

Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022 - 2023

Part 5 of 9

Viability Study

May 2023



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 have been commissioned again to produce a subsequent Viability Study to support the Review of the Local Plan.
- 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 draw from the Local Plan Viability Study Including CIL Viability Review January 2018, and forthcoming Viability Study for the Review of the Local Plan, to inform the Achievability aspect of the SHELAA.
- 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 not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Study 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.

Gross Development Value
(The combined value of the complete development)

LESS

Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)

=

RESIDUAL VALUE

Source: HDH 2017

- 3.2. With permission from HDH Planning and Development Ltd, this study has utilised the same viability modelling software as that used in the forthcoming Review of the Local Plan Viability Study.
- 3.3. With the Review of the Local Plan Viability Study still in drafting, assumptive values and other variables throughout this study have been sourced from HDH Planning and Development Ltd in combination with research undertaken by Chelmsford City Council officers. 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 Study, 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 five broad locations, visually represented in Figure 3. A full breakdown of this data collection is provided in Appendix 1.

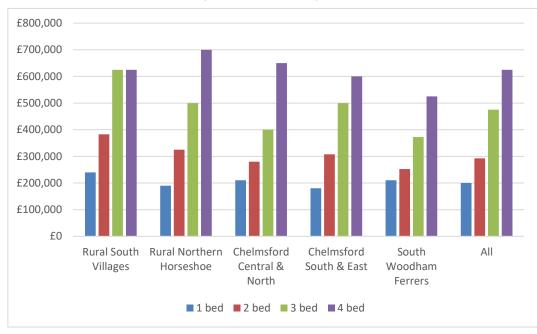


Figure 2: Median asking prices

Source: Rightmove September 2022

RURAL NORTHERN HORSESHOE CHELMSFORD CENTRAL AND NORTH CHELMSFORD SOUTH AND EAST RURAL SOUTH VILLAGES SOUTH WOODHAM FERRERS

Figure 3: Areas of differing property values

Source: CCC

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 2. A summary of the findings can be seen in Table 1 below.

Та	Table 1: Chelmsford Newbuild Sale Prices and Value per m ² (sales from 01/01/2021 to 01/07/2022)						
	Detached	Semi- detached	Terraced	Flats	All		
Count	70	8	4	79	161		
	•	Chelmsford	I – 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	I – 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 m ² 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		
		Broo	mfield				
Count	1	2	0	0	3		
Minimum	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	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 V	Valtham				
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, has led us to determine the following value assumptions to be used for viability testing the residential typologies.

Table 4: 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			

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 some extensive research to establish the most appropriate assumptions for their emerging viability study. This study will be following the same assumptions that have been derived.
- 4.9. For the first homes and shared ownership units, a value of 70% of the open market value has been assumed. Table 5 below details these assumptive values.

Table 5: 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. As per the First Homes Planning Advice Note, 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 6 below details these assumptive values.

Table 6: 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 7 below details these assumptive values.

Table 7: 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 the some of the brownfield sites have been made in order to better reflect the flatted development that is evolving in the city centre. Table 8 below provides the full list of residential typologies that feed into the SHELAA.

. .	Table 8: Residential Typologies					
No.	Typology	Units	Min area	Gross to net ratio	Form and scale	
1	Large GF – 300	per ha	needed (ha) 12.24	70%	Houses only	
	units, urban edge		12.21	7 0 70	Tiodooc only	
	Large GF – 100	35	4.08	70%	Houses only	
	units, urban edge				,	
	Medium GF – 40	35	1.43	80%	Houses only	
	units, urban edge					
4	Medium GF – 20	35	0.83	80%	Houses only	
	units, urban edge					
5	Medium GF – 12	30	0.50	80%	Houses only	
<u> </u>	units, urban edge					
	Large BF – 125	120	2.75	70%	Houses and flats	
	units, urban area					
	Large BF – 50 units,	65	0.96	80%	Houses and flats	
	urban area					
	Medium BF – 25	35	0.48	80%	Houses and flats	
	units, urban area					
_	Medium BF – 12	65	0.18	100%	Houses only	
	units, urban area					
	Urban flats BF – 250	80	4.46	70%	Flats only	
	Urban flats BF – 250 HD	160	1.95	80%	Flats only (6+ storeys)	
	Urban flats BF – 155	100	1.94	80%	Flats only	
_	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	
	Urban Flats BF – 35	80	0.44	100%	Flats only	
	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	
	Strategic Greenfield	40	150	50%	Mix of family housing	

	- 3,000				as per LP Policy and SHMA
24	Strategic Greenfield – 2,000	40	100	50%	Mix of family housing as per LP Policy and SHMA
25	Strategic Greenfield – 1,500	35	85.71	50%	Mix of family housing as per LP Policy and SHMA
26	Large Greenfield – 1,000	35	44.64	64%	Mix of family housing as per LP Policy and SHMA
27	Large Greenfield - 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

Gypsy & Traveller Pitches and Travelling Showperson's Plots

4.15. Implementation of a Gypsy & Travellers site or a Travelling Showperson's site occurs infrequently or as part of a larger development falling under an established residential or mixed-use typology. As such, for the purposes of the SHELAA, the Council will assess the viability of Gypsy & Traveller or Travelling Showperson's site proposals as part of the typology that the submission most closely relates to. This will help attain the closest and most realistic representation possible of the viability of the proposed scheme.

Older Person's Housing

- 4.16. PPG on housing for older and disables people covers the types of specialist housing on offer for older persons, listing these as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing with care; and residential care homes and nursing homes.
- 4.17. Reflecting upon of some recently developed schemes in Chelmsford, this viability study will consider Sheltered housing and Extracare. Details of the Older Person's Housing typologies to be used for the SHELAA are detailed in Table 9 below.

	Table 9: Older Person's Housing Typologies							
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and scale			
29	Sheltered housing	120	0.5	80%	38% 1 bed, 62% 2 bed			
30	Extracare	120	0.5	70%	45% 1 bed, 55% 2 bed			

4.18. It is acknowledged that with the care element included, these typologies will have different assumptive \pounds/m^2 values to the other residential typologies. HDH

Planning and Development Ltd have established based on the current market the values in Table 10 which will be carried though in this study.

Table 10: Older Persons Housing Price Assumptions (£/m²) (All areas)		
Sheltered	£6,300	
Extracare	£6,750	

4.19. For all typologies detailed above, we will apply the net developable area assumptions detailed in Table 11 below. This is in alignment with the approach undertaken by HDH Planning and Development Ltd.

Table 11: SHELAA Development Densities				
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 12 below.

	Table 12: Non-Residential Typologies						
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 3) further supports these findings and these values are deemed appropriate for use within the SHELAA. All non-residential assumptive values are detailed in Table 13 below.

Table 13: Non-Residential Price Assumptions						
£/m²/year Yield Value (£/m²) Assu						
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

6.1. 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

6.2. 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 14.

Table 14: Build Costs						
Rebased to Chelmsford						
Description: Rate per m2 gross in	nternal floor area for the	e buildina Cos	t includina preli	ms.		
Last updated: 11-Mar-2023 05:50						
Building function	£/m² gross int	ternal floor ar	ea			
-	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	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	2,730	1,301	2,230	2,402	2,103	4,310
Generally (15)	2,225	1,096	1,508	2,074	2,833	3,761
1-2 storey (15)	2,225	1,090	1,548	2,162	2,833	3,521
3-5 storey (15)	2,110	1,096	1,348	1,546	3,044	3,761
6 storey or above (25)	2,622	2,039	· · · · · ·	2,709	3,044	3,028
341.1 Retail warehouses	2,022	2,039	-	2,709	_	3,020
Generally (25)	1,022	513	771	916	1,084	3,032
Up to 1000m2 (25)	1,150	762	861	971	1,084	3,032
	1,130	513	773	921	1,124	2,179
1000 to 7000m2 GFA (25)	1,015	313	113	921	1,124	2,179
344. Hypermarkets, supermarkets	4.045	2000	4 200	4 750	0.040	2.454
Generally (35)	1,815	296	1,299	1,758	2,346	3,154
Up to 1000m2 (35)	1,852	1,246	4 070	1,593	- 2.202	2,975
1000 to 7000m2 GFA (35)	1,840	296	1,272	1,943	2,383	3,154
345. Shops	4 70 4	004	054	4 400	0.000	4.505
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	2 22 4		4 500	1 4 000		4 00=
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			T			
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	_,	.,	_,	_,	2,2.0	-,
residence, etc (15)	2,195	1,252	1,959	2,211	2,438	3,572
· · · · ·	,		, , , , , , , , , , , , , , , , , , , ,		, , , , , ,	

Source: BCIS

Space and Accessibility Standards

- 6.3. It is assumed all new dwellings will be in accordance with the Nationally Described Space Standards.
- 6.4. 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.
- 6.5. 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

6.6. 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

6.7. 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

6.8. 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

6.9. 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 15 below. The costs therefore are calculated as an addition to the BCIS costs above as appropriate for each typology.

Table 15: Assumptive Cost of Biodiversity Net Gain					
	On-site provision	Off-site Provision			
Residential greenfield delivery costs	0.1%	2.4%			
as a proportion of build costs					
Residential brownfield delivery costs	<0.1%	0.5%			
as a proportion of build costs					
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.

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

S106 Contributions and CIL

6.11. 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 16 below:

Table 16: Infrastructure funded by S106 & CIL contributions			
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.

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

Community Infrastructure Levy (CIL)

6.13. 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 17 below details the current rates:

Table 17: CIL Charge – 2023 index						
Type of development						
Residential	£125 per sqm	£186.45				
Retail – convenience	£150 per sqm	£223.74				
Retail – all other retail	£87 per sqm	£129.77				
All other uses	£0 per sqm	£0.00				

Source: Chelmsford City Council, 2023.

6.14. In addition, the Council has set out a CIL Instalments Policy applicable to CIL liable phased developments. This policy, summarised in Table 18 below, has been applied to each phase of development on the strategic site typologies within the SHELAA.

Table 18: CIL Instalments Policy				
Amount of CIL Number of Payment periods and amounts				
liability	instalments			
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

Source: Chelmsford City Council, 2014

Specialist Residential Accommodation

6.15. 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

6.16. The Local Plan sets out the quantum of Open Space required on new developments as per Table 19 below:

Table 19: 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			

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

- 6.17. 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 = **417dwellings**
 - Accessible Local Open Space per dwelling: 8,000sqm/417 = 19sqm/dwelling
 - Strategic Open Space: 16,500sqm/417 = 40sqm/dwelling
 - Natural / Semi-Natural Open Space: 10,000sqm/417 = 24sqm/dwelling
- 6.18. 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 20:

Table 20: 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		

- 6.19. Where sites are unable to accommodate the Open Space requirement onsite, 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
- 6.20. 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.
- 6.21. The rates for Open Space maintenance are as follows:
 - Local Open Space = £164/dwellings
 - Strategic Open Space = £1,014/dwelling
 - Natural Open Space = £93/dwelling

Tree Planting

6.22. 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)

6.23. For all residential typologies, a contribution for RAMS is required at an indexed rate of £156.76 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

6.24. 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/obligationOther sites: £350/obligation

• Affordable housing: £100/affordable dwelling

Essex County Council Planning Obligations

- 6.25. 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.
- 6.26. Accounting for all required contributions, we have estimated the total S106 costs to be as detailed in Table 21 below. Note, these are estimates and are separate from the CIL contributions detailed above.

Table 21: 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

6.27. All other development costs have been calculated/determine by HDH Planning and Development Ltd. Table 22 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 emerging Local Plan Viability Review.

Table 22: 0	Table 22: 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 likeliness. 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 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at strategic sites, Chelmsford and elsewhere. Details of the full Appraisals can be seen in Appendix 5.

Table	e 23: Residual Values for reside	ntial typologie	es – Chelmsfo	ord and Elsewhere
No.	Typology	EUV	BLV	Residual Value
		£/ha	£/ha	£/ha
1	Large GF 300 Urban Edge	25,000	525,000	1,357,111
2	Large GF 100 Urban Edge	25,000	525,000	1,291,977
3	Medium GF - 40 urban edge	25,000	525,000	1,875,637
4	Medium GF - 20 urban edge	25,000	525,000	1,590,281
5	Medium GF - 12 urban edge	25,000	525,000	2,125,812
6	Brownfield - 125 Urban Area	1,100,000	1,320,000	2,062,772
7	Brownfield - 50 Urban Area	1,100,000	1,320,000	2,536,447
8	Brownfield - 25 Urban Area	1,100,000	1,320,000	2,198,290
9	Brownfield - 12 Urban Area	1,100,000	1,320,000	3,908,854
10	Flatted BF 250	1,100,000	1,320,000	1,843,527
11	Flatted BF 250 HD	1,100,000	1,320,000	251,035
12	Flatted BF 155	1,100,000	1,320,000	2,687,867
13	Flatted BF 155 HD	1,100,000	1,320,000	208,993
14	Flats BF 75	1,100,000	1,320,000	2,397,877
15	Flats BF 35	1,100,000	1,320,000	1,612,874
16	Flats 12	1,100,000	1,320,000	1,933,209
17	Small GF - 9	25,000	525,000	4,143,016
18	Small GF - 4	25,000	525,000	4,308,707
19	Green Plot	25,000	525,000	5,020,209
20	Small Brown - 9	1,100,000	1,320,000	3,538,674
21	Small Brown - 6	1,100,000	1,320,000	3,444,429
22	Brown Plot	1,100,000	1,320,000	3,771,893
23	Strategic Green 1	25,000	250,000	660,480
24	Strategic Green 2	25,000	250,000	787,208
25	Strategic Green 3	25,000	250,000	754,936
26	Strategic Green 4	25,000	250,000	1,045,900
27	Strategic Green 5	25,000	250,000	919,334
28	Strategic Brown	1,100,000	1,320,000	3,841,269

7.5. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at South Woodham Ferrers. Details of the full Appraisals can be seen in Appendix 6.

Table	Table 23: Residual Values for residential typologies – South Woodham Ferrers									
No.	Typology	EUV	BLV	Residual Value						
		£/ha	£/ha	£/ha						
1	Large GF 300 Urban Edge	25,000	525,000	966,529						
2	Large GF 100 Urban Edge	25,000	525,000	868,713						
3	Medium GF - 40 urban edge	25,000	525,000	1,055,794						
4	Medium GF - 20 urban edge	25,000	525,000	916,981						
5	Medium GF - 12 urban edge	25,000	525,000	1,286,259						
6	Brownfield - 125 Urban Area	1,100,000	1,320,000	1,322,900						
7	Brownfield - 50 Urban Area	1,100,000	1,320,000	1,633,029						
8	Brownfield - 25 Urban Area	1,100,000	1,320,000	1,471,715						
9	Brownfield - 12 Urban Area	1,100,000	1,320,000	2,658,755						
10	Flatted BF 250	1,100,000	1,320,000	291,030						

11	Flatted BF 250 HD	1,100,000	1,320,000	-3,641,974
12	Flatted BF 155	1,100,000	1,320,000	401,765
13	Flatted BF 155 HD	1,100,000	1,320,000	-3,774,426
14	Flats BF 75	1,100,000	1,320,000	364,001
15	Flats BF 35	1,100,000	1,320,000	399,062
16	Flats 12	1,100,000	1,320,000	728,681
17	Small GF -9	25,000	525,000	4,143,016
18	Small GF - 4	25,000	525,000	4,308,707
19	Green Plot	25,000	525,000	5,020,209
20	Small Brown - 9	1,100,000	1,320,000	2,669,713
21	Small Brown - 6	1,100,000	1,320,000	2,675,229
22	Brown Plot	1,100,000	1,320,000	2,685,767

7.6. Older person's housing has been tested for both greenfield and brownfield locations. Table 24 below details the results. Details of the full appraisals run can be seen in Appendix 7.

	Table 24: Residual Values - Older person's housing										
Typology	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)							
29 Sheltered											
Greenfield	6,575,307	25,000	530,000	13,150,614							
Brownfield	5,139,151	1,100,000	1,320,000	10,278,302							
30 Extraca	re										
Greenfield	7,792,553	25,000	530,000	15,585,106							
Brownfield	6,837,716	1,100,000	1,320,000	13,675,431							

7.7. Table 25 below provided a summary of the appraisals for each non-residential typology in both a greenfield and a brownfield location. Details of the full appraisals run can be seen in Appendix 8.

	Table 25: Residual Values – Non-residential uses										
Typology	Residual Land	Existing Use	Viability Threshold	Residual Value							
	Worth (Site)	Value (£/ha)	(£/ha)	(£/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 Industri	al										
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 Logistic											
Greenfield	10,679,559	25,000	530,000	9,344,614							
Brownfield	10,276,519	1,100,000	1,320,000	8,991,954							
35 Retail (F	Prime)										
Greenfield	207,773	25,000	530,000	11,081,207							
Brownfield	184,403	1,100,000	1,320,000	9,834,837							

36 Retail (E	36 Retail (Elsewhere)									
Greenfield	41,337	25,000	530,000	2,206,795						
Brownfield	18,008	1,100,000	1,320,000	960,426						
37 Supermarket										
Greenfield	7,832,353	25,000	530,000	5,874,265						
Brownfield	7,047,979	1,100,000	1,320,000	5,285,984						
38 Retail W	/arehouse									
Greenfield	7,040,456	25,000	530,000	8,800,570						
Brownfield	6,626,303	1,100,000	1,320,000	8,282,879						

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: Sale asking prices split by area

Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford

Appendix 4: Employment unit asking prices

Appendix 5: Residential appraisals – Chelmsford & Elsewhere

Appendix 6: Residential appraisals – South Woodham Ferrers

Appendix 7: Residential appraisals – Older person's accommodation

Appendix 8: Non-residential appraisals

Appendix 1: Sale asking prices split by area

Properties for s	ale in Rura	l Villages Sou	th: September	2022					
		1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
	Studio	Flat	House	Flat	House	Flat	House	House	House
CM3 8				£234,995	£280,000		£1,800,000	£995,000	£2,750,000
Rettendon							£825,000	£625,000	£1,800,000
East							ĺ		, i
Hanningfield							£750,000	£625,000	£925,000
Woodham									
Ferrers							£750,000		£650,000
							£565,000		
							£530,000		
							£530,000		
							£470,000		
							£465,000		
CM4 9 &							2.00,000		
CM4 0				£1,150,000	£575,000		£1,125,000	£3,700,000	£2,000,000
Stock				21,100,000	£550,000		£955,000	£1,950,000	£1,895,000
Margaretting					£550,000		£800,000	£1,585,000	£1,695,000
a.ga.oung					2000,000		£775,000	£1,350,000	£1,495,000
							£775,000	£999,995	£1,450,000
							£675,000	£899,995	21,400,000
							2013,000	£775,000	
								£710,000	
CM11 1					£1,500,000		£930,000	£1,900,000	£3,950,000
					£1,500,000		£930,000	£1,900,000	£3,950,000
Ramsden							CE70 0E0	C4 600 000	CO 000 000
Heath							£579,950	£1,600,000	£2,000,000
Downham							£425,000	£1,475,000	£1,700,000
								£1,275,000	£1,550,000
								£550,000	£950,000
								£550,000	£875,000
								£525,000	
SS11 7			£240,000	£344,995	£500,000		£800,000	£800,000	£1,395,000
Runwell				£325,000	£475,000		£650,000	£700,000	£874,995
Battlesbridge				£241,500	£400,000		£650,000	£650,000	£850,000
				£230,000	£400,000		£650,000	£649,995	£800,000
					£365,000		£650,000	£640,000	£750,000
					£350,000		£600,000	£625,000	£709,995
					£325,000		£600,000	£625,000	£700,000
							£550,000	£625,000	
							£550,000	£600,000	
							£550,000	£600,000	
							£500,000	£587,995	
							£460,000	£585,000	
							£450,000	£579,995	
							£450,000	£575,000	
							2.22,200	£550,000	
								£550,000	
								£550,000	
								£550,000	
								£540,000	
								£540,000 £504,995	
								£504,995 £450,000	
								£425,000	
Totala		0	4		10	0	20	40	20
Totals	0	0	1	6	12	0	32	40	22
Totals Total properties	0 113	0	1	6	12	0	32	40	22

Properties for	saie in Rura	l Northern Ho			1		1		•
		1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
	Studio	Flat	House	Flat	House	Flat	House	House	House
CM1 3		£220,000		£250,000	£425,000		£975,000	£1,350,000	£2,250,000
Writtle		£169,500		£250,000	£400,000		£795,000	£950,000	£1,795,000
West									
Chelmsford		£130,000		£250,000	£390,000		£625,000	£950,000	£1,350,000
				£240,000	£280,000		£625,000	£799,995	
				£225,000			£600,000	£725,000	
				£225,000			£550,000	£585,000	
				£220,000			£550,000	£575,000	
				£220,000			£523,000	£550,000	
				£220,000			£435,000	£425,000	
				£220,000			£400,000		
				£210,000			£380,000		
				£200,000					
CM1 4		£215,000		£275,000	£475,000		£1,250,000	£1,100,000	£2,800,000
Chignal		£190,000		£275,000	£450,000		£850,000	£725,000	£2,750,000
Mashbury		£180,000		£250,000	£450,000		£700,000	£625,000	£1,295,00

Dannell	0470.000			0000 000	0700 000	CCOE 000	0000
Roxwell Good Easter	£170,000			£390,000 £280,000	£700,000 £600.000	£625,000 £600,000	£550,000
Newlands				£200,000	£000,000	£600,000	
Spring North					£550,000	£600,000	
Chelmsford					£525,000	£575,000	
					£500,000	£539,950	
					£500,000	£535,000	
					£495,000 £465,000	£500,000	
					£450,000		
					£450,000		
					£450,000		
					£440,000		
					£439,995		
					£435,000		
					£425,000		
					£420,000		
					£400,000 £375,000		
CM1 7		£265,000		£409,995	£600,000	£795,000	£4,000,000
Broomfield		2200,000		£400,000	£550,000	£730,000	£1,350,000
South East							21,000,000
Springfield				£325,000	£525,000	£700,000	£1,300,000
				£325,000	 £495,000	£700,000	£697,500
					£465,000	£625,000	£687,500
					£465,000	£600,000	
					£425,000	£550,000	
					£425,000	£525,000	
					£425,000 £380,000		
CM3 1			£210,000	£300,000	£725,000	£1,050,000	£650,000
Great & Little			2210,000	2000,000	2,20,000	21,000,000	2000,000
Leighs Great			£180,000		£650,000	£650,000	
Waltham					£550,000	£625,000	
Pleshey					£525,000	£570,000	
Ford End					£425,000	£550,000	
					£425,000	£550,000	
					£425,000 £400,000		
CM3 3		£190,000	£695,000	£825,000	£400,000 £700,000	£1,895,000	£2,500,000
Boreham		2130,000	£625,000	£460,000	£600,000	£1,895,000	£1,495,000
Little Waltham			£475,000	£450,000	£600,000	£1,600,000	£1,100,000
			£250,000	£450,000	£599,995	£1,075,000	£900,000
				£399,999	£575,000	£995,000	£900,000
				£325,000	£575,000	£950,000	
				£290,000	£575,000	£950,000	
					£560,000 £560,000	£895,000 £750,000	
					£300,000	£150,000	
					£535 000	£750 000	
					£535,000 £500.000	£750,000 £700.000	
					£535,000 £500,000 £500,000	£750,000 £700,000 £675,000	
					£500,000	£700,000 £675,000 £660,000	
					£500,000 £500,000 £495,000 £475,000	£700,000 £675,000 £660,000 £625,000	
					£500,000 £500,000 £495,000 £475,000 £425,000	£700,000 £675,000 £660,000 £625,000 £590,000	
OMO 4	0075-000		0500.000	0000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000	£700,000 £675,000 £660,000 £625,000 £590,000 £425,000	00.050.000
CM3 4	£275,000		£500,000	£660,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000	£700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £2,250,000	£3,250,000
Danbury	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000	£700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £2,250,000 £1,200,000	£2,000,000
Danbury Little Baddow	£275,000		£500,000	,	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £625,000	£700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £2,250,000 £1,200,000 £975,000	£2,000,000 £1,250,000
Danbury	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000	£700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £2,250,000 £1,200,000	£2,000,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £625,000 £500,000	£700,000 £675,000 £660,000 £625,000 £590,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £475,000 £475,000	£700,000 £675,000 £660,000 £625,000 £425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £900,000	£2,000,000 £1,250,000 £1,000,000 £900,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £475,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £900,000 £895,000 £895,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £425,000 £1,200,000 £975,000 £900,000 £900,000 £900,000 £875,000 £875,000 £875,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £590,000 £590,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £875,000 £875,000 £875,000 £875,000 £875,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £2,250,000 £1,200,000 £975,000 £900,000 £895,000 £875,000 £875,000 £775,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
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Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £2,250,000 £1,200,000 £975,000 £900,000 £895,000 £875,000 £875,000 £775,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £875,000 £775,000 £775,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £1,200,000 £975,000 £900,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £775,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £695,000 £590,000 £1,200,000 £975,000 £900,000 £900,000 £875,000 £875,000 £775,000 £775,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £1,200,000 £975,000 £900,000 £900,000 £875,000 £875,000 £775,000 £775,000 £775,000 £775,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £1250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £755,000 £755,000 £755,000 £755,000 £755,000 £755,000 £755,000 £755,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £590,000 £590,000 £1250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £75,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £625,000 £590,000 £1,200,000 £900,000 £900,000 £900,000 £895,000 £875,000 £775,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£500,000 £500,000 £495,000 £475,000 £425,000 £400,000 £950,000 £675,000 £500,000 £500,000 £450,000 £450,000 £450,000 £450,000	£700,000 £675,000 £660,000 £590,000 £590,000 £1250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £75,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000

								£500,000	
								£500,000	
								£475,000	
								£385,000	
CM6 3									£2,350,000
North End									
Totals	0	8	2	22	24	0	77	77	26
Total									
properties	236								
Median	#NUM!	£185,000	£227,500	£245,000	£404,998	#NUM!	£500,000	£700,000	£1,297,500

Properties for s	sale in Chelm	sford Centra	I & North: Ser	otember 2022					
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM1 1		£995,000		£360,000	£525,000	£585,000	£450,000	£480,000	
Chelmsford		£265,000		£360,000	£440,000		£425,000		
Town Centre		£265,000		£350,000			£385,000		
		£260,000		£325,000			£365,000		
		£257,000		£325,000			£360,000		
		£250,000		£315,000					
		£250,000		£310,000					
		£250,000		£300,000					
		£245,000		£300,000 £290,000					
		£240,000		£290,000 £290,000					
		£240,000 £240.000		£290,000 £290,000					
		£240,000		£280,000					
		£230,000		£275,000					
		£220,000		£265,000					
		£210,000		£260,000					
		£210,000		£250,000					
		£210,000		£250,000					
		£200,000		£250,000					
		£200,000		£240,000					
		£200,000		£240,000					
		£190,000		£230,000					
		£190,000		£225,000					
		£190,000		£225,000					
				£215,000					
				£175,000					
0111.0		0000 000	0000 000	£175,000	0.400.000		0700 000	0005.000	04.050.000
CM1 2		£230,000	£200,000	£295,000	£420,000		£700,000	£925,000	£1,350,000
Town Centre West		£210,000	£200,000	£295,000	£385,000		£595,000	£725,000	£1,200,000
Melbourne				£280,000	£375,000		£470,000	£700,000	£800,000
Chignal					0050 000		0.405.000	0050 000	0705.000
Estate				£280,000	£350,000		£425,000	£650,000	£735,000
Westlands				£260,000			£425,000	£537,500	£650,000
				£250,000 £245,000			£400,000 £385,000	£485,000	£575,000 £550,000
				£245,000 £180,000			£385,000		£330,000
				£100,000			£375,000		
							£360,000		
							£350,000		
							£310,000		
							£300,000		
CM1 6		£230,000		£419,950	£425,000		£599,950	£1,200,000	£850,000
Springfield		£200,000		£374,950	£394,995		£575,000	£869,950	£595,000
Beaulieu Park		£150,000		£369,950	£375,000		£565,000	£800,000	
				£369,950			£475,000	£675,000	
				£289,950			£450,000	£675,000	
				£289,950			£425,000	£575,000	
				£215,000			£425,000	£450,000	
				£210,000			£416,500	£440,000	
				£200,000			£400,000		
				£195,000			£390,000		
				£190,000			£380,000		
				£160,000			£375,000		
0110 5 0 0115				£150,000			£350,000		
CM2 5 & CM2 6	£130,000	£270,000	£315,000	£300,000	£430,000	£270,000	£610,000	£1,250,000	£1,800,000
Colchester Road		£250,000	£185,000	£295,000	£375,000		£450,000	£650,000	£1,250,000
Chelmer Village		£240,000		£290,000	£370,000		£450,000	£600,000	£1,200,000
Chancellor Park		£210,000		£275,000	£340,000		£450,000	£550,000	£850,000
Springfield Park Road		£210,000		£270,000			£425,000	£550,000	£600,000

		£200,000		£260,000			£415,000	£460,000	£550,000
		£200,000		£260,000			£400,000		
		£190,000		£259,950			£400,000		
		£190,000		£240,000			£400,000		
				£225,000			£385,000		
				£220,000			£375,000		
				£220,000			£375,000		
				£200,000			£375,000		
Totals	1	38	4	61	13	2	44	21	15
Total									
properties	199								
Median	£130,000	£225,000	£200,000	£260,000	£385,000	£427,500	£400,000	£650,000	£800,000

Properties for s	sale in Chelm	sford South	& East: Septe	mber 2022					
		1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
	Studio	Flat	House	Flat	House	Flat	House	House	House
CM2 0		£250,000		£395,000	£550,000		£575,000	£1,000,000	£1,500,000
Chelmsford		£210,000		£350,000	£470,000		£575,000	£875,000	£1,450,000
Old									
Moulsham		£200,000		£325,000	£400,000		£550,000	£795,000	£750,000
London									
Road		£185,000		£325,000	£350,000		£550,000	£550,000	£750,000
New Writtle		0400 000		0005 000	0050 000		0405.000		
Street		£180,000		£325,000	£350,000		£485,000		
		£175,000 £165,000		£325,000 £320.000			£450,000 £425,000		
		£100,000		£300,000			£425,000 £390,000		
				£290,000			2390,000		
				£290,000					
				£290,000					
				£275,000					
				£270,000					
				£250,000					
				£250,000					
				£240,000					
				£230,000					
				£225,000					
				£220,000					
				£215,000					
				£210,000					
				£200,000					
CM2 7	£125,000	£220,000		£359,995	£325,000		£1,250,000	£1,400,000	£2,000,000
Great									
Baddow East		£190,000		£359,995			£595,000	£1,100,000	£1,650,000
Sandon Howe Green		£180,000 £170,000		£330,000 £180,000			£575,000 £550,000	£825,000	£1,500,000 £1,200,000
nowe Green		£170,000 £160,000		£100,000			£550,000	£515,000 £500,000	£1,200,000 £950,000
		£150,000					£475,000	£500,000	£895,000
		2130,000					£425,000	2300,000	2093,000
							£425,000		
							£400,000		
							£300,000		
							£270,000		
CM2 8		£170,000		£275,000	£550,000		£1,095,000	£925,000	£1,600,000
Galleywood				£210,000	£399,000		£925,000	£800,000	£1,075,000
West									
Hanningfield				£200,000	£350,000		£675,000	£695,000	£550,000
Tile Kiln				£200,000			£650,000	£680,000	£500,000
				£200,000			£650,000	£650,000	£475,000
				£200,000			£650,000	£650,000	
							£650,000	£650,000	
							£550,000 £525,000	£625,000 £580,000	
							£525,000 £525,000	£580,000 £575,000	
							£525,000 £500,000	£575,000 £575,000	
							£499,995	£525,000	
							£450,000	£525,000	
							£450,000	£525,000	
							£450,000	£500,000	
							£400,000	£500,000	
							£375,000	£500,000	
							£350,000	£499,995	
							£350,000	£475,000	
							£350,000	£425,000	
CM2 9		£250,000		£315,000	£525,000		£800,000	£825,000	£1,450,000
Great									
Baddow West		£220,000		£225,000	£450,000		£545,000	£750,000	£725,000
Moulsham		£200,000			£375,000				£640,000
Lodge		1,200,000		£220,000	£375,000		£525,000	£700,000	2040,000

Beehive									
Lane		£200,000			£365,000		£525,000	£700,000	£625,000
Wood Street		£180,000			£325,000		£500,000	£699,995	£600,000
		£150,000			£300,000		£500,000	£625,000	£600,000
							£499,995	£600,000	
							£475,000	£575,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£440,000		
							£430,000		
							£425,000		
							£425,000		
							£350,000		
Totals	1	20	0	35	15	0	55	41	21
Total								·	
properties	188								
Median	£125,000	£182,500	#NUM!	£270,000	£375,000	#NUM!	£499,995	£600,000	£895,000

		1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
	Studio	Flat	House	Flat	House	Flat	House	House	House
CM3 5 &									
CM3 7		£169,995	£250,000	£230,000	£479,995	£230,000	£700,000	£800,000	£900,000
South									
Woodham									
Ferrers				£220,000	£310,000		£375,000	£725,000	£825,00
				£200,000	£299,995		£375,000	£675,000	£785,00
				£200,000	£290,000		£370,000	£650,000	£625,00
					£275,000		£320,000	£650,000	
					£230,000			£625,000	
								£625,000	
								£575,000	
								£550,000	
								£550,000	
								£525,000	
								£500,000	
								£489,995	
								£489,995	
								£485,000	
								£475,000	
								£475,000	
								£475.000	
								£455,000	
								£450,000	
								£350,000	
Totals	0	1	1	4	6	1	5	21	4
Total									
properties	43								
Median	N/A	£169.995	£250.000	£210.000	£294.998	£230,000	£375.000	£525.000	£805.000

Appendix 2: 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	HEDGECOCK 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	Т			228	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,651
£570,000	26/02/2021	Т			232	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,654
£590,000	26/02/2021	Т			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	FLAT		35	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	77	£2,075
£460,000	26/03/2021	F	FLAT 1		236 38	WHARF ROAD	CDEATLEICHE	CHELMSFORD	CM2 6LP	136	£3,382
£530,000	29/03/2021	D F	47	LIILL COURT	38	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,492 £4,981
£258,995	30/03/2021	D	17	HILL COURT	16	VICTORIA ROAD	LITTLE \A/ALTILA * 4	CHELMSFORD	CM1 1SP	52	
£750,000	31/03/2021	D			7	WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD CHELMSFORD	CM3 3GP	190 100	£3,947 £4,400
£440,000	31/03/2021 01/04/2021	F	FLAT 7		56	FOXGLOVE AVENUE RAILWAY STREET		CHELMSFORD	CM1 4FX	70	£4,400 £4,643
£325,000 £750,000	09/04/2021	D	FLAT /		59	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM1 1QS CM3 3GN	190	£3,947
£330,000	09/04/2021	F	FLAT 8		56	RAILWAY STREET	LITTLE WALTHAM	CHELMSFORD	CM1 1QS	68	£4,853
£325,000	15/04/2021	F	FLAT 5		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,853 £4,710
£625,000	19/04/2021	D D	FLATO		55	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	147	£4,710
£295,000	21/04/2021	F	FLAT 8	346A	23	BADDOW ROAD	LITTLE WALTHAM	CHELMSFORD	CM2 9RA	89	£3,315
1293,000	21/04/2021	1	FLAT 0	J40A		DADDOW NOAD		CHELIVISFORD	CIVIZ SNA	69	13,313

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	5.1.2.1.2.2.2.1.2	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	5.1.2.1.2.2.2.1.2	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
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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 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford

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

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£845,000	04/01/2021	D			15	WESTFIELD AVENUE	,	CHELMSFORD	CM1 1SF	136	£6,213
£350,000	04/01/2021	T			73	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	70	£5,000
£450,000	04/01/2021	Т			26	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG	115	£3,913
£545,000	05/01/2021	S			37	SIXTH AVENUE		CHELMSFORD	CM1 4ED	83	£6,566
£500,000	05/01/2021	D			43	HONEY CLOSE		CHELMSFORD	CM2 9SP	98	£5,102
£342,500	05/01/2021	T			18	NAVIGATION ROAD		CHELMSFORD	CM2 6HE	69	£4,964
£1,050,000	05/01/2021	D		6A		THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR	221	£4,751
£867,000	05/01/2021	D		HEATHERBY		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	187	£4,636
£403,000	05/01/2021	D			8	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	87	£4,632
£517,500	05/01/2021	D			5	LANDISDALE	DANBURY	CHELMSFORD	CM3 4QR	124	£4,173
£675,000	05/01/2021	D			95	LADY LANE		CHELMSFORD	CM2 0TJ	168	£4,018
£350,000	05/01/2021	S			45	PEEL ROAD		CHELMSFORD	CM2 6AJ	91	£3,846
£378,000	05/01/2021	D			29	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG	110	£3,436
£305,000	05/01/2021	S			31	AVON ROAD		CHELMSFORD	CM1 2JX	91	£3,352
£315,000	05/01/2021	S			63	CHEVIOT DRIVE		CHELMSFORD	CM1 2EX	97	£3,247
£360,000	05/01/2021	Т			19	WEIGHT ROAD		CHELMSFORD	CM2 6LE	111	£3,243
£270,000	05/01/2021	S			13	BERWICK AVENUE		CHELMSFORD	CM1 4AN	90	£3,000
£525,000	06/01/2021	D			45	LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT	73	£7,192
£420,000	06/01/2021	T			13	DONALD WAY		CHELMSFORD	CM2 9JB	74	£5,676
£369,995	06/01/2021	Т			17	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£4,744
£450,000	06/01/2021	S			129	KEENE WAY		CHELMSFORD	CM2 8NS	109	£4,128
£302,500	06/01/2021	S			319	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	81	£3,735
£375,000	06/01/2021	S			28	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	108	£3,472
£470,000	07/01/2021	S			50	FIRST AVENUE		CHELMSFORD	CM1 1RU	77	£6,104
£340,000		S			17	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	65	£5,231
£490,000	07/01/2021	S			22	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	99	£4,949
£362,500	07/01/2021	Т			14	ST JOHNS ROAD		CHELMSFORD	CM2 9PE	77	£4,708
£800,000	07/01/2021	D		THE SHRUBBERY		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4NX	171	£4,678
£350,000	07/01/2021	D			3	LYNDHURST DRIVE	BICKNACRE	CHELMSFORD	CM3 4XL	76	£4,605
£735,000	07/01/2021	D			18	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	168	£4,375
£284,000	07/01/2021	S			4	OLD FORGE ROAD	BOREHAM	CHELMSFORD	CM3 3DU	67	£4,239
£678,000	07/01/2021	D			30	LADY LANE		CHELMSFORD	CM2 0TQ	162	£4,185
£430,000	07/01/2021	D			26	ASHTON PLACE		CHELMSFORD	CM2 6ST	103	£4,175
£489,995	07/01/2021	D			6	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ	129	£3,798
£280,000	07/01/2021	S			11	WELLAND AVENUE		CHELMSFORD	CM1 2JN	74	£3,784
£430,000	08/01/2021	D		MEWS COTTAGE, 58		NEW WRITTLE STREET		CHELMSFORD	CM2 0SB	N/A	#VALUE!
£550,000	08/01/2021	S			24	LADY LANE		CHELMSFORD	CM2 0TG	93	£5,914
£348,000	08/01/2021	D			23	RUBENS GATE	2027	CHELMSFORD	CM1 6GW	66	£5,273
£388,000	08/01/2021	S			92	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ	74	£5,243
£380,000	08/01/2021	D			13	WESTMARCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AB	78	£4,872
£460,000	08/01/2021	D			85	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HZ	100	£4,600
£175,000	08/01/2021	F			106	PARKINSON DRIVE	COLAT DAGE SW	CHELMSFORD	CM1 3GS	39	£4,487
£291,000	08/01/2021	Т			38	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	66	£4,409

£262,000	08/01/2021	T	54	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	61	£4,295
£580,000	08/01/2021	D	32	HOWARD DRIVE		CHELMSFORD	CM2 6PE	136	£4,265
£360,000	08/01/2021	S	142	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	85	£4,235
£320,000	08/01/2021	Т	34	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	79	£4,051
£500,000	08/01/2021	D	6	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT	125	£4,000
£422,500	08/01/2021	S	26	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	111	£3,806
£340,000	08/01/2021	S	104	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	93	£3,656
£142,500	08/01/2021	F	48	PEARCE MANOR		CHELMSFORD	CM2 9XH	40	£3,563
£262,000	08/01/2021	T	36	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	75	£3,493
£320,000	08/01/2021	S	10	ST MARGARETS ROAD		CHELMSFORD	CM2 6DR	92	£3,478
£310,000	08/01/2021	T	81	SHELLEY ROAD		CHELMSFORD	CM2 6ES	93	£3,333
£512,000	08/01/2021	S	12	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	157	£3,261
£590,000	08/01/2021	S	69	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	185	£3,189
£340,000	11/01/2021	T	118	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	55	£6,182
£475,000	11/01/2021	D	14	NIBLICK GREEN		CHELMSFORD	CM3 3FS	101	£4,703
£288,000	11/01/2021	T	29	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EG	64	£4,500
£377,000	11/01/2021	S	13	BADDOW HALL AVENUE		CHELMSFORD	CM2 7BN	89	£4,236
£255,000	11/01/2021	T	50	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE	65	£3,923
£405,000	11/01/2021	T	30	DOWNSWAY		CHELMSFORD	CM1 6TU	112	£3,616
£505,000	11/01/2021	D	38	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	142	£3,556
£365,000	11/01/2021	T	10	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	112	£3,259
£360,000	11/01/2021	S	16	TYTHE BARN WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	116	£3,103
£184,000	12/01/2021	F	98	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	41	£4,488
£350,000	12/01/2021	T	93	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£4,321
£260,000	12/01/2021	F	39	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	63	£4,127
£570,000	12/01/2021	D	16	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	145	£3,931
£507,000	12/01/2021	D	1	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	129	£3,930
£188,000	12/01/2021	F	30	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	50	£3,760
£720,000	12/01/2021	D TRESCO		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4DY	192	£3,750
£335,000	13/01/2021	S	19	FRASER CLOSE		CHELMSFORD	CM2 0TD	45	£7,444
£840,000	13/01/2021	D	47	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SQ	165	£5,091
£770,000	13/01/2021	S	173	WOOD STREET		CHELMSFORD	CM2 8BJ	167	£4,611
£491,750	13/01/2021	T	2	MANOR ROAD		CHELMSFORD	CM2 0ER	121	£4,064
£437,000	13/01/2021	D	17	PERTWEE DRIVE		CHELMSFORD	CM2 8DY	108	£4,046
£670,000	13/01/2021	D	427	BADDOW ROAD		CHELMSFORD	CM2 7QL	169	£3,964
£289,000	13/01/2021	T	144	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF	84	£3,440
£333,000	14/01/2021	D	21	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	67	£4,970
£325,000	14/01/2021	S	111	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DT	78	£4,167
£560,000	14/01/2021	D	1	PINES ROAD		CHELMSFORD	CM1 2EY	143	£3,916
£360,000	15/01/2021	D THE WOOD		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DW	65	£5,538
£292,500	15/01/2021	S	15	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	59	£4,958
£520,000	15/01/2021	D	31	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	107	£4,860
£317,500	15/01/2021	T	131	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JW	74	£4,291
£467,000	15/01/2021	D	50	HONEY CLOSE		CHELMSFORD	CM2 9SP	109	£4,284
£218,000	15/01/2021	F	72	HARBERD TYE		CHELMSFORD	CM2 9GJ	51	£4,275
£520,000	15/01/2021		17	THIRD AVENUE		CHELMSFORD	CM1 4EX	122	£4,262
£430,000	15/01/2021	S	191	LINNET DRIVE		CHELMSFORD	CM2 8AH	104	£4,135
£502,500	15/01/2021	S	72	DORSET AVENUE		CHELMSFORD	CM2 9UB	129	£3,895
£350,000	15/01/2021		175	BADDOW ROAD		CHELMSFORD	CM2 7PZ	90	£3,889
2000,000	_5,51,2521		173			2.1.22.1.0. 0.10	J /		20,000

139,000 15,917,000 1										
1591/2011 T			D	1		BOREHAM		CM3 3JJ		
15-01/2021 T			F							
15/01/2021 F	£240,000	15/01/2021	Т	39	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	65	£3,692
15/07/001 15/07/001 F	£765,000	15/01/2021	Т	5	WINDLEY TYE		CHELMSFORD	CM1 2GR	210	£3,643
1501/0201 T	£370,000	15/01/2021	D	14	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	102	£3,627
1507,0021 5 5 25 25 26 26 27 1 28 28 28 28 28 28 28	£197,500	15/01/2021	F	29	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	56	£3,527
ASH GROVE	£300,000	15/01/2021	Т	14	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ	89	£3,371
F470,000 15/01/2021 S	£375,000	15/01/2021	S	25	WEAR DRIVE		CHELMSFORD	CM1 7PT	113	£3,319
E470,000 18/01/2021 F	£405,000	15/01/2021	D	71	ASH GROVE		CHELMSFORD	CM2 9JT	123	£3,293
E290,000 18/01/2021 F	£250,000	15/01/2021	S	22	HILLARY CLOSE		CHELMSFORD	CM1 7RR	82	£3,049
223,0000 18/01/2021 F	£470,000	18/01/2021	S	152	CHIGNAL ROAD		CHELMSFORD	CM1 2JD	103	£4,563
E55,000 18,01/2021 T	£290,000	18/01/2021	F 6 ARMS	STRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,203
ESSD.000 18/01/2021 D 133 GANDALES RIDE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SWS 173 E3,179	£230,000	18/01/2021	F	4	RIVER TERRACE		CHELMSFORD	CM2 6FW	60	£3,833
F295,000 19/1/2021 T 33 ALEXANDER MEWS SANDON CHEIMSFORD CM2 98E 105 63,975 6395,000 19/1/2021 S 22 CAMPBELL CLOSE CHEIMSFORD CM2 98E 105 64,971 6299,995 19/1/2021 S 38 LOFFIN WAY SPRINGFIELD CHEIMSFORD CM2 97W 68 64,472 64,647 64	£262,500	18/01/2021	T	49	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	82	£3,201
E522,000 19/01/2021 5 22 CAMPBELL CLOSE CHEMSFORD CM2 9BL 105 £4,971 £299,995 19/01/2021 5 38 LOFTIN WAY SPRINGFIELD CHEMSFORD CM2 6GL A8 £4,412 £299,995 19/01/2021 T	£550,000	18/01/2021	D	135	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	173	£3,179
E399,000 19/01/2021 D 16 COWORIE WAY SPRINGFIELD CHEMSFORD CM 29TW 68 E4,412 E540,000 19/01/2021 T 01-Feb VALLEY COTTAGES TABORS HILL GREAT BADDOW CHEMSFORD CM 29TW 68 E4,412 E520,000 19/01/2021 T 01-Feb VALLEY COTTAGES TABORS HILL GREAT BADDOW CHEMSFORD CM 29TW 68 E4,412 E520,000 20/01/2021 D HOMELEIGH RUNSELL GREEN DANBURY CHEMSFORD CM 20 SP E5,363 E53,000 20/01/2021 T 180 UPPER BRIDGE ROAD CHEMSFORD CM 20 SP E5,306 E345,000 20/01/2021 T 180 UPPER BRIDGE ROAD CHEMSFORD CM 20 SP E5,306 E345,000 20/01/2021 T 3 SF CHEMMER ROAD CHEMSFORD CM 20 SP E5,306 CHEMSFORD CM 20 SP E5,307 CHEMSFORD CM 20 SP E5,207 CHEMSF	£295,000	19/01/2021	Т	35	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£5,175
## E59,000	£522,000	19/01/2021	S	22	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	105	£4,971
£540,000 19/01/2021 T 01-Feb VALLEY COTTAGES TABORS HILL GREAT BADDOW CHEMSFORD CAV2 78P 13 55,913 £520,000 19/01/2021 D HOMELIGH RUNSELI GREEN DANBURY CHEMSFORD CM2 88E 75 £3,000 £350,000 20/01/2021 T 448 UPPER BRIDGE ROAD CHEMSFORD CM2 08B 70 £43,292 £320,000 20/01/2021 T 35 CHELMRE ROAD CHELMSFORD CM2 08B 70 £43,292 £320,000 20/01/2021 D 2 COX SCLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM3 55L 69 £4,638 £330,000 20/01/2021 F FLAT 55 3 CUNS ADDITION CW 00-MIRESTORD CM3 55L 69 £4,638 £350,000 20/01/2021 T 15 FERT YEE DRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 55L £9 £4,688 £31,000 20/01/2021 T 166 RAMSHAM WORKE SOUTH WOODHAM F	£395,000	19/01/2021	D	16	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	85	£4,647
£192,000 19/01/2021 T 53 HAWFINCH WALK CHELMSFORD CM2 8BE 75 £3,83 £35,000 20/01/2021 D HOMELEIGH RUNSELL GREEN DANBURY CHELMSFORD CM2 08 70 £4,929 £30,000 20/01/2021 T 35 CHELMSF ROAD CHELMSFORD CM2 08 70 £4,929 £30,000 20/01/2021 T 35 CHELMSF ROAD CHELMSFORD CM2 6NH 63 £4,778 £320,000 20/01/2021 F FLAT 55 3 CHELMSFORD CM3 5SL 69 £4,688 £325,000 20/01/2021 F FLAT 55 3 CUNSED BRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM1 AU 51 £4,688 £125,000 20/01/2021 F FLAT 55 3 CUNSED BRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM2 6UB 53 £4,088 £13,000 20/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UB </td <td>£299,995</td> <td>19/01/2021</td> <td>S</td> <td>38</td> <td>LOFTIN WAY</td> <td></td> <td>CHELMSFORD</td> <td>CM2 9TW</td> <td>68</td> <td>£4,412</td>	£299,995	19/01/2021	S	38	LOFTIN WAY		CHELMSFORD	CM2 9TW	68	£4,412
£529,000 19/01/2021 T 53 HAWFINCH WALK CHELMSFORD CM2 8BE 75 £3,833 £345,000 20/01/2021 T 148 UPPER BRIDGE ROAD CHELMSFORD CM2 0BB 70 £4,929 £310,000 20/01/2021 T 148 UPPER BRIDGE ROAD CHELMSFORD CM2 0BB 70 £4,929 £320,000 20/01/2021 T 35 CHELMSFORD CM2 0BB 70 £4,929 £320,000 20/01/2021 F FLAT 55 3 CHELMSFORD CM1 SSL 69 £4,638 £350,000 20/01/2021 F FLAT 55 3 CUNRAD SQUARE CHELMSFORD CM1 JU 51 £4,608 £125,000 20/01/2021 F FLAT 55 3 CUNRAD SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM1 JU 51 £4,608 £135,000 20/01/2021 F FLAT 55 3 CUNRAD SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM2 BU 53 £4,268 <	£540,000	19/01/2021	T 01-Feb VALLE	EY COTTAGES	TABORS HILL	GREAT BADDOW	CHELMSFORD	CM2 7BP	138	£3,913
£520,000 20/01/2021 D HOMELEIGH RUNSELL GREEN DANBURY CHEMSFORD CM3 4QZ 98 £5,306 £340,000 20/01/2021 T 148 UPPER BRIDGE ROAD CHELMSFORD CM2 0BB 70 £4,729 £320,000 20/01/2021 D 2 COX CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM2 5SS 69 £4,638 £335,000 20/01/2021 F FLAT 5S 3 CUMAS SQUARE CHELMSFORD CM1 1AU 51 £4,638 £350,000 20/01/2021 T 15 PERTIVEE DRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5NT 82 £4,688 £435,000 20/01/2021 F FLAT 5S 46 RAMSHAW DRIVE CHELMSFORD CM3 5NT 82 £4,688 £330,000 20/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM3 5SW 130 £3,377 £317,500 21/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANN			Т	53	HAWFINCH WALK			CM2 8BE	75	
£345,000 20/01/2021 T 148 UPPER BRIDGE ROAD CHELMSFORD CW 208 70 £4,978 £320,000 20/01/2021 D 2 COXS CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SSL 69 £4,638 £335,000 20/01/2021 F FLAT 55 3 CUNARD SQLORE CHELMSFORD CM3 SSL 69 £4,638 £335,000 20/01/2021 F FLAT 55 3 CUNARD SQLORE CHELMSFORD CM1 JUL 51 £4,668 £315,000 20/01/2021 F 66 RAMSHAW DRIVE CHELMSFORD CM2 GUB 53 £4,058 £315,000 20/01/2021 F 66 RAMSHAW DRIVE CHELMSFORD CM2 GUB 53 £4,058 £4315,000 20/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 SUL N/A #VALUE! £750,000 21/01/2021 D THE GABLES NORTH HILL LITTLE BADDOW CHELMSFORD CM2 SUL Q N/A				ELEIGH		DANBURY				
## ## ## ## ## ## ## ## ## ## ## ## ##									70	
£320,000 20/01/2021 D 2 COX SCLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SSL 69 £4,688 £235,000 20/01/2021 F FLAT 55 3 CUNARD SQUARE CHELMSFORD CM3 SSL 49 £4,608 £350,000 20/01/2021 F 6 RASSHOW DIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SSL 43 44,07 £439,000 20/01/2021 F 6 RAMSHAW DRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SSW 130 £3,37 £817,500 21/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM3 SSW 130 £3,37 £817,500 21/01/2021 D INV HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UQ N/A #VALUE! £750,000 21/01/2021 D THE GABLES NORTH HILL LITTLE BADDOW CHELMSFORD CM2 9R 66 £4,537 £1,275,000 21/01/2021 D ROWAN BARN										
£235,000 20/01/2021 F FLAT55 3 CUNARD SQUARE CHELMSFORD CM1 1AU 51 £4,608 £350,000 20/01/2021 T 15 PERTWEE DRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5NT 82 £4,268 £315,000 20/01/2021 F 66 RAMSHAW DRIVE CHELMSFORD CM3 5SW 130 £3,377 £439,000 20/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM3 5SW 130 £3,377 £327,000 21/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UI 129 £5,814 £327,000 21/01/2021 D THE GABLES NORTH HILL LITTLE BADDOW CHELMSFORD CM2 0RR 66 £4,955 £1,000,000 21/01/2021 D THE GABLES NORTH HILL LITTLE BADDOW CHELMSFORD CM3 4TB 212 £4,717 £1,255,000 21/01/2021 D THE GABLES NORTH HILL <td></td> <td></td> <td>P</td> <td></td> <td></td> <td>SOUTH WOODHAM FERRERS</td> <td></td> <td></td> <td></td> <td></td>			P			SOUTH WOODHAM FERRERS				
## 15 PERTWEE DRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5NT 82 £4,268 £215,000 20/01/2021 F 66 RAMSHAW DRIVE CHELMSFORD CM3 5NT £439,000 20/01/2021 S 28 OVERMEAD DRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5NS 130 £4,057 £439,000 21/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM3 5NS 130 £3,377 £817,500 21/01/2021 D CLAVER HOUSE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UQ N/A #VALUE! £437,000 21/01/2021 T 1 NEW WRITTLE STREET CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UU 129 £5,814 £327,000 21/01/2021 D THE GABLES NORTH HILL LITTLE BADDOW CHELMSFORD CM3 4TB 212 £4,715 £1,057,000 21/01/2021 D ROWAN BARN CHALK END ROWELL CHELMSFORD CM3 4TB 212 £4,715 £1,057,000 21/01/2021 T ROWAN BARN CHALK END ROWELL CHELMSFORD CM1 4IQ 281 £4,537 £350,000 21/01/2021 S 103 ROWAN BARN CHALK END ROWELL CHELMSFORD CM1 4IQ 281 £4,537 £4,537 £455,000 21/01/2021 S 103 ROWAN BARN CHALK END ROWELL CHELMSFORD CM1 4IQ 281 £4,434 £355,000 21/01/2021 S 103 A10 A10 £4,544 £455 A10										
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£320,000 22/01/2021 I 44 PYMS ROAD CHELMSFORD CM2 8PY 72 £4,444						SOUTH WOODHAM FERRERS				
	£320,000	22/01/2021		44	PYMS ROAD		CHELMSFORD	CM2 8PY	72	£4,444

£230,000	22/01/2021	F FLAT 10	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	54	£4,259
£225,000	22/01/2021			11	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	53	£4,245
£476,500	22/01/2021	D		6	GUNSON GATE		CHELMSFORD	CM2 9NZ	113	£4,217
£135,000	22/01/2021	F		11	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£4,091
£260,000	22/01/2021	Т		132	FOREST DRIVE		CHELMSFORD	CM1 2TT	65	£4,000
£245,000	22/01/2021			78	CHELMER ROAD		CHELMSFORD	CM2 6AB	63	£3,889
£600,000	22/01/2021	Т		38	TELFORD PLACE		CHELMSFORD	CM1 7QZ	159	£3,774
£280,000		S		20	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	76	£3,684
£305,000	22/01/2021	S		6	FOREST DRIVE		CHELMSFORD	CM1 2TR	83	£3,675
£795,000	22/01/2021	D		62	TELFORD PLACE		CHELMSFORD	CM1 7QZ	218	£3,647
£275,000	22/01/2021	S		14	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	76	£3,618
£428,000	22/01/2021	D		14	SMITHERS DRIVE		CHELMSFORD	CM2 7JP	120	£3,567
£330,000	22/01/2021	S		32	PEDLARS CLOSE	DANBURY	CHELMSFORD	CM3 4JE	93	£3,548
£810,000	22/01/2021	D	SANDONS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	232	£3,491
£370,000	22/01/2021	S		38	GLENDALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS	110	£3,364
£300,000	22/01/2021	S		5	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	97	£3,093
£195,000	22/01/2021	F		65	WOOD STREET		CHELMSFORD	CM2 9BQ	76	£2,566
£318,000	22/01/2021	T		17	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	128	£2,484
£215,000	24/01/2021	F		10	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	57	£3,772
£440,000	25/01/2021	D		34	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	70	£6,286
£450,000	25/01/2021	S		5	SECOND AVENUE		CHELMSFORD	CM1 4ET	82	£5,488
£309,000	25/01/2021	D		5	PARK AVENUE		CHELMSFORD	CM1 2AB	58	£5,328
£405,000	25/01/2021	T	45A		PYMS ROAD		CHELMSFORD	CM2 8PX	81	£5,000
£533,000	25/01/2021	S		2	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	122	£4,369
£325,000	25/01/2021	S		19	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	76	£4,276
£439,000	25/01/2021	D		2	PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY	103	£4,262
£335,000	25/01/2021	S		9	NORTH AVENUE		CHELMSFORD	CM1 2AL	84	£3,988
£535,000	25/01/2021	D		89	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	137	£3,905
£410,000	25/01/2021	D		1	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA	116	£3,534
£180,000	25/01/2021	F FLAT 7	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	52	£3,462
£425,000	25/01/2021	S		10	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	138	£3,080
£180,000	25/01/2021	F		56	CHURCHILL RISE		CHELMSFORD	CM1 6FD	59	£3,051
£322,500	26/01/2021	S		14	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	62	£5,202
£390,000	26/01/2021	S		25	LOFTIN WAY		CHELMSFORD	CM2 9TW	75	£5,200
£430,000	26/01/2021	S		54	NALLA GARDENS		CHELMSFORD	CM1 4AX	84	£5,119
£740,000	26/01/2021	D		513	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA	157	£4,713
£625,000	26/01/2021	S		66	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	144	£4,340
£605,000	26/01/2021	D	PEBBLESTONES		TWITTEN LANE		CHELMSFORD	CM2 8QR	146	£4,144
£450,000	26/01/2021	S		75	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	110	£4,091
£475,000	26/01/2021	S		5	LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QG	119	£3,992
£298,000	26/01/2021	D		28	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EA	89	£3,348
£302,500	26/01/2021	T		52	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DX	102	£2,966
£265,000	27/01/2021	F		11	GRACE BARTLETT GARDENS	20112111111	CHELMSFORD	CM2 9FW	58	£4,569
£245,000	27/01/2021	T		63	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,083
£350,000	27/01/2021	S		16	LEWIS DRIVE	550111 WOODII/WITEIMENS	CHELMSFORD	CM2 9EF	89	£3,933
£350,000		S		47	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	96	£3,646
£395,000	27/01/2021	T		2	FRIARS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7FP	110	£3,591
£523,000	27/01/2021	D		50	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL	148	£3,534
£325,000	27/01/2021	D		17	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	92	£3,534 £3,533
1323,000	27/01/2021	5		17	ELLIOT CLOSE	300111 WOODIIAWI I LIKEKS	CITELIVISI OND	CIVIS STIV	32	13,333

£140,000	27/01/2021	F 219	MEADGATE AVENUE		CHELMSFORD	CM2 7NJ	42	£3,333
£360,000	28/01/2021	T 4 BURRELLS COTTAGES	THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	34	£10,588
£535,000	28/01/2021	S 118	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ	85	£6,294
£515,000	28/01/2021	D 31	MILL LANE	DANBURY	CHELMSFORD	CM3 4LB	85	£6,059
£510,000	28/01/2021	S 15	FIRST AVENUE		CHELMSFORD	CM1 1RX	95	£5,368
£298,000	28/01/2021	S 43	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£5,321
£760,000	28/01/2021	S 46	HAMLET ROAD		CHELMSFORD	CM2 0ET	151	£5,033
£726,500	28/01/2021	D 10	FIRST AVENUE		CHELMSFORD	CM1 1RU	145	£5,010
£618,000	28/01/2021	D 11	POTTERY LANE		CHELMSFORD	CM1 4HH	130	£4,754
£370,000	28/01/2021	T 24	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£4,744
£366,000	28/01/2021	S 25	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	81	£4,519
£492,500	28/01/2021	S 41	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF	126	£3,909
£496,000	29/01/2021	F 7 MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	79	£6,278
£212,000	29/01/2021	F 36	GARDENERS		CHELMSFORD	CM2 8YU	35	£6,057
£520,000	29/01/2021	D 72	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	98	£5,306
£375,000	29/01/2021	S 111	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LJ	75	£5,000
£740,000	29/01/2021	D 7	ACRES END		CHELMSFORD	CM1 2XR	155	£4,774
£312,500	29/01/2021	S 14	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	66	£4,735
£180,000	29/01/2021	T 44	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£4,615
£395,000	29/01/2021	S 6	BIRDIE CLOSE	BROOMFIELD	CHELMSFORD	CM3 3FW	86	£4,593
£375,000	29/01/2021	T 25	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU	82	£4,573
£332,000	29/01/2021	S 8	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	74	£4,486
£400,000	29/01/2021	S 94	SWISS AVENUE		CHELMSFORD	CM1 2AF	94	£4,255
£180,000	29/01/2021	F 21	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	46	£3,913
£305,000	29/01/2021	S 346	LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,910
£410,000	29/01/2021	D 40	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	107	£3,832
£299,995	29/01/2021	F 6	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,797
£200,000	29/01/2021	F 2	GILSON CLOSE		CHELMSFORD	CM2 6XD	53	£3,774
£440,000	29/01/2021	D 6	KAY CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RU	120	£3,667
£180,000	29/01/2021	F 5	MITTON VALE		CHELMSFORD	CM2 6UZ	51	£3,529
£203,000	29/01/2021	F 73	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR	58	£3,500
£622,000	29/01/2021	S 33	TELFORD PLACE		CHELMSFORD	CM1 7QZ	189	£3,291
£135,000	29/01/2021	F 69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	42	£3,214
£280,000	29/01/2021	T 5	DEAN WAY		CHELMSFORD	CM1 3DB	90	£3,111
£150,000	29/01/2021	T 39	BRADFORD STREET		CHELMSFORD	CM2 0BG	50	£3,000
£435,000	29/01/2021	S 101	AVON ROAD		CHELMSFORD	CM1 2JX	153	£2,843
£305,000	29/01/2021	S 47	WOOD STREET		CHELMSFORD	CM2 9BQ	114	£2,675
£220,000	29/01/2021	F 137	WHEATFIELD WAY		CHELMSFORD	CM1 2RB	84	£2,619
£615,000	01/02/2021	D 14	LODGE AVENUE		CHELMSFORD	CM2 7EA	97	£6,340
£540,000	01/02/2021	D GRANT HILL	MOULSHAM THRIFT		CHELMSFORD	CM2 8BP	86	£6,279
£402,500	01/02/2021	D 5	HASELFOOT ROAD	BOREHAM	CHELMSFORD	CM3 3EE	69	£5,833
£305,000	01/02/2021	T 32	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	67	£4,552
£381,999	01/02/2021	T 60	SOUTH PRIMROSE HILL	300111 WOODIIAWI I EIIIEIG	CHELMSFORD	CM1 2RG	84	£4,548
£375,000	01/02/2021	D 4	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	84	£4,464
£308,000	01/02/2021		BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	69	£4,464
£575,000	01/02/2021	D 2A RETTENDON PLACE COTTAGES	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	137	£4,197
£310,000	01/02/2021	S RETTENDON PLACE COTTAGES 13	IRIS CLOSE	NETTENDON COMMON	CHELMSFORD	CM1 6XS	74	£4,189
£320,000	01/02/2021	T 52	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	78	£4,103
£127,500	01/02/2021		TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB	43	£2,965
1127,300	01/02/2021	12	IOWINJLIND	JI MINUTILLD	CHELIVISI OND	CIVIZ UUD	43	12,503

