4,304	£338,844	£4,289
Wendan Road	Newbury	RG14 7AJ	Newbury & Thatcham	Detached	01/08/2018	£420,000	97	£4,330	£418,572	£4,315

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Gloucester Road	Newbury	RG14 5JN	Newbury & Thatcham	Semi-detached	30/08/2018	£330,000	76	£4,342	£328,878	£4,327
Marston Drive	Newbury	RG14 2SG	Newbury & Thatcham	Terraced	03/08/2018	£250,000	57	£4,386	£249,150	£4,371
Walton Way	Newbury	RG14 2NZ	Newbury & Thatcham	Terraced	18/09/2018	£195,000	43	£4,535	£195,000	£4,535
Gwyn Close	Newbury	RG14 6JB	Newbury & Thatcham	Detached	21/08/2018	£499,950	108	£4,629	£498,250	£4,613
Yates Copse	Newbury	RG14 2SB	Newbury & Thatcham	Detached	21/08/2018	£485,000	102	£4,755	£483,351	£4,739
Braunfels Walk	Newbury	RG14 5NQ	Newbury & Thatcham	Detached	06/08/2018	£480,000	100	£4,800	£478,368	£4,784
West Mills	Newbury	RG14 5HG	Newbury & Thatcham	Terraced	24/08/2018	£335,000	68	£4,926	£333,861	£4,910
Craven Road	Newbury	RG14 5NS	Newbury & Thatcham	Detached	24/08/2018	£380,000	75	£5,067	£378,708	£5,049
Enborne Row	Newbury	RG20 0ND	Newbury & Thatcham	Detached	07/09/2018	£440,000	85	£5,176	£440,000	£5,176
Naseby Rise	Newbury	RG14 2SF	Newbury & Thatcham	Detached	22/08/2018	£512,000	92	£5,565	£510,259	£5,546
Monkwood Close	Newbury	RG14 6NS	Newbury & Thatcham	Detached	01/08/2018	£385,000	64	£6,016	£383,691	£5,995
Average:						£370,194	101	£3,652	£369,213	£3,642
Padworth										
Fallows Road	Padworth	RG7 4GX	East Kennet Valley	Semi-detached	07/08/2018	£399,950	116	£3,448	£398,590	£3,436

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Fallows Road	Padworth	RG7 4GX	East Kennet Valley	Terraced	07/08/2018	£300,000	76	£3,947	£298,980	£3,934
Benson Holme	Padworth	RG7 4JR	East Kennet Valley	Terraced	14/09/2018	£283,000	63	£4,492	£283,000	£4,492
Average:						£327,650	85	£3,855	£326,857	£3,845
Pangbourne										
Reading Road	Pangbourne	RG8 7JF	AONB	Terraced	29/08/2018	£433,000	101	£4,287	£431,528	£4,273
Flowers Hill	Pangbourne	RG8 7BD	AONB	Detached	01/08/2018	£1,190,000	269	£4,424	£1,185,954	£4,409
Sulham Lane	Pangbourne	RG8 7LJ	AONB	Detached	24/08/2018	£529,000	115	£4,600	£527,201	£4,584
Kennedy Drive	Pangbourne	RG8 7LB	AONB	Semi-detached	03/08/2018	£390,000	80	£4,875	£388,674	£4,858
Average:						£635,500	141	£4,499	£633,339	£4,484
Speen										
Kersey Crescent	Speen ²	RG14 1SW	Newbury & Thatcham	Semi-detached	01/08/2018	£325,000	118	£2,754	£323,895	£2,745
Marshalls Court	Speen	RG14 1RY	Newbury & Thatcham	Flat	01/08/2018	£199,950	67	£2,984	£199,270	£2,974
Bath Road	Speen	RG14 1QY	Newbury & Thatcham	Detached	03/08/2018	£400,500	127	£3,154	£399,138	£3,143
Majendie Close	Speen	RG14 1QH	Newbury & Thatcham	Semi-detached	14/08/2018	£365,000	99	£3,687	£363,759	£3,674
Cowslade	Speen	RG14 1UP	Newbury & Thatcham	Semi-detached	14/08/2018	£424,950	111	£3,828	£423,505	£3,815

² Speen is part of the Newbury settlement

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Average:						£343,080	104	£3,286	£341,914	£3,275
Streatley										
Wantage Road	Streatley	RG8 9LB	AONB	Flat	17/08/2018	£580,000	230	£2,522	£578,028	£2,513
Sulhamstead										
Wises Firs	Sulhamstead	RG7 4EH	East Kennet Valley	Detached	09/08/2018	£400,000	105	£3,810	£398,640	£3,797
Thattham										
Gordon Road	Thattham	RG18 3DE	Newbury & Thattham	Detached	03/08/2018	£227,000	174	£1,305	£226,228	£1,300
Signals Close	Thattham	RG19 4PF	Newbury & Thattham	Terraced	17/08/2018	£122,251	77	£1,588	£121,835	£1,582
Beancroft Road	Thattham	RG19 3XS	Newbury & Thattham	Flat	10/08/2018	£172,000	97	£1,773	£171,415	£1,767
Heardman Close	Thattham	RG19 4FB	Newbury & Thattham	Detached	09/08/2018	£485,000	168	£2,887	£483,351	£2,877
Hartley Way	Thattham	RG18 4QU	Newbury & Thattham	Semi-detached	02/08/2018	£287,500	98	£2,934	£286,523	£2,924
Park Avenue	Thattham	RG18 4LJ	Newbury & Thattham	Semi-detached	06/09/2018	£295,000	94	£3,138	£295,000	£3,138
Curlew Close	Thattham	RG19 3SA	Newbury & Thattham	Semi-detached	03/09/2018	£378,000	120	£3,150	£378,000	£3,150
Parkside Road	Thattham	RG18 3NJ	Newbury & Thattham	Semi-detached	30/08/2018	£340,000	107	£3,178	£338,844	£3,167
Hebden Close	Thattham	RG19 3XL	Newbury & Thattham	Detached	04/09/2018	£325,000	97	£3,351	£325,000	£3,351

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Northway	Thatcham	RG18 3FG	Newbury & Thatcham	Semi-detached	15/08/2018	£305,000	89	£3,427	£303,963	£3,415
Crowfield Drive	Thatcham	RG19 3RX	Newbury & Thatcham	Semi-detached	31/08/2018	£347,500	100	£3,475	£346,319	£3,463
Sagecroft Road	Thatcham	RG18 3BF	Newbury & Thatcham	Terraced	10/08/2018	£300,000	86	£3,488	£298,980	£3,477
Hazel Grove	Thatcham	RG18 3NH	Newbury & Thatcham	Detached	30/08/2018	£340,000	96	£3,542	£338,844	£3,530
Lower Way	Thatcham	RG19 3RN	Newbury & Thatcham	Detached	07/08/2018	£365,000	102	£3,578	£363,759	£3,566
Cowslip Crescent	Thatcham	RG18 4BZ	Newbury & Thatcham	Detached	24/08/2018	£495,000	136	£3,640	£493,317	£3,627
Alston Mews	Thatcham	RG19 3XF	Newbury & Thatcham	Semi-detached	24/08/2018	£290,000	76	£3,816	£289,014	£3,803
Fylingdales	Thatcham	RG19 3LB	Newbury & Thatcham	Semi-detached	31/08/2018	£325,000	82	£3,963	£323,895	£3,950
Mersey Way	Thatcham	RG18 3DL	Newbury & Thatcham	Semi-detached	14/08/2018	£325,000	80	£4,063	£323,895	£4,049
Woodhouse Gardens	Thatcham	RG19 8FB	Newbury & Thatcham	Detached	10/08/2018	£450,113	110	£4,092	£448,583	£4,078
Rosedale Gardens	Thatcham	RG19 3LE	Newbury & Thatcham	Semi-detached	09/08/2018	£260,000	63	£4,127	£259,116	£4,113
Harebell Drive	Thatcham	RG18 4DR	Newbury & Thatcham	Detached	06/08/2018	£360,000	87	£4,138	£358,776	£4,124
Station Road	Thatcham	RG19 4PZ	Newbury & Thatcham	Semi-detached	10/08/2018	£320,000	76	£4,211	£318,912	£4,196

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Grindle Close	Thatcham	RG18 3PD	Newbury & Thatcham	Terraced	31/08/2018	£320,000	74	£4,324	£318,912	£4,310
Mersey Way	Thatcham	RG18 3DL	Newbury & Thatcham	Terraced	03/09/2018	£330,000	76	£4,342	£330,000	£4,342
Quarrington Close	Thatcham	RG19 4YE	Newbury & Thatcham	Semi-detached	16/08/2018	£325,000	74	£4,392	£323,895	£4,377
Broadmeadow End	Thatcham	RG18 4ED	Newbury & Thatcham	Semi-detached	20/08/2018	£370,000	83	£4,458	£368,742	£4,443
Westerdale	Thatcham	RG19 3XA	Newbury & Thatcham	Semi-detached	24/08/2018	£330,000	72	£4,583	£328,878	£4,568
Heather Drive	Thatcham	RG18 4BU	Newbury & Thatcham	Terraced	10/08/2018	£335,000	73	£4,589	£333,861	£4,573
Glebelands	Thatcham	RG19 3QZ	Newbury & Thatcham	Semi-detached	20/08/2018	£277,000	60	£4,617	£276,058	£4,601
Blackdown Way	Thatcham	RG19 3FY	Newbury & Thatcham	Semi-detached	23/08/2018	£260,000	56	£4,643	£259,116	£4,627
Wilfred Way	Thatcham	RG19 4WF	Newbury & Thatcham	Semi-detached	03/09/2018	£287,500	60	£4,792	£287,500	£4,792
Bowes Road	Thatcham	RG19 3YN	Newbury & Thatcham	Terraced	14/08/2018	£215,000	44	£4,886	£214,269	£4,870
Pimpernel Place	Thatcham	RG18 4EY	Newbury & Thatcham	Terraced	03/09/2018	£290,000	59	£4,915	£290,000	£4,915
Northfield Road	Thatcham	RG18 3ET	Newbury & Thatcham	Terraced	16/08/2018	£255,000	50	£5,100	£254,133	£5,083
Ashmore Green Road	Thatcham	RG18 9ES	Newbury & Thatcham	Semi-detached	03/09/2018	£642,000	125	£5,136	£642,000	£5,136

