



Strategic Housing and Employment Land Availability Assessment (SHELAA) 2023-2024

Part 5 of 9
Viability Study

May 2024

VIABILITY STUDY

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1. Introduction

- 1.1. The NPPF requires that policy-making authorities have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Chelmsford City Council have therefore developed a Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 1.2. The SHELAA is a desktop assessment that gauges the suitability, availability, and achievability of promoted sites through assessment against robustly developed criteria.
- 1.3. The outputs of the SHELAA are considered alongside additional evidence base material to aide selection of sites to come forward for allocation within Chelmsford's Local Plan.

2. Background

- 1.1. HDH Planning and Development Ltd were commissioned by Chelmsford City Council to produce the Local Plan Viability Study Including CIL Viability Review January 2018 and commissioned again to produce a subsequent Viability Study to support the Review of the Local Plan – Local Plan Viability Update (August 2023).
- 1.2. These studies establish and financially appraise a range of residential and non-residential typologies to determine the likeliness of development viability. The results of the studies allow officers to assess the deliverability of sites coming forward for development in the Local Plan period.
- 1.3. HDH Planning and Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors. Consequently, they have had regard to two principal pieces of relevant legislation - Financial viability in planning: conduct and reporting RICS professional statement England (1st Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICs, 1st edition, March 2021). The same principles have been applied followed in this assessment.
- 1.4. Chelmsford City Council have produced this Viability Study to mainly draw on the Local Plan Viability Update (August 2023).
- 1.5. When assessing the achievability aspect of a site, Planning Practice Guidance advises that:

“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site”.
- 1.6. The results determined within this viability study have therefore been used to inform the economic viability aspect of the SHELAA.

1.7. Where any assumptions or recommendations are not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Update (2023) for an explanation as to how these have been determined.

3. Methodology

3.1. This Viability Study applies the same methodology as the HDH Planning and Development Ltd studies, which in turn applies the Harman Guidance¹, with the typical valuation formula detailed in Figure 1 below.

Figure 1: Viability Methodology

$$\begin{array}{c} \textbf{Gross Development Value} \\ \text{(The combined value of the complete development)} \\ \\ \text{LESS} \\ \\ \textbf{Cost of creating the asset, including a profit margin} \\ \text{(Construction + fees + finance charges)} \\ \\ = \\ \\ \textbf{RESIDUAL VALUE} \end{array}$$

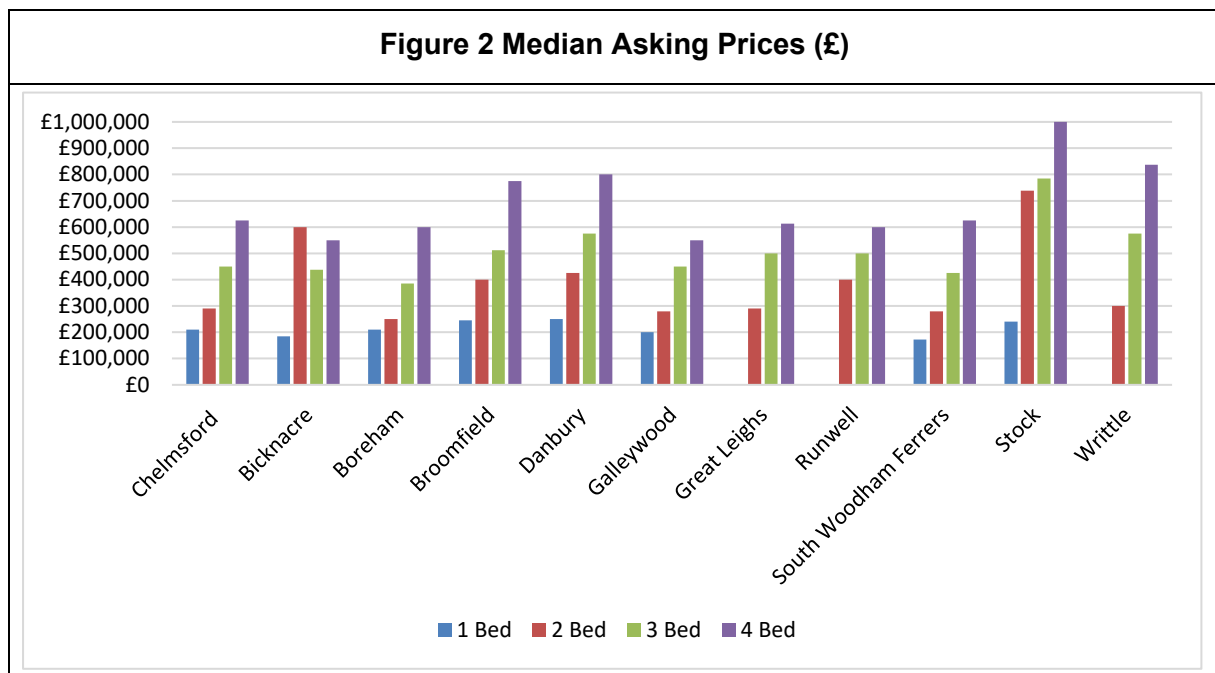
Source: HDH 2023

3.2. With permission from HDH Planning and Development Ltd, this study has utilised the same viability modelling software as that used in the Local Plan Viability Update (2023). The source of information will be made clear throughout.

1. Viability Testing Local Plans – Advice for planning practitioners, LGA/HBF – Sir John Harman, June 2012 (known as the Harman Guidance)

4. Residential Market

4.1. Consistent with the Local Plan Viability Update (2023), this study considers variations within the local market, identifying the typical development locations across Chelmsford to calculate assumptive values to represent each. To understand how market values currently differ within different areas of Chelmsford, Figure 2 below shows the median asking prices in broad locations across the administrative area of Chelmsford. The below data are asking prices which reflect the seller's aspiration of value, rather than the actual value, however they are a useful indication of how prices vary across areas.



Source: Rightmove.co.uk (November 2022)

4.2. To determine the value (£/m²) to use for each residential typology when undertaking the viability testing, new-build sale prices over an 18-month period have been collected from the Land Registry along with each new-build dwelling's gross internal area (GIA) taken from its Environmental Performance Certificate (EPC) – see Appendix 1. A summary of the findings can be seen in Table 1 below.

| Table 1: Chelmsford Newbuild Sale Prices and Value per m² (sales from 01/01/2021 to 01/07/2022) | | | | | |
|---|-----------------|----------------------|-----------------|--------------|------------|
| | Detached | Semi-detached | Terraced | Flats | All |
| Count | 70 | 8 | 4 | 79 | 161 |
| Chelmsford – Price Paid | | | | | |
| Minimum | £250,000 | £216,000 | £159,750 | £185,000 | £159,750 |
| Average | £550,419 | £431,437 | £472,313 | £302,078 | £420,710 |
| Maximum | £900,000 | £525,000 | £590,000 | £460,000 | £900,000 |
| Chelmsford – Value £/m² | | | | | |
| Minimum | £1,404 | £2,805 | £2,075 | £3,315 | £1,404 |
| Average | £4,438 | £4,247 | £3,290 | £4,898 | £4,626 |
| Maximum | £10,085 | £4,792 | £3,782 | £7,500 | £10,085 |

Source: Land Registry and EPC

- 4.3. To understand how the values vary across the administrative area, Table 2 below splits the data down by parish area.

| Table 2: Chelmsford Newbuild Value per m² by Parish (sales from 01/01/2021 to 01/07/2022) | | | | | |
|---|-----------------|----------------------|-----------------|--------------|------------|
| | Detached | Semi-detached | Terraced | Flats | All |
| Boreham | | | | | |
| Count | 6 | 0 | 0 | 0 | 6 |
| Minimum | £4,427 | 0 | 0 | 0 | £4,427 |
| Average | £4,614 | 0 | 0 | 0 | £4,614 |
| Maximum | £4,876 | 0 | 0 | 0 | £4,876 |
| Broomfield | | | | | |
| Count | 1 | 2 | 0 | 0 | 3 |
| Minimum | £4,371 | £3,599 | 0 | 0 | £3,599 |
| Average | £4,371 | £3,913 | 0 | 0 | £4,066 |
| Maximum | £4,371 | £4,227 | 0 | 0 | £4,371 |
| Chelmsford Unparished Area | | | | | |
| Count | 9 | 0 | 3 | 79 | 91 |
| Minimum | £1,404 | 0 | £3,651 | £3,315 | £1,404 |
| Average | £4,447 | 0 | £3,696 | £4,898 | £4,814 |
| Maximum | £10,085 | 0 | £3,782 | £7,500 | £10,085 |
| Great Leighs | | | | | |
| Count | 28 | 1 | 0 | 0 | 29 |
| Minimum | £3,824 | £4,783 | 0 | 0 | £3,824 |
| Average | £4,472 | £4,783 | 0 | 0 | £4,483 |
| Maximum | £5,862 | £4,783 | 0 | 0 | £5,862 |
| Little Waltham | | | | | |
| Count | 23 | 5 | 1 | 0 | 29 |
| Minimum | £3,689 | £2,805 | £2,075 | 0 | £2,075 |
| Average | £4,386 | £4,273 | £2,075 | 0 | £4,287 |
| Maximum | £4,844 | £4,792 | £2,075 | 0 | £4,844 |

| Springfield | | | | | |
|----------------|--------|---|---|---|--------|
| Count | 3 | 0 | 0 | 0 | 3 |
| Minimum | £3,867 | 0 | 0 | 0 | £3,867 |
| Average | £4,170 | 0 | 0 | 0 | £4,170 |
| Maximum | £4,455 | 0 | 0 | 0 | £4,455 |