£310,000	02/02/2021	Т	22	LONGMEADS CLOSE	WRITTLE	CHELMSFORD	CM1 3NE	75	£4,133
£439,000	02/02/2021	Т	34	FOREFIELD GREEN		CHELMSFORD	CM1 6YU	137	£3,204
£350,000	02/02/2021	T	28	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG	113	£3,097
£1,125,000	03/02/2021	D	59	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	N/A	#VALUE!
£980,000	03/02/2021	D TANFIELD V	ILLA	TANFIELD TYE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UD	173	£5,665
£322,500	03/02/2021	S	4	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	57	£5,658
£282,500	03/02/2021	S	2	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	50	£5,650
£725,000	03/02/2021	D 190A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NR	142	£5,106
£368,000	03/02/2021	D	59	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	77	£4,779
£340,000	03/02/2021	S	5	EDWARD DRIVE		CHELMSFORD	CM2 9ER	75	£4,533
£419,000	03/02/2021	Т	93	MILDMAY ROAD		CHELMSFORD	CM2 0DS	93	£4,505
£612,000	03/02/2021	D	9	JIGGER GARDENS		CHELMSFORD	CM3 3FR	147	£4,163
£357,500	03/02/2021	S	36	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,157
£740,000	03/02/2021	Т	38	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	183	£4,044
£372,000	03/02/2021	T	58	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	92	£4,043
£312,500	03/02/2021	S	7	STORMS WAY		CHELMSFORD	CM2 6NU	81	£3,858
£567,500	03/02/2021	D	21	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	151	£3,758
£425,000	03/02/2021	D	7	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	115	£3,696
£347,500	03/02/2021	S	22	MASCALLS WAY		CHELMSFORD	CM2 7NS	132	£2,633
£342,000	04/02/2021	S	13	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	71	£4,817
£380,000	04/02/2021	S	35	LANGDALE GARDENS		CHELMSFORD	CM2 9QH	81	£4,691
£321,000	04/02/2021	S	18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£4,586
£1,252,000	04/02/2021	D MOUNTNEY	S	ELM LANE	ROXWELL	CHELMSFORD	CM1 4NJ	280	£4,471
£114,000	04/02/2021	F	47	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,385
£298,000	04/02/2021	F	56	DUNN SIDE		CHELMSFORD	CM1 1BY	70	£4,257
£320,000	04/02/2021	S	23	SHERWOOD DRIVE		CHELMSFORD	CM1 3DL	86	£3,721
£575,000	04/02/2021	D	40	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	167	£3,443
£325,000	05/02/2021	S	66	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT	56	£5,804
£255,000	05/02/2021	Т	162	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	48	£5,313
£300,000	05/02/2021	Т	51	ROMAN ROAD		CHELMSFORD	CM2 0HB	57	£5,263
£312,500	05/02/2021	S	148	MOULSHAM STREET		CHELMSFORD	CM2 0LD	60	£5,208
£500,000	05/02/2021	D	75	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	96	£5,208
£525,000	05/02/2021	D	4	MALTESE ROAD		CHELMSFORD	CM1 2PA	102	£5,147
£322,500	05/02/2021	Т	184	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	63	£5,119
£600,000	05/02/2021	D	10	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	123	£4,878
£360,000	05/02/2021	Т	26	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	74	£4,865
£425,000	05/02/2021	S	1	HOE STREET	ROXWELL	CHELMSFORD	CM1 4LX	88	£4,830
£615,000	05/02/2021	S	86	VICARAGE ROAD		CHELMSFORD	CM2 9PH	128	£4,805
£509,000	05/02/2021	D	80	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,586
£350,000	05/02/2021	F	29	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,545
£237,500	05/02/2021	F	37	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	54	£4,398
£1,350,000	05/02/2021	D	30	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	315	£4,286
£690,000	05/02/2021	D	10	WHITE TREE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AL	171	£4,035
£259,000	05/02/2021	F	47	BURNELL GATE		CHELMSFORD	CM1 6ED	65	£3,985
£480,000	05/02/2021	D	24	LISTER TYE		CHELMSFORD	CM2 9LS	122	£3,934
£290,000	05/02/2021	T	31	FOREST DRIVE		CHELMSFORD	CM1 2TS	74	£3,919
£1,100,000	05/02/2021	D	17	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA	285	£3,860
£315,000	05/02/2021	T	33	LUCAS AVENUE		CHELMSFORD	CM2 9JL	82	£3,841
£850,000	05/02/2021	D	8	WINCKFORD CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3NU	222	£3,829
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£450,000	05/02/2021	D	47	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	119	£3,782
£340,000	05/02/2021	Т	15	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL	90	£3,778
£332,000	05/02/2021	S	14	HENNIKER GATE		CHELMSFORD	CM2 6QH	89	£3,730
£885,000	05/02/2021	D	15	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	238	£3,718
£470,000	05/02/2021	S	3	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	127	£3,701
£175,000	05/02/2021	F	18	DELAMERE ROAD		CHELMSFORD	CM1 2TG	48	£3,646
£315,000	05/02/2021	Т	4	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	90	£3,500
£375,000	05/02/2021	D	4	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY	115	£3,261
£348,000	05/02/2021	Т	45	THE RIDINGS		CHELMSFORD	CM2 9RR	107	£3,252
£200,000	05/02/2021	S	137	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	66	£3,030
£480,000	06/02/2021	S 5	SANDFORD MILL COTTAGES	SANDFORD MILL LANE	GREAT BADDOW	CHELMSFORD	CM2 7RT	129	£3,721
£540,000	08/02/2021	D	9	EMBERSON CROFT		CHELMSFORD	CM1 4FD	108	£5,000
£905,000	08/02/2021	D	OAKWOOD HOUSE	WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF	185	£4,892
£175,000	08/02/2021	F	22	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	42	£4,167
£310,000	08/02/2021	Т	3	RUTLAND ROAD		CHELMSFORD	CM1 4BL	75	£4,133
£274,000	08/02/2021	Т	12	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE	82	£3,341
£572,000	08/02/2021	D	13	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	172	£3,326
£355,000	08/02/2021	Т	34	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	108	£3,287
£318,500	09/02/2021	S	11	MORRIS ROAD		CHELMSFORD	CM2 6EU	86	£3,703
£335,000	10/02/2021	S	18	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	52	£6,442
£1,300,000	10/02/2021	D	46	MALTESE ROAD		CHELMSFORD	CM1 2PA	230	£5,652
£320,000	10/02/2021	Т	30	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	68	£4,706
£325,000	10/02/2021	Т	12	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	70	£4,643
£385,000	10/02/2021	S	91	LUCAS AVENUE		CHELMSFORD	CM2 9JN	88	£4,375
£387,500	10/02/2021	Т	5	MANOR ROAD		CHELMSFORD	CM2 0ER	90	£4,306
£518,000	10/02/2021	D	65	TORQUAY ROAD		CHELMSFORD	CM1 7NX	124	£4,177
£178,250	10/02/2021	F 6	HODGE COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1SD	44	£4,051
£520,000	10/02/2021	S	100	CANNON LEYS		CHELMSFORD	CM2 8PD	137	£3,796
£675,000	10/02/2021	D	LEA COTTAGE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	182	£3,709
£492,000	10/02/2021	S	84	DORSET AVENUE		CHELMSFORD	CM2 9UB	136	£3,618
£385,000	10/02/2021	S	2	CRAISTON WAY		CHELMSFORD	CM2 8EB	112	£3,438
£230,000	10/02/2021	S	39	DORSET AVENUE		CHELMSFORD	CM2 9UA	89	£2,584
£360,000	11/02/2021	D	11	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	65	£5,538
£207,000	11/02/2021	Т	11	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	39	£5,308
£925,000	11/02/2021	D	HAWTHORN BARN	CHALK END	ROXWELL	CHELMSFORD	CM1 4LG	190	£4,868
£307,000	11/02/2021	S	18	TULIP CLOSE		CHELMSFORD	CM1 6XA	70	£4,386
£185,000	11/02/2021	F	1	GILSON CLOSE		CHELMSFORD	CM2 6XD	45	£4,111
£350,000	11/02/2021	S	22	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	91	£3,846
£612,500	11/02/2021	Т	81	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GF	177	£3,460
£267,500	11/02/2021	T	21	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX	78	£3,429
£655,000	11/02/2021	S	30	FIRST AVENUE		CHELMSFORD	CM1 1RU	205	£3,195
£218,000	12/02/2021	S	7	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	38	£5,737
£205,000	12/02/2021	F 23	LYTTLETON HOUSE, 64	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	37	£5,541
£316,666	12/02/2021	T	13	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	65	£4,872
£275,000	12/02/2021		35	FLINTWICH MANOR		CHELMSFORD	CM1 4YP	57	£4,825
£275,000	12/02/2021	T	67	ROXWELL ROAD		CHELMSFORD	CM1 2NT	57	£4,825
£496,000	12/02/2021		16	BRUCE ROAD	WRITTLE	CHELMSFORD	CM1 3EE	103	£4,816
£505,000	12/02/2021	D	44	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	112	£4,509
£310,000	12/02/2021		13A	BROOK VIEW	SANDON	CHELMSFORD	CM2 7RG	71	£4,366
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£225,000	12/02/2021	F	6 STONHAM PLACE		CHELMER ROAD		CHELMSFORD	CM2 6DG	53	£4,245
£211,000	12/02/2021			42	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	50	£4,220
£715,000	12/02/2021	D	DEBEN HOUSE		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RN	172	£4,157
£141,000	12/02/2021	F		34	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	34	£4,147
£200,000	12/02/2021	F FLAT 91	WELLS CRESCENT		VIADUCT ROAD		CHELMSFORD	CM1 1GR	49	£4,082
£448,000	12/02/2021			5	EMBERSON CROFT		CHELMSFORD	CM1 4FD	114	£3,930
£312,500	12/02/2021	Т		47	TOWER AVENUE		CHELMSFORD	CM1 2PW	82	£3,811
£365,000	12/02/2021			164	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	97	£3,763
£337,100	12/02/2021	Т		103	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	91	£3,704
£383,000	12/02/2021			53	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	106	£3,613
£297,500	12/02/2021	Т		10	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE	85	£3,500
£203,000	12/02/2021	F		26	GERARD GARDENS		CHELMSFORD	CM2 9GD	59	£3,441
£200,000	12/02/2021	F		394	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	62	£3,226
£630,000	12/02/2021	D		4	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	198	£3,182
£512,500	12/02/2021	S		46	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	163	£3,144
£265,000	12/02/2021	Т		70	CLYDE CRESCENT		CHELMSFORD	CM1 2LL	90	£2,944
£2,735,000	15/02/2021	D		116	MOULSHAM STREET		CHELMSFORD	CM2 0JN	N/A	#VALUE!
£327,000	15/02/2021	T		44	PRIMROSE HILL		CHELMSFORD	CM1 2RH	65	£5,031
£630,000	15/02/2021	D		3	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP	134	£4,701
£355,000	15/02/2021	Т		51	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RF	79	£4,494
£325,000	15/02/2021	S		7	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	74	£4,392
£220,000	15/02/2021	F		24	GOODIER ROAD		CHELMSFORD	CM1 2GG	51	£4,314
£455,000	15/02/2021	D		1	BROOMHALL GARDENS		CHELMSFORD	CM1 7GE	118	£3,856
£380,000	15/02/2021	Т		8	HART STREET		CHELMSFORD	CM2 0RY	101	£3,762
£475,000	15/02/2021	S		3	DORSET AVENUE		CHELMSFORD	CM2 9TZ	127	£3,740
£372,000	15/02/2021	Т		51	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	370	£1,005
£732,000	16/02/2021	D		27	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	57	£12,842
£330,000	16/02/2021	Т		4	SEYMOUR STREET		CHELMSFORD	CM2 0RX	58	£5,690
£406,000	16/02/2021	D		5	BARRINGTON CLOSE		CHELMSFORD	CM2 7AX	92	£4,413
£276,400	16/02/2021	F	3 CHURCH COURT		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3FA	67	£4,125
£325,000	16/02/2021	Т		21	HARROW WAY		CHELMSFORD	CM2 7AS	80	£4,063
£432,500	16/02/2021	Т		83	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	108	£4,005
£219,995	16/02/2021	F		79	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	55	£4,000
£450,000	16/02/2021	D		133	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	116	£3,879
£642,000	16/02/2021	D		3	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	198	£3,242
£525,000	17/02/2021	Т		59	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	86	£6,105
£277,500	17/02/2021	Т		22	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR	49	£5,663
£380,000	17/02/2021			14	ALL SAINTS CLOSE	· ·	CHELMSFORD	CM1 7HT	73	£5,205
£485,000	17/02/2021	S		55	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	95	£5,105
£540,000	17/02/2021	S		32	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,615
£252,500	17/02/2021	F		75	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	60	£4,208
£365,000	17/02/2021	S		16	ERICK AVENUE		CHELMSFORD	CM1 7BX	87	£4,195
£375,000	17/02/2021	S		15	HARROW WAY		CHELMSFORD	CM2 7AS	95	£3,947
£357,000	17/02/2021			73	AVON ROAD		CHELMSFORD	CM1 2JX	94	£3,798
£390,000	17/02/2021	S		65	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF	103	£3,786
£410,000	17/02/2021	T		24	PEARL SQUARE		CHELMSFORD	CM2 9FP	118	£3,475
£325,000	17/02/2021			295	DORSET AVENUE		CHELMSFORD	CM2 8HB	95	£3,421
£95,000	17/02/2021	F		24	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	61	£1,557
£340,000	18/02/2021	T		1	MEARNS PLACE		CHELMSFORD	CM2 6TT	61	£5,574
2340,000	10,02,2021	•					STILLING OND	31112 011	01	13,374

F15,000 18/02/2021 5											
1845,200 1840,27201 T					•						£5,526
ERRO_COO 18/02/2021 S											
18/02/2021 T											
FIG. 18/07/2012 S CHITON GROVE SPRINGFIELD CHELMSCORD CAZ CTA 139 F.4, 647 F.4412,500 T.8712,7021 S 22 UNINOWOOD LOSE SOUTH WOOD PARKERS CHELMSCORD CAS STR C. 85 F.4, 838 T. 871,000 T. 8							LITTLE BADDOW				
FATS_SOD 18/07/2011 S S B HAWKWOOD CLOSE DAMBURY CHEMISTORD CM3 4GE 90 £4,583 E310,000 Tal/07/2011 S S B HAWKWOOD CLOSE CM7 FR Tal/07/2011 S Tal/07/2011 S Tal/07/2011 S Tal/07/2011 D CALLESTORD CM3 FR Tal/07/2011 CM1 Tal/07/2011 D CALLESTORD CM3 FR Tal/07/2011 T T T T T T T T T			Т		39			CHELMSFORD	CM2 9FT		£4,726
## ## ## ## ## ## ## #	£646,000	18/02/2021	D		9	CUTON GROVE	SPRINGFIELD		CM2 6TA	139	£4,647
E375,000 18/07/2021 D 22 MIGRANK CHEMSFORD CM2 67K 87 £4,310 E375,000 18/07/2021 D 22 MIGGOT YE SPRINGFIELD CHEMSFORD CM2 67K 67 £4,320 E435,000 18/07/2021 D 30 THE GROVE CHEMSFORD CM3 50X 128 £4,039 E443,000 18/07/2021 D 30 THE GROVE CHEMSFORD CM3 50X 128 £4,039 E443,000 18/07/2021 D BROOKSIDE MIAN ROAD CHEMSFORD CM3 50X 128 £4,039 E445,000 18/07/2021 D BROOKSIDE MIAN ROAD CHEMSFORD CM3 50X 128 £4,039 E445,000 18/07/2021 T 33 CORNELIUS VAILE CHEMSFORD CM3 50X 10 £4,039 E445,000 18/07/2021 T 31 GUILLIN WAIK CHEMSFORD CM3 50X 10 £4,039 E445,000 18/07/2021 T 1 1 BULEN WAIK CHEMSFORD CM3 50X 10 £4,039 E445,000 E44	£412,500	18/02/2021	S		22	LINGWOOD CLOSE	DANBURY	CHELMSFORD	CM3 4QE	90	£4,583
E53,00.00 18,707,2071 D	£310,000		S		8	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	68	£4,559
ESTJ.000			S					CHELMSFORD	CM2 6YX		£4,310
E43,000 18/02/2021 D	£530,000	18/02/2021	D		22	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	130	£4,077
E45,000	£517,000	18/02/2021	D		62	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GX	128	£4,039
FAST-000 18/07/2021 T	£403,000	18/02/2021	D		30	THE GROVE	BICKNACRE	CHELMSFORD	CM3 4XB	100	£4,030
F410.000 18/07/2021 T	£460,000	18/02/2021	D		6	FIVE ACRES	DANBURY	CHELMSFORD	CM3 4NB	116	£3,966
E800.000 18/02/7021 T	£425,000	18/02/2021	D	BROOKSIDE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	108	£3,935
## 188,540 18/02/2021 F 203 DURRANT COURT CHELMSFORD CM1 1UE 56 £3,87 ## 242 BRYANT LINK SPRINGFIELD CHELMSFORD CM2 (M2 602 58 £3,87 ## 243 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £3,87 ## 244 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £3,87 ## 245 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £3,87 ## 245 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £3,87 ## 245 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £4,81 ## 245 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £4,81 ## 245 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £4,81 ## 245 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £4,81 ## 245 ERYANT LINK SPRINGFIELD CHELMSFORD CM3 (R8 £4,81 ## 245 ERYANT LINK LINK LINK LINK LINK LINK LINK LINK	£410,000	18/02/2021	T		33	CORNELIUS VALE		CHELMSFORD	CM2 6GY	107	£3,832
E155,000	£300,000	18/02/2021	Т		1	BULLEN WALK		CHELMSFORD	CM2 8YF	85	£3,529
F525,000	£188,540	18/02/2021	F		203	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,367
£400,000 19/02/2021 S 6 ELBE CRESCENT BROOMFIELD CHEMSFORD CM1 78J 64 6,250 £420,000 19/02/2021 D 43 WATERHOUSE LANE CHELMSFORD CM2 77T 54 66,019 £420,000 19/02/2021 D 43 WATERHOUSE LANE CHELMSFORD CM1 2TE 72 65,73 £740,000 19/02/2021 D 52 PARADISE ROAD WRITTE CHELMSFORD CM1 3TP 19 65,73 £885,000 19/02/2021 T 14 MICAWBER WAY CHELMSFORD CM1 4UG 76 65,066 £330,000 19/02/2021 T 69 ROWNELL ROAD CHELMSFORD CM1 4UG 76 £5,066 £275,000 19/02/2021 T 67 HENDKER GATE CHELMSFORD CM2 65D 56 £4,911 £175,000 19/02/2021 D FAIRLAWNS,5 BROOMFIELD ROAD AST HANNINGFIELD ROAD CHELMSFORD CM2 65D 56 £4,911 £552,00 <	£165,000	18/02/2021	F		42	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ	58	£2,845
£325,000	£525,000	19/02/2021	D		4	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	N/A	#VALUE!
## ## ## ## ## ## ## ## ## ## ## ## ##	£400,000	19/02/2021	S		56	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	64	£6,250
F308,500	£325,000	19/02/2021	S		9	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	54	£6,019
£740,000 19/02/2021 D \$2 PARADISE ROAD WRITTLE CHELMSFORD CM1 3HP 139 £5,24 £385,000 19/02/2021 T 4 MICAWBER WAY CHELMSFORD CM1 URT 6 £5,006 £300,000 19/02/2021 T 69 ROWNELL ROAD CHELMSFORD CM1 URT 61 £4,911 £275,000 19/02/2021 T FIAT3 ONSLOW HOUSE BROWHELD ROAD CHELMSFORD CM1 USW 58 £4,911 £610,000 19/02/2021 D FIAT3 ONSLOW HOUSE BROWHELD ROAD CHELMSFORD CM2 65D 56 £4,911 £610,000 19/02/2021 D FAIRLAWNS, 5 BICKNACRE ROAD EAST HANNINGFIELD CHELMSFORD CM3 8AN 130 £4,692 £970,000 19/02/2021 D WODDCROFT EAST HANNINGFIELD ROAD SANDON CHELMSFORD CM2 6AZ £2,344 £643,000 19/02/2021 T 12 BUCKLEBURY HEATH SOUTH WOODHAM FERRERS CHELMSFORD	£420,000	19/02/2021	D		43	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	73	£5,753
E385,000 19/02/2021 T 1 14 MICAWBER WAY CHELMSFORD CM1 4UG 76 E5,066 E30,000 19/02/2021 T 69 ROXWELL ROAD CHELMSFORD CM2 ST 61 E4,918 E275,000 19/02/2021 T 661 ROAD CHELMSFORD CM2 ST 65 E4,911 E275,000 19/02/2021 F FLAT 3 ONSLOW HOUSE BROOMFIELD ROAD CHELMSFORD CM3 SAN 130 E4,692 E562,000 19/02/2021 D FAIRLAWNS, 5 BICKNACER ROAD EAST HANNINGFIELD CHELMSFORD CM3 SAN 130 E4,692 E562,000 19/02/2021 D WOODCROFT EAST HANNINGFIELD ADAD CHELMSFORD CM3 SAN 130 E4,699 E270,000 19/02/2021 D WOODCROFT EAST HANNINGFIELD ADAD CHELMSFORD CM3 SAN 130 E4,594 E263,000 19/02/2021 T C S S S S S S S S S S S S S S S S S S	£308,500	19/02/2021	S		14	COOK PLACE		CHELMSFORD	CM2 6TW	54	£5,713
Family F	£740,000	19/02/2021	D		52	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	139	£5,324
Family F	£385,000	19/02/2021	T		14	MICAWBER WAY		CHELMSFORD	CM1 4UG	76	£5,066
E275,000 19/02/2021 T 67 HENNIKER GATE CHELMSFORD CM2 6SD 56 E4,911 £275,000 19/02/2021 F FLAT 3 ONSLOW HOUSE BROOMFIELD ROAD CHELMSFORD CM2 6SD 56 £4,911 £610,000 19/02/2021 D FARKAWNS, 5 BICKNACRE ROAD EAST HANNINGFIELD CHELMSFORD CM3 6AX 123 £4,569 £970,000 19/02/2021 D WOODCROFT EAST HANNINGFIELD ROAD SANDON CHELMSFORD CM2 7CQ 213 £4,554 £263,000 19/02/2021 T 12 BUCKLEBURY HEATH SOUTH WOODHAM FERRERS CHELMSFORD CM3 7CQ 213 £4,554 £495,000 19/02/2021 S 8 PARKLANDS DRIVE CHELMSFORD CM3 7CQ 213 £4,554 £495,000 19/02/2021 S 34 THE STREET LITTLE WALTHAM CHELMSFORD CM3 7CQ 243 £4,515 £955,000 19/02/2021 S 34 THE STREET LITTLE WALTHAM			Т		69					61	
## FLAT 3 ONSLOW HOUSE BROOMFIELD ROAD			Т		67	HENNIKER GATE		CHELMSFORD	CM2 6SD	56	
£610,000 19/02/2021 D FAIRLAWNS, 5 BICKNACRE ROAD EAST HANNINGFIELD CHELMSFORD CM3 8AN 130 £4,692 £562,000 19/02/2021 D WOODCROFT EAST HANNINGFIELD ROAD SANDON CHELMSFORD CM2 7GZ 213 £4,564 £263,000 19/02/2021 T 12 BUCKLEBURY HEATH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZU 58 £4,534 £442,500 19/02/2021 S 8 PARKLANDS DRIVE CHELMSFORD CM1 7RI 98 £4,515 £955,000 19/02/2021 S 34 THE STREET LITTLE WALTHAM CHELMSFORD CM3 3NS 213 £4,484 £370,000 19/02/2021 S 34 THE STREET LITTLE WALTHAM CHELMSFORD CM3 3NS 213 £4,515 £300,000 19/02/2021 S 34 THE STREET LITTLE WALTHAM CHELMSFORD CM3 3NS 213 £4,515 £300,000 19/02/2021 S 7 GROCUS WAY CH				ONSLOW HOUSE							
## E562,000							EAST HANNINGFIELD			130	
£970,000 19/02/2021 D WOODCROFT EAST HANNINGFIELD ROAD SANDON CHELMSFORD CM2 7TQ 213 £4,554 £263,000 19/02/2021 T 12 BUCKLEBURY HEATH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZU 58 £4,534 £442,500 19/02/2021 S 8 PARKLANDS DRIVE CHELMSFORD CM1 7RJ 98 £4,515 £955,000 19/02/2021 S 3 THE STREET LITTLE WALTHAM CHELMSFORD CM3 3NS 213 £4,848 £370,000 19/02/2021 S 15 SHEPPARD DRIVE CHELMSFORD CM3 3NS 213 £4,484 £300,000 19/02/2021 S 7 CROUS WAY CHELMSFORD CM1 6XJ 69 £4,348 £365,000 19/02/2021 F FLAT 19 CHANCELLOR COURT BROOMFIELD ROAD CHELMSFORD CM1 6XJ 69 £4,240 £400,000 19/02/2021 F FLAT 19 CHANCELLOR COURT BROOMFIELD ROAD CHELMSFORD <td< td=""><td></td><td></td><td>D</td><td>-,-</td><td>11</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			D	-,-	11						
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## F955,000											
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## ## ## ## ## ## ## ## ## ## ## ## ##											
£210,000 19/02/2021 F FLAT 19 CHANCELLOR COURT BROOMFIELD ROAD CHELMSFORD CM1 1RY 50 £4,200 £400,000 19/02/2021 S 38 DUNMORE ROAD CHELMSFORD CM2 6RY 96 £4,167 £200,000 19/02/2021 F 3 KEATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5XZ 48 £4,167 £1,300,000 19/02/2021 D 12A HYDE LANE DANBURY CHELMSFORD CM3 4QX 314 £4,140 £530,000 19/02/2021 D 204 MAIN ROAD GREAT LEIGHS CHELMSFORD CM3 1NS 130 £4,077 £330,500 19/02/2021 D 14 LEYBOURNE DRIVE CHELMSFORD CM1 6TX 98 £4,915 £310,000 19/02/2021 T 78 RUTLAND ROAD CHELMSFORD CM1 6TX 98 £4,915 £583,000 19/02/2021 D 10 LOUVAIN DRIVE SPRINGFIELD CHELMSFORD CM1 6BA 147 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>BORFHAM</td> <td></td> <td></td> <td></td> <td></td>							BORFHAM				
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£465,000 19/02/2021 D 5 ARAGON ROAD GREAT LEIGHS CHELMSFORD CM3 1RP 119 £3,908							COLITIL MOODILANA EERSESS				
£339,400 19/02/2021 I 24A WOODHALL ROAD CHELMSFORD CM1 4AA 89 £3,813				244	5		GREAT LEIGHS				
	£339,400	19/02/2021	I	24A		WOODHALL KOAD		CHELINISFORD	CIVIT 4AA	89	£3,813

£315,000	19/02/2021	Т	28	CRAMPHORN WALK		CHELMSFORD	CM1 2RD	83	£3,795
£368,500	19/02/2021	Т	27	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	99	£3,722
£650,000	19/02/2021	D	32	THE DRIVE		CHELMSFORD	CM1 4JS	175	£3,714
£370,000	19/02/2021	S	51	HILLSIDE GROVE		CHELMSFORD	CM2 9DB	102	£3,627
£170,000	19/02/2021	F	73	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	47	£3,617
£825,000	19/02/2021	D	44	PATCHING HALL LANE		CHELMSFORD	CM1 4BZ	230	£3,587
£425,000	19/02/2021	D	7	FORTUNE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RR	122	£3,484
£253,000	19/02/2021	F	42	RAILWAY STREET		CHELMSFORD	CM1 1QS	73	£3,466
£290,000	19/02/2021	Т	378	DORSET AVENUE		CHELMSFORD	CM2 8HD	86	£3,372
£342,500	19/02/2021	Т	53	MEON CLOSE		CHELMSFORD	CM1 7QG	102	£3,358
£156,000	19/02/2021	F	46	ARCHERS WAY		CHELMSFORD	CM2 8SD	47	£3,319
£370,000	19/02/2021	S	150	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	112	£3,304
£169,000	19/02/2021	Т	77	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	61	£2,770
£380,000	22/02/2021	T	36	NURSERY ROAD		CHELMSFORD	CM2 9PL	65	£5,846
£530,000	22/02/2021	S	10	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	95	£5,579
£540,000	22/02/2021	D	6	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	106	£5,094
£410,000	22/02/2021	S	15	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY	100	£4,100
£442,000	22/02/2021	D	45	JENNER MEAD		CHELMSFORD	CM2 6SJ	110	£4,018
£162,000	22/02/2021	Т	49	COLYERS REACH		CHELMSFORD	CM2 6RW	42	£3,857
£292,000	22/02/2021	Т	11	DELAMERE ROAD		CHELMSFORD	CM1 2TG	82	£3,561
£380,000	22/02/2021	S	243	LINNET DRIVE		CHELMSFORD	CM2 8AZ	108	£3,519
£430,000	22/02/2021	S	44	SANDFORD ROAD		CHELMSFORD	CM2 6DQ	124	£3,468
£510,000	23/02/2021	D	7	HOPKINS MEAD		CHELMSFORD	CM2 6SS	101	£5,050
£820,000	23/02/2021	D	10	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ	179	£4,581
£315,000	23/02/2021	Т	29	COOK PLACE		CHELMSFORD	CM2 6TW	69	£4,565
£652,000	23/02/2021	D	90	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	159	£4,101
£685,000	23/02/2021	D	22	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	175	£3,914
£380,000	23/02/2021	S	64	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	100	£3,800
£386,000	23/02/2021	S	22	HILL VIEW ROAD		CHELMSFORD	CM1 7RX	102	£3,784
£127,500	23/02/2021	F	14	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	43	£2,965
£200,000	23/02/2021	F	83	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	68	£2,941
£820,000	23/02/2021	D THE OLD BARN		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RF	333	£2,462
£311,000	24/02/2021	S	8	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU	55	£5,655
£470,000	24/02/2021	S	11	CANNON LEYS		CHELMSFORD	CM2 8PB	92	£5,109
£507,500	24/02/2021	D	28	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	106	£4,788
£480,000	24/02/2021	D	5	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	101	£4,752
£165,000	24/02/2021	F	12	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	37	£4,459
£775,000	24/02/2021	D	16	JACKSON BACON VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BJ	175	£4,429
£435,000	24/02/2021	D	3	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	99	£4,394
£650,000	24/02/2021	D	26	TABORS AVENUE		CHELMSFORD	CM2 7ES	148	£4,392
£520,000	24/02/2021	D	3	BUTLERS CLOSE		CHELMSFORD	CM1 7BE	120	£4,333
£462,500	24/02/2021	D	22	SUSSEX CLOSE	BOREHAM	CHELMSFORD	CM3 3ED	125	£3,700
£495,000	24/02/2021	D	12	BACK LANE	FORD END	CHELMSFORD	CM3 1LG	141	£3,511
£740,000	25/02/2021	D BROOMHILL	12	HOLYBREAD LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BP	66	£11,212
£530,000	25/02/2021	D BROOMHIEE	88	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JB	93	£5,699
£479,000	25/02/2021	S	142	VICARAGE ROAD	GREAT BABBOTT	CHELMSFORD	CM2 9BT	93	£5,151
£314,000	25/02/2021	S .	47	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	62	£5,065
£640,000	25/02/2021	D	34	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	130	£4,923
£338,000	25/02/2021	T	135	ST ANTHONYS DRIVE	DANDONT	CHELMSFORD	CM2 9EJ	69	£4,899
1330,000	23/02/2021	ı	133	31 AMITIONIS DINVE		CITELIVISI OND	CIVIZ JLJ	03	14,033

£1,025,000	25/02/2021		4	NORTH DRIVE		CHELMSFORD	CM2 7EU	215	£4,767
£585,000	25/02/2021	D	51	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QL	128	£4,570
£250,000	25/02/2021	F	2	CREANCE COURT		CHELMSFORD	CM2 0NP	56	£4,464
£445,000	25/02/2021	D	80	WATERSON VALE		CHELMSFORD	CM2 9PB	100	£4,450
£300,000	25/02/2021		40	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	73	£4,110
£555,000	25/02/2021		LA	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	141	£3,936
£400,000	25/02/2021		114	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	105	£3,810
£340,000	25/02/2021	Т	55	GARDENERS		CHELMSFORD	CM2 8YU	91	£3,736
£260,000	25/02/2021		61	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,514
£260,000	25/02/2021	Т	13	TRENT ROAD		CHELMSFORD	CM1 2LG	76	£3,421
£360,000	25/02/2021	Т	40	PAWLE CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7AZ	108	£3,333
£425,000	25/02/2021	Т	11	FALCONS MEAD		CHELMSFORD	CM2 0NN	129	£3,295
£470,000	25/02/2021		8	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	162	£2,901
£225,000	25/02/2021	Т	46	ST MARGARETS ROAD		CHELMSFORD	CM2 6DT	90	£2,500
£1,225,000	26/02/2021		DRCHARD HOUSE, 2A	RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NY	N/A	#VALUE!
£720,000	26/02/2021		ASTLEIGH	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	92	£7,826
£625,000	26/02/2021	S	3	WALTERS CLOSE		CHELMSFORD	CM2 8NU	93	£6,720
£205,000	26/02/2021		OXNEY PLACE, 210	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	32	£6,406
£550,000	26/02/2021	S	34	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	89	£6,180
£330,000	26/02/2021	S	6	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	56	£5,893
£570,000	26/02/2021	D	38	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	101	£5,644
£390,000	26/02/2021	S	36	SKERRY RISE		CHELMSFORD	CM1 4EG	75	£5,200
£370,000	26/02/2021	Т	214	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG	72	£5,139
£755,000	26/02/2021	D	116	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	147	£5,136
£875,000	26/02/2021	D L	ANCERS	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	177	£4,944
£230,000	26/02/2021	S	77	WOOD STREET		CHELMSFORD	CM2 9BQ	48	£4,792
£175,000	26/02/2021	F	35	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	37	£4,730
£545,000	26/02/2021	S	33	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£720,000	26/02/2021	D	51	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	157	£4,586
£167,500	26/02/2021	F	52	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	37	£4,527
£265,000	26/02/2021	S	25	OCKELFORD AVENUE		CHELMSFORD	CM1 2AW	59	£4,492
£372,500	26/02/2021	Т	138	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	83	£4,488
£237,000	26/02/2021	S	24	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	53	£4,472
£235,000	26/02/2021	F	26	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	53	£4,434
£695,000	26/02/2021	D	48	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	157	£4,427
£725,000	26/02/2021	Т	20	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	164	£4,421
£312,500	26/02/2021	S	24	LOFTIN WAY		CHELMSFORD	CM2 9TN	71	£4,401
£695,000	26/02/2021	S	53	VICARAGE ROAD		CHELMSFORD	CM2 9BT	158	£4,399
£320,000	26/02/2021	S	104	SUNRISE AVENUE		CHELMSFORD	CM1 4JR	73	£4,384
£330,000	26/02/2021	S	13	EDWARD DRIVE		CHELMSFORD	CM2 9ER	76	£4,342
£442,500	26/02/2021	Т	29	HARDY CLOSE		CHELMSFORD	CM1 1AE	102	£4,338
£185,000	26/02/2021	F	109	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	45	£4,111
£780,000	26/02/2021	D	30	SANDFORD ROAD		CHELMSFORD	CM2 6DQ	190	£4,105
£525,000	26/02/2021	S	20	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	128	£4,102
£205,000	26/02/2021	F	118	WAVENEY DRIVE		CHELMSFORD	CM1 7QA	50	£4,100
£586,000	26/02/2021	D	26	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	144	£4,069
£301,000	26/02/2021	Т	6	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN	76	£3,961
£300,000	26/02/2021	Т	20	PRIMULA WAY		CHELMSFORD	CM1 6QT	76	£3,947
£232,500	26/02/2021	F	62	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	60	£3,875

## REW ROAD GREAT BODOW CHEMSTORD CHEMSTORD CAT 70 156 £1,776 £1,000 £100 £100 £1,701 £1 £1,705 £1,000 £1,0										
141,000	£400,000	26/02/2021	S	46	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	106	£3,774
2217.500 26/02/2021 F 31 TRELLODGE	£320,000	26/02/2021	S	19	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	85	£3,765
225,000 26/02/2021 F 31 TYRELLODGE	£414,000	26/02/2021	D	22	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	111	£3,730
200,000 26/02/2021 F	£217,500	26/02/2021	F	21	GLEBE ROAD		CHELMSFORD	CM1 1QG	61	£3,566
250,000 25,007,201 F	£265,000	26/02/2021	F 31	TYRELL LODGE	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	80	£3,313
E190,000 2-60/2/2021 F	£289,995	26/02/2021	Т	13	HOBART CLOSE		CHELMSFORD	CM1 2ES	88	£3,295
\$472,000 26,007,0021 F	£200,000	26/02/2021	F	19	MURCHISON CLOSE		CHELMSFORD	CM1 2ER	61	£3,279
FATE 1.000	£190,000	26/02/2021	F	2	SQUIRE STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RU	58	£3,276
E127,500	£170,000	26/02/2021	F	24	CLEMATIS TYE		CHELMSFORD	CM1 6GL	54	£3,148
E180,000	£422,500	26/02/2021	D	31	HARNESS CLOSE		CHELMSFORD	CM1 6UU	139	£3,040
FEB-000 160/27021 F 9 NEWCOMBE COURT BURGESS SPRINGS CHEMSFORD CM3 156 76 E2224	£227,500	26/02/2021	F	56	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	75	£3,033
E62,000	£180,000	26/02/2021	F	43	HOBART CLOSE		CHELMSFORD	CM1 2ES	61	£2,951
E472.500 28/02/2021 T	£169,000	26/02/2021	F	103	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	76	£2,224
E85,000 01/93/2021 D 81 SPRINGFIELD ROAD CHELMSFORD CM2 501 N/A PVALUE	£62,000	26/02/2021	F 9	NEWCOMBE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£1,319
E455,000	£472,500	28/02/2021	T	27	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	100	£4,725
£510,000 0.1/93/2021 D 2 GREY LADYS CHELMSFORD CM2 8R8 105 £4,837 £396,000 0.1/93/2021 S 6 CARPORD CLOSE CHELMSFORD CM2 9R 83 £4,831 £396,000 0.1/93/2021 S 397 MAIN ROAD BROOMFIELD CHELMSFORD CM1 7EI £4,675 £855,000 0.1/93/2021 T 10 NIRKS WAY SUTH WOODHAM FERRERS CHELMSFORD CM1 7EI 74 £4,557 £815,000 0.1/93/2021 T 16 LUCAS AVENUE CHELMSFORD CM2 7CH 21 £4,563 £815,000 0.1/93/2021 T 16 LUCAS AVENUE CHELMSFORD CM2 7CH 21 £4,552 £820,000 0.1/93/2021 T 16 LUCAS AVENUE CHELMSFORD CM2 9U 74 £4,552 £835,000 0.1/93/2021 T T 49 WATERHOUSE LANE CHELMSFORD CM2 9U 20 £4,632 £835,000 0.1/93/2021	£305,000	01/03/2021	D	81	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL	N/A	#VALUE!
E174,000 01/03/2021 F	£455,000	01/03/2021	S	10	NORTON ROAD		CHELMSFORD	CM1 2QP	92	£4,946
£396,000 01/39/2021 S 397 MAIN ROAD BROOMFIELD CHEMSFORD CM 29 NG 83 £ 4,732 £355,000 01/03/2021 D 10 KINGS WAY SOUTH WOODHAM FERRERS CHEMSFORD CM 3 5QH 80 £ 4,563 £315,000 01/03/2021 T 16 LUCAS AVENUE CHEMSFORD CM 29 JJ 74 £ 4,257 £500,000 01/03/2021 T 46 LONSFIELD ROAD CHEMSFORD CM 29 JJ 74 £ 4,257 £835,000 01/03/2021 T T 49 WATERHOUSE LANE CHEIMSFORD CM 29 JJ £ 65 £ 4,000 £835,000 01/03/2021 T THE SWALLOWS CHERKFORD WEST HANNINGFIELD CHEIMSFORD CM 28 LZ £ 5 £ 4,000 £835,000 01/03/2021 T THE SWALLOWS CHERKFORD WEST HANNINGFIELD CHEIMSFORD CM 28 LZ 57 £ 3,390 £123,000 01/03/2021 T THE SWALLOWS BIN ROAD CHELMSFORD CM 28 LZ<	£510,000	01/03/2021	D	2	GREY LADYS		CHELMSFORD	CM2 8RB	105	
## ## ## ## ## ## ## ## ## ## ## ## ##	£174,000	01/03/2021	F	65	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	36	£4,833
## 186,000 01/03/2021 5 10 10 KINSS WAY SOUTH WOODHAM FERRERS CHELMSFORD CM3 5CH 80 64,675 635,000 01/03/2021 T 16 LUCAS AVENUE CHELMSFORD CM3 5CH 80 64,675 63,000 01/03/2021 T 16 LUCAS AVENUE CHELMSFORD CM2 7UH 121 64,132 626,000 01/03/2021 T 40 WATERHOUSE LANE CHELMSFORD CM2 7UH 121 64,132 626,000 01/03/2021 T 40 WATERHOUSE LANE CHELMSFORD CM2 7UH 121 64,132 626,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 7UH 221 65 64,000 11/03/2021 F 30 WOOD DALE GREAT BADDOW CHELMSFORD CM2 8UJ 210 63,976 6436,000 01/03/2021 S 19 AVON ROAD CHELMSFORD CM2 8UJ 210 63,976 6436,000 01/03/2021 D 31 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 21 63,862 6436,000 01/03/2021 D 31 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 21 63,862 6436,000 01/03/2021 D 32 CHELMSFORD POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 21 63,862 6446,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 21 63,862 6446,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 21 63,865 6446,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 21 63,865 6446,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 21 61 62,855 644,505 00 01/03/2021 D 32 CHELMSFORD POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 22,757 6445,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UJ 22,757 645,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH PRINTED CHELMSFORD CM1 8UJ 22,757 645,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH PRINTED CHELMSFORD CM1 8UJ 22,757 645,500 01/03/2021 D 32 CHELMSFORD POINT SOUTH PRINTED CHELMSFORD CM1 8UJ 22,757 645,500 01/03/2021 T 32 CHELMSFORD POINT SOUTH PRINTED CHELMSFORD CM1 8UJ 22,757 645,500 01/03/2021 T 32 CHELMSFORD POINT SOUTH PRINTED CHELMSFORD CM1 8UJ 22,757 645,500 01/03/2021 T 32 CHELMSFORD POINT CHELMSFORD CM1 8UJ 22,757 645,500 01/03/2021 T 32 CHELMSFORD POINT CHELMSFORD CM1 8UJ 24,850 64,652 CHELMSFORD CM2 8UJ 24,850 CHELMSFORD CM2 8UJ 24,850 CHELMSFORD CM3 8UJ 2	£396,000	01/03/2021	S	6	CANFORD CLOSE		CHELMSFORD	CM2 9RG	83	£4,771
## ## ## ## ## ## ## ## ## ## ## ## ##	£360,000		S	397	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,675
## ## ## ## ## ## ## ## ## ## ## ## ##										
## 500,000 01/03/2021 S				16						
## ## ## ## ## ## ## ## ## ## ## ## ##				·						
£835,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ 210 £3,976 £224,000 01/03/2021 F 30 WOOD DALE GREAT BADDOW CHELMSFORD CM2 8EZ 57 £3,976 £336,000 01/03/2021 D 31 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SVG 124 £3,774 £453,000 01/03/2021 D 32 CHELMER LEA CHELMSFORD CM2 7QG 145 £3,655 £284,000 01/03/2021 D 14 SONTERS DOWN RETTENDON COMMON CHELMSFORD CM3 2CU LA £3,655 £440,000 01/03/2021 T 204 PARKINSON DRIVE CHELMSFORD CM1 30S 161 £2,547 £462,500 02/03/2021 T 4 COPLAND CLOSE BROOMFIELD CHELMSFORD CM1 7DT 87 £5,316 £1365,000 02/03/2021 T 4 COPLAND CLOSE BROOMFIELD CHELMSFORD				<u></u>						
£224,000 01/03/2021 F 30 WOOD DALE GREAT BADDOW CHELMSFORD CM2 EZZ 57 £3,30 £356,000 01/03/2021 S 19 AVON ROAD CHELMSFORD CM1 2JX 87 £3,862 £486,000 01/03/2021 D 31 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 2YG 124 £23,775 £530,000 01/03/2021 D 32 CHELMSFORD CM2 GW 145 £3,655 £284,000 01/03/2021 T 204 PARKINSON DRIVE CHELMSFORD CM1 3GS 161 £2,547 £440,500 02/03/2021 T 4 COPLAND CLOSE BROOMFIELD CHELMSFORD CM1 7DT 87 £5,316 £385,000 02/03/2021 T 4 COPLAND CLOSE BROOMFIELD CHELMSFORD CM1 7DT 87 £5,316 £280,000 02/03/2021 T 42 SOUTH PRIMAROSE HILL CHELMSFORD CM1 2RG 54 £5,185 £175,						WEST HANNINGFIELD				
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P. C.						GREAT LEIGHS				
14 CINSELL VIEW DANBURY CHELMSFORD CM3 4PE 104 £4,476						DANBURY				
	±465,500	03/03/2021	υ	14	KUNZELL VIEW	DANBUKY	CHELINISFORD	CIVI3 4PE	104	±4,4/6

£337,500	03/03/2021		UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,441
£392,500	03/03/2021	D 16	HOLLIS LOCK		CHELMSFORD	CM2 6RR	89	£4,410
£410,000	03/03/2021	D 61	ARBOUR LANE		CHELMSFORD	CM1 7RG	94	£4,362
£345,000	03/03/2021	T 127	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,259
£595,000	03/03/2021		POLLARDS GREEN		CHELMSFORD	CM2 6UL	140	£4,250
£325,000	03/03/2021	T 55	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	77	£4,221
£385,000	03/03/2021	D 154	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	132	£2,917
£192,000	03/03/2021	F 16	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	70	£2,743
£165,000	03/03/2021	F 224	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	67	£2,463
£595,000	04/03/2021	D MILL FARM	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	N/A	#VALUE!
£545,000	04/03/2021	D 10	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE	103	£5,291
£410,000	04/03/2021	S 1	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP	91	£4,505
£303,500	04/03/2021	T 21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£3,891
£445,000	04/03/2021	D 1	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	118	£3,771
£162,000	04/03/2021	F 104	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	43	£3,767
£195,000	04/03/2021	F 74	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	53	£3,679
£530,000	05/03/2021	D 119	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL	84	£6,310
£379,950	05/03/2021	S 21	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	68	£5,588
£364,000	05/03/2021	D 2	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	69	£5,275
£800,000	05/03/2021	D ROSE COTTAGE	WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4AL	152	£5,263
£510,000	05/03/2021	D PEMBROKE	MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	99	£5,152
£329,000	05/03/2021	Т 6	UPPER BRIDGE ROAD		CHELMSFORD	CM2 ORT	64	£5,141
£493,000	05/03/2021	T 49	GOLDLAY ROAD		CHELMSFORD	CM2 0EL	96	£5,135
£460,000	05/03/2021	D 36	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	90	£5,111
£625,000	05/03/2021	D 8	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GA	123	£5,081
£263,000	05/03/2021	Т 3	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	53	£4,962
£550,000	05/03/2021	S 15	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	111	£4,955
£418,000	05/03/2021	S 8	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	86	£4,860
£285,000	05/03/2021	Т 3	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	61	£4,672
£197,000	05/03/2021	F 16 KRESTON HOUSE, 66	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	43	£4,581
£500,000	05/03/2021	S 7	FIRST AVENUE		CHELMSFORD	CM1 1RX	110	£4,545
£395,000	05/03/2021	S 17	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	87	£4,540
£205,000	05/03/2021	F 108	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	46	£4,457
£115,500	05/03/2021	F 16	MEARNS PLACE		CHELMSFORD	CM2 6TT	26	£4,442
£171,500	05/03/2021	F 161	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	39	£4,397
£340,000	05/03/2021	T 21	SEYMOUR STREET		CHELMSFORD	CM2 0RX	78	£4,359
£410,000	05/03/2021	S 51	CHICHESTER DRIVE		CHELMSFORD	CM1 7SA	95	£4,316
£405,000	05/03/2021	D 1	ROBERT CLOSE		CHELMSFORD	CM2 6FJ	94	£4,309
£330,000	05/03/2021	T 21	GRANGER ROW		CHELMSFORD	CM1 4WF	77	£4,286
£345,000	05/03/2021	T 45	MEON CLOSE		CHELMSFORD	CM1 7QG	81	£4,259
£370,000	05/03/2021	S 9	NORTH DELL		CHELMSFORD	CM1 6UP	88	£4,205
£655,000	05/03/2021	D 9	BRAMLEY PLACE		CHELMSFORD	CM2 9TF	159	£4,119
£612,000	05/03/2021	D 18	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HY	149	£4,107
£227,500	05/03/2021	F 7 JOSEPH COURT	WRITTLE ROAD		CHELMSFORD	CM1 3WQ	56	£4,063
£165,000	05/03/2021	F 27	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	41	£4,024
£250,000	05/03/2021	F 32	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£380,000	05/03/2021	S 17	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	97	£3,918
£192,500	05/03/2021	F 62	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	51	£3,775
£330,000	05/03/2021		TUGBY PLACE		CHELMSFORD	CM1 4XL	88	£3,750
1330,000	03/03/2021	12			CALLINION OND	SINIT TALE	- 55	13,730

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19												
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\$30,000 05/03/2021 \$ 6 MARICAY DRIVE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SAP 104 £2,885 £21,219 £30,000 05/03/2021 \$ 2 5 5 24 5 5 5 5 5 5 5 5 5			<u> </u>					EAST HANNINGFIELD				
6281,000 69/83/2021 T						109						
6530,000 09/03/2021 S	£300,000					6		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	104	
1987-0000 08/03/2021 5 5 40.0000000000000000000000000000000000	£281,000	05/03/2021	Т			4	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	122	£2,303
ESS,000	£630,000	08/03/2021	S			24	SIXTH AVENUE		CHELMSFORD	CM1 4ED		£8,630
ESS.0.000 08/03/2021 S			D			19	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WZ		£7,115
1237,000 08/03/2021 F 10 IVTILETON HOUSE, 64 BROOMFIELD GOAD CHELMSFORD CMT 15W 45 64,809 1238,000 08/03/2021 S 63 PADDOCK DRIVE CHELMSFORD CMT 14W 85 64,329 1258,000 08/03/2021 D ROBIN COTTAGE GRANGE ROAD PLESHEY CHELMSFORD CMT 15W 15 64,139 1258,000 08/03/2021 T 5 YAWWOOD ROAD CHELMSFORD CMT 27W 139 64,173 1258,000 08/03/2021 T 5 YAWWOOD ROAD CHELMSFORD CMT 27W 139 64,173 1258,000 08/03/2021 F 7 WIDFORD CHASE CHELMSFORD CMT 27W 139 64,173 1258,000 08/03/2021 F 7 WIDFORD CHASE CHELMSFORD CMT 27W 139 64,173 1258,000 08/03/2021 F 7 WIDFORD CHASE CHELMSFORD CMT 27W 139 64,173 1258,000 08/03/2021 F 7 WIDFORD CHASE CHELMSFORD CMT 27W 139 64,173 1259,000 08/03/2021 F 7 WIDFORD CHASE CHELMSFORD CMT 27W 139 64,173 1259,000 08/03/2021 F 7 WIDFORD CHASE CHELMSFORD CMT 28W 24 23,762 1259,000 08/03/2021 D MALTINIS CHOUSE MAIN ROAD BOREHAM CHELMSFORD CMT 23M 30 57 65,942 1259,000 09/03/2021 D MALTINIS CHOUSE MAIN ROAD BOREHAM CHELMSFORD CMT 23M 30 57 65,942 1259,000 09/03/2021 S 4 AUBIEVA CLOSE WILLIAM CHELMSFORD CMT 24M 24M 60 65,283 1259,000 09/03/2021 S 4 AUBIEV CLOSE WILLIAM CHELMSFORD CMT 24M 60 65,283 1259,000 09/03/2021 S 6 20 BOLICHES MEAD CHELMSFORD CMT 24M 60 65,283 1259,000 09/03/2021 S 6 20 BOLICHES MEAD CHELMSFORD CMT 24M 60 65,283 1259,000 09/03/2021 F S S S S S S S S S							VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ	122	
\$32,500 \$6,08/3/2021 \$ \$ \$6 \$ADDOCK PRIVE \$CHEMSFORD CMI_7AH \$7 \$6,1329 \$5 \$6 \$ADDOCK PRIVE \$CHEMSFORD CMI_5AH \$87 \$6,1329 \$5 \$6 \$ADDOCK PRIVE \$CHEMSFORD CMI_5AH \$87 \$6,1329 \$5 \$6 \$ADDOCK PRIVE \$CHEMSFORD CMI_5AH \$87 \$6,1329 \$6 \$80,000 \$6,003/2021 D \$6 \$6 \$6 \$6 \$6 \$6 \$6	£510,000	08/03/2021	S			23	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	110	£4,636
F358,000 08/03/2021 D ROBIN COTTAGE GRANGE ROAD PLESHEY CHELMSFORD CM3 JIZ Z4 E4,329	£207,000	08/03/2021	F	10	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	45	£4,600
E590,000 88/83/2021 D ROBIN COTTAGE GRANGE ROAD PLESHEY CHELMSFORD CM3 14Z 124 E4, 194 E580,000 88/83/2021 T 5 NARWOOD ROAD CHELMSFORD CM2 6E1 85 E4, 118 E158,000 88/83/2021 F 7 WIDFORD CHASE CHELMSFORD CM2 6E2 85 E4, 118 E158,000 68/83/2021 F 7 WIDFORD CHASE CHELMSFORD CM2 6E2 42 E3, 762 E225,000 88/83/2021 F 20 GERAND GARDON CHELMSFORD CM3 5DE 80 E2, 813 E1, 118 E	£382,500	08/03/2021	S			170	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AH	87	£4,397
## ## ## ## ## ## ## ## ## ## ## ## ##	£368,000	08/03/2021	S			63	PADDOCK DRIVE		CHELMSFORD	CM1 6UX	85	£4,329
E350,000 08/03/2021 F	£520,000	08/03/2021	D		ROBIN COTTAGE		GRANGE ROAD	PLESHEY	CHELMSFORD	CM3 1HZ	124	£4,194
E158,000 08/03/2021 F	£580,000	08/03/2021	D			2	BUCKLEYS		CHELMSFORD	CM2 7DY	139	£4,173
## FIRST NOW OR 08/03/2021 S	£350,000	08/03/2021	T			5	YARWOOD ROAD		CHELMSFORD	CM2 6EJ	85	£4,118
## 150,000	£158,000	08/03/2021	F			7	WIDFORD CHASE		CHELMSFORD	CM2 8SZ	42	£3,762
## 139,000	£225,000	08/03/2021	S			33	TRINITY ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5DE	80	£2,813
E1,909,000 09/03/2021 D HOLLYHOCKS NATHANS LANE WRITTLE CHEMSFORD CM1 3RF 161 E6,770 170,000 09/03/2021 S 4 AUBREY CLOSE CHEMSFORD CM1 4EJ 60 E5,288 E252,000 09/03/2021 D 60 LONGSHOTS CLOSE CHEMSFORD CM1 6PJ 54 E4,667 E490,000 09/03/2021 D 60 LONGSHOTS CLOSE CHEMSFORD CM1 70X 108 E4,537 E490,000 09/03/2021 T 375 KYARK WALK CHEMSFORD CM2 8RA 86 E4,360 E104,000 09/03/2021 D 19 SPINCER COURT SOUTH WOODHAM FERRERS CHEMSFORD CM3 8WQ 27 E3,852 E485,000 09/03/2021 T 3 BICKNACRE ROAD DANBURY CHEMSFORD CM3 WA 133 E3,647 E485,000 09/03/2021 T 3 BICKNACRE ROAD DANBURY CHEMSFORD CM3 WA 133 E3,647 E450,000 09/03/2021 T 3 BICKNACRE ROAD DANBURY CHEMSFORD CM3 WA 133 E3,647 E450,000 09/03/2021 T 3 BICKNACRE ROAD BOREHAM CHEMSFORD CM3 WA 129 E3,488 E420,000 09/03/2021 T S BICKNACRE ROAD BOREHAM CHEMSFORD CM3 WA 129 E3,488 E420,000 09/03/2021 T S BICKNACRE ROAD BOREHAM CHEMSFORD CM3 WA 129 E3,488 E420,000 09/03/2021 T S BICKNACRE ROAD BOREHAM CHEMSFORD CM3 WA 129 E3,488 E420,000 09/03/2021 D 1 LONGEAT CLOSE CHEMSFORD CM1 WA 14D L22 E2,857 E615,000 09/03/2021 D 1 LONGEAT CLOSE CHEMSFORD CM1 WA 14D L22 E2,857 E615,000 09/03/2021 D 1 LONGEAT CLOSE CHEMSFORD CM1 WA 14D L22 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM1 WA 14D L22 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM1 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM1 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM1 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM1 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM1 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM1 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM3 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM3 WA 14D C42 E2,783 E610,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHEMSFORD CM3 WA 14D C42 E2,783 E610,000 10/03/2021 D T SANDWARD CARRES CHEMSFORD CM3 WA 14D C42 E3,533 E43,000	£105,000	08/03/2021	F			20	GERARD GARDENS		CHELMSFORD	CM2 9GD	50	£2,100
E317,000 09/03/2021 S 62 80UCHERS MEAD CHELMSFORD CM1 4EJ 60 E5,283 E490,000 09/03/2021 D 60 LONGSHOTS CLOSE CHELMSFORD CM1 6PJ 54 E4,667 E490,000 09/03/2021 T 37 SKYLARK WALK CHELMSFORD CM1 7DY 108 E4,537 E375,000 09/03/2021 F 37 SKYLARK WALK CHELMSFORD CM2 8BA 86 E4,360 E43,600 09/03/2021 F 19 SPECKER COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8BA 86 E4,360 E43,600 09/03/2021 D SHIELING BICKNACRE ROAD DANBURY CHELMSFORD CM3 4IR 133 E3,647 E455,000 09/03/2021 F FIAT 8 TRELAWN CHICKNER ROAD DANBURY CHELMSFORD CM3 8BF 47 E3,255 E220,000 09/03/2021 F FIAT 8 TRELAWN CHICKNER ROAD BOREHAM CHILMSFORD CM3 8F 47 E3,255 E220,000 09/03/2021 T S8 RUTLAND ROAD CHELMSFORD CM3 8F 47 E3,255 E220,000 09/03/2021 D SHIELING CM3 4W E3TFIELD AVENUE CHELMSFORD CM1 4BF 77 E2,857 E450,000 09/03/2021 D S 1 LONGLEAT CLOSE CHELMSFORD CM1 4BH 77 E2,857 E450,000 10/03/2021 D S 1 LONGLEAT CLOSE CHELMSFORD CM1 4BH 77 E2,857 E450,000 10/03/2021 D S 1 LONGLEAT CLOSE CHELMSFORD CM1 4BH 77 E2,857 E450,000 10/03/2021 D S 1 LONGLEAT CLOSE CHELMSFORD CM1 4BH 77 E2,858 E450,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 77 E4,958 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 77 E4,958 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 10 E5,286 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 10 E5,286 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 10 E5,286 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 10 E5,286 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 D S 1 LITTLE NEIL CHELMSFORD CM1 4BH 11 E4,999 E550,000 10/03/2021 T S 1 LONG BRANDCKS WRITTLE CHELMSFORD	£390,000	09/03/2021	D		MALTINGS HOUSE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JD	57	£6,842
£252,000 09/03/2021 S 62 BOUCHERS MEAD CHELMSFORD CM 16PJ 54 £4,667 £490,000 09/03/2021 D 60 LONGSHOTS CLOSE CHELMSFORD CM 28A 86 £4,360 £104,000 09/03/2021 F 19 SPENCER COURT SOUTH WOODHAM FERRERS CHELMSFORD CM 35WQ 27 £3,852 £485,000 09/03/2021 T SHELING BICKER COURT SOUTH WOODHAM FERRERS CHELMSFORD CM 34R 133 £3,852 £450,000 09/03/2021 T SHELING BICKER COURT SOUTH WOODHAM FERRERS CHELMSFORD CM 34R £3,852 £450,000 09/03/2021 T SHELING CHELMSFORD CM 14FD 129 £3,488 £153,000 09/03/2021 F FLAT 8 TRELAWN CHUCH ROAD BOREHAM CHELMSFORD CM 14FD 129 £3,488 £153,000 09/03/2021 D T LONGLEAT CLOSE CHELMSFORD CM 14PL £2,255	£1,090,000	09/03/2021	D		HOLLYHOCKS		NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	161	£6,770
£490,000 09/03/2021 D 60 LONGSHOTS CLOSE CHELMSFORD CM1 7DX 108 £4,537 £375,000 09/03/2021 T 37 SKYLARK WALK CHELMSFORD CM2 8BA 86 £4,360 £104,000 99/03/2021 F SHIELING 19 SEPENCER COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5WQ 27 £3,852 £485,000 09/03/2021 D SHIELING BICKNACRE ROAD DANBURY CHELMSFORD CM3 4R 133 £3,647 £450,000 09/03/2021 F FLAT 3 BIRMSERSON CROFT CHELMSFORD CM1 4FD 129 £3,488 £125,000 09/03/2021 T SR RUTLAND ROAD BOREHAM CHELMSFORD CM1 4BH 77 £2,857 £120,000 09/03/2021 T SR RUTLAND ROAD CHELMSFORD CM1 4BH 77 £2,857 £140,000 10/03/2021 D THE HUTCH NEW STHELD AVENUE CHELMSFORD CM1 15F 140 <td>£317,000</td> <td>09/03/2021</td> <td>S</td> <td></td> <td></td> <td>4</td> <td>AUBREY CLOSE</td> <td></td> <td>CHELMSFORD</td> <td>CM1 4EJ</td> <td>60</td> <td>£5,283</td>	£317,000	09/03/2021	S			4	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	60	£5,283
## 1375,000 09/03/2021 F	£252,000	09/03/2021	S			62	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	54	£4,667
## £104,000	£490,000	09/03/2021	D			60	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	108	£4,537
£485,000 09/03/2021 D SHIELING BICKNACRE ROAD DANBURY CHELMSFORD CM3 4JR 133 £3,647 £485,000 09/03/2021 T 3 EMBERSON CROPT CHELMSFORD CM1 4FD 129 £3,488 £153,000 09/03/2021 T FLAT 8 TRELAWN CHURCH ROAD BOREHAM CHELMSFORD CM1 4BH 77 £2,857 £220,000 09/03/2021 T S8 RUTLAND ROAD CHELMSFORD CM1 4BH 77 £2,857 £615,000 09/03/2021 D 4 WESTFIELD AVENUE CHELMSFORD CM1 4DQ 221 £2,783 £740,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 1FF 140 £5,286 £800,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 4FL £9,699 £310,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 4FL £9,699 £320,000 10/0	£375,000	09/03/2021	Т			37	SKYLARK WALK		CHELMSFORD	CM2 8BA	86	£4,360
## E450,000 09/03/2021 T	£104,000	09/03/2021	F			19	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	27	
£153,000 09/03/2021 F FLAT 8 TRELAWN CHURCH ROAD BOREHAM CHELMSFORD CM3 3EF 47 £3,255 £220,000 09/03/2021 T 58 RUTLAND ROAD CHELMSFORD CM1 4BH 77 £2,278 £615,000 09/03/2021 D 1 LONGLEAT CLOSE CHELMSFORD CM1 4DQ 221 £2,783 £740,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 1SF 140 £5,286 £800,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM2 6BZ 161 £4,969 £520,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 4VL 109 £4,771 £310,000 10/03/2021 T 4 WESTFIELD AVENUE CHELMSFORD CM1 4VL 109 £4,779 £430,000 10/03/2021 T 4 WESTFIELD AVENUE CHELMSFORD CM1 4VL 109 £4,779 £52,000	£485,000	09/03/2021	D		SHIELING		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4JR	133	£3,647
£153,000 09/03/2021 F FLAT 8 TRELAWN CHURCH ROAD BOREHAM CHELMSFORD CM3 3EF 47 £3,255 £220,000 09/03/2021 T S RULAND ROAD CHELMSFORD CM1 4BH 77 £2,857 £615,000 09/03/2021 D 1 LONGLEAT CLOSE CHELMSFORD CM1 4DQ 221 £2,783 £740,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 1SF 140 £5,286 £800,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM2 6BZ 161 £4,969 £520,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 4VL 109 £4,771 £310,000 10/03/2021 T 1 LITTLE NELL CHELMSFORD CM1 4VL 109 £4,772 £310,000 10/03/2021 T 4 AUSTRILL CM1 4VL 109 £4,773 £685,000 10/03/2021 T			Т			3					129	
£615,000 09/03/2021 D 1 LONGLEAT CLOSE CHELMSFORD CM1 4DQ 221 £2,783 £740,000 10/03/2021 D 4 WESTFIELD AVENUE CHELMSFORD CM1 1SF 140 £5,286 £800,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 1SF 140 £5,286 £520,000 10/03/2021 D D THE HUTCH NEW COURT ROAD CHELMSFORD CM1 4VL 109 £4,771 £310,000 10/03/2021 D D THE HUTCH CHELMSFORD CM1 4VL 109 £4,771 £310,000 10/03/2021 T 23 MOUNTBATTEN WAY CHELMSFORD CM1 6FE 69 £4,493 £685,000 10/03/2021 T 35 HOLMANS BOREHAM CHELMSFORD CM2 8QQ 157 £4,363 £338,000 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SHY 82 £4,122 £497	£153,000	09/03/2021	F FLAT 8	3 .	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£3,255
## F740,000 10/03/2021 D			Т			58	RUTLAND ROAD		CHELMSFORD	CM1 4BH	77	
## F740,000 10/03/2021 D	£615,000	09/03/2021	D			1	LONGLEAT CLOSE		CHELMSFORD	CM1 4DQ	221	£2,783
£800,000 10/03/2021 D THE HUTCH NEW COURT ROAD CHELMSFORD CM2 6BZ 161 £4,969 £520,000 10/03/2021 D 1 LITTLE NELL CHELMSFORD CM1 4YL 109 £4,771 £310,000 10/03/2021 T 23 MOUNTBATTEN WAY CHELMSFORD CM1 6FE 69 £4,493 £685,000 10/03/2021 D 10 COLVIN CHASE GALLEYWOOD CHELMSFORD CM2 8QQ 157 £4,363 £338,000 10/03/2021 T 35 HOLMANS BOREHAM CHELMSFORD CM3 8EV 82 £4,122 £292,000 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5NA 75 £3,893 £497,500 10/03/2021 S 51 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3LL 131 £3,798 £320,000 10/03/2021 S 51 SPRILEY ROAD CHELMSFORD CM1 6BF 120 £3,594	£740.000		D			4	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	140	£5.286
£520,000 10/03/2021 D 1 LITTLE NELL CHELMSFORD CM1 4YL 109 £4,771 £310,000 10/03/2021 T 23 MOUNTBATTEN WAY CHELMSFORD CM1 6FE 69 £4,493 £685,000 10/03/2021 D 10 COLVIN CHASE GALLEYWOOD CHELMSFORD CM2 8QQ 157 £4,363 £338,000 10/03/2021 T 35 HOLMANS BOREHAM CHELMSFORD CM3 3EY 82 £4,122 £929,000 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5EN 82 £4,122 £497,500 10/03/2021 S 51 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3IL 131 £3,798 £320,000 10/03/2021 S SHELLEY ROAD CHELMSFORD CM2 6ES 86 £3,721 £431,250 10/03/2021 S 35 WHARTON DRIVE SPRINGFIELD CHELMSFORD CM1 6BF 120 £3,553					THE HUTCH							
£310,000 10/03/2021 T 23 MOUNTBATTEN WAY CHELMSFORD CM1 6FE 69 £4,493 £685,000 10/03/2021 D 10 COLVIN CHASE GALLEYWOOD CHELMSFORD CM2 8QQ 157 £4,363 £338,000 10/03/2021 T 35 HOLMANS BOREHAM CHELMSFORD CM3 SEY 82 £4,122 £292,000 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SNA 75 £3,893 £497,500 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SNA 75 £3,893 £497,500 10/03/2021 S 51 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3IL 131 £3,798 £320,000 10/03/2021 S SHELLEY ROAD CHELMSFORD CM2 6ES 86 £3,711 £431,250 10/03/2021 S 4 CHANCONDO DRIVE SPRINGFIELD CHELMSFORD CM2 6ES 8						1						
£685,000 10/03/2021 D 10 COLVIN CHASE GALLEYWOOD CHELMSFORD CM2 8QQ 157 £4,363 £338,000 10/03/2021 T 35 HOLMANS BOREHAM CHELMSFORD CM3 SEY 82 £4,122 £292,000 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SNA 75 £3,893 £497,500 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SNA 75 £3,893 £497,500 10/03/2021 S 51 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3IL 131 £3,798 £320,000 10/03/2021 S 59 SHELLEY ROAD CHELMSFORD CM2 6ES 86 £3,721 £431,250 10/03/2021 S 35 WHARTON DRIVE SPRINGFIELD CHELMSFORD CM1 6BF 120 £3,553 £340,000 10/03/2021 D 4 CHURCHILL RISE CHELMSFORD CM2 6FW<												
£338,000 10/03/2021 T 35 HOLMANS BOREHAM CHELMSFORD CM3 SEY 82 £4,122 £292,000 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SNA 75 £3,893 £497,500 10/03/2021 S 51 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3IL 131 £3,798 £320,000 10/03/2021 S 59 SHELLEY ROAD CHELMSFORD CM2 6ES 86 £3,721 £431,250 10/03/2021 S 35 WHARTON DRIVE SPRINGFIELD CHELMSFORD CM1 6BF 120 £3,5594 £540,000 10/03/2021 D 6 LONGMEAD AVENUE GREAT BADDOW CHELMSFORD CM2 7EE 152 £3,553 £340,000 10/03/2021 T 4 CHURCHILL RISE CHELMSFORD CM2 7EE 152 £3,333 £340,000 10/03/2021 T 126 HULLBRIDGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD								GALLEYWOOD				
£292,000 10/03/2021 S 3 CHARLOTTE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5NA 75 £3,893 £497,500 10/03/2021 S 51 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3JL 131 £3,798 £320,000 10/03/2021 S 59 SHELLEY ROAD CHELMSFORD CM2 6ES 86 £3,721 £431,250 10/03/2021 S 35 WHARTON DRIVE SPRINGFIELD CHELMSFORD CM1 6BF 120 £3,594 £540,000 10/03/2021 D 6 LONGMEAD AVENUE GREAT BADDOW CHELMSFORD CM2 7EE 152 £3,553 £340,000 10/03/2021 T 4 CHURCHILL RISE CHELMSFORD CM1 6FD 102 £3,333 £340,000 10/03/2021 T 126 HULBRIDGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LL 102 £3,333 £2,250,000 10/03/2021 D SMALLWATER LODGE MAIN ROAD BICKNACRE CHELMSFOR												
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£462,750 10/03/2021 T 13 GREENWOOD CLOSE CHELMSFORD CM2 6PW 160 £2,892					SMALLWATER LODGE	120						
·					SIVIALLYVATER LUDGE	12		DICKINACNE				
2 31 VINCENTS ROAD CHELMISTORD CM2 9PS 109 £2,130												
	1300,000	10/03/2021	υ			2	31 VINCENTS RUAD		CHELIVISTURD	CIVIZ 9P3	109	12,130