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Alston Mews	Thatcham	RG19 3XF	Newbury & Thatcham	Terraced	23/08/2018	£224,000	43	£5,209	£223,238	£5,192
Pimpernel Place	Thatcham	RG18 4EY	Newbury & Thatcham	Semi-detached	31/08/2018	£220,000	42	£5,238	£219,252	£5,220
Scrivens Mead	Thatcham	RG19 4FQ	Newbury & Thatcham	Terraced	23/08/2018	£222,000	39	£5,692	£221,245	£5,673
Norlands	Thatcham	RG18 3FE	Newbury & Thatcham	Detached	15/08/2018	£343,000	60	£5,717	£341,834	£5,697
Arrowsmith Way	Thatcham	RG19 4GU	Newbury & Thatcham	Detached	10/08/2018	£460,000	66	£6,970	£458,436	£6,946
Average:						£320,497	84	£3,803	£319,623	£3,793
Theale										
Volunteer Road	Theale	RG7 5DN	Eastern Urban Area	Terraced	07/09/2018	£330,000	136	£2,426	£330,000	£2,426
Volunteer Road	Theale	RG7 5DN	Eastern Urban Area	Terraced	18/09/2018	£385,000	118	£3,263	£385,000	£3,263
Meadow Way	Theale	RG7 4AX	Eastern Urban Area	Terraced	23/08/2018	£300,000	76	£3,947	£298,980	£3,934
Woodfield Way	Theale	RG7 5AB	Eastern Urban Area	Detached	23/08/2018	£320,000	72	£4,444	£318,912	£4,429
Blossom Lane	Theale	RG7 5BD	Eastern Urban Area	Detached	05/09/2018	£363,000	69	£5,261	£363,000	£5,261
Average:						£339,600	94	£3,605	£339,178	£3,601
Tidmarsh										
Tidmarsh Lane	Tidmarsh	RG8 8HE	AONB	Flat	03/08/2018	£355,000	131	£2,710	£353,793	£2,701
Ufton Nervet										

Address	Settlement	Postcode	CIL Differential Area	Property Type	Sale Date	Sale Price	EPC floor area (m ²)	Price (£/m ²)	Updated values in line with UK HPI	Updated Values in Line with UK HPI (£/m ²)
Island Farm Road	Ufton Nervet	RG7 4ER	East Kennet Valley	Detached	05/09/2018	£740,000	196	£3,776	£740,000	£3,776
Upper Basildon										
Aldworth Road	Upper Basildon	RG8 8NG	AONB	Detached	24/08/2018	£640,000	146	£4,384	£637,824	£4,369
Beckfords	Upper Basildon	RG8 8PB	AONB	Semi-detached	03/08/2018	£485,000	108	£4,491	£483,351	£4,475
Average:						£562,500	127	£4,429	£560,588	£4,414
Upper Bucklebury										
Berrys Road	Upper Bucklebury	RG7 6QN	AONB	Semi-detached	24/08/2018	£425,000	120	£3,542	£423,555	£3,530
Broad Lane	Upper Bucklebury	RG7 6QH	AONB	Detached	22/08/2018	£785,000	197	£3,985	£782,331	£3,971
Average:						£605,000	158	£3,817	£602,943	£3,804
Welford										
Glenn Miller Close	Welford	RG20 8HF	AONB	Terraced	03/08/2018	£265,000	103	£2,573	£264,099	£2,564
West Ilsley										
Rowles Paddock	West Ilsley	RG20 7AP	AONB	Semi-detached	30/08/2018	£470,750	124	£3,796	£469,149	£3,783
The Maltings	West Ilsley	RG20 7AX	AONB	Detached	30/08/2018	£975,000	244	£3,996	£971,685	£3,982
Average:						£722,875	184	£3,929	£720,417	£3,915
Woolhampton										
Station Road	Woolhampton	RG7 5SE	East Kennet Valley	Detached	10/08/2018	£350,000	129	£2,713	£348,810	£2,704

3.8 Tables 3e and 3f below provide an overall analysis of the above Land Registry resale data showing adjusted average values per m² by settlement (Table 3e). A key point of this analysis is to consider all available information in an appropriate way for the study purpose, which in this case requires a high-level overview of general values ‘patterns’ rather than a site specific ‘focused’ approach.

Table 3e – Land Registry Sold Prices Review Analysis – West Berkshire Council
Resales - Updated Average Price per m² by Settlement

Settlement	Updated values in line with UK HPI (£/m ²)
East Ilsley*	£2,467
Streatley*	£2,513
Welford*	£2,564
Tidmarsh*	£2,701
Woolhampton*	£2,704
Lambourn	£3,007
Boxford*	£3,047
Speen ³ *	£3,275
Greenham*	£3,344
Chaddleworth ⁴ *	£3,378
Great Shefford *	£3,383
Hermitage	£3,462
Theale	£3,601
Newbury	£3,642
Halfway *	£3,705
Ufton Nervet*	£3,776
Mortimer*	£3,776
Thatcham	£3,793
Sulhamstead*	£3,797
Upper Bucklebury*	£3,804
Eastbury*	£3,842
Padworth	£3,845
West Ilsley*	£3,915
Burghfield & Burghfield Common	£3,917
Calcot	£3,960
Kintbury	£3,979
Cold Ash*	£4,073

³ Speen is part of Newbury settlement.

⁴ Chaddleworth is within AONB and does not have a settlement boundary.

Settlement	Updated values in line with UK HPI (£/m²)
Hungerford	£4,104
Compton*	£4,319
Donnington*	£4,359
Upper Basildon*	£4,414
Pangbourne	£4,484
Bucklebury*	£4,553
Aldermaston*	£4,853
Beenham*	£4,875
Leckhampstead*	£4,917
Hampstead Norreys*	£4,931

**small data sample*

Available New Build Properties for Sale – December 2018

- 3.9 The tables below provide information on new build properties for sale as at December 2018 as found through web-searching, including from www.rightmove.co.uk; various house builders' & estate agents' websites and associated / follow-up enquiries as relevant. The data was collected by settlement area and then cross referenced with the existing CIL Zones / Spatial Areas.
- 3.10 The noted property sizes are as supplied with the agent's / developer's details or, where those were not stated, as per DSP's estimates – e.g. from agents' or other floor plans / dimensions (*Note: estimated dwelling sizes are shown in italics; Agent's or others' quoted property size details in non-italics*).
- 3.11 The final column showing a 5% deduction to the stated (i.e. advertised) 'price per m²' is intended to recognise that there will usually be an adjustment between marketing and sale price.

See Table 3g on the following page.

Table 3g - Available new build property – as marketed at the time of research (December 2018) *(Data collected by settlement area)*

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Aldermaston								
Plantation Road	Aldermaston	East Kennet Valley	4-bedroom semi-detached house	£382,000	£362,900	133	£2,872	£2,729
Mallard Way	Aldermaston	East Kennet Valley	3-bedroom detached house	£390,000	£370,500	120	£3,250	£3,088
Fallows Road	Aldermaston	East Kennet Valley	4-bedroom detached house	£625,000	£593,750	190	£3,289	£3,125
Mallard Way	Aldermaston	East Kennet Valley	4-bedroom detached house	£480,000	£456,000	142	£3,380	£3,211
Swan Drive	Aldermaston	East Kennet Valley	4-bedroom detached house	£650,000	£617,500	191.3	£3,398	£3,228
Kestrels Mead	Aldermaston	East Kennet Valley	2-bedroom terraced house	£275,000	£261,250	80.2	£3,429	£3,257
Lockside Court	Aldermaston	East Kennet Valley	2-bedroom apartment	£210,000	£199,500	59.7	£3,518	£3,342
The Street	Aldermaston	East Kennet Valley	3-bedroom semi-detached house	£450,000	£427,500	122	£3,689	£3,504
Paices Hill	Aldermaston	East Kennet Valley	1-bedroom apartment	£240,000	£228,000	63.8	£3,762	£3,574
Mallard Way	Aldermaston	East Kennet Valley	2-bedroom terraced house	£265,000	£251,750	65.3	£4,058	£3,855
Mallard Way	Aldermaston	East Kennet Valley	2-bedroom terraced house	£255,000	£242,250	57.4	£4,443	£4,220
Average:				£383,818	£364,627	111.3	£3,447	£3,275

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Bradfield								
Tutts Clump	Bradfield	AONB	4-bedroom detached house	£900,000	£855,000	261.5	£3,442	£3,270
Wayland Close	Bradfield	AONB	4-bedroom detached house	£615,000	£584,250	170	£3,618	£3,437
Bushnells Lane	Bradfield	AONB	4-bedroom semi-detached house	£1,300,000	£1,235,000	328	£3,963	£3,765
Heath Road	Bradfield	AONB	3-bedroom semi-detached house	£495,000	£470,250	120.3	£4,115	£3,909
Jennetts Hill	Bradfield	AONB	3-bedroom detached house	£750,000	£712,500	173.1	£4,333	£4,116
Tutts Clump	Bradfield	AONB	4-bedroom detached house	£845,000	£802,750	157	£5,382	£5,113
Tutts Clump	Bradfield	AONB	4-bedroom terraced house	£845,000	£802,750	157	£5,382	£5,113
Church Road	Bradfield	AONB	4-bedroom detached house	£1,300,000	£1,235,000	197	£6,599	£6,269
Average:				£881,250	£837,188	195.5	£4,508	£4,283
Burghfield								
Stones Walk	Burghfield	East Kennet Valley	3-bedroom terraced house	£270,000	£256,500	90.1	£2,997	£2,847
Pine Ridge Road	Burghfield	East Kennet Valley	3-bedroom terraced house	£350,000	£332,500	115.9	£3,020	£2,869
Bunces Lane	Burghfield	East Kennet Valley	3-bedroom terraced house	£365,000	£346,750	108.6	£3,361	£3,193
Bunces Lane	Burghfield	East Kennet Valley	3-bedroom terraced house	£373,000	£354,350	99.2	£3,760	£3,572