Source: Land Registry and EPC

- 4.4. As can be seen from the data, the land registry searches only identified new-build sales in a handful of Chelmsford's parishes, and so whilst this can be useful to gauge the price uplift between existing and new-build sales across Chelmsford in general, it is difficult to utilise this data alone to generate appropriate £/m² assumptions for all areas/land types.
- 4.5. We can however gauge the difference from Figure 2 above which, consistent with the findings from the previous viability studies, shows that South Woodham Ferrers values are considerably lower than those of the rest of the administrative area.
- 4.6. The data presented above, and supplementary market information gathered by HDH Planning and Development Ltd detailed in Chapter 4 of the Local Plan Viability Update (2023), has led us to determine the following value assumptions to be used for viability testing the residential typologies:

| Table 3: Residential Price Assumptions (£/m²) | |
|---|--------|
| BF – Chelmsford | £4,900 |
| BF – South Woodham Ferrers | £4,500 |
| Urban Flats – Chelmsford | £5,300 |
| Large GF – Chelmsford | £4,672 |
| Large GF – South Woodham Ferrers | £4,300 |
| Medium GF – South West area | £4,900 |
| Medium GF – Elsewhere | £4,300 |
| Small GF – all areas | £5,000 |

Source: HDH (March 2023)

Affordable Housing

- 4.7. For this viability model, it has been assumed that the affordable housing tenures will consist of rented – in the form of social or affordable rent, first homes, and shared ownership. As per Local Plan policy, it is expected that schemes of 11 or more residential units will provide 35% affordable accommodation. This 35% is formed of 22% affordable/social rent, 9% first homes and 4% shared ownership.
- 4.8. HDH Planning and Development Ltd have undertaken extensive research to establish the most appropriate value assumptions for their Local Plan Viability Update (2023). This study follows the same value assumptions that they have derived.
- 4.9. For the first homes and shared ownership units, a value of 70% of the open market value has been assumed. Table 4 below details these assumptive values.

| Table 4: Shared Ownership & First Homes Price Assumptions (£/m²) | |
|--|--------|
| BF – Chelmsford | £3,430 |
| BF – South Woodham Ferrers | £3,150 |
| Urban Flats – Chelmsford | £3,710 |
| Large GF – Chelmsford | £3,270 |
| Large GF – South Woodham Ferrers | £3,010 |
| Medium GF – South West area | £3,430 |
| Medium GF – Elsewhere | £3,010 |
| Small GF – all areas | £3,500 |

4.10. The national price cap of £250,000 will be applied.

4.11. For the affordable rented units, a value of 55% of market value has been assumed. Table 5 below details these assumptive values.

| Table 5: Affordable Rented Price Assumptions (£/m²) | |
|---|--------|
| BF – Chelmsford | £2,695 |
| BF – South Woodham Ferrers | £2,475 |
| Urban Flats – Chelmsford | £2,915 |
| Large GF – Chelmsford | £2,570 |
| Large GF – South Woodham Ferrers | £2,365 |
| Medium GF – South West area | £2,695 |
| Medium GF – Elsewhere | £2,365 |
| Small GF – all areas | £2,750 |

4.12. Social rented accommodation is assumed to be 50% of market value. Table 6 below details these assumptive values.

| Table 6: Social Rented Price Assumptions (£/m²) | |
|---|--------|
| BF – Chelmsford | £2,450 |
| BF – South Woodham Ferrers | £2,250 |
| Urban Flats – Chelmsford | £2,650 |
| Large GF – Chelmsford | £2,336 |
| Large GF – South Woodham Ferrers | £2,150 |
| Medium GF – South West area | £2,450 |
| Medium GF – Elsewhere | £2,150 |
| Small GF – all areas | £2,500 |

Residential Typologies

4.13. Following both the Local Plan Viability Study Including CIL Review January 2018 and the previous SHELAA, an exercise has been undertaken to review the residential typologies to be viability tested.

4.14. Based upon emerging housing need and the locations of SHELAA sites that have been promoted to us, the strategic site typologies have been revised. Further, tweaks to some of the brownfield sites have been made in order to better reflect

the flatted development that is evolving in the city centre. Table 7 below provides the full list of residential typologies that feed into the SHELAA.

| Table 7: Residential Typologies | | | | | |
|--|---------------------------------------|---------------------|-----------------------------|---------------------------|--|
| No. | Typology | Units per ha | Min area needed (ha) | Gross to net ratio | Form and scale |
| 1 | Large GF – 300 units, urban edge | 35 | 12.24 | 70% | Houses only |
| 2 | Large GF – 100 units, urban edge | 35 | 4.08 | 70% | Houses only |
| 3 | Medium GF – 40 units, urban edge | 35 | 1.43 | 80% | Houses only |
| 4 | Medium GF – 20 units, urban edge | 35 | 0.83 | 80% | Houses only |
| 5 | Medium GF – 12 units, urban edge | 30 | 0.50 | 80% | Houses only |
| 6 | Large BF – 125 units, urban area | 120 | 2.75 | 70% | Houses and flats |
| 7 | Large BF – 50 units, urban area | 65 | 0.96 | 80% | Houses and flats |
| 8 | Medium BF – 25 units, urban area | 35 | 0.48 | 80% | Houses and flats |
| 9 | Medium BF – 12 units, urban area | 65 | 0.18 | 100% | Houses only |
| 10 | Urban flats BF – 250 | 80 | 4.46 | 70% | Flats only |
| 11 | Urban flats BF – 250 HD | 160 | 1.95 | 80% | Flats only (6+ storeys) |
| 12 | Urban flats BF – 155 | 100 | 1.94 | 80% | Flats only |
| 13 | Urban flats BF – 155 HD | 160 | 1.21 | 80% | Flats only (6+ storeys) |
| 14 | Urban flats BF – 75 units, urban area | 85 | 1.10 | 80% | Flats only |
| 15 | Urban Flats BF – 35 | 80 | 0.44 | 100% | Flats only |
| 16 | Flats BF – 12 | 75 | 0.16 | 100% | Flats only |
| 17 | Small GF – 9 units, settlement edge | 30 | 0.30 | 100% | Houses only |
| 18 | Small GF – 4 units, settlement edge | 30 | 0.13 | 100% | Houses only |
| 19 | Green plot, settlement edge | 30 | 0.03 | 100% | Single house |
| 20 | Small BF – 9 units, urban area | 45 | 0.20 | 100% | Houses and flats |
| 21 | Small BF – 6 units, rural area | 35 | 0.17 | 75% | Houses only |
| 22 | Brown plot, urban area | 30 | 0.03 | 100% | Single house |
| 23 | Strategic Greenfield 1 – 3,000 | 40 | 150 | 50% | Mix of family housing as per LP Policy and |

| | | | | | |
|----|-----------------------------------|-----|-------|-----|---|
| | | | | | SHMA |
| 24 | Strategic Greenfield 2 – 2,000 | 40 | 100 | 50% | Mix of family housing as per LP Policy and SHMA |
| 25 | Strategic Greenfield 3 – 1,500 | 35 | 85.71 | 50% | Mix of family housing as per LP Policy and SHMA |
| 26 | Large Greenfield 4 – 1,000 | 35 | 44.64 | 64% | Mix of family housing as per LP Policy and SHMA |
| 27 | Large Greenfield 5 - 500 | 35 | 28.57 | 50% | Mix of family housing as per LP Policy and SHMA |
| 28 | Strategic Brownfield – 500 | 160 | 3.47 | 90% | Flats only |

Specialist Residential Accommodation

4.15. The Local Plan Viability Update 2023 tests a range of specialist residential development but for the purposes of this high-level assessment we only include the mainstream housing typologies set out above.

4.16. For all typologies detailed above, we will apply the net developable area assumptions detailed in Table 8 below. This is in alignment with the approach undertaken by HDH Planning and Development Ltd.

| Gross site area (ha) | Percentage net |
|----------------------|----------------|
| Less than 0.4ha | 100% |
| 0.4ha to 2ha | 80% |
| Over 2ha | 70% |

5. Non-Residential Market

5.1. Having reviewed vacancy rates, yields, rents, and the impacts of the Covid pandemic, HDH Planning and Development Ltd have generated updated typologies to cover a range of employment uses reflective of Chelmsford's economic make up. In accordance, the non-residential typologies for the SHELAA have been updated to align with these as detailed in Table 9 below.

| No. | Typology | Min area needed (ha) | Gross to net ratio | Form and scale |
|-----|-------------------------|----------------------|--------------------|--|
| 31 | Offices (Central) | 0.025 | 70% | 4 storeys, GIA 2,000m ² |
| 32 | Offices (Business Park) | 0.025 | 25% | 3 storeys, GIA 2,000m ² |
| 33 | Industrial | 1 | 40% | 1 storey, GIA 4,000m ² |
| 34 | Logistics | 1.14 | 35% | 1 storey, GIA 4,000m ² |
| 35 | Retail (Prime) | 0.19 | 80% | No provision for parking / loading space |

| | | | | |
|----|--------------------|------|-----|-------------------------|
| 36 | Retail (Elsewhere) | 0.19 | 80% | Unspecified |
| 37 | Supermarket | 1.33 | 30% | GIA 4,000m ² |
| 38 | Retail Warehouse | 0.8 | 50% | GIA 4,000m ² |