FERROR 137,000 13,000											
FAST	£560,000				217			CHELMSFORD	CM2 9SH		£5,490
ESS_000 11/03/2011 T											
E415,000 11/03/2021 F			F	40A			GREAT BADDOW	CHELMSFORD	CM2 8HX	46	
E93,000 1/03/2011 F											
## ## ## ## ## ## ## #	£415,000	11/03/2021	S		54	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL	99	£4,192
EMAPL SOUR 11/03/2021 T 28 MANTENORE CHELMSFORD CM 16 R 55 E,382	£191,000	11/03/2021	F FLAT 2	DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG	46	£4,152
EBSS_000	£621,500	11/03/2021	D		31	ROUS CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QF	154	£4,036
P39,500			S		48			CHELMSFORD	CM2 9RP	110	£4,023
2256,000 11/03/2021 T			Т		26			CHELMSFORD	CM1 6JR		
ESTO, COO 12/03/2021 S	£297,500	11/03/2021	Т		1	NORFOLK DRIVE		CHELMSFORD	CM1 4AG	86	£3,459
E320,000 12/03/2021 S	£296,000	11/03/2021	Т		9	RUSKIN ROAD		CHELMSFORD	CM2 6HN	94	£3,149
1209,2021 S	£570,000	12/03/2021	Т		2	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4FH	N/A	#VALUE!
E336,500 12/03/2021 S	£320,000	12/03/2021	S		1	LAWN LANE		CHELMSFORD	CM1 6NP	26	£12,308
2285,000 12/03/2021 S 91 COLLINS/ORD CRAD SOUTH WOODHAM FERRERS CHEIMSFORD CM3 SVH 54 E5,278 E480,000 12/03/2021 D 21 SUNDSE AVENUE CHEIMSFORD CM1 4N 96 E5,052 E580,000 12/03/2021 D 6 OLD SCHOOL FIELD CHEIMSFORD CM1 4N 96 E5,052 E580,000 12/03/2021 S 22 WOOLMERS MEAD PLESHEY CHEIMSFORD CM1 4N 10 E5,052 E580,000 12/03/2021 S 22 WOOLMERS MEAD PLESHEY CHEIMSFORD CM3 2HM 127 E4,921 E4	£295,000	12/03/2021	S		3	WILLOW GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 8RA	47	£6,277
F430,000 12/03/2021 S 133 BADDOW HALL CRESCENT CHEMSFORD CM2 2BU 84 E5,159 E485,000 12/03/2021 D 2 21 SUNRISE AVENUE CHEMSFORD CM1 AIN 6 E5,050 E580,000 12/03/2021 S 22 WOOLMERS MEAD PLESHEY CHEMSFORD CM3 1HH 116 E5,000 E625,000 12/03/2021 S 198 BECHES ROAD PLESHEY CHEMSFORD CM3 1HH 127 E4,921 E4,	£336,500	12/03/2021	S		16	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	63	£5,341
E88,000 12/03/2021 D 6 OLD SCHOULEELD CHELMSFORD CMI 74PL 116 65,000	£285,000	12/03/2021	S		91	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	54	£5,278
ESB0,000	£430,000	12/03/2021	S		133	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	84	£5,119
E625,000 12/03/2021 S 198 BEECHES ROAD PLESHEY CHEMSFORD CM3 1HH 127 £4,921 £427,500 12/03/2021 S 10 BLACKLOCK CHELMSFORD CM2 EQU 61 £4,877 £355,000 12/03/2021 T 16 SOUTHER CROSS GOOD EASTER CHELMSFORD CM3 EQU 61 £4,877 £355,000 12/03/2021 D 15 LITTLE FIELDS DANBURY CHELMSFORD CM3 EQU 61 £4,855 £375,000 12/03/2021 S 69 MILDMAR ROAD CHELMSFORD CM2 DOR 101 £4,703 £345,000 12/03/2021 S 70 SPRINGFIELD PARK ROAD CHELMSFORD CM2 DOR 101 £4,703 £355,000 12/03/2021 S 15 MEWS COURT CHELMSFORD CM2 PF 85 £4,672 £325,000 12/03/2021 T 4 WHITLEY LINK CHELMSFORD CM2 PF 85 £4,672 £325,000	£485,000	12/03/2021	D		21	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	96	£5,052
E427,500 12/03/2021 S 198 BEECHES ROAD CHELMSFORD CM2 RX 88 £4,915 £325,000 12/03/2021 T 16 SOUTHER CROSS GOOD EASTER CHELMSFORD CM2 GL 61 £4,855 £455,000 12/03/2021 D 15 LITTLE FIELDS DANBURY CHELMSFORD CM3 4UR 11 £4,739 £455,000 12/03/2021 S 69 MILDMAN ROAD CHELMSFORD CM2 GDC CM2 GDC 74 £4,662 £395,000 12/03/2021 S 70 SPRINGFIELD RAKE ROAD CHELMSFORD CM2 GED 74 £4,662 £395,000 12/03/2021 S 7 KIRK PLACE CHELMSFORD CM2 GFD 74 £4,662 £35,000 12/03/2021 S 7 KIRK PLACE CHELMSFORD CM2 GFD 70 £4,642 £43,500 CM2 GFD 74 £4,642 £4,642 £4,643 £4,452 £4,643 £4,643 £4,643 £4,452 £4,643 £4,643 £4,643	£580,000	12/03/2021	D		6	OLD SCHOOL FIELD		CHELMSFORD	CM1 7HU	116	£5,000
£297,500 12/03/2021 S 10 BLACKLOCK CHELMEF WILLAGE CHELMSFORD CM2 GQL 61 £4,877 £355,000 12/03/2021 T 16 SOUTHER CROSS GOOD BASTER CHELMSFORD CM1 AK 69 £4,855 £475,000 12/03/2021 S 69 MILDMAY ROAD CHELMSFORD CM2 ODR 101 £4,703 £435,000 12/03/2021 S 70 SPRINGED PARK ROAD CHELMSFORD CM2 ODR 101 £4,703 £355,000 12/03/2021 S 15 MEMS COURT CHELMSFORD CM2 OFF 48,647 £325,000 12/03/2021 T 4 WHITLEY LINK CHELMSFORD CM2 9FX 95 £4,579 £165,000 12/03/2021 T 4 WHITLEY LINK CHELMSFORD CM2 9FX 95 £4,559 £185,000 12/03/2021 T 4 WHITLEY LINK CHELMSFORD CM2 9FX 95 £4,579 £185,000 12/03/2021 T	£625,000	12/03/2021	S		22	WOOLMERS MEAD	PLESHEY	CHELMSFORD	CM3 1HH	127	£4,921
£335,000 12/03/2021 T 16 SOUTHER CROSS GODD EASTER CHELMSFORD CM1 ARX 69 £4,855 £475,000 12/03/2021 S 63 MILDMAY ROAD CHELMSFORD CM2 ODR 101 £4,739 £435,000 12/03/2021 S 70 SPRINGFIELD PARK OAD CHELMSFORD CM2 ODR 101 £4,662 £395,000 12/03/2021 S 70 SPRINGFIELD PARK OAD CHELMSFORD CM2 6ED 74 £4,662 £325,000 12/03/2021 S 7 KIRSP LACE CHELMSFORD CM2 6TN 70 £4,647 £325,000 12/03/2021 T 4 HYHITEV IINK CHELMSFORD CM2 6TN 70 £4,647 £165,000 12/03/2021 F 81 CHESTER PLACE CHELMSFORD CM1 ANQ 37 £4,599 £185,000 12/03/2021 F 81 CHESTER PLACE CHELMSFORD CM1 ANQ 37 £4,592 £185,000 12/03/2021 T	£432,500	12/03/2021	S	19B		BEECHES ROAD		CHELMSFORD	CM1 2RX	88	£4,915
£455,000 12/03/2021 D 15 LITTLE FIELDS DANBURY CHELMSFORD CM3 4UR 115 £4,739 £475,000 12/03/2021 S 69 MILMARY ROAD CHELMSFORD CM2 6ED 74 £4,662 £395,000 12/03/2021 S 15 MEWS COURT CHELMSFORD CM2 6ED 74 £4,662 £395,000 12/03/2021 S 15 MEWS COURT CHELMSFORD CM2 6TD 70 £9,647 £435,000 12/03/2021 T KIRK PLACE CHELMSFORD CM2 9F 85 £4,647 £435,000 12/03/2021 T 4 WHITLEY LINK CHELMSFORD CM2 9F 95 £4,579 £165,000 12/03/2021 D 81 CHESTER PLACE CHELMSFORD CM3 4PQ 146 £4,452 £385,000 12/03/2021 D 81 CHESTER PLACE DANBURY CHELMSFORD CM3 4PQ 146 £4,452 £385,000 12/03/2021 S 35	£297,500	12/03/2021	S		10	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	61	£4,877
£455,000 12/03/2021 D 15 LITTLE FIELDS DANBURY CHELMSFORD CM3 4UR 115 £4,739 £475,000 12/03/2021 S 69 MILMARY ROAD CHELMSFORD CM2 6ED 74 £4,662 £395,000 12/03/2021 S 15 MEWS COURT CHELMSFORD CM2 6ED 74 £4,662 £395,000 12/03/2021 S 15 MEWS COURT CHELMSFORD CM2 6TD 70 £9,647 £435,000 12/03/2021 T KIRK PLACE CHELMSFORD CM2 9F 85 £4,647 £435,000 12/03/2021 T 4 WHITLEY LINK CHELMSFORD CM2 9F 95 £4,579 £165,000 12/03/2021 D 81 CHESTER PLACE CHELMSFORD CM3 4PQ 146 £4,452 £385,000 12/03/2021 D 81 CHESTER PLACE DANBURY CHELMSFORD CM3 4PQ 146 £4,452 £385,000 12/03/2021 S 35	£335,000	12/03/2021	Т		16	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	69	£4,855
£345,000 12/03/2021 S 70 SPRINGFIELD PARK ROAD CHELMSFORD CM2 6ED 74 £4,662 £395,000 12/03/2021 S 15 MEWS COURT CHELMSFORD CM2 9FF 85 £4,643 £35,000 12/03/2021 S 7 KIRK PLACE CHELMSFORD CM2 6TN 70 £4,643 £435,000 12/03/2021 T 4 WHITTEY LINK CHELMSFORD CM2 9FX 95 £4,579 £165,000 12/03/2021 F 81 CHESTER PLACE CHELMSFORD CM2 9FX 95 £4,579 £165,000 12/03/2021 D 6 RUNSELL CLOSE DANBURY CHELMSFORD CM3 4PQ 146,452 £4,452 £385,000 12/03/2021 S 35 HOLLIS LOCK CHELMSFORD CM2 6RR 87 £4,452 £4,373 £4,352 £4,373 £4,352 £4,352 £4,373 £4,352 £4,373 £4,373 £4,373 £4,373 £4,373 £4,373 £4,373 £4,373	£545,000		D		15	LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR	115	
F395,000	£475,000	12/03/2021	S		69	MILDMAY ROAD		CHELMSFORD	CM2 0DR	101	£4,703
## ## ## ## ## ## ## ## ## ## ## ## ##	£345,000	12/03/2021	S		70	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	74	£4,662
£325,000	£395,000		S		15	MEWS COURT		CHELMSFORD	CM2 9PF	85	£4,647
£435,000 12/03/2021 T 4 WHITLEY LINK CHELMSFORD CM2 9FX 95 £4,579 £105,000 12/03/2021 F 81 CHESTER PLACE CHELMSFORD CM1 4MQ 37 £4,459 £650,000 12/03/2021 D 6 RUNSELL CLOSE DANBURY CHELMSFORD CM3 4PQ 146 £4,452 £385,000 12/03/2021 S 35 HOLUS LOCK CHELMSFORD CM2 6RR 87 £4,425 £315,000 12/03/2021 T 77 SANDFORD ROAD CHELMSFORD CM2 6BD 72 £4,375 £446,000 12/03/2021 S 100A WRITTLE ROAD CHELMSFORD CM1 3BU 102 £4,375 £4323,000 12/03/2021 S 10A WRITTLE ROAD GREAT LEIGHS CHELMSFORD CM3 1MU 101 £4,382 £199,000 12/03/2021 F 58 HALTWHISTLE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZF 46 £4,104 £295,50					7				CM2 6TN	70	
£165,000 12/03/2021 F 81 CHESTER PLACE CHELMSFORD CM1 4NQ 37 £4,459 £650,000 12/03/2021 D 6 RUNSELL CLOSE DANBURY CHELMSFORD CM3 4PQ 146 £4,452 £385,000 12/03/2021 S 35 HOLLS LOCK CHELMSFORD CM2 6RR 87 £4,452 £315,000 12/03/2021 T 100A WRITTLE ROAD CHELMSFORD CM2 6DE 72 £4,375 £446,000 12/03/2021 T 100A WRITTLE ROAD CHELMSFORD CM1 3BU 102 £4,373 £323,000 12/03/2021 S 100A WRITTLE ROAD GREAT LEIGHS CHELMSFORD CM1 3BU 101 £4,373 £423,000 12/03/2021 S 23 CHATLEY ROAD GREAT LEIGHS CHELMSFORD CM3 1NU 101 £4,188 £190,000 12/03/2021 F 4 24 ARMSTICE AVENUE SPRINGFIELD CHELMSFORD CM3 5ZF 46 £4,130 <td></td> <td></td> <td>Т</td> <td></td> <td>4</td> <td>WHITLEY LINK</td> <td></td> <td>CHELMSFORD</td> <td>CM2 9FX</td> <td>95</td> <td>£4,579</td>			Т		4	WHITLEY LINK		CHELMSFORD	CM2 9FX	95	£4,579
£650,000 12/03/2021 D 6 RUNSELL CLOSE DANBURY CHELMSFORD CM3 4PQ 146 £4,452 £385,000 12/03/2021 S 35 HOLIUS LOCK CHELMSFORD CM2 6RR 87 £4,425 £315,000 12/03/2021 T 7 SANDFORD ROAD CHELMSFORD CM2 6DE 72 £4,375 £446,000 12/03/2021 S 100A WRITTLE ROAD CHELMSFORD CM2 0SA 77 £4,373 £332,000 12/03/2021 T 51 BAKER STREET CHELMSFORD CM2 0SA 77 £4,312 £423,000 12/03/2021 F 3 CHALTEY ROAD GREAT LEIGHS CHELMSFORD CM3 1NU 101 £4,188 £199,000 12/03/2021 F 3 CHALTEY ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZF 46 £4,130 £295,500 12/03/2021 F 12 ARMISTICE AVENUE SPRINGFIELD CHELMSFORD CM1 6AR 72 £4,104	£165,000		F		81	CHESTER PLACE		CHELMSFORD	CM1 4NQ	37	
## E385,000			D				DANBURY				
## ## ## ## ## ## ## ## ## ## ## ## ##					35						
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£332,000 12/03/2021 T 51 BAKER STREET CHELMSFORD CM2 0SA 77 £4,312 £423,000 12/03/2021 S 23 CHATLEY ROAD GREAT LEIGHS CHELMSFORD CM3 1NU 101 £4,188 £190,000 12/03/2021 F 58 HALTWHISTLE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 52F 46 £4,130 £295,500 12/03/2021 F 12 ARMISTICE AVENUE SPRINGFIELD CHELMSFORD CM1 6AR 72 £4,104 £325,000 12/03/2021 S 186 CHIGNAL ROAD CHELMSFORD CM1 2JE 81 £4,012 £420,000 12/03/2021 F 18 WICKS PLACE CHELMSFORD CM1 2GH 62 £3,871 £778,000 12/03/2021 T 18 WICKS PLACE CHELMSFORD CM2 9FP 72 £3,861 £505,000 12/03/2021 S 18 WICKS PLACE CHELMSFORD CM2 9FP 72 £3,861 £7770,				100A							
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£190,000 12/03/2021 F 58 HALTWHISTLE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZF 46 £4,130 £295,500 12/03/2021 F 12 ARMISTICE AVENUE SPRINGFIELD CHELMSFORD CM1 6AR 72 £4,104 £325,000 12/03/2021 S 186 CHIGNAL ROAD CHELMSFORD CM1 2JE 81 £4,012 £240,000 12/03/2021 F 18 WICKS PLACE CHELMSFORD CM1 2GH 62 £3,871 £278,000 12/03/2021 T 1 PEARL SQUARE CHELMSFORD CM2 9FP 72 £3,861 £565,000 12/03/2021 S 62 GREENWAYS CHELMSFORD CM1 4EF 151 £3,742 £770,000 12/03/2021 D 146 FAIRWAY DRIVE CHELMSFORD CM3 3FH 208 £3,702 £375,000 12/03/2021 D 116 INCHBONNIE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZW 104 £3,578							GREAT LEIGHS				
£295,500 12/03/2021 F 12 ARMISTICE AVENUE SPRINGFIELD CHELMSFORD CM1 6AR 72 £4,104 £325,000 12/03/2021 S 186 CHIGNAL ROAD CHELMSFORD CM1 2JE 81 £4,012 £240,000 12/03/2021 F 18 WICKS PLACE CHELMSFORD CM1 2GH 62 £3,871 £278,000 12/03/2021 T 1 PEARL SQUARE CHELMSFORD CM2 9FP 72 £3,861 £565,000 12/03/2021 S 62 GREENWAYS CHELMSFORD CM1 4EF 151 £3,742 £770,000 12/03/2021 D 146 FARWAY DRIVE CHELMSFORD CM3 3FH 208 £3,702 £375,000 12/03/2021 D 116 INCHBONNIE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 3FH 208 £3,702 £415,000 12/03/2021 T 20 WELLFIELD WRITTLE CHELMSFORD CM1 3LF 116 £3,573 £280,500 <td></td>											
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£278,000 12/03/2021 T 1 PEARL SQUARE CHELMSFORD CM2 9FP 72 £3,861 £565,000 12/03/2021 S 62 GREENWAYS CHELMSFORD CM1 4EF 151 £3,742 £770,000 12/03/2021 D 146 FAIRWAY DRIVE CHELMSFORD CM3 3FH 208 £3,702 £375,000 12/03/2021 D 116 INCHBONNIE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZW 104 £3,606 £415,000 12/03/2021 T 20 WELLFIELD WRITTLE CHELMSFORD CM1 3LF 116 £3,578 £293,000 12/03/2021 T 6 PLOVER WALK CHELMSFORD CM2 8XX 82 £3,573 £280,500 12/03/2021 T 14 HATFIELD GROVE CHELMSFORD CM1 3DF 81 £3,463 £520,000 12/03/2021 T 67 CORNELIUS VALE CHELMSFORD CM2 6GY 170 £3,059											
£565,000 12/03/2021 S 62 GREENWAYS CHELMSFORD CM1 4EF 151 £3,742 £770,000 12/03/2021 D 146 FAIRWAY DRIVE CHELMSFORD CM3 3FH 208 £3,702 £375,000 12/03/2021 D 116 INCHBONNIE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZW 104 £3,606 £415,000 12/03/2021 T 20 WELLFIELD WRITTLE CHELMSFORD CM1 3LF 116 £3,578 £293,000 12/03/2021 T 6 PLOVER WALK CHELMSFORD CM2 8XX 82 £3,573 £280,500 12/03/2021 T 14 HATFIELD GROVE CHELMSFORD CM1 3DF 81 £3,463 £520,000 12/03/2021 T 67 CORNELIUS VALE CHELMSFORD CM2 6GY 170 £3,059											
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£375,000 12/03/2021 D 116 INCHBONNIE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5ZW 104 £3,606 £415,000 12/03/2021 T 20 WELLFIELD WRITTLE CHELMSFORD CM1 3LF 116 £3,578 £293,000 12/03/2021 T 6 PLOVER WALK CHELMSFORD CM2 8XX 82 £3,573 £280,500 12/03/2021 T 14 HATFIELD GROVE CHELMSFORD CM1 3DF 81 £3,463 £520,000 12/03/2021 T 67 CORNELIUS VALE CHELMSFORD CM2 6GY 170 £3,059											
£415,000 12/03/2021 T 20 WELLFIELD WRITTLE CHELMSFORD CM1 3LF 116 £3,578 £293,000 12/03/2021 T 6 PLOVER WALK CHELMSFORD CM2 8XX 82 £3,573 £280,500 12/03/2021 T 14 HATFIELD GROVE CHELMSFORD CM1 3DF 81 £3,463 £520,000 12/03/2021 T 67 CORNELIUS VALE CHELMSFORD CM2 6GY 170 £3,059							SOUTH WOODHAM FERDERS				
£293,000 12/03/2021 T 6 PLOVER WALK CHELMSFORD CM2 8XX 82 £3,573 £280,500 12/03/2021 T 14 HATFIELD GROVE CHELMSFORD CM1 3DF 81 £3,463 £520,000 12/03/2021 T 67 CORNELIUS VALE CHELMSFORD CM2 6GY 170 £3,059											
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£520,000 12/03/2021 T 67 CORNELIUS VALE CHELMSFORD CM2 6GY 170 £3,059											
12/05/2021 1 20 31 WILMAELS WALK CHELWISTORD CM2 85G 95 13,U32											
	1288,000	12/03/2021			20	31 WIICHAELS WALK		CHELIVISPURD	CIVIZ 830	95	13,032

£193,000	12/03/2021	F		90	COVAL LANE		CHELMSFORD	CM1 1TG	66	£2,924
£324,000	12/03/2021	Т		8	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	120	£2,700
£360,000	12/03/2021	S		45	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	154	£2,338
£342,000	14/03/2021	S		58	MEON CLOSE		CHELMSFORD	CM1 7QQ	86	£3,977
£335,000	15/03/2021	T		5	BUCKINGHAM COURT	SPRINGFIELD	CHELMSFORD	CM2 6XW	N/A	#VALUE!
£410,000	15/03/2021	S		37	BEEHIVE LANE		CHELMSFORD	CM2 9TQ	N/A	#VALUE!
£525,000	15/03/2021	D	BARNARDS		THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QN	100	£5,250
£390,000	15/03/2021	S		2	FAIRWAY		CHELMSFORD	CM2 9TX	76	£5,132
£477,500	15/03/2021	Т		13	RIVERSIDE		CHELMSFORD	CM2 6LL	94	£5,080
£415,000	15/03/2021	S		61	RUBENS GATE		CHELMSFORD	CM1 6GW	86	£4,826
£350,000	15/03/2021	S		33	KINGS ROAD		CHELMSFORD	CM1 4HR	76	£4,605
£490,000	15/03/2021	S		5	YELDHAM LOCK		CHELMSFORD	CM2 6RP	108	£4,537
£285,000	15/03/2021	Т		50	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	63	£4,524
£265,000	15/03/2021	Т		6	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,492
£460,000	15/03/2021	D		18	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	104	£4,423
£515,000	15/03/2021	S		15	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	119	£4,328
£575,000	15/03/2021	D		142	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	136	£4,228
£550,000	15/03/2021	D		9	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN	131	£4,198
£480,000	15/03/2021	S		74	DORSET AVENUE	-	CHELMSFORD	CM2 9UB	117	£4,103
£545,000	15/03/2021	S		67	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	138	£3,949
£335,000	15/03/2021	S		5	AVON ROAD		CHELMSFORD	CM1 2JX	85	£3,941
£380,000	15/03/2021	S	WEST WARREN COTTAGE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RU	98	£3,878
£395,000	15/03/2021	S	WEST WANTELVEST TAGE	7	CANUDEN ROAD	WINITEE	CHELMSFORD	CM1 2SU	102	£3,873
£195,000	15/03/2021	F		61	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	52	£3,750
£510,000	15/03/2021	D		120	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	147	£3,469
£398,000	15/03/2021	S		76	RAVENSBOURNE DRIVE	GREAT ELIGIS	CHELMSFORD	CM1 2SL	129	£3,085
£375,000	15/03/2021	S		28	BERWICK AVENUE		CHELMSFORD	CM1 4AS	125	£3,000
£1,075,000	16/03/2021	D	MEADOW VIEW	20	CHIGNAL ROAD	CHIGNAL SMEALEY	CHELMSFORD	CM1 4SY	N/A	#VALUE!
£580,000	16/03/2021	S	WIEADOW VIEW	27	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	N/A	#VALUE!
£380,000	16/03/2021	D	SIROA		BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LP	59	£6,441
£380,000	16/03/2021	T	JINOA	75	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	79	£4,810
£280,000	16/03/2021	F FLAT 4	1 ST. JOHNS COURT	7.5	MOULSHAM STREET	31 Kilver IEED	CHELMSFORD	CM2 0JD	61	£4,590
£585,000	16/03/2021	D	131.301113 60011	10	SPALDING WAY		CHELMSFORD	CM2 7NZ	128	£4,570
£292,000	16/03/2021	S		25	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	66	£4,424
£256,000	16/03/2021	F		57	BURNELL GATE	3001H WOODHAW FERRERS	CHELMSFORD	CM1 6ED	58	£4,424 £4,414
£425,000	16/03/2021	S		30	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	103	£4,414 £4,126
£367,500	16/03/2021	T		26	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	91	£4,126
				62		SPRINGFIELD				
£430,000	16/03/2021	T		8	MANOR ROAD FAIRWAY DRIVE		CHELMSFORD	CM2 0ER	109	£3,945
£610,000	16/03/2021	D		24		COUTH WOODHAM FERRESC	CHELMSFORD	CM3 3FH	171	£3,567
£435,000 £290,000	16/03/2021	D F		26	TROUBRIDGE CLOSE HAYES CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF	125 87	£3,480
	16/03/2021						CHELMSFORD	CM2 ORN		£3,333
£470,000	16/03/2021	S		62	GILMORE WAY	LITTLE DADDOW	CHELMSFORD	CM2 7AP	142	£3,310
£1,400,000	17/03/2021	D		5	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	233	£6,009
£375,000	17/03/2021	D		2	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR	68	£5,515
£475,000	17/03/2021	S		15	MALTESE ROAD	210/01/202	CHELMSFORD	CM1 2PB	88	£5,398
£310,000	17/03/2021	S		6	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	58	£5,345
£305,000	17/03/2021	<u>S</u>		46	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	66	£4,621
£315,000	17/03/2021	Т		64	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	79	£3,987
£238,000	17/03/2021	Т		46	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	63	£3,778

17/08/2001 T											
FAMELON SOUTH WOODHAM FERRERS CHEMSFORD CM3 9FT 338 E3,225 F140,000 18,003,7021 D 39 WALLACC CRESCENT CHEMSFORD CM2 9GN S1 E8,431 CM2 9GN F130,000 18,003,7021 D 39 WALLACC CRESCENT CHEMSFORD CM2 9GN S1 E8,431 CM2 9GN	£290,000	17/03/2021	Т		15	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP		£3,718
E49,000 18/03/2011 0 59 WALLACE CRISCENT CHEMSFORD CM2 90 51 E43,000 18/03/2011 0 59 WALLACE CRISCENT CHEMSFORD CM2 90 10 5.5 E43,000 E43,	£210,005		F		31	SALTER PLACE		CHELMSFORD	CM2 6UU	58	£3,621
## # # # # # # # # # # # # # # # # # #	£445,000	17/03/2021	D		34	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT		
F610,000 18/03/2021 D 20 SHEDRICK SPRINGFIELD CHEMSFORD CM2 66 86 E45,861 E270,000 18/03/2021 S 18/03/2021 T 18/03	£140,000	18/03/2021	Т		124	LINNET DRIVE		CHELMSFORD	CM2 8AG	N/A	#VALUE!
\$40,000 \$18/93/9021 \$ \$ \$ \$ \$ \$ \$ \$ \$	£430,000	18/03/2021	D		59	WALLACE CRESCENT		CHELMSFORD	CM2 9QN	51	£8,431
1270.000	£610,000	18/03/2021	D		5	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PP	105	£5,810
E435,000	£400,000	18/03/2021	D		20	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	86	£4,651
## ## ## ## ## ## ## #	£270,000	18/03/2021	S		18	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,576
F700.000 18/03/2021 T	£435,000	18/03/2021	S		18	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	97	£4,485
## 1805.000 18/03/2021 D	£375,000	18/03/2021	S		28	REMBRANDT GROVE		CHELMSFORD	CM1 6GH	94	£3,989
F900,000 18/03/2021 F 75A	£700,000	18/03/2021	D	SHEPHERDS			EAST HANNINGFIELD	CHELMSFORD	CM3 8BG	184	£3,804
265,000 18/03/2021 F	£305,000	18/03/2021	Т		243	BADDOW ROAD		CHELMSFORD	CM2 7QA	85	£3,588
E450,000	£900,000	18/03/2021	D		110	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DT	259	£3,475
E1F0,000 18/03/2021 T	£205,000	18/03/2021	F	75A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	60	£3,417
E730,000	£450,000	18/03/2021	Т		6	CROZIER TERRACE		CHELMSFORD	CM2 6YW	132	£3,409
E88,000	£176,000	18/03/2021	Т		38	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	66	£2,667
F430,000	£730,000	19/03/2021	D	TUDOR HOUSE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
E657,500 19/03/2021 S 203 BEEHIVE LANE CHEMSFORD CM2 99H 130 £5,08 £458,000 19/03/2021 D 113 WELER GROVE CHELMSFORD CM1 2Y 106 £5,000 £550,000 13/03/2021 D 7 MILDMAYS DANBURY CHELMSFORD CM1 4Y 106 £5,000 £555,000 13/03/2021 D 80 BACK ROAD WRITTLE CHELMSFORD CM3 4DP 112 £5,000 £555,000 13/03/2021 F 48 LOCKSIDE MARINA CHELMSFORD CM2 6HF 63 £4,762 £750,000 13/03/2021 F 48 LOCKSIDE MARINA CHELMSFORD CM2 6HF 63 £4,762 £750,000 13/03/2021 S CORNER COTTAGE LARKS LANE GREAT WALTHAM CHELMSFORD CM3 14D 143 £4,650 £2250,000 19/03/2021 S CORNER COTTAGE LARKS LANE GREAT WALTHAM CHELMSFORD CM1 12S £4,650 <t< td=""><td>£880,000</td><td>19/03/2021</td><td>D</td><td></td><td>25</td><td>ST JOHNS GREEN</td><td></td><td>CHELMSFORD</td><td>CM1 3DZ</td><td>100</td><td>£8,800</td></t<>	£880,000	19/03/2021	D		25	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	100	£8,800
## ## ## ## ## ## ## ## ## ## ## ## ##	£430,000	19/03/2021	D		3	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£5,181
£530,000 19/03/2021 D 13 WELLER GROVE CHELMSFORD CM1 4VJ 106 £5,000 £530,000 19/03/2021 D 80 BACK ROAD WRITTLE CHELMSFORD CM1 3PD 112 £4,777 £300,000 19/03/2021 F 48 LOCKSIDE MARINA NRITTLE CHELMSFORD CM1 3PB 112 £4,777 £300,000 19/03/2021 D 1 RIDIORO DRIVE CHELMSFORD CM1 2GB 158 £4,747 £665,000 19/03/2021 S CORNER COTTAGE LARKS LANE GREAT WALTHAM CHELMSFORD CM1 3BA £4,650 £295,000 19/03/2021 S CORNER COTTAGE LARKS LANE GREAT WALTHAM CHELMSFORD CM1 2DE £4,650 £200,000 19/03/2021 F 39 HOBRAT CLOSE CHELMSFORD CM1 1ZE 46 £4,348 £46,500 19/03/2021 S 7 CHERRY GAMDEN ROAD GREAT WALTHAM CHELMSFORD CM1 1ZE 46 £4,348	£657,500	19/03/2021	S		203	BEEHIVE LANE		CHELMSFORD	CM2 9SH	130	£5,058
## F550,000	£450,000	19/03/2021	D		113	WATERHOUSE LANE		CHELMSFORD	CM1 2RY	90	£5,000
### ### ##############################	£530,000	19/03/2021	D		13	WELLER GROVE		CHELMSFORD	CM1 4YJ	106	
## ## ## ## ## ## ## ## ## ## ## ## ##	£560,000	19/03/2021	D		7	MILDMAYS	DANBURY	CHELMSFORD	CM3 4DP	112	£5,000
## ## ## ## ## ## ## ## ## ## ## ## ##	£535,000	19/03/2021	D		80	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	112	£4,777
F665,000	£300,000	19/03/2021	F		48	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	63	£4,762
F665,000	£750,000	19/03/2021	D		1	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	158	£4,747
£295,000 19/03/2021 S 2 TURKEY OAKS CHELMSFORD CM1 75R 66 £4,470 £200,000 19/03/2021 F 39 HOBBART CLOSE CHELMSFORD CM1 2ES 46 £4,388 £462,500 19/03/2021 S 77 CHERRY GARDEN ROAD GRAT WALTHAM CHELMSFORD CM3 1DH 108 £4,282 £364,000 19/03/2021 T 61 MARCONI ROAD GRAT WALTHAM CHELMSFORD CM1 1LR 87 £4,184 £485,000 19/03/2021 S 5 CONDOR GATE CHELMSFORD CM1 1LR 87 £4,110 £600,000 19/03/2021 D 79 WRITTLE ROAD CHELMSFORD CM1 6BF 229 £3,944 £630,000 19/03/2021 D 23 DUINMORE ROAD CHELMSFORD CM1 6BF 229 £3,944 £138,000 19/03/2021 S 27 CLYDE CRESCENT CHELMSFORD CM1 6BF 229 £3,889 £131,500 19/03/2021			S	CORNER COTTAGE		LARKS LANE	GREAT WALTHAM		CM3 1AD	143	
£462,500 19/03/2021 S 77 CHERRY GARDEN ROAD GREAT WALTHAM CHELMSFORD CM3 1DH 108 £4,282 £364,000 19/03/2021 T 61 MARCONI ROAD CHELMSFORD CM3 1DH 108 £4,282 £485,000 19/03/2021 S 5 CONDOR GATE CHELMSFORD CM3 3FU 118 £4,110 £600,000 19/03/2021 D 79 WRITTLE ROAD CHELMSFORD CM1 3BS 151 £3,974 £630,000 19/03/2021 D 9 WRITTLE ROAD CHELMSFORD CM1 3BS 151 £3,974 £630,000 19/03/2021 D 9 SPRINGFIELD CHELMSFORD CM1 6BF 229 £3,944 £630,000 19/03/2021 S 27 CLYDE CRESCENT CHELMSFORD CM2 6RV £62,889 £320,000 19/03/2021 F 8 4 £3,810 £3,880 £13,800 £13,800 £13,800 £13,800 £13,800 £13,800 £13,800	£295,000		S		2	TURKEY OAKS		CHELMSFORD	CM1 7SR	66	£4,470
£462,500 19/03/2021 S 77 CHERRY GARDEN ROAD GREAT WALTHAM CHELMSFORD CM3 1DH 108 £4,282 £364,000 19/03/2021 T 61 MARCONI ROAD CHELMSFORD CM3 1DH 108 £4,282 £485,000 19/03/2021 S 5 CONDOR GATE CHELMSFORD CM3 3FU 118 £4,110 £600,000 19/03/2021 D 79 WRITTLE ROAD CHELMSFORD CM1 3BS 151 £3,974 £630,000 19/03/2021 D 9 WRITTLE ROAD CHELMSFORD CM1 3BS 151 £3,974 £630,000 19/03/2021 D 9 SPRINGFIELD CHELMSFORD CM1 6BF 229 £3,944 £630,000 19/03/2021 S 27 CLYDE CRESCENT CHELMSFORD CM2 6RV £62,889 £320,000 19/03/2021 F 8 4 £3,810 £3,880 £13,800 £13,800 £13,800 £13,800 £13,800 £13,800 £13,800	£200,000	19/03/2021	F		39	HOBART CLOSE		CHELMSFORD	CM1 2ES	46	£4,348
£364,000 19/03/2021 T 61 MARCONI ROAD CHELMSFORD CM1 1LR 87 £4,184 £485,000 19/03/2021 S 5 CONDOR GATE CHELMSFORD CM3 3FU 118 £4,110 £600,000 19/03/2021 D 79 WRITTLE ROAD CHELMSFORD CM1 6BF 229 £3,944 £630,000 19/03/2021 D 12 WHARTON DRIVE SPRINGFIELD CHELMSFORD CM1 6BF 229 £3,944 £630,000 19/03/2021 D 23 DUNMORE ROAD CHELMSFORD CM2 6RY 162 £3,889 £320,000 19/03/2021 S 27 CLYDE CRESCENT CHELMSFORD CM2 6RY 162 £3,889 £131,500 19/03/2021 F S ARMSHAW DRIVE CHELMSFORD CM2 6UB 52 £3,808 £131,500 19/03/2021 F FLAT 6 SPRINGBOK HOUSE HEYCROFT WAY CHELMSFORD CM2 6UB 52 £3,808 £131,500 19/03/2021 <td></td> <td></td> <td>S</td> <td></td> <td>77</td> <td></td> <td>GREAT WALTHAM</td> <td></td> <td></td> <td>108</td> <td></td>			S		77		GREAT WALTHAM			108	
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EEDS,0000 15/05/2021 F S WILL VIEW COURT ROXWELL CHELMISTORD CM1 4YY 51 £3,000											
	1153,000	19/03/2021	Г		3	WILL VIEW COURT	KUAWELL	CHELIVISFURD	CIVIT 411	51	15,000

£282,000	19/03/2021	Т	10	CATHERINE CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UX	94	£3,000
£305,000		Т	6	CHURCH GREEN	BROOMFIELD	CHELMSFORD	CM1 7BD	49	£6,224
£365,000	22/03/2021	S	26	VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	64	£5,703
£350,000		Т	3	ANCHOR TERRACE		CHELMSFORD	CM2 0JX	70	£5,000
£350,000	22/03/2021	S	11	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN	81	£4,321
£935,000	22/03/2021		54	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	218	£4,289
£495,000	22/03/2021	D	53	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	118	£4,195
£345,000		S	12	SAWKINS CLOSE		CHELMSFORD	CM2 9SA	85	£4,059
£870,000	22/03/2021	D	144	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY	215	£4,047
£372,500	22/03/2021		45	TOWN CROFT		CHELMSFORD	CM1 4JX	95	£3,921
£725,000	22/03/2021	D	74	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AF	205	£3,537
£500,000	22/03/2021	Т	15	QUEEN STREET		CHELMSFORD	CM2 0JS	149	£3,356
£115,000	22/03/2021	F 111 HAVENC	OURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	47	£2,447
£349,000		S	18	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	66	£5,288
£910,000	23/03/2021	D ELKINS C	OTTAGE	COCK LANE	HIGHWOOD	CHELMSFORD	CM1 3RB	177	£5,141
£508,000	23/03/2021	D	9	WIGGINS VIEW	SPRINGFIELD	CHELMSFORD	CM2 6GP	107	£4,748
£367,500	23/03/2021	S	18	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	78	£4,712
£325,000	23/03/2021	Т	17	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR	71	£4,577
£327,000	23/03/2021	Т	290	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	73	£4,479
£337,000	23/03/2021	S	403	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,377
£920,000	23/03/2021	D	20	ROBINSON GATE	SPRINGFIELD	CHELMSFORD	CM1 6AT	213	£4,319
£432,000	23/03/2021	D	24	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UQ	107	£4,037
£630,000	23/03/2021	F	6	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	157	£4,013
£400,000	23/03/2021	Т	2	PEEL ROAD		CHELMSFORD	CM2 6AQ	101	£3,960
£340,000	23/03/2021	S	24	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AJ	87	£3,908
£455,000	23/03/2021	D	13	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR	123	£3,699
£325,000	23/03/2021	T	35	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	88	£3,693
£144,000	23/03/2021	F	107	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	39	£3,692
£275,000	23/03/2021	Т	12	MOSS WALK		CHELMSFORD	CM2 9ED	79	£3,481
£410,000	23/03/2021	S	58	NICKLEBY ROAD		CHELMSFORD	CM1 4UF	119	£3,445
£725,000	23/03/2021	T	56	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	234	£3,098
£755,000	23/03/2021	D MERRIO	N	MAIN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PA	447	£1,689
£495,000	24/03/2021	S	17	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	72	£6,875
£500,000	24/03/2021	S	20	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NQ	81	£6,173
£610,000	24/03/2021	D WYOMI	lG	RIGNALS LANE		CHELMSFORD	CM2 8QU	99	£6,162
£1,800,000	24/03/2021	D WOODL	ANDS	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SY	325	£5,538
£625,000	24/03/2021	D	105	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND	117	£5,342
£408,000	24/03/2021	D	128	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,165
£335,000	24/03/2021	Т	29	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	70	£4,786
£287,500	24/03/2021	Т	1	RIVERSIDE PLACE	WRITTLE	CHELMSFORD	CM1 3EU	61	£4,713
£315,000	24/03/2021	S	5	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	71	£4,437
£350,000	24/03/2021	D	2	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	79	£4,430
£475,000	24/03/2021	D	113	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	108	£4,398
£232,500	24/03/2021	F 2 THE GAE	LES	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	55	£4,227
£345,000	24/03/2021	S 23A		BROOMHALL ROAD		CHELMSFORD	CM1 7HB	84	£4,107
£200,000	24/03/2021	F	129	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	50	£4,000
£330,000	24/03/2021		'EE MEWS	WRITTLE ROAD		CHELMSFORD	CM1 3BL	87	£3,793
£375,000	24/03/2021		DE COTTAGES	NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	99	£3,788
£325,000	24/03/2021	S	21	BOYNE DRIVE		CHELMSFORD	CM1 7QW	86	£3,779
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£782,000	24/03/2021				14	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	215	£3,637
£356,000	24/03/2021	S			46	CHESTNUT WALK		CHELMSFORD	CM1 4JT	98	£3,633
£336,600	24/03/2021	D			45	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	94	£3,581
£290,000	24/03/2021	Т			6	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA	83	£3,494
£490,000	24/03/2021	D			23	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	141	£3,475
£388,000	24/03/2021	S			20	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	113	£3,434
£476,000	24/03/2021	S			8	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	150	£3,173
£161,250	24/03/2021	F			25	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	59	£2,733
£262,000	24/03/2021	F		84C		BROOMFIELD ROAD		CHELMSFORD	CM1 1SS	98	£2,673
£160,000	24/03/2021	Т			303	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AX	65	£2,462
£80,850	24/03/2021	F FLAT	54	WELLS CRESCENT		VIADUCT ROAD		CHELMSFORD	CM1 1GR	62	£1,304
£578,000	25/03/2021	Т	5	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR	98	£5,898
£215,000	25/03/2021	Т			30	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,119
£795,000	25/03/2021	D			11	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DL	164	£4,848
£460,000	25/03/2021	D		36A		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	95	£4,842
£698,500	25/03/2021	D			28	GORDON ROAD		CHELMSFORD	CM2 9LL	150	£4,657
£360,000	25/03/2021	S			64	CORPORATION ROAD		CHELMSFORD	CM1 2AR	81	£4,444
£350,000	25/03/2021	S			24	BAKER STREET		CHELMSFORD	CM2 0SF	80	£4,375
£338,000	25/03/2021	S			10	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	78	£4,333
£520,000	25/03/2021	D			9	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	126	£4,127
£464,500	25/03/2021	S			13	UPPER BRIDGE ROAD		CHELMSFORD	CM2 ORT	113	£4,111
£338,000	25/03/2021	S			34	SADDLE RISE		CHELMSFORD	CM1 6SX	83	£4,072
£316,500	25/03/2021	Т			79	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	78	£4,058
£380,000	25/03/2021	S			49	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	94	£4,043
£360,000	25/03/2021	T			54	BISHOP ROAD		CHELMSFORD	CM1 1PX	95	£3,789
£650,000	25/03/2021	D			121	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	175	£3,714
£1,050,000	25/03/2021	D		SANBURY		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	283	£3,710
£675,000	25/03/2021	D			67	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	182	£3,709
£350,000	25/03/2021	Т			276	BADDOW ROAD		CHELMSFORD	CM2 9QX	97	£3,608
£175,000	25/03/2021	F			114	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	50	£3,500
£322,500	25/03/2021	T			9	RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH	108	£2,986
£122,500	25/03/2021	F	24	WATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	93	£1,317
£695,000	26/03/2021	D		SIGNPOST COTTAGE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	N/A	#VALUE!
£400,000	26/03/2021	Т			116	HEATH DRIVE	-	CHELMSFORD	CM2 9HG	66	£6,061
£490,000	26/03/2021	S			13	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	88	£5,568
£292,500	26/03/2021	T			10	BEEHIVE LANE		CHELMSFORD	CM2 9SX	57	£5,132
£690,000	26/03/2021	D			103	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	135	£5,111
£317,500	26/03/2021	T			230	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	68	£4,669
£670,000	26/03/2021	D			23	OLD BELL LANE	RETTENDON COMMON	CHELMSFORD	CM3 8EH	145	£4,621
£540,000	26/03/2021	D			24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,538
£300,000	26/03/2021	F			16	MARY MUNNION QUARTER	C.C.III DADDOW	CHELMSFORD	CM2 9FT	67	£4,478
£285,000	26/03/2021	D			19	FOXGLOVE WAY		CHELMSFORD	CM1 6QS	65	£4,385
£520,000	26/03/2021	S			13	WIDFORD GROVE		CHELMSFORD	CM2 9AT	119	£4,370
£454,000	26/03/2021	D			5	DAFFODIL WAY		CHELMSFORD	CM1 6XB	104	£4,365
£212,500	26/03/2021	S			16	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	49	£4,337
£334,000	26/03/2021	T			2	PYMS ROAD	300 III WOODIIAWII LIKEKS	CHELMSFORD	CM2 8PY	78	£4,282
£610,000	26/03/2021	D		ROSEMARY COTTAGE		HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW	143	£4,266
£372,500	26/03/2021	S		NOSLIVIANT COTTAGE	33	MAGNOLIA CLOSE	LITTLE LEIGHS	CHELMSFORD	CM2 9HU	88	£4,233
£318,800	26/03/2021				356	LINNET DRIVE		CHELMSFORD	CM2 8AL	76	£4,233
1318,800	20/03/2021				330	LIININEI DRIVE		CHELIVISTURD	CIVIZ 8AL	70	14,195

£225,000	26/03/2021	F	58	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	55	£4,091
£380,000	26/03/2021	S ROSE COTTAGE		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DJ	93	£4,086
£415,000	26/03/2021	D	6	HASELFOOT ROAD	BOREHAM	CHELMSFORD	CM3 3EE	102	£4,069
£355,000	26/03/2021	Т	98	HEATH DRIVE		CHELMSFORD	CM2 9HG	88	£4,034
£275,000	26/03/2021	F	34	HAYES CLOSE		CHELMSFORD	CM2 0RN	69	£3,986
£305,000	26/03/2021	Т	284	LINNET DRIVE		CHELMSFORD	CM2 8AJ	79	£3,861
£775,000	26/03/2021	D FORDHAMS		CHURCH LANE	FORD END	CHELMSFORD	CM3 1LH	201	£3,856
£208,000	26/03/2021	F	54	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	54	£3,852
£350,000	26/03/2021	Т	19	HENRY ROAD		CHELMSFORD	CM1 1RG	92	£3,804
£500,000	26/03/2021	S	20	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	132	£3,788
£445,000	26/03/2021	S	20	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AH	121	£3,678
£340,000	26/03/2021	S	54	CYPRESS DRIVE		CHELMSFORD	CM2 9LU	93	£3,656
£218,000	26/03/2021	F	24	RAINSFORD LANE		CHELMSFORD	CM1 2QR	61	£3,574
£413,000	26/03/2021	D	24	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	138	£2,993
£160,000	26/03/2021	F	24	EPPING CLOSE		CHELMSFORD	CM1 2TH	54	£2,963
£455,000	26/03/2021	S	9	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	188	£2,420
£90,900	26/03/2021	F	182	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	62	£1,466
£310,000	29/03/2021	Т	91	ROBIN WAY		CHELMSFORD	CM2 8AU	N/A	#VALUE!
£525,000	29/03/2021	S HAZELBERRIES		SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DG	N/A	#VALUE!
£285,000	29/03/2021		5	BELGRAVE CLOSE		CHELMSFORD	CM2 9TS	52	£5,481
£385,000	29/03/2021	Т	34	BISHOP ROAD		CHELMSFORD	CM1 1PX	74	£5,203
£1,200,000	29/03/2021	D LINGARD		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	236	£5,085
£535,000	29/03/2021	S	29	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP	106	£5,047
£390,000	29/03/2021	S	21	HEATH DRIVE		CHELMSFORD	CM2 9HB	83	£4,699
£485,000	29/03/2021	S	47	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	104	£4,663
£600,000	29/03/2021	S	15	MOULSHAM DRIVE		CHELMSFORD	CM2 9PX	129	£4,651
£842,000	29/03/2021	D VESPERS		NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	186	£4,527
£280,000	29/03/2021	Т	30	ROMAN ROAD		CHELMSFORD	CM2 0HA	62	£4,516
£166,000	29/03/2021	Т	14	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	37	£4,486
£345,000	29/03/2021	S	139	BADDOW ROAD		CHELMSFORD	CM2 7PY	77	£4,481
£230,000	29/03/2021	F	24	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	52	£4,423
£475,000	29/03/2021	Т	51	HAMLET ROAD		CHELMSFORD	CM2 0ET	108	£4,398
£465,000	29/03/2021	D	150	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	106	£4,387
£350,000	29/03/2021	Т	30	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	80	£4,375
£400,000	29/03/2021	D	22	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF	92	£4,348
£152,000	29/03/2021	F	78	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	35	£4,343
£670,000	29/03/2021	D	210	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WU	155	£4,323
£295,000	29/03/2021	F	36	HAYES CLOSE	· · · · · · · · · · · · · · · · · · ·	CHELMSFORD	CM2 ORN	71	£4,155
£571,000	29/03/2021	S	10	PRYKES DRIVE		CHELMSFORD	CM1 1TP	139	£4,108
£226,000	29/03/2021	F	207	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£4,036
£535,000	29/03/2021	D	616	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	133	£4,023
£715,000	29/03/2021	D	259	BEEHIVE LANE		CHELMSFORD	CM2 9SJ	180	£3,972
£297,000	29/03/2021	T	50	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1GU	75	£3,960
£387,500	29/03/2021	S	9	ASHMEADS		CHELMSFORD	CM2 9FJ	98	£3,954
£315,000	29/03/2021	S	52	OSPREY WAY		CHELMSFORD	CM2 8XU	80	£3,938
£380,000	29/03/2021	S	321	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU	97	£3,918
£200,000	29/03/2021	F	54	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	52	£3,846
£515,000	29/03/2021	S	28	ST CATHERINES ROAD		CHELMSFORD	CM1 2SP	137	£3,759
£215,000	29/03/2021	F	321	DURRANT COURT		CHELMSFORD	CM1 1UE	58	£3,707
	,,		722						,

£344,000	29/03/2021			4	OSEA WAY		CHELMSFORD	CM1 6JT	95	£3,621
£372,000	29/03/2021	Т		110	LIME WALK		CHELMSFORD	CM2 9NJ	103	£3,612
£280,000	29/03/2021	Т		23	HAREWOOD ROAD		CHELMSFORD	CM1 3DQ	83	£3,373
£360,000	29/03/2021	S		14	HARROW WAY		CHELMSFORD	CM2 7AS	107	£3,364
£690,200	29/03/2021		WILLOW HOUSE		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	221	£3,123
£520,000	29/03/2021	S		5	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	172	£3,023
£250,000	29/03/2021		1 GROOMS COTTAGE		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DE	108	£2,315
£321,000	30/03/2021	D	TANGLEWOOD		BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LS	N/A	#VALUE!
£427,500	30/03/2021	S		29	DANE ROAD		CHELMSFORD	CM1 2SS	40	£10,688
£450,000	30/03/2021	D		1	KERBY RISE		CHELMSFORD	CM2 6UY	68	£6,618
£447,000	30/03/2021	S		12	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	87	£5,138
£260,000	30/03/2021	Т		34	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	52	£5,000
£400,000	30/03/2021	S		4	WEYMOUTH ROAD		CHELMSFORD	CM1 6LW	81	£4,938
£435,000	30/03/2021	D		28	GILMORE WAY		CHELMSFORD	CM2 7AW	89	£4,888
£327,525	30/03/2021	D		70	WRITTLE ROAD		CHELMSFORD	CM1 3BU	68	£4,817
£336,000	30/03/2021	S		6	HILLARY CLOSE		CHELMSFORD	CM1 7RP	80	£4,200
£600,000	30/03/2021	D		38	CANFORD CLOSE		CHELMSFORD	CM2 9RG	147	£4,082
£385,000	30/03/2021	S		9	RECTORY CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3LT	98	£3,929
£285,000	30/03/2021	Т		13	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	78	£3,654
£700,000	30/03/2021	S		12	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	196	£3,571
£300,000	30/03/2021	Т		7	MAYDENE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND	86	£3,488
£200,000	30/03/2021	F		18	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	60	£3,333
£176,000	30/03/2021	F FLAT 10	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	54	£3,259
£373,000	30/03/2021	S		3	NABBOTT ROAD		CHELMSFORD	CM1 2SW	120	£3,108
£345,000	30/03/2021	S		15	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	116	£2,974
£370,000	30/03/2021	Т		15	BERWICK AVENUE		CHELMSFORD	CM1 4AN	125	£2,960
£345,000	30/03/2021	S		44	GREEN LANE	ROXWELL	CHELMSFORD	CM1 4NA	124	£2,782
£660,000	30/03/2021	D		21	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	245	£2,694
£195,000	31/03/2021	F		41	GERARD GARDENS		CHELMSFORD	CM2 9GD	30	£6,500
£740,000	31/03/2021	D	CORNER WAYS		LINKS DRIVE		CHELMSFORD	CM2 9AW	124	£5,968
£470,627	31/03/2021	F	2 MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	83	£5,670
£340,000	31/03/2021	Т		134	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	64	£5,313
£820,000	31/03/2021	D	FIRCROFT		LINKS DRIVE		CHELMSFORD	CM2 9AW	157	£5,223
£459,500	31/03/2021	D	CYGNETS		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	89	£5,163
£402,000	31/03/2021	D		51	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	80	£5,025
£260,000	31/03/2021	F FLAT 34	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	52	£5,000
£535,000	31/03/2021	D		43	BROOK END ROAD SOUTH		CHELMSFORD	CM2 6NZ	108	£4,954
£675,000	31/03/2021	D		7	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	142	£4,754
£195,000	31/03/2021	T		42	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	42	£4,643
£535,000	31/03/2021	D		17	CONDOR GATE		CHELMSFORD	CM3 3FU	116	£4,612
£425,000	31/03/2021	D		7	THE LAURELS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	94	£4,521
£610,000	31/03/2021	D	78A	,	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QW	140	£4,357
£435,000	31/03/2021	S	7071	11	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY	100	£4,350
£161,000	31/03/2021	F		73	CHESTER PLACE	D/MDOM1	CHELMSFORD	CM1 4NQ	38	£4,237
£190,000	31/03/2021	F FLAT 1	BURWOOD COURT	73	GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	48	£3,958
£315,000	31/03/2021	T FLATT	DOKWOOD COOK!	9	ARBOUR LANE		CHELMSFORD	CM1 7RG	80	£3,938
£365,000	31/03/2021	T		47	MARCONI ROAD		CHELMSFORD	CM1 1LR	94	£3,883
£330,000	31/03/2021	S		19	JOHNSON ROAD		CHELMSFORD	CM2 7JL	85	£3,882
£325,000	31/03/2021			156	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DP	84	£3,869
1323,000	31/03/2021	ı		120	GALLET WOOD ROAD	GREAT DADDUW	CHELIVISFURD	CIVIZ OUP	84	13,809

£202,500	31/03/2021	F		66	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	53	£3,821
£535,000	31/03/2021	D		77	WRITTLE ROAD		CHELMSFORD	CM1 3BS	142	£3,768
£290,000	31/03/2021	Т		150	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	82	£3,537
£550,000	31/03/2021	D		28	CORPORATION ROAD		CHELMSFORD	CM1 2AR	158	£3,481
£210,000	31/03/2021	F		198	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	63	£3,333
£141,000	31/03/2021	F FLAT 27	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£2,878
£465,000	01/04/2021	S		38	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	64	£7,266
£351,000	01/04/2021	S		10	SKERRY RISE		CHELMSFORD	CM1 4EG	53	£6,623
£275,000	01/04/2021	S		4	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£6,548
£453,500	01/04/2021	F 29	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	79	£5,741
£567,000	01/04/2021	D		10	THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS	102	£5,559
£465,000	01/04/2021	D		4	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE	86	£5,407
£493,348	01/04/2021	S 1	PARK COTTAGES		CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	97	£5,086
£256,000	01/04/2021	F		10	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	51	£5,020
£260,000	01/04/2021	Т		25	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	52	£5,000
£715,000	01/04/2021	D		11	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	152	£4,704
£280,000	01/04/2021	S		15	MALVERN CLOSE		CHELMSFORD	CM1 2HL	60	£4,667
£330,000	01/04/2021	Т		104	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	71	£4,648
£350,000		S		14	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	76	£4,605
£395,000	01/04/2021	S		27	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN	87	£4,540
£380,000		S	IVY COTTAGE		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	84	£4,524
£345,000		T		52	RUSHLEYDALE		CHELMSFORD	CM1 6JX	77	£4,481
£465,000		S		46	WRITTLE ROAD		CHELMSFORD	CM1 3BU	104	£4,471
£654,000		D	DOVEDALE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	147	£4,449
£260,000		S		3	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	59	£4,407
£440,000		S		13	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	102	£4,314
£174,000	01/04/2021	F		26	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	41	£4,244
£292,000		S		36	TYTHE CLOSE	-	CHELMSFORD	CM1 6SU	72	£4,056
£210,000		F		24	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£4,038
£826,500		D		2	VICARAGE CLOSE	ROXWELL	CHELMSFORD	CM1 4LR	205	£4,032
£130,000	01/04/2021	F		16	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£3,939
£630,000		D		8	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP	162	£3,889
£230,000	01/04/2021	F		11	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£3,833
£221,000	01/04/2021	F	147A		BEELEIGH LINK		CHELMSFORD	CM2 6PH	60	£3,683
£405,000	01/04/2021	D		40	CRAISTON WAY		CHELMSFORD	CM2 8EB	111	£3,649
£220,000	01/04/2021	F 3	WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£220,000	01/04/2021	F 5			SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£207,000	01/04/2021	F		8	GOODIER ROAD		CHELMSFORD	CM1 2GG	60	£3,450
£190,000	01/04/2021	F 4	WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£190,000	01/04/2021	F 6			SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£280,000		T		36	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	87	£3,218
£470,000		D		157	BEELEIGH LINK		CHELMSFORD	CM2 6PH	170	£2,765
£320,000		S		12	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	124	£2,581
£299,995		S		36	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,172
£320,000		T		22	LILY CLOSE		CHELMSFORD	CM1 6YN	66	£4,848
£460,000		T		3	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	101	£4,554
£450,000		S		10	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3EH	103	£4,369
£335,000		S		108	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,036
£265,000		T		63	FOREST DRIVE		CHELMSFORD	CM1 2TT	66	£4,015
2205,000	10,0.,2021	·					3.122.113. 3.10	5		2.,015

£410,000	06/04/2021			55	RAVENSBOURNE DRIVE		CHELMSFORD	CM1 2SL	105	£3,905
£230,000	06/04/2021	F		23	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,710
£600,000	06/04/2021	D	THATCHED COTTAGE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AY	178	£3,371
£610,000	07/04/2021	D		66	FOURTH AVENUE		CHELMSFORD	CM1 4HA	102	£5,980
£460,000	07/04/2021			70	BEECHES ROAD		CHELMSFORD	CM1 2RX	101	£4,554
£390,000	07/04/2021	S		17	LEACH CLOSE		CHELMSFORD	CM2 7DS	87	£4,483
£305,000	07/04/2021	Т		77	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG	69	£4,420
£225,000	07/04/2021	F		24	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	52	£4,327
£191,000	07/04/2021	F FLAT 6	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN	45	£4,244
£350,000	07/04/2021	Т		37	RECTORY LANE		CHELMSFORD	CM1 1RE	86	£4,070
£300,000	07/04/2021	Т		12	HILL ROAD		CHELMSFORD	CM2 6HW	75	£4,000
£440,000	07/04/2021	D		2	THE LAURELS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	121	£3,636
£440,000	07/04/2021	Т		77	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	158	£2,785
£1,380,000	08/04/2021	D		8	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	238	£5,798
£1,280,000	08/04/2021	S	MOOR HALL COTTAGE			NEWNEY GREEN	CHELMSFORD	CM1 3SE	256	£5,000
£317,000	08/04/2021	D		41	VIOLET CLOSE		CHELMSFORD	CM1 6XG	70	£4,529
£398,000	08/04/2021	S		105	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	89	£4,472
£320,000	08/04/2021	Т		16	ROSE GLEN		CHELMSFORD	CM2 9EN	72	£4,444
£320,000	08/04/2021	D		62	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,444
£297,000	08/04/2021	Т		49	BISHOP ROAD		CHELMSFORD	CM1 1PY	76	£3,908
£467,650	08/04/2021	D		39	HONEY CLOSE		CHELMSFORD	CM2 9SP	130	£3,597
£200,000	08/04/2021	F 25	BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	63	£3,175
£680,000	08/04/2021	T 1	THE KEYS		BOYTON CROSS LANE	ROXWELL	CHELMSFORD	CM1 4LE	352	£1,932
£173,500	09/04/2021	F		178	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	30	£5,783
£435,000	09/04/2021	Т		7	CHANCERY PLACE	WRITTLE	CHELMSFORD	CM1 3DY	81	£5,370
£330,000	09/04/2021	S	ENDICOT		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,000
£355,000	09/04/2021	Т		21	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	72	£4,931
£275,000	09/04/2021	Т		11	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	56	£4,911
£250,000	09/04/2021	Т		25	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	54	£4,630
£500,000	09/04/2021	D		7	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL	108	£4,630
£635,000	09/04/2021	D		9	ACRES END		CHELMSFORD	CM1 2XR	139	£4,568
£400,000	09/04/2021	D		28	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	90	£4,444
£249,995	09/04/2021	S		96	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	57	£4,386
£113,500	09/04/2021	F		43	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,365
£400,000	09/04/2021	S		11	HEDGECOCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
£435,000	09/04/2021	S		40	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	102	£4,265
£260,000	09/04/2021	D		43	ALDRIDGE CLOSE	GREAT BADDOW	CHELMSFORD	CM2 6QG	61	£4,262
£317,000	09/04/2021	T		17	EDDY DOWNS		CHELMSFORD	CM1 4FH	76	£4,171
£382,000	09/04/2021	S		6	MILLFIELDS	DANBURY	CHELMSFORD	CM3 4LE	92	£4,171
£318,000	09/04/2021	S .		56	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	77	£4,132 £4,130
£575,000	09/04/2021	S .	WILLOWS	30	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	141	£4,078
£300,000	09/04/2021	T T	VVILLOVV3	33	MURRELL LOCK	WEST HAINININGFIELD	CHELMSFORD	CM2 6SW	74	
£360,000	09/04/2021	D		40	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	90	£4,054
£360,000 £395,000	09/04/2021	D D		21	GIMLI WATCH				90	£4,000
		F				SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD		£3,990
£196,000	09/04/2021			90	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	54	£3,630
£450,000	09/04/2021	S		2	HEATH DRIVE		CHELMSFORD	CM2 9HD	125	£3,600
£150,000	09/04/2021	F		42	SPRING RISE		CHELMSFORD	CM2 8SH	42	£3,571
£350,000	09/04/2021	T		328	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	99	£3,535
£198,000	09/04/2021	F		10	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	58	£3,414

£425,000	09/04/2021	Т			22	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	126	£3,373
£448,650	09/04/2021	S			72	LONGACRE		CHELMSFORD	CM1 3BJ	135	£3,323
£223,000	09/04/2021	Т			97	WEST AVENUE		CHELMSFORD	CM1 2DD	68	£3,279
£281,500	09/04/2021	T			21	TRENT ROAD		CHELMSFORD	CM1 2LG	93	£3,027
£600,000	09/04/2021	D			4	FITZWALTER PLACE		CHELMSFORD	CM1 2LX	210	£2,857
£340,000	09/04/2021	T			95	MOULSHAM STREET		CHELMSFORD	CM2 0JF	126	£2,698
£860,000	12/04/2021	D			9	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	187	£4,599
£338,000	12/04/2021	T			8	BARNARD ROAD		CHELMSFORD	CM2 8RR	83	£4,072
£370,000	12/04/2021	S			59	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	98	£3,776
£167,000	12/04/2021	F			48	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	45	£3,711
£250,000	12/04/2021	F			106	HARBERD TYE		CHELMSFORD	CM2 9GJ	68	£3,676
£212,500	12/04/2021	F			73	TAMAR RISE		CHELMSFORD	CM1 7QL	58	£3,664
£550,000	12/04/2021	D			18	ANVIL WAY	SPRINGFIELD	CHELMSFORD	CM1 6SZ	188	£2,926
£515,000	13/04/2021	D			1	THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	81	£6,358
£640,000	13/04/2021	D		LAURELS		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT	103	£6,214
£605,000	13/04/2021	S			6	SECOND AVENUE		CHELMSFORD	CM1 4EU	129	£4,690
£460,000	13/04/2021	D			35	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	101	£4,554
£156,000	13/04/2021	F			3	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	40	£3,900
£184,000	14/04/2021	F			100	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	40	£4,600
£167,500	14/04/2021	F		38A		FOX CRESCENT		CHELMSFORD	CM1 2BH	38	£4,408
£292,000	14/04/2021	T			59	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	68	£4,294
£380,000	14/04/2021	S			31	LABURNUM DRIVE		CHELMSFORD	CM2 9NR	90	£4,222
£250,000	14/04/2021	T			33	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,167
£520,000	14/04/2021	D			27	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	140	£3,714
£375,000	14/04/2021	T	14	DERWENT COURT		HOBART CLOSE		CHELMSFORD	CM1 2FN	110	£3,409
£260,000	15/04/2021	F	1	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	63	£4,127
£890,000	15/04/2021	D			10	BILLERS CHASE	SPRINGFIELD	CHELMSFORD	CM1 6BD	223	£3,991
£325,000	15/04/2021	T			3	ST JOHNS ROAD		CHELMSFORD	CM2 9PD	86	£3,779
£345,000	15/04/2021	T			61	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	107	£3,224
£315,000	16/04/2021	S			2	SKERRY RISE		CHELMSFORD	CM1 4EG	47	£6,702
£515,000	16/04/2021	D			21	DUNMORE ROAD		CHELMSFORD	CM2 6RY	97	£5,309
£463,000	16/04/2021	D			26	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ	94	£4,926
£390,000	16/04/2021	S			2	CHILTON CLOSE		CHELMSFORD	CM2 9TU	80	£4,875
£440,000	16/04/2021	S			49	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DR	94	£4,681
£210,000	16/04/2021	Т			34	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,667
£235,000	16/04/2021	Т			22	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	51	£4,608
£510,000	16/04/2021	S			11	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	114	£4,474
£320,000	16/04/2021	S			51	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	72	£4,444
£345,000	16/04/2021	S			69	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	79	£4,367
£492,500	16/04/2021	D			11	EMBERSON CROFT		CHELMSFORD	CM1 4FD	118	£4,174
£333,500	16/04/2021	F	FLAT 2	KENWOOD HOUSE, 213		NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	80	£4,169
£312,500	16/04/2021	Т		·	40	CRAMPHORN WALK		CHELMSFORD	CM1 2RE	84	£3,720
£570,000	16/04/2021	Т			16	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	157	£3,631
£350,000	16/04/2021	D			134	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	98	£3,571
£290,000	16/04/2021	S			30	OSPREY WAY		CHELMSFORD	CM2 8AP	90	£3,222
£435,000	16/04/2021	F			47	WHARF ROAD		CHELMSFORD	CM2 6FS	136	£3,199
£535,000	16/04/2021	S			45	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG	170	£3,147
£265,000	16/04/2021	S			27	SAVERNAKE ROAD		CHELMSFORD	CM1 2TJ	85	£3,118
£155,000	16/04/2021	F			124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£3,039
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£545,000 17/04/2021 D 7 GORDON CARLTON GARDENS SPRINGFIELD CHELMSFORD CM1 6A £2,350,000 19/04/2021 D MILL LODGE GAY BOWERS LANE DANBURY CHELMSFORD CM3 4F. £450,000 19/04/2021 S 15 KINGSTON CRESCENT CHELMSFORD CM2 6N £625,000 19/04/2021 D 23 SANDFORD MILL ROAD CHELMSFORD CM2 6N £497,000 19/04/2021 D 36 ANCHOR REACH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5G £356,000 19/04/2021 T 7 NEW ENGLAND CLOSE BICKNACRE CHELMSFORD CM3 4X		
£450,000 19/04/2021 S 15 KINGSTON CRESCENT CHELMSFORD CM2 6D £625,000 19/04/2021 D 23 SANDFORD MILL ROAD CHELMSFORD CM2 6N £497,000 19/04/2021 D 36 ANCHOR REACH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5G		£3,586
£625,000 19/04/2021 D 23 SANDFORD MILL ROAD CHELMSFORD CM2 6N £497,000 19/04/2021 D 36 ANCHOR REACH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5G		£6,912
£497,000 19/04/2021 D 36 ANCHOR REACH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5G		£4,592
		£4,496
£356,000 19/04/2021 T 7 NEW ENGLAND CLOSE BICKNACRE CHELMSFORD CM3 4X		£4,107
		£3,633
£375,000 19/04/2021 S 22 WHITEHOUSE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SP		£2,953
£255,000 20/04/2021 S 11 SPENCER COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5W		£5,100
£285,500 20/04/2021 T 35 ORANGE TREE CLOSE CHELMSFORD CM2 9N		£5,098
£280,000 20/04/2021 T 101 LIME WALK CHELMSFORD CM2 9N		£4,058
£510,000 20/04/2021 D 19 SUTTON MEAD CHELMSFORD CM2 60	(B 130	£3,923
£162,000 20/04/2021 T 40 BEADLE WAY GREAT LEIGHS CHELMSFORD CM3 1R	T 60	£2,700
£257,000 20/04/2021 T 66 PRYORS ROAD GALLEYWOOD CHELMSFORD CM2 8S.	A 111	£2,315
£400,000 21/04/2021 D 12 WHITEMEAD BROOMFIELD CHELMSFORD CM1 7Y	В 70	£5,714
£350,000 21/04/2021 S 120 BADDOW HALL CRESCENT CHELMSFORD CM2 7B	U 65	£5,385
£340,000 21/04/2021 T 18 WALLASEA GARDENS CHELMSFORD CM1 6,12	2 93	£3,656
£295,000 22/04/2021 T 4 ARBOUR LANE CHELMSFORD CM1 7R	G 47	£6,277
£670,000 22/04/2021 D 72 PATCHING HALL LANE CHELMSFORD CM1 4D	B 116	£5,776
£370,000 22/04/2021 T 27 DARRELL CLOSE CHELMSFORD CM1 4E	L 92	£4,022
£382,500 22/04/2021 D 36 MITCHELL WAY SOUTH WOODHAM FERRERS CHELMSFORD CM3 5P.	J 100	£3,825
£310,000 22/04/2021 T 42 CHARNWOOD AVENUE CHELMSFORD CM1 2T	Q 83	£3,735
£510,000 22/04/2021 D 21 GABLEFIELDS SANDON CHELMSFORD CM2.7S	P 151	£3,377
£630,000 22/04/2021 D 35 BRICKBARNS GREAT LEIGHS CHELMSFORD CM3 1JJ	197	£3,198
£270,000 22/04/2021 F 55 UPPER BRIDGE ROAD CHELMSFORD CM2 0A	Z 87	£3,103
£98,000 22/04/2021 F 36 NEWCOMBE COURT BURGESS SPRINGS CHELMSFORD CM1 10	N 47	£2,085
£625,000 23/04/2021 D 51 BANCROFTS ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5U		#VALUE!
£1,550,000 23/04/2021 D LONGLANDS FARM BOREHAM ROAD GREAT LEIGHS CHELMSFORD CM3 1P	R 218	£7,110
£270,000 23/04/2021 T 10 BLACKSMITH CLOSE SPRINGFIELD CHELMSFORD CM1 6S		£5,192
£275,000 23/04/2021 T 15 PALMERS CROFT CHELMSFORD CM2 6S	R 54	£5,093
£390,000 23/04/2021 S 9 WOODSIDE COTTAGES NATHANS LANE EDNEY COMMON CHELMSFORD CM1 3R		£5,065
£200,000 23/04/2021 S 96 BROCKENHURST WAY BICKNACRE CHELMSFORD CM3 4X		£4,878
£370,000 23/04/2021 D 64 HENNIKER GATE CHELMSFORD CM2 65		£4,744
£282,500 23/04/2021 S 18 CHURCH LANE SPRINGFIELD CHELMSFORD CM1.75		£4,708
£340,000 23/04/2021 T 9 ROSE GLEN CHELMSFORD CM2 9E		£4,658
£470,000 23/04/2021 D 14 SUTTON MEAD CHELMSFORD CM2 60		£4,653
£260,000 23/04/2021 T 62 MELVILLE HEATH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5F.	•	£4,643
		£4,600
£345,000 23/04/2021 S 60 BONINGTON CHASE CHEIMSEORD CM1.6G		£4,554
£345,000 23/04/2021 S 60 BONINGTON CHASE CHELMSFORD CM1 6G £460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGEIELD CHELMSFORD CM2 8U		£4,221
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L		£4,100
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E		£4,036
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S		
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A		
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A £406,500 23/04/2021 D 21 PORTERS PARK BOREHAM CHELMSFORD CM3 3B	H 103	£3,947
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A £406,500 23/04/2021 D 21 PORTERS PARK BOREHAM CHELMSFORD CM3 3B £298,000 23/04/2021 T 101 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6E	H 103 W 76	£3,947 £3,921
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A £406,500 23/04/2021 D 21 PORTERS PARK BOREHAM CHELMSFORD CM3 3B £298,000 23/04/2021 T 101 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6E £300,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM1 3R	H 103 W 76 U 79	£3,947 £3,921 £3,797
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A £406,500 23/04/2021 D 21 PORTERS PARK BOREHAM CHELMSFORD CM3 3B £298,000 23/04/2021 T 101 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6E £300,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM2 9H £360,000 23/04/2021 S CHELMSFORD CM2 9H	H 103 W 76 U 79 F 95	£3,947 £3,921 £3,797 £3,789
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A £406,500 23/04/2021 D 21 PORTERS PARK BOREHAM CHELMSFORD CM3 3B £298,000 23/04/2021 T 101 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6E £300,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM2 9H £360,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM2 9H £295,000 23/04/2021 T 7 SCOTTS WALK CHELMSFORD CM1 2H	H 103 W 76 U 79 F 95 B 84	£3,947 £3,921 £3,797 £3,789 £3,512
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A £406,500 23/04/2021 D 21 PORTERS PARK BOREHAM CHELMSFORD CM3 3B £298,000 23/04/2021 T 101 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6S £300,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM2 9B £360,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM2 9B £295,000 23/04/2021 S 63 HEATH DRIVE CHELMSFORD CM2 9B £295,000 23/04/2021 T 7 SCOTTS WALK CHELMSFORD CM1 2H £290,00	H 103 W 76 U 79 F 95 B 84 P 83	£3,947 £3,921 £3,797 £3,789 £3,512 £3,494
£460,000 23/04/2021 S 6 SHIP COTTAGES STOCK ROAD WEST HANNINGFIELD CHELMSFORD CM2 8L £295,500 23/04/2021 T 26 ST ANTHONYS DRIVE CHELMSFORD CM2 9E £205,000 23/04/2021 F 4 EARLSFIELD DRIVE CHELMSFORD CM2 6S £335,000 23/04/2021 S 409A SPRINGFIELD ROAD CHELMSFORD CM2 6A £406,500 23/04/2021 D 21 PORTERS PARK BOREHAM CHELMSFORD CM3 3B £298,000 23/04/2021 T 101 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6E £300,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM2 9H £360,000 23/04/2021 S EAST WARREN COTTAGE ROXWELL ROAD WRITTLE CHELMSFORD CM2 9H £295,000 23/04/2021 T 7 SCOTTS WALK CHELMSFORD CM1 2H	H 103 W 76 U 79 F 95 B 84 P 83 B 59	£3,947 £3,921 £3,797 £3,789 £3,512