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Stable Close	Burghfield	East Kennet Valley	2-bedroom terraced house	£280,000	£266,000	74.4	£3,763	£3,575
Three Firs Way	Burghfield	East Kennet Valley	3-bedroom terraced house	£290,000	£275,500	76.4	£3,796	£3,606
Abbots Road	Burghfield	East Kennet Valley	2-bedroom terraced house	£280,000	£266,000	72.1	£3,883	£3,689
Hunters Hill	Burghfield	East Kennet Valley	2-bedroom terraced house	£320,000	£304,000	80.1	£3,995	£3,795
Tower House	Burghfield	East Kennet Valley	4-bedroom detached house	£875,000	£831,250	215.8	£4,055	£3,852
Abbots Road	Burghfield	East Kennet Valley	2-bedroom terraced house	£280,000	£266,000	68.6	£4,082	£3,878
Abbots Road	Burghfield	East Kennet Valley	2-bedroom terraced house	£280,000	£266,000	68.6	£4,082	£3,878
Blackbird Close	Burghfield	East Kennet Valley	2-bedroom terraced house	£270,000	£256,500	54.1	£4,991	£4,741
Dauntless Road	Burghfield	East Kennet Valley	3-bedroom terraced house	£350,000	£332,500	68.8	£5,087	£4,833
Tower House	Burghfield	East Kennet Valley	4-bedroom detached house	£795,000	£755,250	153.2	£5,189	£4,930
Acorn Gardens	Burghfield	East Kennet Valley	2-bedroom terraced house	£300,000	£285,000	57.8	£5,190	£4,931
Addison House	Burghfield	East Kennet Valley	2-bedroom apartment	£360,000	£342,000	67	£5,373	£5,104
Addison House	Burghfield	East Kennet Valley	2-bedroom apartment	£380,000	£361,000	70	£5,429	£5,157

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Watersedge Apartments	Burghfield	East Kennet Valley	2-bedroom apartment	£395,000	£375,250	69.5	£5,683	£5,399
Tower House	Burghfield	East Kennet Valley	2-bedroom apartment	£395,000	£375,250	68.6	£5,758	£5,470
Tower House	Burghfield	East Kennet Valley	3-bedroom detached house	£595,000	£565,250	99.9	£5,956	£5,658
Lakeside Apartments	Burghfield	East Kennet Valley	2-bedroom apartment	£410,000	£389,500	68.2	£6,012	£5,711
Average:				£391,095	£371,540	87.9	£4,447	£4,225
Calcot								
Church Street	Calcot	Eastern Urban Area	2-bedroom apartment	£250,000	£237,500	70	£3,571	£3,393
Church Street	Calcot	Eastern Urban Area	2-bedroom apartment	£250,000	£237,500	70	£3,571	£3,393
Mill Lane	Calcot	Eastern Urban Area	4-bedroom terraced house	£580,000	£551,000	154.7	£3,749	£3,562
Church Street	Calcot	Eastern Urban Area	1-bedroom apartment	£220,000	£209,000	50	£4,400	£4,180
Church Street	Calcot	Eastern Urban Area	1-bedroom apartment	£220,000	£209,000	50	£4,400	£4,180
Average:				£304,000	£288,800	78.9	£3,851	£3,658
Chieveley								
North Heath	Chieveley	AONB	4-bedroom detached house	£895,000	£850,250	281.7	£3,177	£3,018
Oxford Road	Chieveley	AONB	3-bedroom semi-detached house	£332,500	£315,875	86	£3,866	£3,673

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Beedon Common	Chieveley	AONB	4-bedroom semi-detached house	£775,000	£736,250	171.8	£4,511	£4,286
Average:				£667,500	£634,125	179.8	£3,712	£3,526
Cold Ash								
Sagecroft Road	Cold Ash	AONB	2-bedroom apartment	£167,500	£159,125	58.1	£2,883	£2,739
Cold Ash Hill	Cold Ash	AONB	4-bedroom detached house	£695,000	£660,250	235	£2,957	£2,810
Spring Lane	Cold Ash	AONB	4-bedroom detached house	£833,000	£791,350	256.9	£3,243	£3,080
Walters Close	Cold Ash	AONB	4-bedroom detached house	£695,000	£660,250	210.6	£3,300	£3,135
Sagecroft Road	Cold Ash	AONB	3-bedroom terraced house	£269,950	£256,453	81.7	£3,304	£3,139
Folly Court	Cold Ash	AONB	4-bedroom semi-detached house	£524,950	£498,703	149	£3,523	£3,347
The Rise	Cold Ash	AONB	3-bedroom terraced house	£339,950	£322,953	94	£3,616	£3,436
Spring Lane	Cold Ash	AONB	3-bedroom terraced house	£465,000	£441,750	118	£3,941	£3,744
Woodside	Cold Ash	AONB	4-bedroom detached house	£725,000	£688,750	179.7	£4,035	£3,833
The Ridge	Cold Ash	AONB	3-bedroom detached house	£500,000	£475,000	110.1	£4,541	£4,314
Westrop Green	Cold Ash	AONB	3-bedroom semi-detached house	£595,000	£565,250	93.3	£6,377	£6,058
Lancaster Close	Cold Ash	AONB	2-bedroom apartment	£430,000	£408,500	65	£6,615	£6,285
Average:				£520,029	£494,028	137.6	£3,779	£3,590

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Compton								
Meadow close	Compton	AONB	3-bedroom terraced house	£315,000	£299,250	100	£3,150	£2,993
6 Lowbury Gardens	Compton	AONB	4-bedroom detached house	£495,000	£470,250	153.1	£3,233	£3,072
1 Compton Manor	Compton	AONB	2-bedroom detached house	£269,500	£256,025	81.7	£3,299	£3,134
Lowbury Gardens	Compton	AONB	3-bedroom semi-detached house	£385,000	£365,750	116.1	£3,316	£3,150
Lowbury Gardens	Compton	AONB	2-bedroom apartment	£250,000	£237,500	60.5	£4,132	£3,926
Whitewalls Close	Compton	AONB	4-bedroom detached house	£485,000	£460,750	112.4	£4,315	£4,099
Yew Tree Stables	Compton	AONB	4-bedroom detached house	£650,000	£617,500	147.9	£4,395	£4,175
6A Mayfield Cottages	Compton	AONB	4-bedroom detached house	£625,000	£593,750	122.3	£5,110	£4,855
Average:				£434,313	£412,597	111.8	£3,886	£3,692
Great Shefford								
Wantage Road	Great Shefford	AONB	4-bedroom terraced house	£375,000	£356,250	139.4	£2,690	£2,556
Spring Meadows	Great Shefford	AONB	2-bedroom terraced house	£219,950	£208,953	62.5	£3,519	£3,343
Front street	Great Shefford	AONB	3-bedroom detached house	£595,000	£565,250	105	£5,667	£5,383
Average:				£396,650	£376,818	102.3	£3,877	£3,683
Hermitage								

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Wythe Close	Hermitage	AONB	2-bedroom terraced house	£175,000	£166,250	68	£2,574	£2,445
Wythe Close	Hermitage	AONB	2-bedroom terraced house	£175,000	£166,250	68	£2,574	£2,445
Pond Lane	Hermitage	AONB	4-bedroom detached house	£1,000,000	£950,000	297	£3,367	£3,199
Rowlock Gardens	Hermitage	AONB	3-bedroom terraced house	£335,000	£318,250	97.6	£3,432	£3,261
Rowlock Gardens	Hermitage	AONB	4-bedroom detached house	£525,000	£498,750	139.1	£3,774	£3,586
Deacons Lane	Hermitage	AONB	4-bedroom detached house	£780,000	£741,000	182.2	£4,281	£4,067
Deacons Lane	Hermitage	AONB	4-bedroom detached house	£750,000	£712,500	164.7	£4,554	£4,326
Blake Road	Hermitage	AONB	4-bedroom detached house	£470,000	£446,500	101.2	£4,644	£4,412
Yattendon Road	Hermitage	AONB	3-bedroom detached house	£679,950	£645,953	142.4	£4,775	£4,536
Westtrop Green	Hermitage	AONB	3-bedroom semi-detached house	£595,000	£565,250	93.3	£6,377	£6,058
Hampstead	Hermitage	AONB	4-bedroom detached house	£899,950	£854,953	140	£6,428	£6,107
Average:				£580,445	£551,423	135.8	£4,275	£4,061
Hungerford								
Fairview Road	Hungerford	AONB	4-bedroom semi-detached house	£450,000	£427,500	179.3	£2,510	£2,384
Portdown	Hungerford	AONB	2-bedroom apartment	£189,950	£180,453	74.3	£2,557	£2,429

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Hillside Road	Hungerford	AONB	3-bedroom semi-detached house	£285,000	£270,750	100	£2,850	£2,708
High Street	Hungerford	AONB	2-bedroom apartment	£125,000	£118,750	42	£2,976	£2,827
Hillside Road	Hungerford	AONB	3-bedroom semi-detached house	£300,000	£285,000	100	£3,000	£2,850
Charnham Street	Hungerford	AONB	4-bedroom terraced house	£395,000	£375,250	130	£3,038	£2,887
Morely Place	Hungerford	AONB	2-bedroom apartment	£155,000	£147,250	51	£3,039	£2,887
Priory Road	Hungerford	AONB	4-bedroom detached house	£550,000	£522,500	179.8	£3,059	£2,906
High Street	Hungerford	AONB	3-bedroom terraced house	£385,000	£365,750	125	£3,080	£2,926
Upper Eddington	Hungerford	AONB	4-bedroom detached house	£750,000	£712,500	236.8	£3,167	£3,009
Crown Mews	Hungerford	AONB	1-bedroom apartment	£149,995	£142,495	45.2	£3,318	£3,153
Middletons Close	Hungerford	AONB	3-bedroom terraced house	£335,000	£318,250	95.8	£3,497	£3,322
Crown Mews	Hungerford	AONB	1-bedroom apartment	£154,950	£147,203	43.5	£3,562	£3,384
Chilton Way	Hungerford	AONB	3-bedroom semi-detached house	£335,000	£318,250	93.6	£3,579	£3,400
Wessex Close	Hungerford	AONB	4-bedroom detached house	£379,950	£360,953	106	£3,584	£3,405
Salisbury Road	Hungerford	AONB	4-bedroom detached house	£795,000	£755,250	219.4	£3,624	£3,442
Fairview Road	Hungerford	AONB	3-bedroom semi-detached house	£395,000	£375,250	108.1	£3,654	£3,471