5.2. The Council's own market data (see Appendix 2) further supports these findings and these values are deemed appropriate for use within the SHELAA. All non-residential assumptive values are detailed in Table 10 below.

| | £/m ² /year | Yield | Value (£/m ²) | Assumption |
|-------------------------|------------------------|-------|---------------------------|------------|
| Offices (Central) | £280 | 5.50% | £5,091 | £4,826 |
| Offices (Business Park) | £250 | 5.50% | £4,545 | £4,308 |
| Industrial | £130 | 5.00% | £2,600 | £2,476 |
| Logistics | £200 | 4.25% | £4,706 | £4,512 |
| Retail (Prime) | £300 | 6.25% | £4,800 | £4,518 |
| Retail (Elsewhere) | £250 | 7.00% | £3,571 | £3,338 |
| Supermarket | £250 | 4.50% | £5,556 | £5,316 |
| Retail Warehouse | £200 | 5.00% | £4,000 | £3,628 |

6. Development Costs

In addition to the assumptions detailed above, it is important to understand the costs involved to determine whether a typology is likely to be economically viable for development or not. The Council appreciate that costs will vary from site to site and it is not always possible to foresee every cost involved. However, for the purpose of the SHELAA, the costs used are evidenced to be appropriate to use to represent the typologies.

Construction Costs

6.1. The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions for non-residential typologies and residential typologies are detailed below in Table 11. The appropriate BCIS median cost is used across all sites.

| Rebased to Chelmsford | | | | | | |
|--|--|--------|-----------------|--------|-----------------|---------|
| Description: Rate per m2 gross internal floor area for the building Cost including prelims. | | | | | | |
| Last updated: 11-Mar-2023 05:56 | | | | | | |
| Building function | £/m ² gross internal floor area | | | | | |
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest |
| New build | | | | | | |
| 282. Factories | | | | | | |
| Generally (20) | 1,208 | 277 | 672 | 992 | 1,418 | 4,612 |
| Up to 500m2 GFA (20) | 1,543 | 988 | 1,120 | 1,308 | 1,936 | 2,635 |
| 500 to 2000m2 GFA (20) | 1,295 | 277 | 718 | 1,159 | 1,418 | 4,612 |
| Over 2000m2 GFA (20) | 1,010 | 502 | 614 | 824 | 1,117 | 2,647 |
| 282.1 Advance factories | | | | | | |
| Generally (15) | 1,062 | 493 | 826 | 1,014 | 1,293 | 1,723 |
| Up to 500m2 GFA (15) | 1,176 | 988 | 998 | 1,109 | 1,281 | 1,549 |
| 500 to 2000m2 GFA (15) | 1,141 | 493 | 956 | 1,220 | 1,318 | 1,723 |
| Over 2000m2 GFA (15) | 782 | 600 | 667 | 793 | 837 | 1,012 |
| 284. Warehouses/stores | | | | | | |
| Generally (15) | 1,053 | 417 | 637 | 845 | 1,104 | 4,855 |

| | | | | | | |
|--|-------|-------|-------|-------|-------|-------|
| Up to 500m2 GFA (15) | 1,947 | 700 | 1,072 | 1,379 | 2,309 | 4,855 |
| 500 to 2000m2 GFA (15) | 946 | 496 | 697 | 860 | 1,084 | 1,711 |
| Over 2000m2 GFA (15) | 794 | 417 | 586 | 640 | 920 | 1,673 |
| 284.1 Advance warehouses/stores (15) | 790 | 431 | 632 | 743 | 1,006 | 1,104 |
| 284.2 Purpose built warehouses/stores | | | | | | |
| Generally (15) | 1,122 | 417 | 651 | 847 | 1,277 | 4,855 |
| Up to 500m2 GFA (15) | 2,245 | 700 | 1,341 | 1,748 | 2,850 | 4,855 |
| 500 to 2000m2 GFA (15) | 931 | 496 | 682 | 847 | 1,063 | 1,711 |
| Over 2000m2 GFA (15) | 830 | 417 | 623 | 733 | 985 | 1,669 |
| 320. Offices | | | | | | |
| Generally (15) | 2,258 | 1,096 | 1,599 | 2,094 | 2,707 | 5,438 |
| Air-conditioned | | | | | | |
| Generally (15) | 2,240 | 1,305 | 1,866 | 2,147 | 2,599 | 3,821 |
| 1-2 storey (15) | 2,187 | 1,305 | 1,906 | 1,975 | 2,206 | 3,821 |
| 3-5 storey (15) | 2,157 | 1,490 | 1,720 | 2,089 | 2,600 | 2,998 |
| 6 storey or above (20) | 2,756 | 1,901 | 2,258 | 2,462 | 2,789 | 4,916 |
| Not air-conditioned | | | | | | |
| Generally (15) | 2,225 | 1,096 | 1,508 | 2,074 | 2,833 | 3,761 |
| 1-2 storey (15) | 2,295 | 1,272 | 1,548 | 2,162 | 2,833 | 3,521 |
| 3-5 storey (15) | 2,110 | 1,096 | 1,398 | 1,546 | 3,044 | 3,761 |
| 6 storey or above (25) | 2,622 | 2,039 | - | 2,709 | - | 3,028 |
| 341.1 Retail warehouses | | | | | | |
| Generally (25) | 1,022 | 513 | 771 | 916 | 1,084 | 3,032 |
| Up to 1000m2 (25) | 1,150 | 762 | 861 | 971 | 1,096 | 3,032 |
| 1000 to 7000m2 GFA (25) | 1,015 | 513 | 773 | 921 | 1,124 | 2,179 |
| 344. Hypermarkets, supermarkets | | | | | | |
| Generally (35) | 1,815 | 296 | 1,299 | 1,758 | 2,346 | 3,154 |
| Up to 1000m2 (35) | 1,852 | 1,246 | - | 1,593 | - | 2,975 |
| 1000 to 7000m2 GFA (35) | 1,840 | 296 | 1,272 | 1,943 | 2,383 | 3,154 |
| 345. Shops | | | | | | |
| Generally (30) | 1,794 | 661 | 954 | 1,468 | 2,300 | 4,595 |
| 1-2 storey (30) | 1,813 | 661 | 953 | 1,531 | 2,323 | 4,595 |
| 447. Care homes for the elderly | | | | | | |
| Generally (15) | 2,061 | 1,264 | 1,532 | 1,933 | 2,356 | 4,307 |
| 500 to 2000m2 GFA (15) | 2,458 | 1,322 | 1,350 | 2,023 | 3,426 | 4,307 |
| Over 2000m2 GFA (15) | 1,950 | 1,264 | 1,637 | 1,927 | 2,234 | 2,951 |
| 810.1 Estate housing | | | | | | |
| Generally (15) | 1,460 | 703 | 1,245 | 1,402 | 1,598 | 5,065 |
| Single storey (15) | 1,653 | 979 | 1,406 | 1,606 | 1,837 | 5,065 |
| 2-storey (15) | 1,406 | 703 | 1,217 | 1,365 | 1,536 | 3,067 |
| 3-storey (15) | 1,530 | 912 | 1,281 | 1,450 | 1,738 | 2,996 |
| 4-storey or above (15) | 3,065 | 1,494 | 2,445 | 2,731 | 4,108 | 4,549 |
| 810.11 Estate housing detached (15) | 1,909 | 1,064 | 1,486 | 1,647 | 2,046 | 5,065 |
| 810.12 Estate housing semi detached | | | | | | |
| Generally (15) | 1,468 | 857 | 1,255 | 1,434 | 1,600 | 2,697 |
| Single storey (15) | 1,633 | 1,054 | 1,416 | 1,615 | 1,799 | 2,697 |
| 2-storey (15) | 1,420 | 857 | 1,246 | 1,382 | 1,553 | 2,519 |
| 3-storey (15) | 1,414 | 1,073 | 1,141 | 1,401 | 1,597 | 2,066 |
| 810.13 Estate housing terraced | | | | | | |
| Generally (15) | 1,499 | 884 | 1,218 | 1,402 | 1,644 | 4,549 |
| Single storey (15) | 1,717 | 1,100 | 1,425 | 1,769 | 1,979 | 2,399 |
| 2-storey (15) | 1,433 | 884 | 1,206 | 1,369 | 1,575 | 3,067 |
| 3-storey (15) | 1,554 | 912 | 1,257 | 1,427 | 1,770 | 2,996 |
| 816. Flats (apartments) | | | | | | |
| Generally (15) | 1,715 | 852 | 1,424 | 1,618 | 1,930 | 5,911 |
| 1-2 storey (15) | 1,633 | 1,013 | 1,373 | 1,541 | 1,823 | 3,365 |
| 3-5 storey (15) | 1,687 | 852 | 1,418 | 1,612 | 1,912 | 3,604 |
| 6 storey or above (15) | 2,036 | 1,251 | 1,666 | 1,906 | 2,181 | 5,911 |
| 843. Supported housing | | | | | | |
| Generally (15) | 1,842 | 947 | 1,537 | 1,712 | 2,037 | 3,749 |
| Single storey (15) | 2,145 | 1,318 | 1,698 | 1,971 | 2,316 | 3,749 |
| 2-storey (15) | 1,823 | 956 | 1,517 | 1,659 | 2,022 | 3,256 |
| 3-storey (15) | 1,699 | 947 | 1,536 | 1,622 | 1,872 | 2,560 |
| 4-storey or above (15) | 1,922 | 1,163 | 1,525 | 1,807 | 1,957 | 3,600 |
| 852. Hotels (15) | 2,525 | 1,318 | 2,054 | 2,448 | 3,108 | 3,512 |
| 853. Motels (20) | 1,767 | 1,477 | - | 1,908 | - | 1,915 |
| 856.1 Dormitories (15) | 2,555 | 1,869 | 2,176 | 2,284 | 3,048 | 3,284 |
| 856.2 Students' residences, halls of residence, etc (15) | 2,195 | 1,252 | 1,959 | 2,211 | 2,438 | 3,572 |