£325,000	23/04/2021	S HAVEN	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	161	£2,019
£445,000	26/04/2021	S 80	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	57	£7,807
£307,000	26/04/2021	F 3	BOND STREET		CHELMSFORD	CM1 1GD	63	£4,873
£355,000	26/04/2021	S 22	COWLIN MEAD		CHELMSFORD	CM1 4FJ	78	£4,551
£395,000	26/04/2021	D 158	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	93	£4,247
£242,000	26/04/2021	F 42	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£4,033
£330,000	26/04/2021	S 4	STUART CLOSE		CHELMSFORD	CM2 7AR	83	£3,976
£435,000	26/04/2021	Г 5	PERRY HILL		CHELMSFORD	CM1 7RD	110	£3,955
£325,000	26/04/2021	Т 245	BADDOW ROAD		CHELMSFORD	CM2 7QA	83	£3,916
£205,000	26/04/2021	F 181	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	56	£3,661
£215,000	26/04/2021	F 39	HAIG COURT		CHELMSFORD	CM2 0BH	60	£3,583
£510,000	27/04/2021	D 24	PARK AVENUE		CHELMSFORD	CM1 2AA	86	£5,930
£260,000	27/04/2021	Г 30	CHESTER PLACE		CHELMSFORD	CM1 4NQ	48	£5,417
£620,000	27/04/2021	D 8	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	131	£4,733
£479,995	27/04/2021	D 104	SWISS AVENUE		CHELMSFORD	CM1 2AF	109	£4,404
£360,000	27/04/2021	Γ 2	GROVE ROAD		CHELMSFORD	CM2 0EY	91	£3,956
£310,000	27/04/2021	Г 32	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	84	£3,690
£295,000	28/04/2021	S 35	RUBENS GATE		CHELMSFORD	CM1 6GW	52	£5,673
£325,000	28/04/2021	S 18	JEFFERY ROAD		CHELMSFORD	CM2 7BZ	70	£4,643
£310,000	28/04/2021	Т 7	WALTHAM GLEN		CHELMSFORD	CM2 9EL	70	£4,429
£390,000	28/04/2021	S 2	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	94	£4,149
£420,000	28/04/2021	D 16	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	114	£3,684
£550,000	28/04/2021	D 22	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	180	£3,056
£740,000	28/04/2021	Т 13	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF	261	£2,835
£268,000	29/04/2021	F FLAT 5 KENWOOD HOUSE, 213	NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	51	£5,255
£253,500		S 21	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	53	£4,783
£315,000	29/04/2021	D 29	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	66	£4,773
£248,000	29/04/2021	F 47	HARDY CLOSE		CHELMSFORD	CM1 1AE	55	£4,509
£285,000	29/04/2021	F 102	WATSON HEIGHTS		CHELMSFORD	CM1 1AF	72	£3,958
£392,000	29/04/2021	D 22	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	101	£3,881
£335,000	29/04/2021	D 73	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	89	£3,764
£292,000	29/04/2021	Г 172	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	79	£3,696
£270,000	29/04/2021	Γ 23	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	79	£3,418
£415,000	29/04/2021	D 53	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	124	£3,347
£1,025,000	29/04/2021	D TILEHURST	LONDON ROAD	WIDFORD	CHELMSFORD	CM2 8TF	343	£2,988
£80,000	30/04/2021	F 3	DAISY COURT		CHELMSFORD	CM1 6QU	N/A	#VALUE!
£475,000	30/04/2021	D 111	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	87	£5,460
£359,000	30/04/2021	Т 7	QUEEN STREET		CHELMSFORD	CM2 0JS	68	£5,279
£305,000	30/04/2021	S 22	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	58	£5,259
£320,000	30/04/2021	Т 35	LUCAS AVENUE		CHELMSFORD	CM2 9JL	65	£4,923
£426,500	30/04/2021	D 34	BRITTEN CRESCENT		CHELMSFORD	CM2 7ER	87	£4,902
£170,000	30/04/2021	F 45	HOMEMEAD	GALLEYWOOD	CHELMSFORD	CM2 8SN	35	£4,857
£1,215,750	30/04/2021	D THE RIDINGS	THE COMMON	GALLEYWOOD	CHELMSFORD	CM2 8JX	252	£4,824
£700,000	30/04/2021	D GRANGE LODGE	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	146	£4,795
£220,000	30/04/2021	F 23	MARCONI ROAD		CHELMSFORD	CM1 1LR	46	£4,783
£545,000	30/04/2021	D 4	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	114	£4,781
£425,000	30/04/2021	S 213	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NS	90	£4,722
£367,500	30/04/2021	Т 13	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	81	£4,537
£512,500	30/04/2021	D 10	CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	113	£4,535
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£327,000	30/04/2021	D	10	WEBB CLOSE	SPRINGFIELD	CHELMSFORD	CM2 6GQ	73	£4,479
£319,000	30/04/2021	S	36	KINGS ROAD		CHELMSFORD	CM1 4HP	72	£4,431
£320,000	30/04/2021	F	133	WHARF ROAD		CHELMSFORD	CM2 6FS	73	£4,384
£525,000	30/04/2021	S	36	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	120	£4,375
£335,000	30/04/2021	Т	37	PINES ROAD		CHELMSFORD	CM1 2EY	78	£4,295
£295,000	30/04/2021	F	38	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	70	£4,214
£139,000	30/04/2021	F	1	BELVAWNEY CLOSE		CHELMSFORD	CM1 4YR	33	£4,212
£330,000	30/04/2021	D	10	LETTONS CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GB	81	£4,074
£190,000	30/04/2021	F	88	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043
£390,000	30/04/2021	S	170	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NF	98	£3,980
£455,000	30/04/2021	S	1B	SECOND AVENUE		CHELMSFORD	CM1 4ET	115	£3,957
£215,000	30/04/2021	F	58	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	55	£3,909
£163,000	30/04/2021	F	61	CHESTER PLACE		CHELMSFORD	CM1 4NQ	42	£3,881
£340,000	30/04/2021	S	113	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	88	£3,864
£430,000	30/04/2021	S	62	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	112	£3,839
£362,000	30/04/2021	D	40	LYNDHURST DRIVE	BICKNACRE	CHELMSFORD	CM3 4XL	96	£3,771
£640,000	30/04/2021	D	CHATHAM HALL LODGE	BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LB	171	£3,743
£427,000	30/04/2021	Т	6	FALCONS MEAD		CHELMSFORD	CM2 0NN	115	£3,713
£200,000	30/04/2021	S	82	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	54	£3,704
£277,500	30/04/2021	F	1	OAT LEYS		CHELMSFORD	CM1 4FF	75	£3,700
£165,000	30/04/2021	F	28	DOCKWRA LANE	DANBURY	CHELMSFORD	CM3 4RQ	45	£3,667
£205,000	30/04/2021	F	171	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661
£380,000	30/04/2021	S 7	SHIP COTTAGES	STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA	105	£3,619
£350,000	30/04/2021	S	39	PICKWICK AVENUE		CHELMSFORD	CM1 4UR	99	£3,535
£625,000	30/04/2021	S	62	THIRD AVENUE		CHELMSFORD	CM1 4EY	181	£3,453
£465,000	30/04/2021	D	33	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	137	£3,394
£173,000	30/04/2021	F	11	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,392
£897,500	30/04/2021	D	396	BADDOW ROAD		CHELMSFORD	CM2 9RA	265	£3,387
£218,000	30/04/2021	F	187	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	68	£3,206
£490,000	30/04/2021	D	55	QUILP DRIVE		CHELMSFORD	CM1 4YD	155	£3,161
£205,000	30/04/2021	F	16	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	71	£2,887
£1,485,000	04/05/2021	D	THE BREW HOUSE	GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	N/A	#VALUE!
£327,500	04/05/2021	S	23	KINGS ROAD		CHELMSFORD	CM1 4HR	77	£4,253
£415,000	04/05/2021	D	36	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	101	£4,109
£550,000	04/05/2021	S	4	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	154	£3,571
£343,000	04/05/2021	T	53	AVON ROAD		CHELMSFORD	CM1 2JX	101	£3,396
£317,500	04/05/2021	S	110	WRITTLE ROAD		CHELMSFORD	CM1 3BT	107	£2,967
£150,000	04/05/2021	F	1	BEEHIVE LANE		CHELMSFORD	CM2 9SU	57	£2,632
£83,250	04/05/2021	F 13	PRIMULA COURT	PRIMROSE HILL		CHELMSFORD	CM1 2FZ	74	£1,125
£395,000	05/05/2021	S 25	81	BEEHIVE LANE		CHELMSFORD	CM2 9TJ	90	£4,389
£745,000	05/05/2021	S	HIGHBURY, 171	WOOD STREET		CHELMSFORD	CM2 8BJ	189	£3,942
£300,000	05/05/2021	T	144	BADDOW ROAD		CHELMSFORD	CM2 9QW	78	£3,846
£365,000	06/05/2021	S 3	RETTENDON PLACE COTTAGES	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	65	£5,615
£650,000	06/05/2021	D 5	58	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JE	118	£5,508
£545,000	06/05/2021	S	30	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£145,500	06/05/2021	F	30	CHURCHILL RISE	J. M. DOM	CHELMSFORD	CM1 6FD	48	£3,031
£417,000	07/05/2021	D	1	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	N/A	#VALUE!
£460,000	07/05/2021	S	32	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	88	£5,227
£315,000	07/05/2021		16	BOUNDERBY GROVE	VVINITIE	CHELMSFORD	CM1 4XW	61	£5,227
1313,000	07/03/2021	3	16	DOUNDLIND! GROVE		CHELINISFORD	CIVIT 4AVV	01	13,104

£275,000	07/05/2021	Т		12	ASHTON PLACE		CHELMSFORD	CM2 6ST	58	£4,741
£298,000		Т		18	GILSON CLOSE		CHELMSFORD	CM2 6XD	64	£4,656
£232,000	07/05/2021	F		82	STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	50	£4,640
£425,000	07/05/2021	D		102	BEELEIGH LINK		CHELMSFORD	CM2 6RG	97	£4,381
£286,000	07/05/2021	Т		83	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	66	£4,333
£390,000	07/05/2021	D		9	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	91	£4,286
£607,000	07/05/2021	D	KNAVESMIRE		LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QH	145	£4,186
£385,000	07/05/2021	S		6	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	92	£4,185
£375,000	07/05/2021	S		53	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	90	£4,167
£180,000	07/05/2021	F		46	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£3,529
£300,000	07/05/2021	Т		12	SKYLARK WALK		CHELMSFORD	CM2 8BB	86	£3,488
£218,000	07/05/2021	F		46	VICTORIA COURT		CHELMSFORD	CM1 1GP	63	£3,460
£310,000	07/05/2021	S		45	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,263
£280,000	07/05/2021	S		8	TRENT ROAD		CHELMSFORD	CM1 2LQ	86	£3,256
£271,200	07/05/2021	T		13	RUTLAND ROAD		CHELMSFORD	CM1 4BL	86	£3,153
£340,000	07/05/2021	S	BRYTREE		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	110	£3,091
£295,000	07/05/2021	T		74	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	99	£2,980
£730,000	10/05/2021	D	MILL HOUSE		MILL ROAD	GOOD EASTER	CHELMSFORD	CM1 4SL	120	£6,083
£269,000	10/05/2021	T		35	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,804
£340,000	10/05/2021	T		66	BISHOP ROAD		CHELMSFORD	CM1 1PY	71	£4,789
£440,000	10/05/2021	S		89	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8LT	103	£4,272
£290,000	10/05/2021	S		61	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	71	£4,085
£360,250	10/05/2021	D		14	STIRRUP CLOSE		CHELMSFORD	CM1 6ST	89	£4,048
£210,000	10/05/2021	F	17A		HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	53	£3,962
£190,000	10/05/2021	F FLAT 25	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£3,878
£415,000	10/05/2021	D		159	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	108	£3,843
£365,000	10/05/2021	D		5	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	97	£3,763
£215,000	10/05/2021	F		17	HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	58	£3,707
£495,000	10/05/2021	Т		10	FLEETWOOD SQUARE	SPRINGFIELD	CHELMSFORD	CM1 6AQ	143	£3,462
£915,000	10/05/2021	D		438	BADDOW ROAD		CHELMSFORD	CM2 9RB	268	£3,414
£570,000	10/05/2021	D		9	HOPKINS MEAD		CHELMSFORD	CM2 6SS	188	£3,032
£404,000	11/05/2021	S		127	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,114
£210,000	11/05/2021	F		17	FALCONS MEAD		CHELMSFORD	CM2 0NN	53	£3,962
£313,000	11/05/2021	D		12	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	82	£3,817
£350,000	11/05/2021	S	3A		PITFIELD		CHELMSFORD	CM2 9QY	100	£3,500
£342,000	11/05/2021	T		40	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	131	£2,611
£485,000	12/05/2021	D		4	GOLDENACRES		CHELMSFORD	CM1 6YT	101	£4,802
£620,000	12/05/2021	D	MAPLETREE COTTAGE		BROOK LANE	GREAT BADDOW	CHELMSFORD	CM2 7SX	152	£4,079
£285,000	12/05/2021	T	==== ==	4	LINDEN CLOSE	2.12.11.2.2.2.1	CHELMSFORD	CM2 9JQ	71	£4,014
£550,000	12/05/2021	D		44	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	144	£3,819
£125,000	12/05/2021	F		58	CROCUS WAY		CHELMSFORD	CM1 6XN	47	£2,660
£341,000	13/05/2021	S		49	STEWART ROAD		CHELMSFORD	CM2 9BB	63	£5,413
£615,000	13/05/2021	D		55	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	121	£5,083
£375,000	13/05/2021	S		137	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,518
£805,000	13/05/2021	D		6	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	198	£4,066
£475,000	13/05/2021	S		8	CLINTON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AZ	120	£3,958
£530,000	13/05/2021	D		18	CORNELIUS VALE	LAST HAMMING ILLD	CHELMSFORD	CM2 6YF	134	£3,955
£525,000	14/05/2021	S		65	FIRST AVENUE		CHELMSFORD	CM1 1RX	84	£6,250
£362,500	14/05/2021	T		23	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	64	£5,664
1302,300	14/03/2021	ı		23	GOLDLAT NOAD		CHLLINISFOND	CIVIZ UEJ	04	13,004

£320,000	14/05/2021	S	2	WHALEBONE COTTAGES		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3BA	62	£5,161
£352,000	14/05/2021	T			24	GROVE ROAD		CHELMSFORD	CM2 0EY	70	£5,029
£425,000	14/05/2021	S			27	SAWNEY BROOK	WRITTLE	CHELMSFORD	CM1 3JH	88	£4,830
£425,000	14/05/2021	S			7	ALDEBURGH WAY		CHELMSFORD	CM1 7PB	92	£4,620
£360,000	14/05/2021	Т			86	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	78	£4,615
£380,000	14/05/2021	S			57	THAMES AVENUE		CHELMSFORD	CM1 2LN	83	£4,578
£220,000	14/05/2021	F			4	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	49	£4,490
£512,000	14/05/2021	S			70	LADY LANE		CHELMSFORD	CM2 0TH	117	£4,376
£312,000	14/05/2021	S			22	THAMES AVENUE		CHELMSFORD	CM1 2LW	72	£4,333
£370,000	14/05/2021	S			118	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ	86	£4,302
£368,000	14/05/2021	S			10	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	88	£4,182
£310,000	14/05/2021	T			17	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	77	£4,026
£305,000	14/05/2021	S			4	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£3,910
£355,000	14/05/2021	S			50	CORPORATION ROAD		CHELMSFORD	CM1 2AR	91	£3,901
£295,000	14/05/2021	Т			129	RUTLAND ROAD		CHELMSFORD	CM1 4BN	78	£3,782
£550,000	14/05/2021	D			18	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	154	£3,571
£275,000	14/05/2021	Т			498	LINNET DRIVE		CHELMSFORD	CM2 8AN	78	£3,526
£525,000	14/05/2021	D			55	QUILP DRIVE		CHELMSFORD	CM1 4YD	155	£3,387
£153,000	14/05/2021	F			15	CLEMATIS TYE		CHELMSFORD	CM1 6GL	53	£2,887
£197,000	14/05/2021	F			131	WOODHALL ROAD		CHELMSFORD	CM1 4AF	69	£2,855
£260,000	17/05/2021	S			49	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	45	£5,778
£400,000	17/05/2021	F FLAT	6	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	71	£5,634
£466,000	17/05/2021	S		Z	99	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	92	£5,065
£325,000	17/05/2021	T			39	SKINNERS LANE		CHELMSFORD	CM2 8RP	68	£4,779
£355,000	17/05/2021	D			20	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ	76	£4,671
£380,000	17/05/2021	D			12	YELDHAM LOCK		CHELMSFORD	CM2 6RP	85	£4,471
£325,000	17/05/2021	T			47	PEREGRINE DRIVE		CHELMSFORD	CM2 8XY	74	£4,392
£335,000	17/05/2021	T			20	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	77	£4,351
£234,000	17/05/2021	F			48	UPPER CHASE		CHELMSFORD	CM2 0BN	64	£3,656
£275,000	17/05/2021	S			65	MEADGATE AVENUE		CHELMSFORD	CM2 7NG	78	£3,526
£225,000	17/05/2021	F			145	BEELEIGH LINK		CHELMSFORD	CM2 6PH	64	£3,516
£178,500	17/05/2021	F			40	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	51	£3,500
£475,000	18/05/2021	D		DUCKINGSTOOL COTTAGE		BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	N/A	#VALUE!
£469,000	18/05/2021	D		LAVENDER COTTAGE		LUDGORES LANE	DANBURY	CHELMSFORD	CM3 4JW	94	£4,989
£500,000	18/05/2021	S			26	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD	114	£4,386
£285,000	18/05/2021	T			125	ROBIN WAY		CHELMSFORD	CM2 8AU	83	£3,434
£365,000	19/05/2021	S			184	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DG	82	£4,451
£310,000	19/05/2021	T			97	NOAKES AVENUE		CHELMSFORD	CM2 8EW	87	£3,563
£198,000	19/05/2021	F			4	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	56	£3,536
£820,000	19/05/2021	D			210	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AJ	248	£3,306
£625,000	19/05/2021	S			50	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	196	£3,189
£305,000	19/05/2021	T			48	WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW	103	£2,961
£640,000	20/05/2021	D			13	HAVISHAM WAY		CHELMSFORD	CM1 4UY	98	£6,531
£297,500	20/05/2021	T			138	POLLARDS GREEN		CHELMSFORD	CM2 6UX	55	£5,409
£285,000	20/05/2021	S			25	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	53	£5,377
£445,000	20/05/2021	S			54	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	96	£4,635
£345,000	20/05/2021	S			72	AVON ROAD		CHELMSFORD	CM1 2JZ	85	£4,059
£214,500	20/05/2021	T			150	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	54	£3,972
£875,000	21/05/2021			BROOK HOUSE		CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	56	£15,625
2373,000	22,00,2021			JO		522 O.1.D .1.O/1.D	5	5	55 1/ tQ	- 50	213,023

£330,000	21/05/2021	T 7	7 F	RAMSHAW DRIVE		CHELMSFORD	CM2 6US	55	£6,000
£496,000	21/05/2021	D 3	3 V	WOOLARDS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NW	84	£5,905
£225,000	21/05/2021	T 12	L2 F	POPPY GREEN		CHELMSFORD	CM1 6YD	39	£5,769
£675,000	21/05/2021	S 15	L5 F	FINCHLEY AVENUE		CHELMSFORD	CM2 9BX	123	£5,488
£1,050,000	21/05/2021	D 2	2 (COMYNS PLACE	WRITTLE	CHELMSFORD	CM1 3ES	193	£5,440
£375,000	21/05/2021	T 36	36 T	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	71	£5,282
£330,000	21/05/2021	S 27	27 E	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	63	£5,238
£320,000	21/05/2021	S 12	L2 E	BRIARSWOOD		CHELMSFORD	CM1 6UH	68	£4,706
£370,000	21/05/2021	S 1	1 (GOSHAWK DRIVE		CHELMSFORD	CM2 8XN	79	£4,684
£315,000	21/05/2021	T 124	24 N	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ	69	£4,565
£342,500	21/05/2021	S 18		BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	79	£4,335
£255,000	21/05/2021	T 9	9 T	TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB	59	£4,322
£310,000	21/05/2021	D 10	LO Y	YELDHAM LOCK		CHELMSFORD	CM2 6RP	74	£4,189
£600,000	21/05/2021	D 77	77 V	VICARAGE ROAD		CHELMSFORD	CM2 9BT	145	£4,138
£301,000	21/05/2021	T 109)9 F	HEATH DRIVE		CHELMSFORD	CM2 9HG	73	£4,123
£205,000	21/05/2021	T 82	32 E	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	50	£4,100
£300,000	21/05/2021	S 4	4 V	WATERHOUSE LANE		CHELMSFORD	CM1 2TF	75	£4,000
£320,000	21/05/2021	T 71	71 S	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	82	£3,902
£325,000	21/05/2021	T 70	70 N	NOAKES AVENUE		CHELMSFORD	CM2 8EW	85	£3,824
£650,000	21/05/2021	D 1	1 F	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	171	£3,801
£195,000	21/05/2021	F 1	1 [DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£3,750
£375,000	21/05/2021	S 28	28 N	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	102	£3,676
£360,000	21/05/2021	D 12	12 (GILMORE WAY		CHELMSFORD	CM2 7AN	98	£3,673
£205,000	21/05/2021	F 9	9 E	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	57	£3,596
£800,000	21/05/2021	D 12	L2 F	ROSELAWN FIELDS	BROOMFIELD	CHELMSFORD	CM1 7GB	232	£3,448
£235,000	21/05/2021	T 21	21 (COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	73	£3,219
£405,000	21/05/2021	D 1	1 E	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	130	£3,115
£270,000	21/05/2021	S 25	25 V	WEIGHT ROAD		CHELMSFORD	CM2 6LE	92	£2,935
£293,000	21/05/2021	T 97	97 L	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	119	£2,462
£515,000	24/05/2021	S 3	3 T	THE GREEN	SANDON	CHELMSFORD	CM2 7SH	N/A	#VALUE!
£270,000	24/05/2021	T 241	1 A	AVON ROAD		CHELMSFORD	CM1 2LB	23	£11,739
£182,000	24/05/2021	T 5	5 N	MEARNS PLACE		CHELMSFORD	CM2 6TT	25	£7,280
£425,000	24/05/2021	S 3	3 (CAPEL CLOSE		CHELMSFORD	CM1 7DE	105	£4,048
£327,000	24/05/2021	S 27		HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	95	£3,442
£252,000	25/05/2021	F 15 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	45	£5,600
£385,000	25/05/2021			SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	80	£4,813
£325,000	25/05/2021			ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	70	£4,643
£175,000	25/05/2021	F 188		TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	50	£3,500
£325,000	25/05/2021	S MICHAELMAS		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	112	£2,902
£227,500	26/05/2021	F 12		DEVON MEWS		CHELMSFORD	CM2 0GD	34	£6,691
£360,000	26/05/2021	S 136		MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ	77	£4,675
£448,000	26/05/2021	S 37		DUFFIELD ROAD		CHELMSFORD	CM2 9RY	138	£3,246
£670,000	27/05/2021	D YEW TREE COTTAGE		CHURCH ROAD	LITTLE BADDOW	CHELMSFORD	CM3 4BE	N/A	#VALUE!
£390,000	27/05/2021	D 41		DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	72	£5,417
£305,000	27/05/2021	S 50		BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	57	£5,351
£358,000	27/05/2021	T 1		BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	72	£4,972
£197,000	27/05/2021	T 64		POLLARDS GREEN	300 WOODING I EIGENS	CHELMSFORD	CM2 6UH	40	£4,925
£300,000	27/05/2021	T 43		BEGONIA CLOSE		CHELMSFORD	CM1 6NL	66	£4,545
£522,000	27/05/2021			BEATTY RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YQ	122	£4,279
1322,000	27/03/2021	2	_ [DEATH MIDE	300111 WOODITAWI I LIKKERS	CITELIVISI OND	CIVIS STQ	144	14,213

£625,000	27/05/2021	D 142	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB	150	£4,167
£318,000	27/05/2021	T 24	VARDEN CLOSE		CHELMSFORD	CM1 4XS	78	£4,077
£190,000	27/05/2021	F 5	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	47	£4,043
£331,000	27/05/2021	S 35	THAMES AVENUE		CHELMSFORD	CM1 2LN	86	£3,849
£321,500	27/05/2021	T 49	MEON CLOSE		CHELMSFORD	CM1 7QG	88	£3,653
£340,000	28/05/2021	T 35	REDMAYNE DRIVE		CHELMSFORD	CM2 9XG	56	£6,071
£312,500	28/05/2021	S 13	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	56	£5,580
£310,000	28/05/2021	S 20	BANKART LANE		CHELMSFORD	CM2 6TZ	56	£5,536
£285,000	28/05/2021	T 28	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU	53	£5,377
£220,000	28/05/2021	F 36A	THIRD AVENUE		CHELMSFORD	CM1 4EY	44	£5,000
£210,000	28/05/2021	F 51A	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	44	£4,773
£285,000	28/05/2021	T 6	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£4,750
£285,000	28/05/2021	T 3	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	60	£4,750
£345,000	28/05/2021	S 37	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	73	£4,726
£550,000	28/05/2021	S 13	GREENWAYS		CHELMSFORD	CM1 4EF	120	£4,583
£375,000	28/05/2021	D 28	GREAT COB		CHELMSFORD	CM1 6LA	84	£4,464
£310,000	28/05/2021	T 89	BRADFORD STREET		CHELMSFORD	CM2 0BG	72	£4,306
£365,000	28/05/2021	D 41	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	85	£4,294
£670,000	28/05/2021	D 6	WINDLEY TYE		CHELMSFORD	CM1 2GR	159	£4,214
£475,000	28/05/2021	D 8	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	113	£4,204
£360,000	28/05/2021	D 16	CLARENCE CLOSE		CHELMSFORD	CM2 6SE	86	£4,186
£540,000	28/05/2021	D SHERINGHAM	BIRCHES WALK	GALLEYWOOD	CHELMSFORD	CM2 8TZ	129	£4,186
£227,000	28/05/2021	F 307	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,127
£510,000	28/05/2021	S 31	SWISS AVENUE		CHELMSFORD	CM1 2AD	124	£4,113
£314,000	28/05/2021	T 42	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ	77	£4,078
£295,000	28/05/2021	F 53	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	74	£3,986
£435,000	28/05/2021	D 45	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DE	111	£3,919
£222,000	28/05/2021	T 32	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	57	£3,895
£315,000	28/05/2021	T 47	DONALD WAY		CHELMSFORD	CM2 9JE	81	£3,889
£290,000	28/05/2021	Т 6	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	77	£3,766
£315,000	28/05/2021	S 142	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	84	£3,750
£330,000	28/05/2021	S 14	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	89	£3,708
£330,000	28/05/2021	S 75	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	90	£3,667
£190,000	28/05/2021	F 42	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	54	£3,519
£220,000	28/05/2021	F 182	PARKINSON DRIVE		CHELMSFORD	CM1 3GS	63	£3,492
£156,000	28/05/2021	F 15	WIDFORD PARK PLACE		CHELMSFORD	CM2 8TB	45	£3,467
£265,000	28/05/2021	F 30	TYDEMANS		CHELMSFORD	CM2 9FH	78	£3,397
£217,000	28/05/2021	F 169	POLLARDS GREEN		CHELMSFORD	CM2 6UX	64	£3,391
£305,000	28/05/2021	T 12	DARRELL CLOSE		CHELMSFORD	CM1 4EL	98	£3,112
£415,000	01/06/2021	S 7	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	58	£7,155
£990,000	01/06/2021	D POPLAR LODGE	WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	194	£5,103
£340,000	01/06/2021	D 69	ST ANTHONYS DRIVE	5	CHELMSFORD	CM2 9EH	73	£4,658
£412,000	01/06/2021	D 23	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	90	£4,578
£328,000	01/06/2021	T 24	ROCHFORD ROAD	300 TH WOODHAW LERRERS	CHELMSFORD	CM2 0EG	73	£4,493
£596,000	01/06/2021	D 65	WIDFORD ROAD		CHELMSFORD	CM2 8SY	141	£4,227
£345,000	01/06/2021	T 31	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	82	£4,227
£315,000	01/06/2021	T 213	AVON ROAD		CHELMSFORD	CM1 2LB	77	£4,207
£610,000	01/06/2021	S STONE CROFT	CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM1 2LB CM3 1NA	155	£3,935
£430,000	01/06/2021		ROSSENDALE	LITTLE LEIGHS	CHELMSFORD	CM1 2UA	110	£3,935
1430,000	01/00/2021	J 14	NOSSLINDALE		CHELIVISFORD	CIVIT ZUA	110	13,303

£295,000	01/06/2021	T 5	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	81	£3,642
£460,000	01/06/2021	D 11	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	127	£3,622
£405,000	01/06/2021	D 65	PARKLANDS DRIVE		CHELMSFORD	CM1 7SP	119	£3,403
£432,000	02/06/2021	S 36	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	85	£5,082
£550,000	02/06/2021	D 13	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	115	£4,783
£390,000	02/06/2021	S 31	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	90	£4,333
£300,000	02/06/2021	T 412	LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,846
£185,000	02/06/2021	F 211	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£3,776
£425,000	03/06/2021	S 1	WISEMANS COTTAGES	GREAT WALTHAM	CHELMSFORD	CM3 1ET	86	£4,942
£245,000	03/06/2021	F 10 WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£4,900
£262,500	03/06/2021	T 30	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£4,605
£385,000	03/06/2021	T 21	MAYNE CREST		CHELMSFORD	CM1 6UA	88	£4,375
£319,825	03/06/2021	S 3	PYMS ROAD		CHELMSFORD	CM2 8PY	75	£4,264
£326,000	03/06/2021	S 79	PINES ROAD		CHELMSFORD	CM1 2EZ	77	£4,234
£730,000	03/06/2021	D 179	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	173	£4,220
£380,000	03/06/2021	S 111	KEENE WAY		CHELMSFORD	CM2 8NS	101	£3,762
£495,000	03/06/2021	S 12	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	160	£3,094
£220,500	03/06/2021	Т 2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,564
£655,000	04/06/2021	D 9	HAMLET ROAD		CHELMSFORD	CM2 0EU	100	£6,550
£540,000	04/06/2021	S 1 ROSE COTTAGE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	97	£5,567
£205,000	04/06/2021	F 58	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	37	£5,541
£310,000	04/06/2021	S 39	RUBENS GATE		CHELMSFORD	CM1 6GW	59	£5,254
£500,000	04/06/2021	D 116A	SANDFORD ROAD		CHELMSFORD	CM2 6DH	100	£5,000
£323,500	04/06/2021	S 68	STEWART ROAD		CHELMSFORD	CM2 9BD	66	£4,902
£402,500	04/06/2021	S 9	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PW	83	£4,849
£188,000	04/06/2021	F 43	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	40	£4,700
£262,500	04/06/2021	T 12	HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	56	£4,688
£371,000	04/06/2021	S 55	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	80	£4,638
£485,000	04/06/2021	D 46	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,575
£215,000	04/06/2021	T 34	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	47	£4,574
£212,500	04/06/2021	F 44	HARBERD TYE		CHELMSFORD	CM2 9GJ	47	£4,521
£325,000	04/06/2021	T 4	LOMBARDY PLACE		CHELMSFORD	CM1 1PZ	72	£4,514
£335,000	04/06/2021	T 47	LUCAS AVENUE		CHELMSFORD	CM2 9JL	78	£4,295
£385,000		S 160	CHELMER ROAD		CHELMSFORD	CM2 6AB	94	£4,096
£398,000	04/06/2021	S 162	CHELMER ROAD		CHELMSFORD	CM2 6AB	99	£4,020
£265,000	04/06/2021	T 124	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	66	£4,015
£207,000	04/06/2021	F 38	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	52	£3,981
£315,000	04/06/2021	S 6	PENZANCE CLOSE		CHELMSFORD	CM1 6JJ	82	£3,841
£475,000	04/06/2021	D 51	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	140	£3,393
£295,000	04/06/2021	T 226	DORSET AVENUE		CHELMSFORD	CM2 8YZ	87	£3,391
£720,000	04/06/2021	D 47	SPALDING WAY		CHELMSFORD	CM2 7NZ	225	£3,200
£299,500	04/06/2021	T 153	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	97	£3,088
£139,700	04/06/2021	F 148	DORSET AVENUE		CHELMSFORD	CM2 8YY	46	£3,037
£95,000	04/06/2021	F 27	ALBION COURT		CHELMSFORD	CM2 OUT	39	£2,436
£835,000	04/06/2021	D 2	GUYS FARM	WRITTLE	CHELMSFORD	CM1 3GA	364	£2,294
£260,000	07/06/2021	T 233	BADDOW ROAD	**************************************	CHELMSFORD	CM2 7PZ	51	£5,098
£335,000	07/06/2021	T 6	FIRTREE RISE		CHELMSFORD	CM2 9HS	69	£4,855
£237,000	07/06/2021	F 183	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	55	£4,309
£460,000	07/06/2021	F 15 RIVERS HOUSE, 129	SPRINGFIELD ROAD	S. MINOTILLO	CHELMSFORD	CM2 6JL	109	£4,220
L-00,000	07/00/2021	. 15 NIVENSTIOUSE, 125	J. MINOTILLO NOAD		CITELIVISI OND	CIVIZ UJL	103	17,220

F852,000 07/06/2012 0											
1939,050 07/08/2011 5					2						
E695,000 67/86/2021 D				142A			GREAT BADDOW				
ESS,000 08/06/2012 5 52 VICARGO LANE SPEAT RADDOW CHEMISTORD CM 219 4, 409					21						
199,000 08/06/2021 F 38 DAWSERRY PLACE SUTH WOODHAM FERRES CHEMSFORD MS 202 44 4,901 138,000 09/06/2021 T 35 DAWSERRY PLACE SUTH WOODHAM FERRES CHEMSFORD MS 202 44 4,901 138,000 09/06/2021 T 15 ST JOHNS GREEN CHEMSFORD MS 301 140 64,821 147,000 1				THE OLD POST HOUSE							
1818.0000 68/06/2012 F	£546,000	08/06/2021	S		52	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY	100	£5,460
15 10 10 10 10 10 10 10	£935,000	08/06/2021	D		19	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	213	£4,390
EFFS.000	£180,000	08/06/2021	F		18	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	44	£4,091
E33,000 09/06/2012 T	£385,000				15	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	72	£5,347
### HAMPINCH MURIL ### 133,000 09/96/2021 T ### 27 RUSHIFFDALE ### CHEMSFORD CM1 6XX 88 F4,057 ### 27 RUSHIFFDALE ### CHEMSFORD CM1 6XX 88 F4,057 ### 27 RUSHIFFDALE ### CHEMSFORD CM1 6XX 88 F4,057 ### 283,999 09/96/2021 D ### 27 RUSHIFFDALE					237	BEEHIVE LANE			CM2 9SH		£4,821
E337,000 09/06/2021 5	£262,000	09/06/2021	F FLAT 16	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,764
1939.095 09/06/2021 D	£310,000	09/06/2021	Т		42	HAWFINCH WALK		CHELMSFORD	CM2 8BE	72	£4,306
F35,000 09/06/2021 D 19 BEAULER BOULEVARD	£357,000	09/06/2021	Т		27	RUSHLEYDALE		CHELMSFORD	CM1 6JX	88	£4,057
231,0000 09/06/2021 0 231 RUTAND RAD CHELMSFORD CM1 48W 93 63,333 127,000 09/06/2021 1 20 NICHOLSON PLACE EAST HANNINGFIELD CHELMSFORD CM2 8W5 65 65,666 128,600 10/06/2021 T 8 TUPMAN LOSE CHELMSFORD CM2 6W5 65 65,666 128,600 10/06/2021 T 8 TUPMAN LOSE CHELMSFORD CM2 6W5 65 65,666 128,600 10/06/2021 T CM2 6W5 CM	£339,995	09/06/2021	S		15	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY	85	£4,000
275,000 09/06/2021 \$ 20 NICHOLSON PLACE EAST HANNINGFIELD CHEMSFORD CM 20% 56 63,566 228,000 10/06/2021 \$ 4 CHANCELLOR MARCELLOR SPRINGFIELD CHEMSFORD CM 20% 56 63,566 228,000 10/06/2021 \$ 8 TUPMAN CLOSE SPRINGFIELD CHEMSFORD CM 14 UP 58 64,914 63,914	£985,000	09/06/2021	D		19	BEAULIEU BOULEVARD		CHELMSFORD	CM1 6EA	252	£3,909
E357,000 10/06/2021 T 8 TUPMAN LOSS CHEMSFORD CM2 6WS 65 £5,646 £285,000 10/06/2021 D 24 BADEN FOWELL LOSE GREAT BADDOW CHEMSFORD CM2 GA 119 £4,622 £150,000 10/06/2021 F 20 DARMY RISE CHEMSFORD CM2 GA 119 £4,622 £150,000 10/06/2021 D 1 HILL CRESCRIT CHEMSFORD CM2 GA 119 £4,622 £150,000 10/06/2021 D 1 HILL CRESCRIT CHEMSFORD CM2 GA 119 £4,625 £150,000 10/06/2021 T 89 £150,000 F 20 £10,000 F 20	£310,000	09/06/2021	D		231	RUTLAND ROAD		CHELMSFORD	CM1 4BW	93	£3,333
E28,000	£275,000	09/06/2021	Т		20	NICHOLSON PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UT	91	£3,022
## ## ## ## ## ## ## ## ## ## ## ## ##	£367,000	10/06/2021	S		4	CHANCELLOR AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6WS	65	£5,646
E120,000 10,06/2021 F	£285,000	10/06/2021	Т		8	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	58	£4,914
## F700,000 10/06/2021 T 89 EGINTON DRIVE CHELMSFORD CM2 GHT 154 £4,545 £35,000 10/06/2021 S 2 ROLLESTONS WRITTE CHELMSFORD CM2 GHT 154 £4,545 £320,000 10/06/2021 S 2 ROLLESTONS WRITTE CHELMSFORD CM3 317 74 £4,324 £16,500 10/06/2021 F 36 VILLERS PLACE BOREHAM CHELMSFORD CM3 317 42 £4,324 £16,500 10/06/2021 D 8 DARREL CLOSE CHELMSFORD CM3 317 42 £4,324 £10,500 10/06/2021 D 8 DARREL CLOSE CHELMSFORD CM3 317 42 £4,324 £10,500 10/06/2021 T 82 JUNIERS PLACE BOREHAM CHELMSFORD CM3 317 42 £4,324 £10,000 10/06/2021 T 82 JUNIERS PLACE BOREHAM CHELMSFORD CM3 32A 87 £3,793 £290,000 10/06/2021 T 82 JUNIERS PLACE BOREHAM CHELMSFORD CM3 32A 87 £3,793 £290,000 10/06/2021 T 82 JUNIERS PLACE BOREHAM CHELMSFORD CM3 32A 87 £3,793 £290,000 10/06/2021 T 93 NOAKES AVENUE CHELMSFORD CM3 32A 85 £3,187 £375 £375 £375 £375 £375 £375 £375 £37	£550,000	10/06/2021	D		24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,622
## ## ## ## ## ## ## ## ## ## ## ## ##	£120,000	10/06/2021	F		20	DARNAY RISE		CHELMSFORD	CM1 4XA	26	£4,615
### ### ##############################	£700,000	10/06/2021	D		1	HILL CRESCENT		CHELMSFORD	CM2 6HT	154	£4,545
## 166,500 10/06/2021 F	£335,000	10/06/2021	Т		89	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	76	£4,408
£400,000 10/06/2021 D 8 DARRELL CLOSE CHELMSFORD CM1 4EL 101 £3,960 £390,000 10/06/2021 S 50 PLANTATION ROAD BOREHAM CHELMSFORD CM3 3DX 85 £3,431 £290,000 10/06/2021 T 93 NOAKES AVENUE CHELMSFORD CM2 6EW 91 £3,187 £315,000 10/06/2021 T 93 NOAKES AVENUE CHELMSFORD CM2 6ER 122 £3,072 £310,000 10/06/2021 S 37 HOUBLON DRIVE CHELMSFORD CM2 6ER 122 £2,072 £310,000 11/06/2021 T 22 SOUTHER CROSS GOOD EASTER CHELMSFORD CM2 8EF 112 £2,818 £320,000 11/06/2021 T 22 JUBILLET TERRACE WOODHAM FERRERS CHELMSFORD CM2 8EF 122 £2,272 £330,000 11/06/2021 D 5 PETUNIA CRESCENT CHELMSFORD CM3 9EP 76 £5,132 £400,	£320,000	10/06/2021	S		2	ROLLESTONS	WRITTLE	CHELMSFORD	CM1 3JT	74	£4,324
E330,000	£166,500	10/06/2021	F		36	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	42	£3,964
## ## ## ## ## ## ## ## ## ## ## ## ##			D		8	DARRELL CLOSE		CHELMSFORD	CM1 4EL	101	
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£480,000 11/06/2021 D 2 MILLSON BANK CHELMSFORD CM2 6QD 121 £3,967 £210,000 11/06/2021 F FLAT 5 THE PHOENIX, 41 NEW STREET CHELMSFORD CM1 1PT 54 £3,889 £307,200 11/06/2021 T 326 LINNET DRIVE CHELMSFORD CM2 8AL 79 £3,889 £285,000 11/06/2021 S 9 LUCKSFIELD WAY CHELMSFORD CM2 8HW 77 £3,701 £255,000 11/06/2021 F 57 GRACE BARTLETT GARDENS CHELMSFORD CM2 9FW 69 £3,696 £166,000 11/06/2021 F 28 MELVILLE HEATH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5FT 46 £3,609 £795,000 11/06/2021 D 64 BEEHIVE LANE CHELMSFORD CM2 9RX 221 £3,597				1A	10		S. MINOTIEED				
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£795,000 11/06/2021 D 64 BEEHIVE LANE CHELMSFORD CM2 9RX 221 £3,597							SOLITH WOODHAM EERRERS				
							SOUTH WOODHAW FERRERS				
135 CKUCUS WAT CHELMISTURD CMI DXH 52 13,558											
	1185,000	11/06/2021	Г		133	CNUCUS WAT		CHELINISFURD	CIVIT DXH	52	13,558

£275,000	11/06/2021	F		37	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	79	£3,481
£950,000	,, -	D		45	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	353	£2,691
£76,250	11/06/2021	F		46	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	72	£1,059
£1,200,000	14/06/2021	D	GREEN ACRES		WEST HANNINGFIELD ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UE	N/A	#VALUE!
£285,000	14/06/2021	Т	1 THATCHED COTTAGE		CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1PQ	N/A	#VALUE!
£1,350,000	14/06/2021	D	BROOK FARM		BROOK LANE	GREAT BADDOW	CHELMSFORD	CM2 7SX	226	£5,973
£705,000	14/06/2021	D	WHEEL GATES		WEST HANNINGFIELD ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UE	131	£5,382
£560,000	14/06/2021	D		2	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	105	£5,333
£365,500	14/06/2021	S		74	SANDFORD ROAD		CHELMSFORD	CM2 6DH	70	£5,221
£257,500		Т		9	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB	53	£4,858
£1,225,000	14/06/2021	D		34	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	274	£4,471
£562,000	14/06/2021	S	COLMID COTTAGE		SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DF	128	£4,391
£325,000	14/06/2021	S		52	WIDFORD ROAD		CHELMSFORD	CM2 8SY	75	£4,333
£600,000	, , -	D	SPRINGWOOD		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	144	£4,167
£330,000	14/06/2021	Т		145	BARNARD ROAD		CHELMSFORD	CM2 8RS	83	£3,976
£310,000	14/06/2021	Т		98	BISHOP ROAD		CHELMSFORD	CM1 1PY	78	£3,974
£240,000	14/06/2021	F		20	TYDEMANS		CHELMSFORD	CM2 9FH	69	£3,478
£190,000	14/06/2021	F		23	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,220
£207,500	14/06/2021	Т		31	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	69	£3,007
£117,500	14/06/2021	F		49	BRASSIE WOOD		CHELMSFORD	CM3 3FP	59	£1,992
£85,500	14/06/2021	F FLAT 4	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW	71	£1,204
£850,000	15/06/2021	D	2B		FITZWALTER PLACE		CHELMSFORD	CM1 2LX	126	£6,746
£430,000	15/06/2021	D		57	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	75	£5,733
£685,000	15/06/2021	D		5	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	146	£4,692
£235,000	15/06/2021	F		126	WOOD STREET		CHELMSFORD	CM2 8BL	54	£4,352
£183,000	15/06/2021	F		13	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	44	£4,159
£212,000	15/06/2021	F		192	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	51	£4,157
£450,000	16/06/2021	D		30	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	92	£4,891
£325,000	16/06/2021	Т		39	LUCAS AVENUE		CHELMSFORD	CM2 9JL	69	£4,710
£345,000	16/06/2021	Т		40	ROBIN WAY		CHELMSFORD	CM2 8AS	74	£4,662
£354,000	16/06/2021	D		8	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ	78	£4,538
£362,500	16/06/2021	Т		21	FOREFIELD GREEN		CHELMSFORD	CM1 6YU	82	£4,421
£775,000	16/06/2021	D		20	JACKSON BACON VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BJ	198	£3,914
£780,000	16/06/2021	D		144	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	208	£3,750
£282,000	16/06/2021	F		8	HAYES CLOSE		CHELMSFORD	CM2 ORN	81	£3,481
£460,000	17/06/2021	D		3	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	84	£5,476
£376,500	17/06/2021	S		5	GOULTON ROAD	ZAGOIM ILLD	CHELMSFORD	CM1 7DW	74	£5,088
£278,000		S		108	HENNIKER GATE		CHELMSFORD	CM2 6SB	60	£4,633
£1,175,000	17/06/2021	S		188	NEW LONDON ROAD		CHELMSFORD	CM2 0AR	259	£4,537
£327,500		S		72	PYMS ROAD		CHELMSFORD	CM2 8PY	73	£4,486
£400,000	17/06/2021	S		40	HILLARY CLOSE		CHELMSFORD	CM1 7RP	90	£4,444
£895,000	17/06/2021	D		6	WOODLAND WAY	EDNEY COMMON	CHELMSFORD	CM1 3FF	204	£4,444 £4,387
£565,000	17/06/2021	S		15	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	133	£4,248
£225,000	17/06/2021	F		14	MONTFORT DRIVE	BNOOIVIFIELD	CHELMSFORD	CM2 9FN	63	£3,571
£385,000	17/06/2021	S		135	LINNET DRIVE		CHELMSFORD	CM2 8AQ	110	£3,571 £3,500
		T	CWAN HOUSE 27	135	THE GREEN	M/DITTI E	CHELMSFORD	CM1 3DT	N/A	#VALUE!
£1,200,000			SWAN HOUSE, 27	2		WRITTLE				
£1,400,000	18/06/2021	D		50 50	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DT	N/A	#VALUE!
£325,000	18/06/2021	S	2 OLD COURT	50	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	54 63	£6,019
£346,000	18/06/2021	Т	2 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	63	£5,492

£425,000	18/06/2021	D	CLAIR VIEW		VICARAGE ROAD	ROXWELL	CHELMSFORD	CM1 4NB	78	£5,449
£350,000	18/06/2021	T	CLAIR VIEW	29	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	67	£5,224
£255,000	18/06/2021			21	COMDRIE WAT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	50	£5,224 £5,100
£258,000	18/06/2021	T		41	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	52	£4,962
£367,500	18/06/2021			1	BREE HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AD	78	£4,712
		T T		87	MILLFIELDS					
£400,000	18/06/2021					WRITTLE	CHELMSFORD	CM1 3LW	85	£4,706
£263,000	18/06/2021			20 9	BAKER STREET		CHELMSFORD	CM2 OSF	57	£4,614
£385,000 £370,000	18/06/2021	S		43	TOTNES WALK MAPLE DRIVE		CHELMSFORD CHELMSFORD	CM1 6LU CM2 9HR	84 83	£4,583
	18/06/2021	T			HEATHER COURT				64	£4,458
£285,000	18/06/2021			1		COLITIL MOODUANA FERRERS	CHELMSFORD	CM1 6YQ		£4,453
£399,995	18/06/2021	S		12	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	90	£4,444
£725,000	18/06/2021	D		5	CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB	167	£4,341
£606,000	18/06/2021	Š		51	FIFTH AVENUE		CHELMSFORD	CM1 4HB	140	£4,329
£495,000	18/06/2021	S		14	SYLVAN CLOSE		CHELMSFORD	CM2 9HJ	119	£4,160
£400,000	18/06/2021	D		24	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	97	£4,124
£675,000	18/06/2021	D		10	KINGSTON AVENUE		CHELMSFORD	CM2 6DP	169	£3,994
£158,000	18/06/2021	F		63	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	40	£3,950
£250,000	18/06/2021	F		12	FALCONS MEAD		CHELMSFORD	CM2 0NN	64	£3,906
£412,500	18/06/2021	S		67	PARK AVENUE		CHELMSFORD	CM1 2AB	106	£3,892
£655,000	18/06/2021	D		58	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4XH	172	£3,808
£327,500	18/06/2021	Т		32	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	87	£3,764
£360,000	18/06/2021	S		33	OSPREY WAY		CHELMSFORD	CM2 8AP	96	£3,750
£370,000	18/06/2021	Т		14	RUSHLEYDALE		CHELMSFORD	CM1 6JX	100	£3,700
£330,000	18/06/2021	Т		17	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LQ	90	£3,667
£307,500	18/06/2021	S		22	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	86	£3,576
£358,000	18/06/2021	S		60	ALDER DRIVE		CHELMSFORD	CM2 9EZ	101	£3,545
£360,000	18/06/2021	S		43	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	102	£3,529
£290,000	18/06/2021	Т		33	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	83	£3,494
£380,000	18/06/2021	S		16	HAWKHURST CLOSE		CHELMSFORD	CM1 2SN	112	£3,393
£355,000	18/06/2021	Т		9	CHURCHILL RISE		CHELMSFORD	CM1 6FD	106	£3,349
£218,000	18/06/2021	F		30	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	69	£3,159
£197,861	18/06/2021	F 5	0 MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	63	£3,141
£304,000	18/06/2021	Т		8	WINDSOR WAY		CHELMSFORD	CM1 2TN	103	£2,951
£140,000	18/06/2021	Т		16	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	57	£2,456
£450,000	21/06/2021	D	3 BRICKHOUSE COTTAGES		BRICKHOUSE LANE	BOREHAM	CHELMSFORD	CM3 3JQ	72	£6,250
£450,000	21/06/2021	D		117	POLLARDS GREEN		CHELMSFORD	CM2 6UX	85	£5,294
£740,000	21/06/2021	D	NEEDLES		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	142	£5,211
£1,442,000	21/06/2021	D		7	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	279	£5,168
£450,000	21/06/2021	S		21	THIRD AVENUE		CHELMSFORD	CM1 4EX	88	£5,114
£390,000	21/06/2021	S		31	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	77	£5,065
£432,500	21/06/2021	S		38	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	87	£4,971
£332,000	21/06/2021	Т		22	MARCONI ROAD		CHELMSFORD	CM1 1QB	68	£4,882
£522,500	21/06/2021	S		3	SECOND AVENUE		CHELMSFORD	CM1 4ET	110	£4,750
£220,000	21/06/2021	Т		167	KINGS ROAD		CHELMSFORD	CM1 2BA	47	£4,681
£356,500	21/06/2021	S		13	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	78	£4,571
£190,000	21/06/2021	F		5	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	42	£4,524
£555,000	21/06/2021	D		47	CORNELIUS VALE		CHELMSFORD	CM2 6GY	128	£4,336
£346,500	21/06/2021	D		25	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	81	£4,278
£350,000	21/06/2021			12	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	82	£4,268
	-,,									,

£560,000	21/06/2021	D	1	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	132	£4,242
£307,000	21/06/2021	Т	45	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	73	£4,205
£355,000	21/06/2021	S	67	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	85	£4,176
£375,000	21/06/2021	S	19	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	91	£4,121
£777,650	21/06/2021	S	47	VICARAGE ROAD		CHELMSFORD	CM2 9BS	192	£4,050
£870,000	21/06/2021	D	6	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£4,047
£370,000	21/06/2021	S	150	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG	93	£3,978
£197,500	21/06/2021	F 9	STONHAM PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DG	50	£3,950
£835,000	21/06/2021	D 3	THE MANOR HOUSE	ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RY	216	£3,866
£305,000	21/06/2021	Т	29	SKYLARK WALK		CHELMSFORD	CM2 8BA	79	£3,861
£475,000	21/06/2021	D	GARDEN COTTAGE	COOPERS LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NG	126	£3,770
£631,500	21/06/2021	D	25	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	168	£3,759
£275,000	21/06/2021	Т	37	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	80	£3,438
£330,000	21/06/2021	S	3	WEST AVENUE		CHELMSFORD	CM1 2DB	106	£3,113
£545,000	21/06/2021	D	21	OLDBURY AVENUE		CHELMSFORD	CM2 7ED	196	£2,781
£290,000	21/06/2021	D	BIRCHWOOD HOUSE	GOAT HALL LANE		CHELMSFORD	CM2 8PH	131	£2,214
£453,000	22/06/2021	D	6	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	77	£5,883
£650,000	22/06/2021	D	LITTLE CLEATOP	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DP	112	£5,804
£450,000	22/06/2021	D	16	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6QA	90	£5,000
£950,000	22/06/2021	D	HOWDENS	PLUMPTRE LANE	DANBURY	CHELMSFORD	CM3 4JL	193	£4,922
£611,000	22/06/2021	D	33	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	135	£4,526
£375,000	22/06/2021	S 1	LORDSHIP COTTAGES	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3RP	87	£4,310
£340,000	22/06/2021	Т	57	HAWFINCH WALK		CHELMSFORD	CM2 8BE	83	£4,096
£190,000	22/06/2021	F	102	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,043
£347,500	22/06/2021	Т	45	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	95	£3,658
£307,000	22/06/2021	Т	288	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	85	£3,612
£290,000	22/06/2021	S	51	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	83	£3,494
£115,000	22/06/2021	F 117	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	34	£3,382
£560,000	23/06/2021	D	14	CHIGNAL ROAD		CHELMSFORD	CM1 2JB	N/A	#VALUE!
£380,000	23/06/2021	Т	15	HAMLET ROAD		CHELMSFORD	CM2 0EU	74	£5,135
£790,000	23/06/2021	S	682	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	154	£5,130
£910,000	23/06/2021	D	107	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	179	£5,084
£550,000	23/06/2021	D	9	BRIDGE CROFT	HOWE STREET	CHELMSFORD	CM3 1RE	112	£4,911
£413,000	23/06/2021	D	9	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,589
£575,000	23/06/2021	D	5	GREAT GODFREYS	WRITTLE	CHELMSFORD	CM1 3PQ	128	£4,492
£395,000	23/06/2021	S	57	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	88	£4,489
£611,000	23/06/2021	D	22	BEELEIGH LINK		CHELMSFORD	CM2 6RG	137	£4,460
£160,000	23/06/2021	F	148	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,444
£312,500	23/06/2021	S	21	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,340
£507,500	23/06/2021	S	34	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,338
£535,000	23/06/2021	S	19	CAMPBELL CLOSE	2,00111	CHELMSFORD	CM2 9BE	127	£4,213
£345,000	23/06/2021	T	39	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	82	£4,207
£310,000	23/06/2021	T	6	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	74	£4,189
£450,000	23/06/2021	D	8	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	108	£4,167
£428,000	23/06/2021	D	3	PETERSFIELD		CHELMSFORD	CM1 4EP	105	£4,107
£245,000	23/06/2021	F	68	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	63	£3,889
£263,550	23/06/2021	T	21	VIOLET CLOSE		CHELMSFORD	CM1 6XG	68	£3,876
£565,000	23/06/2021	D	12	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	152	£3,717
£494,000	23/06/2021	T	79	PARKINSON DRIVE	JI MINOI ILLD	CHELMSFORD	CM1 3GU	161	£3,068
1434,000	23/00/2021	1	79	I AMMINOUN DITTL		CITELIVISI OND	CIVIT 300	101	13,000

£935,000	24/06/2021	D		61	STONEHILL ROAD	ROXWELL	CHELMSFORD	CM1 4NS	156	£5,994
£485,000	24/06/2021	D	HEATHER COTTAGE		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TE	85	£5,706
£420,000	24/06/2021	D		141	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	75	£5,600
£500,000	24/06/2021	S		2	HULLS LANE	SANDON	CHELMSFORD	CM2 7SA	90	£5,556
£355,000	24/06/2021	S		222	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	69	£5,145
£440,000	24/06/2021	Т		28	HARDY CLOSE		CHELMSFORD	CM1 1AE	86	£5,116
£575,000	24/06/2021	D		60	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	116	£4,957
£620,000	24/06/2021	S		21	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	127	£4,882
£685,000	24/06/2021	D		23	GOODIER ROAD		CHELMSFORD	CM1 2GG	142	£4,824
£500,000	24/06/2021	Т		67	FIFTH AVENUE		CHELMSFORD	CM1 4HB	105	£4,762
£237,000	24/06/2021	F		21	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	50	£4,740
£245,000	24/06/2021	F		204	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	52	£4,712
£280,000	24/06/2021	F 51	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	60	£4,667
£469,000	24/06/2021	S		156	CHELMER ROAD		CHELMSFORD	CM2 6AB	102	£4,598
£367,500	24/06/2021	S		11	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	83	£4,428
£103,000	24/06/2021	F 19	WINGROVE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 4ES	24	£4,292
£630,000	24/06/2021	D		40	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	150	£4,200
£285,000	24/06/2021	Т		1	CHRISTY AVENUE		CHELMSFORD	CM1 2BG	70	£4,071
£447,500	24/06/2021	S		36	BEECHES CRESCENT		CHELMSFORD	CM1 2FU	110	£4,068
£189,000	24/06/2021	F		100	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,021
£395,000	24/06/2021	S		16	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	100	£3,950
£367,000	24/06/2021	S		23	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	96	£3,823
£170,000	24/06/2021	F		5	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	45	£3,778
£481,000	24/06/2021	D		51	BEELEIGH LINK		CHELMSFORD	CM2 6PH	130	£3,700
£150,000	24/06/2021	F		139	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	49	£3,061
£260,000	24/06/2021	Т		39	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	87	£2,989
£590,000	25/06/2021	D		119	WRITTLE ROAD		CHELMSFORD	CM1 3BP	83	£7,108
£183,500	25/06/2021	Т	40A		MALTESE ROAD		CHELMSFORD	CM1 2PA	27	£6,796
£685,000	25/06/2021	D		3	VALLETTA CLOSE		CHELMSFORD	CM1 2PT	116	£5,905
£343,000	25/06/2021	S		17	STEWART ROAD		CHELMSFORD	CM2 9BA	59	£5,814
£500,000	25/06/2021	D	VICTORIA HOUSE		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PB	89	£5,618
£482,500	25/06/2021	D		61	POLLARDS GREEN		CHELMSFORD	CM2 6UL	86	£5,610
£875,000	25/06/2021	D		68	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY	156	£5,609
£560,000	25/06/2021	D		90	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	100	£5,600
£865,000	25/06/2021	D		16	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	164	£5,274
£537,000	25/06/2021	D		2	ARUN CLOSE		CHELMSFORD	CM1 7QE	102	£5,265
£655,000	25/06/2021	D		18	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JA	128	£5,117
£342,000	25/06/2021	T		41	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	68	£5,029
£407,000	25/06/2021	S		19	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	81	£5,025
£700,000	25/06/2021	D	BRYONY HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	140	£5,000
£195,000	25/06/2021	Т		67	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,875
£710,000	25/06/2021	D	LOGUIVY		MAYES LANE	SANDON	CHELMSFORD	CM2 7RP	147	£4,830
£315,000	25/06/2021	Т		34	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	67	£4,701
£725,000	25/06/2021	D		7	BUCKLAND GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AN	155	£4,677
£425,000	25/06/2021	S		74	WOOD STREET		CHELMSFORD	CM2 9FQ	91	£4,670
£847,500	25/06/2021	D	CHERRY TREES		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	183	£4,631
£300,000	25/06/2021	F		13	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	65	£4,615
£330,000	25/06/2021	S		37	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	72	£4,583
£630,000	25/06/2021			109	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND	138	£4,565
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\$2.75/06/2012 T										
E18,000 2,506,7021 F 18 BAILEY COURT NEW WINTESTRET CHELMSFORD CM2 70H 41 E4,512 E36,000 2,506,7021 F 18 BAILEY COURT NEW WINTESTRET CHELMSFORD CM2 70H 48 E4,506 E215,000 2,506,7021 F 18 BAILEY COURT NEW WINTESTRET CHELMSFORD CM2 70H 48 E4,479 E4,000										
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221,000 23/06/2011 F 18 BALEY COURT 16 BALEX COURT 17 18 BALEX COURT 18 BAL			·							
139,500 25,006,2021 F 35 CRITEMAN SPRINGFILD CHEMSFORD CM 527 66 F4,381 F38,500 25,006,2021 5 95 UPPER BRIDGE ROAD CHEMSFORD CM 64M 77 F4,381 F38,500 25,006,2021 5 95 UPPER BRIDGE ROAD CHEMSFORD CM 64M 89 F4,326 F37,500 25,006,2021 5 102 LONGFILD ROAD CHEMSFORD CM 36M 89 F4,326 F37,500 25,006,2021 5 102 LONGFILD ROAD SOUTH WOODHAM FERRES CHEMSFORD CM 35 82 F4,220 F4,200 F4,000 F4						SOUTH WOODHAM FERRERS				
\$35,000 25,006/2012 F \$35				BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD		48	£4,479
235,000 25,06/2021 5 95 UPPER REIDE ROAD	£290,000	25/06/2021	Т	16	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	66	£4,394
\$37,000 \$27,067,021 \$ \$12,000 \$27,067,021 \$ \$21,000 \$27,067,021 \$ \$ \$21,000 \$21,00	£337,500		·	35		SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,383
ESBO.000 25/06/2012 5 102 LONGREID DOAD SOUTH WOODMAM FERRERS CHILMSFORD CM 12W 13B 64,270 1550.000 25/06/2012 5 15 15 15 15 15 15 1	£385,000		S	95	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA		£4,326
ESB0.000 23/06/2021 S			<u> </u>	31			CHELMSFORD	CM2 9LZ		£4,261
ESD_0000 2,706/2021 F	£346,000	25/06/2021	S	102	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JJ	82	£4,220
EAST	£580,000	25/06/2021	D	24	TAPLEY ROAD		CHELMSFORD	CM1 4XY	138	£4,203
#30,000 \$25,06/2021 T	£520,000	25/06/2021	S	5	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	124	£4,194
## ## ## ## ## ## ## #	£415,000	25/06/2021	F FLAT 3	THE LAWNS	THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE	99	£4,192
E418,000 25/06/2021 T	£304,000	25/06/2021	T	267	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,164
E329,000 25/06/2021 F 9 ALEXANDRA COURT CHURCH STREET GREAT BADDOW CHELMSFORD CM2 PHS 82 £4,012 E320,000 25/06/2021 F 15 SPRINGFIELD BASIN CHELMSFORD CM2 PHS 86,64,000 £25,000 25/06/2021 S 3 PANDAN CLOSE WEST HANNINGFIELD CHELMSFORD CM2 EVP 61,988 £3,878 £412,500 25/06/2021 S 25/06/2021 S 25/06/2021 S 25/06/2021 S 25/06/2021 S 25/06/2021 D 10 CHELMSFORD CM2 EVP 61,988 £3,878 £2,200 £25/06/2021 D 10 CHELMSFORD CM2 EVP 61,988 £3,878 £2,200 £25/06/2021 T 1 CHELMSFORD CM2 EVP 61,988 £3,878 £3,879 £	£310,000	25/06/2021	T	38	ORCHARD STREET		CHELMSFORD	CM2 0HD	76	£4,079
E230,000 25/06/2021 F 9 ALEXANDRA COURT CHURK-STREET GREAT RADDOW CHEIMSFORD CW 27HY 80 £4,000 £235,000 25/06/2021 S 3 PANDAN CLOSE WEST HANNINGFIELD CHEIMSFORD CW 28 PP 104 £3,983 £380,000 25/06/2021 S 24 COLLINGWOOD ROAD SOUTH WOODHAM FERRERS CHEIMSFORD CW 35 YB 98 £3,878 £220,000 25/06/2021 F 4 STONHAM PIACE CHELIMSFORD CW 25 YB £3,878 £305,000 25/06/2021 D 10 CHELIMSFORD CW 27H 18 £3,878 £305,000 25/06/2021 T 1 CHELIMSFORD CW 27H H 36 £3,873 £1,035,000 25/06/2021 T 1 CHELIMSFORD CW 27H H 36 £3,873 £1,035,000 25/06/2021 D BADYNIGHAMS BABDYNIGHAMS GREAT WALTHAM CHELIMSFORD CW 37H 29 £3,073 £1,035,000 25/06/2021	£418,000	25/06/2021	D	2	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	104	£4,019
E235,000 25/06/2021 F	£329,000	25/06/2021	T	22	FIRTREE RISE		CHELMSFORD	CM2 9HS	82	£4,012
## ## ## ## ## ## ## ## ## ## ## ## ##	£320,000	25/06/2021	F 9	ALEXANDRA COURT	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	80	£4,000
## \$20,000	£235,000	25/06/2021	F	15	SPRINGFIELD BASIN		CHELMSFORD	CM2 6YQ	59	£3,983
£220,000 25/06/2021 F 4 STONHAM PLACE CHELMSFORD CM2 FOR 57 £3,840 £315,000 25/06/2021 D 10 CHALKLANDS SANDON CHELMSFORD CM2 7TH 18 £3,844 £305,000 25/06/2021 T 218 RAINSFORD ROAD CHELMSFORD CM2 6VH 80 £3,813 £1,302,000 25/06/2021 D BADYNGHAMS BABBUR SQUARE GREAT WALTHAM CHELMSFORD CM1 EPD 90 £3,800 £1,075,000 25/06/2021 D BADYNGHAMS BABBUR SQUARE GREAT WALTHAM CHELMSFORD CM3 EPD 227 £3,773 £1,075,000 25/06/2021 D BABIDS BALKLANE EAST HANNINGFIELD CHELMSFORD CM3 EPD 26 £3,732 £530,000 25/06/2021 D 26 EMBERSON CROFT CHELMSFORD CM1 4FD 142 £3,732 £540,000 25/06/2021 S 24 CHESTNOT WALK CHELMSFORD CM1 4VI 108 £3	£412,500	25/06/2021	S	3	PANDAN CLOSE	WEST HANNINGFIELD	CHELMSFORD	CM2 8FP	104	£3,966
E715,000 25,06/2021 D 10 CHAKLANDS SANDON CHELMSFORD CM2 6PH 186 E3,844 E3,630 25,06/2021 T 218 RAINSFORD ROAD CHELMSFORD CM2 6PH 186 E3,843 E342,000 25,06/2021 D BADYNGHAMS BADYNGHAMS GARDEN CHELMSFORD CM1 2PD 90 E3,883 E383 C25,06/2021 D BADYNGHAMS BADYNGHAMS GARDEN CM5 6PT 16 CROULE BECK SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PT 96 E3,734 E1,075,000 25,06/2021 D BADYNGHAMS BADYNGHAMS BADYNGHAMS BADYNGHAMS CREATER CM5 6PT 187,000 25,06/2021 D BADYNGHAMS BAD	£380,000	25/06/2021	S	24	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	98	£3,878
## 1 CHELMER ROAD	£220,000	25/06/2021	F 4	STONHAM PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DG	57	£3,860
## \$23,000	£715,000	25/06/2021	D	10	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	186	£3,844
E1,030,000 25/06/2021 D BADYNGHAMS BANBURY SQUARE GREAT WALTHAM CHELMSFORD CM3 1FD 273 E3,773 E358,500 25/06/2021 D BRAIDS BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 5DY 96 E3,734 E530,000 25/06/2021 D BRAIDS BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 8BL 288 E3,733 E530,000 25/06/2021 D 26 EMBERSON CROFT TO CHELMSFORD CM4 16FD 142 E3,732 CM3	£305,000	25/06/2021	Т	1	CHELMER ROAD		CHELMSFORD	CM2 6NH	80	£3,813
E1,030,000 25/06/2021 D BADYNGHAMS BANBURY SQUARE GREAT WALTHAM CHELMSFORD CM3 1FD 273 E3,773 E358,500 25/06/2021 D BRAIDS BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 5DY 96 E3,734 E530,000 25/06/2021 D BRAIDS BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 8BL 288 E3,733 E530,000 25/06/2021 D 26 EMBERSON CROFT TO CHELMSFORD CM4 16FD 142 E3,732 CM3	£342,000	25/06/2021	T	218	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	90	£3,800
## 1388.500			D	BADYNGHAMS		GREAT WALTHAM		CM3 1FD	273	
£1,075,000 25/06/2021 D BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 8BL 288 £3,733 £530,000 25/06/2021 D 26 EMBRSON CROFT CHELMSFORD CM1 4FD 142 £3,723 £540,000 25/06/2021 S 39 GOODWIN CLOSE CHELMSFORD CM1 4FD 145 £3,723 £678,000 25/06/2021 S 24 CHESTRUT WALK CHELMSFORD CM1 4U 108 £3,713 £678,000 25/06/2021 D 8 CORNEIUS VALE CHELMSFORD CM2 6FF 184 £3,672 £491,000 25/06/2021 F 13 AMCOTES PLACE CHELMSFORD CM2 6FF 184 £3,672 £491,000 25/06/2021 F 126 CHELWATER GREADADW CHELMSFORD CM3 3FT 135 £3,687 £199,000 25/06/2021 F 126 CHELWATER GREAT BADDOW CHELMSFORD CM2 7UR \$5 £3,591 £199,000 <td></td> <td></td> <td>D</td> <td>16</td> <td></td> <td>SOUTH WOODHAM FERRERS</td> <td>CHELMSFORD</td> <td>CM3 5JY</td> <td>96</td> <td></td>			D	16		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	96	
£530,000 25/06/2021 D 26 EMBERSON CROFT CHELMSFORD CM1 4FD 142 £3,732 £540,000 25/06/2021 S 39 GOODWIN CLOSE CHELMSFORD CM2 9GX 145 £3,723 £401,000 25/06/2021 S 24 CHESTADUT WALK CHELMSFORD CM1 4U 108 £3,713 £678,000 25/06/2021 D 8 CORNELIUS VALE CHELMSFORD CM2 6YF 184 £3,685 £235,000 25/06/2021 F 13 AMCOTES PLACE CHELMSFORD CM2 9HZ 64 £3,672 £491,000 25/06/2021 F 126 CHELWATER GREAT BADDOW CHELMSFORD CM3 9HZ 64 £3,637 £197,500 25/06/2021 F 126 CHELWATER GREAT BADDOW CHELMSFORD CM3 3HT 135 £3,637 £199,000 25/06/2021 F 126 CHELWATER GREAT BADDOW CHELMSFORD CM3 3H £3,585 £785,000 25/06/2021<			D	BRAIDS					288	
## E540,000			D	26	EMBERSON CROFT		CHELMSFORD	CM1 4FD	142	
£401,000 25/06/2021 S 24 CHESTNUT WALK CHELMSFORD CM1 4JU 108 £3,713 £678,000 25/06/2021 D 8 CORNELIUS VALE CHELMSFORD CM2 6YF 184 £3,682 £235,000 25/06/2021 F 13 AMCOTES PLACE CHELMSFORD CM2 9HZ 64 £3,687 £491,000 25/06/2021 T 4 DUKES WOOD CLOSE BOREHAM CHELMSFORD CM3 3FT 135 £3,637 £197,500 25/06/2021 F 126 CHELWATER GREAT BADDOW CHELMSFORD CM3 3FT 135 £3,637 £199,000 25/06/2021 F 126 CHELWATER GREAT BADDOW CHELMSFORD CM2 VIR 55 £3,591 £199,000 25/06/2021 D MILL GATES MARGARETTING ROAD GALLEYWOOD CHELMSFORD CM1 3GH 53 £3,585 £342,000 25/06/2021 T MARGARETTING ROAD SPRINGFIELD CHELMSFORD CM1 6VS 102 £3,353<			S	39				CM2 9GX	145	
£678,000 25/06/2021 D 8 CORNELIUS VALE CHELMSFORD CM2 6YF 184 £3,685 £235,000 25/06/2021 F 13 AMCOTES PLACE CHELMSFORD CM2 9HZ 64 £3,672 £491,000 25/06/2021 F 135 £3,637 £197,500 25/06/2021 F 126 CHELWSFORD CM3 3FT 135 £3,637 £190,000 25/06/2021 F 126 CHELWSFORD CM2 3FT 55 £3,595 £785,000 25/06/2021 D MILL GATES MARGARETTING ROAD GALLEYWOOD CHELMSFORD CM2 8TS 234 £3,585 £342,000 25/06/2021 D MILL GATES MARGARETTING ROAD GALLEYWOOD CHELMSFORD CM2 8TS 234 £3,585 £342,000 25/06/2021 D MELMSTORD CM1 GYS 102 £3,353 £430,000 25/06/2021 D D CHELMSFORD CM3 8W 297 £3,273 £690,000 25/06/2021										
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£197,500 25/06/2021 F 126 CHELWATER GREAT BADDOW CHELMSFORD CM2 7UR 55 £3,591 £199,000 25/06/2021 F 64 PARKINSON DRIVE CHELMSFORD CM1 3GH 53 £3,585 £785,000 25/06/2021 D MILL GATES MARGARETTING ROAD GALLEYWOOD CHELMSFORD CM2 8TS 234 £3,355 £342,000 25/06/2021 T 57 CANDYTUFT ROAD SPRINGFIELD CHELMSFORD CM1 6YS 102 £3,353 £430,000 25/06/2021 D 27 HOYNORS DANBURY CHELMSFORD CM3 4RL 131 £3,282 £317,500 25/06/2021 S 12 CLAPPITS ROAD BOREHAM CHELMSFORD CM3 3BZ 97 £3,273 £690,000 25/06/2021 T 18 ARLINGTON SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM3 3BZ 97 £3,273 £510,000 25/06/2021 T 191 PARKINSON DRIVE WRITTLE CHE						BORFHAM				· ·
£190,000 25/06/2021 F 64 PARKINSON DRIVE CHELMSFORD CM1 3GH 53 £3,585 £785,000 25/06/2021 D MILL GATES MARGARETTING ROAD GALLEYWOOD CHELMSFORD CM2 8TS 234 £3,355 £342,000 25/06/2021 T 57 CANDYTUFT ROAD SPRINGFIELD CHELMSFORD CM1 6YS 102 £3,353 £430,000 25/06/2021 D 27 HOYNORS DANBURY CHELMSFORD CM3 4RL 131 £3,282 £317,500 25/06/2021 S 12 CLAYPITS ROAD BOREHAM CHELMSFORD CM3 4RL 131 £3,282 £690,000 25/06/2021 T 18 ARLINGTON SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM3 7BF 221 £3,122 £510,000 25/06/2021 D 71 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3IL 164 £3,110 £430,000 25/06/2021 T 191 PARKINSON DRIVE CHELMSFORD <t< td=""><td></td><td></td><td></td><td>126</td><td></td><td>-</td><td></td><td></td><td></td><td></td></t<>				126		-				
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1203,000 26/00/2021 I 21 PRIMULA WAY CHELMSFORD CM16Q1 48 £5,938										
	£285,000	28/06/2021	ı	21	PRIMULA WAY		CHELIVISFORD	CIVIT POLI	48	£5,938