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Hamblin Meadow	Hungerford	AONB	3-bedroom detached house	£354,950	£337,203	97	£3,659	£3,476
Charnham Street	Hungerford	AONB	3-bedroom detached house	£379,950	£360,953	102.6	£3,703	£3,518
Church Way	Hungerford	AONB	3-bedroom semi-detached house	£400,000	£380,000	108	£3,704	£3,519
Smitham Bridge Road	Hungerford	AONB	3-bedroom detached house	£385,000	£365,750	103.9	£3,705	£3,520
Bearwater	Hungerford	AONB	1-bedroom apartment	£250,000	£237,500	66.8	£3,743	£3,555
Regent Close	Hungerford	AONB	2-bedroom terraced house	£285,000	£270,750	76	£3,750	£3,563
Tarrants Hill	Hungerford	AONB	3-bedroom semi-detached house	£359,950	£341,953	95	£3,789	£3,600
Tarrants Hill	Hungerford	AONB	2-bedroom terraced house	£235,000	£223,250	61.8	£3,803	£3,612
Shalbourne Close	Hungerford	AONB	3-bedroom detached house	£375,000	£356,250	95.9	£3,910	£3,715
Sarum Way	Hungerford	AONB	3-bedroom semi-detached house	£385,000	£365,750	98.4	£3,913	£3,717
Somerset Close	Hungerford	AONB	4-bedroom semi-detached house	£450,000	£427,500	109.8	£4,098	£3,893
North View	Hungerford	AONB	2-bedroom terraced house	£325,000	£308,750	78	£4,167	£3,958
Foundry House	Hungerford	AONB	1-bedroom apartment	£175,000	£166,250	40	£4,375	£4,156
Upper Eddington	Hungerford	AONB	2-bedroom terraced house	£285,000	£270,750	63.6	£4,481	£4,257

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Hamblin Meadow	Hungerford	AONB	3-bedroom semi-detached house	£349,950	£332,453	76.7	£4,563	£4,334
Smitham Bridge Road	Hungerford	AONB	3-bedroom detached house	£379,950	£360,953	80	£4,749	£4,512
Prospect Road	Hungerford	AONB	2-bedroom semi-detached house	£325,000	£308,750	68	£4,779	£4,540
Charnham Court	Hungerford	AONB	1-bedroom apartment	£215,000	£204,250	44	£4,886	£4,642
Prospect Road	Hungerford	AONB	2-bedroom detached house	£325,000	£308,750	65.6	£4,954	£4,707
Average:				£343,600	£326,420	96.1	£3,574	£3,395
Kintbury								
The Pentlands	Kintbury	AONB	3-bedroom semi-detached house	£318,000	£302,100	95	£3,347	£3,180
Laylands Green	Kintbury	AONB	3-bedroom terraced house	£284,950	£270,703	84	£3,392	£3,223
Great Severals	Kintbury	AONB	4-bedroom detached house	£500,000	£475,000	142.7	£3,504	£3,329
Ashton Place	Kintbury	AONB	2-bedroom semi-detached house	£279,950	£265,953	79	£3,544	£3,366
Millbank	Kintbury	AONB	4-bedroom detached house	£525,000	£498,750	142.7	£3,679	£3,495
Station Road	Kintbury	AONB	4-bedroom semi-detached house	£995,000	£945,250	246	£4,045	£3,842
Church Street	Kintbury	AONB	3-bedroom semi-detached house	£525,000	£498,750	117.8	£4,457	£4,234
Station Road	Kintbury	AONB	2-bedroom semi-detached house	£435,000	£413,250	97.5	£4,462	£4,238

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Kintbury Road	Kintbury	AONB	2-bedroom detached house	£399,950	£379,953	79.4	£5,037	£4,785
High Street	Kintbury	AONB	2-bedroom terraced house	£275,000	£261,250	52	£5,288	£5,024
Newbury Street	Kintbury	AONB	2-bedroom semi-detached house	£325,000	£308,750	60	£5,417	£5,146
Wallingtons Road	Kintbury	AONB	2-bedroom detached house	£375,000	£356,250	64.1	£5,850	£5,558
St Inglewood House	Kintbury	AONB	1-bedroom apartment	£365,000	£346,750	60	£6,083	£5,779
Templeton Road	Kintbury	AONB	2-bedroom apartment	£575,000	£546,250	65	£8,846	£8,404
Templeton Road	Kintbury	AONB	2-bedroom apartment	£595,000	£565,250	65	£9,154	£8,696
Templeton Road	Kintbury	AONB	2-bedroom apartment	£650,000	£617,500	65	£10,000	£9,500
Templeton Road	Kintbury	AONB	2-bedroom apartment	£685,000	£650,750	65	£10,538	£10,012
Templeton Road	Kintbury	AONB	2-bedroom apartment	£695,000	£660,250	65	£10,692	£10,158
Average:				£489,047	£464,595	91.4	£5,351	£5,083
Lambourn								
Pegasus Court	Lambourn	AONB	2-bedroom apartment	£145,000	£137,750	55.7	2603.2316	£2,473
Beales Farm Road	Lambourn	AONB	4-bedroom semi-detached house	£450,000	£427,500	171	£2,632	£2,500
St Michaels Close	Lambourn	AONB	1-bedroom apartment	£135,000	£128,250	51.1	2641.8787	£2,510
Woodbury	Lambourn	AONB	3-bedroom semi-detached house	£250,000	£237,500	92	£2,717	£2,582
Bockhampton Road	Lambourn	AONB	3-bedroom semi-detached house	£249,950	£237,453	91.2	£2,741	£2,604
Three Post Lane	Lambourn	AONB	3-bedroom terraced house	£275,000	£261,250	100	£2,750	£2,613

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Hungerford Hill	Lambourn	AONB	3-bedroom semi-detached house	£350,000	£332,500	123	£2,846	£2,703
Meadowview Court	Lambourn	AONB	1-bedroom apartment	£145,000	£137,750	50	2900	£2,755
Rockfel Road	Lambourn	AONB	4-bedroom detached house	£450,000	£427,500	152	£2,961	£2,813
Essex Place	Lambourn	AONB	4-bedroom detached house	£635,000	£603,250	213.6	£2,973	£2,824
High Street	Lambourn	AONB	3-bedroom semi-detached house	£335,000	£318,250	109.9	£3,048	£2,896
Beales Farm Road	Lambourn	AONB	3-bedroom terraced house	£250,000	£237,500	80.1	£3,121	£2,965
Child Street	Lambourn	AONB	2-bedroom terraced house	£240,000	£228,000	76	£3,158	£3,000
Small Ridge House	Lambourn	AONB	4-bedroom detached house	£535,000	£508,250	168.4	£3,177	£3,018
Child Street	Lambourn	AONB	3-bedroom detached house	£325,000	£308,750	100.3	£3,240	£3,078
Hungerford Hill	Lambourn	AONB	2-bedroom semi-detached house	£260,000	£247,000	77	£3,377	£3,208
North Farm Close	Lambourn	AONB	3-bedroom semi-detached house	£275,000	£261,250	79	£3,481	£3,307
The Classics	Lambourn	AONB	4-bedroom terraced house	£295,000	£280,250	69.7	£4,232	£4,021
Oxford Street	Lambourn	AONB	2-bedroom detached house	£380,000	£361,000	80.7	£4,709	£4,473
Long Hedge	Lambourn	AONB	4-bedroom detached house	£795,000	£755,250	167.9	£4,735	£4,498

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Average:				£338,748	£321,810	105.4	£3,213	£3,052
Mortimer								
Stephens Firs	Mortimer	East Kennet Valley	3-bedroom semi-detached house	£425,000	£403,750	150.2	£2,830	£2,688
Badgers Croft	Mortimer	East Kennet Valley	2-bedroom apartment	£170,000	£161,500	59.7	£2,848	£2,705
West End Road	Mortimer	East Kennet Valley	4-bedroom semi-detached house	£499,950	£474,953	150	£3,333	£3,166
King Street	Mortimer	East Kennet Valley	2-bedroom apartment	£435,000	£413,250	128	£3,398	£3,229
The Crescent	Mortimer	East Kennet Valley	3-bedroom semi-detached house	£350,000	£332,500	101.5	£3,448	£3,276
Bilberry Gardens	Mortimer	East Kennet Valley	3-bedroom detached house	£500,000	£475,000	143.8	£3,477	£3,303
Groves Lea	Mortimer	East Kennet Valley	4-bedroom detached house	£600,000	£570,000	170.2	£3,525	£3,349
Williamson Close	Mortimer	East Kennet Valley	3-bedroom detached house	£525,000	£498,750	141.2	£3,718	£3,532
The Avenue	Mortimer	East Kennet Valley	4-bedroom detached house	£899,995	£854,995	241.8	£3,722	£3,536
Windmill Road	Mortimer	East Kennet Valley	4-bedroom detached house	£700,000	£665,000	178	£3,933	£3,736
Mowbray House	Mortimer	East Kennet Valley	4-bedroom semi-detached house	£735,000	£698,250	181	£4,061	£3,858
The Street	Mortimer	East Kennet Valley	4-bedroom detached house	£745,000	£707,750	181.5	£4,105	£3,899

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Fisher Court	Mortimer	East Kennet Valley	1-bedroom apartment	£185,000	£175,750	44.2	£4,186	£3,976
Windmill Road	Mortimer	East Kennet Valley	4-bedroom detached house	£700,000	£665,000	167.1	£4,189	£3,980
Groves Lea	Mortimer	East Kennet Valley	4-bedroom detached house	£525,000	£498,750	119.7	£4,386	£4,167
Groves Lea	Mortimer	East Kennet Valley	4-bedroom detached house	£525,000	£498,750	119.7	£4,386	£4,167
Briarlea Road	Mortimer	East Kennet Valley	3-bedroom terraced house	£400,000	£380,000	88	£4,545	£4,318
Tower House	Mortimer	East Kennet Valley	4-bedroom detached house	£875,000	£831,250	190.7	£4,588	£4,359
Railway Cottages	Mortimer	East Kennet Valley	3-bedroom terraced house	£485,000	£460,750	104.7	£4,632	£4,401
Tower House	Mortimer	East Kennet Valley	3-bedroom terraced house	£475,000	£451,250	100	£4,750	£4,513
Tower House	Mortimer	East Kennet Valley	3-bedroom detached house	£595,000	£565,250	116.1	£5,125	£4,869
Windmill Road	Mortimer	East Kennet Valley	2-bedroom semi-detached house	£410,000	£389,500	80	£5,125	£4,869
Nightingale Lane	Mortimer	East Kennet Valley	4-bedroom detached house	£1,250,000	£1,187,500	243.6	£5,131	£4,875
The Street	Mortimer	East Kennet Valley	4-bedroom detached house	£1,100,000	£1,045,000	212.4	£5,179	£4,920
Tower House	Mortimer	East Kennet Valley	4-bedroom detached house	£795,000	£755,250	153.2	£5,189	£4,930