Source: BCIS

Space and Accessibility Standards

- 6.2. It is assumed all new dwellings will be in accordance with the Nationally Described Space Standards.
- 6.3. Local Plan Policy DM1 requires provision of accessible standards. In schemes of 10 or more dwellings, 50% must meet M4(2) – accessible and adaptable dwellings. Further, in developments of 30 dwellings or more, 5% of new affordable dwellings must be built to M4(3)(2)(b) – wheelchair accessible dwellings and serve those in affordable housing for rent.
- 6.4. It is acknowledged that provision of enhanced accessibility, wheelchair adaptability and wheelchair accessibility standards – Building Regulations M4(2), M4(3)(2)(a) and M4(3)(2)(b) respectively – can add additional cost to build. It is assumed these provisions cost £725/dwelling, £14,064/dwelling and £34,964/dwelling respectively.

Carbon Reduction Standards

- 6.5. The 2021 publication of Approved Document L of the Building Regulations – Conservation of fuel and power features targets intended to improve the performance of newbuild housing and represents a step forward towards achieving Zero Carbon homes. For this study, it is assumed that the standard will add 3% additional cost to the build costs.

Water Efficiency

- 6.6. Local Plan Policy DM25 requires that all new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day. A cost of £7/dwelling has been applied to achieve this requirement.

EV Charging Points

- 6.7. Local Plan Policy DM25 requires provision of Electric Vehicle (EV) charging points for new dwellings. A cost of £600/dwelling has been applied to achieve this requirement.

Biodiversity Net Gain

- 6.8. The Environment Act 2021 requires delivery of 10% biodiversity net gain in all developments. It is agreed with HDH Planning and Development Ltd that the most suitable cost assumptions to use are those featured within the 'Biodiversity net gain and local nature recovery strategies – Impact Assessment' summarised in Table 12 below. The costs therefore are calculated as an addition to the BCIS costs above as appropriate for each typology.

| | On-site provision | Off-site Provision |
|--|--------------------------|---------------------------|
| Residential greenfield delivery costs as a proportion of build costs | 0.1% | 2.4% |
| Residential brownfield delivery costs as a proportion of build costs | <0.1% | 0.5% |
| Industrial - % of land values | 0.3% | 3.0% |
| Prime Commercial - % of land values | 0.2% | 2.3% |
| Other Commercial - % of land values | 0.2% | 2.6% |

Source: Biodiversity net gain and local nature recovery strategies – Impact Assessment. 2019.

6.9. For this assessment it is assumed that all greenfield sites will be providing on-site provision, whilst all brownfield sites will provide off-site provision.

S106 Contributions and CIL

6.10. The Council often seek contribution from developers to mitigate the impact of development. These contributions are then spent on improving a wide range of local infrastructure, and includes – but is not limited to – the services and facilities detailed in Table 13 below:

| Theme | Infrastructure |
|-------------------------------|---------------------------------------|
| Housing | Affordable housing |
| | Specialist Residential Accommodation |
| | Self-build and custom build dwellings |
| Green and Blue Infrastructure | Recreation and leisure facilities |
| | Environmental mitigation |
| Physical Infrastructure | Highways, access, and transport |
| | Flood protection and water management |
| | Utilities |
| Community Infrastructure | Early years, childcare and education |
| | Health and social wellbeing |
| | Social and community facilities |
| | Public realm and public art |
| | Other community infrastructure |

Source: Chelmsford Infrastructure Delivery Plan, 2019.

6.11. Contributions are secured either through S106 agreements or through the adopted CIL charging schedule.

Community Infrastructure Levy (CIL)

6.12. In 2014, Chelmsford City Council established a CIL Charging Schedule for different types of development. Each year since, this rate has increased using an index of inflation. Table 14 below details the current rates:

| Type of development | Adopted CIL charge | Indexed CIL charge |
|----------------------------|---------------------------|---------------------------|
| Residential | £125 per sqm | £200.11 |
| Retail – convenience | £150 per sqm | £240.13 |
| Retail – all other retail | £87 per sqm | £139.27 |
| All other uses | £0 per sqm | £0.00 |

Source: Chelmsford City Council, 2024.

6.13. In addition, the Council has set out a CIL Instalments Policy applicable to CIL liable phased developments. This policy, summarised in Table 15 below, has been applied to each phase of development on the strategic site typologies within the SHELAA.

| Amount of CIL liability | Number of instalments | Payment periods and amounts |
|---|------------------------------|--|
| Any amount less than £10,000 | 2 | 50% of the chargeable amount ¹ within 90 days of the commencement ² date, the remaining 50% of the chargeable amount within 150 days of the commencement date |
| Amounts equal to or greater than £10,000 and less than £40,000 | 3 | 25% of the chargeable amount within 90 days of the commencement date, 25% of the chargeable amount within 270 days of the commencement date, and the remaining 50% of the chargeable amount within 360 days of the commencement date |
| Amounts equal to or greater than £40,000 and less than £100,000 | 5 | 20% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 360 days, 480 days and 570 days of the commencement date |
| Amounts equal to or greater than £100,000 | 5 | 10% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 450 days, 570 days, and 720 days of the commencement date |

¹ This is the amount as set out in the liability notice

² The commencement date is the commencement notice date as advised by the developer under CIL Regulations 67

Source: Chelmsford City Council, 2014

Specialist Residential Accommodation Requirement

6.14. For residential typologies of over 100 dwellings, a commuted sum is calculated to be £457.40 per dwelling in lieu of on-site provision. This is as set out within the Specialist Residential Accommodation Planning Advice Note and is secured through S106.

Open Space

6.15. The Local Plan sets out the quantum of Open Space required on new developments as per Table 16 below:

| Table 16: Quantity standard for Open Space | |
|--|---|
| Type of Open Space | Quantity standard (ha/1,000 population) |
| Accessible Open Space | |
| Allotments and community gardens | 0.30 |
| Amenity green space | 0.40 |
| Play space (children) | 0.05 |
| Play space (youth) | 0.05 |
| Strategic Open Space | |
| Parks and recreation grounds | 1.65 |
| Natural and Semi-Natural open Space | |
| Natural and semi-natural green space | 1.0 |

6.16. Using the average occupancy rate of 2.4 persons per dwelling, the amount of open space per dwelling is calculated as per the below:

- Number of households per 1,000 populations: $1,000/2.4 = 417$ dwellings
- Accessible Local Open Space per dwelling: $8,000\text{sqm}/417 = 19\text{sqm/dwelling}$
- Strategic Open Space: $16,500\text{sqm}/417 = 40\text{sqm/dwelling}$
- Natural / Semi-Natural Open Space: $10,000\text{sqm}/417 = 24\text{sqm/dwelling}$

6.17. Thresholds based upon the number of dwellings to be provided on site determine the type and amount of Open Space that is required, as detailed in Table 17:

| Table 17: Thresholds for the provision of Open Space | |
|--|---|
| Size of Scheme | Provision |
| Less than 10 dwellings | No provision expected on-site |
| 10-29 dwellings | Accessible Local Open Space required on-site at 19sqm per dwelling |
| 30 or more dwellings | Accessible Local Open Space required on-site at 19sqm per dwelling, plus Strategic Open Space required on-site at 40sqm/dwelling, plus Natural/Semi-Natural Open Space required on-site at 24sqm per dwelling |

6.18. Where sites are unable to accommodate the Open Space requirement on-site, a commuted sum to pay in lieu is required to cover the cost of off-site provision. This is set out within the Planning Obligations Supplementary Planning Document (POSPD) and the Open Space Planning Advice Note and is secured through S106. The rates required are as follows:

- For sites of 10 dwellings or more where the Local Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,063/dwelling

- For sites of 30 dwellings or more where the Strategic Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,052/dwelling
- For sites of 30 dwellings or more where the Natural/Semi-Natural Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £811/dwelling

6.19. In accordance with the POSPD, maintenance contributions are required for all Open Space provided on-site when responsibility for the long-term maintenance resides with Chelmsford City Council or a Parish or Town Council. This is required for 25 years after completion.

6.20. The rates for Open Space maintenance are as follows:

- Local Open Space = £164/dwellings
- Strategic Open Space = £1,017/dwelling
- Natural Open Space = £93/dwelling

Tree Planting

6.21. For all residential typologies, it is expected that three new trees be planted for every dwelling in accordance with Chelmsford's Climate and Ecological Emergency Action Plan. This is secured through S106. More information is provided in the Tree Planting Planning Advice Note.