£500,000	28/06/2021	S 13	CANFORD CLOSE		CHELMSFORD	CM2 9RG	87	£5,747
£327,500	28/06/2021	S 12A	RUBENS GATE		CHELMSFORD	CM1 6GN	57	£5,746
£685,000	28/06/2021	D 37	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	127	£5,394
£450,000	28/06/2021	S 234	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	85	£5,294
£346,000	28/06/2021	T 4	STEAMER TERRACE		CHELMSFORD	CM1 1QP	66	£5,242
£555,000	28/06/2021	S 42	FIFTH AVENUE		CHELMSFORD	CM1 4HD	106	£5,236
£360,000	28/06/2021	S 23	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN	70	£5,143
£526,000	28/06/2021	D 53	POLLARDS GREEN		CHELMSFORD	CM2 6UH	108	£4,870
£475,000	28/06/2021	D 77	FOXHOLES ROAD		CHELMSFORD	CM2 7HS	98	£4,847
£930,000	28/06/2021	D 12	DALRYMPLE CLOSE		CHELMSFORD	CM1 7RF	195	£4,769
£280,000	28/06/2021	F 49	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	59	£4,746
£460,000	28/06/2021	S 1	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	97	£4,742
£385,000	28/06/2021	S 149	BEEHIVE LANE		CHELMSFORD	CM2 9SG	82	£4,695
£519,000	28/06/2021	S 10	BURNELL GATE		CHELMSFORD	CM1 6ED	111	£4,676
£300,000	28/06/2021	S 54	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	65	£4,615
£390,000	28/06/2021	T 53	TAVISTOCK ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JN	85	£4,588
£471,500	28/06/2021	D 28	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	103	£4,578
£535,000	28/06/2021	D 9	COURT ROAD	BROOMFIELD	CHELMSFORD	CM1 7EW	118	£4,534
£222,500	28/06/2021	F 41	THAMES AVENUE		CHELMSFORD	CM1 2LN	50	£4,450
£360,000	28/06/2021	S 6	MAPLE DRIVE		CHELMSFORD	CM2 9HP	81	£4,444
£300,000	28/06/2021	T 44	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	68	£4,412
£237,500	28/06/2021	F 104	CHELMER ROAD		CHELMSFORD	CM2 6AB	54	£4,398
£510,000	28/06/2021	S 74	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	116	£4,397
£350,000	28/06/2021	T 125	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,321
£370,000	28/06/2021	D 13	MIMOSA CLOSE		CHELMSFORD	CM1 6NW	86	£4,302
£360,000	28/06/2021	D 2	NICKLEBY ROAD		CHELMSFORD	CM1 4UL	84	£4,286
£182,000	28/06/2021	T 43	TUGBY PLACE		CHELMSFORD	CM1 4XL	43	£4,233
£540,000	28/06/2021	T 24	FLEETWOOD SQUARE	SPRINGFIELD	CHELMSFORD	CM1 6AQ	130	£4,154
£293,000	28/06/2021	T 3	WOOD LEYS		CHELMSFORD	CM1 4FG	73	£4,014
£407,500	28/06/2021	S 15	ROLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7ED	102	£3,995
£345,000	28/06/2021	T 165	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	88	£3,920
£445,000	28/06/2021	D 15	JACARANDA CLOSE		CHELMSFORD	CM1 6NN	114	£3,904
£315,000	28/06/2021	S 11	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	84	£3,750
£500,000	28/06/2021	S 130	CHELMER ROAD		CHELMSFORD	CM2 6AB	134	£3,731
£440,000	28/06/2021	S 50	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£3,697
£358,000	28/06/2021	S 140	SUNRISE AVENUE		CHELMSFORD	CM1 4JR	97	£3,691
£450,000	28/06/2021	D 26	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	123	£3,659
£590,000	28/06/2021	D LYCHGATE HOUSE	BACK LANE	FORD END	CHELMSFORD	CM3 1LG	162	£3,642
£235,000	28/06/2021	F 56	PEMBROKE PLACE		CHELMSFORD	CM1 4AT	70	£3,357
£291,000	28/06/2021	T 101	NOAKES AVENUE		CHELMSFORD	CM2 8EW	87	£3,345
£330,000	28/06/2021	F 9	SCOTTS WALK		CHELMSFORD	CM1 2HB	99	£3,333
£205,000	28/06/2021	F 159	WOODHALL ROAD		CHELMSFORD	CM1 4AF	62	£3,306
£1,350,000	29/06/2021	D 28	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QH	N/A	#VALUE!
£265,000	29/06/2021	T 47	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	N/A	#VALUE!
£710,000	29/06/2021	D 55	VICARAGE ROAD		CHELMSFORD	CM2 9BT	115	£6,174
£450,000	29/06/2021	D 16	SUTTON MEAD		CHELMSFORD	CM2 6QB	76	£5,921
£325,000	29/06/2021	S 34	TYTHE CLOSE		CHELMSFORD	CM1 6SU	57	£5,702
£870,000	29/06/2021	D LYNDHURST	RINGTAIL GREEN	FORD END	CHELMSFORD	CM3 1LW	153	£5,686
£710,000	29/06/2021		THE COMMON	DANBURY	CHELMSFORD	CM3 4EE	128	£5,547
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£910,000	29/06/2021	D	GILL HOUSE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	166	£5,482
£855,000	29/06/2021	D	WOODVIEW		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	156	£5,481
£460,000	29/06/2021	D		8	THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	84	£5,476
£320,000	29/06/2021	T 21	1 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	59	£5,424
£485,000	29/06/2021	D		55	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	91	£5,330
£185,000	29/06/2021	F		68	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	36	£5,139
£435,000	29/06/2021	S		24	AVENUE ROAD		CHELMSFORD	CM2 9TY	87	£5,000
£650,000	29/06/2021	D		7	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	133	£4,887
£200,000	29/06/2021	Т		78	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£4,878
£390,000	29/06/2021	Т		57	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	80	£4,875
£360,000	29/06/2021	T 10	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR	76	£4,737
£525,000	29/06/2021	D		13	LAWN LANE		CHELMSFORD	CM1 6NP	111	£4,730
£250,000	29/06/2021	F		98	STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	53	£4,717
£360,000	29/06/2021	S		16	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	77	£4,675
£350,000	29/06/2021	Т		14	GROVE ROAD		CHELMSFORD	CM2 0EY	75	£4,667
£705,000	29/06/2021	S		140	VICARAGE ROAD		CHELMSFORD	CM2 9BT	152	£4,638
£900,000	29/06/2021	D		11	DILSTON	DANBURY	CHELMSFORD	CM3 4RN	201	£4,478
£295,000	29/06/2021	Т		3	FANNERS GREEN	GREAT WALTHAM	CHELMSFORD	CM3 1EA	66	£4,470
£555,000	29/06/2021	S		2	THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN	126	£4,405
£232,500	29/06/2021	F		18	GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,387
£1,475,000	29/06/2021	D		31	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	337	£4,377
£410,000	29/06/2021			8	DROOD CLOSE		CHELMSFORD	CM1 4XX	94	£4,362
£450,000	29/06/2021	S		40	HILL VIEW ROAD		CHELMSFORD	CM1 7RX	104	£4,327
£375,000	29/06/2021			173	BEELEIGH LINK		CHELMSFORD	CM2 6PH	87	£4,310
£560,000	29/06/2021	D		30	HAVISHAM WAY		CHELMSFORD	CM1 4UY	130	£4,308
£370,000	29/06/2021			23	WHYVERNE CLOSE		CHELMSFORD	CM1 6UE	86	£4,302
£390,000	29/06/2021	S		56	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JL	92	£4,239
£177,000	29/06/2021			29	BODMIN ROAD		CHELMSFORD	CM1 6LJ	42	£4,214
£352,000		Т		33	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	84	£4,190
£345,000	29/06/2021			21	SHIRE CLOSE		CHELMSFORD	CM1 6FW	84	£4,107
£329,995	29/06/2021	Т		31	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	81	£4,074
£535,000	29/06/2021			128	MOULSHAM STREET		CHELMSFORD	CM2 0JW	133	£4,023
£350,000	29/06/2021	Т		33	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	88	£3,977
£525,000	29/06/2021	S		8	AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET	132	£3,977
£440,000	29/06/2021	D		6	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	112	£3,929
£179,000	29/06/2021	F		178	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	47	£3,809
£910,000	29/06/2021	D		16	GABLEFIELDS	SANDON	CHELMSFORD	CM2 7SP	245	£3,714
£330,250		T		1	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA	89	£3,711
£315,000	29/06/2021	T		8	CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU	85	£3,706
£327,500	29/06/2021			20	ARNHEM ROAD		CHELMSFORD	CM1 2EN	90	£3,639
£315,000	29/06/2021	S		580	LINNET DRIVE		CHELMSFORD	CM2 8AW	89	£3,539
£662,500	29/06/2021			130	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	189	£3,505
£460,000	29/06/2021	D		10	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	138	£3,333
£385,000	29/06/2021	T		88	CROMPTON STREET		CHELMSFORD	CM1 3GP	123	£3,130
£220,000	29/06/2021	F		30	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	72	£3,056
£200,000	29/06/2021	F		112	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	81	£2,469
£425,000	30/06/2021	S		31	BEECHES ROAD		CHELMSFORD	CM1 2RX	54	£7,870
£315,000	30/06/2021	S		11	LAKIN CLOSE		CHELMSFORD	CM2 6RU	44	£7,159
£495,000	30/06/2021			195	BEEHIVE LANE		CHELMSFORD	CM2 9SH	74	£6,689
1-33,000	30,00,2021			100	522 E 1/1/12		S. ILLIVISI OND	31112 3311	, ,	20,003

£365,000 30/06/2021 T 4 CORNFLOWER DRIVE CHELMSFORD CM1 6XY £1,205,000 30/06/2021 D FIELD HOUSE WHEELERS HILL LITTLE WALTHAM CHELMSFORD CM3 3LY £495,000 30/06/2021 S LITTLE BROOK COTTAGE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ £415,000 30/06/2021 D 1 ATTWOODS CLOSE GALLEYWOOD CHELMSFORD CM2 8QJ £540,000 30/06/2021 D 49 HOPPING JACKS LANE DANBURY CHELMSFORD CM3 4PJ	63 211 87	£5,794 £5,711
£495,000 30/06/2021 S LITTLE BROOK COTTAGE CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ £415,000 30/06/2021 D 1 ATTWOODS CLOSE GALLEYWOOD CHELMSFORD CM2 8UJ £540,000 30/06/2021 D 49 HOPPING JACKS LANE DANBURY CHELMSFORD CM3 4PJ		£5.711
£415,000 30/06/2021 D 1 ATTWOODS CLOSE GALLEYWOOD CHELMSFORD CM2 8QJ £540,000 30/06/2021 D 49 HOPPING JACKS LANE DANBURY CHELMSFORD CM3 4PJ	87	
£540,000 30/06/2021 D 49 HOPPING JACKS LANE DANBURY CHELMSFORD CM3 4PJ		£5,690
	73	£5,685
0400 F00	95	£5,684
£402,500 30/06/2021 D 41 MENISH WAY CHELMSFORD CM2 6RT	71	£5,669
£665,000 30/06/2021 S 13 LONGSTOMPS AVENUE CHELMSFORD CM2 9BY	118	£5,636
£320,000 30/06/2021 T 6 STEAMER TERRACE CHELMSFORD CM1 1QP	57	£5,614
£1,120,000 30/06/2021 D 99 LONGSTOMPS AVENUE CHELMSFORD CM2 9BZ	201	£5,572
£370,000 30/06/2021 D 4 CLARENCE CLOSE CHELMSFORD CM2 6SE	67	£5,522
£397,000 30/06/2021 D 11 MEARNS PLACE CHELMSFORD CM2 6TT	72	£5,514
£451,000 30/06/2021 S 9 HEATH DRIVE CHELMSFORD CM2 9HB	82	£5,500
£495,000 30/06/2021 D 35 MAYFIELD ROAD WRITTLE CHELMSFORD CM1 3EJ	92	£5,380
£550,000 30/06/2021 D 7 PEARTREE LANE DANBURY CHELMSFORD CM3 4LS	103	£5,340
£570,000 30/06/2021 S 16 GAINSBOROUGH CRESCENT CHELMSFORD CM2 6DJ	107	£5,327
£510,000 30/06/2021 D 8 PALMERS CROFT CHELMSFORD CM2 6SR	96	£5,313
£535,000 30/06/2021 D 13 CARRON MEAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5GH	102	£5,245
£615,000 30/06/2021 D 10 MILDMAYS DANBURY CHELMSFORD CM3 4DP	118	£5,212
£380,000 30/06/2021 T 14 CYPRESS DRIVE CHELMSFORD CM2 9LU	73	£5,205
£433,000 30/06/2021 D 44 WICKHAM CRESCENT CHELMSFORD CM1 4WD	84	£5,155
£380,000 30/06/2021 D 2 CONSTANCE CLOSE BROOMFIELD CHELMSFORD CM1 7BW	74	£5,135
£334,400 30/06/2021 D 7 BANDHILLS CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5JW	66	£5,067
£728,000 30/06/2021 D 7 MONTAGU GARDENS CHELMSFORD CM1 6EB	144	£5,056
£475,000 30/06/2021 D 49 LAWN LANE CHELMSFORD CM1 6PS	94	£5,053
£202,000 30/06/2021 T 80 BROCKENHURST WAY BICKNACRE CHELMSFORD CM3 4XW	40	£5,050
£345,000 30/06/2021 S 56A BROOK HILL LITTLE WALTHAM CHELMSFORD CM3 3LL	69	£5,000
£635,000 30/06/2021 T 17 LONGSTOMPS AVENUE CHELMSFORD CM2 9BY	127	£5,000
£425,000 30/06/2021 D 3 GREENLAND GARDENS GREAT BADDOW CHELMSFORD CM2 8ZF	86	£4,942
£700,000 30/06/2021 D THE HOPPIT MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 8RN	144	£4,861
£232,000 30/06/2021 F 6 KIRKMANS ROAD CHELMSFORD CM2 8NW	48	£4,833
£310,000 30/06/2021 S 46 SAVERNAKE ROAD CHELMSFORD CM1 2TJ	65	£4,769
£410,000 30/06/2021 S 26 LINDEN CLOSE CHELMSFORD CM2 9JQ	86	£4,767
£380,000 30/06/2021 T 6 GROVE ROAD CHELMSFORD CM2 0EY	80	£4,750
£396,500 30/06/2021 S 3 THE MEADES CHELMSFORD CM2 0GT	84	£4,720
£395,000 30/06/2021 D 1 WILSHIRE AVENUE SPRINGFIELD CHELMSFORD CM2 6QW	84	£4,702
£402,500 30/06/2021 T 69 GRACE BARTLETT GARDENS CHELMSFORD CM2 9FW	86	£4,680
£690,000 30/06/2021 D LENADA SHIP ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UZ	148	£4,662
£195,000 30/06/2021 T 22 JEFFCUT ROAD CHELMSFORD CM2 6XN	42	£4,643
£550,000 30/06/2021 D 3 LODGE VALE SPRINGFIELD CHELMSFORD CM1 6AX	119	£4,622
£256,000 30/06/2021 F 49 BURNELL GATE CHELMSFORD CM1 6ED	56	£4,571
£415,000 30/06/2021 T 23 BOUVERIE ROAD CHELMSFORD CM2 OUD	91	£4,560
£452,500 30/06/2021 D 20 HONEY CLOSE CHELMSFORD CM2 9SP	100	£4,525
£400,000 30/06/2021 S 11 HARROW WAY CHELMSFORD CM2 7AS	89	£4,323
£355,000 30/06/2021 F FLAT 6 THE OLD RECTORY ABBEY FIELDS EAST HANNINGFIELD CHELMSFORD CM3 8XD	79	£4,494
£313,000 30/06/2021 F FLAT 31 CALLOW COURT SEYMOUR STREET CHELMSFORD CM3 8XD	79	£4,494 £4,471
£250,000 30/06/2021 P FLATSI CALLOW COURT SETMOUR STREET CHECKISFORD CM2 ORW £250,000 30/06/2021 D 40 THORNBOROUGH AVENUE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5FN	56	£4,471
£1,100,000 30/06/2021 D BREYDON CHALK STREET RETTENDON COMMON CHELMSFORD CM3 8DE	247	£4,453
£260,000 30/06/2021 F 64 EGLINTON DRIVE CHELMSFORD CM3 8DE	59	£4,453 £4,407
£360,500 30/06/2021 S 75 HILL VIEW ROAD CHELMSFORD CM2 6YL	83	£4,407 £4,343
E300,300 30/00/2021 3 /3 HILL VIEW KUAD CHELMSFUKD CM1 /KS	63	14,343

£250,000	30/06/2021	F	71	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GF	58	£4,310
£705,000	30/06/2021		17	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	165	£4,273
£316,000	30/06/2021	Т	17	SHIRE CLOSE		CHELMSFORD	CM1 6FW	74	£4,270
£519,000		S OLD SCHOOL HOUSE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AX	122	£4,254
£440,000	30/06/2021	D	3	QUINION CLOSE		CHELMSFORD	CM1 4UH	104	£4,231
£523,000	30/06/2021	D TOUCHDOWN		PIPERS TYE		CHELMSFORD	CM2 8NP	124	£4,218
£350,000	30/06/2021	S	30	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	84	£4,167
£375,000	30/06/2021	Т	46	CRESCENT ROAD		CHELMSFORD	CM2 7DA	90	£4,167
£360,000	30/06/2021	S	54	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	87	£4,138
£585,000	30/06/2021	D DOWNHOUSE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	146	£4,007
£372,500	30/06/2021	D	21	RIVENDELL VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	93	£4,005
£244,250	30/06/2021	F	59	UPPER CHASE		CHELMSFORD	CM2 0BN	61	£4,004
£250,000	30/06/2021	F	28	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£312,500	30/06/2021	S BROOK COTTAGE		BARNES MILL ROAD		CHELMSFORD	CM2 6NL	80	£3,906
£515,000	30/06/2021	S	31	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	132	£3,902
£500,000	30/06/2021	D	6	BAWDEN WAY		CHELMSFORD	CM2 9GY	130	£3,846
£765,000	30/06/2021	D THE OAKS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	199	£3,844
£595,000	30/06/2021	D	150	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,790
£330,000	30/06/2021	Т	6	WINDSOR WAY		CHELMSFORD	CM1 2TN	88	£3,750
£219,000	30/06/2021	F	43	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	60	£3,650
£620,000	30/06/2021	S	12	CURZON WAY		CHELMSFORD	CM2 6PF	170	£3,647
£565,000	30/06/2021	D	28	BEELEIGH LINK		CHELMSFORD	CM2 6RG	155	£3,645
£438,000	30/06/2021	D	36	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	123	£3,561
£445,000	30/06/2021	S	8	LARCH GROVE		CHELMSFORD	CM2 9LX	125	£3,560
£440,000	30/06/2021	S	14	IRIS CLOSE		CHELMSFORD	CM1 6XS	124	£3,548
£400,000	30/06/2021	S 71A		MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	113	£3,540
£395,000	30/06/2021	D	19	NORTH DELL		CHELMSFORD	CM1 6UP	113	£3,496
£399,995	30/06/2021	D	33	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	115	£3,478
£650,000	30/06/2021	D	25	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	193	£3,368
£295,000	30/06/2021	Т	22	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	88	£3,352
£235,000	30/06/2021	F	37	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	72	£3,264
£172,000	30/06/2021	F	112	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	56	£3,071
£320,000	30/06/2021	S	14	WEST AVENUE		CHELMSFORD	CM1 2DE	106	£3,019
£197,500	30/06/2021	F 20 BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	66	£2,992
£350,000	30/06/2021	T	40	DUFFIELD ROAD		CHELMSFORD	CM2 9RS	122	£2,869
£775,000	30/06/2021	D	61	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	276	£2,808
£270,000	30/06/2021	Т	12	TYTHE BARN WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	101	£2,673
£137,604	30/06/2021	F	56	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB	60	£2,293
£300,000	30/06/2021	D	36	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN	213	£1,408
£229,000	01/07/2021	F	37	HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£4,872
£491,000	01/07/2021	S	8	CHILTON CLOSE		CHELMSFORD	CM2 9TU	110	£4,464
£300,000	02/07/2021	Т	36	READERS COURT		CHELMSFORD	CM2 8EX	74	£4,054
£183,000	02/07/2021	F 355A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	48	£3,813
£240,000	02/07/2021	F	367	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	71	£3,380
£143,500	02/07/2021	F	26	FOXGLOVE WAY		CHELMSFORD	CM1 6QS	45	£3,189
£280,000	06/07/2021	Т	33	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	48	£5,833
£292,500	09/07/2021	Т	2	CHURCH GREEN	BROOMFIELD	CHELMSFORD	CM1 7BD	58	£5,043
£291,000	09/07/2021	Т	175	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JP	68	£4,279
£320,000	09/07/2021	Т	71	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	103	£3,107
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C1 100 000	00/07/2021	D	900142249		COLITUEND BOAD	LIOWE CREEN	CHELMCEODD	CN42 7TF	256	C2 000
£1,100,000	09/07/2021		GRASSMOOR	54	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	356 58	£3,090
£165,000	09/07/2021	F			BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU		£2,845
£575,000	12/07/2021	D F		162	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DT	109 48	£5,275
£179,000	12/07/2021			186	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE		£3,729
£179,995	12/07/2021	F		190	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	61	£2,951
£125,000	12/07/2021	F FLAT 93	WELLS CRESCENT		VIADUCT ROAD		CHELMSFORD	CM1 1GR	66	£1,894
£172,000	13/07/2021	F		36	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	46	£3,739
£650,000	14/07/2021	D	ALDERSBROOK	_	BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LS	94	£6,915
£282,500	14/07/2021	S		8	TUGBY PLACE		CHELMSFORD	CM1 4XL	56	£5,045
£310,000	14/07/2021	Т		26	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	72	£4,306
£270,000	14/07/2021	F		53	BURNELL GATE		CHELMSFORD	CM1 6ED	63	£4,286
£273,000	14/07/2021	Т		20	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,200
£395,000	14/07/2021			8	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA	97	£4,072
£225,000	14/07/2021	Т		415	MEADGATE AVENUE		CHELMSFORD	CM2 7NN	60	£3,750
£162,500	15/07/2021	F		96	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,514
£285,000	15/07/2021	F FLAT 9	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW	70	£4,071
£325,000	15/07/2021	Т		30	CRAMPHORN WALK		CHELMSFORD	CM1 2RD	80	£4,063
£220,000	15/07/2021	F		76	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	58	£3,793
£170,000	15/07/2021	Т		79	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	60	£2,833
£455,000	16/07/2021	D		6	DOLBY RISE		CHELMSFORD	CM2 6XQ	90	£5,056
£332,000	16/07/2021	Т		19	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,427
£170,000	16/07/2021	F		36	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	41	£4,146
£593,000	19/07/2021	D	MILESTONE		BIRCHES WALK	GALLEYWOOD	CHELMSFORD	CM2 8TZ	118	£5,025
£320,000	19/07/2021	Т		7	LIONFIELD TERRACE		CHELMSFORD	CM1 7RH	69	£4,638
£515,000	19/07/2021	D		15	ELRONDS REST	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WW	124	£4,153
£405,000	19/07/2021	S		18	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	118	£3,432
£377,000	20/07/2021	D		30	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	94	£4,011
£425,000	20/07/2021	Т		255	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX	123	£3,455
£425,000	21/07/2021	S		84	HILLSIDE GROVE		CHELMSFORD	CM2 9DB	84	£5,060
£339,000	22/07/2021	Т	WELL COTTAGE		BARNES MILL ROAD		CHELMSFORD	CM2 6NL	40	£8,475
£345,000	22/07/2021	S		56	BRUCE GROVE		CHELMSFORD	CM2 9AZ	63	£5,476
£390,000	22/07/2021	S		574	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	81	£4,815
£480,000	22/07/2021	S		6	MILBANK		CHELMSFORD	CM2 6YX	109	£4,404
£280,000	22/07/2021	Т	16A		KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	71	£3,944
£221,000	22/07/2021	F		18	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	60	£3,683
£256,500	23/07/2021		7 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	33	£7,773
£415,000	23/07/2021	D	. 525 666	10	ALYSSUM CLOSE		CHELMSFORD	CM1 6YF	79	£5,253
£243,500	23/07/2021	T		12	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	54	£4,509
£218,000	23/07/2021	F		31	LAWN LANE	200111100211111111110	CHELMSFORD	CM1 6PR	51	£4,275
£165,000	23/07/2021	T		10	COLYERS REACH		CHELMSFORD	CM2 6RN	39	£4,231
£385,000	23/07/2021	D		15	WESTERINGS	DANBURY	CHELMSFORD	CM3 4ND	102	£3,775
£221,250	23/07/2021	T		13	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,750
£775,000	23/07/2021	D		27	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN	208	£3,736
£275,000	23/07/2021	T		59	HIGH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HJ	74	£3,726
£580,000	23/07/2021	T		24	ALBATROSS WAY	UNEAT BADDOW	CHELMSFORD	CM3 3FX	160	£3,625
£460,000	23/07/2021	S		4	OAT LEYS		CHELMSFORD	CM1 4FF	129	£3,566
£635,000	26/07/2021	D	CATESBY	4	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	170	£3,735
£94,000	26/07/2021	F	CATEODT	32	BOUNDERBY GROVE	WEST HANNINGFIELD	CHELMSFORD	CM1 4XW	26	£3,735 £3,615
£337,500	27/07/2021			23	SIDMOUTH ROAD		CHELMSFORD	CM1 4XW	55	£6,136
1337,500	2//0//2021	3		23	3IDIVIOUTH KUAD		CHELINISFURD	CIVIT PTK	55	10,130

£435,000	27/07/2021	D	2	9	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	96	£4,531
£259,500	27/07/2021	T	4	13	HATFIELD GROVE		CHELMSFORD	CM1 3DF	64	£4,055
£450,000	27/07/2021	D	2	23	LONGACRE		CHELMSFORD	CM1 3BJ	123	£3,659
£348,000	27/07/2021	D	2	21	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	100	£3,480
£120,000	27/07/2021	F 105	HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	45	£2,667
£850,000	28/07/2021	D	ACORNS		MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	145	£5,862
£140,000	28/07/2021	F	6	52	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,043
£200,250	29/07/2021	Т	8	36	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	41	£4,884
£260,000	29/07/2021	T	7	'2	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,643
£375,500	29/07/2021	T	2	27	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	81	£4,636
£290,000	29/07/2021	S	12	1	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	67	£4,328
£665,000	29/07/2021	D	3	31	GARDINER WAY	SPRINGFIELD	CHELMSFORD	CM1 6BS	156	£4,263
£326,050	29/07/2021	T	10)4	HEATH DRIVE		CHELMSFORD	CM2 9HG	81	£4,025
£572,500	29/07/2021	D		3	DENE COURT		CHELMSFORD	CM1 2JQ	164	£3,491
£218,000	30/07/2021	T	8	34	POLLARDS GREEN		CHELMSFORD	CM2 6UL	41	£5,317
£281,000	30/07/2021	T	7	'8	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	55	£5,109
£635,000	30/07/2021	D	2	23	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	129	£4,922
£270,000	30/07/2021	F 14	OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	55	£4,909
£250,000	30/07/2021	F	21	.8	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£255,000	30/07/2021	F	38	84	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,554
£230,000	30/07/2021	F	1	.3	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	52	£4,423
£280,000	30/07/2021	T	1	.6	ROTHBURY ROAD		CHELMSFORD	CM1 3DE	65	£4,308
£290,000	30/07/2021	T	2	24	MARCONI ROAD		CHELMSFORD	CM1 1QB	69	£4,203
£205,000	30/07/2021	F	5	0	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	51	£4,020
£452,000	30/07/2021	T	3	32	EMBERSON CROFT		CHELMSFORD	CM1 4FD	114	£3,965
£290,000	30/07/2021	F	4	! 5	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	75	£3,867
£435,000	30/07/2021	T	7	7	HEATH DRIVE		CHELMSFORD	CM2 9HF	116	£3,750
£381,200	30/07/2021	S		3	RUSHLEYDALE		CHELMSFORD	CM1 6JX	103	£3,701
£455,000	30/07/2021	D		6	LYON CLOSE		CHELMSFORD	CM2 8NY	124	£3,669
£182,000	30/07/2021	F 10	JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	57	£3,193
£120,000	30/07/2021	F		7	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	42	£2,857
£380,000	02/08/2021	S	2	26	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	70	£5,429
£985,000	02/08/2021	D	2	20	HAMLET ROAD		CHELMSFORD	CM2 0EU	186	£5,296
£210,000	02/08/2021	T	2	24	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	44	£4,773
£742,000	02/08/2021	D	1	.7	CURZON WAY		CHELMSFORD	CM2 6PF	170	£4,365
£391,000	02/08/2021	D	3	15	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	97	£4,031
£297,000	02/08/2021	T	4	14	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	81	£3,667
£325,000	02/08/2021	S	1	.1	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	92	£3,533
£210,000	02/08/2021	F	2	!3	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	60	£3,500
£242,500	02/08/2021	S	3	35	MENDIP ROAD		CHELMSFORD	CM1 2HN	71	£3,415
£174,000	02/08/2021	F	10)5	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	56	£3,107
£315,000	03/08/2021	S	6	6	DARNAY RISE		CHELMSFORD	CM1 4XA	64	£4,922
£315,000	03/08/2021	S	1	.6	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£4,200
£295,000	03/08/2021	S	1	.6	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£3,933
£168,000	03/08/2021	F	1	.4	TRENT ROAD		CHELMSFORD	CM1 2LQ	61	£2,754
£565,000	04/08/2021	D	2	20	ST JAMES PARK		CHELMSFORD	CM1 2JG	101	£5,594
£353,000	04/08/2021	T	1	.7	PADDOCK DRIVE		CHELMSFORD	CM1 6SS	74	£4,770
£650,000	04/08/2021	D		1	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	148	£4,392
£495,000	04/08/2021	S	1	.8	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	121	£4,091

£305,000	04/08/2021		36	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	75	£4,067
£720,000	04/08/2021		44	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU	183	£3,934
£855,000	04/08/2021			CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	218	£3,922
£220,000	04/08/2021		407	DURRANT COURT		CHELMSFORD	CM1 1UE	57	£3,860
£216,000	05/08/2021	Т	46	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,800
£400,000	05/08/2021	S	14	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	91	£4,396
£175,000	05/08/2021	F	17	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	41	£4,268
£360,000	05/08/2021		20	ROMAN ROAD		CHELMSFORD	CM2 0HA	89	£4,045
£305,000	05/08/2021		228	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,813
£840,000	06/08/2021			MOULSHAM STREET		CHELMSFORD	CM2 0JJ	145	£5,793
£405,000	06/08/2021		12	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LL	71	£5,704
£710,000	06/08/2021	D LYNDALE		TYE GREEN	GOOD EASTER	CHELMSFORD	CM1 4SH	132	£5,379
£510,000	06/08/2021		18	BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UB	95	£5,368
£624,000	06/08/2021			BARRACK ROAD	MASHBURY	CHELMSFORD	CM1 4SE	123	£5,073
£458,000	06/08/2021	S	25	SMITHERS DRIVE		CHELMSFORD	CM2 7JP	95	£4,821
£333,000	06/08/2021	S	59	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	70	£4,757
£265,000	06/08/2021	Т	72	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,732
£280,250	06/08/2021	Т	15	PETREBROOK		CHELMSFORD	CM2 6QJ	60	£4,671
£990,000	06/08/2021	D	125	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DR	217	£4,562
£177,000	06/08/2021	T	55	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,425
£1,480,000	06/08/2021	D	49	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	346	£4,277
£299,495	06/08/2021	T	28	READERS COURT		CHELMSFORD	CM2 8EX	74	£4,047
£310,000	06/08/2021	Т	38	HATFIELD GROVE		CHELMSFORD	CM1 3DF	81	£3,827
£695,000	06/08/2021	D	19	BURNELL GATE		CHELMSFORD	CM1 6ED	182	£3,819
£230,000	06/08/2021	F	12	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	61	£3,770
£220,000	06/08/2021	F	5	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,548
£135,000	06/08/2021	F 12A		MILDMAY ROAD		CHELMSFORD	CM2 0DX	43	£3,140
£240,000	06/08/2021	S	16	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	136	£1,765
£785,000	09/08/2021	D STONEYRIDGE		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	152	£5,164
£385,000	09/08/2021	S	26	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	76	£5,066
£825,000	10/08/2021	D STEVENS LODGE		MASHBURY ROAD	CHIGNAL ST JAMES	CHELMSFORD	CM1 4TX	174	£4,741
£139,000	10/08/2021	F	112	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	35	£3,971
£412,000	10/08/2021	D	14	HONEY CLOSE		CHELMSFORD	CM2 9SP	110	£3,745
£320,000	10/08/2021	T	374	DORSET AVENUE		CHELMSFORD	CM2 8HD	86	£3,721
£302,500	10/08/2021	T	16	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE	87	£3,477
£260,000	10/08/2021	T	87	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£2,653
£385,000	11/08/2021		69	DOWNSWAY		CHELMSFORD	CM1 6TT	77	£5,000
£345,000	11/08/2021	\$	62	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	70	£4,929
£265,000	11/08/2021		25	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	58	£4,569
£162,000	11/08/2021	F	26	GARDENERS		CHELMSFORD	CM2 8YU	41	£3,951
£200,000	11/08/2021		5	BUCKNELLS MEAD	HIGHWOOD	CHELMSFORD	CM1 3RH	58	£3,448
£399,950	11/08/2021	F BANSTREETS HOUSE		BELL STREET		CHELMSFORD	CM2 7JS	119	£3,361
£285,000	11/08/2021		65	ARCHERS WAY		CHELMSFORD	CM2 8SB	89	£3,202
£330,000	12/08/2021	S	52	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	56	£5,893
£315,000	12/08/2021		11	CARTWRIGHT WALK	vvivi i LL	CHELMSFORD	CM2 6UJ	59	£5,339
£450,000	12/08/2021	S	49	WILKINSONS MEAD		CHELMSFORD	CM2 6QF	92	£4,891
£585,000	12/08/2021		45	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	121	£4,835
£385,000	12/08/2021	S .	20	NIBLICK GREEN		CHELMSFORD	CM3 3FS	81	£4,753
£440,000	12/08/2021		1	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	97	£4,733
1440,000	12/00/2021	U	1	ANVEN UNOVE	JOOTH WOODHAWITENERS	CHELINISI OND	CIVID JZJ	31	14,550

£375,000	12/08/2021	D		3	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	84	£4,464
£170,000	12/08/2021	F		38	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	40	£4,250
£375,000	12/08/2021	D		4	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	94	£3,989
£399,995	12/08/2021	Т		60	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	121	£3,306
£377,000	13/08/2021	S		14	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	76	£4,961
£382,500	13/08/2021	D		36	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	81	£4,722
£305,000	13/08/2021	Т		16	GRAMPIAN GROVE		CHELMSFORD	CM1 2HJ	65	£4,692
£327,000	13/08/2021	S		303	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	76	£4,303
£275,000	13/08/2021	Т		315	BADDOW ROAD		CHELMSFORD	CM2 7QE	64	£4,297
£377,500	13/08/2021	S		47	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	90	£4,194
£150,500	13/08/2021	F		6	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,181
£270,000	13/08/2021	F		61	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	69	£3,913
£675,000	13/08/2021	D		3	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	178	£3,792
£215,000	13/08/2021	F 19	LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	60	£3,583
£375,000	13/08/2021	T 21	DERWENT COURT		HOBART CLOSE		CHELMSFORD	CM1 2FN	107	£3,505
£321,500	13/08/2021	Т		304	DORSET AVENUE		CHELMSFORD	CM2 8HD	101	£3,183
£355,000	13/08/2021	S		59	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	116	£3,060
£189,000	13/08/2021	F 18	LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	70	£2,700
£840,000	16/08/2021	D		17	HORSE & GROOM LANE		CHELMSFORD	CM2 8PJ	162	£5,185
£685,000	16/08/2021	D		34	PARK AVENUE		CHELMSFORD	CM1 2AA	138	£4,964
£427,500	16/08/2021	D		25	WICKFIELD ASH		CHELMSFORD	CM1 4UT	87	£4,914
£312,500	16/08/2021	S		2	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£4,006
£310,000	16/08/2021	Т		5	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	81	£3,827
£220,000	16/08/2021	F		9	REYNARDS COURT		CHELMSFORD	CM2 7HU	62	£3,548
£195,000	16/08/2021	F FLAT 6	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	55	£3,545
£191,500	16/08/2021	F		51	MASCALLS WAY		CHELMSFORD	CM2 7NR	79	£2,424
£395,000	17/08/2021	Т		148	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB	73	£5,411
£210,000	17/08/2021	Т		28	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	42	£5,000
£635,000	17/08/2021	D		9	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR	138	£4,601
£267,000	17/08/2021	Т		65	CHERWELL DRIVE		CHELMSFORD	CM1 2JJ	78	£3,423
£1,150,000	18/08/2021	D	WOOLMERS		THE STREET	PLESHEY	CHELMSFORD	CM3 1HQ	78	£14,744
£342,000	18/08/2021	S		21	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	70	£4,886
£315,500	18/08/2021	S		34	NAVIGATION ROAD		CHELMSFORD	CM2 6HD	68	£4,640
£350,000	18/08/2021	S		43	FIRECREST ROAD		CHELMSFORD	CM2 8XL	85	£4,118
£360,500	18/08/2021	D		20	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	88	£4,097
£480,000	18/08/2021	D	49A		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EQ	130	£3,692
£525,000	18/08/2021	S	WILLOWS		BACK LANE	FORD END	CHELMSFORD	CM3 1LG	150	£3,500
£185,975	18/08/2021	F		29	EVELYN PLACE		CHELMSFORD	CM1 3GZ	59	£3,152
£330,000	19/08/2021	S		22	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	53	£6,226
£330,000	19/08/2021	S		2	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	60	£5,500
£300,000	19/08/2021	T		77	PETUNIA CRESCENT	333111 WOODIN WITEINERS	CHELMSFORD	CM1 6YR	64	£4,688
£526,500	19/08/2021	D		5	FORTINBRAS WAY		CHELMSFORD	CM2 9JA	115	£4,578
£455,000	19/08/2021	S		111	LADY LANE		CHELMSFORD	CM2 OTJ	105	£4,333
£260,000	19/08/2021	F		52	BERKELY DRIVE		CHELMSFORD	CM2 6XR	68	£3,824
£410,000	20/08/2021	S		20	REMBRANDT GROVE		CHELMSFORD	CM1 6GH	77	£5,325
£710,000	20/08/2021	S .		161	NEW LONDON ROAD		CHELMSFORD	CM2 0AA	139	£5,323
£385,000	20/08/2021	S .		38	PARK AVENUE		CHELMSFORD	CM1 2AA	85	£4,529
£410,000	20/08/2021	S .		14	HOPKINS MEAD		CHELMSFORD	CM1 2AA	92	£4,457
£330,000		S .		99	SPRINGFIELD PARK ROAD		CHELMISFORD	CM2 6EE	75	£4,457
1330,000	20/08/2021	3		99	SPRINGFIELD PARK KUAD		CHELINISPORD	CIVIZ DEE	/3	14,400

£420,499	20/08/2021		ASHMEADS		CHELMSFORD	CM2 9FJ	96	£4,380
£337,000	20/08/2021	T 26	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,377
£337,995	20/08/2021		ROBIN WAY		CHELMSFORD	CM2 8AU	78	£4,333
£490,000	20/08/2021	S 27	PATCHING HALL LANE		CHELMSFORD	CM1 4BT	115	£4,261
£442,500	20/08/2021	T 18	DUKE STREET		CHELMSFORD	CM1 1HL	104	£4,255
£205,000	20/08/2021	F 3	MITTON VALE		CHELMSFORD	CM2 6UZ	49	£4,184
£416,000	20/08/2021		COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG	100	£4,160
£325,000	20/08/2021	T 58	PYMS ROAD		CHELMSFORD	CM2 8PY	79	£4,114
£324,000	20/08/2021	T 35	HATFIELD GROVE		CHELMSFORD	CM1 3DF	84	£3,857
£660,000	20/08/2021	D 20	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	172	£3,837
£380,000	20/08/2021	T 8	PARK AVENUE		CHELMSFORD	CM1 2AA	100	£3,800
£345,000	20/08/2021	S 181	BADDOW ROAD		CHELMSFORD	CM2 7PZ	91	£3,791
£172,000	20/08/2021	F 8	WEST LAWN		CHELMSFORD	CM2 8SJ	48	£3,583
£475,000	20/08/2021	T 17	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	135	£3,519
£1,360,000	23/08/2021	D CHARNWOOD	LINKS DRIVE		CHELMSFORD	CM2 9AW	262	£5,191
£370,000	23/08/2021	S 117	LINNET DRIVE		CHELMSFORD	CM2 8AG	86	£4,302
£258,750	23/08/2021	T 1	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	65	£3,981
£385,000	23/08/2021	D 54	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	99	£3,889
£240,000	24/08/2021	S 131	HEATH DRIVE		CHELMSFORD	CM2 9HQ	N/A	#VALUE!
£550,000	24/08/2021	D 45	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	63	£8,730
£460,000	24/08/2021	S 44	PENTLAND AVENUE		CHELMSFORD	CM1 4AZ	96	£4,792
£265,000	24/08/2021	F 34	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	62	£4,274
£305,000	24/08/2021	T 77	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	74	£4,122
£315,000	24/08/2021	T 65	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	83	£3,795
£193,000	24/08/2021	F 19	AZALEA COURT		CHELMSFORD	CM1 6YL	51	£3,784
£153,000	24/08/2021	F 50	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	47	£3,255
£1,452,500	25/08/2021	D THE RED HOUSE		COOKSMILL GREEN	CHELMSFORD	CM1 3SJ	206	£7,051
£226,000	25/08/2021	S 42	VERMEER RIDE		CHELMSFORD	CM1 6GA	38	£5,947
£340,000	25/08/2021	T 4	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	64	£5,313
£1,150,000	25/08/2021	D 7	HIGH PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	247	£4,656
£600,000	25/08/2021	D 5	BIRDIE CLOSE		CHELMSFORD	CM3 3FW	133	£4,511
£485,000	25/08/2021	T 7	THE RYLE	WRITTLE	CHELMSFORD	CM1 3JQ	109	£4,450
£211,000	25/08/2021	F 52	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	56	£3,768
£465,000	25/08/2021	S 21	TOTNES WALK		CHELMSFORD	CM1 6LU	128	£3,633
£312,000	25/08/2021	S 47	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	91	£3,429
£165,000	25/08/2021	F 22	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,235
£224,000	25/08/2021	T 2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,605
£790,000	26/08/2021	D 43	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£465,000	26/08/2021	S 28	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	80	£5,813
£476,000	26/08/2021	S 51	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BX	89	£5,348
£565,000	26/08/2021	D 18	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	109	£5,183
£637,000	26/08/2021	S 412	BADDOW ROAD		CHELMSFORD	CM2 9RB	127	£5,016
£490,000	26/08/2021	D 33	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	104	£4,712
£425,000	26/08/2021	S 43	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL	92	£4,620
£430,000	26/08/2021	S 51	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	94	£4,574
£520,000	26/08/2021	D 59	SPALDING WAY		CHELMSFORD	CM2 7NZ	116	£4,483
£220,000	26/08/2021	F 59	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,314
£480,000	26/08/2021	S 1	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	112	£4,286
£200,000	26/08/2021		BROOKLANDS WALK		CHELMSFORD	CM2 9BH	48	£4,167
1200,000	20/00/2021	30	DIOUREANDS WALK		CHELIVIOI OND	CIVIZ JUIT		17,107

£201,000	26/08/2021	F		132	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	51	£3,941
£460,000	26/08/2021	Т		119	MILDMAY ROAD		CHELMSFORD	CM2 0DS	124	£3,710
£340,000	26/08/2021	Т		23	FIRTREE RISE		CHELMSFORD	CM2 9HS	92	£3,696
£399,995	26/08/2021	S		22	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	112	£3,571
£625,000	26/08/2021	D	SANDON HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	180	£3,472
£416,000	26/08/2021	Т		2	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	124	£3,355
£365,000		S		2	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ	69	£5,290
£475,000	27/08/2021	D		74	COLYERS REACH		CHELMSFORD	CM2 6RN	93	£5,108
£904,500		D		59	PERTWEE DRIVE		CHELMSFORD	CM2 8HE	180	£5,025
£280,000		Т		31	NAVIGATION ROAD		CHELMSFORD	CM2 6HE	59	£4,746
£250,000	27/08/2021	S		60	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	53	£4,717
£176,000		Т		53	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	39	£4,513
£314,000		Т		15	KETLEYS		CHELMSFORD	CM2 8YL	70	£4,486
£182,500		Т		20	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ	41	£4,451
£580,000	27/08/2021	D		4	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	132	£4,394
£220,000		F		124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£4,314
£220,000		F		75	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151
£1,035,000		D		17	SIDNEY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BE	253	£4,091
£186,000		T		24	TAMAR RISE	31 MINGI IEEB	CHELMSFORD	CM1 7QN	47	£3,957
£445,000	27/08/2021	·		1	LITTELL TWEED		CHELMSFORD	CM2 6SH	113	£3,938
£275,000		F FLAT 3	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW	70	£3,929
£360,000		T	TENTON COOK!	3	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	92	£3,913
£332,000		T		73	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW	85	£3,906
£275,000		T		33	ORANGE TREE CLOSE	WRITTEL	CHELMSFORD	CM2 9ND	77	£3,571
£413,000		S	GLENMORE		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF	117	£3,530
£205,000	27/08/2021				NEW STREET	LITTLE WALTHAM	CHELMSFORD	CM1 1PT	62	
£290,000	27/08/2021	T FLAT /	THE PHOENIX, 41	170	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT	93	£3,306
				45		GREAT BADDOW			59	£3,118
£112,500	27/08/2021		MENDOWIIANDS	45	BRASSIE WOOD SOUTHVIEW ROAD	DANBURY	CHELMSFORD	CM3 3FP	300	£1,907
£1,620,000	31/08/2021	D	MEADOWLANDS	28		DANBURY	CHELMSFORD	CM3 4DX		£5,400
£367,500	31/08/2021		EDENIEZED COTTACE	28	KIRK PLACE	DODELIANA	CHELMSFORD	CM2 6TN	70	£5,250
£340,000		S FLAT 4	EBENEZER COTTAGE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,152
£272,500	31/08/2021		WHITTLES HALL, 347	10	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AN	53	£5,142
£425,000	31/08/2021	D		19	MURRELL LOCK		CHELMSFORD	CM2 6SW	84	£5,060
£522,500	31/08/2021			6	CONDOR GATE		CHELMSFORD	CM3 3FU	118	£4,428
£500,000	31/08/2021			41	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	114	£4,386
£330,000	31/08/2021			21	DELAMERE ROAD		CHELMSFORD	CM1 2TG	84	£3,929
£195,000		F FLAT 24	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	58	£3,362
£195,000	31/08/2021			16	VICTORIA COURT		CHELMSFORD	CM1 1GP	59	£3,305
£117,250	- 1 - 1 -	F 23	ECCLES COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1JB	69	£1,699
£495,000	01/09/2021			66	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	82	£6,037
£212,500	01/09/2021			45	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	37	£5,743
£287,500	01/09/2021			130	VICTORIA COURT		CHELMSFORD	CM1 1GP	62	£4,637
£168,000		F		58	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	38	£4,421
£300,000	01/09/2021			22	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	68	£4,412
£307,500		S		9	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	71	£4,331
£196,500		F 8	STONHAM PLACE		CHELMER ROAD		CHELMSFORD	CM2 6DG	49	£4,010
£205,000	01/09/2021	F		16	HAIG COURT		CHELMSFORD	CM2 0BH	57	£3,596
£540,000	01/09/2021	D		9	ELM CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8DX	151	£3,576
£350,000	01/09/2021	D		13	CHASE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PR	105	£3,333

£410,000	01/09/2021	S 43	MILBURN CRESCENT	CHELMSFORD	CM1 3DA	126	£3,254
£230,000	01/09/2021	F 50	HARBERD TYE	CHELMSFORD	CM2 9GJ	71	£3,239
£323,000	01/09/2021	T 72	ST FABIANS DRIVE	CHELMSFORD	CM1 2PR	153	£2,111
£565,000	02/09/2021	D 71	BEACHS DRIVE	CHELMSFORD	CM1 2NJ	92	£6,141
£565,000	02/09/2021	D 2	GOLDENACRES	CHELMSFORD	CM1 6YT	111	£5,090
£645,000	02/09/2021	S 2	SUNNINGDALE ROAD	CHELMSFORD	CM1 2NH	136	£4,743
£458,000	02/09/2021	D 21	YELDHAM LOCK	CHELMSFORD	CM2 6RP	102	£4,490
£390,000	02/09/2021	S 49	LONGSHOTS CLOSE	CHELMSFORD	CM1 7DU	90	£4,333
£355,000	02/09/2021	F FLAT 8 211	NEW LONDON ROAD	CHELMSFORD	CM2 0AJ	82	£4,329
£655,000	02/09/2021	D RECTORY COTTAGE	CHURCH ROAD WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	164	£3,994
£260,000	02/09/2021	T 469	MEADGATE AVENUE	CHELMSFORD	CM2 7NN	84	£3,095
£175,000	03/09/2021	T 51	MELVILLE HEATH SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	20	£8,750
£412,000	03/09/2021	S EIDELWEISS	OLD WICKFORD ROAD SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QS	78	£5,282
£365,000	03/09/2021	S 2	GAINSBOROUGH CRESCENT	CHELMSFORD	CM2 6DJ	78	£4,679
£415,000	03/09/2021	D 7	THE WILLOWS BOREHAM	CHELMSFORD	CM3 3DJ	89	£4,663
£342,500	03/09/2021	F 11	LITTLE ORCHARDS BROOMFIELD	CHELMSFORD	CM1 7EP	76	£4,507
£425,000	03/09/2021	D 102	PETUNIA CRESCENT	CHELMSFORD	CM1 6YR	95	£4,474
£318,000	03/09/2021	F 163	WHARF ROAD	CHELMSFORD	CM2 6FS	74	£4,297
£329,950	03/09/2021	S 9	DEERHURST CHASE BICKNACRE	CHELMSFORD	CM3 4XG	80	£4,124
£275,000	03/09/2021	F 12A	RECTORY LANE	CHELMSFORD	CM1 1RE	68	£4,044
£435,000	03/09/2021	D 106	PETUNIA CRESCENT	CHELMSFORD	CM1 6YR	113	£3,850
£225,000	03/09/2021	F 20	ABBOTTS PLACE	CHELMSFORD	CM2 6RD	59	£3,814
£295,000	03/09/2021	T 48	BURNELL GATE	CHELMSFORD	CM1 6ED	78	£3,782
£330,000	03/09/2021	S 32	WHITEHOUSE CRESCENT	CHELMSFORD	CM2 7LW	88	£3,750
£185,000	03/09/2021	F 177	ROOKES CRESCENT	CHELMSFORD	CM1 3GN	72	£2,569
£470,000	06/09/2021	S HAWTHORNS	THE RIDGE LITTLE BADDOW	CHELMSFORD	CM3 4RT	71	£6,620
£360,000	06/09/2021	T 63	LABURNUM DRIVE	CHELMSFORD	CM2 9NS	73	£4,932
£490,000	06/09/2021	D 3	ANJOU GREEN	CHELMSFORD	CM1 6EE	101	£4,851
£470,000	06/09/2021	D 18	HOYNORS DANBURY	CHELMSFORD	CM3 4RL	103	£4,563
£681,000	06/09/2021	D 51	TORQUAY ROAD	CHELMSFORD	CM1 7NX	151	£4,510
£182,000	06/09/2021	F 65	BEELEIGH LINK	CHELMSFORD	CM2 6PH	44	£4,136
£275,000	06/09/2021	F 32	GRACE BARTLETT GARDENS	CHELMSFORD	CM2 9FW	68	£4,044
£318,000	06/09/2021	T 94	PYMS ROAD	CHELMSFORD	CM2 8PX	80	£3,975
£320,000	06/09/2021	S WAYFARERS	BACK LANE FORD END	CHELMSFORD	CM3 1LG	104	£3,077
£200,000	07/09/2021	S 8	CHELMER AVENUE LITTLE WALTHAM	CHELMSFORD	CM3 3PB	N/A	#VALUE!
£385,000	07/09/2021	T 41	LITTELL TWEED	CHELMSFORD	CM2 6SH	53	£7,264
£237,500	07/09/2021	F 17	SEARLE CLOSE	CHELMSFORD	CM2 9GB	56	£4,241
£295,000	07/09/2021	T 3	FOREMANS	CHELMSFORD	CM1 2GQ	72	£4,097
£455,000	07/09/2021	S 23	COOMBE RISE BROOMFIELD	CHELMSFORD	CM1 7DG	117	£3,889
£152,000	07/09/2021	F 27	ABBOTSLEIGH ROAD SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	43	£3,535
£82,500	07/09/2021	F 1 WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	82	£1,006
£400,000	08/09/2021	S 41	OSPREY WAY	CHELMSFORD	CM2 8XU	91	£4,396
£440,000	09/09/2021	D 38	BRASSIE WOOD	CHELMSFORD	CM3 3FQ	N/A	#VALUE!
£400,000	09/09/2021	D 15	JUBILEE AVENUE BROOMFIELD	CHELMSFORD	CM1 7HE	55	£7,273
£323,000	09/09/2021	S 5	REMBRANDT GROVE	CHELMSFORD	CM1 6GD	51	£6,333
£440,100	09/09/2021	D 61	BEARDSLEY DRIVE	CHELMSFORD	CM1 6GJ	90	£4,890
£335,000	09/09/2021	S 44	PARK VIEW CRESCENT GREAT BADDOW	CHELMSFORD	CM2 8HX	88	£3,807
£103,000	09/09/2021	F 8	EMBERSON COURT	CHELMSFORD	CM2 6TP	28	£3,679
£365,000	09/09/2021	-	OLD MOORS GREAT LEIGHS	CHELMSFORD	CM3 1GX	101	£3,614
1303,000	03/03/2021	3/	OLD WIDONS UNLAT LLIUTS	CHELINISI OND	CIAID TOV	101	13,014

£725,000	10/09/2021	D			100	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DH	N/A	#VALUE!
£940,000	10/09/2021	D		ROBINS		THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7JW	130	£7,231
£250,000	10/09/2021	T			9	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,952
£375,000	10/09/2021	Т			34	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	64	£5,859
£350,000	10/09/2021	Т			11	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	61	£5,738
£322,000	10/09/2021	S			4	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	58	£5,552
£300,000	10/09/2021	S			9	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	58	£5,172
£425,000	10/09/2021	S			129	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	84	£5,060
£450,000	10/09/2021	S	1	WOODLANDS COTTAGES		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	91	£4,945
£260,000	10/09/2021	F FLAT 4	ı	1A		HIGH STREET		CHELMSFORD	CM1 1BE	55	£4,727
£595,000	10/09/2021	S			55	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	129	£4,612
£340,000	10/09/2021	F			60	HARDY CLOSE		CHELMSFORD	CM1 1AE	74	£4,595
£330,000	10/09/2021	Т			17	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	73	£4,521
£425,000	10/09/2021	S			6	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	101	£4,208
£565,000	10/09/2021	D			62	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PU	135	£4,185
£205,000	10/09/2021	F			31	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	49	£4,184
£350,000	10/09/2021	S			64	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3BY	84	£4,167
£560,000	10/09/2021	Т			3	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD	136	£4,118
£339,000	10/09/2021	T			28	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ	84	£4,036
£675,000	10/09/2021	D			17	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	171	£3,947
£320,000	10/09/2021	T			42	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	82	£3,902
£320,000	10/09/2021	Т			143	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	83	£3,855
£220,000	10/09/2021	F			38	HOBART CLOSE		CHELMSFORD	CM1 2ES	59	£3,729
£381,000	10/09/2021	Т			4	GREAT COB		CHELMSFORD	CM1 6LA	104	£3,663
£205,000	10/09/2021	F			52	CHURCHILL RISE		CHELMSFORD	CM1 6FD	58	£3,534
£250,000	10/09/2021	Т			7	WEIGHT ROAD		CHELMSFORD	CM2 6LE	94	£2,660
£98,000	10/09/2021	F	42	NEWCOMBE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£2,085
£975,000	13/09/2021	D		WOODSIDE COTTAGE		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	177	£5,508
£247,500	13/09/2021	F			19	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	63	£3,929
£870,000	14/09/2021	D			26	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£602,500	14/09/2021	S			8	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	134	£4,496
£345,000	14/09/2021	S			81	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	83	£4,157
£230,000	14/09/2021	F			10	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,898
£305,000	14/09/2021	Т			208	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	80	£3,813
£400,000	14/09/2021	S			1	KENNET WAY		CHELMSFORD	CM1 2JP	116	£3,448
£375,000	15/09/2021	D		LITTLE MOAT COTTAGE		THE STREET	PLESHEY	CHELMSFORD	CM3 1HG	N/A	#VALUE!
£365,000	15/09/2021	T			1	MEON CLOSE		CHELMSFORD	CM1 7QG	86	£4,244
£222,000	15/09/2021	F	19	JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	58	£3,828
£290,000	15/09/2021	T			11	READERS COURT		CHELMSFORD	CM2 8EU	83	£3,494
£410,000	15/09/2021	D			36	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	136	£3,015
£245,999	16/09/2021	T			20	BURTON PLACE		CHELMSFORD	CM2 6TY	41	£6,000
£475,000	16/09/2021	S			65	THIRD AVENUE		CHELMSFORD	CM1 4EX	86	£5,523
£673,000	16/09/2021	D			22	REDGATES PLACE		CHELMSFORD	CM2 6BG	129	£5,217
£542,500	16/09/2021	D			44	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	112	£4,844
£380,000	16/09/2021	S			102	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	80	£4,750
£425,000	16/09/2021	T			27	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	93	£4,570
£310,000	16/09/2021	T			19	MARIGOLD CLOSE		CHELMSFORD	CM1 6XU	68	£4,559
£290,000	16/09/2021	T			6	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY	65	£4,462
£225,000	16/09/2021	F			68	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	52	£4,327
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132,000 16,099,201 T										
Fig.										
188,000 16/09/201 F				43						
1510.000										
E31,000										
17/89/2021 T	£180,000	16/09/2021	F	44			CHELMSFORD	CM2 6XN		£3,333
Fars 17/99/2011 T	£311,000	16/09/2021	Т	9	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	97	£3,206
E410,000 17/09/2021 F	£785,000	17/09/2021	D OAK LODGE		SOUTHWOOD CHASE	DANBURY	CHELMSFORD	CM3 4LL	83	£9,458
E710,000 17/09/201 F	£340,000	17/09/2021	Т	175	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	54	£6,296
E270,000 17/09/2021 F	£470,000		S	7			CHELMSFORD	CM1 4EE		£6,267
F415,000 17/99/2021 T	£210,000	17/09/2021	F 9 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£5,833
E85,000	£270,000	17/09/2021	F	23	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,192
£435,000 17/99/2021 T	£415,000	17/09/2021	T	4	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	87	£4,770
F430,000 17/99/2021 F 5 GRACE BARTLET (CADENS CHEIMSFORD CM 59W 103 F4,175	£350,000	17/09/2021	S 4 LIONFIELD COTTAGES		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3HQ	75	£4,667
E30,000	£305,000	17/09/2021	Т	164	BADDOW ROAD		CHELMSFORD	CM2 9QW	69	£4,420
E197.500 17/09/2021 F 242 LINNET DRIVE CHEMSFORD CM2 ALI S0 E3.980 E3.800 17/09/2021 F FAT 27 SPALDING COURT CEDAR AVENUE CHEMSFORD CM2 ALI ALI S0 E3.800 17/09/2021 F FAT 27 SPALDING COURT CEDAR AVENUE CHEMSFORD CM2 ALI ALI S0 E3.800 17/09/2021 F SPALDING COURT CEDAR AVENUE CHEMSFORD CM3 LUZ 57 £3.605 E3.900 17/09/2021 F S BECKBARNS GREAT LEIGHS CHEMSFORD CM3 LUZ 57 £3.605 E3.900 17/09/2021 F S BECKBARNS GREAT LEIGHS CHEMSFORD CM3 LUZ 57 £3.605 E3.900 17/09/2021 F S SAINTS COURT RINGS ROAD CHEMSFORD CM1 E47 E45.502 E35.000 20/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM1 E47 E45.502 E35.000 20/09/2021 S S HAVE AVENUE BROOMFIELD CHEMSFORD CM1 E47 E45.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM2 E47 E45.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 S S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 20/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 21/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 21/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E35.000 21/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E47.502 E35.000 21/09/2021 T S SAINTS COURT RINGS ROAD CHEMSFORD CM3 E47.502 E47.500 CM3	£430,000	17/09/2021	D	4	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	103	£4,175
E310,500 17/09/2021 T	£300,000	17/09/2021	F	5	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£4,110
E205,500	£197,500	17/09/2021	F	36	BOSWELLS DRIVE		CHELMSFORD	CM2 6LD	50	£3,950
F675,000	£310,500	17/09/2021	Т	242	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,881
F39,000	£205,500	17/09/2021	F FLAT 27 SPALDING COURT		CEDAR AVENUE		CHELMSFORD	CM1 2UZ	57	£3,605
## 230,000	£675,000	17/09/2021	D	30	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JL	207	£3,261
£133,000 20/09/2021 F 10 SAINTS COURT KINIGS ROAD CHELMSFORD CM1 4FS 47 £4,526 £335,000 20/09/2021 S 8 HAMPICH MALK CHELMSFORD CM2 8DB 78 £4,526 £345,000 20/09/2021 S 98 BRAMWOODS ROAD CHELMSFORD CM1 7DR 107 £4,065 £396,000 20/09/2021 S 98 BRAMWOODS ROAD CHELMSFORD CM2 7T 91 £3,956 £480,500 20/09/2021 T 49 EGLINTON DRIVE CHELMSFORD CM2 6VL 138 £3,945 £394,000 21/09/2021 T 49 EGLINTON DRIVE CHELMSFORD CM1 2EB 87 £3,488 £394,000 21/09/2021 T 49 EGLINTON DRIVE CHELMSFORD CM2 6VL 138 £3,488 £327,000 21/09/2021 T 38 GERARD GARDENS CHELMSFORD CM1 6VE 87 £5,821 £250,000 21/09/2021 T	£90,000	17/09/2021	F	16	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,250
## 635,000 20/09/2021 \$ ## 8 HAWFINCH WALK CHELMSFORD CM2 8BD 78 ## 64,526 ## 615,000 20/09/2021 \$ ## 64,526 ## 62,000 20/09/2021 \$ ## 62	£390,000	20/09/2021	D	47	QUILP DRIVE		CHELMSFORD	CM1 4YA	83	£4,699
E435,000 20/09/2021 S 9 8 BRAMWOODS ROAD CHEMSFORD CM1 7DR 107 £4,065 £395,000 20/09/2021 S 98 BRAMWOODS ROAD CHEMSFORD CM2 FIT 91 £3,956 £395,000 20/09/2021 S 18 PERTWEE DRIVE CHEMSFORD CM2 FIT 91 £3,956 £395,000 20/09/2021 T 49 EGUNTON DRIVE CHEMSFORD CM2 FIT 138 £3,496 £303,000 20/09/2021 T 49 EGUNTON DRIVE CHEMSFORD CM2 FIT 138 £3,496 £303,000 20/09/2021 T 5 6 WELLINGTON CLOSE CHEMSFORD CM2 FIT 138 £3,496 £303,000 21/09/2021 S 38 GERARD GARDENS CHEMSFORD CM2 FIT 55,881 £227,000 21/09/2021 T 1 1 LOBELIA CLOSE CHEMSFORD CM2 FIT 55,881 £227,000 21/09/2021 T 1 1 LOBELIA CLOSE CHEMSFORD CM2 FIT 55,881 £3,232 £303,000 21/09/2021 T 1 1 LOBELIA CLOSE CHEMSFORD CM2 FIT 55,881 £3,232 £303,000 21/09/2021 T 1 1 LOBELIA CLOSE CHEMSFORD CM2 FIT 55,840 £3,232 £303,000 21/09/2021 T 1 1 LOBELIA CLOSE CHEMSFORD CM2 FIT 55,840 £3,232 £303,000 21/09/2021 T 1 SARDOW WAY CHEMSFORD CM2 FIT 55,840 £33,233 £303,000 21/09/2021 T 1 SARDOW WAY CHEMSFORD CM2 FIT 55,840 £33,233 £333,000 22/09/2021 D EASTWYN BACK LANE PLESHEY CHEMSFORD CM3 FIT 138 £5,380 £33,200 22/09/2021 T 1 1 ANCHOR STREET CHEMSFORD CM3 FIT 138 £5,380 £33,000 22/09/2021 T 1 1 ANCHOR STREET CHEMSFORD CM3 FIT 138 £5,380 £34,000 22/09/2021 T 1 1 ANCHOR STREET CHEMSFORD CM3 FIT 138 £5,380 £34,000 22/09/2021 T 1 1 ANCHOR STREET CHEMSFORD CM3 FIT 138 £5,380 £34,000 22/09/2021 T 1 1 ANCHOR STREET CHEMSFORD CM3 FIT 138 £5,380 £4,576 £335,000 22/09/2021 T 1 1 ANCHOR STREET CHEMSFORD CM3 FIT 138 £5,380 £4,576 £335,000 22/09/2021 T 1 1 ANCHOR STREET CHEMSFORD CM3 FIT 138 £4,514	£213,000	20/09/2021	F 10 SAINTS COURT		KINGS ROAD		CHELMSFORD	CM1 4FS	47	£4,532
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£290,000 23/09/2021 T 127 GANDALFS RIDE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5WS 60 £4,833	£290,000	23/09/2021		127	GANDALFS KIDE	SOUTH WOODHAM FERKERS	CHELINISFORD	CIVI3 5WS	60	£4,833