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Tower House	Mortimer	East Kennet Valley	2-bedroom terraced house	£425,000	£403,750	80	£5,313	£5,047
Victoria Road	Mortimer	East Kennet Valley	2-bedroom semi-detached house	£435,000	£413,250	81.8	£5,318	£5,052
Tower House	Mortimer	East Kennet Valley	2-bedroom apartment	£395,000	£375,250	68.6	£5,758	£5,470
Average:				£577,141	£548,284	135.6	£4,256	£4,043
Newbury								
Overbridge Square	Newbury	Newbury & Thatcham	2-bedroom apartment	£250,000	£237,500	68	£3,676	£3,493
Cromwell Road	Newbury	Newbury & Thatcham	4-bedroom detached house	£450,000	£427,500	114.3	£3,937	£3,740
Pyle Hill	Newbury	Newbury & Thatcham	3-bedroom detached house	£435,000	£413,250	110.1	£3,951	£3,753
Cromwell Road	Newbury	Newbury & Thatcham	4-bedroom detached house	£450,000	£427,500	112.7	£3,993	£3,793
Flats 1-14 Park Reach	Newbury	Newbury & Thatcham	2-bedroom apartment	£485,000	£460,750	120.67	£4,019	£3,818
Bartholomew Street	Newbury	Newbury & Thatcham	2-bedroom apartment	£370,000	£351,500	92	£4,022	£3,821
Cromwell Road	Newbury	Newbury & Thatcham	4-bedroom detached house	£460,000	£437,000	114	£4,035	£3,833
Chatham House	Newbury	Newbury & Thatcham	2-bedroom apartment	£349,000	£331,550	84.5	£4,130	£3,924
Cromwell Road	Newbury	Newbury & Thatcham	4-bedroom detached house	£485,000	£460,750	114.1	£4,251	£4,038

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Capability Way	Newbury	Newbury & Thatcham	4-bedroom detached house	£624,950	£593,703	145.5	£4,295	£4,080
Cromwell Road	Newbury	Newbury & Thatcham	3-bedroom detached house	£375,000	£356,250	85.9	£4,366	£4,147
Racecourse Road	Newbury	Newbury & Thatcham	2-bedroom apartment	£402,000	£381,900	91.7	£4,384	£4,165
Racecourse Road	Newbury	Newbury & Thatcham	3-bedroom terraced house	£433,000	£411,350	98.2	£4,409	£4,189
Dunford At The Chase	Newbury	Newbury & Thatcham	3-bedroom semi-detached house	£411,000	£390,450	91.5	£4,492	£4,267
Frankel House	Newbury	Newbury & Thatcham	2-bedroom apartment	£345,000	£327,750	75.2	£4,588	£4,358
Flats 1-14 Park Reach	Newbury	Newbury & Thatcham	2-bedroom apartment	£329,500	£313,025	70.2	£4,694	£4,459
Racecourse Road	Newbury	Newbury & Thatcham	2-bedroom apartment	£376,000	£357,200	79.2	£4,747	£4,510
Bartholomew Street	Newbury	Newbury & Thatcham	1-bedroom apartment	£250,000	£237,500	52	£4,808	£4,567
Flats 1-14 Park Reach	Newbury	Newbury & Thatcham	2-bedroom apartment	£344,500	£327,275	70.2	£4,907	£4,662
Flats 1-14 Park Reach	Newbury	Newbury & Thatcham	1-bedroom apartment	£249,500	£237,025	50.1	£4,980	£4,731
Lockinge House	Newbury	Newbury & Thatcham	2-bedroom apartment	£289,000	£274,550	58	£4,983	£4,734
St Marys Road	Newbury	Newbury & Thatcham	2-bedroom apartment	£329,500	£313,025	65.6	£5,023	£4,772

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Flats 1-14 Park Reach	Newbury	Newbury & Thatcham	2-bedroom apartment	£329,500	£313,025	63.8	£5,165	£4,906
Kirkwood	Newbury	Newbury & Thatcham	3-bedroom semi-detached house	£384,950	£365,703	74.3	£5,181	£4,922
St Marys Road	Newbury	Newbury & Thatcham	1-bedroom apartment	£249,500	£237,025	48.1	£5,187	£4,928
St Marys Road	Newbury	Newbury & Thatcham	2-bedroom apartment	£344,500	£327,275	65.2	£5,284	£5,020
Houghton	Newbury	Newbury & Thatcham	3-bedroom terraced house	£522,000	£495,900	97.8	£5,337	£5,071
Flats 1-14 Park Reach	Newbury	Newbury & Thatcham	2-bedroom apartment	£329,500	£313,025	58	£5,681	£5,397
Flats 1-14 Park Reach	Newbury	Newbury & Thatcham	2-bedroom apartment	£329,500	£313,025	58	£5,681	£5,397
Lockinge House	Newbury	Newbury & Thatcham	2-bedroom apartment	£306,000	£290,700	52.7	£5,806	£5,516
St Marys Road	Newbury	Newbury & Thatcham	2-bedroom apartment	£319,500	£303,525	54.5	£5,862	£5,569
Bartholomew Street	Newbury	Newbury & Thatcham	2-bedroom apartment	£460,000	£437,000	76	£6,053	£5,750
Houghton	Newbury	Newbury & Thatcham	3-bedroom terraced house	£516,000	£490,200	82.6	£6,247	£5,935
Bartholomew Street	Newbury	Newbury & Thatcham	2-bedroom apartment	£695,000	£660,250	111	£6,261	£5,948
Woodhay House	Newbury	Newbury & Thatcham	2-bedroom apartment	£349,000	£331,550	53	£6,585	£6,256
Average:				£389,369	£369,900	81.7	£4,767	£4,529

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Pangbourne								
Reading Road	Pangbourne	AONB	1-bedroom apartment	£125,000	£118,750	50.5	£2,475	£2,351
Chiltern Walk	Pangbourne	AONB	3-bedroom terraced house	£315,000	£299,250	100	£3,150	£2,993
Long Meadow	Pangbourne	AONB	4-bedroom semi-detached house	£450,000	£427,500	135.7	£3,316	£3,150
Chiltern Walk	Pangbourne	AONB	3-bedroom semi-detached house	£320,000	£304,000	95.3	£3,358	£3,190
Marsh Place	Pangbourne	AONB	2-bedroom apartment	£204,500	£194,275	60	£3,408	£3,238
Pangbourne Road	Pangbourne	AONB	4-bedroom semi-detached house	£450,000	£427,500	131.8	£3,414	£3,244
Kingfisher Court	Pangbourne	AONB	1-bedroom apartment	£225,000	£213,750	65.3	£3,446	£3,273
High Street	Pangbourne	AONB	4-bedroom detached house	£720,000	£684,000	192	£3,750	£3,563
Bakers Yard	Pangbourne	AONB	1-bedroom apartment	£189,950	£180,453	50	£3,799	£3,609
Upper Basildon	Pangbourne	AONB	3-bedroom terraced house	£279,950	£265,953	73	£3,835	£3,643
Tidmarsh Road	Pangbourne	AONB	4-bedroom semi-detached house	£545,000	£517,750	140.8	£3,871	£3,677
Whitchurch Road	Pangbourne	AONB	2-bedroom apartment	£280,000	£266,000	72	£3,889	£3,694
Mulberry Place	Pangbourne	AONB	2-bedroom apartment	£280,000	£266,000	70.4	£3,977	£3,778
Station Road	Pangbourne	AONB	1-bedroom apartment	£199,950	£189,953	50	£3,999.00	£3,799.05
Wakemans	Pangbourne	AONB	3-bedroom semi-detached house	£400,000	£380,000	100	£4,000	£3,800
Kennedy Drive	Pangbourne	AONB	3-bedroom terraced house	£317,500	£301,625	79.1	£4,014	£3,813

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Kennedy Drive	Pangbourne	AONB	2-bedroom apartment	£279,950	£265,953	66.4	£4,216	£4,005
Horseshoe Road	Pangbourne	AONB	4-bedroom detached house	£775,000	£736,250	179.5	£4,318	£4,102
Whitchurch Road	Pangbourne	AONB	2-bedroom apartment	£270,000	£256,500	62.4	£4,327	£4,111
Mulberry Place	Pangbourne	AONB	2-bedroom apartment	£270,000	£256,500	62.3	£4,334	£4,117
Upper Basildon	Pangbourne	AONB	3-bedroom semi-detached house	£445,000	£422,750	99.6	£4,468	£4,244
Pangbourne Place	Pangbourne	AONB	2-bedroom apartment	£310,000	£294,500	66.9	£4,634	£4,402
Waterside House	Pangbourne	AONB	2-bedroom apartment	£325,000	£308,750	70	£4,643	£4,411
Shooters Hill	Pangbourne	AONB	2-bedroom apartment	£330,000	£313,500	70.6	£4,674	£4,441
Saxon Place	Pangbourne	AONB	3-bedroom terraced house	£485,000	£460,750	103.6	£4,681	£4,447
Whitchurch Road	Pangbourne	AONB	1-bedroom apartment	£235,000	£223,250	49.8	£4,719	£4,483
Mulberry House	Pangbourne	AONB	1-bedroom apartment	£235,000	£223,250	49.8	£4,719	£4,483
Reading Road	Pangbourne	AONB	2-bedroom apartment	£285,000	£270,750	59.7	£4,774	£4,535
Eastfield Lane	Pangbourne	AONB	4-bedroom detached house	£1,000,000	£950,000	206	£4,854	£4,612
Eastfield Lane	Pangbourne	AONB	4-bedroom detached house	£1,000,000	£950,000	202.6	£4,936	£4,689
Marsh Place	Pangbourne	AONB	3-bedroom terraced house	£495,000	£470,250	100	£4,950	£4,703
Whitchurch On Thames	Pangbourne	AONB	1-bedroom apartment	£249,000	£236,550	50	£4,980	£4,731
Horseshoe Road	Pangbourne	AONB	3-bedroom detached house	£500,000	£475,000	100.1	£4,995	£4,745
Marsh Place	Pangbourne	AONB	2-bedroom apartment	£310,000	£294,500	60	£5,167	£4,908