Recreational disturbance Avoidance Mitigation Strategy (RAMS)

6.22. For all residential typologies, a contribution for RAMS is required at an indexed rate of £163.86 per dwelling (2023/24). This is as set out within the Essex Coat Recreational disturbance Avoidance & Mitigation Strategy (RAMS) – Habitats Regulations Assessment Strategy Document 2018-2038 and secured through S106.

Chelmsford City Council Monitoring Costs

6.23. A resource cost is involved in the monitoring of infrastructure coming forward and progressing through to delivery. Monitoring costs have been calculated to be as follows:

- Strategic sites: £840/obligation
- Other sites: £350/obligation
- Affordable housing: £100/affordable dwelling

Essex County Council Planning Obligations

6.24. Also secured within S106 are contributions towards infrastructure including education, employment and skills, highways, sustainable travel, libraries and flood and water management. All of which are delivered by the County Council.

6.25. Accounting for all required contributions, we have estimated the total S106 costs to be as detailed in Table 18 below. Note, these are estimates and are separate from the CIL contributions detailed above.

| Table 18: S106 contribution per unit | | |
|---|--------------------------------|-------------------------------|
| No | Typology | S106 per unit (£/unit) |
| 1-5 | Greenfield sites | £16,500 |
| 6-8 | Brownfield sites | £14,000 |
| 10-15 | Flatted schemes | £8,500 |
| 9, 16-22 | Sites of 20 dwellings and less | £2,000 |
| 23 | Strategic Greenfield – 3,000 | £50,000 |
| 24 | Strategic Greenfield – 2,000 | £40,000 |
| 25 | Strategic Greenfield – 1,500 | £40,000 |
| 26 | Large Greenfield – 1,000 | £40,000 |
| 27 | Large Greenfield - 500 | £25,000 |
| 28 | Strategic Brownfield – 500 | £25,000 |

Other Development Costs

6.26. All other development costs have been calculated/determine by HDH Planning and Development Ltd. Table 19 below provides a summary of the assumptions to be used for these, with justification of their values to be provided by HDH Planning and Development Ltd within their Local Plan Viability Update.

| Table 19: Other Appraisal Assumptions | |
|--|--|
| Site Costs | 5% on smaller sites 15% on larger sites |
| Abnormals | On Brownfield sites only – 5% of BCIS costs |
| Professional Fees | 8% of build costs |
| Contingencies | 5% on Brownfield sites and Strategic sites 2.5% on all other typologies |
| VAT | Assumed not to arise or that it is recovered in full |
| Interest Rate | 7.5% per annum |
| Developers return | 17.5% on residential development 15% on non-residential |
| Voids | Three-month void period |
| Acquisition costs | 1% agents 0.5% legal fees |
| Disposal costs | 3.5% |

7. Viability Appraisals

7.1. The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that high-level assumptions have been made in order to gain an overall indication of viability likelihood. There are a range of factors unique to each site that may impact upon deliverability. However, in having developed and utilised typologies for the SHELAA, these appraisals offer a strong indication as to whether a site, compliant with Local Plan policies, is likely to be viable for development or not.

7.2. The Residual Value has been calculated for each residential and non-residential typology. Where appropriate, residential typologies have been tested twice – once assuming the site lies within South Woodham Ferrers, and once assuming the site lies somewhere else within the Chelmsford administrative area; and non-residential typologies have been tested twice – once assuming the site is greenfield, and once assuming the site is brownfield.

7.3. A traffic light system has been applied to visually distinguish the outcomes of the appraisals.

- **Green** – indicated that the Residual Value per hectare exceeds the Benchmark Land Value per hectare and therefore suggests that the typology is likely viable for development.
- **Amber** – indicates that the Residual Value per hectare falls below the Benchmark Land Value but above the Existing Use Value per hectare and therefore suggests that viability of the typology is marginal.
- **Red** – indicates that the Residual Value per hectare falls below the Existing Use Value per hectare and therefore that the typology is likely unviable for development.

7.4. Table 20 below details a summary of the appraisals for each residential typology located at strategic sites, Chelmsford and elsewhere.

| Table 20: Residual Values for residential typologies – Chelmsford and Elsewhere | | | | |
|--|-----------------------------|------------|------------|-----------------------|
| No. | Typology | EUV | BLV | Residual Value |
| | | £/ha | £/ha | £/ha |
| 1 | Large GF 300 Urban Edge | 25,000 | 525,000 | 1,337,725 |
| 2 | Large GF 100 Urban Edge | 25,000 | 525,000 | 1,271,243 |
| 3 | Medium GF - 40 urban edge | 25,000 | 525,000 | 1,851,498 |
| 4 | Medium GF - 20 urban edge | 25,000 | 525,000 | 1,570,472 |
| 5 | Medium GF - 12 urban edge | 25,000 | 525,000 | 2,100,466 |
| 6 | Brownfield - 125 Urban Area | 1,100,000 | 1,320,000 | 2,028,987 |
| 7 | Brownfield - 50 Urban Area | 1,100,000 | 1,320,000 | 2,497,141 |
| 8 | Brownfield - 25 Urban Area | 1,100,000 | 1,320,000 | 2,167,207 |
| 9 | Brownfield - 12 Urban Area | 1,100,000 | 1,320,000 | 3,852,436 |
| 10 | Flatted BF 250 | 1,100,000 | 1,320,000 | 1,805,030 |
| 11 | Flatted BF 250 HD | 1,100,000 | 1,320,000 | 159,563 |
| 12 | Flatted BF 155 | 1,100,000 | 1,320,000 | 2,632,939 |
| 13 | Flatted BF 155 HD | 1,100,000 | 1,320,000 | 114,341 |
| 14 | Flats BF 75 | 1,100,000 | 1,320,000 | 2,351,768 |
| 15 | Flats BF 35 | 1,100,000 | 1,320,000 | 1,557,489 |
| 16 | Flats 12 | 1,100,000 | 1,320,000 | 1,878,988 |
| 17 | Small GF - 9 | 25,000 | 525,000 | 4,098,235 |
| 18 | Small GF - 4 | 25,000 | 525,000 | 4,261,183 |
| 19 | Green Plot | 25,000 | 525,000 | 4,961,444 |
| 20 | Small Brown - 9 | 1,100,000 | 1,320,000 | 3,492,530 |
| 21 | Small Brown - 6 | 1,100,000 | 1,320,000 | 3,404,452 |
| 22 | Brown Plot | 1,100,000 | 1,320,000 | 3,716,250 |
| 23 | Strategic Green 1 | 25,000 | 250,000 | 644,761 |
| 24 | Strategic Green 2 | 25,000 | 250,000 | 771,492 |
| 25 | Strategic Green 3 | 25,000 | 250,000 | 741,165 |

| | | | | |
|----|-------------------|-----------|-----------|-----------|
| 26 | Strategic Green 4 | 25,000 | 250,000 | 1,028,311 |
| 27 | Strategic Green 5 | 25,000 | 250,000 | 905,510 |
| 28 | Strategic Brown | 1,100,000 | 1,320,000 | 3,742,558 |

7.5. Table 21 below details a summary of the appraisals for each residential typology located at South Woodham Ferrers.

| No. | Typology | EUV | BLV | Residual Value |
|-----|-----------------------------|-----------|-----------|----------------|
| | | £/ha | £/ha | £/ha |
| 1 | Large GF 300 Urban Edge | 25,000 | 525,000 | 947,143 |
| 2 | Large GF 100 Urban Edge | 25,000 | 525,000 | 847,979 |
| 3 | Medium GF - 40 urban edge | 25,000 | 525,000 | 1,031,656 |
| 4 | Medium GF - 20 urban edge | 25,000 | 525,000 | 897,172 |
| 5 | Medium GF - 12 urban edge | 25,000 | 525,000 | 1,260,913 |
| 6 | Brownfield - 125 Urban Area | 1,100,000 | 1,320,000 | 1,289,114 |
| 7 | Brownfield - 50 Urban Area | 1,100,000 | 1,320,000 | 1,593,722 |
| 8 | Brownfield - 25 Urban Area | 1,100,000 | 1,320,000 | 1,440,633 |
| 9 | Brownfield - 12 Urban Area | 1,100,000 | 1,320,000 | 2,602,366 |
| 10 | Flatted BF 250 | 1,100,000 | 1,320,000 | 252,534 |
| 11 | Flatted BF 250 HD | 1,100,000 | 1,320,000 | -3,739,750 |
| 12 | Flatted BF 155 | 1,100,000 | 1,320,000 | 346,837 |
| 13 | Flatted BF 155 HD | 1,100,000 | 1,320,000 | -3,872,637 |
| 14 | Flats BF 75 | 1,100,000 | 1,320,000 | 317,892 |
| 15 | Flats BF 35 | 1,100,000 | 1,320,000 | 342,056 |
| 16 | Flats 12 | 1,100,000 | 1,320,000 | 671,789 |
| 17 | Small GF -9 | 25,000 | 525,000 | 4,098,235 |
| 18 | Small GF - 4 | 25,000 | 525,000 | 4,261,183 |
| 19 | Green Plot | 25,000 | 525,000 | 4,961,444 |
| 20 | Small Brown - 9 | 1,100,000 | 1,320,000 | 2,623,570 |
| 21 | Small Brown - 6 | 1,100,000 | 1,320,000 | 2,635,252 |
| 22 | Brown Plot | 1,100,000 | 1,320,000 | 2,630,124 |

7.6. Table 22 below provided a summary of the appraisals for each non-residential typology in both a greenfield and a brownfield location.