£338,000	23/09/2021	Т			44	DAFFODIL WAY		CHELMSFORD	CM1 6XE	71	£4,761
£418,000	23/09/2021	D			4	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	89	£4,697
£850,000	23/09/2021	D			13	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	195	£4,359
£368,000	23/09/2021	S			43	TEES ROAD		CHELMSFORD	CM1 7QH	86	£4,279
£575,000	23/09/2021	D			43	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	136	£4,228
£530,000	23/09/2021	D			22	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	127	£4,173
£200,000	23/09/2021	F			405	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,636
£210,000	23/09/2021	F			21	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	63	£3,333
£145,000	23/09/2021	F			92	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085
£635,000	24/09/2021	D			7	PONDS ROAD		CHELMSFORD	CM2 8QP	97	£6,546
£1,000,000	24/09/2021	D		THURSFIELD		MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	164	£6,098
£565,000	24/09/2021	S	2	COPLAND COTTAGES		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TG	100	£5,650
£400,000	24/09/2021	Т			28	LUCAS AVENUE		CHELMSFORD	CM2 9JL	74	£5,405
£320,000	24/09/2021	Т		21A		ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	60	£5,333
£811,250	24/09/2021	D			5	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	157	£5,167
£950,000	24/09/2021	D			14	MILL LANE	DANBURY	CHELMSFORD	CM3 4LF	184	£5,163
£885,000	24/09/2021	D		GOODDAY COTTAGE		POSTMANS LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SF	176	£5,028
£356,000	24/09/2021	T			42	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	71	£5,014
£470,115	24/09/2021	D			84	BEECHES ROAD		CHELMSFORD	CM1 2RX	94	£5,001
£365,000	24/09/2021	D			1	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	73	£5,000
£292,750	24/09/2021	T			55	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	59	£4,962
£360,000	24/09/2021	T			243	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX	74	£4,865
£570,000	24/09/2021	S			17	SIXTH AVENUE		CHELMSFORD	CM1 4ED	118	£4,831
£622,000	24/09/2021	D			35	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	129	£4,822
£450,000	24/09/2021	D		89A		PYMS ROAD		CHELMSFORD	CM2 8PX	96	£4,688
£290,000	24/09/2021	F		53A		HILL ROAD		CHELMSFORD	CM2 6HP	62	£4,677
£425,000	24/09/2021	S			23	JUNIPER DRIVE		CHELMSFORD	CM2 9HL	93	£4,570
£460,000	24/09/2021	S			37	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	101	£4,554
£415,000	24/09/2021	D			139	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	92	£4,511
£320,000	24/09/2021	T			2	LAVENDER COURT		CHELMSFORD	CM1 6YH	72	£4,444
£378,500	24/09/2021	S			86	MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£4,401
£515,000	24/09/2021	D			23	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	119	£4,328
£435,000	24/09/2021	S			20	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD	101	£4,307
£300,000	24/09/2021	Т			19	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	70	£4,286
£230,000	24/09/2021	F			6	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	55	£4,182
£207,500	24/09/2021	F			26	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£4,069
£425,000	24/09/2021	D			17	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	105	£4,048
£190,000	24/09/2021	F			76	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043
£327,000	24/09/2021	T			6	YARWOOD ROAD		CHELMSFORD	CM2 6EJ	81	£4,037
£605,000	24/09/2021	D			20	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	153	£3,954
£500,000	24/09/2021	S			44	BURNELL GATE		CHELMSFORD	CM1 6ED	127	£3,937
£430,000	24/09/2021	S			39	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ	110	£3,909
£530,000	24/09/2021	D			54	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	136	£3,897
£467,500	24/09/2021	D			5	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF	123	£3,801
£315,000	24/09/2021	T			8	CLYDE CRESCENT	3.12.11 2.12.2011	CHELMSFORD	CM1 2LL	85	£3,706
£675,000	24/09/2021	D		DELHAZE HOUSE	3	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	187	£3,610
£395,000	24/09/2021	S		DEL. II LE HOUSE	4	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	111	£3,559
£315,000	24/09/2021		FLAT 1	WELLS CRESCENT		MARCONI PLAZA	COOTH WOODING LEARENS	CHELMSFORD	CM1 1GN	90	£3,500
£515,000	24/09/2021	T T		LLES CHESCHAI	32	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	162	£3,179
1313,000	27/03/2021	· ·			32	DIVIDANCA WAT	JI MINGI ILLD	CITELIVISI OND	CIVIT OAF	102	13,173

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£255,000	24/09/2021		180	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	95	£2,684
£110,000	24/09/2021	F	32	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	45	£2,444
£135,000	24/09/2021	F	21	UPPER CHASE		CHELMSFORD	CM2 0BN	90	£1,500
£785,000	27/09/2021		CHASE COTTAGE		COOKSMILL GREEN	CHELMSFORD	CM1 3SH	N/A	#VALUE!
£877,000	27/09/2021		37	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	144	£6,090
£495,000	27/09/2021	S	7	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	82	£6,037
£480,000	27/09/2021		1	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	90	£5,333
£600,000	27/09/2021	D	76	WATERSON VALE		CHELMSFORD	CM2 9PB	116	£5,172
£490,000	27/09/2021	S	1	NORTH DELL		CHELMSFORD	CM1 6UP	95	£5,158
£375,000	27/09/2021	S	2	ROSSETER CLOSE		CHELMSFORD	CM2 9GL	74	£5,068
£250,000	27/09/2021	F FLAT 38	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,902
£192,500	27/09/2021	F	37	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	40	£4,813
£300,000	27/09/2021	Т	16	STANSTED CLOSE		CHELMSFORD	CM1 2TW	63	£4,762
£425,000	27/09/2021	S	11	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	91	£4,670
£435,000	27/09/2021	S	10	TAPLEY ROAD		CHELMSFORD	CM1 4XY	97	£4,485
£328,000	27/09/2021	F	53	WHARF ROAD		CHELMSFORD	CM2 6FS	74	£4,432
£280,000	27/09/2021	Т	11	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	65	£4,308
£367,000	27/09/2021	S	15	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	86	£4,267
£880,000	27/09/2021	D	218	CHIGNAL ROAD		CHELMSFORD	CM1 4SS	209	£4,211
£357,500	27/09/2021	Т	20	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	86	£4,157
£390,000	27/09/2021	S	159	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	96	£4,063
£395,000	27/09/2021	T	22	ST PETERS ROAD		CHELMSFORD	CM1 2SR	100	£3,950
£550,000	27/09/2021	D	17	THE DRIVE		CHELMSFORD	CM1 4JS	145	£3,793
£295,000	27/09/2021	Т	92	RUTLAND ROAD		CHELMSFORD	CM1 4BH	78	£3,782
£380,000		S	37	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	102	£3,725
£315,000	27/09/2021	T	29	HOUBLON DRIVE		CHELMSFORD	CM2 8SE	89	£3,539
£290,000	27/09/2021	Т	12	HAINAULT GROVE		CHELMSFORD	CM1 2TP	82	£3,537
£204,000	27/09/2021	F	37	WEAR DRIVE		CHELMSFORD	CM1 7PT	60	£3,400
£220,000	27/09/2021	F 1	LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,333
£370,000	27/09/2021	T	33	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	123	£3,008
£126,000	27/09/2021		BALMORAL COURT	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ	43	£2,930
£475,000	28/09/2021		CROWBUSH	THE VILLAGE	GREAT WALTHAM	CHELMSFORD	CM3 1AT	59	£8,051
£675,000	28/09/2021	S	45	VICARAGE ROAD		CHELMSFORD	CM2 9BS	115	£5,870
£2,435,000	28/09/2021		GREAT GRACES	GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	440	£5,534
£365,000	28/09/2021	S	26	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN	67	£5,448
£355,000	28/09/2021	T	154	UPPER BRIDGE ROAD	VVIIIIE	CHELMSFORD	CM2 0BB	69	£5,145
£198,000	28/09/2021	T	28	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£5,077
£320,000	28/09/2021	S	5	MENISH WAY	DICKNACKE	CHELMSFORD	CM2 6RT	65	£4,923
£1,080,000	28/09/2021		LONG CROFT	WHITES LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1PA	226	£4,779
£540,000	28/09/2021		1B	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NX	122	£4,779
£421,900	28/09/2021	D	1	FIRS DRIVE	WRITTLE	CHELMSFORD	CM1 4NX	100	£4,426 £4,219
£490,000	28/09/2021	S	23	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	121	£4,050
£555,000	28/09/2021	T		WHITLEY LINK		CHELMSFORD	CM2 9FX	139	£3,993
£313,500	28/09/2021	T	244	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,919
£1,025,000	28/09/2021	D	6	BEAULIEU BOULEVARD	DDOOMETELD	CHELMSFORD	CM1 6EA	262	£3,912
£320,000	28/09/2021	T	155	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ	82	£3,902
£450,000	28/09/2021	S	34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,516
£305,000	28/09/2021	D	66	SALERNO WAY	COUTH WOODWAY FEDDERS	CHELMSFORD	CM1 2EH	87	£3,506
£444,600	28/09/2021	5	34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,473

£187,500	28/09/2021	F	121		RKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,348
£218,500	28/09/2021		126		OMPTON STREET		CHELMSFORD	CM1 3GP	67	£3,261
£205,000	28/09/2021	F	166			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	70	£2,929
£76,000	28/09/2021		15		RLE CLOSE		CHELMSFORD	CM2 9GB	50	£1,520
£505,000	29/09/2021	D	10			EAST HANNINGFIELD	CHELMSFORD	CM3 8XA	82	£6,159
£325,000	29/09/2021		34		MROSE HILL		CHELMSFORD	CM1 2RH	55	£5,909
£575,000	29/09/2021	D	20		RNELIUS VALE		CHELMSFORD	CM2 6YF	98	£5,867
£320,000	29/09/2021		13		RNSIDE CRESCENT		CHELMSFORD	CM1 4EH	56	£5,714
£215,000	29/09/2021	Т	2		LEY ROAD		CHELMSFORD	CM2 6XJ	40	£5,375
£320,000	29/09/2021	Т	13		REBROOK		CHELMSFORD	CM2 6QJ	61	£5,246
£275,000	29/09/2021	Т	20			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	53	£5,189
£415,000	29/09/2021	S	11		PER ROMAN ROAD		CHELMSFORD	CM2 0EX	83	£5,000
£575,000	29/09/2021	D	8		RFAX MEAD		CHELMSFORD	CM2 6UG	115	£5,000
£315,000			17		SCENT ROAD		CHELMSFORD	CM2 7DA	65	£4,846
£382,000	29/09/2021	Т	14			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PD	80	£4,775
£387,500	29/09/2021	D	12			BOREHAM	CHELMSFORD	CM3 3JP	83	£4,669
£475,000	29/09/2021	S	9		NGFIELD ROAD		CHELMSFORD	CM2 7QH	105	£4,524
£197,500	29/09/2021	F	33			WRITTLE	CHELMSFORD	CM1 3EW	44	£4,489
£260,000	29/09/2021	Т	110			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,483
£329,950	29/09/2021	D	29		RN GREEN		CHELMSFORD	CM1 6UG	74	£4,459
£790,000	29/09/2021	D	20) CHUI	JRCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HZ	185	£4,270
£455,000	29/09/2021	D	39) SILVE	/ESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	108	£4,213
£416,000	29/09/2021	D	55	5 PADI	DDOCK DRIVE		CHELMSFORD	CM1 6UX	99	£4,202
£206,000	29/09/2021	F	42	2 HAR	RBERD TYE		CHELMSFORD	CM2 9GJ	50	£4,120
£478,595	29/09/2021	D	305	5 BRO	DOMFIELD ROAD		CHELMSFORD	CM1 4DU	118	£4,056
£395,000	29/09/2021	S	32	2 BOLE	LEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£4,031
£385,000	29/09/2021	Т	344	4 BADI	DDOW ROAD		CHELMSFORD	CM2 9QZ	100	£3,850
£460,000	29/09/2021	D	1	1 CLAY	YPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ	120	£3,833
£350,000	29/09/2021	Т	13	B RAYN	MONDS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NZ	93	£3,763
£200,000	29/09/2021	F	47	7 EARL	RLSFIELD DRIVE		CHELMSFORD	CM2 6SX	54	£3,704
£155,000	29/09/2021	F	17	7 SHEA	ARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	42	£3,690
£310,000	29/09/2021	S	35	5 MEA	ADGATE AVENUE		CHELMSFORD	CM2 7NF	87	£3,563
£438,000	29/09/2021	T	32	2 ASHL	ILEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	128	£3,422
£227,500	29/09/2021	F	24	4 MED	DWAY CLOSE		CHELMSFORD	CM1 2LH	68	£3,346
£160,000	29/09/2021	F	153	3 MEA	ADGATE AVENUE		CHELMSFORD	CM2 7NH	48	£3,333
£220,000	29/09/2021	F	22	2 COUI	JRTLANDS		CHELMSFORD	CM1 4DD	73	£3,014
£157,500	29/09/2021	F	29) ABEL	ELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£2,582
£85,750	29/09/2021	F 15	WATERHOUSE COURT	BURG	RGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£1,715
£380,000	30/09/2021	S	27	7 FORF	RREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	N/A	#VALUE!
£317,500	30/09/2021	S	13	3 CHUI	JRCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	N/A	#VALUE!
£425,000	30/09/2021	S	28	3 AUBI	BREY CLOSE		CHELMSFORD	CM1 4EJ	N/A	#VALUE!
£425,000	30/09/2021	D	78	B BEEC	CHES ROAD		CHELMSFORD	CM1 2RX	54	£7,870
£424,550	30/09/2021	D	4		NALS LANE		CHELMSFORD	CM2 8QT	61	£6,960
£810,000	30/09/2021		439		INGFIELD ROAD		CHELMSFORD	CM2 6AP	132	£6,136
£331,000	30/09/2021	Т	83		ARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	56	£5,911
£465,999	30/09/2021	F 51			NCES ROAD		CHELMSFORD	CM2 9GE	83	£5,614
£532,500	30/09/2021	S	1			LITTLE BADDOW	CHELMSFORD	CM3 4TJ	96	£5,547
£745,000	30/09/2021		35		ST AVENUE	-	CHELMSFORD	CM1 1RX	136	£5,478
£420,000	30/09/2021					GREAT WALTHAM	CHELMSFORD	CM3 1RB	77	£5,455
2.25,550	20,00,2021	-		- 0.16			222	2.110 2.10		25, .55

£320,000	30/09/2021			VICK AVENUE		CHELMSFORD	CM1 4UN	59	£5,424
£385,000	30/09/2021	<u>S</u> 1				CHELMSFORD	CM2 9JS	72	£5,347
£437,000	30/09/2021				GOOD EASTER	CHELMSFORD	CM1 4SJ	82	£5,329
£472,500	30/09/2021	T 100		SHLEY WAY		CHELMSFORD	CM2 9LQ	89	£5,309
£661,166	30/09/2021	D 69		UAY ROAD		CHELMSFORD	CM1 7NX	128	£5,165
£211,000	30/09/2021	F 38	3 CUSAK	K ROAD C	HELMER VILLAGE	CHELMSFORD	CM2 6XH	41	£5,146
£369,950	30/09/2021	S 31	L TEES R	ROAD		CHELMSFORD	CM1 7QH	72	£5,138
£325,000	30/09/2021	S 90) WEST	AVENUE		CHELMSFORD	CM1 2DF	65	£5,000
£440,000	30/09/2021				VRITTLE	CHELMSFORD	CM1 3EB	90	£4,889
£610,000	30/09/2021	S 63	3 QUEEN	NS ROAD		CHELMSFORD	CM2 6HB	125	£4,880
£575,000	30/09/2021	D 20			ROOMFIELD	CHELMSFORD	CM1 7HN	119	£4,832
£400,000	30/09/2021	D 24	1 SUNRI	ISE AVENUE		CHELMSFORD	CM1 4JP	83	£4,819
£383,000	30/09/2021	T 96	5 RECTO	ORY LANE		CHELMSFORD	CM1 1RF	81	£4,728
£320,000	30/09/2021	F 29	GOLDI	LAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,706
£367,000	30/09/2021	T 13	HILL R	ROAD		CHELMSFORD	CM2 6HW	78	£4,705
£510,000	30/09/2021	T 105	LONGS	SHOTS CLOSE		CHELMSFORD	CM1 7DU	109	£4,679
£500,000	30/09/2021	S ENDYMION	THE TY	YE E	AST HANNINGFIELD	CHELMSFORD	CM3 8AE	107	£4,673
£357,500	30/09/2021	T 9	HITHE	ER BLAKERS S	OUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JH	77	£4,643
£450,000	30/09/2021	D 128	3 FAIRW	VAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,639
£180,000	30/09/2021	F 53	B HURRI	RELL DOWN B	OREHAM	CHELMSFORD	CM3 3JP	39	£4,615
£382,500	30/09/2021	T 183	BEELEI	EIGH LINK		CHELMSFORD	CM2 6PH	83	£4,608
£280,000	30/09/2021	F 3	COUN	ITY PLACE		CHELMSFORD	CM2 0RF	61	£4,590
£195,000	30/09/2021	F 38 ARMSTRONG GIBBS COURT	THE CA	CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	43	£4,535
£285,000	30/09/2021	T 9		EE TERRACE		CHELMSFORD	CM1 1SE	64	£4,453
£315,000	30/09/2021	T 121	L POLLA	ARDS GREEN		CHELMSFORD	CM2 6UX	71	£4,437
£212,500	30/09/2021	F 51		SFORD ROAD		CHELMSFORD	CM1 2QJ	49	£4,337
£336,000	30/09/2021	S 73			ROOMFIELD	CHELMSFORD	CM1 7BU	78	£4,308
£332,500	30/09/2021	T 2		CONI ROAD		CHELMSFORD	CM1 1QB	78	£4,263
£590,000	30/09/2021	D 65	FAIRW	VAY DRIVE		CHELMSFORD	CM3 3FG	140	£4,214
£455,000	30/09/2021	T 34	1 HUNTI	TERS WAY		CHELMSFORD	CM1 6FL	108	£4,213
£465,000	30/09/2021	S 12			GREAT BADDOW	CHELMSFORD	CM2 8EQ	112	£4,152
£415,000	30/09/2021	D 50		TFORT DRIVE	-	CHELMSFORD	CM2 9FN	101	£4,109
£345,000	30/09/2021	T 30		TLE ROAD		CHELMSFORD	CM1 3BX	85	£4,059
£523,000	30/09/2021	S 27		AVENUE		CHELMSFORD	CM1 4HB	130	£4,023
£505,000	30/09/2021	D 1				CHELMSFORD	CM1 3BJ	126	£4,008
£323,000	30/09/2021	T 37		ODIL WAY		CHELMSFORD	CM1 6XB	81	£3,988
£772,500	30/09/2021	D 68		IVE LANE		CHELMSFORD	CM2 9RX	194	£3,982
£227,500	30/09/2021	F 56		GHLEY WAY		CHELMSFORD	CM2 9LQ	58	£3,922
£450,000	30/09/2021	S 12		TERS WAY		CHELMSFORD	CM1 6FL	115	£3,913
£390,000	30/09/2021	S 78				CHELMSFORD	CM2 8NR	101	£3,861
£212,000	30/09/2021	F 114		ENEY DRIVE		CHELMSFORD	CM1 7QA	55	£3,855
£315,000	30/09/2021	S 14		THAM GLEN		CHELMSFORD	CM2 9EL	82	£3,841
£265,000	30/09/2021	F 3 BAILEY COURT		WRITTLE STREET		CHELMSFORD	CM2 0FS	69	£3,841
£387,500	30/09/2021	T 318		OOW ROAD		CHELMSFORD	CM2 9QX	102	£3,799
£486,000	30/09/2021	S 12		L AVENUE		CHELMSFORD	CM1 1TF	128	£3,797
£450,000	30/09/2021	D 47			DANBURY	CHELMSFORD	CM3 4LS	119	£3,782
£310,000	30/09/2021	T 65		ERHOUSE LANE		CHELMSFORD	CM1 2TE	82	£3,782
£395,000	30/09/2021	S 590		EYWOOD ROAD		CHELMSFORD	CM2 8BX	105	£3,762
£330,000	30/09/2021			LAND AVENUE		CHELMSFORD	CM1 4AY	88	£3,750
1330,000	30/03/2021	J 33	/ FLINIL	LAND AVENUE		CHELIVISI OND	CIVIT 4AI	00	13,730

£550,000	30/09/2021	D		89	HUMBER ROAD		CHELMSFORD	CM1 7PF	147	£3,741
£245,000	30/09/2021	F		82	CHELMER ROAD		CHELMSFORD	CM2 6AB	66	£3,712
£505,000	30/09/2021	S		2	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	137	£3,686
£340,000	30/09/2021	S		77	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	94	£3,617
£158,000	30/09/2021	F		41	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	44	£3,591
£200,000	30/09/2021	F		185	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	56	£3,571
£390,000		D		18	SUSSEX CLOSE	BOREHAM	CHELMSFORD	CM3 3ED	111	£3,514
£330,000		Т		4	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	97	£3,402
£312,500	30/09/2021	Т		12	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	93	£3,360
£341,500	30/09/2021	Т		14	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	102	£3,348
£300,000	30/09/2021	Т		75	ARCHERS WAY		CHELMSFORD	CM2 8SB	90	£3,333
£308,000	30/09/2021	Т		34	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	96	£3,208
£255,000	30/09/2021	Т		1	ROCHFORD ROAD		CHELMSFORD	CM2 0EF	80	£3,188
£395,000	30/09/2021	S		3	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	124	£3,185
£142,500	30/09/2021	F		118	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,098
£145,000	30/09/2021	F		108	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085
£200,000	30/09/2021	F		85	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR	66	£3,030
£290,000		F		18	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	110	£2,636
£235,000	30/09/2021	F		12	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	91	£2,582
£193,800	30/09/2021	F 11	WATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	80	£2,423
£150,000	30/09/2021	F FLAT 8	MANOR HOUSE		GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ	62	£2,419
£110,000	30/09/2021	F 114	HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	46	£2,391
£139,500	30/09/2021	F		42	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,938
£730,000	01/10/2021	D		3	RIVERSIDE		CHELMSFORD	CM2 6LL	134	£5,448
£240,000	01/10/2021	F FLAT 4	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	47	£5,106
£357,500		Т		8	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	77	£4,643
£325,000	01/10/2021	Т		36	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	96	£3,385
£157,500	01/10/2021	F		54	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	48	£3,281
£73,750	01/10/2021	F		10	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	73	£1,010
£322,500	04/10/2021	F		13	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	111	£2,905
£1,375,000	06/10/2021	D	GREENFIELDS		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	233	£5,901
£145,000		F		16	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	31	£4,677
£302,000	07/10/2021	Т		17	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ	61	£4,951
£392,500	07/10/2021	S		8	MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HA	86	£4,564
£135,000		F FLAT 20	SPALDING COURT		CEDAR AVENUE		CHELMSFORD	CM1 2UZ	49	£2,755
£1,000,000	08/10/2021			1	POLICE HOUSES	GREAT BADDOW	CHELMSFORD	CM2 7BW	195	£5,128
£295,000		Т		23	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	60	£4,917
£164,000	08/10/2021	F		73	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	36	£4,556
£373,000	08/10/2021	Т		18	HENRY ROAD		CHELMSFORD	CM1 1RG	86	£4,337
£325,000	08/10/2021	S		17	CHEVIOT DRIVE		CHELMSFORD	CM1 2EU	77	£4,221
£170,000		F		16	BAKER STREET		CHELMSFORD	CM2 0SF	47	£3,617
£485,000	11/10/2021	D	KIRREMUIR		STOCK ROAD	GALLEYWOOD	CHELMSFORD	CM2 8JS	106	£4,575
£540,000	11/10/2021	D 5			REDMAYNE DRIVE		CHELMSFORD	CM2 9AF	124	£4,355
£470,000	12/10/2021			12	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	83	£5,663
£255,000		T		100	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YD	51	£5,000
£375,000	12/10/2021	S		30	BYRON ROAD		CHELMSFORD	CM2 6EP	88	£4,261
£390,000	12/10/2021	D		38	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	92	£4,239
£255,000	12/10/2021	F		5	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	68	£3,750
£210,000	12/10/2021	F		40	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	61	£3,443
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1235,000 1374/107021 0 25 25 26 26 27 27 28 28 28 28 28 28											
147,079.001 T	£225,000	13/10/2021	S		47	HILLARY CLOSE		CHELMSFORD	CM1 7RP		£2,848
ELIS,7500 14/10/2021 F					25		GREAT BADDOW		CM2 7EF		
\$1,0000	£359,999	14/10/2021	Т		88	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU		£4,675
15/10/2012 5					52	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,653
\$48 WELLANE SALLEYMOOD CHEIMSFORD CAN BOZ \$2 \$4,839 \$23,500 \$15/10/2021 \$ \$ \$2 \$6.000 \$30 \$17 \$5 \$6.000 \$30 \$17 \$5 \$6.000 \$30 \$17 \$5 \$6.000 \$30 \$17 \$5 \$6.000 \$30 \$17 \$5 \$6.000 \$30 \$17 \$6.000 \$30 \$17 \$6.000 \$30 \$17 \$6.000 \$30 \$17 \$6.000 \$30 \$17 \$6.000 \$30	£510,000	14/10/2021	D		34	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,474
15/13/0021 S 12/13/0021 S 26 ARMISTICE CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM8 AR 121 F4,821 F37,000 15/10/0021 S 26 ARMISTICE APVINUE CHELMSFORD CM2 99U 143 E4,027 F3,000 15/10/0021 F 32 PARK VIEW CHELMSFORD CM2 99U 143 E4,027 E4,821 E4,000 E4	£225,000	15/10/2021	F	:	193	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	42	£5,357
F553,000	£405,000	15/10/2021	S		48	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	82	£4,939
F573,000	£325,000	15/10/2021	S		12	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT	67	£4,851
1500.000	£535,000	15/10/2021	S		26	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	121	£4,421
E232,000	£573,000	15/10/2021	D		30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,007
2215,000	£190,000	15/10/2021	F		32	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	52	£3,654
E395,000	£292,000	15/10/2021	T		47	READERS COURT		CHELMSFORD	CM2 8EX	85	£3,435
ESDO,000 181/10/2021 S S S S S S S S S	£215,000	15/10/2021	F	9 LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,258
FERD, 000 18/10/2021 S S YORK ROAD CHEIMSFORD CM2 GUL 18 E E 5,309	£395,000	15/10/2021	S	:	149	KINGS ROAD		CHELMSFORD	CM1 2BA	123	£3,211
E425,000	£500,000	18/10/2021	S		55	SECOND AVENUE		CHELMSFORD	CM1 4ET	81	£6,173
E231,000	£860,000	18/10/2021	D		5	YORK ROAD		CHELMSFORD	CM2 0AH	162	£5,309
E291,000	£425,000	18/10/2021	S		90	POLLARDS GREEN		CHELMSFORD	CM2 6UL	88	£4,830
E192,500	£335,000	18/10/2021	S		41	LADY LANE		CHELMSFORD	CM2 0TG	79	£4,241
## 283,500 18/10/2021 T 144 WAVENTORIVE CHELMSFORD CM1 2LG 77 # 23,822 # 2485,000 18/10/2021 S 4 MITCHEL WAY SOUTH WOODHAM FERRERS CHELMSFORD CM3 5P1 158 # 23,070 # 23,000 18/10/2021 D 3 RINSFORD DRIVE CHELMSFORD CM3 5P1 158 # 23,070 # 23,000 19/10/2021 T 11 HENNIKR GATE CHELMSFORD CM2 6VR 80 # 7,250 # 23,000 19/10/2021 T 11 HENNIKR GATE CHELMSFORD CM2 6VR 80 # 7,250 # 24,000 19/10/2021 F 9 GOOFREYS MEWS CHELMSFORD CM2 6VF 48 # 23,958 # 25,000 19/10/2021 D 1 COPPIN COME COME COME COME COME COME COME COME	£291,000	18/10/2021	F		18	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	70	£4,157
£290,000 18/10/2021 T 144 WAVENEY DRIVE CHELMSFORD CM1 708 87 £3,333 £485,000 18/10/2021 S 4 MITCHEL WAY SOUTH WOODHAM FERRES CHELMSFORD CM3 5P1 158 £3,070 £580,000 19/10/2021 T 11 HENNIKER GATE CHELMSFORD CM2 6GH 83 £4,096 £190,000 19/10/2021 F 9 GOPRENS MEWS CHELMSFORD CM2 6GH 88 £4,096 £870,000 20/10/2021 D 1 COPPINS CLOSE CHELMSFORD CM2 6GL 30 £5,179 £510,000 20/10/2021 T 41 CHEVIOT DRIVE CHELMSFORD CM2 6GL 30 £3,750 £227,500 20/10/2021 T 41 CHEVIOT DRIVE CHELMSFORD CM1 2EX 74 £3,750 £530,000 20/10/2021 T 5 GWNYL CM2 GR CHELMSFORD CM1 2EX 74 £3,750 £530,000 21/10/2021	£192,500	18/10/2021	F FLAT 1	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£4,096
## ## ## ## ## ## ## ## ## ## ## ## ##	£283,500	18/10/2021	Т		27	TRENT ROAD		CHELMSFORD	CM1 2LG	77	£3,682
## ## ## ## ## ## ## ## ## ## ## ## ##			T	:	144	WAVENEY DRIVE		CHELMSFORD	CM1 7QB	87	
£580,000 19/10/2021 D 3 KINGSFORD DRIVE CHELMSFORD CMZ 6VR 80 £7,250 £340,000 19/10/2021 T 1 HENNIKER GATE CHELMSFORD CMZ 6VL 48 £4,096 £190,000 20/10/2021 D 1 COPPINS CLOSE CHELMSFORD CMZ 6AV 168 £5,179 £510,000 20/10/2021 D 56 CONDRIE WAY SPRINGFIELD CHELMSFORD CMZ 6AV 168 £5,179 £500,000 20/10/2021 T 41 CHEVOT DRIVE CHELMSFORD CMZ 6GL 130 £3,750 £500,000 20/10/2021 T 41 CHEVOT DRIVE WRITLE CHELMSFORD CMI 3HH 140 £3,750 £597,000 20/10/2021 T 5 GWYN CLOSE BORRHAM CHELMSFORD CMI 3HH £12,751 £3,750 £552,000 21/10/2021 T 40 MILLIAM PORTER CLOSE BORRHAM CHELMSFORD CMI 3H £2,751 £3,151 £4,815 <td></td> <td></td> <td>S</td> <td></td> <td>4</td> <td>MITCHELL WAY</td> <td>SOUTH WOODHAM FERRERS</td> <td>CHELMSFORD</td> <td>CM3 5PJ</td> <td>158</td> <td></td>			S		4	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	158	
£1340,000 19/10/2021 T 11 HENNIKER GATE CHELMSFORD CM2 6QH 83 £4,096 £190,000 19/10/2021 F 9 GODFREYS MEWS CHELMSFORD CM2 6QF 48 £3,958 £190,000 20/10/2021 D 1 COPPINS CLOSE CHELMSFORD CM2 6QI 130 £3,923 £100,000 20/10/2021 D 56 COWDRIE WAY SPRINGFIELD CHELMSFORD CM2 6GI 130 £3,923 £500,000 20/10/2021 D 78 HUNTS DRIVE WRITTLE CHELMSFORD CM1 2KX 74 £3,750 £590,000 20/10/2021 T 5 GWYN CLOSE BORHAM CHELMSFORD CM3 3IR 127 £3,130 £937,500 20/10/2021 T 5 GWYN CLOSE BORHAM CHELMSFORD CM2 8QT 81 £6,481 £405,000 21/10/2021 T 40 WILLAM PORTRE CLOSE SPRINGFIELD CHELMSFORD CM2 8QT 41 £6,559 <td>£580,000</td> <td></td> <td>D</td> <td></td> <td>3</td> <td>KINGSFORD DRIVE</td> <td></td> <td>CHELMSFORD</td> <td>CM2 6YR</td> <td>80</td> <td></td>	£580,000		D		3	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR	80	
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£450,000 22/10/2021 D 7 MANOR ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PW 105 £4,286 £355,000 22/10/2021 T 49 THAMES AVENUE CHELMSFORD CM1 2LN 86 £4,128 £231,000 22/10/2021 F FLAT 1 WINCHESTER COURT, 173 BROOMFIELD ROAD CHELMSFORD CM1 1RT 59 £3,915 £227,500 22/10/2021 F FLAT 12 RAEBURN COURT REMBRANDT GROVE CHELMSFORD CM2 9FN 62 £3,669 £152,500 22/10/2021 F FLAT 12 RAEBURN COURT REMBRANDT GROVE CHELMSFORD CM1 6GF 43 £3,547 £250,000 22/10/2021 T 10 SCOTTS WALK CHELMSFORD CM1 2HB 73 £3,425 £426,000 22/10/2021 D 7 GIMLI WATCH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LD 132 £3,227							D. GOWN IEED				
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£231,000 22/10/2021 F FLAT 1 WINCHESTER COURT, 173 BROOMFIELD ROAD CHELMSFORD CM1 1RT 59 £3,915 £227,500 22/10/2021 F 9 MONTFORT DRIVE CHELMSFORD CM2 9FN 62 £3,669 £152,500 22/10/2021 F FLAT 12 RAEBURN COURT REMBRANDT GROVE CHELMSFORD CM1 6GF 43 £3,547 £250,000 22/10/2021 T 10 SCOTTS WALK CHELMSFORD CM1 2HB 73 £3,425 £426,000 22/10/2021 D 7 GIMLI WATCH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LD 132 £3,227							300111 WOODIIAWI I LINENS				
£227,500 22/10/2021 F 9 MONTFORT DRIVE CHELMSFORD CM2 9FN 62 £3,669 £152,500 22/10/2021 F FLAT 12 RAEBURN COURT REMBRANDT GROVE CHELMSFORD CM1 6GF 43 £3,547 £250,000 22/10/2021 T 10 SCOTTS WALK CHELMSFORD CM1 2HB 73 £3,425 £426,000 22/10/2021 D 7 GIMLI WATCH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LD 132 £3,227				WINCHESTER COLLET 172	+3						
£152,500 22/10/2021 F FLAT 12 RAEBURN COURT REMBRANDT GROVE CHELMSFORD CM1 6GF 43 £3,547 £250,000 22/10/2021 T 10 SCOTTS WALK CHELMSFORD CM1 2HB 73 £3,425 £426,000 22/10/2021 D T GIMLI WATCH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LD 132 £3,227				WINCILSTEN COURT, 1/3	۵						
£250,000 22/10/2021 T 10 SCOTTS WALK CHELMSFORD CM1 2HB 73 £3,425 £426,000 22/10/2021 D 7 GIMLI WATCH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LD 132 £3,227				PAERI IPNI COLIPT	3						
£426,000 22/10/2021 D 7 GIMLI WATCH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LD 132 £3,227				MALDUNII COUNT	10						
							SOLITH WOODHAM EERRERS				
1200,000 22/10/2021 F 155 CROWNFION STREET CHELMSFORD CMI 3GR 64 13,219							3001H WOODHAW FERRERS				
	1206,000	22/10/2021	Г		153	CHOIVIPTUN STREET		CHELINISFORD	CIVIT 3GK	64	13,219

£281,000	22/10/2021	Т	50	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	88	£3,193
£550,000	25/10/2021	S	20	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	93	£5,914
£375,000	25/10/2021	Т	4			CHELMSFORD	CM2 0JX	68	£5,515
£448,000	25/10/2021	D	2	DANBURY VALE	DANBURY	CHELMSFORD	CM3 4LA	91	£4,923
£1,020,000	25/10/2021	D	16	CHURCH GREEN	ROXWELL	CHELMSFORD	CM1 4NZ	209	£4,880
£360,000		Т	10	<u> </u>		CHELMSFORD	CM2 0RR	78	£4,615
£315,000	25/10/2021	S	16	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	69	£4,565
£339,399	25/10/2021	Т	254	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	82	£4,139
£410,000	25/10/2021	S	44	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	110	£3,727
£190,000	25/10/2021	F	24	EVELYN PLACE		CHELMSFORD	CM1 3GY	55	£3,455
£290,000	25/10/2021	F	17	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	84	£3,452
£580,000	25/10/2021	D	40	WRITTLE ROAD		CHELMSFORD	CM1 3BU	168	£3,452
£435,000	25/10/2021	S	RAFIKI COTTAGE	CRANHAM ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3NB	128	£3,398
£554,000	26/10/2021	S	74	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	98	£5,653
£435,000	26/10/2021	Т	24	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	107	£4,065
£230,000	26/10/2021	F	4	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,898
£260,000	26/10/2021	F	51	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£260,000	26/10/2021	F	55	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£290,000	26/10/2021	F	63	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	96	£3,021
£430,000	27/10/2021	D	PENDONS	BARRACK LANE	GREAT WALTHAM	CHELMSFORD	CM3 1EP	66	£6,515
£515,000	27/10/2021	S	136	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	82	£6,280
£400,000	27/10/2021	S	125	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	72	£5,556
£445,000	27/10/2021	Т	132	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	90	£4,944
£325,000	27/10/2021	Т	2	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	71	£4,577
£319,000	27/10/2021	S	32	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	75	£4,253
£225,000	27/10/2021	F	20	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	63	£3,571
£290,000	27/10/2021	Т	343	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	86	£3,372
£130,000	27/10/2021	F FLAT 2	ROBERTS COURT	BADDOW ROAD		CHELMSFORD	CM2 9RQ	44	£2,955
£375,000	28/10/2021	F FLAT 10	ST MARKS HOUSE	COTTAGE PLACE		CHELMSFORD	CM1 1NL	73	£5,137
£510,000	28/10/2021	D	118	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TL	110	£4,636
£405,000	28/10/2021	D	18	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	88	£4,602
£235,000	28/10/2021	F	24	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,196
£750,000	29/10/2021	D	PAGLESHAM HOUSE	HOLLOW LANE	BROOMFIELD	CHELMSFORD	CM1 7HG	135	£5,556
£360,000	29/10/2021	D	3	HARVEST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XR	68	£5,294
£280,000	29/10/2021	S	29	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX	54	£5,185
£245,000	29/10/2021	F	15A	CHELMER ROAD		CHELMSFORD	CM2 6NH	49	£5,000
£535,000	29/10/2021	D	13	RUSSELL GARDENS		CHELMSFORD	CM2 8DB	111	£4,820
£916,500	29/10/2021	S	167	NEW LONDON ROAD		CHELMSFORD	CM2 0AE	211	£4,344
£266,000	29/10/2021	S	89	NORTH AVENUE		CHELMSFORD	CM1 2AN	66	£4,030
£330,000	29/10/2021	T	2			CHELMSFORD	CM1 2RP	82	£4,024
£173,000	29/10/2021	F	57	BARNARD ROAD		CHELMSFORD	CM2 8RR	44	£3,932
£210,000	29/10/2021	F	28			CHELMSFORD	CM2 6SX	54	£3,889
£470,000	29/10/2021	S	147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,643
£218,250	29/10/2021	F	33		SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£3,578
£420,000	29/10/2021	T	40			CHELMSFORD	CM2 0DZ	121	£3,471
£242,000	29/10/2021	F	8			CHELMSFORD	CM2 9BJ	70	£3,457
£215,000	29/10/2021	F	60	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	65	£3,308
£410,000	29/10/2021	T	16		555 TO SET WITH EMILE OF	CHELMSFORD	CM1 6LA	129	£3,178
£500,000	01/11/2021	D	43			CHELMSFORD	CM1 4EP	101	£4,950
2300,000	01,11,2021	=				S	5 <u>7</u> TEI	101	2.,550

177,000 01/11/2021 5 75 51 75 51 75 51 75 51 75 51 75 51 75 51 75 51 75 51 75 51 75 75												
\$49,000 \$71,17/271 D \$1 \$2 \$48,000 \$40,000 \$10,17/2721 D \$2 \$43,000 \$40,000 \$10,17/2721 D \$2 \$23,000 \$20,17/2721 D \$2 \$23,000 \$20,17/2721 F \$23,000 \$20,17/2721 F \$23,000 \$20,17/2721 F \$20,000 \$2	£373,000						ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	77	£4,844
ESS_00.00 01/11/2021 5 24 WISTBOURNE GROVE												
E41,00.00 01,11/2021 F								BOREHAM				
130,000 01/11/021 F							WESTBOURNE GROVE		CHELMSFORD	CM2 9RT		£4,331
CPSS_0000 01/11/2021 T										CM2 8AP		
637,000 01/11/2021 T S			<u> </u>									
FF50,000 07/11/2021 S 26 CHEMBTON AVENUE							· · · · · · · · · · · · · · · · · · ·	SOUTH WOODHAM FERRERS				
E99,000			<u> </u>				WARWICK SQUARE				99	
239,000 02/11/2021 F										CM2 9RF		£6,881
E319,095 02/11/2021 F								EAST HANNINGFIELD				
## RIPSYLINK* CHELMSFORD CM2 975 104 # 53.785 ## 235,000												
E35,000 02/11/2021 T 99 PYMS ROAD CHELMSFORD CM2 BY 83 E3.795 E35,000 03/11/2021 F 44 HARDY CLOSE CHELMSFORD CM1 2F 120 E3.25 E235,000 03/11/2021 T 30 CARSIBROOKE ROPE SOUTH WOODHAM FERRERS CHELMSFORD CM3 15 86 E3.787 E65,000 04/11/2021 T 32 THE GREEN CHELMSFORD CM3 124 E5.242 E37,000 04/11/2021 T 32 THE GREEN CHELMSFORD CM2 BOG E4.652 E37,900 04/11/2021 T 32 THE GREEN CHELMSFORD CM2 BOG E4.652 E37,900 04/11/2021 S 5 6 SPRINGFIELD PARK LANE CHELMSFORD CM2 BOG E4.652 E37,500 04/11/2021 S 6 SPRINGFIELD PARK LANE CHELMSFORD CM2 BOG E4.652 E37,500 04/11/2021 S 6 SPRINGFIELD PARK LANE CHELMSFORD CM2 BOG E4.652 E37,500 04/11/2021 S 6 SPRINGFIELD PARK LANE CHELMSFORD CM2 BOG E4.652 E37,500 04/11/2021 S 6 SPRINGFIELD PARK LANE CHELMSFORD CM2 BOG E4.652 E37,500 04/11/2021 S 7 SPRINGFIELD PARK LANE CHELMSFORD CM2 BOG E4.632 E33,500 04/11/2021 F 7 SPRINGFIELD PARK LANE CHELMSFORD CM2 BOG E4.632 E37,500 05/11/2021 F 7 SPRINGFIELD PARK LANE CHELMSFORD CM3 BOG E4.632 E32,500 05/11/2021 F 2 A CHURCH ROAD BOREHAM CHELMSFORD CM3 BF SS E4.855 E32,000 05/11/2021 F 2 A SCHOOL LANE BROWNFIELD CHELMSFORD CM3 BF SS E4.855 E32,500 05/11/2021 F 3 SPRINGFIELD PARK LANE CHELMSFORD CM3 BF SS E4.855 E32,500 05/11/2021 F 3 SPRINGFIELD PARK LANE CHELMSFORD CM3 BF SS E4.855 E32,500 05/11/2021 F 3 SPRINGFIELD PARK LANE CHELMSFORD CM3 BF SS E4.855 E32,500 05/11/2021 F 3 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E32,500 05/11/2021 F 3 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E33,500 05/11/2021 F 3 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E33,500 05/11/2021 F 3 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E33,500 05/11/2021 F 3 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E33,500 05/11/2021 F 3 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E33,500 05/11/2021 F 3 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E33,500 05/11/2021 F 5 SPRINGFIELD CHELMSFORD CM3 BF SS E4.855 E33,500 05/11/2021 F 5 SPRINGFIELD CHELMSFORD CM3 BF SS E3.556 E33,500 05/11/2021 F 5 SPRINGFIELD CHELMSFORD CM3 BF SS E3.556 E33,500 05/11/2021 F 5 SPRINGFIELD CHELMSFORD CM3 BF SS E3.556 E33,500 05/11/202	£219,995	02/11/2021	F			12	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	57	£3,860
E39,0000 02/11/2021 S	£395,000	02/11/2021	S			4	RUBY LINK		CHELMSFORD	CM2 9FS	104	£3,798
F235,000 03/11/2021 F	£315,000	02/11/2021	T			96	PYMS ROAD		CHELMSFORD	CM2 8PX	83	£3,795
## STATE OF CALLEY OF CALL	£390,000	02/11/2021	S			17	TAYLOR AVENUE		CHELMSFORD	CM1 2BT	120	£3,250
ESD,000	£235,000	03/11/2021	F			44	HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£5,000
E39,000 04/11/2021 T 10 110 MILLSON BANK CHELMSFORD CM 260 01 125 E4,632 E37,500 04/11/2021 S 6 SPRINGFIELD PARK LANE CHELMSFORD CM 260 01 125 E4,232 E37,500 04/11/2021 S 30 FOMFOLDS ROAD CHELMSFORD CM 260 95 E3,932 E35,500 04/11/2021 F 76 FOXGLOVE WAY CHELMSFORD CM 266 95 E4,932 E36,700 04/11/2021 F 76 FOXGLOVE WAY CHELMSFORD CM 27P 88 E5,807 E2,274 E267,000 05/11/2021 F 2A CHURCH ROAD BOREHAM CHELMSFORD CM 17P 88 E2,297 E26,000 05/11/2021 F 2A CHURCH ROAD BOREHAM CHELMSFORD CM 17P 106 E4,898 E2,297 E26,000 05/11/2021 F 2A SCHOOL LANE BROOMFIELD CHELMSFORD CM 17P 107 66 E4,898 E28,000 05/11/2021 F 2A SCHOOL LANE BROOMFIELD CHELMSFORD CM 17P 107 65 E4,898 E28,000 05/11/2021 F 3 KEATS SQLARE SOLTH WOODHAM FERRERS CHELMSFORD CM 35 F 5 E3,924 E455,000 05/11/2021 F 886 VICTORIA COURT CHELMSFORD CM 35 F 5 E3,924 E455,000 05/11/2021 F 886 VICTORIA COURT CHELMSFORD CM 35 F 5 E3,736 E455,000 05/11/2021 D 3 THE CHASE SOLTH WOODHAM FERRERS CHELMSFORD CM 35 F 5 E3,736 E355,000 05/11/2021 S 33 DIXON AVENUE CHELMSFORD CM 35 F 5 E3,730 E355,000 05/11/2021 F 9 DANBURY PALACE DRIVE DANBURY CHELMSFORD CM 35 F 5 E3,730 E355,000 05/11/2021 F 9 DANBURY PALACE DRIVE DANBURY CHELMSFORD CM 35 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY PORVE CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E4,593 E355,500 05/11/2021 F 9 DANBURY CHELMSFORD CM 36 F 5 E3,590 CM 36 F 5 E3,590 OS	£325,695	03/11/2021	T			30	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	86	£3,787
£529,000 04/11/2021 D 10 MILISON BANK CHELMSFORD CM2 SQD 125 £4,222 £335,000 04/11/2021 S 6 SPRINGFIELD PARK LANE CHELMSFORD CM2 7HP 88 £3,807 £127,500 04/11/2021 F 76 FOXIGOVE WAY CHELMSFORD CM2 7HP 88 £3,807 £220,000 05/11/2021 F 2A CHURCH ROAD BOREHAM CHELMSFORD CM1 GR 58 £2,974 £220,000 05/11/2021 F 2A CHURCH ROAD BOREHAM CHELMSFORD CM1 7DN 66 £4,885 £220,000 05/11/2021 F A ALMAD RIVE CHELMSFORD CM1 7DN 66 £4,888 £232,000 05/11/2021 T 53 KEATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM1 7DN £3,892 £340,000 05/11/2021 T 86 NICTORIAL COURT CHELMSFORD CM3 5W2 70 £3,786 £350,000 05/11/2021	£650,000	04/11/2021	D			18	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	124	£5,242
E377,500 04/11/2021 S	£307,000	04/11/2021	T			32	THE GREEN		CHELMSFORD	CM1 2BQ	66	£4,652
£35,000 04/11/2021 \$ 30 FOXHOLES ROAD CHELMSFORD CWZ 7HP 88 £3,807 £127,000 04/11/2021 F 76 FOXGLOVE WAY CHELMSFORD CWZ 7HP 88 £3,807 £267,000 05/11/2021 F 2A CHURCH ROAD BOREHAM CHELMSFORD CMJ 3F 55 £4,855 £320,000 05/11/2021 F 2A SCHOOL LANE BROOMFIELD CHELMSFORD CMJ 7ND 66 £4,885 £282,500 05/11/2021 F 4 ALMA DRIVE CHELMSFORD CMJ 17ND 70 £3,924 £455,000 05/11/2021 T 53 KEATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CMJ 58XZ 70 £3,786 £455,000 05/11/2021 D 3 THE CHASE SOUTH WOODHAM FERRERS CHELMSFORD CMJ 58XZ 70 £3,786 £455,000 05/11/2021 F 3 DIXON AVENUE DANBURY CHELMSFORD CMJ 58XZ 70 £3,78	£529,000	04/11/2021	D			10	MILLSON BANK		CHELMSFORD	CM2 6QD	125	£4,232
## 177,500 04/11/2021 F	£377,500	04/11/2021	S			6	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	96	£3,932
## 227,000 05/11/2021 F 2A CHURCH ROAD BOREHAM CHELMSFORD CM3 3F 55 E4,855 ## 230,000 05/11/2021 F 4 ALMAD RIVE BROOMFIELD CHELMSFORD CM1 7DN 66 E4,848 ## 230,000 05/11/2021 F 5 3 KEATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM1 7DN 76 E3,924 ## 230,000 05/11/2021 F 5 8 8 CATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SXZ 70 E3,786 ## 230,000 05/11/2021 F 8 86 WICTORIA COURT CHELMSFORD CM1 1DP 91 E3,736 ## 230,000 05/11/2021 F 8 80 WICTORIA COURT CHELMSFORD CM1 1DP 91 E3,736 ## 230,000 05/11/2021 F 9 13,736 ## 230,000 05/11/2021 F 14,401 ## 230,000	£335,000	04/11/2021	S			30	FOXHOLES ROAD		CHELMSFORD	CM2 7HP	88	£3,807
E320,000	£172,500	04/11/2021	F			76	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	58	£2,974
£282,500 05/11/2021 F 4 ALMA DRIVE CHELMSFORD CM1 1TW 72 £3,926 £360,000 05/11/2021 T 53 KEATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM3 522 70 £3,786 £485,000 05/11/2021 D 3 THE CHASE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PN 122 £3,730 £385,000 05/11/2021 S 3 3 THE CHASE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PN 122 £3,730 £385,000 05/11/2021 F 9 DANBURY PALACE DRIVE DANBURY CHELMSFORD CM3 2FN 155 £3,597 £315,000 05/11/2021 F 9 DANBURY PALACE DRIVE DANBURY CHELMSFORD CM3 4FA 155 £3,597 £315,000 05/11/2021 F 9 DANBURY PALACE DRIVE DANBURY CHELMSFORD CM3 6ES 88 £3,580 £248,000 08/11/2021 F F £17 THE OLD RECTORY	£267,000	05/11/2021	F		2A		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	55	£4,855
£265,000 05/11/2021 T 53 KEATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5XZ 70 £3,786 £345,000 05/11/2021 F 86 VICTORIA COURT CHELMSFORD CM3 5XZ 70 £3,736 £455,000 05/11/2021 D 3 THE CHASE SOUTH WOODHAM FERRERS CHELMSFORD CM1 5QP 23,730 £355,000 05/11/2021 S 33 DIXON AVENUE CHELMSFORD CM1 2AQ 98 £3,724 £557,500 05/11/2021 T 91 SHELLEY ROAD DABBURY CHELMSFORD CM2 6ES 88 £3,580 £600,000 08/11/2021 T 91 SHELLEY ROAD CHELMSFORD CM2 6ES 88 £3,580 £248,000 08/11/2021 F \$1 \$1 \$1 \$5,459 £335,000 08/11/2021 F FLAT 7 THE OLD RECTORY ABBEY FIELDS EAST HANNINGFIELD CHELMSFORD CM3 8XD 79 £4,4593 £312,500	£320,000	05/11/2021	S		2A		SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN	66	£4,848
£265,000 05/11/2021 T 53 KEATS SQUARE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5XZ 70 £3,786 £345,000 05/11/2021 F 86 VICTORIA COURT CHELMSFORD CM3 5XZ 70 £3,736 £455,000 05/11/2021 D 3 THE CHASE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5XZ 70 £3,730 £355,000 05/11/2021 S 33 DIXON AVENUE CHELMSFORD CM1 2AQ 98 £3,730 £557,500 05/11/2021 T 91 SHELLEY ROAD DANBURY CHELMSFORD CM1 2AQ 98 £3,597 £315,000 05/11/2021 T 91 SHELLEY ROAD CHELMSFORD CM2 6ES 88 £3,580 £600,000 08/11/2021 F \$1 \$1 \$1 \$5 \$2 \$1 \$1 \$5 \$2 \$1 \$1 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4	£282,500	05/11/2021	F			4	ALMA DRIVE		CHELMSFORD	CM1 1TW	72	£3,924
£455,000 05/11/2021 D 3 THE CHASE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PN 122 £3,730 £365,000 05/11/2021 S 33 DIXON AVENUE CHELMSFORD CM1 2AQ 98 £3,724 £557,500 05/11/2021 T 9 DANBURY PALACE DRIVE DANBURY CHELMSFORD CM2 6ES 88 £3,580 £600,000 08/11/2021 T 91 SHELLEY ROAD CHELMSFORD CM2 6ES 88 £3,580 £600,000 08/11/2021 S 22 WILLOUGHBY DRIVE CHELMSFORD CM2 6UT 111 £5,405 £248,000 08/11/2021 F FLAT 7 THE OLD RECTORY ABBEY FIELDS EAST HANNINGFIELD CHELMSFORD CM3 6ND 79 £4,409 £312,500 08/11/2021 T T A CATHERINES CLOSE GREAT LEIGHS CHELMSFORD CM3 1RX 71 £4,401 £410,500 08/11/2021 T T A CATHERINES CLOSE GREAT LEIGHS CHELMSFORD </td <td>£265,000</td> <td>05/11/2021</td> <td>Т</td> <td></td> <td></td> <td>53</td> <td>KEATS SQUARE</td> <td>SOUTH WOODHAM FERRERS</td> <td>CHELMSFORD</td> <td>CM3 5XZ</td> <td>70</td> <td>£3,786</td>	£265,000	05/11/2021	Т			53	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	70	£3,786
## ## ## ## ## ## ## ## ## ## ## ## ##	£340,000	05/11/2021	F			86	VICTORIA COURT		CHELMSFORD	CM1 1GP	91	
## ## ## ## ## ## ## ## ## ## ## ## ##	£455,000	05/11/2021	D			3	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	122	£3,730
## E557,500 05/11/2021 F 9 DANBURY PALACE DRIVE DANBURY CHELMSFORD CM3 4FA 155 £3,597 E315,000 05/11/2021 T 9 SHELLEY ROAD CHELMSFORD CM2 6ES 88 £3,580 6600,000 08/11/2021 S 22 WILLOUGHBY DRIVE CHELMSFORD CM2 6UT 111 £5,405 £248,000 08/11/2021 F 8 BI BURNELL GATE CHELMSFORD CM3 6UT 111 £5,405 £350,000 08/11/2021 F FLAT 7 THE OLD RECTORY ABBEY FIELDS EAST HANNINGFIELD CHELMSFORD CM3 8XD 79 £4,430 £312,500 08/11/2021 T 4 CATHERINES CLOSE GREAT LEIGHS CHELMSFORD CM3 1XX 71 £4,401 £410,500 08/11/2021 T 4 CATHERINES CLOSE GREAT LEIGHS CHELMSFORD CM3 1XX 71 £4,401 £410,500 08/11/2021 T 5 S CRAMPHORN WALK CHELMSFORD CM1 7QD 109 £3,766 £280,000 08/11/2021 T 5 S CRAMPHORN WALK CHELMSFORD CM1 7QD 109 £3,766 £280,000 08/11/2021 T 5 S CRAMPHORN WALK CHELMSFORD CM1 7QD 109 £3,766 £280,000 08/11/2021 T 5 S CRAMPHORN WALK CHELMSFORD CM1 7QD 109 £3,766 £280,000 08/11/2021 T 5 S CRAMPHORN WALK CHELMSFORD CM1 7QD 109 £3,766 £280,000 08/11/2021 F 5 S CRAMPHORN WALK CHELMSFORD CM2 9TT 68 £1,213 £250,000 09/11/2021 F 5 S MARY MUINNION QUARTER CHELMSFORD CM1 1GL 70 £3,571 £285,000 10/11/2021 S S B ULTORIA COURT CHELMSFORD CM1 1GL 70 £3,571 £285,000 10/11/2021 S S B DUDLEY CLOSE BROOMFIELD CHELMSFORD CM1 7HA 45 £6,333 £315,000 10/11/2021 T S S B DUDLEY CLOSE BOREHAM CHELMSFORD CM3 3QA 58 £5,431 £305,000 10/11/2021 F S S B DUDLEY CLOSE BOREHAM CHELMSFORD CM3 3QA 58 £3,720 £152,000 10/11/2021 F S S B DUDLEY CLOSE BOREHAM CHELMSFORD CM3 3QA 58 £3,720 £152,000 10/11/2021 F S S B DUDLEY CLOSE BOREHAM CHELMSFORD CM3 3QA 58 £3,720 £152,000 11/11/2021 F S S B DUDLEY CLOSE BOREHAM CHELMSFORD CM3 3QA 58 £3,720 £152,000 11/11/2021 F S S B DUDLEY CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5SJ 70 £5,429 £530,000 11/11/2021 F S S B DUDLEY CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM1 4VD 94 £4,787 £4,78			S			33	DIXON AVENUE				98	
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	1935,000	11/11/2021	U		FULLIFUUT		31 JUNINS KUAU	VVKIIILE	CHELIVISFUKD	CIVIT 3ER	218	14,289

£592,000	11/11/2021				21	BARNABY RUDGE		CHELMSFORD	CM1 4YG	142	£4,169
£340,000	11/11/2021	Т			7	HOMEFIELD CLOSE		CHELMSFORD	CM1 2HE	85	£4,000
£595,000	12/11/2021	D			14	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	103	£5,777
£360,000	12/11/2021	D			35	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	65	£5,538
£621,000	12/11/2021	D			47	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	116	£5,353
£248,500	12/11/2021	F FLAT 2	. S	T MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	49	£5,071
£405,000	12/11/2021	D			62	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DU	80	£5,063
£272,500	12/11/2021	F			51	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,955
£525,000	12/11/2021	D			50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,953
£785,000	12/11/2021	D			119	HUMBER ROAD		CHELMSFORD	CM1 7PG	160	£4,906
£520,000	12/11/2021	D			50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,906
£495,000	12/11/2021	D			98	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	104	£4,760
£330,000	12/11/2021	Т			5	MALVERN CLOSE		CHELMSFORD	CM1 2HL	82	£4,024
£745,000	12/11/2021	D	R	OSEMARY LODGE		LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF	195	£3,821
£312,500	12/11/2021	Т			10	HART STREET		CHELMSFORD	CM2 ORY	84	£3,720
£380,000	12/11/2021	S			13	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ	119	£3,193
£415,000	15/11/2021	D			26	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT	73	£5,685
£302,000		S			29	ORCHARD STREET		CHELMSFORD	CM2 0HD	58	£5,207
£325,000	15/11/2021	Т			22	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	91	£3,571
£127,500	15/11/2021	F			4	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	43	£2,965
£505,000	16/11/2021	D			46	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	80	£6,313
£400,000	16/11/2021	F FLAT 6	Q	UINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	71	£5,634
£675,000	16/11/2021	D			5	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	124	£5,444
£415,000	17/11/2021	D			9	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	80	£5,188
£370,000	17/11/2021	Т			23	NORTH DELL		CHELMSFORD	CM1 6UP	75	£4,933
£470,000	17/11/2021	D			29	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	113	£4,159
£155,000	17/11/2021	F			50	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	44	£3,523
£195,000	17/11/2021	F			18	SHERWOOD DRIVE		CHELMSFORD	CM1 3DN	68	£2,868
£350,000	18/11/2021	Т			28	ORCHARD STREET		CHELMSFORD	CM2 0HD	55	£6,364
£290,000	18/11/2021	Т			2	MILTON PLACE		CHELMSFORD	CM1 4LA	64	£4,531
£285,000	19/11/2021	S			61	COUNTY PLACE		CHELMSFORD	CM2 0RF	50	£5,700
£250,000	19/11/2021	F			90	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	49	£5,102
£280,000	19/11/2021	Т			8	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	57	£4,912
£407,000	19/11/2021	S			9	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	90	£4,522
£1,142,500	19/11/2021	D	0	LD SCHOOL HOUSE		SCHOOL ROAD	GOOD EASTER	CHELMSFORD	CM1 4RT	257	£4,446
£570,000	19/11/2021	S			55	CORNELIUS VALE		CHELMSFORD	CM2 6GY	133	£4,286
£308,500	19/11/2021	T			22	PLOVER WALK		CHELMSFORD	CM2 8XX	78	£3,955
£355,000	19/11/2021	F	34 W	VATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	93	£3,817
£284,000	19/11/2021	F			23	HAYES CLOSE		CHELMSFORD	CM2 0RN	79	£3,595
£460,000	19/11/2021	S			2	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	134	£3,433
£300,000	19/11/2021	Т			68	BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB	96	£3,125
£360,000	22/11/2021				10	KIRK PLACE		CHELMSFORD	CM2 6TN	59	£6,102
£560,000	22/11/2021	S			154	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	99	£5,657
£490,000	22/11/2021				35	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	95	£5,158
£567,000	22/11/2021	S			25	SWISS AVENUE		CHELMSFORD	CM1 2AD	112	£5,063
£366,000	22/11/2021	S			16	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR	75	£4,880
£255,000	22/11/2021	F FLAT 3			63	MOULSHAM STREET		CHELMSFORD	CM2 0JA	57	£4,474
£258,000	22/11/2021	T			112	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,448
£615,000	22/11/2021	D			42	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	160	£3,844

£245,000	22/11/2021		VICTORIA CRESCENT	CHELMSFORD	CM1 1QF	65	£3,769
£640,000	23/11/2021	S 20	LONGSTOMPS AVENUE	CHELMSFORD	CM2 9LA	N/A	#VALUE!
£1,100,000	23/11/2021	D 4	GUYS FARM WRITTLE	CHELMSFORD	CM1 3GA	174	£6,322
£635,000	23/11/2021	D 44	ONGAR ROAD WRITTLE	CHELMSFORD	CM1 3NU	136	£4,669
£390,000	23/11/2021	T 18	TOWN CROFT	CHELMSFORD	CM1 4JX	108	£3,611
£375,000	23/11/2021	S 71	RAINSFORD LANE	CHELMSFORD	CM1 2QS	105	£3,571
£106,750	23/11/2021	F 59	MARY MUNNION QUARTER	CHELMSFORD	CM2 9FT	69	£1,547
£544,000	24/11/2021	D 8	HILLSIDE GROVE	CHELMSFORD	CM2 9DA	83	£6,554
£370,000	24/11/2021	S 33	ORFORD CRESCENT	CHELMSFORD	CM1 7NZ	59	£6,271
£545,000	24/11/2021	S 52	ST JOHNS ROAD	CHELMSFORD	CM2 9PE	98	£5,561
£700,000	24/11/2021	S 11	ST VINCENTS ROAD	CHELMSFORD	CM2 9PS	133	£5,263
£400,000	24/11/2021	D LYNSHORE	LYNDERS WOOD LANE GREAT LEIGHS	CHELMSFORD	CM3 1PX	77	£5,195
£285,000	24/11/2021	T 6	VICARAGE ROAD	CHELMSFORD	CM2 9PG	55	£5,182
£598,000	24/11/2021	D 55	LAWN LANE	CHELMSFORD	CM1 6PS	116	£5,155
£379,000	24/11/2021	S 9	LINNET DRIVE	CHELMSFORD	CM2 8AD	87	£4,356
£320,000	24/11/2021	T 53	BAKER STREET	CHELMSFORD	CM2 0SA	74	£4,324
£475,000	24/11/2021	D 5	BULBECKS WALK SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	115	£4,130
£289,000	24/11/2021	F 90	WATSON HEIGHTS	CHELMSFORD	CM1 1AF	70	£4,129
£310,000	24/11/2021	T 522	LINNET DRIVE	CHELMSFORD	CM2 8AN	81	£3,827
£195,000	24/11/2021	F 19	MASCALLS WAY	CHELMSFORD	CM2 7NR	75	£2,600
£188,700	24/11/2021	T 1 BIRCH HOUSE	THE WESTERINGS	CHELMSFORD	CM2 8JQ	75	£2,516
£145,000	24/11/2021	F FLAT 11 MANOR HOUSE	GAY BOWERS ROAD DANBURY	CHELMSFORD	CM3 4JQ	64	£2,266
£345,000	25/11/2021	T 134	SPRINGFIELD ROAD	CHELMSFORD	CM2 6LF	67	£5,149
£544,000	25/11/2021	D 1	DAFFODIL WAY	CHELMSFORD	CM1 6XB	129	£4,217
£160,000	25/11/2021	T 23	MELVILLE HEATH SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	38	£4,211
£560,000	25/11/2021	D 28	WHITMORE CRESCENT	CHELMSFORD	CM2 6YN	140	£4,000
£185,000	25/11/2021	F 77	TAMAR RISE	CHELMSFORD	CM1 7QL	55	£3,364
£640,000	26/11/2021	T 4	BROAD MEAD SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	122	£5,246
£407,500	26/11/2021	S 15	WHYVERNE CLOSE	CHELMSFORD	CM1 6UE	78	£5,224
£235,000	26/11/2021	S 59	NASH DRIVE BROOMFIELD	CHELMSFORD	CM1 7BG	45	£5,222
£440,000	26/11/2021	S 15	HUNTS CLOSE WRITTLE	CHELMSFORD	CM1 3HJ	85	£5,176
£470,000	26/11/2021	S 4	BIRDIE CLOSE	CHELMSFORD	CM3 3FW	93	£5,054
£390,000	26/11/2021	S 14	ST NAZAIRE ROAD	CHELMSFORD	CM1 2EQ	82	£4,756
£412,000	26/11/2021	S 35	MURRELL LOCK	CHELMSFORD	CM2 6SW	89	£4,629
£487,500	26/11/2021	S 31	KINGSTON CRESCENT	CHELMSFORD	CM2 6DN	107	£4,556
£223,000	26/11/2021	F 38	STAPLEFORD CLOSE	CHELMSFORD	CM2 ORB	49	£4,551
£245,000	26/11/2021	T 3	TOWNFIELD STREET	CHELMSFORD	CM1 1QJ	54	£4,537
£375,000	26/11/2021	T 5	PALM CLOSE	CHELMSFORD	CM2 9NL	86	£4,360
£386,000	26/11/2021	S 41	CORPORATION ROAD	CHELMSFORD	CM1 2AR	89	£4,337
£345,000	26/11/2021	T 15	MARY MUNNION QUARTER	CHELMSFORD	CM2 9FT	80	£4,313
£242,500	26/11/2021	F 4	COATES QUAY	CHELMSFORD	CM2 6HU	57	£4,254
£420,000	26/11/2021	S 6	ST MARYS CLOSE GREAT BADDOW	CHELMSFORD	CM2 8EQ	106	£3,962
£445,000	26/11/2021	T 13	HILL VIEW ROAD	CHELMSFORD	CM1 7RS	113	£3,938
£415,000	26/11/2021	D 13	SHIREBOURN VALE SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	107	£3,879
£340,000	26/11/2021	D 95	COVAL LANE	CHELMSFORD	CM1 1TQ	89	£3,820
£160,000	26/11/2021	F 42 FRIARS HOUSE, 6	PARKWAY	CHELMSFORD	CM1 TIQ CM2 ONF	44	£3,636
£187,250	26/11/2021	F 42 FRIARS HOUSE, 6	GUYS FARM ROAD SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	56	£3,344
£187,250 £223,000	26/11/2021	F 81	COURTLANDS SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF CM1 4DD	72	£3,344 £3,097
£223,000 £287,500	26/11/2021		SUNRISE AVENUE	CHELMISFORD	CM1 4JW	101	£3,097 £2,847
1287,500	20/11/2021	3 143	JUNNIJE AVENUE	CHELINISPORD	CIVIT 4JW	101	12,84/