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Horseshoe Road	Pangbourne	AONB	4-bedroom detached house	£730,000	£693,500	141.2	£5,170	£4,911
Marsh Place	Pangbourne	AONB	3-bedroom terraced house	£465,000	£441,750	87.1	£5,339	£5,072
Whitchurch Road	Pangbourne	AONB	2-bedroom detached house	£435,000	£413,250	79	£5,506	£5,231
Mill Lane	Pangbourne	AONB	4-bedroom detached house	£1,050,000	£997,500	181	£5,801	£5,511
Reading Road	Pangbourne	AONB	2-bedroom apartment	£325,000	£308,750	55	£5,909	£5,614
Limetree Cottage	Pangbourne	AONB	3-bedroom semi-detached house	£800,000	£760,000	134.4	£5,952	£5,655
Stachey Close	Pangbourne	AONB	4-bedroom detached house	£950,000	£902,500	150	£6,333	£6,017
Tidmarsh Road	Pangbourne	AONB	2-bedroom semi-detached house	£495,000	£470,250	66.9	£7,399	£7,029
Pangbourne Hill	Pangbourne	AONB	3-bedroom semi-detached house	£900,000	£855,000	100	£9,000	£8,550
Average:				£447,693	£425,308	95.8	£4,673	£4,439
Thatcham								
Westfield Road	Thatcham	Newbury & Thatcham	4-bedroom terraced house	£365,000	£346,750	129.6	£2,816	£2,676
Folly Court	Thatcham	Newbury & Thatcham	4-bedroom semi-detached house	£524,950	£498,703	166	£3,162	£3,004
Park Lane	Thatcham	Newbury & Thatcham	4-bedroom semi-detached house	£595,000	£565,250	187.5	£3,173	£3,015
Henwick View	Thatcham	Newbury & Thatcham	4-bedroom terraced house	£496,000	£471,200	146.2	£3,393	£3,223

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Henwick View	Thatcham	Newbury & Thatcham	2-bedroom apartment	£268,000	£254,600	67.4	£3,976	£3,777
Henwick View	Thatcham	Newbury & Thatcham	2-bedroom apartment	£281,000	£266,950	64.6	£4,350	£4,132
Henwick View	Thatcham	Newbury & Thatcham	1-bedroom apartment	£180,000	£171,000	38.3	£4,700	£4,465
Henwick View	Thatcham	Newbury & Thatcham	2-bedroom apartment	£240,000	£228,000	46.6	£5,150	£4,893
Henwick View	Thatcham	Newbury & Thatcham	2-bedroom apartment	£252,000	£239,400	44	£5,727	£5,441
Henwick View	Thatcham	Newbury & Thatcham	2-bedroom apartment	£252,000	£239,400	44	£5,727	£5,441
Average:				£345,395	£328,125	93.4	£3,697	£3,512
Theale								
Meadow Way	Theale	Eastern Urban Area	3-bedroom terraced house	£188,000	£178,600	72	£2,611	£2,481
Church Street	Theale	Eastern Urban Area	4-bedroom detached house	£739,950	£702,953	212.5	£3,482	£3,308
Andrews Close	Theale	Eastern Urban Area	2-bedroom apartment	£230,000	£218,500	63.3	£3,633	£3,452
St Ives Close	Theale	Eastern Urban Area	4-bedroom detached house	£675,000	£641,250	184.8	£3,653	£3,470
Woodfield Way	Theale	Eastern Urban Area	3-bedroom detached house	£350,000	£332,500	94.7	£3,696	£3,511
Church Street	Theale	Eastern Urban Area	2-bedroom apartment	£250,000	£237,500	65	£3,846	£3,654

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Church Street	Theale	Eastern Urban Area	2-bedroom apartment	£250,000	£237,500	65	£3,846	£3,654
Morton Place	Theale	Eastern Urban Area	3-bedroom detached house	£370,000	£351,500	95	£3,895	£3,700
Cavalier Close	Theale	Eastern Urban Area	4-bedroom detached house	£440,000	£418,000	112.9	£3,897	£3,702
Meadow Way	Theale	Eastern Urban Area	3-bedroom terraced house	£285,000	£270,750	72	£3,958	£3,760
Woodfield Way	Theale	Eastern Urban Area	4-bedroom detached house	£485,000	£460,750	122.2	£3,969	£3,770
Meadow Way	Theale	Eastern Urban Area	3-bedroom terraced house	£295,000	£280,250	73.4	£4,019	£3,818
Meadow Way	Theale	Eastern Urban Area	3-bedroom terraced house	£300,000	£285,000	74.4	£4,032	£3,831
Mulberry Way	Theale	Eastern Urban Area	3-bedroom semi-detached house	£330,000	£313,500	75.9	£4,348	£4,130
Rotherfield Close	Theale	Eastern Urban Area	3-bedroom detached house	£395,000	£375,250	90.6	£4,360	£4,142
St Ives Close	Theale	Eastern Urban Area	4-bedroom detached house	£595,000	£565,250	136	£4,375	£4,156
St Ives Close	Theale	Eastern Urban Area	4-bedroom detached house	£595,000	£565,250	136	£4,375	£4,156
Cavalier Close	Theale	Eastern Urban Area	4-bedroom detached house	£440,000	£418,000	98.8	£4,453	£4,231
Meadow Way	Theale	Eastern Urban Area	3-bedroom terraced house	£320,000	£304,000	70.4	£4,545	£4,318

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Andrews Close	Theale	Eastern Urban Area	2-bedroom apartment	£222,000	£210,900	47.3	£4,693	£4,459
North Street	Theale	Eastern Urban Area	2-bedroom semi-detached house	£425,000	£403,750	87.3	£4,868	£4,625
Church Street	Theale	Eastern Urban Area	1-bedroom apartment	£220,000	£209,000	45	£4,889	£4,644
Church Street	Theale	Eastern Urban Area	1-bedroom apartment	£220,000	£209,000	45	£4,889	£4,644
Church Street	Theale	Eastern Urban Area	1-bedroom apartment	£145,000	£137,750	26.7	£5,431	£5,159
Myton Walk	Theale	Eastern Urban Area	2-bedroom terraced house	£280,000	£266,000	48	£5,833	£5,542
Rotherfield Close	Theale	Eastern Urban Area	1-bedroom apartment	£175,000	£166,250	27.7	£6,318	£6,002
Average:				£354,613	£336,883	86.2	£4,113	£3,907
Tilehurst								
Old Orchard Mews	Tilehurst	Eastern Urban Area	4-bedroom terraced house	£580,000	£551,000	211.4	£2,744	£2,606
Old Orchard Mews	Tilehurst	Eastern Urban Area	4-bedroom terraced house	£580,000	£551,000	211.4	£2,744	£2,606
Durant Way	Tilehurst	Eastern Urban Area	4-bedroom detached house	£699,950	£664,953	231.5	£3,024	£2,872
Durant Way	Tilehurst	Eastern Urban Area	4-bedroom detached house	£700,000	£665,000	228.4	£3,065	£2,912
Westbourne Terrace	Tilehurst	Eastern Urban Area	4-bedroom semi-detached house	£450,000	£427,500	134.3	£3,351	£3,183

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Rangewood Avenue	Tilehurst	Eastern Urban Area	4-bedroom detached house	£550,000	£522,500	154.6	£3,558	£3,380
Mill Lane	Tilehurst	Eastern Urban Area	4-bedroom terraced house	£580,000	£551,000	154.7	£3,749	£3,562
Gordon Place	Tilehurst	Eastern Urban Area	3-bedroom detached house	£399,900	£379,905	94.7	£4,223	£4,012
Thornton Mews	Tilehurst	Eastern Urban Area	3-bedroom detached house	£399,900	£379,905	94.6	£4,227	£4,016
Bath Road	Tilehurst	Eastern Urban Area	2-bedroom apartment	£280,000	£266,000	66.1	£4,236	£4,024
Mill Lane	Tilehurst	Eastern Urban Area	3-bedroom detached house	£405,000	£384,750	95.2	£4,254	£4,041
Southcote Lane	Tilehurst	Eastern Urban Area	2-bedroom apartment	£277,500	£263,625	65.1	£4,263	£4,050
Southcote Lane	Tilehurst	Eastern Urban Area	2-bedroom apartment	£277,500	£263,625	65.1	£4,263	£4,050
Southcote Lane	Tilehurst	Eastern Urban Area	2-bedroom apartment	£267,500	£254,125	62	£4,315	£4,099
Shaflesbury Road	Tilehurst	Eastern Urban Area	2-bedroom detached house	£350,000	£332,500	80.3	£4,359	£4,141
Southcote Lane	Tilehurst	Eastern Urban Area	2-bedroom apartment	£272,000	£258,400	62	£4,387	£4,168
Southcote Lane	Tilehurst	Eastern Urban Area	2-bedroom apartment	£276,000	£262,200	62	£4,452	£4,229
Bath Road	Tilehurst	Eastern Urban Area	2-bedroom apartment	£300,000	£285,000	65.4	£4,587	£4,358

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Bath Road	Tilehurst	Eastern Urban Area	2-bedroom apartment	£275,000	£261,250	56.6	£4,859	£4,616
Westcote House	Tilehurst	Eastern Urban Area	2-bedroom apartment	£350,000	£332,500	67.8	£5,162	£4,904
Westcote House	Tilehurst	Eastern Urban Area	2-bedroom apartment	£350,000	£332,500	67.8	£5,162	£4,904
Westcote House	Tilehurst	Eastern Urban Area	2-bedroom apartment	£350,000	£332,500	67.8	£5,162	£4,904
Westcote House	Tilehurst	Eastern Urban Area	2-bedroom apartment	£350,000	£332,500	67.8	£5,162	£4,904
Bath Road	Tilehurst	Eastern Urban Area	2-bedroom apartment	£295,000	£280,250	56.4	£5,230	£4,969
Westcote House	Tilehurst	Eastern Urban Area	1-bedroom apartment	£260,000	£247,000	48.3	£5,383	£5,114
Westcote House	Tilehurst	Eastern Urban Area	1-bedroom apartment	£275,000	£261,250	50.4	£5,456	£5,184
Bath Road	Tilehurst	Eastern Urban Area	2-bedroom apartment	£315,000	£299,250	56.7	£5,556	£5,278
Bath Road	Tilehurst	Eastern Urban Area	1-bedroom apartment	£230,000	£218,500	41.3	£5,569	£5,291
Bath Road	Tilehurst	Eastern Urban Area	1-bedroom apartment	£230,000	£218,500	41.3	£5,569	£5,291
Westcote House	Tilehurst	Eastern Urban Area	2-bedroom apartment	£335,000	£318,250	59	£5,678	£5,394
Westcote House	Tilehurst	Eastern Urban Area	2-bedroom apartment	£335,000	£318,250	59	£5,678	£5,394
Average:				£374,040	£355,338	92.9	£4,028	£3,826

Address	Settlement	CIL Differential Area	Description	Price	Price Less 5%	GIA per m ²	Price per £/m ²	Price per £/m ² less 5%
Woolhampton								
Woolhampton Hill	Woolhampton	East Kennet Valley	3-bedroom detached house	£399,950	£379,953	150.8	£2,652	£2,520
Bath Road	Woolhampton	East Kennet Valley	4-bedroom semi-detached house	£499,999	£474,999	164.9	£3,032	£2,881
Bath Road	Woolhampton	East Kennet Valley	2-bedroom detached house	£253,000	£240,350	79	£3,203	£3,042
Orchard Close	Woolhampton	East Kennet Valley	3-bedroom semi-detached house	£375,000	£356,250	116.3	£3,224	£3,063
Bath Road	Woolhampton	East Kennet Valley	2-bedroom apartment	£200,000	£190,000	60.6	£3,300	£3,135
Orchard Close	Woolhampton	East Kennet Valley	3-bedroom semi-detached house	£350,000	£332,500	99.4	£3,521	£3,345
Watermill Court	Woolhampton	East Kennet Valley	2-bedroom apartment	£210,000	£199,500	59.3	£3,541	£3,364
Bath Road	Woolhampton	East Kennet Valley	2-bedroom terraced house	£278,000	£264,100	73.7	£3,772	£3,583
Abbey Gardens	Woolhampton	East Kennet Valley	4-bedroom terraced house	£1,195,000	£1,135,250	314	£3,806	£3,615
Station Road	Woolhampton	East Kennet Valley	4-bedroom detached house	£750,000	£712,500	150	£5,000	£4,750
Average:				£451,095	£428,540	126.8	£3,558	£3,380

- 3.12 Tables 3h and 3i below provides an overall analysis of the above new build properties data showing adjusted average values per m² by settlement (Table 3h) and CIL Zone / Spatial Area (Table 3i).