| Typology | Residual Land Worth (Site) | Existing Use Value (£/ha) | Viability Threshold (£/ha) | Residual Value (£/ha) |
|-----------------------------------|----------------------------|---------------------------|----------------------------|-----------------------|
| 31 Offices (Central) | | | | |
| Greenfield | 1,901,208 | 25,000 | 530,000 | 26,616,915 |
| Brownfield | 1,458,108 | 1,100,000 | 1,100,000 | 5,103,377 |
| 32 Offices (Business Park) | | | | |
| Greenfield | 909,882 | 25,000 | 530,000 | 3,412,056 |
| Brownfield | 459,639 | 1,100,000 | 1,100,000 | 574,549 |
| 33 Industrial | | | | |
| Greenfield | 3,116,519 | 25,000 | 530,000 | 3,116,519 |
| Brownfield | 2,675,514 | 1,100,000 | 1,100,000 | 2,675,514 |
| 34 Logistics | | | | |

| | | | | |
|------------------------------|------------|-----------|-----------|------------|
| Greenfield | 11,539,802 | 25,000 | 530,000 | 11,136,762 |
| Brownfield | 10,097,327 | 1,100,000 | 1,320,000 | 9,744,667 |
| 35 Retail (Prime) | | | | |
| Greenfield | 206,072 | 25,000 | 530,000 | 10,990,529 |
| Brownfield | 182,703 | 1,100,000 | 1,320,000 | 9,744,160 |
| 36 Retail (Elsewhere) | | | | |
| Greenfield | 39,677 | 25,000 | 530,000 | 2,116,118 |
| Brownfield | 16,308 | 1,100,000 | 1,320,000 | 869,748 |
| 37 Supermarket | | | | |
| Greenfield | 7,754,132 | 25,000 | 530,000 | 6,969,758 |
| Brownfield | 5,815,599 | 1,100,000 | 1,320,000 | 5,227,318 |
| 38 Retail Warehouse | | | | |
| Greenfield | 6,995,117 | 25,000 | 530,000 | 8,743,896 |
| Brownfield | 6,580,964 | 1,100,000 | 1,320,000 | 8,226,205 |

8. Reflecting the Appraisal Outcomes within the SHELAA

8.1. The green, amber and red results detailed above are fed directly into the SHELAA assessment database. Each site that is assessed is assigned one or more typologies based upon the site's characteristics, and the associated viability likelihood is applied to determine a viability score. More detail on scoring can be found in the Criteria Note.

9. Appendices

Appendix 1: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Appendix 2: Employment unit asking prices

Appendix 1: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Data collected on sales of new-build dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|---------|--------------------|---------------------|----------------|------------|----------|-----|--------|
| £216,000 | 05/01/2021 | S | | | 24 WENTWORTH ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3GP | 77 | £2,805 |
| £210,000 | 14/01/2021 | F | FLAT 17 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £7,000 |
| £286,000 | 15/01/2021 | F | | | 40 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 72 | £3,972 |
| £339,896 | 15/01/2021 | F | 13 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 78 | £4,358 |
| £342,995 | 15/01/2021 | F | 20 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 73 | £4,699 |
| £339,995 | 15/01/2021 | F | 11 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,722 |
| £261,995 | 15/01/2021 | F | 14 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 53 | £4,943 |
| £261,995 | 15/01/2021 | F | 12 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £5,038 |
| £205,000 | 15/01/2021 | F | FLAT 2 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 31 | £6,613 |
| £344,995 | 18/01/2021 | F | 18 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 78 | £4,423 |
| £260,995 | 18/01/2021 | F | 23 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 53 | £4,924 |
| £280,000 | 19/01/2021 | F | | | 35 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 71 | £3,944 |
| £285,000 | 19/01/2021 | F | FLAT 17 | HODGSON HOUSE, 50 | RAINSFORD ROAD | | CHELMSFORD | CM1 2XB | 50 | £5,700 |
| £460,000 | 20/01/2021 | S | | | 39 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,792 |
| £540,000 | 21/01/2021 | D | | | 21 ALBATROSS WAY | LITTLE WALTHAM | CHELMSFORD | CM3 3GD | 138 | £3,913 |
| £339,995 | 21/01/2021 | F | 31 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 75 | £4,533 |
| £275,280 | 21/01/2021 | F | FLAT 9 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 41 | £6,714 |
| £415,000 | 22/01/2021 | D | | | 8 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 87 | £4,770 |
| £416,995 | 22/01/2021 | D | | | 1 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 87 | £4,793 |
| £445,000 | 22/01/2021 | D | | | 41 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,635 |
| £346,995 | 22/01/2021 | F | 21 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 74 | £4,689 |
| £255,000 | 22/01/2021 | F | 22 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 54 | £4,722 |
| £338,995 | 22/01/2021 | F | 24 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 69 | £4,913 |
| £342,995 | 22/01/2021 | F | 39 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 66 | £5,197 |
| £480,000 | 25/01/2021 | D | | | 43 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 110 | £4,364 |
| £284,000 | 25/01/2021 | F | | | 27 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 71 | £4,000 |
| £344,995 | 25/01/2021 | F | 37 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,792 |
| £465,000 | 26/01/2021 | S | | | 37 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 101 | £4,604 |
| £465,000 | 27/01/2021 | S | | | 14 PETTY CROFT | BROOMFIELD | CHELMSFORD | CM1 7FS | 110 | £4,227 |
| £339,995 | 27/01/2021 | F | 33 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,722 |
| £210,000 | 27/01/2021 | F | FLAT 2 | PAVILION HOUSE, 45 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0SB | 37 | £5,676 |
| £338,995 | 28/01/2021 | F | 28 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,708 |
| £342,000 | 28/01/2021 | F | 16 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,750 |
| £547,000 | 29/01/2021 | D | | | 136 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 119 | £4,597 |
| £512,000 | 29/01/2021 | D | | | 135 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GQ | 105 | £4,876 |
| £625,000 | 29/01/2021 | D | | | 2 HEDGE COCK LINK | BROOMFIELD | CHELMSFORD | CM1 7FL | 143 | £4,371 |
| £430,000 | 29/01/2021 | S | | | 18 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 96 | £4,479 |
| £435,000 | 29/01/2021 | D | | | 9 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FX | 100 | £4,350 |
| £342,995 | 29/01/2021 | F | 41 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 75 | £4,573 |
| £341,995 | 29/01/2021 | F | 32 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,750 |
| £341,995 | 29/01/2021 | F | 35 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 71 | £4,817 |
| £580,000 | 05/02/2021 | D | | | 134 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 131 | £4,427 |
| £405,000 | 05/02/2021 | D | | | 47 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 86 | £4,709 |
| £465,000 | 05/02/2021 | D | | | 57 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,844 |

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|---------|--------------------|---------------------|----------------|------------|----------|-----|--------|
| £290,000 | 05/02/2021 | F | | | 42 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 72 | £4,028 |
| £435,000 | 05/02/2021 | D | | | 4 ELDER CLOSE | | CHELMSFORD | CM1 4FU | 100 | £4,350 |
| £330,000 | 05/02/2021 | F | FLAT 14 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 69 | £4,783 |
| £344,995 | 05/02/2021 | F | 38 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,792 |
| £480,000 | 10/02/2021 | D | | | 51 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 110 | £4,364 |
| £399,000 | 12/02/2021 | D | | | 36 MOORTOWN PLACE | LITTLE WALTHAM | CHELMSFORD | CM3 3FZ | 86 | £4,640 |
| £400,000 | 12/02/2021 | D | | | 49 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 86 | £4,651 |
| £331,000 | 19/02/2021 | F | 30 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 71 | £4,662 |
| £330,000 | 19/02/2021 | F | FLAT 10 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 69 | £4,783 |
| £235,000 | 22/02/2021 | F | FLAT 44 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 33 | £7,121 |
| £225,000 | 22/02/2021 | F | FLAT 48 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £7,500 |
| £340,995 | 25/02/2021 | F | 40 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 71 | £4,803 |
| £530,000 | 26/02/2021 | D | | | 19 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,492 |
| £580,000 | 26/02/2021 | D | | | 40 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 128 | £4,531 |
| £450,000 | 26/02/2021 | S | | | 16 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 96 | £4,688 |
| £405,000 | 26/02/2021 | D | | | 14 WENTWORTH ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3GP | 86 | £4,709 |
| £690,000 | 26/02/2021 | D | | | 22 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FW | 204 | £3,382 |
| £569,500 | 26/02/2021 | T | | | 228 WHARF ROAD | | CHELMSFORD | CM2 6NR | 156 | £3,651 |
| £570,000 | 26/02/2021 | T | | | 232 WHARF ROAD | | CHELMSFORD | CM2 6NR | 156 | £3,654 |
| £590,000 | 26/02/2021 | T | | | 224 WHARF ROAD | | CHELMSFORD | CM2 6NR | 156 | £3,782 |
| £230,000 | 26/02/2021 | F | | | 29 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 59 | £3,898 |
| £321,155 | 26/02/2021 | F | 26 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,460 |
| £260,495 | 26/02/2021 | F | 19 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 53 | £4,915 |
| £439,995 | 01/03/2021 | S | | | 13 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 92 | £4,783 |
| £560,000 | 02/03/2021 | D | | | 61 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 128 | £4,375 |
| £436,995 | 04/03/2021 | D | | | 9 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 92 | £4,750 |
| £380,000 | 05/03/2021 | F | FLAT 11 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 84 | £4,524 |
| £455,000 | 12/03/2021 | D | | | 1 WILLIS MEAD ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1FL | 93 | £4,892 |
| £470,000 | 15/03/2021 | D | | | 3 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 101 | £4,653 |
| £545,000 | 19/03/2021 | D | | | 2 WILLIS MEAD ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1FL | 118 | £4,619 |
| £525,995 | 24/03/2021 | D | | | 21 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,458 |
| £451,995 | 25/03/2021 | D | | | 36 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 93 | £4,860 |
| £430,000 | 26/03/2021 | D | | | 94 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 90 | £4,778 |
| £399,995 | 26/03/2021 | D | | | 4 RYE FIELD CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FQ | 87 | £4,598 |
| £430,000 | 26/03/2021 | D | | | 2 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 91 | £4,725 |
| £453,995 | 26/03/2021 | D | | | 1 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 93 | £4,882 |
| £159,750 | 26/03/2021 | T | | | 35 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ | 77 | £2,075 |
| £460,000 | 26/03/2021 | F | FLAT 1 | | 236 WHARF ROAD | | CHELMSFORD | CM2 6LP | 136 | £3,382 |
| £530,000 | 29/03/2021 | D | | | 38 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,492 |
| £258,995 | 30/03/2021 | F | 17 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,981 |
| £750,000 | 31/03/2021 | D | | | 16 WENTWORTH ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3GP | 190 | £3,947 |
| £440,000 | 31/03/2021 | D | | | 7 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FX | 100 | £4,400 |
| £325,000 | 01/04/2021 | F | FLAT 7 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 70 | £4,643 |
| £750,000 | 09/04/2021 | D | | | 59 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 190 | £3,947 |
| £330,000 | 09/04/2021 | F | FLAT 8 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 68 | £4,853 |
| £325,000 | 15/04/2021 | F | FLAT 5 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 69 | £4,710 |
| £625,000 | 19/04/2021 | D | | | 55 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 147 | £4,252 |
| £295,000 | 21/04/2021 | F | FLAT 8 | 346A | BADDOW ROAD | | CHELMSFORD | CM2 9RA | 89 | £3,315 |