£98,000	26/11/2021	F 1:	2 ECCLES COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1JB	51	£1,922
£358,500	29/11/2021	S		6	TYLERS CLOSE		CHELMSFORD	CM2 9DY	59	£6,076
£485,000	29/11/2021	S		1	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	85	£5,706
£429,995	29/11/2021	S		9	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	80	£5,375
£400,000	29/11/2021	Т		12	TOWN CROFT		CHELMSFORD	CM1 4JX	75	£5,333
£500,000	29/11/2021	S	4 BAKERS COTTAGES		HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	94	£5,319
£410,000	29/11/2021	D		52	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GE	81	£5,062
£270,000	29/11/2021	F FLAT 13	FRENCH COURT		CEDAR AVENUE		CHELMSFORD	CM1 2WW	55	£4,909
£195,000	29/11/2021	F		3	GERARD GARDENS		CHELMSFORD	CM2 9GD	40	£4,875
£485,000	29/11/2021	D		35	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	103	£4,709
£613,750	29/11/2021	S		22	THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN	133	£4,615
£565,000	29/11/2021	Т		141	PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA	128	£4,414
£480,000	29/11/2021	Т		50	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	110	£4,364
£315,000	29/11/2021	T		9	FOREMANS		CHELMSFORD	CM1 2GQ	75	£4,200
£465,000	29/11/2021	T		52	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	119	£3,908
£470,000	29/11/2021	S		28	BERWICK AVENUE		CHELMSFORD	CM1 4AS	125	£3,760
£325,000	29/11/2021	S		15	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	88	£3,693
£400,000		T		62	SUNRISE AVENUE		CHELMSFORD	CM1 4JP	109	£3,670
£455,000	29/11/2021	T		64	PARKLANDS DRIVE		CHELMSFORD	CM1 7SP	126	£3,611
£195,000	29/11/2021	F		22	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	56	£3,482
£400,000		S		7	DIXON AVENUE		CHELMSFORD	CM1 2AQ	61	£6,557
£360,000		S		26	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	69	£5,217
£450,000	30/11/2021	S	21A		BEECHES ROAD		CHELMSFORD	CM1 2RX	88	£5,114
£1,280,000	30/11/2021	D	BOJANGLES		SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HJ	256	£5,000
£355,000	30/11/2021	T		14	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	74	£4,797
£365,000	30/11/2021	Т		57	DAFFODIL WAY		CHELMSFORD	CM1 6XE	78	£4,679
£545,000	30/11/2021	D		80	BODMIN ROAD		CHELMSFORD	CM1 6LL	118	£4,619
£315,000	30/11/2021	S		13	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	74	£4,257
£235,000	30/11/2021	T		16	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	59	£3,983
£168,000	30/11/2021	F		39	RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH	48	£3,500
£254,000	30/11/2021	F		42	WHARF ROAD	-	CHELMSFORD	CM2 6LU	74	£3,432
£190,000	30/11/2021	S		79	ARCHERS WAY		CHELMSFORD	CM2 8SB	91	£2,088
£375,000	01/12/2021	D		6	HILL VIEW ROAD		CHELMSFORD	CM1 7RS	68	£5,515
£460,000	01/12/2021			18	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	106	£4,340
£375,000	01/12/2021	S		152	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	103	£3,641
£389,000	02/12/2021	D		11	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	71	£5,479
£690,000	02/12/2021	S	OAKFOLD		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RX	149	£4,631
£330,000	02/12/2021	S		20	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£4,231
£780,000	03/12/2021	T		8	BADDOW ROAD		CHELMSFORD	CM2 0DG	N/A	#VALUE!
£760,000	03/12/2021	D	DRAKES COTTAGE		DRAKES LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3ND	124	£6,129
£233,000	03/12/2021	S	, , , , , , , ,	2	TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB	41	£5,683
£315,000	03/12/2021	T		59	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	66	£4,773
£415,000	03/12/2021	S		21	RIDLEY ROAD		CHELMSFORD	CM1 7AR	87	£4,770
£356,500	03/12/2021	S		4	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	79	£4,513
£615,000	03/12/2021	D		95	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1ND	138	£4,457
£436,000	03/12/2021	T		15	MONTFORT DRIVE	2	CHELMSFORD	CM2 9FN	101	£4,317
£636,000	03/12/2021	D		8	JIGGER GARDENS		CHELMSFORD	CM3 3FR	152	£4,184
£215,000	03/12/2021	F		70	HARBERD TYE		CHELMSFORD	CM2 9GJ	52	£4,135
£2,150,000	03/12/2021	D	FARTHINGS	70	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	543	£3,959
12,130,000	55/12/2021		.7		L.S	3,	STILLING OND	31112 / 10	5-15	13,333

Fig.						SPRINGFIELD				
## 19,000 03/12/2011 F 18A										
### PACKED CONTRICTOR F 16A										
## 1340,000 6617,27021 T				61						
E330,000 06/12/2021 T 13 GOLDING THOROUGH-RAE CHEIMSFORD CM2 88Y 259 E4,825 E4370,000 CHEIMSFORD CM2 88Y 259 E4,825 E4370,000 CM2/12/2021 T 17 MATCHOUDE ROAD CHEIMSFORD CM3 88Y 259 E4,825 E4370,000 CM2/12/2021 T 17 MATCHOUDE ROAD CHEIMSFORD CM3 88Y 79 E4,325 CM3 601/12/2021 T 17 MATCHOUDE ROAD CHEIMSFORD CM3 88Y 79 E4,325 CM3 601/12/2021 T 7 CHEMBE ROAD CHEIMSFORD CM3 601/12/2021 T 7 CHEMBE ROAD CHEMBE ROAD CHEIMSFORD CM3 601/12/2021 T 7 CHEMBE ROAD CHEMBER ROAD CHEMBE ROAD CHEMBER ROAD CHE										
ELESCO.000 66/12/2021 D 596 GALLEYMOOD ROAD CHEIMSFORD CM2 88Y £4,825 (45,858 60) 527 WILFERD MATERNAMA DRIVE SPRINGFELD CHEIMSFORD CM2 87Y £4,325 (45,858 64) 525 CM2 87Y 57 PINES ROAD GALLEYMOOD CHEIMSFORD CM2 87Y 74 £4,325 (45,858 64) 525 CM2 87Y 57 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 (45,858 64) 525 CM2 87Y 57 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 (45,858 64) 525 CM2 87Y 57 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 (45,858 64) 525 CM2 87Y 57 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 (45,858 64) 525 CM2 87Y 57 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 (45,858 64) 525 CM2 87Y 57 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 PINES ROAD CHEIMSFORD CM2 87Y 74 £4,325 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,325 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,326 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES ROAD CHEIMSFORD CM2 87Y 94 £4,545 EM2 87Y 94 PINES P						SOUTH WOODHAM FERRERS				
FASTO, 000 06/12/2021 T										
G315,000 06/11/2021 T										
## ## ## ## ## ## ## #			D	52	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	
E38,000 66/12/2021 T	£325,000	06/12/2021	Т	17	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT	74	£4,392
6490,000 66/12/2021 T	£315,000	06/12/2021	Т	57	PINES ROAD		CHELMSFORD	CM1 2EY	74	£4,257
## 50,000 07/12/2021 D 26 CLEMENTS GREN LANE SOUTH WOODHAM FERRERS CHEMSFORD CMI 5P 127 E.3.543 ## 512,000 08/12/2021 S 56 SPRINGFIELD PARK AVENUE CHEMSFORD CMI 5P 12, 23.08 ## 52,308 ##	£325,000	06/12/2021	Т	7	CHELMER ROAD		CHELMSFORD	CM2 6NH	77	£4,221
### ### ##############################	£380,000	06/12/2021	Т	109	BADDOW ROAD		CHELMSFORD	CM2 7PY	91	£4,176
E35,000	£450,000	07/12/2021	D	26	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	127	£3,543
\$410,000 \$6\$127,001 \$ \$ \$ \$ \$ \$ \$ \$ \$	£120,000	07/12/2021	F	24	BOND STREET		CHELMSFORD	CM1 1GH	52	£2,308
E40,000	£355,000	08/12/2021	S	56	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	71	£5,000
E43,000	£410,000	08/12/2021	S	71	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,767
£330,000 08/12/2021 T 508 LINNET DRIVE CHEMSFORD CM2 GBUB 75 £4,400 £152,000 08/12/2021 T 28 LONGFIELD ROAD SOUTH WOODHAM FERRERS CHEMSFORD CM3 51N 102 £3,995 £372,500 08/12/2021 D 14 WELLHELD WRITTLE CHEMSFORD CM3 51N 102 £3,995 £340,000 08/12/2021 D 12 PURCELL COLE WRITTLE CHEMSFORD CM1 31F 144 82,376 £352,500 08/12/2021 D 12 PURCELL COLE WRITTLE CHEMSFORD CM1 3NB 197 82,832 £352,500 08/12/2021 D 146 HITTLE COSE SOUTH WOODHAM FERRERS CHEMSFORD CM3 5TY 89 £3,652 £352,500 09/12/2021 D 146 LITTLE WANTHAL CHEMSFORD CM1 4HD 94 £5,855 £359,00 09/12/2021 D HA PURCELL COLE WRITTLE CHEMSFORD CM1 3HD <t< td=""><td>£400,000</td><td>08/12/2021</td><td>S</td><td>37</td><td>DORSET AVENUE</td><td></td><td>CHELMSFORD</td><td>CM2 9UA</td><td>88</td><td>£4,545</td></t<>	£400,000	08/12/2021	S	37	DORSET AVENUE		CHELMSFORD	CM2 9UA	88	£4,545
\$12,000	£415,000	08/12/2021	S	24	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QQ	93	£4,462
E407,500 08/12/2021 D 14 WELFIELD WRITTE CHEMSFORD CM3 5IN 102 £3,995 £572,500 08/12/2021 D 14 WELFIELD WRITTE CHEMSFORD CM1 5IN 102 £3,995 £340,000 08/12/2021 S 24 ANDERSON AVENUE CHEMSFORD CM1 2BZ 38 £3,864 £755,000 08/12/2021 D 12 PURCELL COLE WRITTE CHEMSFORD CM1 3BB 197 £3,832 £355,000 08/12/2021 T 19 FREMANTE CLOSE SOUTH WOODHAM FERRERS CHEMSFORD CM1 3MB 197 £3,832 £525,000 09/12/2021 S 14 FIFTH AVENUE CHEMSFORD CM1 3MB 197 £3,832 £555,000 09/12/2021 D 144 6 LITTLE COSE SOUTH WOODHAM FERRERS CHEMSFORD CM1 4HD 94 £5,835 £355,000 09/12/2021 D 144 6 LITTLE COSE SOUTH WOODHAM FERRERS CHEMSFORD CM1 4HD 94 £5,835 £355,000 09/12/2021 D 144 6 LITTLE COSE WRITTLE CHEMSFORD CM1 4HD 94 £5,835 £355,000 09/12/2021 D CHIMNEYS BRAINTREE ROAD LITTLE WRITTHAM CHEMSFORD CM1 3MB 145 £4,690 £415,000 09/12/2021 D CHIMNEYS BRAINTREE ROAD LITTLE WRITTHAM CHEMSFORD CM3 3HI 236 £4,661 £415,000 09/12/2021 D ROSE COTTAGE MAIN ROAD WOODHAM FERRERS CHEMSFORD CM3 3HI 236 £4,661 £415,000 09/12/2021 D ROSE COTTAGE MAIN ROAD WOODHAM FERRERS CHEMSFORD CM2 9W 94 £4,128 £515,000 09/12/2021 D 40 BAWDEW WAY CHEMSFORD CM2 9W 94 £4,128 £515,000 09/12/2021 D 40 BAWDEW WAY CHEMSFORD CM2 9W 94 £4,128 £515,000 09/12/2021 D 40 BAWDEW WAY CHEMSFORD CM2 9W 94 £4,128 £515,000 09/12/2021 F 137 SHELLEY ROAD CHEMSFORD CM2 9W 94 £4,128 £535,000 09/12/2021 F 137 SHELLEY ROAD CHEMSFORD CM2 9W 94 £4,128 £535,000 09/12/2021 S 58 WELL LANE GALLEY WOOD CHEMSFORD CM2 8W 96 £6,007 £6,007 £535,000 10/12/2021 S 58 WELL LANE GALLEY WOOD CHEMSFORD CM2 8W 97 £5,645 £535,000 10/12/2021 S 58 WELL LANE GALLEY WOOD CHEMSFORD CM2 8W 97 £5,645 £535,000 10/12/2021 D 59 LAWN LANE CHEMSFORD CM2 8W 97 £5,645 £535,000 10/12/2021 D 59 LAWN LANE CHEMSFORD CM2 8W 97 £5,645 £535,000 10/12/2021 D 59 LAWN LANE CHEMSFORD CM3 5W 115 £5,270 £53,645 £535,000 10/12/2021 D 59 LAWN LANE CHEMSFORD CM3 5W 97 £5,645 £545,000 10/12/2021 D 59 LAWN LANE CHEMSFORD CM3 5W 97 £5,645 £545,000 10/12/2021 D 59 LAWN LANE CHEMSFORD CM3 5W 97 £5,455 £545,000 10/12/2021 T 51 LAWN LANE CHEMSFORD CM3 5W 97 £5,	£330,000	08/12/2021	T	508	LINNET DRIVE		CHELMSFORD	CM2 8AN	75	£4,400
E57,500	£152,000	08/12/2021	F	112	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	35	£4,343
£340,000 08/12/2021 S 24 ANDESON AVENUE CHELMSFORD CM1 28Z 88 £3,864 £755,000 08/12/2021 T 12 PURCELL COLE WRITTLE CHELMSFORD CM1 3NB 197 £3,832 £325,000 08/12/2021 T 19 FREMANITE CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM1 3NB 19 £3,832 £325,000 09/12/2021 D 146 HITTH CEROFT SOUTH WOODHAM FERRERS CHELMSFORD CM1 4ND 94 £5,855 £1995,000 09/12/2021 D 4 PURCELL COLE WRITTLE CHELMSFORD CM1 3NB 145 £4,890 £1,100,000 09/12/2021 D ROSE COTTAGE BRAINTREE ROAD LITTLE WALTHAM CHELMSFORD CM3 3NB £4,263 £1385,000 09/12/2021 D ROSE COTTAGE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 3NB £9 £4,263 £135,000 09/12/2021 T 316 BADDOW ROAD WOODHAM FERRERS	£407,500	08/12/2021	T	28	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	102	£3,995
£340,000 08/12/2021 S 24 ANDESON AVENUE CHELMSFORD CM1 28Z 88 £3,864 £755,000 08/12/2021 T 12 PURCELL COLE WRITTLE CHELMSFORD CM1 3NB 197 £3,832 £325,000 08/12/2021 T 19 FREMANITE CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM1 3NB 19 £3,832 £325,000 09/12/2021 D 146 HITTH CEROFT SOUTH WOODHAM FERRERS CHELMSFORD CM1 4ND 94 £5,855 £1995,000 09/12/2021 D 4 PURCELL COLE WRITTLE CHELMSFORD CM1 3NB 145 £4,890 £1,100,000 09/12/2021 D ROSE COTTAGE BRAINTREE ROAD LITTLE WALTHAM CHELMSFORD CM3 3NB £4,263 £1385,000 09/12/2021 D ROSE COTTAGE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 3NB £9 £4,263 £135,000 09/12/2021 T 316 BADDOW ROAD WOODHAM FERRERS	£572,500	08/12/2021	D	14	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	144	£3,976
## ## ## ## ## ## ## ## ## ## ## ## ##		08/12/2021	S	24	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	88	£3,864
## ## ## ## ## ## ## ## ## ## ## ## ##	£755,000	08/12/2021	D	12	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	197	£3,832
£525,000 09/12/2021 S 14 FIFTH AVENUE CHELMSFORD CM1 4HD 94 £5,885 £395,000 09/12/2021 D 146 LITTLECRFT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SGF 82 £4,817 £680,100 09/12/2021 D CHIMNEYS BRAINTREE ROAD LITTLE WAITHAM CHELMSFORD CM3 3H 236 £4,661 £415,000 09/12/2021 D ROSE COTTAGE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 3H 236 £4,661 £415,000 09/12/2021 T 316 BADDOW ROAD WOODHAM FERRERS CHELMSFORD CM3 8KF 98 £4,228 £138,000 09/12/2021 T 316 BADDOW ROAD CHELMSFORD CM2 9GY 131 £3,931 £335,000 09/12/2021 D 40 BAWDOW NAV CHELMSFORD CM2 9GY 131 £3,931 £190,000 09/12/2021 F 137 SHELLEY ROAD CHELMSFORD CM2 6ET 77 £2	£325,000	08/12/2021	T	19	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY	89	£3,652
£395,000 09/12/2021 D 146 LITTLECROFT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5GF 82 £4,817 £680,100 09/12/2021 D CHEMSFORD 4 PURCELL COLE WRITTLE CHELMSFORD CM3 3BH 245 £4,690 £11,00,000 09/12/2021 D CHIMNEYS BRAINTREE ROAD LITTLE WALTHAM CHELMSFORD CM3 3BH 245 £4,690 £415,000 09/12/2021 D ROSE COTTAGE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 3BF 98 £4,235 £388,000 09/12/2021 D ROSE COTTAGE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 3BF 98 £4,235 £388,000 09/12/2021 S 130 ABDOWN NAY CHELMSFORD CM2 9CV 94 £4,128 £430,000 09/12/2021 S 15 TAYLOR AVENUE CHELMSFORD CM2 BT 77 £2,468 £430,000 10/12/2021 S 29 OSPREY WAY CHELMSFORD			S	14				CM1 4HD		
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## E388,000 09/12/2021 T										
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£335,000 09/12/2021 S 15 TAYLOR AVENUE CHELMSFORD CM1 2BT 87 £3,851 £190,000 09/12/2021 F 137 SHELLEY ROAD CHELMSFORD CM2 6ET 77 £2,468 £430,000 10/12/2021 S 29 OSPREY WAY CHELMSFORD CM2 8AP 67 £6,418 £546,000 10/12/2021 S 58 WELL LANE GALLEYWOOD CHELMSFORD CM2 8QZ 90 £6,618 £630,000 10/12/2021 D 5 VICTORIA ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LR 115 £5,478 £388,000 10/12/2021 S 8 SAMUEL MANOR SPRINGFIELD CHELMSFORD CM2 6PU 71 £5,465 £389,000 10/12/2021 D 1 THE AVENUE DANBURY CHELMSFORD CM2 6PU 71 £5,465 £379,000 10/12/2021 D 1 THE AVENUE DANBURY CHELMSFORD CM2 0R 72 £5,264 </td <td></td>										
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	£332,000	10/12/2021	ა	31	SPRINGFIELD PARK AVENUE		CHELINISFURD	CIVIZ BEL	/4	£4,486

£375,000	10/12/2021	S			42	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DL	89	£4,213
£550,000	10/12/2021	D			4	EDWIN HALL VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QL	134	£4,104
£335,000	10/12/2021	Т			35	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	82	£4,085
£267,000	10/12/2021	Т			32	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	66	£4,045
£515,000	10/12/2021	S			1	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	130	£3,962
£352,000	10/12/2021	S			1	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	103	£3,417
£107,000	10/12/2021	F	205	HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	44	£2,432
£385,000	13/12/2021	D			4	ORCHARD CLOSE	WRITTLE	CHELMSFORD	CM1 3EG	N/A	#VALUE!
£560,000	13/12/2021	S			14	GORDON ROAD		CHELMSFORD	CM2 9LL	109	£5,138
£656,500	13/12/2021	S	2	WALLACES FARM		WALLACES LANE	BOREHAM	CHELMSFORD	CM3 3AU	129	£5,089
£540,000	13/12/2021	Т			5	MARLBOROUGH TERRACE		CHELMSFORD	CM2 0GL	127	£4,252
£268,000	13/12/2021	F	45	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	67	£4,000
£585,000	13/12/2021	F			42	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	155	£3,774
£375,000	13/12/2021	S			3	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE	132	£2,841
£585,000	14/12/2021	D			101	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	69	£8,478
£365,000	14/12/2021	T			60	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	83	£4,398
£255,000	14/12/2021	F	2	BARBARY LODGE		SEYMOUR STREET		CHELMSFORD	CM2 0NL	58	£4,397
£210,000	14/12/2021	F			401	DURRANT COURT		CHELMSFORD	CM1 1UE	54	£3,889
£363,000	14/12/2021	S			19	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	119	£3,050
£395,000	15/12/2021	T			37	PRIMROSE HILL		CHELMSFORD	CM1 2RH	73	£5,411
£541,250	15/12/2021	D			12	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	102	£5,306
£480,000	15/12/2021	D			20	WILLOUGHBY DRIVE		CHELMSFORD	CM2 6UT	92	£5,217
£337,000	15/12/2021	S			8	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	69	£4,884
£390,000	15/12/2021	S			20	WOODLAND ROAD		CHELMSFORD	CM1 2AT	84	£4,643
£500,000	15/12/2021	S			35	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	113	£4,425
£185,000	15/12/2021	F			113	KINGS ROAD		CHELMSFORD	CM1 2BD	42	£4,405
£785,000	15/12/2021	D			37	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DE	183	£4,290
£327,000	15/12/2021	Т			283	DORSET AVENUE		CHELMSFORD	CM2 8HB	79	£4,139
£167,000	15/12/2021	F			3	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	42	£3,976
£405,000	15/12/2021	S			17	GLEBE VIEW		CHELMSFORD	CM2 8PZ	102	£3,971
£360,200	15/12/2021	Т			65	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS	94	£3,832
£975,000	16/12/2021	D		NIGHTINGALE COTTAGE		NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	152	£6,414
£1,250,000	16/12/2021	D		WILLOWBANK		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TA	228	£5,482
£255,000	16/12/2021	F FLAT 9		ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	47	£5,426
£405,500	16/12/2021	Т			34	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	76	£5,336
£335,000	16/12/2021	F FLAT 6		ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	63	£5,317
£565,500	16/12/2021	S			29	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	110	£5,141
£335,000	16/12/2021	S			3	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	68	£4,926
£700,000	16/12/2021	D			10	AYLETTS	BROOMFIELD	CHELMSFORD	CM1 7LE	159	£4,403
£715,000	16/12/2021	D			117	HUMBER ROAD		CHELMSFORD	CM1 7PG	166	£4,307
£521,000	16/12/2021	D			7	LEAPINGWELL CLOSE		CHELMSFORD	CM2 6RZ	122	£4,270
£365,000	16/12/2021	S			25	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	89	£4,101
£400,000	16/12/2021	T			91	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LJ	99	£4,040
£555,000	16/12/2021	S			15	FIFTH AVENUE		CHELMSFORD	CM1 4HB	140	£3,964
£780,000	16/12/2021	D			556	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	218	£3,578
£340,000	16/12/2021	T			41	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE	101	£3,366
£282,000	16/12/2021	F FLAT 4			20	BAKER STREET		CHELMSFORD	CM2 0SF	90	£3,133
£98,000	16/12/2021	F	10	ECCLES COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1JB	51	£1,922
£1,375,000	17/12/2021	D		LYNCHETTS		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	212	£6,486
11,373,000	1,,12,2021			2(0.1113		COLLIFICATIO DI TITL	5/1150111	CITELIVIOI OND	CIVIO TOIN	212	20,700

E427,500 17/12/2021 T 30 GOLDLAY ROAD CHELMSFORD CM2 DEL 69 E378,000 17/12/2021 D LANCASTER HOUSE, 234 SPRINGFIELD PARK LANE CHELMSFORD CM2 DEC 69 E23,00,000 17/12/2021 D LANCASTER HOUSE, 234 SPRINGFIELD ROAD CHELMSFORD CM2 DEC 69 E550,000 17/12/2021 S 2A HUNTS CLOSE WRITTLE CHELMSFORD CM3 SW7 40 E235,000 17/12/2021 T 3 3 BLAKE COURT SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW7 40 E235,000 17/12/2021 F 44 BAILEY COURT SWW WRITTLE STREET CHELMSFORD CM2 DEC 69 E187,500 17/12/2021 F 44 BAILEY COURT SWW WRITTLE STREET CHELMSFORD CM3 SW7 40 E235,000 17/12/2021 F 39 TUGBY PLACE CHELMSFORD CM2 DEC 69 E187,500 17/12/2021 F 63 COLYERS RECH CHELMSFORD CM3 SW7 40 E390,000 17/12/2021 F 63 COLYERS RECH CHELMSFORD CM4 SW 40 E390,000 17/12/2021 T 11 UPLANDS DRIVE CHELMSFORD CM2 DEC 67 E440,000 17/12/2021 D SW 67 E440,000 17/12/2021 D ORCHARD HOUSE MAIN ROAD BOREHAM CHELMSFORD CM2 SW 87 E455,000 17/12/2021 S SWICARAGE ROAD CHELMSFORD CM2 SW 179 E456,000 17/12/2021 F 45 CANSIDE MEADOW WALK CHELMSFORD CM3 SW 179 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 179 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 179 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 179 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 179 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SWICARAGE ROAD CHELMSFORD CM3 SW 104 E456,000 17/12/2021 S SWICARAGE ROAD SWICARAGE ROAD CHELMSFORD CM3 SW 104 E
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£378,000 17/12/2021 F 7 ALEXANDRA COURT CHURCH STREET GREAT BADDOW CHELMSFORD CM2 7HY 118
£127,500 17/12/2021 F FLAT 4 BALMORAL COURT SPRINGFIELD ROAD CHELMSFORD CM2 6JQ 41
£313,500 17/12/2021 S 58 DOWNLEAZE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5SJ 130
£88,000 17/12/2021 F 31 SEARLE CRESCENT BROOMFIELD CHELMSFORD CM1 7FN 52
£450,000 20/12/2021 S 5 EVES CORNER DANBURY CHELMSFORD CM3 4QF N/A #V
£720,000 20/12/2021 D 510 GALLEYWOOD ROAD CHELMSFORD CM2 8BU 138
£1,100,000 20/12/2021 D FARTHINGS COPT HILL DANBURY CHELMSFORD CM3 4NN 215
£370,000 20/12/2021 S 76 DOWNLEAZE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5SJ 82
£670,000 20/12/2021 T 5 JOSEPH CLIBBON DRIVE SPRINGFIELD CHELMSFORD CM1 6AS 151
£620,000 20/12/2021 D 80 FOXGLOVE AVENUE CHELMSFORD CM1 4FW 143
£440,000 20/12/2021 T 2 STABLECROFT CHELMSFORD CM1 6YX 103
£500,000 20/12/2021 D 8 WILLIE SEWELL LINK SPRINGFIELD CHELMSFORD CM1 6BP 121
£360,000 20/12/2021 S 28 ST NAZAIRE ROAD CHELMSFORD CM1 2EQ 88
£250,000 20/12/2021 F 89 RAINSFORD ROAD CHELMSFORD CM1 2EQ 88 £250,000 20/12/2021 F 62
£340,000 20/12/2021 T 69 WALLASEA GARDENS CHELMSFORD CM1 2Q1 62 £340,000 20/12/2021 T 69 WALLASEA GARDENS CHELMSFORD CM1 6JY 85
£660,000 20/12/2021 D 7 TAYLOR WAY GREAT BADDOW CHELMSFORD CM2 8ZG 173
£460,000 20/12/2021 S 6 WHITEHOUSE ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PF 134
£175,000 20/12/2021 F 30 SNOWDROP CLOSE CHELMSFORD CM1 6XD 63
£230,500 21/12/2021 F FLAT 1 ST MARKS HOUSE COTTAGE PLACE CHELMSFORD CM1 1NL 43
£490,000 21/12/2021 D 130 MAIN ROAD BROOMFIELD CHELMSFORD CM1 7AQ 112
£430,000 21/12/2021 T 340 BADDOW ROAD CHELMSFORD CM2 9QZ 100
£320,000 21/12/2021 S 18 PEDLARS PATH DANBURY CHELMSFORD CM3 4HZ 83
£545,000 21/12/2021 S 1 PITFIELD CHELMSFORD CM2 9QY 190
£90,000 21/12/2021 F 30 RENNOLDSON GREEN CHELMSFORD CM2 9FY 68

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E35,000 22/12/2021 T	£210,000	22/12/2021	F 1	OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	33	£6,364
1293,000 221/12/2011 F	£325,000	22/12/2021	S		18	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£5,508
221/2020 F	£356,000	22/12/2021	T		123	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,395
239,000 22/12/2021 T	£295,000	22/12/2021	T		4	LILAC CLOSE		CHELMSFORD	CM2 9NY	68	£4,338
\$23,000 \$271,77021 T	£243,000	22/12/2021	F		16	TYDEMANS		CHELMSFORD	CM2 9FH	61	£3,984
E661,500 22/13/2021 F 2 TYRELLOGGE SPRINGFIELD RAD CHEMISTORD CAG A 70 E4,079	£330,000	22/12/2021	Т		29	FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW	88	£3,750
2231/2021 F 2 TYRELLIDOSE SPRINGFIED ROAD CHELMSFORD CM2 6/4 / 70	£343,000	22/12/2021	T		2	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	108	£3,176
F18.00.00 23/11/20/21 D	£661,500	22/12/2021	D		5	THE CEDARS		CHELMSFORD	CM2 6BL	210	£3,150
BABLOOD AMDI/2022 T	£282,000	23/12/2021	F 2	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	70	£4,029
Fail, Coop	£215,000	23/12/2021	F		84	BYRON ROAD		CHELMSFORD	CM2 6HJ	64	£3,359
E390.000	£840,000	04/01/2022	D		13	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	195	£4,308
## 1950.000 \$5/01/2022 T	£416,000	04/01/2022	Т		49	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	124	£3,355
E156,000	£290,000	04/01/2022	T		54	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EB	92	£3,152
SESSOND SOS/UZ022 D SOS SOS	£307,000	05/01/2022	Т		34	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	56	£5,482
F460,000 05/01/2022 F 39 ALBION COURT CHEMSFORD CM1 4V 115 E4,000	£166,000	05/01/2022	F		48	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	36	£4,611
E80,000	£525,000	05/01/2022	D		3	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	117	£4,487
E583,000 06/01/2022 D PLANTATION LODGE THE BRINGEY GREAT BADDOW CHELMSFORD CM1 EIL 7.1 E5.11.0 E580,000 06/01/2022 5 KINGSWOOD WHEELERS HILL LITTLE WALTHAM CHELMSFORD CM2 7QY 152 E4,507 E580,000 06/01/2022 D MINESTON LOSE CHELMSFORD CM2 7QY 141 E3,6393 E585,000 06/01/2022 F 4 VIOLET LOSE CHELMSFORD CM1 6K 49 E3,8393 £258,000 06/01/2022 F 4 VIOLET LOSE CHELMSFORD CM1 6K 49 E3,8373 £475,000 06/01/2022 D HUNTERS COTTAGE CHALK STREET RETTENDON COMMON CHELMSFORD CM2 9BI 68 8,3794 £407,000 07/01/2022 D THE MANSE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 8RN 90 £6,625 £220,000 07/01/2022 F 23 LYTILLETON HOUSE, 64 BROOMFIELD ROAD CHELMSFORD CM1 15W </td <td>£460,000</td> <td>05/01/2022</td> <td>D</td> <td></td> <td>11</td> <td>BORDA CLOSE</td> <td></td> <td></td> <td>CM1 4JY</td> <td>115</td> <td>£4,000</td>	£460,000	05/01/2022	D		11	BORDA CLOSE			CM1 4JY	115	£4,000
E85,000 06/01/2022 D PLANTATION LODGE THE BRINGEY GREAT BADDOW CHELMSFORD CM2 7QY 152 £4,507 £520,000 06/01/2022 S KINGSWOOD WHEELERS HILL LITTLE WALTHAM CHELMSFORD CM2 9RI 141 £3,855 £188,000 06/01/2022 F 4 VIOLET CLOSE CHELMSFORD CM2 9RI 141 £3,855 £188,000 06/01/2022 F 4 VIOLET CLOSE CHELMSFORD CM1 6MG 49 £3,837 £758,000 06/01/2022 F HUNTERS COTTAGE CHALK STREET RETTENDON COMMON CHELMSFORD CM3 808 NA MVALUE! £050,000 07/01/2022 D THE MANSE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 808 NA MVALUE! £050,000 07/01/2022 S THE MANSE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 808 NA MVALUE! £050,000 07/01/2022 F 23 LYTTLETON HOUSE, 64 ROOMMFILE DRO	£80,000	05/01/2022	F		39	ALBION COURT		CHELMSFORD	CM2 0UT	39	£2,051
£520,000 06/01/2022 S KINGSWOOD WHEELERS HILL LITTLE WALTHAM CHELMSFORD CM3 3LZ 132 £3,339 £545,000 06/01/2022 F 4 VIOLET CLOSE CHELMSFORD CM2 9R 141 £3,857 £258,000 06/01/2022 F 4 VIOLET CLOSE CHELMSFORD CM2 9B 68 £3,379 £475,000 06/01/2022 F HUNTERS COTTAGE CHALK STREET RETTENDON COMMON CHELMSFORD CM2 9B 68 £3,799 £475,000 07/01/2022 D THE MANSE CHALK STREET RETTENDON COMMON CHELMSFORD CM3 80B M7.4 MYLLINE £595,000 07/01/2022 D THE MANSE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 8NB 90 £6,667 £327,000 07/01/2022 F 23 LYTTLETON HOUSE, 64 BROOMFIELD ROAD CHELMSFORD CM1 11W 37 £5,05 £4327,000 07/01/2022 T 23 LYTTLETON HOUSE, 64 BROOMFIELD ROAD	£363,000	06/01/2022	S		4	TAVISTOCK ROAD		CHELMSFORD	CM1 6JL	71	£5,113
£520,000 06/01/2022 S KINGSWOOD WHEELER HILL LITTLE WALTHAM CHELMSFORD CM3 12 132 £3,393 £556,000 06/01/2022 F 4 VIOLET CLOSE CHELMSFORD CM1 6XG 49 £3,837 £258,000 06/01/2022 F 3 DUNCAN PLACE CHELMSFORD CM2 98 68 £3,799 £475,000 07/01/2022 D HUNTERS COTTAGE CHALK STREET RETTENDON COMMON CHELMSFORD CM3 808 M3 MVALUE £690,000 07/01/2022 D THE MANSE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 808 M3 MVALUE £959,000 07/01/2022 D THE MANSE MAIN ROAD WOODHAM FERRERS CHELMSFORD CM3 808 M9 £6,667 £959,000 07/01/2022 F 23 LYTTLETON HOUSE, 64 BROOMFIELD ROAD CHELMSFORD CM1 11W 37 £5,055 £927,000 07/01/2022 T 23 LYTTLETON HOUSE, 64 BROOMFIELD ROAD	£685,000	06/01/2022	D	PLANTATION LODGE		THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7QY	152	£4,507
## REGALCIOSE CHELMSFORD CM2 9RJ 141 £3,865 ## CHELMSFORD CM2 9RJ 64 5,865 ## CHELMSFORD CM2 9RJ 64 5,865 ## CHELMSFORD CM2 9RJ 68 £3,879 ## CHELMSFORD CM2 9RJ 68 £3,799 ## CHELMSFORD CM3 8RN 90 £6,630 £250,000 07/01/2022 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	£520,000		S	KINGSWOOD		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LZ	132	
## 188,000 06/01/2022 F					4						
## 1258,000					4						
E475,000 07/01/2022 D			F		3						
## F600,000				HUNTERS COTTAGE			RETTENDON COMMON				
E595,000											
F200,000 07/01/2022 F 23 LYTLETON HOUSE, 64 BROOMFIELD ROAD WRITLE CHELMSFORD CM1 1SW 37 £5,405					24						
£327,000 07/01/2022 T 126 ONGAR ROAD WRITTLE CHELMSFORD CM1 3NX 61 £5,361 £646,500 07/01/2022 D 2A SUNRISE AVENUE CHELMSFORD CM1 4IP 124 £5,214 £532,000 07/01/2022 D 8 LYON CLOSE CHELMSFORD CM1 4IP 124 £5,214 £330,000 07/01/2022 T 12 THE OAKS MAIN ROAD BOREHAM CHELMSFORD CM3 3FL 73 £4,521 £192,500 07/01/2022 F 40 RAILWAY STREET CHELMSFORD CM1 10S 44 £4,375 £492,000 07/01/2022 F 49 LONGACRE CHELMSFORD CM1 3BI 115 £4,278 £150,000 07/01/2022 F 6 EPPING CLOSE CHELMSFORD CM1 3BI 115 £4,278 £198,500 07/01/2022 F 6 EPPING CLOSE CHELMSFORD CM2 6LW 77 £3,571 £198,500 07/01/2022 <td></td> <td></td> <td></td> <td>LYTTLETON HOUSE, 64</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>				LYTTLETON HOUSE, 64							
E646,500 07/01/2022 D 2A SUNRISE AVENUE CHELMSFORD CM1 4JP 124 E5,214 E582,000 07/01/2022 D 8 LYON CLOSE CHELMSFORD CM2 8NY 128 E4,547 E330,000 07/01/2022 T 12 THE OAKS MAIN ROAD BOREHAM CHELMSFORD CM3 8FL 73 E4,547 £192,500 07/01/2022 F 40 RAILWAY STREET CHELMSFORD CM1 1QS 44 £4,375 £492,000 07/01/2022 D 49 LONGACRE CHELMSFORD CM1 3BJ 115 £4,278 £150,000 07/01/2022 F 3 COURTIANDS CHELMSFORD CM1 3BJ 115 £4,278 £198,500 07/01/2022 F 33 COURTIANDS CHELMSFORD CM2 6LR 77 £3,312 £198,500 07/01/2022 F 33 COURTIANDS CHELMSFORD CM1 4DD 72 £2,757 £405,000 10/01/2022 T					126		WRITTLE				
E582,000 07/01/2022 D 8 LYON CLOSE CHELMSFORD CM2 8NY 128 £4,547 £330,000 07/01/2022 T 12 THE OAKS MAIR NOAD BOREHAM CHELMSFORD CM3 3FL 73 £4,521 £192,500 07/01/2022 F 40 RAILWAY STREET CHELMSFORD CM1 1QS 44 £4,375 £499,000 07/01/2022 D 49 LONGACRE CHELMSFORD CM1 3BI 115 £4,278 £150,000 07/01/2022 F 6 EPPING CLOSE CHELMSFORD CM1 2TH 42 £3,571 £255,000 07/01/2022 F 17 SHRUBLANDS CLOSE CHELMSFORD CM2 6LR 77 £3,312 £198,500 07/01/2022 F 33 COURTLANDS CHELMSFORD CM2 6LW 71 £5,331 £400,000 10/01/2022 D 43 ARRIAGE DRIVE CHELMSFORD CM1 4DD 72 £5,595 £405,000 10/01/2022 T				2A							
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				CORDON HOUSE	48		DANIBURY				
13/01/2022 I 5 PALMERS CROFT CHELMSFORD CM2 6SR 58 £5,259				GOKDON HOUSE	_		DANBURY				
	±305,000	13/01/2022	I		5	PALIVIERS CRUFT		CHELMSFORD	CIVIZ 65R	58	£5,259

£510,000	13/01/2022	D		19	POLLARDS GREEN		CHELMSFORD	CM2 6UH	102	£5,000
£412,500	13/01/2022	S		338	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	93	£4,435
£625,000	13/01/2022	D		54	TORQUAY ROAD		CHELMSFORD	CM1 7NX	141	£4,433
£300,000	13/01/2022	S		70	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	91	£3,297
£495,000	14/01/2022	S		210	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NS	N/A	#VALUE!
£522,000	14/01/2022	D		6	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	94	£5,553
£280,000	14/01/2022	Т		26	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	51	£5,490
£615,000	14/01/2022	S		25	BROOK END ROAD NORTH	SPRINGFIELD	CHELMSFORD	CM2 6NW	125	£4,920
£290,000	14/01/2022	S		28	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	60	£4,833
£985,000	14/01/2022	D		232	SPRINGFIELD ROAD		CHELMSFORD	CM2 6BP	208	£4,736
£265,000	14/01/2022	Т		1	BERRY VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GY	56	£4,732
£382,000	14/01/2022	S		19	TEES ROAD		CHELMSFORD	CM1 7QH	84	£4,548
£345,000	14/01/2022	Т		524	LINNET DRIVE		CHELMSFORD	CM2 8AN	76	£4,539
£554,000	14/01/2022	D	INGLEMIRE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	123	£4,504
£148,000	14/01/2022	F		22	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	33	£4,485
£240,000	14/01/2022	F		16	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,286
£202,000	14/01/2022	F		36	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	48	£4,208
£330,000	14/01/2022	T		156	LINNET DRIVE		CHELMSFORD	CM2 8AQ	79	£4,177
£775,000	14/01/2022	D	61A		QUEENS ROAD		CHELMSFORD	CM2 6HB	188	£4,122
£230,000	14/01/2022	F		10	COATES QUAY		CHELMSFORD	CM2 6HU	56	£4,107
£350,000	14/01/2022	Т		1	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	86	£4,070
£530,000	14/01/2022	Т	15A		HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	131	£4,046
£525,000	14/01/2022	D		8	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	139	£3,777
£425,000	14/01/2022	D		43	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	117	£3,632
£176,000	14/01/2022	F		74	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	49	£3,592
£232,000	17/01/2022	F		58	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	43	£5,395
£430,000	17/01/2022	S		174	BEECHES ROAD		CHELMSFORD	CM1 2SA	91	£4,725
£495,000	17/01/2022	D		30	ST JAMES PARK		CHELMSFORD	CM1 2JG	111	£4,459
£205,000	17/01/2022	T 2	MEADOWSIDE COURT		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JH	47	£4,362
£280,000	17/01/2022	F 34	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	67	£4,179
£220,000	17/01/2022	F		110	DURRANT COURT		CHELMSFORD	CM1 1UE	53	£4,151
£215,000	17/01/2022	F 35	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	60	£3,583
£300,000	17/01/2022	Т		16	HOMEFIELD CLOSE		CHELMSFORD	CM1 2HE	89	£3,371
£250,000	17/01/2022	F 15	FRIARS HOUSE, 6		PARKWAY		CHELMSFORD	CM2 0NF	77	£3,247
£307,500	18/01/2022	Т	,	110	HENNIKER GATE		CHELMSFORD	CM2 6SB	54	£5,694
£465,000	18/01/2022	T		48	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	110	£4,227
£795,000	18/01/2022	S		82	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DJ	206	£3,859
£400,000	18/01/2022	S		21	MEON CLOSE		CHELMSFORD	CM1 7QG	128	£3,125
£200,000	19/01/2022	T		68	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	39	£5,128
£230,000	19/01/2022	F 13	JOSEPH COURT	- 00	WRITTLE ROAD		CHELMSFORD	CM1 3WQ	52	£4,423
£1,355,000	20/01/2022	T	3002111 000111	6	SPRINGFIELD PLACE		CHELMSFORD	CM1 7ZA	N/A	#VALUE!
£360,000	20/01/2022	T		29	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	67	£5,373
£430,000	20/01/2022	S		98	ST JOHNS ROAD		CHELMSFORD	CM2 0TZ	86	£5,000
£342,000	20/01/2022	T		14	HONEYSUCKLE PATH		CHELMSFORD	CM1 6XT	70	£4,886
£308,000	20/01/2022	S		4	THE GREEN		CHELMSFORD	CM1 2BQ	67	£4,597
£310,000	20/01/2022	T		8	ROSLINGS CLOSE		CHELMSFORD	CM1 2HA	90	£3,444
£463,000	20/01/2022	D		1	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	138	£3,355
£500,000	21/01/2022	D		53	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	86	£5,814
£485,000	21/01/2022			53	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	86	£5,640
1405,000	21/01/2022	U		33	IVIAIVON NOAD	3001H WOODHAW FERRERS	CHELINISFORD	CIVIS SF I	00	13,040

£340,000	21/01/2022		WALLACE CRESCENT		CHELMSFORD	CM2 9QL	65	£5,231
£425,000	21/01/2022		ALBRA MEAD		CHELMSFORD	CM2 6YG	82	£5,183
£408,000	21/01/2022	S 70	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ	80	£5,100
£270,000	21/01/2022		PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	58	£4,655
£362,500	21/01/2022	T 69	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	81	£4,475
£495,000	21/01/2022		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	112	£4,420
£850,000	21/01/2022	D LINNETS	GOAT HALL LANE		CHELMSFORD	CM2 8PG	197	£4,315
£220,000	21/01/2022	F 76	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151
£148,000	21/01/2022	F 8	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,111
£341,750	21/01/2022	T 95	RECTORY LANE		CHELMSFORD	CM1 1RF	85	£4,021
£320,000	21/01/2022	S 21	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	82	£3,902
£210,000	21/01/2022	F 63	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	54	£3,889
£350,000	21/01/2022	T 73	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	90	£3,889
£310,000	21/01/2022		BADDOW ROAD		CHELMSFORD	CM2 7PZ	84	£3,690
£372,000	21/01/2022	T 14	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	108	£3,444
£486,000		S 12	ST PETERS ROAD		CHELMSFORD	CM1 2SR	105	£4,629
£170,000	24/01/2022	F 211	RUTLAND ROAD		CHELMSFORD	CM1 4BW	63	£2,698
£190,000	25/01/2022	S 39	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,872
£380,000	25/01/2022	S 26	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	80	£4,750
£180,000	25/01/2022	F 26	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	42	£4,286
£535,000	26/01/2022	D 26	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	104	£5,144
£425,000	26/01/2022	S 11	PAIGNTON AVENUE		CHELMSFORD	CM1 7NS	97	£4,381
£239,000	26/01/2022	F 4	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	55	£4,345
£575,000	27/01/2022	D 18	NICKLEBY ROAD		CHELMSFORD	CM1 4UL	110	£5,227
£380,000	27/01/2022	S 12	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	79	£4,810
£236,000	27/01/2022	F 14	PEARL SQUARE		CHELMSFORD	CM2 9FP	50	£4,720
£430,000	27/01/2022	S 128	WATERHOUSE LANE		CHELMSFORD	CM1 2QT	95	£4,526
£220,000	27/01/2022	F 419	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,000
£285,000	27/01/2022	T 7	BEEHIVE LANE		CHELMSFORD	CM2 9SU	72	£3,958
£210,000	27/01/2022	F 198B	MOULSHAM STREET		CHELMSFORD	CM2 0LG	59	£3,559
£550,000	28/01/2022	D 672	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	82	£6,707
£220,000	28/01/2022	F 4 OXNEY PLACE, 210	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£6,111
£500,000	28/01/2022	\$ 48	SECOND AVENUE		CHELMSFORD	CM1 4EU	92	£5,435
£342,500	28/01/2022	S 54	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	64	£5,352
£210,000	28/01/2022	F FLAT 6 49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,250
£487,000	28/01/2022	S 170	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DG	94	£5,181
£350,000	28/01/2022	S 52	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	68	£5,147
£900,000	28/01/2022	D 10	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£5,028
£425,000	28/01/2022	D 20	QUILP DRIVE		CHELMSFORD	CM1 4YA	86	£4,942
£367,500	28/01/2022	T 75	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	76	£4,836
£400,000	28/01/2022	T 39	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	87	£4,598
£217,500	28/01/2022	F 72	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	48	£4,531
£375,000	28/01/2022	S 20	STABLECROFT		CHELMSFORD	CM1 6YX	83	£4,518
£485,000	28/01/2022	S 106	BEECHES ROAD		CHELMSFORD	CM1 2RX	111	£4,369
£200,000	28/01/2022	F 29	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	46	£4,348
£480,000	28/01/2022	D 2	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,324
£420,000	28/01/2022	S 5	WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AS	98	£4,286
£355,000	28/01/2022	T 314	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	85	£4,176
£325,000	28/01/2022	T 30	MARCONI ROAD		CHELMSFORD	CM1 1QB	78	£4,167
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£775,000	28/01/2022	D	DOWNFIELDS		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	187	£4,144
£380,000	28/01/2022	T	DOWNINEEDS	41	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	92	£4,130
£315,000	28/01/2022	T		131	ROBIN WAY	GREAT BABBOTT	CHELMSFORD	CM2 8AU	77	£4,091
£342,500	28/01/2022	T		312	DORSET AVENUE		CHELMSFORD	CM2 8HD	84	£4,077
£445,000	28/01/2022			24	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	116	£3,836
£365,000	28/01/2022	T		13	VIOLET CLOSE	300 TH WOODINGT EMERS	CHELMSFORD	CM1 6XG	100	£3,650
£328,000	28/01/2022			78	DOWNSWAY		CHELMSFORD	CM1 6TU	112	£2,929
£118,000	28/01/2022	F		188	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	70	£1,686
£475,000	31/01/2022			13	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	75	£6,333
£480,000	31/01/2022	S		18	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	85	£5,647
£350,000	31/01/2022	S		7	BANKART LANE	CHERT BRIDGE	CHELMSFORD	CM2 6TZ	63	£5,556
£380,000	31/01/2022	S		9	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	71	£5,352
£265,000	31/01/2022	T		10	HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	55	£4,818
£290,500	31/01/2022	T		114	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	62	£4,685
£340,000	31/01/2022	T		10	GROVE ROAD	EITTEE WITETITION	CHELMSFORD	CM2 0EY	74	£4,595
£420,000	31/01/2022	D		28	BURNELL GATE		CHELMSFORD	CM1 6ED	92	£4,565
£465,000	31/01/2022	S		12	BARROW CHASE	SPRINGFIELD	CHELMSFORD	CM2 6GD	104	£4,471
£352,000	31/01/2022	S		2	BLACKWATER CLOSE	31 MINOTIEED	CHELMSFORD	CM1 7QJ	83	£4,241
£292,500	31/01/2022	F		17	BOND STREET		CHELMSFORD	CM1 1GD	69	£4,239
£500,000	31/01/2022	T		22	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	127	£3,937
£245,000	31/01/2022	F		134	FOREST DRIVE	311111011225	CHELMSFORD	CM1 2TT	66	£3,712
£395,000	01/02/2022	F FLAT 9	QUINLAN COURT, 78	134	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,486
£335,000	01/02/2022	T	QUINLAN COURT, 78	55	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	65	£5,154
£365,000	01/02/2022	T		109	ST ANTHONYS DRIVE	CHELIVIER VILLAGE	CHELMSFORD	CM2 9EJ	85	£4,294
£101,000	01/02/2022	F FLAT 10	DENMARK HOUSE	103	BADDOW ROAD		CHELMSFORD	CM2 9QW	28	£3,607
£408,000	02/02/2022	S	DEINIMARK 11003E	62	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	73	£5,589
£406,000	02/02/2022	S		67	HEATH DRIVE	WINITEL	CHELMSFORD	CM2 9HF	78	£5,205
£695,000	02/02/2022	D	EASTERN	07	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	138	£5,036
£330,000	02/02/2022	T	LASTERN	4	HERRINGHAM GREEN	HOWE GREEN	CHELMSFORD	CM2 6QQ	69	£4,783
£725,000	02/02/2022	D	OAK HOUSE		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	174	£4,167
£443,000	02/02/2022	D	CARTIOUSE	4	MEADOW VIEW	BICKNACRE	CHELMSFORD	CM3 4HR	117	£3,786
£167,500	02/02/2022	F		128	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	52	£3,221
£450,000	02/02/2022	T		185	PARKINSON DRIVE	300 TH WOODINGT EMERS	CHELMSFORD	CM1 3GW	165	£2,727
£155,000	03/02/2022	F		87	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	27	£5,741
£280,000	03/02/2022	F FLAT 2		1	TINDAL STREET	300111 WOODHAWT EMERS	CHELMSFORD	CM1 1ER	54	£5,185
£350,000	03/02/2022	D 15112	LITTLE BIRCHWOOD		HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	72	£4,861
£425,000	03/02/2022	S	LITTLE DINCHWOOD	7	BORDA CLOSE	DA INDOINT	CHELMSFORD	CM1 4JY	89	£4,775
£510,000	04/02/2022	S		68	BEECHES ROAD		CHELMSFORD	CM1 2RX	75	£6,800
£770,000	04/02/2022	S		56	VICARAGE ROAD		CHELMSFORD	CM2 9PQ	123	£6,260
£420,000	04/02/2022	S		70	TOTNES WALK		CHELMSFORD	CM1 6LU	77	£5,455
£507,000	04/02/2022	T		8	MANOR ROAD		CHELMSFORD	CM2 0ER	94	£5,394
£390,000	04/02/2022	S		118	HEATH DRIVE		CHELMSFORD	CM2 9HQ	78	£5,000
£555,000	04/02/2022	D		24	BARNABY RUDGE		CHELMSFORD	CM1 4YG	113	£4,912
£165,000	04/02/2022	F		11	BOUNDERBY GROVE		CHELMSFORD	CM1 4XN	35	£4,714
£1,260,000	04/02/2022	D	HAWTHORN HOUSE		WRITTLE PARK	EDNEY COMMON	CHELMSFORD	CM1 3QF	276	£4,565
£640,000	04/02/2022	D	FENLEY HOUSE		THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	149	£4,295
£317,500	04/02/2022	T		11	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	74	£4,291
£385,000	04/02/2022	T		140	WAVENEY DRIVE	230	CHELMSFORD	CM1 7QB	90	£4,278
£450,000	04/02/2022			19	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	106	£4,245
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£107,000	04/02/2022	F	39	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,115
£357,000		Т	5	DARRELL CLOSE		CHELMSFORD	CM1 4EL	92	£3,880
£395,000	04/02/2022	Т	2	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	103	£3,835
£185,000	04/02/2022	F	98	VICTORIA COURT		CHELMSFORD	CM1 1GP	54	£3,426
£550,000	07/02/2022	D PRIMROSE COTTAGE		BROADS GREEN	GREAT WALTHAM	CHELMSFORD	CM3 1DT	72	£7,639
£380,000	07/02/2022		33	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	56	£6,786
£447,000	07/02/2022	S	14	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	86	£5,198
£366,500	07/02/2022	Т	23	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	75	£4,887
£385,000	07/02/2022	S	53	ROBIN WAY		CHELMSFORD	CM2 8AT	89	£4,326
£850,000	08/02/2022	D COLESGROVE		DAMASES LANE	BOREHAM	CHELMSFORD	CM3 3AL	116	£7,328
£725,000	08/02/2022	S	35	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	129	£5,620
£325,300	08/02/2022	Т	4	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	71	£4,582
£350,000	08/02/2022	S	54	DOWNSWAY		CHELMSFORD	CM1 6TU	80	£4,375
£300,000		S	5	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	70	£4,286
£255,000	08/02/2022	F	60	COVAL LANE		CHELMSFORD	CM1 1TG	60	£4,250
£525,000	08/02/2022	D	13	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	128	£4,102
£330,000	08/02/2022	T	33	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	116	£2,845
£375,000	09/02/2022	T	4	WELLS STREET		CHELMSFORD	CM1 1HZ	N/A	#VALUE!
£400,000	09/02/2022	S	24	MENDIP ROAD		CHELMSFORD	CM1 2HW	62	£6,452
£550,000	09/02/2022	D	2	BURNELL GATE		CHELMSFORD	CM1 6ED	98	£5,612
£215,000	09/02/2022	F 22A		GROVE ROAD		CHELMSFORD	CM2 0EZ	40	£5,375
£336,000	09/02/2022	T	117	WEST AVENUE		CHELMSFORD	CM1 2DD	66	£5,091
£340,000	09/02/2022	T	37	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	80	£4,250
£197,000	09/02/2022	F	33	HOBART CLOSE		CHELMSFORD	CM1 2ES	56	£3,518
£390,000	10/02/2022	T	22	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	61	£6,393
£775,000	10/02/2022	D WELL HOUSE		YORK ROAD		CHELMSFORD	CM2 0AH	123	£6,301
£166,000	10/02/2022	F	18	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	32	£5,188
£218,000	10/02/2022	F	22	HARBERD TYE		CHELMSFORD	CM2 9GJ	43	£5,070
£320,000	10/02/2022	T	25	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	68	£4,706
£171,000	10/02/2022	F	108	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	37	£4,622
£560,000	10/02/2022	S	26	HILL ROAD		CHELMSFORD	CM2 6HW	134	£4,179
£590,000	10/02/2022	D	2	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	169	£3,491
£300,000	11/02/2022	S	13	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	51	£5,882
£375,000	11/02/2022	S	21	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	68	£5,515
£451,050	11/02/2022	S	17	BELLS CHASE	GREAT BADDOW	CHELMSFORD	CM2 8DS	83	£5,434
£750,000	11/02/2022	D THE GROVE		NEW COURT ROAD		CHELMSFORD	CM2 6BZ	143	£5,245
£628,000	11/02/2022	D	17	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	122	£5,148
£435,250	11/02/2022	S	179	BEEHIVE LANE		CHELMSFORD	CM2 9SG	85	£5,121
£198,000	11/02/2022	Т	33	COLYERS REACH		CHELMSFORD	CM2 6RW	39	£5,077
£390,000	11/02/2022	S	4	UPLANDS DRIVE		CHELMSFORD	CM1 6TW	77	£5,065
£505,000	11/02/2022	D	200	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WU	101	£5,000
£570,000	11/02/2022	S	25	TELFORD PLACE		CHELMSFORD	CM1 7QZ	116	£4,914
£545,000	11/02/2022	Т	6	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	117	£4,658
£245,000	11/02/2022	F	224	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,537
£618,000	11/02/2022	D	51	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	143	£4,322
£330,000	11/02/2022	S	119	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EW	77	£4,286
£325,000	11/02/2022	Т	11	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	77	£4,221
£380,000	11/02/2022	Т	91	DAFFODIL WAY		CHELMSFORD	CM1 6XE	91	£4,176
£290,000	11/02/2022	Т	277	BADDOW ROAD		CHELMSFORD	CM2 7QA	73	£3,973

£315,000	11/02/2022	T 30	STANS	TED CLOSE		CHELMSFORD	CM1 2TW	82	£3,841
£175,000	11/02/2022	F 39		NER CLOSE		CHELMSFORD	CM2 6UP	46	£3,804
£241,000	11/02/2022	F 22		NAKE ROAD		CHELMSFORD	CM1 2TL	66	£3,652
£171,000	11/02/2022	F 13	B PAYNE	PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	47	£3,638
£245,000	12/02/2022	F 11		OUTH GARDENS		CHELMSFORD	CM2 0UH	73	£3,356
£372,500	14/02/2022	S 44	4 BROOK	K END ROAD		CHELMSFORD	CM2 6NZ	55	£6,773
£815,000	14/02/2022	D 5	5 PYNCH	ION MEWS		CHELMSFORD	CM1 7SW	136	£5,993
£950,000	14/02/2022	D 8	B HIGH P	PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	164	£5,793
£550,000	14/02/2022	T 1			SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	115	£4,783
£1,050,000	14/02/2022	D 7A	THE RY	/EFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR	234	£4,487
£427,000	14/02/2022	S 110			GREAT BADDOW	CHELMSFORD	CM2 7DH	97	£4,402
£750,000	14/02/2022	D 139) INCHB	ONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	175	£4,286
£380,000	14/02/2022	T 45	5 LILY CL	OSE		CHELMSFORD	CM1 6YN	99	£3,838
£497,000	14/02/2022	D 98	B HAMBI	ERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	133	£3,737
£311,000	14/02/2022	\$ 33	3 COTSW	VOLD CRESCENT		CHELMSFORD	CM1 2HS	84	£3,702
£230,000	14/02/2022	F 1	1 DUNCA	AN PLACE		CHELMSFORD	CM2 9BJ	65	£3,538
£160,000	14/02/2022	F 1	1 GLADS	STONE COURT		CHELMSFORD	CM2 0HF	64	£2,500
£425,000	14/02/2022	D SYCAMORE HOUSE	THE ST	REET	WOODHAM FERRERS	CHELMSFORD	CM3 8RG	232	£1,832
£432,000	15/02/2022	T 13	3 CHINEF	RY CLOSE		CHELMSFORD	CM1 7QY	87	£4,966
£350,000	15/02/2022	Т 3	3 VIOLET	T CLOSE		CHELMSFORD	CM1 6XG	77	£4,545
£415,000	15/02/2022	T 12	2 THE RII	DINGS		CHELMSFORD	CM2 9RR	92	£4,511
£568,000	15/02/2022	D 10) BRICKE	BARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JL	145	£3,917
£365,000	15/02/2022	S 45	5 CUMBI	ERLAND CRESCENT		CHELMSFORD	CM1 4AL	101	£3,614
£240,000	16/02/2022	F 15	5 AMCO	TES PLACE		CHELMSFORD	CM2 9HZ	41	£5,854
£510,000	16/02/2022	T 10) KERBY	RISE		CHELMSFORD	CM2 6UY	101	£5,050
£535,000	16/02/2022	S 55		AVENUE		CHELMSFORD	CM1 2AB	112	£4,777
£280,000	16/02/2022	F 38 BAILEY COURT	NEW V	WRITTLE STREET		CHELMSFORD	CM2 0FS	63	£4,444
£900,000	16/02/2022	D 90		IING HALL LANE		CHELMSFORD	CM1 4DB	210	£4,286
£1,020,000	16/02/2022	D 78A	SCHOO	OL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	255	£4,000
£192,000	16/02/2022	F FLAT 18 WOODROSE LODGE	LUPIN			CHELMSFORD	CM1 6FS	48	£4,000
£521,500	16/02/2022	D 8			BICKNACRE	CHELMSFORD	CM3 4HS	131	£3,981
£307,000	16/02/2022	T 534		T DRIVE		CHELMSFORD	CM2 8AN	83	£3,699
£380,000	16/02/2022	S 34		CRESCENT		CHELMSFORD	CM1 4HS	110	£3,455
£285,000	17/02/2022	T 15		CHARD CRESCENT		CHELMSFORD	CM1 6FA	51	£5,588
£356,000	17/02/2022	T 123			WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,395
£400,000	17/02/2022	T 8				CHELMSFORD	CM1 1RG	92	£4,348
£324,000	18/02/2022	T 9			WRITTLE	CHELMSFORD	CM1 3NE	42	£7,714
£238,500	18/02/2022	T 36		IGTON CHASE		CHELMSFORD	CM1 6GB	32	£7,453
£305,000	18/02/2022	D 7			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WZ	41	£7,439
£935,000	18/02/2022	D THE BERRIES, 1			LITTLE BADDOW	CHELMSFORD	CM3 4NY	145	£6,448
£326,000	18/02/2022	\$ 82				CHELMSFORD	CM2 8PX	66	£4,939
£377,500	18/02/2022	S 50				CHELMSFORD	CM2 9EZ	82	£4,604
£600,000	18/02/2022	S 50		OUTH AVENUE		CHELMSFORD	CM2 OTR	136	£4,412
£520,000	18/02/2022	S 35			BOREHAM	CHELMSFORD	CM3 3BX	123	£4,228
£333,000	18/02/2022	T 24		BOROUGH ROAD		CHELMSFORD	CM2 0JR	79	£4,215
£350,500	18/02/2022	S 97		ON AVENUE		CHELMSFORD	CM1 2BW	85	£4,124
£875,000	18/02/2022	D 23			SPRINGFIELD	CHELMSFORD	CM1 6BF	214	£4,089
£337,500	18/02/2022	T 31		STREET	OF MINOR ILLD	CHELMSFORD	CM2 0SA	83	£4,066
£180,000	18/02/2022					CHELMSFORD	CM1 6XN	48	£3,750
1100,000	10/02/2022	30	s choco	JJ WAT		CHLLIVISFUND	CIVIT OVIA	40	13,730

£900,000	18/02/2022	OAKLANDS, 112A	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	244	£3,689
£212,000	18/02/2022	17A	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	58	£3,655
£387,500	18/02/2022	- 54	RUSHLEYDALE		CHELMSFORD	CM1 6JX	109	£3,555
£790,000	21/02/2022) BRAESIDE	PRIVATE ROAD		CHELMSFORD	CM2 8TH	148	£5,338
£403,000	21/02/2022	101	LADY LANE		CHELMSFORD	CM2 0TJ	79	£5,101
£330,000	22/02/2022	7	HILLSIDE MEWS		CHELMSFORD	CM2 9DH	70	£4,714
£370,000	22/02/2022	51	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	79	£4,684
£500,000	22/02/2022	1	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	117	£4,274
£495,000	23/02/2022	33	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	78	£6,346
£450,000	23/02/2022	25	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	86	£5,233
£250,000	23/02/2022	211	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£208,000	23/02/2022	FLAT 1 42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ	54	£3,852
£372,500	23/02/2022	7	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	98	£3,801
£198,000	23/02/2022	24	ROOKES CRESCENT		CHELMSFORD	CM1 3GF	56	£3,536
£585,000	24/02/2022	40	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	115	£5,087
£375,000	24/02/2022	45	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	90	£4,167
£425,000	24/02/2022	- 29	UPLANDS DRIVE		CHELMSFORD	CM1 6TR	114	£3,728
£620,000		24	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	N/A	#VALUE!
£360,000	25/02/2022	7	BANKART LANE		CHELMSFORD	CM2 6TZ	63	£5,714
£1,700,000	25/02/2022	26	LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT	343	£4,956
£375,000	25/02/2022	7	SHIRE CLOSE		CHELMSFORD	CM1 6FW	76	£4,934
£670,000	25/02/2022) 19	ROMANS WAY	WRITTLE	CHELMSFORD	CM1 3EZ	136	£4,926
£399,000	25/02/2022) 47	LABURNUM DRIVE		CHELMSFORD	CM2 9NR	81	£4,926
£370,000		152	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	77	£4,805
£335,000		12	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	71	£4,718
£115,000	25/02/2022	136	HENNIKER GATE		CHELMSFORD	CM2 6SB	25	£4,600
£372,500	25/02/2022	31	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	82	£4,543
£1,285,000	25/02/2022	ROPERS HALL, 9	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HY	284	£4,525
£325,000		23	CROMPTON STREET		CHELMSFORD	CM1 3BW	72	£4,514
£380,000		- 5	FIRECREST ROAD		CHELMSFORD	CM2 9SN	86	£4,419
£660,000	25/02/2022	114	WRITTLE ROAD		CHELMSFORD	CM1 3BT	154	£4,286
£276,000		- 44	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,246
£605,000	25/02/2022) 86	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	143	£4,231
£745,000	25/02/2022) 132	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	177	£4,209
£388,000		81	LUPIN DRIVE	Section Wedshirm Limited	CHELMSFORD	CM1 6YJ	93	£4,172
£150,000	25/02/2022	: 152	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	37	£4,054
£185,000	25/02/2022	104	BRADFORD STREET		CHELMSFORD	CM2 0XU	46	£4,022
£651,000	25/02/2022) 140	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	180	£3,617
£960,000	25/02/2022) 10	ROXWELL ROAD	113 TOOD IN TERMENO	CHELMSFORD	CM1 2PP	270	£3,556
£441,000		5 24	ALDER DRIVE		CHELMSFORD	CM2 9EY	84	£5,250
£375,000		- 23	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	74	£5,068
£675,000	28/02/2022) 34	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	141	£4,787
£620,000	28/02/2022) 23	BEECHES CRESCENT		CHELMSFORD	CM1 2FU	133	£4,662
£380,000		16	CANUDEN ROAD		CHELMSFORD	CM1 2SX	82	£4,634
£355,000		12	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	87	£4,034 £4,080
£385,000		- 12 - 7	OSEA WAY		CHELMSFORD	CM1 4AQ	96	£4,080
£569,000	28/02/2022	34	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	164	£3,470
£210,000	01/03/2022	34	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	31	£6,774
£375,000		5	SHERBORNE ROAD	VVIIII I EL	CHELMSFORD	CM1 7NT	57	£6,579
1373,000	01/03/2022	, <u> </u>	STILLIDONNE NOAD		CHELINISI OND	CIVIT / IVI		10,373