Table 3h – West Berkshire Council New Build Property December 2018 - *Adjusted Average Price per m² by Settlement*

Settlement	Price per £/m ² less 5%
Woolhampton	£3,380
Lambourn	£3,052
Aldermaston	£3,275
Hungerford	£3,395
Thatcham	£3,512
Chieveley*	£3,526
Cold Ash	£3,590
Calcot	£3,658
Great Shefferd*	£3,683
Compton	£3,692
Tilehurst	£3,826
Theale	£3,907
Mortimer	£4,043
Hermitage	£4,061
Burghfield	£4,225
Bradfield	£4,283
Pangbourne	£4,439
Newbury	£4,529
Kintbury	£5,083

**small data sample*

Table 3i – West Berkshire Council New Build Property December 2018 - *Adjusted Average Price per m² by CIL Zone / Spatial Area*

CIL Zone / Spatial Area	Price per £/m ² less 5%
AONB	£3,929
East Kennet Valley	£3,865
Eastern Urban Area	£3,847
Newbury & Thatcham	£4,278

Overall Market Analysis / Residential Values Summary

Market Value (MV) - Private units	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
Indicative Relevance of VLS by CIL Spatial Area	<< Lowest end re-sale values	Lower end new build values		Typical new build values range			Upper-end new build values		>>Highest-end new build values/ bespoke design / high-end re-sale values
				AONB					
			East Kennet Valley						
		Eastern Urban Area							
		Newbury & Thatcham							
1-bed flat	£150,000	£162,500	£175,000	£187,500	£200,000	£212,500	£225,000	£237,500	£250,000
2-bed flat	£210,000	£227,500	£245,000	£262,500	£280,000	£297,500	£315,000	£332,500	£350,000
2-bed house	£237,000	£256,750	£276,500	£296,250	£316,000	£335,750	£355,500	£375,250	£395,000
3-bed house	£300,000	£325,000	£350,000	£375,000	£400,000	£425,000	£450,000	£475,000	£500,000
4-bed house	£390,000	£422,500	£455,000	£487,500	£520,000	£552,500	£585,000	£617,500	£650,000
MV (£ / m ²)	£3,000	£3,250	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000

Note: Sheltered Housing tested at VL7 £4,500 VL8 £4,750 and VL9 £5,000

4.0 Stakeholder Consultation

- 4.1 As part of the information gathering process, DSP invited a number of local stakeholders (development industry and affordable housing providers) to help contribute by providing local residential market indications / experiences and values information. This was in order to both invite engagement and to help inform our study assumptions, alongside our own research, with further experience and judgements. It was conducted by way of a survey / pro-forma (containing some suggested assumptions) supplied by email by DSP for comment. The covering email contained a short introduction about the project, and also explained the type of information we required as well as assuring participants that any information they may provide would be kept in confidence, respecting commercial sensitivities throughout the whole process.
- 4.2 The response rate overall was limited. However, this is not unusual for this type of process in DSP's wide experience of undertaking strategic level viability testing. There are a range of sensitivities and aspects involved, which were acknowledged by DSP throughout the process.
- 4.3 However, any information / comments that were provided as a result of this consultation helped to inform and check / support our assumptions but due to commercial sensitivity and confidentiality they are not listed here. The tables below provide a list of development industry stakeholders and AH Providers who were invited to engage in the preparation of this study.

Development Industry	
Hungerford Design	Bellway Homes
The Keen Partnership	Persimmon Homes
Mathewson Waters Architects	David Wilson Homes
Home Architecture	Bloor Homes
West Build Homes	Stonegate Homes
Rivar Ltd	Shanly Homes Ltd
Donnington New Homes	Palady homes
Miller Homes	

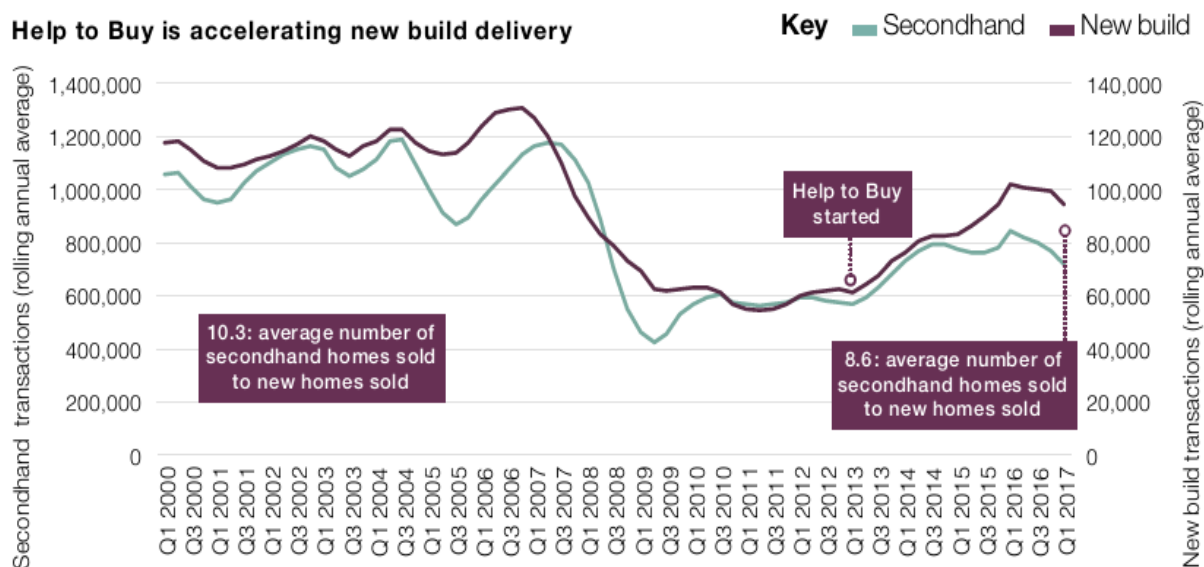
Affordable Housing Providers
A2Dominion
Aster Homes
Radian Housing Group
Sovereign Housing Association
Sage Housing

5.0 Land Values Context

General context - Savills Market in Minutes: UK Residential Development Land – Q3 2018

- 5.1 Headline reads: *'Market adjusts to lower land value in London'*
- 5.2 Summary reads (extract): ***'Financial Support*** – *There is more support for housing associations, allowing them to make longer-term plans, more finance for SMEs and more borrowing capacity for councils allowing them to invest more in land and develop more homes.'*
- 5.3 ***'An increasingly crowded land market*** - *Over the last year, the land market has become more crowded, with recent government funding announcements further opening up the market to housing associations, SMEs and local authorities.*
- 5.4 *In September, Theresa May announced £2 billion of additional funding for affordable housing from 2022, providing the HA sector with confidence to invest in longer-term development projects. The announcement builds on the Strategic Partnership programme and supports land-led development instead of Section 106 acquisition.*
- 5.5 *The government is encouraging HAs to be ambitious in 'taking on and leading major developments.'*
- 5.6 *Homes England launched a partnership with Barclays Bank to provide £1 billion of development finance to small and medium- sized housebuilders.*
- 5.7 *By enabling greater access to finance, the Housing Delivery Fund aims to increase the number of new homes delivered by SMEs and the pace of delivery.*
- 5.8 *Across parts of the country, we are seeing smaller and medium-sized housebuilders bidding on more sites, particularly those of fewer than 100 units. With better access to finance, we expect their presence in the land market to increase.*

5.9 *The recent announcement by the PM of the lifting of the housing revenue account borrowing cap could remove a major constraint on council development. This could offer greater scope for local authorities to increase their building programmes, invest in larger sites and lead to more opportunities for partnerships and joint ventures. With local authorities able to set their own borrowing limits, Savills estimates that councils could build at least 15,000 homes a year (in the long term, subject to capacity) and will need land to do so.'*



Knight Frank: Residential Development Land Index Q4 2018

5.10 Headline reads: *‘Rising costs and uncertainty curb land value growth’*

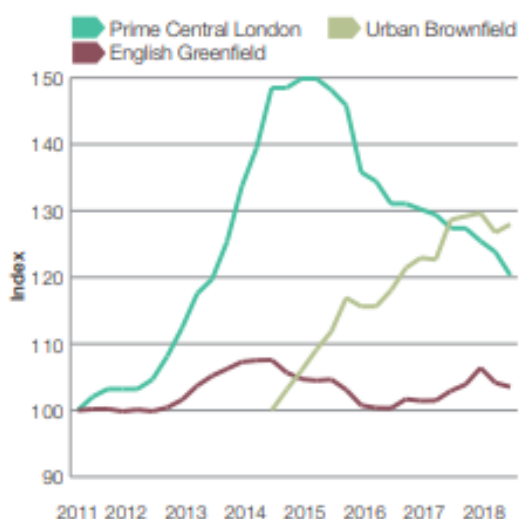
5.11 *‘Increasing build costs, patchy house price growth and increased economic uncertainty are, to different degrees, weighing on land values in urban brownfield, greenfield and Prime central London locations.*