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|---------|--------------------|----------------------|----------------|------------|----------|-----|---------|
| £585,000 | 23/04/2021 | D | | | 106 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 131 | £4,466 |
| £900,000 | 23/04/2021 | D | | | 9 ALBATROSS WAY | LITTLE WALTHAM | CHELMSFORD | CM3 3GD | 244 | £3,689 |
| £330,000 | 28/04/2021 | F | FLAT 9 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 67 | £4,925 |
| £340,000 | 28/04/2021 | F | FLAT 13 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 67 | £5,075 |
| £525,000 | 29/04/2021 | D | | | 17 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,449 |
| £250,000 | 29/04/2021 | F | 1 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,808 |
| £775,000 | 30/04/2021 | D | | | 4 TAYLOR VIEW | SPRINGFIELD | CHELMSFORD | CM1 6DG | 185 | £4,189 |
| £315,000 | 30/04/2021 | F | FLAT 2 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 70 | £4,500 |
| £595,000 | 30/04/2021 | D | | | 1 CLOVER DRIVE | | CHELMSFORD | CM1 4FT | 59 | £10,085 |
| £240,000 | 04/05/2021 | F | FLAT 39 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 41 | £5,854 |
| £625,000 | 17/05/2021 | D | | | 31 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ | 147 | £4,252 |
| £422,500 | 19/05/2021 | D | | | 34 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 91 | £4,643 |
| £350,000 | 21/05/2021 | F | FLAT 4 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 67 | £5,224 |
| £670,000 | 28/05/2021 | D | | | 3 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 160 | £4,188 |
| £331,995 | 28/05/2021 | F | 29 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 66 | £5,030 |
| £750,000 | 10/06/2021 | D | | | 29 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ | 190 | £3,947 |
| £495,000 | 10/06/2021 | D | | | 67 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 110 | £4,500 |
| £185,000 | 11/06/2021 | F | FLAT 47 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £6,167 |
| £465,000 | 17/06/2021 | D | | | 63 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,844 |
| £580,000 | 18/06/2021 | D | | | 46 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 138 | £4,203 |
| £265,995 | 18/06/2021 | F | | | 89 REGINA ROAD | | CHELMSFORD | CM1 1JF | 63 | £4,222 |
| £342,995 | 21/06/2021 | F | | | 97 REGINA ROAD | | CHELMSFORD | CM1 1JF | 74 | £4,635 |
| £331,995 | 24/06/2021 | F | | | 83 REGINA ROAD | | CHELMSFORD | CM1 1JF | 74 | £4,486 |
| £334,995 | 24/06/2021 | F | | | 85 REGINA ROAD | | CHELMSFORD | CM1 1JF | 71 | £4,718 |
| £590,000 | 25/06/2021 | D | | | 128 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 130 | £4,538 |
| £659,995 | 25/06/2021 | D | | | 9 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 170 | £3,882 |
| £343,995 | 25/06/2021 | F | | | 106 REGINA ROAD | | CHELMSFORD | CM1 1JF | 73 | £4,712 |
| £349,995 | 25/06/2021 | F | | | 104 REGINA ROAD | | CHELMSFORD | CM1 1JF | 74 | £4,730 |
| £343,995 | 25/06/2021 | F | | | 111 REGINA ROAD | | CHELMSFORD | CM1 1JF | 72 | £4,778 |
| £679,995 | 29/06/2021 | D | | | 10 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 160 | £4,250 |
| £580,000 | 29/06/2021 | D | | | 50 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 138 | £4,203 |
| £475,000 | 29/06/2021 | D | | | 1 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 101 | £4,703 |
| £322,500 | 29/06/2021 | F | FLAT 12 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 68 | £4,743 |
| £649,995 | 30/06/2021 | D | | | 7 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 170 | £3,824 |
| £670,000 | 30/06/2021 | D | | | 3 CLOVER DRIVE | | CHELMSFORD | CM1 4FT | 173 | £3,873 |
| £580,000 | 30/06/2021 | D | | | 52 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FW | 148 | £3,919 |
| £460,000 | 30/06/2021 | D | | | 32 HORNBEAM GARDENS | | CHELMSFORD | CM1 4GH | 108 | £4,259 |
| £340,995 | 23/07/2021 | F | | | 105 REGINA ROAD | | CHELMSFORD | CM1 1JF | 72 | £4,736 |
| £225,000 | 30/07/2021 | F | FLAT 45 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £7,500 |
| £250,000 | 02/08/2021 | D | | | 3 TANGLEWOOD PLACE | | CHELMSFORD | CM3 4FP | 178 | £1,404 |
| £337,995 | 02/08/2021 | F | | | 98 REGINA ROAD | | CHELMSFORD | CM1 1JF | 72 | £4,694 |
| £260,000 | 19/08/2021 | F | | | 87 REGINA ROAD | | CHELMSFORD | CM1 1JF | 52 | £5,000 |
| £265,995 | 20/08/2021 | F | | | 101 REGINA ROAD | | CHELMSFORD | CM1 1JF | 52 | £5,115 |
| £654,995 | 31/08/2021 | D | | | 6 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 170 | £3,853 |
| £529,995 | 09/09/2021 | D | | | 43 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 114 | £4,649 |
| £265,995 | 09/09/2021 | F | | | 102 REGINA ROAD | | CHELMSFORD | CM1 1JF | 51 | £5,216 |
| £659,995 | 17/09/2021 | D | | | 47 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 170 | £3,882 |
| £679,995 | 17/09/2021 | D | | | 11 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 160 | £4,250 |

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|------|------------|----------------------|--------------|------------|----------|-----|--------|
| £490,000 | 23/09/2021 | D | | | 1 GRANTHAM DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6DY | 110 | £4,455 |
| £261,995 | 24/09/2021 | F | | | 88 REGINA ROAD | | CHELMSFORD | CM1 1JF | 51 | £5,137 |
| £315,000 | 06/10/2021 | F | | | 23 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 83 | £3,795 |
| £525,500 | 14/10/2021 | S | | | 33 ASHFORD PLACE | BROOMFIELD | CHELMSFORD | CM1 7FW | 146 | £3,599 |
| £335,995 | 15/10/2021 | F | | | 84 REGINA ROAD | | CHELMSFORD | CM1 1JF | 71 | £4,732 |
| £295,000 | 27/10/2021 | F | | FLAT 3 | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 68 | £4,338 |
| £516,995 | 29/10/2021 | D | | | 40 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 114 | £4,535 |
| £232,000 | 29/11/2021 | F | 4 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,462 |
| £669,995 | 30/11/2021 | D | | | 4 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 160 | £4,187 |
| £679,995 | 03/12/2021 | D | | | 14 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 160 | £4,250 |
| £669,995 | 17/12/2021 | D | | | 12 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 170 | £3,941 |
| £699,950 | 17/12/2021 | D | | | 2 STAINES DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6FR | 181 | £3,867 |
| £230,000 | 27/01/2022 | F | | | 93 REGINA ROAD | | CHELMSFORD | CM1 1JF | 50 | £4,600 |
| £679,995 | 31/01/2022 | D | | | 44 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 116 | £5,862 |
| £250,000 | 31/01/2022 | F | | | 86 REGINA ROAD | | CHELMSFORD | CM1 1JF | 50 | £5,000 |
| £240,000 | 01/02/2022 | F | 3 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,615 |
| £342,995 | 25/04/2022 | F | | | 8 REGINA ROAD | | CHELMSFORD | CM1 1QY | 78 | £4,397 |
| £258,995 | 25/04/2022 | F | | | 5 REGINA ROAD | | CHELMSFORD | CM1 1QY | 52 | £4,981 |
| £264,995 | 28/04/2022 | F | | | 19 REGINA ROAD | | CHELMSFORD | CM1 1QY | 52 | £5,096 |
| £344,995 | 29/04/2022 | F | | | 30 REGINA ROAD | | CHELMSFORD | CM1 1QY | 71 | £4,859 |
| £575,995 | 03/05/2022 | D | | | 45 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 136 | £4,235 |