Key Facts Q4 2018: -

- Average greenfield development land prices declined 0.6% in Q4, taking the annual growth to 0.6%
- Urban brownfield development land prices returned to growth, climbing 1.0% during the quarter. The annual change was -0.5%

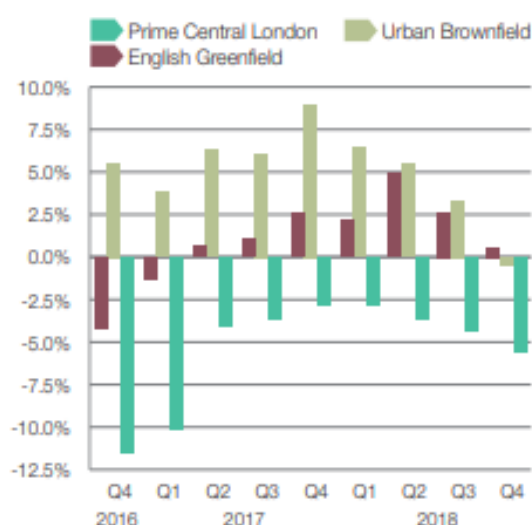
- 5.12 *Average greenfield development land prices declined 0.6% in Q4 2018, down from 2.6% growth in Q3, paring annual growth to 0.6%. Labour costs continue to edge up and the relatively weak pound has made imported building materials more costly for housebuilders.*
- 5.13 *Anecdotally, site visitor numbers remain robust, though customers are taking longer to commit to purchases, particularly in the south of England. In the resale market during the first nine months of this year, when compared with 2016, the average time taken from listing a home to sale agreed in the East of England, the South East and London climbed more than 30%, according to Rightmove data. By contrast, the time taken from listing to sale agreed over the same period declined by 5.6% in the East Midlands, 11.4% in the West Midlands and 9.9% in the North West.*
- 5.14 *These risks, alongside economic uncertainty over Britain's impending departure from the European Union, have prompted developers to increase their margins, which is suppressing growth in greenfield land values.*
- 5.15 *Urban brownfield land values declined by 0.5% during 2018, also for the reasons outlined above. That's the first annual decline since Knight Frank began tracking Urban Brownfield land values in Q4 2015. Values edged up 1.0% during the quarter, however, following a 2.3% decline in Q3, led by gains in Birmingham City Centre sites.*
- 5.16 *Sites of all types are transacting, though volumes remain low. The central London land market is also susceptible to negative sentiment relating to Brexit and land owners are in many cases choosing to wait for more clarity before choosing to sell.'*

FIGURE 1
Residential development land prices
 Rebased 100 = Sep 2011 (Urban Brownfield = Dec 2014)



Source: Knight Frank Research

FIGURE 2
Annual change in average land values



Source: Knight Frank Research

RESIDENTIAL DEVELOPMENT LAND INDEX Q4 2018

England Greenfield Development Land Index

Date	Index	12-month % change	6-month % change	3-month % change
Sep-17	101.46	1.1%	-0.2%	0.0%
Dec-17	102.92	2.6%	1.5%	1.4%
Mar-18	103.88	2.2%	2.4%	0.9%
Jun-18	106.07	4.6%	3.1%	2.1%
Sep-18	104.14	2.6%	0.3%	-2.1%
Dec-18	103.51	0.6%	-2.7%	-0.6%

Source: Knight Frank Research

The Knight Frank Residential Development Land Index is designed purely to give a snapshot of broad trends in the development land market, and should be only be used as such. It is derived from valuations of a basket of more than 70 residential development sites around the country.

Benchmark Land Values

- 5.17 Land value in any given situation should reflect specific viability influencing factors, such as:
- the existing use scenario;
 - planning potential and status / risk (as an indication and depending on circumstances, planning risk factors may equate to a reduction from a “with planning” land value by as much as 75%);
 - development potential – scale, type, etc. (usually subject to planning) and;
 - development constraints – including site conditions and necessary works, costs and obligations (including known abnormal factors);
 - development plan policies
- 5.18 It follows that the planning policies and obligations will have a bearing on land value; as has been recognised by examiners and Planning Inspectors.
- 5.19 In order to consider the likely viability of local plan policies in relation to any development scheme relevant to the Local Plan, the outturn results of the development appraisals (the RLVs viewed in £/ha terms) need to be somehow measured against a comparative level of land value. This is a key part of the context for reviewing the strength of the results as those results change across the range adopted ‘value levels’ as well as, crucially, the impact of local plan policies (including affordable housing), alongside other sensitivity tests.
- 5.20 This comparison process is, as with much of strategic level viability assessment, not an exact science. It involves judgements and the well-established acknowledgements that, as with other appraisal aspects, land values will in practice vary from scheme to scheme as well as being dependent to some extent on timing in relation to market conditions and other wider influences such as Government policy. The levels of land values selected for this comparison context are often known as ‘benchmark’ land values, ‘viability tests’ (as referred to in our results tables – Appendices II) or similar. They are not fixed in terms of creating definite cut-offs or steps in viability, but in our experience, they serve well in terms of adding a layer of filtering to the results, to help enable the review of those; they help to highlight the tone of the RLV results and

therefore the changing strength of relationship between the values (GDVs) and development costs as the appraisal inputs (assumptions) change.

- 5.21 As suitable (appropriate and robust) context for a high-level review of this nature, DSP's practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons in this way. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those.
- 5.22 The land value comparison levels are not fixed or even guides for use on scheme specifics; they are purely for this assessment purpose. In our experience, sites will come forward at alternative figures – including in some cases beneath the levels assumed for this purpose. We have considered land values in a way that supports an appropriately “buffered” type view.
- 5.23 The revised NPPF was published in July 2018 alongside updated Planning Practice Guidance (PPG) (in particular in relation to viability both at plan making and decision taking stages of the planning process). This latest PPG on viability (last updated 9 May 2019) makes it clear that benchmark land values (BLVs) should be based on the Existing Use Value (EUV) plus approach and states: -

‘To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called ‘existing use value plus’ (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

Benchmark land value should:

- *Be based upon existing use value*

- *Allow for a premium to landowners (including equity resulting from those building their own homes)*
- *Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan

makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).'

- 5.24 In order to inform the BLVs for use here, we have reviewed existing evidence, previous viability studies, site specific viability assessments and in particular have had regard to published Government sources of land values for policy application⁵. The Government

⁵ MHCLG: Land value estimates for policy appraisal 2017 (May 2018)
DSP 2019 – Project ref. 18569

data provides industrial, office, residential and agricultural land value estimates for the local sub-region but not all areas are covered. This includes data for West Berkshire in relation to residential land estimates. However, where data is insufficient, we have made use of our own experience and judgement in order to utilise a 'best fit' from the available data. The benchmarks indicated within the appendices are therefore informed by this data and other source as described above.

- 5.25 The residential land value estimates in particular require adjustment for the purposes of strategic viability testing due to the fact that a different assumptions basis is used in our study compared to the truncated valuation model used for the residential land value estimate. This (and other) viability assessments, assume all development costs are accounted for as inputs to the RLV appraisal, rather than those being reflected within a much higher, "serviced" i.e. "ready to develop" level of land value. The MHCLG truncated valuation model provides a much higher level of land value as it assumes all land and planning related costs are discharged, assumes that there is a nil affordable housing requirement (whereas in practice the affordable housing requirement can impact land value by around 50% on a 0.5 ha site with 40% AH) with no CIL or other planning obligations allowance. That level of land value would also assume that full planning consent is in place, whereas the risk associated with obtaining planning consent can equate to as much as a 75% deduction when adjusting a consented site value to an unconsented land value starting point. Lower quartile build costs and a 17% developer's profit (compared to the assumed median build costs and 20% and 17.5% developer's profit tested in this study) are additional assumptions that lead to a view of land value well above that used for comparison (benchmark purposes) in viability assessments such as this. So, the assessment approach (as relates to all land values) assumes all deductions from the GDV are covered by the development costs assumptions applied within the appraisals. In our view this would lead to a significantly reduced residential land value benchmark when taking into account all of those factors.
- 5.26 The figure that we consider to represent the minimum land value likely to incentivise release for development under any circumstances in the local context is around £250,000/ha, based on gross site area. In our experience of dealing with site specific viability, greenfield land values tend to be assumed at minimum option agreements levels. These are typically around £100,000 and not exceeding £150,000 per gross acre

(i.e. approx. £250,000 to a maximum of £370,000 per gross hectare). Land values at those levels are likely to be relevant to development on greenfield land (e.g. agricultural land or in cases of enhancement to amenity land value).

- 5.27 At this level, it could be relevant for consideration as the lowest base point for enhancement to greenfield land values (with agricultural land reported by the VOA and a range of other sources to be valued at circa £20,000/ha in existing use). The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations in such scenarios would not go beyond these levels either – they could well do in a range of circumstances.
- 5.28 The EUV+ BLVs used within the study therefore range between £250,000/ha - £500,000/ha for greenfield land (including a significant uplift from existing agricultural values) to approximately £2.7m for residential land in existing use.
- 5.29 Matters such as realistic site selection for the particular proposals, allied to realistic land owner expectations on site value, will continue to be vitally important. Even moving away from a ‘market value’ led approach, site value needs to be proportionate to realistic development scope and site constraints, ensuring that headroom for supporting necessary planning obligations is not overly squeezed beneath the levels that should be achieved.
- 5.30 The RICS Guidance⁶ (pre-dating the new NPPF and PPG) refers to site value in the following *‘Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan... The residual land value (ignoring any planning obligations and assuming planning permission is in place) and current use value represent the parameters within which to assess the level of any planning obligations.*
- 5.31 The Local Housing Delivery Group report⁷ chaired by Sir John Harman (again pre-dating the new NPPF and PPG), notes that: *‘Consideration of an appropriate Threshold Land*

⁶ Financial viability in planning – RICS Guidance note (August 2012)

⁷ Local Housing Delivery Group – Viability Testing Local Plans (June 2012)

Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.

We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values.

- 5.32 The revisions to the Viability PPG and the new NPPF (in July 2019), as described above, now very clearly advise that land value should be based on the value of the existing use plus an appropriate level of premium or uplift to incentivise release of the land for development from its existing use.
- 5.33 Any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative use on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.
- 5.34 In summary, reference to the land value benchmarks range as outlined within the report and shown within the Appendices II results summary tables footnotes (range overall £250,000 to £2,700,000/ha) have been formulated with reference to the principles outlined above and are considered appropriate.

DSP Market Values & Assumptions Research

West Berkshire Council

Affordable Housing Viability Study

Final Appendix III ends (v7)