Appendix 2: Employment unit asking prices

Sourced from Rightmove March 2023

| Office - Prime | | | Office - Other | | | Distribution | | | Retail - City Centre | | |
|---------------------|-------------|-------------|----------------------|---------|----------|--|---------|----------|----------------------|--------|----------|
| Listing | £/pcm | £/sqm/yr | Listing | £/pcm | £/sqm/yr | Listing | £/pcm | £/sqm/yr | Listing | £/pcm | £/sqm/yr |
| £25yr/sqft | £11,250 | £269.10 | £10,000pcm 5,750sqft | £10,000 | £224.64 | Warehouse £13,249pcm 12,719 sqft | £13,249 | £134.55 | £7,875pcm 2,873sqft | £7,875 | £354.05 |
| £5,779pcm 4,140sqft | £5,779 | £180.30 | £9,086pcm 3,965sqft | £9,086 | £295.99 | Warehouse £6,104pcm 5,632sqft | £6,104 | £139.99 | £4,583pcm 2,703sqft | £4,583 | £219.01 |
| £4,583pcm 2,703sqft | £4,583 | £219.01 | £2,599pcm 1,890sqft | £2,599 | £177.62 | Warehouse £5,380pcm 4,628sqft | £5,380 | £150.16 | £3,750pcm 2,259sqft | £3,750 | £214.42 |
| £3,750pcm 3,455sqft | £3,750 | £140.20 | £1,750pcm 1,048sqft | £1,850 | £228.01 | Warehouse £5,000pcm 5,289sqft | £5,000 | £122.11 | £2,917pcm 1,439sqft | £2,917 | £261.83 |
| £2,834pcm 1,790sqft | £2,834 | £204.50 | £1,625pcm 916sqft | £1,625 | £229.14 | Industrial £3,625pcm 2,866sqft | £3,625 | £163.37 | £2,750pcm 2,195sqft | £2,750 | £161.83 |
| £2,229pcm/sqft | £16,209,288 | £287,913.08 | £1,625pcm 273sqft | £1,625 | £768.85 | Warehouse £3,000pcm 2,584sqft | £3,000 | £149.96 | £2,750pcm 2,325sqft | £2,750 | £152.78 |
| £2,030pcm 1,362sqft | £2,030 | £192.52 | £1,500pcm | £1,500 | U/K | Industrial £2,500pcm 1,517sqft | £2,500 | £212.87 | £2,750pcm 2,195sqft | £2,750 | £161.83 |
| £1,533pcm 1,840sqft | £1,533 | £107.62 | £1,500pcm 993sqft | £1,500 | £195.12 | Warehouse £2,450 4,800sqft | £2,450 | £65.93 | £2,208pcm 889sqft | £2,208 | £320.81 |
| £1,363pcm 1,090sqft | £1,363 | £161.52 | £1,500pcm 654sqft | £1,500 | £296.25 | Storage £2,250pcm 4,500sqft | £2,250 | £64.58 | £1,958pcm 1,313sqft | £1,958 | £192.62 |
| £1,250pcm 644sqft | £1,250 | £250.71 | £1,350pcm 772sqft | £1,350 | £225.87 | Industrial £2,042pcm 2,218sqft | £2,042 | £118.92 | £1,958pcm 1,313sqft | £1,958 | £192.62 |
| £1,159pcm 323sqft | £1,159 | £463.48 | £1,250pcm 970sqft | £1,250 | £166.45 | Storage £1,300pcm 900sqft | £1,300 | £186.57 | £1,917pcm 776sqft | £1,917 | £319.09 |
| £650pcm 217sqft | £650 | £386.91 | £1,155pcm 431sqft | £1,155 | £346.14 | Industrial £1,208pcm 1,063sqft | £1,208 | £146.79 | £1,917pcm 741sqft | £1,917 | £334.16 |
| £639pcm 162sqft | £639 | £509.49 | £1,063pcm 1,060sqft | £1,063 | £129.53 | Industrial £1,208pcm 1,511sqft | £1,208 | £103.27 | £1,833pcm 700sqft | £1,833 | £338.23 |
| £400pcm 135sqft | £400 | £382.72 | £1,042pcm 541sqft | £1,042 | £248.78 | Industrial £1,192pcm 1,100sqft | £1,192 | £139.97 | £1,833pcm 935sqft | £1,833 | £253.22 |
| £529pcm/sqft | £3,846,888 | £68,329.30 | £917pcm 541sqft | £917 | £218.94 | Warehouse and yard £1,000pcm 7,372sqft | £1,000 | £17.52 | £1,583pcm 910sqft | £1,583 | £224.69 |
| £189pcm/sqft | £1,374,408 | £24,412.55 | £890pcm 930sqft | £890 | £123.61 | Storage £800pcm 850sqft | £800 | £121.57 | £1,500pcm | £1,500 | U/K |
| Lower Quartile | | £180.30 | £833pcm 445sqft | £833 | £241.79 | Industrial £750pcm 350sqft | £750 | £276.79 | £1,500pcm 792sqft | £1,500 | £244.63 |
| Mean | | £266.77 | £667pcm 305sqft | £667 | £282.47 | Storage £700pcm 900sqft | £700 | £100.46 | £850pcm 270sqft | £850 | £406.64 |
| Median | | £219.01 | £600pcm 734sqft | £600 | £105.59 | Industrial £650pcm 933sqft | £650 | £89.99 | Lower Quartile | | £192.62 |
| Upper Quartile | | £382.72 | £525pcm 188sqft | £525 | £360.71 | Industrial £525pcm 625sqft | £525 | £108.50 | Mean | | £256.03 |
| Anomalies excluded | | | £500pcm 218sqft | £500 | £296.25 | Industrial £400pcm 334sqft | £400 | £154.69 | Median | | £244.63 |
| | | | £433pcm 276sqft | £433 | £202.64 | Storage £347pcm 100sqft | £347 | £448.21 | Upper Quartile | | £320.81 |
| | | | £429pcm 115sqft | £429 | £481.85 | Yard £300pcm 800sqft | £300 | £48.44 | Anomalies excluded | | |
| | | | £400pcm 180sqft | £400 | £287.04 | Storage £250pcm 320sqft | £250 | £100.91 | | | |
| | | | £400pcm 151sqft | £400 | £342.16 | Warehouse £200pcm 288sqft | £200 | £89.70 | | | |
| | | | £375pcm 183sqft | £375 | £264.69 | Storage £150pcm 160sqft | £150 | £121.09 | | | |
| | | | £360pcm 200sqft | £360 | £232.50 | Storage £140pcm 320sqft | £140 | £56.51 | | | |
| | | | £300pcm 250sqft | £300 | £155.00 | Storage £140pcm 160sqft | £140 | £113.02 | | | |
| | | | £166pcm 127sqft | £166 | £168.83 | Storage £140pcm 320sqft | £140 | £56.51 | | | |
| | | | £141pcm 86sqft | £141 | £211.77 | Storage £130pcm 160sqft | £130 | £104.95 | | | |
| | | | £93pcm 54sqft | £93 | £222.45 | Storage £125pcm 320sqft | £125 | £50.46 | | | |
| | | | Lower Quartile | | £197.00 | Lower Quartile | | £89.84 | | | |
| | | | Mean | | £257.69 | Mean | | £127.69 | | | |
| | | | Median | | £228.58 | Median | | £118.92 | | | |
| | | | Upper Quartile | | £293.75 | Upper Quartile | | £148.37 | | | |
| | | | Anomalies excluded | | | | | | | | |

| Retail - Other | | |
|---------------------|--------|----------|
| Listing | £/pcm | £/sqm/yr |
| £2,083pcm 1,174sqft | £2,083 | £229.18 |
| £2,083pcm 620sqft | £2,083 | £433.96 |
| £2,083pcm 1,173sqft | £2,083 | £229.37 |
| £1,875pcm 1,168sqft | £1,875 | £207.35 |
| £1,666pcm 1,750sqft | £1,666 | £122.97 |
| £1,666pcm 1,000sqft | £1,666 | £215.19 |
| £1,500pcm 969sqft | £1,500 | £199.95 |
| £1,500pcm 750sqft | £1,500 | £258.33 |
| £1,250pcm 711sqft | £1,250 | £227.09 |
| £917pcm 613sqft | £917 | £193.22 |
| £688pcm 345sqft | £688 | £257.59 |
| £333pcm 85sqft | £333 | £506.03 |
| Lower Quartile | | £205.50 |
| Mean | | £256.69 |
| Median | | £228.13 |
| Upper Quartile | | £257.77 |