## 1210.000 17/49/2012 \$ 22 CVALLAME												
ESS_000 07/83/2002 T										CM2 0EY		
623,000 QU/3J/2022 T						22						
FERENCO COUNTY F 21 SHRUBLANDS COSE												
177,000 07,03,7002 F 21			Т			67	CROMPTON STREET		CHELMSFORD	CM1 3BW		
153,000 03/93/2022 F 39 BAILEY COURT NEW WRITTLE STREET CHELMSFORD CMJ 276 51 ES, 410 620,000 03/93/2022 F 39 BAILEY COURT NEW WRITTLE STREET CHELMSFORD CMJ 267 ES, 60 64, 667 67 67 67 67 67 67 67	£620,000	02/03/2022	S			16	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	132	£4,697
1938/000 03/93/2022 T 97 SOUTH PRINROSE HILL CHELMSFORD CM2 20% 50 61 (E5.440) C788/000 O3/93/2022 F 98 BAILEY COURT SME WARTITE STREET CHELMSFORD CM2 97% 188 (E4.467) CM2 97% 198	£278,000	02/03/2022	F			21	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	69	£4,029
1385,000 03/03/2022 F 39 BALEY-COURT NEW WRITTLE STREET CHEMSFORD CM2 0FS 60 EA,667	£152,500	02/03/2022	F			80	MEADGATE AVENUE		CHELMSFORD	CM2 7LH	42	£3,631
E35,000 03/03/2022 F	£330,000		Т			97	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	61	£5,410
E139,000 03/03/2022 F			F	39	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS		£4,667
E319,000 03/03/2022 F	£385,000	03/03/2022	D			6	MEADOW MEWS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RY	86	£4,477
## 150,000 03/03/2022 F FIAT9 BELYEDRE COURT UPER RIDGE ROAD CHELMSFORD CM1 20J 45 £3,335		03/03/2022	F			7	LARKSPUR COURT		CHELMSFORD	CM1 6QX	50	£3,580
E180,000	£207,500	03/03/2022	F			13	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,517
E491,000 04/03/2022 T	£150,000	03/03/2022	F			45	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	45	£3,333
E235,000	£180,000	04/03/2022	F FLAT 9)	BELVEDERE COURT		UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BT	N/A	#VALUE!
E485,500 O4/03/2022 S	£491,000	04/03/2022	D		BEAMOND		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	N/A	#VALUE!
E33,000	£235,000	04/03/2022	T			13	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	40	£5,875
£1,300,000 04/03/2022 D CHELMSFORD CM2 6AS 356 £5,056 £1,350,000 04/03/2022 D 19 SHARDELOW AVENUE SPRINGFIELD CHELMSFORD CM2 6BS 259 £5,056 £6,050 QF6,019 CHELMSFORD CM2 9TY 82 £4,939 £4,939 £4,939 £4,939 £4,874 £4,939 £4,874 £4,932 £4,000 QF6,019 CM2 0MS 2022 T 87 WEST AVENUE CHELMSFORD CM1 3LL 29 £4,851 £40,000 QF0,32022 T 40 QD MOORS GREAT LEIGHS CHELMSFORD CM1 3LL 84 £4,752 £42,000 QF0,32022 T 3 GROVE ROAD CHELMSFORD CM3 CW2 84 £4,752 £4,2500 QF0,32022 T BC M1 2MS CW2 \$4,216 £4,2500 QF0,32022 D LITTLE MAPLES THE COMMON EAST HANNINGFIELD CHELMSFORD CM1 2MS CW2 £4,250 QF0,270 £114,000 QF0,32022 F LITTLE MAPLES THE COMMON EAST HANNINGFIELD CHELMSFORD CM1 2MS CW2	£485,500	04/03/2022	S			16	PRIORY CLOSE		CHELMSFORD	CM1 2SY	87	£5,580
E130,000 04/03/2022 D 19 SHARDELOW AVENUE SPRINGFIELD CHILMSFORD CM 259 E5,019 E480,500 04/03/2022 T 10 THE COVERTS WRITTLE CHEMSFORD CM 27Y 8.2 E5,019 E482,500 04/03/2022 T 10 THE COVERTS WRITTLE CHEMSFORD CM 27Y 8.2 E4,874 E35,000 04/03/2022 T 887 WEST AVENUE CHEMSFORD CM 27D 67 E4,885 E400,000 04/03/2022 D 4 0LD 06 F 44,885 E4,762 E425,000 04/03/2022 T 3 GROVE ROAD CHEMSFORD CM 120D 67 E4,885 E425,000 04/03/2022 T 3 GROVE ROAD CHEMSFORD CM 12PN 100 E4,250 04/03/2022 T 3 GROVE ROAD CHEMSFORD CM 27PN 12PN 100 E4,250 E685,000 04/03/2022 T 3 GROVE ROAD CHEMSFORD CM 27PN 14PN 12PN 100 E4,250 E685,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 28PN 28PL 40,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 38 AQ 168 E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 38 AQ 168 E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 38 AQ 168 E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 38 AQ 168 E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 38 AQ 168 E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 38 AQ 168 E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 14B E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 14B E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 14B E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 14B E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 14B E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 14B E4,077 E137,000 04/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 28F E3,000 07/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 28F E3,000 07/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 28F E3,000 08/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 28F E3,000 08/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 28F E3,000 08/03/2022 F 1 THE COMMON EAST HANNINGFIELD CHEMSFORD CM 28F E3,00	£330,000	04/03/2022	S			51	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	61	£5,410
£482,500 04/03/2022 T 50 AVENUE ROAD CHELMSFORD CM2 9TY 82 £49,39 £482,500 04/03/2022 T 10 THE COVERTS WRITTLE CHELMSFORD CM1 3LL 99 £4,871 £252,000 04/03/2022 T 87 WEST AVENUE CHELMSFORD CM1 2DL 67 £4,851 £400,000 04/03/2022 D 4 OLD MOORS GREAT LEIGHS CHELMSFORD CM1 2K 84 £4,672 £420,000 04/03/2022 S 240 RAINSFORD ROAD CHELMSFORD CM2 0FY 93 £4,561 £435,000 04/03/2022 S 240 RAINSFORD ROAD CHELMSFORD CM1 2PN 10 £4,207 £117,000 04/03/2022 F 14 MAYDENE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SAQ 188 £4,072 £117,000 04/03/2022 F 13 CANEY WALK SOUTH WOODHAM FERRERS CHELMSFORD CM1 6LM 5-561 £5,045	£1,800,000	04/03/2022	D			266	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AS	356	£5,056
## \$42,500	£1,350,000	04/03/2022	D			19	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	269	£5,019
## STAYENUE ## CHELMSFORD CM 12DD 67 £4,851 ## CM 12DD 07 \$7 £4,550 ## CM 12DD	£405,000	04/03/2022	S			50	AVENUE ROAD		CHELMSFORD	CM2 9TY	82	£4,939
£400,000 04/03/2022 D 4 OLD MOORS GREAT LEIGHS CHELMSFORD CM3 IGK 84 £4,762 £420,000 04/03/2022 T 3 GROVE ROAD CHELMSFORD CM2 IGY 93 £4,516 £425,000 04/03/2022 S LAMINSFORD ROAD CHELMSFORD CM2 IGY 93 £4,516 £174,000 04/03/2022 D LITTLE MAPLES THE COMMON EAST HANNINGFIELD CHELMSFORD CM3 8AQ 168 £4,077 £197,000 04/03/2022 F 14 MAYDENE SOUTH WOODHAM FERRES CHELMSFORD CM1 6LR £4,077 £197,000 04/03/2022 F 13 CANVEY WALK SUTH WOODHAM FERRES CHELMSFORD CM1 6LR £9 £3,512 £185,000 07/03/2022 F 34 MARY MUNION QUARTER CHELMSFORD CM1 6LR £9 £3,512 £183,000 07/03/2022 S 64 BACK ROAD WRITTLE CHELMSFORD CM1 3PD £1,65 £3,562	£482,500	04/03/2022	Т			10	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL	99	£4,874
£420,000 04/03/2022 T 3 GROVE ROAD CHELMSFORD CM2 0EY 93 £4,516 £425,000 04/03/2022 S 240 RAINSFORD ROAD CHELMSFORD CM1 2PN 100 £4,250 £685,000 04/03/2022 F LITTLE MAPLES THE COMMON EAST HANNINGFIELD CHELMSFORD CM3 SND 43 £4,047 £117,000 04/03/2022 F 14 MAYDENE SOUTH WOODHAM FERRERS CHELMSFORD CM3 SND 43 £4,047 £197,000 04/03/2022 F 18 FANNEY WALK CHELMSFORD CM1 6UB 55 £3,582 £175,000 04/03/2022 F 34 MARY MUNINON QUARTER CHELMSFORD CM1 6UR 49 £3,571 £285,000 07/03/2022 S 48 BACK ROAD WRITTLE CHELMSFORD CM1 6UR 55 £3,582 £380,000 07/03/2022 S 138 BEARDSLEY DRIVE CHELMSFORD CM1 62G 82 £4,659 <td< td=""><td>£325,000</td><td>04/03/2022</td><td>Т</td><td></td><td></td><td>87</td><td>WEST AVENUE</td><td></td><td>CHELMSFORD</td><td>CM1 2DD</td><td>67</td><td>£4,851</td></td<>	£325,000	04/03/2022	Т			87	WEST AVENUE		CHELMSFORD	CM1 2DD	67	£4,851
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	1222,000	11/03/2022	3			40	VERIVIEER KIDE		CHELIVISFUKD	CIVIT 6GA	35	10,343

£277,500	11/03/2022	Т		7	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	44	£6,307
£400,000	11/03/2022	S		18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£5,714
£395,250	11/03/2022	Т		96	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	72	£5,490
£410,000	11/03/2022	S		16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£5,467
£690,000	11/03/2022	S		70	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	132	£5,227
£550,000	11/03/2022	D		5	REGAL CLOSE		CHELMSFORD	CM2 9RJ	106	£5,189
£750,000	11/03/2022	D	33A		OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	148	£5,068
£510,000	11/03/2022	D		3	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	102	£5,000
£192,500	11/03/2022	F		11	GLEBE ROAD		CHELMSFORD	CM1 1QG	39	£4,936
£183,000	11/03/2022	F		98	BYRON ROAD		CHELMSFORD	CM2 6HJ	38	£4,816
£363,000	11/03/2022	S		8	HAWTHORN WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TX	84	£4,321
£330,000	11/03/2022	Т		27	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,286
£400,000	11/03/2022	S		13	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	96	£4,167
£760,000	11/03/2022	D		1	MARSH FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WP	195	£3,897
£515,000	11/03/2022	S		20	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ	142	£3,627
£180,000	11/03/2022	F		48	CROCUS WAY		CHELMSFORD	CM1 6XN	50	£3,600
£190,000	14/03/2022	F FLAT 26	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	40	£4,750
£262,000	14/03/2022	F		193	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	60	£4,367
£377,500	14/03/2022	Т		265	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AT	88	£4,290
£217,500	14/03/2022	F		406	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£4,265
£375,000	14/03/2022	Т		1	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	104	£3,606
£192,000	14/03/2022	F		30	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	61	£3,148
£406,500	15/03/2022	S		13	LILY CLOSE		CHELMSFORD	CM1 6YN	85	£4,782
£345,000	15/03/2022	S		16	CHAUCER ROAD		CHELMSFORD	CM2 6HL	87	£3,966
£378,650	16/03/2022	S		5	TYLERS CLOSE		CHELMSFORD	CM2 9DY	67	£5,651
£415,000	16/03/2022	D		35	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	77	£5,390
£360,000	16/03/2022	S		6	SKERRY RISE		CHELMSFORD	CM1 4EG	76	£4,737
£385,000	16/03/2022	Т		18	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	87	£4,425
£450,000	16/03/2022	D		4	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	107	£4,206
£220,000	16/03/2022	F		32	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	61	£3,607
£740,000	16/03/2022	D		38	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	213	£3,474
£450,000	17/03/2022	Т		109	MILDMAY ROAD		CHELMSFORD	CM2 0DS	83	£5,422
£355,000	17/03/2022	D		9	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	69	£5,145
£730,000	17/03/2022	D		88	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	142	£5,141
£665,000	17/03/2022	D		7	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	137	£4,854
£485,000	17/03/2022	S		57	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	137	£3,540
£591,100	18/03/2022	D		30	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	85	£6,954
£392,500	18/03/2022	S		17	SHERBORNE ROAD		CHELMSFORD	CM1 7NU	58	£6,767
£425,000	18/03/2022	T		21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£5,449
£435,000	18/03/2022	S		5	SKERRY RISE		CHELMSFORD	CM1 4EG	80	£5,438
£450,000	18/03/2022	T		50	BISHOP ROAD		CHELMSFORD	CM1 1PX	86	£5,233
£370,000	18/03/2022	T		38	LITTELL TWEED		CHELMSFORD	CM2 6SH	72	£5,139
£525,000	18/03/2022	D		44	PETERSFIELD		CHELMSFORD	CM1 4EP	107	£4,907
£117,000	18/03/2022		28 WINGROVE COUR		BROOMFIELD ROAD		CHELMSFORD	CM1 4ES	24	£4,875
£375,000	18/03/2022	S		3	BEECHES ROAD		CHELMSFORD	CM1 2RS	77	£4,870
£351,500	18/03/2022	T		68	ARBOUR LANE		CHELMSFORD	CM1 7RL	73	£4,815
£520,000	18/03/2022	D		6	GERNON CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HW	114	£4,561
£410,000	18/03/2022	T		2	LITTELL TWEED	5.10 0.111 1225	CHELMSFORD	CM2 6SH	91	£4,505
£175,000	18/03/2022	F		55	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	40	£4,375
1173,000	10,03,2022	•		33	EVIELE HEATH	JOOTH WOODHAW LEMENS	CITELIVISI OND	C1113 31 1	70	L-1,373

£595,000	18/03/2022			5	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	137	£4,343
£210,000	18/03/2022	F		44	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	50	£4,200
£287,500	18/03/2022	<u> </u>	8 ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,167
£315,000	18/03/2022	T		9	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	78	£4,038
£345,000		Т		13	WEAR DRIVE		CHELMSFORD	CM1 7PT	87	£3,966
£425,050	18/03/2022	S		48	ORFORD CRESCENT		CHELMSFORD	CM1 7PA	109	£3,900
£177,500	18/03/2022	F		98	GODFREYS MEWS		CHELMSFORD	CM2 0XE	90	£1,972
£327,000	21/03/2022	S		61	NALLA GARDENS		CHELMSFORD	CM1 4AU	57	£5,737
£365,000	21/03/2022	D		31	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	73	£5,000
£372,500	21/03/2022	S		80	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,967
£245,000	21/03/2022	F		4	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JF	64	£3,828
£310,000	21/03/2022	Т		14	BARNARD ROAD		CHELMSFORD	CM2 8RS	85	£3,647
£181,000	21/03/2022	F		8	VIOLET CLOSE		CHELMSFORD	CM1 6XG	50	£3,620
£73,750	21/03/2022	F		18	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,024
£565,000	22/03/2022	D		4	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	77	£7,338
£575,000	22/03/2022	S		36	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,915
£300,000	22/03/2022	S		195	AVON ROAD		CHELMSFORD	CM1 2LA	88	£3,409
£480,000	23/03/2022	S		34	STEWART ROAD		CHELMSFORD	CM2 9BB	78	£6,154
£455,000	23/03/2022	F	4 MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	78	£5,833
£575,000	23/03/2022	D		22	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	108	£5,324
£335,000	23/03/2022	Т		130	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	65	£5,154
£188,000	24/03/2022	F		31	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	N/A	#VALUE!
£565,000	24/03/2022	D	WOODMANS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TW	N/A	#VALUE!
£371,875	24/03/2022	S	1 SPRING COTTAGES		CHAPEL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BB	66	£5,634
£395,000	24/03/2022	T		34	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	81	£4,877
£425,000	24/03/2022	S		14	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	98	£4,337
£405,000	24/03/2022	S		56	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	100	£4,050
£230,000	24/03/2022	F FLAT 31	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	60	£3,833
£205,000	24/03/2022	F		183	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661
£455,000	24/03/2022	S		147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,527
£195,000	24/03/2022	F		40	BODMIN ROAD		CHELMSFORD	CM1 6LJ	70	£2,786
£580,000	25/03/2022	F	2 MAYNETREES		WATERLOO LANE		CHELMSFORD	CM1 1BD	N/A	#VALUE!
£730,000	25/03/2022	D	LUCKS COTTAGE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
£936,000	25/03/2022	D		13	APPLE WAY		CHELMSFORD	CM2 9HX	151	£6,199
£230,000	25/03/2022	T		94	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	39	£5,897
£750,000	25/03/2022	D		2	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	141	£5,319
£426,500	25/03/2022	T		8	SADDLE RISE		CHELMSFORD	CM1 6SX	81	£5,265
£325,000	25/03/2022	S		40	TYTHE CLOSE		CHELMSFORD	CM1 6SU	62	£5,242
£500,000	25/03/2022	D		3	REDMAYNE DRIVE		CHELMSFORD	CM2 9XF	101	£4,950
£200,000	25/03/2022	T		32	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£4,762
£293,000	25/03/2022	F		97	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	64	£4,578
£485,000	25/03/2022	S		280	BADDOW ROAD		CHELMSFORD	CM2 9QX	106	£4,575
£371,000	25/03/2022	S		108	BEEHIVE LANE		CHELMSFORD	CM2 9SH	83	£4,470
£335,200	25/03/2022	Т		36	HAWFINCH WALK		CHELMSFORD	CM2 8BE	78	£4,297
£272,500	25/03/2022	F		72	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	65	£4,192
£735,000	25/03/2022	D		40	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LE	179	£4,106
£295,000	25/03/2022	S		5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,352
£670,000	28/03/2022	D		11	SEVEN ASH GREEN		CHELMSFORD	CM1 7SE	84	£7,976
£440,000	28/03/2022	D		121	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,570

£265,000	28/03/2022	T			267	BADDOW ROAD		CHELMSFORD	CM2 7QA	53	£5,000
£570,000	28/03/2022	D			20	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	130	£4,385
£350,000	28/03/2022	S			11	KIRK PLACE		CHELMSFORD	CM2 6TN	81	£4,321
£402,000	28/03/2022	D			20	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	100	£4,020
£500,000	28/03/2022	S			151	POLLARDS GREEN		CHELMSFORD	CM2 6UX	129	£3,876
£597,000	28/03/2022	Т			28	ALBATROSS WAY		CHELMSFORD	CM3 3FX	161	£3,708
£337,000	28/03/2022	Т			6	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ	98	£3,439
£450,000		S			44	SKERRY RISE		CHELMSFORD	CM1 4EG	98	£4,592
£320,000	29/03/2022	Т			442	LINNET DRIVE		CHELMSFORD	CM2 8AN	74	£4,324
£195,000	29/03/2022	F			86	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	49	£3,980
£210,000	29/03/2022	F			46	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£140,000	29/03/2022	F			128	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	41	£3,415
£1,190,000	29/03/2022	D			10	FRANCES GREEN		CHELMSFORD	CM1 6EG	361	£3,296
£1,400,000	30/03/2022	D		HILLBERRY BARN		LEIGHAMS ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BT	221	£6,335
£300,000	30/03/2022	Т			3	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	49	£6,122
£455,000	30/03/2022	S			11	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	91	£5,000
£470,000	30/03/2022	D			46	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EJ	103	£4,563
£515,000	30/03/2022	S		1B		KELVEDON CLOSE		CHELMSFORD	CM1 4DG	113	£4,558
£230,000	30/03/2022	F			16	GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,340
£190,000	30/03/2022	F FLAT 1	.7	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	50	£3,800
£189,500	30/03/2022	F			33	CANVEY WALK		CHELMSFORD	CM1 6LB	57	£3,325
£280,000	30/03/2022	D			49	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	95	£2,947
£1,250,000	31/03/2022	D		LONE FARM COTTAGE		BLIND LANE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UF	95	£13,158
£325,000	31/03/2022	Т			2	ARBOUR LANE		CHELMSFORD	CM1 7RG	59	£5,508
£350,000	31/03/2022	S			6	ARNOLD WAY		CHELMSFORD	CM2 8PA	69	£5,072
£1,700,000	31/03/2022	D			29	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	352	£4,830
£380,000	31/03/2022	S			25	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	81	£4,691
£210,000	31/03/2022	F			209	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£4,286
£600,000	31/03/2022	D			4	HARRINGTON MEAD		CHELMSFORD	CM2 6YU	140	£4,286
£206,000	31/03/2022	F			1	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	53	£3,887
£430,000	31/03/2022	T			38	PERRY HILL		CHELMSFORD	CM1 7RD	111	£3,874
£245,000	31/03/2022	D			152	WOOD STREET		CHELMSFORD	CM2 8BN	71	£3,451
£185,000	31/03/2022	F			121	CROCUS WAY		CHELMSFORD	CM1 6XH	55	£3,364
£280,000	31/03/2022	F FLAT 8		SANDON BROOK MANOR		SANDON BROOK PLACE	SANDON	CHELMSFORD	CM2 7UJ	84	£3,333
£385,000	01/04/2022	S			23	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	34	£11,324
£380,150	01/04/2022	T			27	BARN GREEN		CHELMSFORD	CM1 6UG	60	£6,336
£329,500	01/04/2022	S			40	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,681
£202,000	01/04/2022	F			1	DEVON MEWS		CHELMSFORD	CM2 0GD	38	£5,316
£186,000	01/04/2022	T			51	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,769
£365,000	01/04/2022	T			47	GREAT COB		CHELMSFORD	CM1 6LA	78	£4,679
£245,000	01/04/2022	F	48	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	57	£4,298
£225,000	01/04/2022	F			30	TAMAR RISE		CHELMSFORD	CM1 7QN	55	£4,091
£325,000	01/04/2022	T			9	HOLLY WAY		CHELMSFORD	CM2 9JU	81	£4,012
£260,000	01/04/2022	F			21	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	66	£3,939
£300,000	01/04/2022	T			279	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	81	£3,704
£325,000	01/04/2022	T			39	FOREST DRIVE		CHELMSFORD	CM1 2TT	97	£3,351
£218,500	01/04/2022	F			19	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	69	£3,167
£485,000	04/04/2022	S			14	BRIDGE STREET	WRITTLE	CHELMSFORD	CM1 3EX	N/A	#VALUE!
£332,500	04/04/2022	D			36	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	71	£4,683
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£815,000	04/04/2022		PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	196	£4,158
£600,000	04/04/2022	S 36	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	149	£4,027
£600,000	04/04/2022	D 14	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	166	£3,614
£177,000	04/04/2022	F 77	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	68	£2,603
£480,000		S 1	CHELMER LEA		CHELMSFORD	CM2 7QG	92	£5,217
£325,000	05/04/2022	T 138	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DP	87	£3,736
£337,500		T 21	INKERPOLE PLACE		CHELMSFORD	CM2 6UD	95	£3,553
£375,000	06/04/2022	S 74	FORTINBRAS WAY		CHELMSFORD	CM2 9PA	63	£5,952
£313,500	06/04/2022	S 10	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH	56	£5,598
£340,000	06/04/2022	S 7	CHARLOTTE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NA	62	£5,484
£343,000	06/04/2022	T 20	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	65	£5,277
£260,000	06/04/2022	F 66	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	54	£4,815
£350,000	06/04/2022	T 6	STANSTED CLOSE		CHELMSFORD	CM1 2TW	87	£4,023
£356,150	06/04/2022	S 73	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,749
£200,000	06/04/2022	F 124	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FG	58	£3,448
£455,000	07/04/2022	S 5	GOLDLAY AVENUE		CHELMSFORD	CM2 0TL	84	£5,417
£360,000	07/04/2022	T 11	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	82	£4,390
£327,500	07/04/2022	T 2	LYSTER AVENUE		CHELMSFORD	CM2 7DF	84	£3,899
£356,000	07/04/2022	T 336	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	119	£2,992
£645,000	08/04/2022	S 49	PARK AVENUE		CHELMSFORD	CM1 2AB	114	£5,658
£475,000	08/04/2022	D 9	TUDOR AVENUE		CHELMSFORD	CM1 1TE	88	£5,398
£450,000	08/04/2022	D 12	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QP	84	£5,357
£690,000	08/04/2022	D 22	WELLER GROVE		CHELMSFORD	CM1 4YJ	134	£5,149
£200,000	08/04/2022	T 75	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£5,000
£249,000	08/04/2022	F FLAT 34 3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,980
£575,000	08/04/2022	D 28	BARNABY RUDGE		CHELMSFORD	CM1 4YG	118	£4,873
£450,000	08/04/2022	D 5	BRIDON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BA	95	£4,737
£1,330,000	08/04/2022	D 36	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB	295	£4,508
£460,000	08/04/2022	T COTTAGE END	THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	108	£4,259
£430,000	08/04/2022	D 9	CLOVER DRIVE		CHELMSFORD	CM1 4FT	103	£4,175
£221,000	08/04/2022	F 21	OASIS COURT		CHELMSFORD	CM2 6JU	53	£4,170
£760,000	08/04/2022	D LAWNS	THE STREET	ROXWELL	CHELMSFORD	CM1 4PD	185	£4,108
£250,000	08/04/2022	F 534	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	65	£3,846
£350,000	08/04/2022	T 28	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	98	£3,571
£305,000	08/04/2022	T 16	SCOTTS WALK		CHELMSFORD	CM1 2HB	92	£3,315
£655,000	11/04/2022	D 6	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY	100	£6,550
£382,500	11/04/2022	T 7	COLNE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XW	68	£5,625
£400,000	11/04/2022	S 19	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	73	£5,479
£512,500	11/04/2022	S 101	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	95	£5,395
£204,995	11/04/2022	F 41	HAIG COURT		CHELMSFORD	CM2 0BH	42	£4,881
£450,000	11/04/2022	S 144	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AH	160	£2,813
£422,500	12/04/2022	S WHITE COTTAGE	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DG	N/A	#VALUE!
£225,000	12/04/2022	F 27	CRESSY QUAY		CHELMSFORD	CM2 6ZH	49	£4,592
£200,000	12/04/2022	F 115	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	54	£3,704
£310,000	13/04/2022	T 37	DIXON AVENUE		CHELMSFORD	CM1 2AQ	60	£5,167
£400,000	13/04/2022	T 16	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	79	£5,063
£901,000	13/04/2022	D 2	KINGSTON AVENUE		CHELMSFORD	CM2 6DW	218	£4,133
£500,000	13/04/2022	T 85	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ	121	£4,132
£270,000		F 13	VICTORIA COURT	- I - I - I - I - I - I - I - I - I - I	CHELMSFORD	CM1 1GL	66	£4,091
1270,000	13/04/2022	15	VICTORIA COURT		CHELINISI OND	CIVIT TOL	- 00	17,001

£180,000	13/04/2022	66	CROMPTON STREET	CHELMSFORD	CM1 3GP	49	£3,673
£456,000		Γ 254	RAINSFORD ROAD	CHELMSFORD	CM1 2PN	132	£3,455
£390,000	13/04/2022	0 17	BARTON CLOSE SOUT	H WOODHAM FERRERS CHELMSFORD	CM3 5UB	121	£3,223
£425,000		5 193	BEEHIVE LANE	CHELMSFORD	CM2 9SH	56	£7,589
£228,000	14/04/2022	Г 60	RUBENS GATE	CHELMSFORD	CM1 6GN	33	£6,909
£292,000	14/04/2022	Γ 35	GANDALFS RIDE SOUT	H WOODHAM FERRERS CHELMSFORD	CM3 5WX	49	£5,959
£416,000	14/04/2022	Г 46А	HEATH DRIVE	CHELMSFORD	CM2 9HE	70	£5,943
£610,000		5 101	GALLEYWOOD ROAD GREAT	T BADDOW CHELMSFORD	CM2 8DW	106	£5,755
£373,000	7 - 7 -	5 10	PETUNIA CRESCENT	CHELMSFORD	CM1 6YP	66	£5,652
£400,000	14/04/2022	Γ 19	GROVE ROAD	CHELMSFORD	CM2 0EY	72	£5,556
£566,500	14/04/2022	D 19	HIGHFIELDS MEAD EAST	HANNINGFIELD CHELMSFORD	CM3 8XA	105	£5,395
£800,000	14/04/2022	D SHERIDALE	CHURCH ROAD WEST	HANNINGFIELD CHELMSFORD	CM2 8UJ	151	£5,298
£437,000	14/04/2022	5 16	CLAYPITS ROAD BORE	HAM CHELMSFORD	CM3 3BZ	88	£4,966
£222,000	14/04/2022	7 KRESTON HOUSE, 66	BROOMFIELD ROAD	CHELMSFORD	CM1 1SW	45	£4,933
£305,000	14/04/2022	Г 5	BLACKLOCK CHELN	MER VILLAGE CHELMSFORD	CM2 6QL	69	£4,420
£395,000	14/04/2022	5 7	BROCKENHURST WAY BICKN	IACRE CHELMSFORD	CM3 4XN	90	£4,389
£168,000	14/04/2022	31	ROOKES CRESCENT	CHELMSFORD	CM1 3GL	39	£4,308
£198,000	14/04/2022	70	HALTWHISTLE ROAD SOUT	H WOODHAM FERRERS CHELMSFORD	CM3 5ZF	47	£4,213
£170,000	14/04/2022	F FLAT 18 VINCENT LODGE	BENBOW DRIVE SOUT	H WOODHAM FERRERS CHELMSFORD	CM3 5WF	43	£3,953
£327,500	14/04/2022	Г 5	GARDENERS	CHELMSFORD	CM2 8YU	87	£3,764
£497,500	14/04/2022	D 140	BEARDSLEY DRIVE	CHELMSFORD	CM1 6ZG	133	£3,741
£250,000	14/04/2022	F 59	UPPER BRIDGE ROAD	CHELMSFORD	CM2 0AZ	67	£3,731
£432,500	14/04/2022	3	ESSEX AVENUE	CHELMSFORD	CM1 4AQ	116	£3,728
£327,000	14/04/2022	Г 33	ARCHERS WAY	CHELMSFORD	CM2 8SB	88	£3,716
£320,000	14/04/2022	5 21	SEABROOK GARDENS BORE	HAM CHELMSFORD	CM3 3BX	87	£3,678
£540,000	14/04/2022	F FLAT 5 CLARENCE HOUSE, 212	NEW LONDON ROAD	CHELMSFORD	CM2 9AE	157	£3,439
£198,000	14/04/2022	F 15	THE CEDARS SOUT	H WOODHAM FERRERS CHELMSFORD	CM3 5JD	59	£3,356
£365,000	19/04/2022	Γ 158	LONG BRANDOCKS WRIT	TLE CHELMSFORD	CM1 3JR	81	£4,506
£220,000	19/04/2022	402	DURRANT COURT	CHELMSFORD	CM1 1UE	49	£4,490
£375,000	19/04/2022	Γ 53	DUFFIELD ROAD	CHELMSFORD	CM2 9RS	88	£4,261
£195,000	19/04/2022	F FLAT 19 BURWOOD COURT	GOLDLAY AVENUE	CHELMSFORD	CM2 0TW	58	£3,362
£575,000		5 11	WIDFORD GROVE	CHELMSFORD	CM2 9AT	104	£5,529
£675,000	20/04/2022	5 23	CHELMERTON AVENUE	CHELMSFORD	CM2 9RF	128	£5,273
£680,000	20/04/2022	0 41	TABORS AVENUE	CHELMSFORD	CM2 7EJ	153	£4,444
£176,000	20/04/2022	116		H WOODHAM FERRERS CHELMSFORD	CM3 5WS	49	£3,592
£385,000	21/04/2022	Т 7	MAY WALK	CHELMSFORD	CM2 9EW	72	£5,347
£212,500	21/04/2022	39	RAINSFORD ROAD	CHELMSFORD	CM1 2QJ	43	£4,942
£560,000	21/04/2022	5		H WOODHAM FERRERS CHELMSFORD	CM3 5ZR	126	£4,444
£225,000	21/04/2022	5	BLACKWATER CLOSE	CHELMSFORD	CM1 7QJ	55	£4,091
£750,000	22/04/2022	26		IGFIELD CHELMSFORD	CM1 6GZ	131	£5,725
£550,000	22/04/2022	D 33	JENNER MEAD	CHELMSFORD	CM2 6SJ	97	£5,670
£391,000	22/04/2022	26	PARADISE ROAD WRIT		CM1 3HP	70	£5,586
£625,000	22/04/2022	20	GORDON ROAD	CHELMSFORD	CM2 9LL	125	£5,000
£275,000	22/04/2022	24	COATES QUAY	CHELMSFORD	CM2 6HU	56	£4,911
£200,000		T 18	· · · · · · · · · · · · · · · · · · ·	MER VILLAGE CHELMSFORD	CM2 6UE	41	£4,878
£305,000		5 111		H WOODHAM FERRERS CHELMSFORD	CM3 5SD	64	£4,766
£160,000	22/04/2022	F 18	SHEARERS WAY BORE		CM3 3AE	34	£4,706
£190,000	22/04/2022	5 11	COLYERS REACH	CHELMSFORD	CM2 6RW	41	£4,634
£325,000		Г 14	CHERWELL DRIVE	CHELMSFORD	CM1 2JL	73	£4,452
1323,000	22/04/2022	14	CHENWELL DRIVE	CHELIVISFORD	CIVIT ZJL	/3	14,432

	2/04/2022		COVAL LANE	CHELMSFO		59	£4,322
	, - , -	116	CHELMER ROAD	CHELMSFO		58	£4,224
	, - , -	4		RINGFIELD CHELMSFO		157	£3,885
	, - , -	44	PEARCE MANOR	CHELMSFO		40	£3,763
		145	CROMPTON STREET	CHELMSFO		58	£3,707
	2/04/2022		MEADOWSIDE	CHELMSFO		87	£3,448
		16	CANBERRA CLOSE	CHELMSFO		74	£2,568
	, - , -	28 PRIMULA COURT	PRIMROSE HILL	CHELMSFO		56	£1,643
	, - , -	20	FORTINBRAS WAY	CHELMSFO		80	£5,938
	<u> </u>	40	TORQUAY ROAD	CHELMSFO		125	£4,640
	5/04/2022			OUTH WOODHAM FERRERS CHELMSFO		82	£4,451
£460,000 25,	6/04/2022	19	TOTNES WALK	CHELMSFO	ORD CM1 6LU	108	£4,259
	5/04/2022	3	ROTHBURY ROAD	CHELMSFO	ORD CM1 3DD	85	£3,824
£870,000 26,	5/04/2022	15	RUNSELL LANE LIT	TTLE BADDOW CHELMSFO	ORD CM3 4NY	135	£6,444
£535,000 26,	5/04/2022	73		RINGFIELD CHELMSFO	ORD CM1 6JA	100	£5,350
£465,000 26,	5/04/2022	9	CRAISTON WAY	CHELMSFO	ORD CM2 8ED	99	£4,697
£255,000 27,	7/04/2022	11	GOODWIN CLOSE	CHELMSFO	ORD CM2 9GX	37	£6,892
£440,000 27,	7/04/2022	42	MEADOW ROAD RE	TTENDON COMMON CHELMSFO	ORD CM3 8DU	64	£6,875
£488,000 27,	7/04/2022	48	MICAWBER WAY	CHELMSFO	ORD CM1 4UE	84	£5,810
£830,000 27,	7/04/2022	WHINLATTER	WELL LANE DA	ANBURY CHELMSFO	ORD CM3 4AB	170	£4,882
£635,000 27,	7/04/2022	6	HAVISHAM WAY	CHELMSFO	ORD CM1 4UY	142	£4,472
£582,500 28,	3/04/2022	54	SECOND AVENUE	CHELMSFO	ORD CM1 4EU	98	£5,944
£425,000 28,	3/04/2022	252A	BROOMFIELD ROAD	CHELMSFO	ORD CM1 4DY	99	£4,293
£315,000 28,	3/04/2022	14	LAURENCE CROFT W	RITTLE CHELMSFO	ORD CM1 3LN	75	£4,200
£159,000 28,	3/04/2022	409	MEADGATE AVENUE	CHELMSFO	ORD CM2 7NN	39	£4,077
	3/04/2022	16	INCHBONNIE ROAD SO	OUTH WOODHAM FERRERS CHELMSFO	ORD CM3 5SX	120	£3,625
		17	HILL ROAD	CHELMSFO		118	£8,051
		WHITEDOWN		OUTH HANNINGFIELD CHELMSFO		194	£6,572
	9/04/2022		SANDFORD ROAD	CHELMSFO		87	£6,437
	9/04/2022			OUTH WOODHAM FERRERS CHELMSFO		70	£5,714
	9/04/2022			CKNACRE CHELMSFO		42	£5,429
		36	HARDY CLOSE	CHELMSFO		61	£5,410
	9/04/2022			EST HANNINGFIELD CHELMSFO		89	£5,112
	9/04/2022		MURRELL LOCK	CHELMSFO		72	£4,861
	· · ·	2		ROOMFIELD CHELMSFO		110	£4,773
	9/04/2022		BRUCE GROVE	CHELMSFO		91	£4,670
		14 WINGROVE COURT	BROOMFIELD ROAD	CHELMISTO		24	£4,583
	9/04/2022		BURNELL GATE	CHELMSFO		109	£4,541
	9/04/2022			DREHAM CHELMSFO		78	£4,423
	9/04/2022		MEADGATE AVENUE	CHELMSFO		78	£4,423 £4,321
) 118A	MOULSHAM STREET	CHELMSFO		232	£4,321
	9/04/2022		GLOUCESTER AVENUE	CHELMSFO		92	
		5	WHITMORE CRESCENT	CHELMSFO		115	£4,239 £4,174
						78	
	, - , -		LINNET DRIVE	CHELMSFO			£3,846
		28	CORPORATION ROAD	CHELMSFO		158	£3,481
	,,	3 LITTLE DOMINIE COURT		REAT LEIGHS CHELMSFO		69	£3,478
	, - , -	4 UPLEATHAM HOUSE, 7	ROXWELL ROAD	CHELMSFO		74	£3,446
	, - , -	6		RINGFIELD CHELMSFO		44	£2,898
£115,000 29,	9/04/2022	28	CHARNWOOD AVENUE	CHELMSFO	ORD CM1 2TQ	51	£2,255

C3E0 000	02/05/2022	F FLAT 7	BADDOW COURT		CHIDCH STREET	GREAT BADDOW	CHELMCEORD	CM2 7JB	NI/A	#VALUE!
£350,000 £500,000	03/05/2022 03/05/2022	F FLAT 7	ACORNS		CHURCH STREET RIGNALS LANE	GREAT BADDOW	CHELMSFORD CHELMSFORD	CM2 8QU	N/A 60	£8,333
£372,500	03/05/2022	D	ACORNS	69	BRASSIE WOOD		CHELMSFORD	CM3 3FP	75	£4,967
£600,000		S		8	ST SWITHINS COTTAGES	HOWE GREEN	CHELMSFORD	CM2 7TN	128	£4,688
£375,000	03/05/2022	S .		110	HEATH DRIVE	HOWE GREEN	CHELMSFORD	CM2 71N CM2 9HG	87	£4,000 £4,310
				8						
£580,000		S	LINTON	8	ALBATROSS WAY	LITTLE BADDOM	CHELMSFORD	CM3 3FX	158	£3,671
£725,000	04/05/2022	D	LINTON		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TQ	98	£7,398
£875,000	04/05/2022	D	RIDGEWAY		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	133	£6,579
£550,000	04/05/2022	D		6	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	91	£6,044
£481,000		<u>S</u>		91	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£5,938
£377,000	04/05/2022	T		8	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	65	£5,800
£340,000	04/05/2022	Т		16	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£5,667
£214,000	04/05/2022	F		18	EVELYN PLACE		CHELMSFORD	CM1 3GY	57	£3,754
£485,000		S		92	MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£5,640
£490,000	05/05/2022	D		12	CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	94	£5,213
£1,125,000	05/05/2022	D	WHITE OAKS		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	234	£4,808
£415,000	05/05/2022	S		7	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	89	£4,663
£321,000	05/05/2022	Т		47	CROMPTON STREET		CHELMSFORD	CM1 3BW	69	£4,652
£445,000	05/05/2022	D		19	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	98	£4,541
£270,000	05/05/2022	F		33	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	60	£4,500
£308,000	05/05/2022	Т		31	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	74	£4,162
£560,000	05/05/2022	D		58	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	138	£4,058
£375,000	06/05/2022	S		12	JACKSON PLACE		CHELMSFORD	CM2 9SF	62	£6,048
£302,500	06/05/2022	Т		20	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	51	£5,931
£317,000	06/05/2022	T		17	INKERPOLE PLACE		CHELMSFORD	CM2 6UD	55	£5,764
£672,500	06/05/2022	S		51	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	118	£5,699
£400,000	06/05/2022	F FLAT 9	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,556
£365,000	06/05/2022	T		25	CROMPTON STREET		CHELMSFORD	CM1 3BW	71	£5,141
£362,500	06/05/2022	T	501A		MEADGATE AVENUE		CHELMSFORD	CM2 7NW	79	£4,589
£420,000	06/05/2022	S		26	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	93	£4,516
£325,000	06/05/2022	S		32	TIMSONS LANE		CHELMSFORD	CM2 6AG	75	£4,333
£275,000	06/05/2022	S		19	PRYKES DRIVE		CHELMSFORD	CM1 1TP	66	£4,167
£450,000	06/05/2022	S		13	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	111	£4,054
£270,000	06/05/2022	F		18	PRYKES DRIVE		CHELMSFORD	CM1 1TP	68	£3,971
£220,000	06/05/2022	F		312	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,929
£217,500	06/05/2022	F		13	OASIS COURT		CHELMSFORD	CM2 6JU	57	£3,816
£410,000	09/05/2022	S		44	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	77	£5,325
£347,000	09/05/2022	T		20	LUCAS AVENUE		CHELMSFORD	CM2 9JL	71	£4,887
£700,000	09/05/2022	S		6	FOURTH AVENUE		CHELMSFORD	CM1 4HA	154	£4,545
£260,000	09/05/2022	T		121	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	59	£4,407
£150,000	09/05/2022	F		29	CROCUS WAY		CHELMSFORD	CM1 6XP	37	£4,054
£152,000	09/05/2022	F		34	ALBION COURT		CHELMSFORD	CM2 OUT	40	£3,800
£210,000	09/05/2022	F		45	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£202,000	09/05/2022	F		1	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,673
£360,000	10/05/2022	T		32	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	70	£5,143
£367,500	10/05/2022	D		7	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	101	£3,639
£362,500	10/05/2022	S		152	AVON ROAD	OCC I CODIII WIT LIMENS	CHELMSFORD	CM1 2LB	101	£3,589
£375,000	11/05/2022	T		67	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF	60	£6,250
£390,000	11/05/2022	S		4	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	75	£5,200
1330,000	11/03/2022	<u> </u>		- 4	1 EGGOTTI CEOSE		CITELIVISI OND	CIVIT TAU	,,	13,200

£675,000	11/05/2022		6	QUINION CLOSE		CHELMSFORD	CM1 4UH	132	£5,114
£555,000	11/05/2022	D	14	SPENLOW DRIVE		CHELMSFORD	CM1 4UQ	112	£4,955
£320,000	11/05/2022	F THE HOPPITT, 24		BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	66	£4,848
£467,500	11/05/2022	S	22	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	103	£4,539
£326,000	11/05/2022	S	5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,705
£240,000	11/05/2022	F 369A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	70	£3,429
£1,150,000	11/05/2022	D CONLIG		COPT HILL	DANBURY	CHELMSFORD	CM3 4NN	338	£3,402
£170,000	11/05/2022	F	11	AZALEA COURT		CHELMSFORD	CM1 6YL	50	£3,400
£232,500	12/05/2022	F	13	DEVON MEWS		CHELMSFORD	CM2 0GD	37	£6,284
£410,000	12/05/2022	Т	26	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	70	£5,857
£660,000	12/05/2022	S	17	DORSET AVENUE		CHELMSFORD	CM2 9TZ	118	£5,593
£915,000	12/05/2022	D	12	HAY GREEN	DANBURY	CHELMSFORD	CM3 4NU	169	£5,414
£220,000	12/05/2022	Т	78	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£5,366
£870,000	12/05/2022	D	12	FREDERICK HAWKES GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6BT	208	£4,183
£1,650,000	13/05/2022	D BROOKFIELD		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	245	£6,735
£320,000	13/05/2022	S	6	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	55	£5,818
£287,750	13/05/2022	Т	9	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	50	£5,755
£420,000	13/05/2022	S	30	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	79	£5,316
£475,000	13/05/2022	S	37	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,167
£210,000	13/05/2022	F	31	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,118
£317,000	13/05/2022	Т	200	LINNET DRIVE		CHELMSFORD	CM2 8AJ	77	£4,117
£390,000	13/05/2022	D	41	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	97	£4,021
£332,000	13/05/2022	Т	55	RECTORY LANE		CHELMSFORD	CM1 1RE	87	£3,816
£182,000	13/05/2022	F	28	AZALEA COURT		CHELMSFORD	CM1 6YL	49	£3,714
£350,000	16/05/2022	Т	37	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	70	£5,000
£382,000	16/05/2022	S	17	HILLARY CLOSE		CHELMSFORD	CM1 7RR	83	£4,602
£120,000	17/05/2022	F	38	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	25	£4,800
£500,000	17/05/2022	Т	74	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	155	£3,226
£350,000	18/05/2022	Т	7	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	62	£5,645
£742,500	19/05/2022	D	28	HOWARD DRIVE		CHELMSFORD	CM2 6PE	145	£5,121
£430,000	19/05/2022	S	43	PETREL WAY		CHELMSFORD	CM2 8XH	87	£4,943
£460,000	19/05/2022	S	59	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PH	101	£4,554
£320,000	19/05/2022	S	5	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	86	£3,721
£350,000	20/05/2022	T	32	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	59	£5,932
£385,000	20/05/2022	S	35	RAINSFORD LANE		CHELMSFORD	CM1 2QS	69	£5,580
£215,000	20/05/2022	F	167	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	44	£4,886
£750,000	20/05/2022	D	21	RIGNALS LANE		CHELMSFORD	CM2 8QT	158	£4,747
£595,000	20/05/2022	D	42	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	127	£4,685
£335,000	20/05/2022	T	281	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,589
£390,000	20/05/2022	T	78	MARCONI ROAD		CHELMSFORD	CM1 1QD	86	£4,535
£1,825,000	20/05/2022	S BRAMCOTE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	408	£4,473
£490,000	20/05/2022	S	21	JOHNSON ROAD		CHELMSFORD	CM2 7JL	118	£4,153
£205,000	20/05/2022	F 43 CANSIDE		MEADOW WALK		CHELMSFORD	CM1 1FU	52	£3,942
£327,500	20/05/2022	T	15	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	84	£3,899
£350,000	20/05/2022	S	4	DUKES LANE		CHELMSFORD	CM2 6AD	91	£3,846
£332,000	20/05/2022	T	153	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	110	£3,018
£248,000	23/05/2022	T	53	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	45	£5,511
£363,000	23/05/2022	D	43	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	70	£5,186
£555,000	23/05/2022		7	BRAMSTON CLOSE	300111 WOODINNITERRENS	CHELMSFORD	CM2 7EW	135	£4,111
1333,000	23/03/2022	<u> </u>		DIV WIND TO IN CLOSE		CITELIVISI OND	CIVIZ / LVV	133	L-7, 111

£340,000	23/05/2022	Т		2	PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	91	£3,736
£195,000	24/05/2022	Т		18	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	40	£4,875
£320,000	24/05/2022	S		64	WICKLOW AVENUE		CHELMSFORD	CM1 2HQ	78	£4,103
£145,000	24/05/2022	F		90	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,152
£436,000	25/05/2022	D		27	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY	75	£5,813
£675,000	25/05/2022	S		25	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	120	£5,625
£440,000	25/05/2022	S		101	LINNET DRIVE		CHELMSFORD	CM2 8AG	106	£4,151
£195,000	25/05/2022	F		408	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£3,824
£450,000	25/05/2022	Т		2	CARNATION CLOSE		CHELMSFORD	CM1 6XR	118	£3,814
£211,000	25/05/2022	F FLAT 27	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	59	£3,576
£375,000	26/05/2022	S		26	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	69	£5,435
£525,000	26/05/2022	D		83	FAIRWAY DRIVE		CHELMSFORD	CM3 3FG	97	£5,412
£455,000	26/05/2022	S	WOODLANDS		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	87	£5,230
£210,000	26/05/2022	F 47	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	65	£3,231
£330,000	26/05/2022	S		87	MILDMAY ROAD		CHELMSFORD	CM2 0DR	109	£3,028
£460,000	27/05/2022	S		54	STEWART ROAD		CHELMSFORD	CM2 9BB	55	£8,364
£720,000	27/05/2022	D	LYNDON		PRIVATE ROAD		CHELMSFORD	CM2 8TH	109	£6,606
£250,000	27/05/2022	Т		2	LOBELIA CLOSE		CHELMSFORD	CM1 6YE	41	£6,098
£395,500	27/05/2022	S		43	REMBRANDT GROVE		CHELMSFORD	CM1 6GD	68	£5,816
£530,000	27/05/2022	S		16	PALMERS CROFT		CHELMSFORD	CM2 6SR	98	£5,408
£310,000	27/05/2022	F		7	ROBERT MCCARTHY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6DR	70	£4,429
£223,000	27/05/2022	F	8A		SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	53	£4,208
£540,000	27/05/2022	Т		77	NEW WRITTLE STREET		CHELMSFORD	CM2 0LF	130	£4,154
£200,000	27/05/2022	F		31	CROCUS WAY		CHELMSFORD	CM1 6XP	50	£4,000
£312,000	27/05/2022	Т		17	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	79	£3,949
£265,000	27/05/2022	Т	2 SANDFORD COURT		SANDFORD ROAD		CHELMSFORD	CM2 6DD	68	£3,897
£420,000	27/05/2022	F		16	HARRY LEMON COURT	SPRINGFIELD	CHELMSFORD	CM1 6DU	113	£3,717
£425,000	30/05/2022	D		13	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW	67	£6,343
£745,000	30/05/2022	S		26	QUEENS ROAD		CHELMSFORD	CM2 6HA	120	£6,208
£400,000		Т		19	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	69	£5,797
£323,000	30/05/2022	Т		56	CUSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH	56	£5,768
£385,000		S		1	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	79	£4,873
£380,000	30/05/2022	F		63	BOND STREET		CHELMSFORD	CM1 1GD	79	£4,810
£201,000		S		20	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	50	£4,020
£499,995	31/05/2022	D		40	BRASSIE WOOD		CHELMSFORD	CM3 3FQ	N/A	#VALUE!
£217,500	31/05/2022	F		4	DEVON MEWS		CHELMSFORD	CM2 0GD	38	£5,724
£401,500	31/05/2022	S		7	ALL SAINTS CLOSE		CHELMSFORD	CM1 7HT	74	£5,426
£640,000	31/05/2022	D	INGLEMIRE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	123	£5,203
£586,000	31/05/2022	D		1	WARREN CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HP	133	£4,406
£380,000		S		40	ST MARGARETS ROAD		CHELMSFORD	CM2 6DT	89	£4,270
£365,000		T		36	TIMSONS LANE		CHELMSFORD	CM2 6AG	86	£4,244
£405,000		S		15	AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET	97	£4,175
£530,000		T		46	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	139	£3,813
£385,000		S		15	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	106	£3,632
£435,000		T		102	FORTINBRAS WAY	2, 4100111	CHELMSFORD	CM2 9PA	60	£7,250
£550,000	01/06/2022	D	THE COTTAGE	102	HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW	84	£6,548
£600,000	01/06/2022	D	THE COTTAGE	14	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	97	£6,186
£257,000		T		19	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	42	£6,119
£355,000		S		39	GRAMPIAN GROVE	300111 WOODITAWIT LINERS	CHELMSFORD	CM1 2HJ	63	£5,635
1333,000	01/00/2022	J		23	UNAWIFIAN UNUVE		CHELIVISFURD	CIVIT ZIJ	03	13,033

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F185,000												
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£290,000 13/06/2022 F 53 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHELMSFORD CM2 7FR 60 £4,833 £260,000 13/06/2022 F 10 CREANCE COURT CHELMSFORD CM2 0NP 54 £4,815 £320,000 13/06/2022 T 51 PENNINE ROAD CHELMSFORD CM1 2HG 75 £4,267 £230,000 13/06/2022 F 8 WICKS PLACE CHELMSFORD CM1 2GH 59 £3,898 £425,000 13/06/2022 S 40 GORDON ROAD CHELMSFORD CM2 9LN 111 £3,829 £370,000 13/06/2022 S 4 MOUNT PLEASANT ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PA 97 £3,814 £270,000 13/06/2022 T 29 LUCAS AVENUE CHELMSFORD CM2 9JL 76 £3,553 £465,000 14/06/2022 T 32 THE GREEN WRITTLE CHELMSFORD CM1 3DU 71 £6,549 <td></td> <td></td> <td><u> </u></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			<u> </u>									
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£425,000 13/06/2022 S 40 GORDON ROAD CHELMSFORD CM2 9LN 111 £3,829 £370,000 13/06/2022 S 4 MOUNT PLEASANT ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PA 97 £3,814 £270,000 13/06/2022 T 29 LUCAS AVENUE CHELMSFORD CM2 9JL 76 £3,553 £465,000 14/06/2022 T 32 THE GREEN WRITTLE CHELMSFORD CM1 3DU 71 £6,549			Т			51			CHELMSFORD	CM1 2HG		£4,267
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£270,000 13/06/2022 T 29 LUCAS AVENUE CHELMSFORD CM2 9JL 76 £3,553 £465,000 14/06/2022 T 32 THE GREEN WRITTLE CHELMSFORD CM1 3DU 71 £6,549	£425,000	13/06/2022	S			40	GORDON ROAD		CHELMSFORD	CM2 9LN	111	£3,829
£465,000 14/06/2022 T 32 THE GREEN WRITTLE CHELMSFORD CM1 3DU 71 £6,549	£370,000	13/06/2022	S			4	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	97	£3,814
	£270,000	13/06/2022	Т			29	LUCAS AVENUE		CHELMSFORD	CM2 9JL	76	£3,553
£465,000 14/06/2022 S 8 RAPHAEL DRIVE CHELMSFORD CM1 6FX 93 £5,000	£465,000	14/06/2022	Т			32	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DU	71	£6,549
	£465,000	14/06/2022	S			8	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	93	£5,000

£107,000	14/06/2022	F			34	DARNAY RISE		CHELMSFORD	CM1 4XA	27	£3,963
£195,000	14/06/2022	F			23	AZALEA COURT		CHELMSFORD	CM1 6YL	50	£3,900
£760,000	15/06/2022	D			24	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	134	£5,672
£201,500	15/06/2022	F	6	KING CHARLES COURT, 144		MOULSHAM STREET		CHELMSFORD	CM2 0JT	43	£4,686
£855,000	15/06/2022	S			384	BADDOW ROAD		CHELMSFORD	CM2 9RA	199	£4,296
£260,000	15/06/2022	F			31	DOVE LANE		CHELMSFORD	CM2 8AX	61	£4,262
£612,500	16/06/2022	D			9	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	104	£5,889
£258,500	16/06/2022	F FLAT 4		KENWOOD HOUSE, 213		NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	47	£5,500
£330,000	16/06/2022	S			5	LOVIBOND PLACE		CHELMSFORD	CM2 6TS	63	£5,238
£250,000	16/06/2022	Т			59	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN	48	£5,208
£290,000	16/06/2022	Т			67	ROXWELL ROAD		CHELMSFORD	CM1 2NT	57	£5,088
£530,000	16/06/2022	D			17	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP	117	£4,530
£173,500	16/06/2022	F	5	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	41	£4,232
£347,500	16/06/2022	S			20	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT	85	£4,088
£94,000	16/06/2022	F			24	UPPER CHASE		CHELMSFORD	CM2 0BN	69	£1,362
£500,000	17/06/2022	D			2	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	N/A	#VALUE!
£290,000	17/06/2022	F			31	HAYES CLOSE		CHELMSFORD	CM2 0RN	46	£6,304
£338,000	17/06/2022	S			9	GILSON CLOSE		CHELMSFORD	CM2 6XD	58	£5,828
£350,000	17/06/2022	S			22	GLEBE VIEW		CHELMSFORD	CM2 8PZ	64	£5,469
£375,000	17/06/2022	S			106	DOWNSWAY		CHELMSFORD	CM1 6TU	69	£5,435
£365,000	17/06/2022	S			47	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	74	£4,932
£765,000	17/06/2022	D			26	HOWARD DRIVE		CHELMSFORD	CM2 6PE	157	£4,873
£367,500	17/06/2022	Т			166	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	78	£4,712
£400,000	17/06/2022	S			28	GOLDENACRES		CHELMSFORD	CM1 6YT	91	£4,396
£230,000	17/06/2022	F			28	WATERSON VALE		CHELMSFORD	CM2 9PB	53	£4,340
£455,000	17/06/2022	D			40	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY	108	£4,213
£697,500	17/06/2022	D		THE COACH HOUSE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EJ	166	£4,202
£520,000	17/06/2022	Т			43	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	141	£3,688
£210,000	17/06/2022	F			112	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	64	£3,281
£425,000	20/06/2022	S			36	ROUGHTONS		CHELMSFORD	CM2 8PF	82	£5,183
£440,000	20/06/2022	S			45	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RF	87	£5,057
£440,000	20/06/2022	S			10	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	88	£5,000
£368,000	20/06/2022	Т			24	RIDLEY ROAD		CHELMSFORD	CM1 7AR	76	£4,842
£480,000	20/06/2022	S			15	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	114	£4,211
£215,000	20/06/2022	F	8	NAVIGATION YARD		NAVIGATION ROAD		CHELMSFORD	CM2 6HZ	57	£3,772
£390,000	21/06/2022	Т			44	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	65	£6,000
£300,000	21/06/2022	T			13	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	58	£5,172
£325,000	21/06/2022	T			11	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	64	£5,078
£268,000	21/06/2022		22	LESLEY COURT		RAINSFORD ROAD		CHELMSFORD	CM1 2WS	61	£4,393
£235,000	22/06/2022	F			59	CANVEY WALK		CHELMSFORD	CM1 6LB	36	£6,528
£455,000	22/06/2022	S			27	CHAPLIN CLOSE		CHELMSFORD	CM2 8QW	71	£6,408
£300,000	22/06/2022	T			61	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	57	£5,263
£465,000	22/06/2022	T			11	CARDS ROAD	SANDON	CHELMSFORD	CM2 7RH	92	£5,054
£275,000	22/06/2022	T			2	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB	63	£4,365
£500,000	22/06/2022	D			122	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AG	122	£4,098
£375,000	22/06/2022	S			3	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	97	£3,866
£219,000	22/06/2022	F			12	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD	58	£3,776
£910,000	23/06/2022	S			523	GALLEYWOOD ROAD	33311 WOODII WIT LIKEKS	CHELMSFORD	CM2 8AA	151	£6,026
£420,000	23/06/2022	T			11	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	78	£5,385
1420,000	23/00/2022				11	VICTORIA CILECLIVI		CHELINISI OND	CIVIT IQI	70	13,303

£268,000	23/06/2022			198	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,963
£370,000	23/06/2022	Т		150	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,868
£400,000	23/06/2022	D		88	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	84	£4,762
£1,070,000	23/06/2022	D		2	PEARSON GROVE		CHELMSFORD	CM1 7FE	233	£4,592
£220,217	23/06/2022	F		38	CRESSY QUAY		CHELMSFORD	CM2 6ZH	48	£4,588
£225,000	23/06/2022	F		28	THE RAY		CHELMSFORD	CM1 6JU	53	£4,245
£575,000	23/06/2022	D		30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,021
£295,000	23/06/2022	Т		11	SKYLARK WALK		CHELMSFORD	CM2 8BA	78	£3,782
£405,000	24/06/2022	Т	118A		HEATH DRIVE		CHELMSFORD	CM2 9HQ	69	£5,870
£325,000	24/06/2022	Т		10	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	56	£5,804
£357,000	24/06/2022	S		15	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN	66	£5,409
£1,850,000	24/06/2022	D		1	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QX	369	£5,014
£800,000	24/06/2022	S		50	ROXWELL ROAD		CHELMSFORD	CM1 2NB	161	£4,969
£210,000	24/06/2022	F 2	6 BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	45	£4,667
£390,000	24/06/2022	D	28A		SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	87	£4,483
£250,000	24/06/2022	F		362	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,464
£172,000	24/06/2022	F		104	DURRANT COURT		CHELMSFORD	CM1 1UE	40	£4,300
£550,000	24/06/2022	D		6	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ	129	£4,264
£172,500	24/06/2022	F		5	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	42	£4,107
£760,000	24/06/2022	D		8	PEARMAINS	GREAT LEIGHS	CHELMSFORD	CM3 1QS	210	£3,619
£250,000	24/06/2022	F 1	3 LESLEY COURT		RAINSFORD ROAD		CHELMSFORD	CM1 2WS	76	£3,289
£275,000	24/06/2022	F FLAT 27	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN	95	£2,895
£325,000	27/06/2022	Т		19	HOLLY WAY		CHELMSFORD	CM2 9JU	56	£5,804
£260,000	27/06/2022	F FLAT 5	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,727
£535,000	27/06/2022	D		7	CASWELL MEWS		CHELMSFORD	CM2 6UQ	121	£4,421
£380,000	27/06/2022	S		28	PEMBROKE PLACE		CHELMSFORD	CM1 4AT	87	£4,368
£480,000	27/06/2022	S		16	THE WESTERINGS	GREAT BADDOW	CHELMSFORD	CM2 8JE	125	£3,840
£625,000	27/06/2022	D		6	GREEN MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NL	175	£3,571
£360,000	28/06/2022	S		37	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	64	£5,625
£262,500	28/06/2022	S		4	CLIVEDEN CLOSE	· · · · · · · · · · · · · · · · · · ·	CHELMSFORD	CM1 2NP	75	£3,500
£440,000	28/06/2022	T		27	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	128	£3,438
£485,000	29/06/2022	D		2	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ	93	£5,215
£425,000	29/06/2022	T		25	PETREBROOK		CHELMSFORD	CM2 6QJ	82	£5,183
£340,000	29/06/2022	F		43	HARDY CLOSE		CHELMSFORD	CM1 1AE	68	£5,000
£540,000	29/06/2022	D		3	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	134	£4,030
£525,000	29/06/2022	D		19	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	149	£3,523
£450,000	30/06/2022	S		70	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	53	£8,491
£676,200	30/06/2022	D		68	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DN	104	£6,502
£205,000	30/06/2022	T		78	BOUCHERS MEAD	GILAT BADDOW	CHELMSFORD	CM1 6PJ	34	£6,029
£550,000	30/06/2022	S		47	FIFTH AVENUE		CHELMSFORD	CM1 4HB	92	£5,978
£480,467	30/06/2022	S .		10	ST PETERS ROAD		CHELMSFORD	CM1 4HB	85	£5,653
£355,000	30/06/2022	T T		75	PETUNIA CRESCENT		CHELMISFORD	CM1 6YR	67	
£189,995	30/06/2022	F		75 9	CHESTER PLACE		CHELMISFORD	CM1 4NQ	38	£5,299
£189,995 £420,000	30/06/2022	T		18	TEES ROAD				38 87	£5,000
						DDOOMEIELD.	CHELMSFORD	CM1 7QH		£4,828
£472,500	30/06/2022	S		11	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	98	£4,821
£535,000	30/06/2022	D	C LECLEY COLIDE	57	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	117	£4,573
£255,000	30/06/2022	F 2	6 LESLEY COURT		RAINSFORD ROAD		CHELMSFORD	CM1 2WS	56	£4,554
£486,000	30/06/2022	S		9	PRIORY CLOSE		CHELMSFORD	CM1 2SY	107	£4,542
£375,000	30/06/2022	5		6	HAWKHURST CLOSE		CHELMSFORD	CM1 2SN	84	£4,464

£285,000	30/06/2022	T 31	EPPING CLOSE		CHELMSFORD	CM1 2TH	64	£4,453
£525,500	30/06/2022	S 226	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	119	£4,416
£525,000	30/06/2022	S 10	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	121	£4,339
£395,000	30/06/2022	T 11	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	98	£4,031
£300,000	01/07/2022	S 29	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB	50	£6,000
£265,000	01/07/2022	F 1	BECKETTS COURT		CHELMSFORD	CM1 1QQ	57	£4,649
£483,000	01/07/2022	S 50	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	107	£4,514
£274,500	01/07/2022	T 60	NAVIGATION ROAD		CHELMSFORD	CM2 6ND	69	£3,978
£636,000	01/07/2022	D 8	GERNON CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HW	162	£3,926
£192,000	01/07/2022	F 72	BARNARD ROAD		CHELMSFORD	CM2 8SR	58	£3,310
£490,000	01/07/2022	S 140	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ	152	£3,224
£290,000	01/07/2022	T 7	WILLOW BANK		CHELMSFORD	CM2 8NX	92	£3,152

Appendix 4: Employment unit asking prices

Sourced from Rightmove March 2023

U.	ffi	ce	_	P٢	ir	n	_

Listing	£/pcm	£/sqm/yr
£25yr/sqft	£11,250	£269.10
£5,779pcm 4,140sqft	£5,779	£180.30
£4,583pcm 2,703sqft	£4,583	£219.01
£3,750pcm 3,455sqft	£3,750	£140.20
£2,834pcm 1,790sqft	£2,834	£204.50
£2,229pcm/sqft	£16,209,288	£287,913.08
£2,030pcm 1,362sqft	£2,030	£192.52
£1,533pcm 1,840sqft	£1,533	£107.62
£1,363pcm 1,090sqft	£1,363	£161.52
£1,250pcm 644sqft	£1,250	£250.71
£1,159pcm 323sqft	£1,159	£463.48
£650pcm 217sqft	£650	£386.91
£639pcm 162sqft	£639	£509.49
£400pcm 135sqft	£400	£382.72
£529pcm/sqft	£3,846,888	£68,329.30
£189pcm/sqft	£1,374,408	£24,412.55
Lower Quartile		£180.30
Mean		£266.77
Median		£219.01
Upper Quartile		£382.72
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

Office - Other

Office - Other		
Listing	£/pcm	£/sqm/yr
£10,000pcm 5,750sqft	£10,000	£224.64
£9,086pcm 3,965sqft	£9,086	£295.99
£2,599pcm 1,890sqft	£2,599	£177.62
£1,750pcm 1,048sqft	£1,850	£228.01
£1,625pcm 916sqft	£1,625	£229.14
£1,625pcm 273sqft	£1,625	£768.85
£1,500pcm	£1,500	U/K
£1,500pcm 993sqft	£1,500	£195.12
£1,500pcm 654sqft	£1,500	£296.25
£1,350pcm 772sqft	£1,350	£225.87
£1,250pcm 970sqft	£1,250	£166.45
£1,155pcm 431sqft	£1,155	£346.14
£1,063pcm 1,060sqft	£1,063	£129.53
£1,042pcm 541sqft	£1,042	£248.78
£917pcm 541sqft	£917	£218.94
£890pcm 930sqft	£890	£123.61
£833pcm 445sqft	£833	£241.79
£667pcm 305sqft	£667	£282.47
£600pcm 734sqft	£600	£105.59
£525pcm 188sqft	£525	£360.71
£500pcm 218sqft	£500	£296.25
£433pcm 276sqft	£433	£202.64
£429pcm 115sqft	£429	£481.85
£400pcm 180sqft	£400	£287.04
£400pcm 151sqft	£400	£342.16
£375pcm 183sqft	£375	£264.69
£360pcm 200sqft	£360	£232.50
£300pcm 250sqft	£300	£155.00
£166pcm 127sqft	£166	£168.83
£141pcm 86sqft	£141	£211.77
£93pcm 54sqft	£93	£222.45
Lower Quartile		£197.00
Mean		£257.69
Median		£228.58
Upper Quartile		£293.75
Anomalies excluded		
·		

Distribution

Listing	£/pcm	£/sqm/yr
Warehouse £13,249pcm 12,719 sqft	£13,249	£134.55
Warehouse £6,104pcm 5,632sqft	£6,104	£139.99
Warehouse £5,380pcm 4,628sqft	£5,380	£150.16
Warehouse £5,000pcm 5,289sqft	£5,000	£122.11
Industrial £3,625pcm 2,866sqft	£3,625	£163.37
Warehouse £3,000pcm 2,584sqft	£3,000	£149.96
Industrial £2,500pcm 1,517sqft	£2,500	£212.87
Warehouse £2,450 4,800sqft	£2,450	£65.93
Storage £2,250pcm 4,500sqft	£2,250	£64.58
Industrial £2,042pcm 2,218sqft	£2,042	£118.92
Storage £1,300pcm 900sqft	£1,300	£186.57
Industrial £1,208pcm 1,063sqft	£1,208	£146.79
Industrial £1,208pcm 1,511sqft	£1,208	£103.27
Industrial £1,192pcm 1,100sqft	£1,192	£139.97
Warehouse and yard £1,000pcm 7,372sqft	£1,000	£17.52
Storage £800pcm 850sqft	£800	£121.57
Industrial £750pcm 350sqft	£750	£276.79
Storage £700pcm 900sqft	£700	£100.46
Industrial £650pcm 933sqft	£650	£89.99
Industrial £525pcm 625sqft	£525	£108.50
Industrial £400pcm 334sqft	£400	£154.69
Storage £347pcm 100sqft	£347	£448.21
Yard £300pcm 800sqft	£300	£48.44
Storage £250pcm 320sqft	£250	£100.91
Warehouse £200pcm 288sqft	£200	£89.70
Storage £150pcm 160sqft	£150	£121.09
Storage £140pcm 320sqft	£140	£56.51
Storage £140pcm 160sqft	£140	£113.02
Storage £140pcm 320sqft	£140	£56.51
Storage £130pcm 160sqft	£130	£104.95
Storage £125pcm 320sqft	£125	£50.46
Lower Quartile		£89.84
Mean		£127.69
Median		£118.92
Upper Quartile		£148.37

Retail - City Centre

Ketaii - City Centre		
Listing	£/pcm	£/sqm/yr
£7,875pcm 2,873sqft	£7,875	£354.05
£4,583pcm 2,703sqft	£4,583	£219.01
£3,750pcm 2,259sqft	£3,750	£214.42
£2,917pcm 1,439sqft	£2,917	£261.83
£2,750pcm 2,195sqft	£2,750	£161.83
£2,750pcm 2,325sqft	£2,750	£152.78
£2,750pcm 2,195sqft	£2,750	£161.83
£2,208pcm 889sqft	£2,208	£320.81
£1,958pcm 1,313sqft	£1,958	£192.62
£1,958pcm 1,313sqft	£1,958	£192.62
£1,917pcm 776sqft	£1,917	£319.09
£1,917pcm 741sqft	£1,917	£334.16
£1,833pcm 700sqft	£1,833	£338.23
£1,833pcm 935sqft	£1,833	£253.22
£1,583pcm 910sqft	£1,583	£224.69
£1,500pcm	£1,500	U/K
£1,500pcm 792sqft	£1,500	£244.63
£850pcm 270sqft	£850	£406.64
Lower Quartile		£192.62
Mean		£256.03
Median		£244.63
Upper Quartile		£320.81
Anomalies excluded		
<u> </u>		

Appendix 5: Residential appraisals – Chelmsford and Elsewhere

GF 300 L	UNITS	_	300		Aff - rented	650	% of Aff	68,25	Rounded 68	_	Modellin Density		units/ha	Area ha	12,245		Characte Sub Asso	Wider Ch	almataad				
1	Afford		35%	405	Shared Ow		4 OF AIT	10.50	1		Net:Gros			Gross	12.245	١.	Green Br		eimsrora				
	Arrord	lable	334	105			% of Aff	26.25	26	-	(Vet:Gros	104		Net	8,571				1				
					First Home	204	4 OF AFF	105	105					lvet	0.511	na	Use	Agricultu	rai				
					-	arket		105	103	4		6J-L1	e for R				wnershi	_		First H	l		
	Beds	m2	Circulation	195		ar net Rounded	-2		m2	Dirculatio	68	rorasbi	Rounded	m2	11	marea u	Rounded	P m2	26		Rounded	m2	
Terrace	Deas 2	73	0.0%	15%	29.25	Hounaca 29	m2 2,117		70	0.0%	15%	10.20			20%	2.20		-	20%	5.20	-sounaea	280	
Terrace	3	86	0.0%	10%	19.50	20	1,720		84	0.0%	15%	10.20			15%	1.65			15%	3.30	- 4	336	
Terrace	4	97	0.0%	10%	0.00	0			97	0.0%	5%	3.40			154	0.00			15%	0.00	0	330	
Semi	2	81	0.0%	15%	29,25	29	2,349		79	0.0%	15%	10.20			25%	2.75	_	$\overline{}$	25%	6.50	7	553	
Semi	3	98	0.0%	20%	39.00	39	3,822		93	0.0%	15%	10.20			10%	1.10		93	10%	2.60	3	279	
Semi	4	106	0.0%	10%	19.50	20	2,120		106	0.0%	5%	3.40		424	10%	1.10		-	10%	2.60	3	318	
Det	3	120	0.0%	10%	0.00	-0			102	0.0%		0.00			10%	0.00	_	-	10%	0.00	ő	310	
Det	4	130	0.0%	10%		20	2,600		115	0.0%		0.00	0			0.00				0.00	- 0		
Det	5	140	0.0%	10%	19.50	20	2,800		119	0.0%		0.00	l ö	_		0.00				0.00	- 0	- 0	
Flat to5	1	40	10.0%	10%	19.50	18	792		39	10.0%	30%	20.40	_		20%	2.20	_		20%	5.20	5	215	
Flat to5	2	65	10.0%	10%	0.00	0			61	10.0%	30%	0.00	0		20%	0.00			20%	0.00	0	- 13	
Flat to5	3	80	10.0%		0.00	ő	_		74	10.0%		0.00	ŏ			0.00				0.00	ő	~	
Flat 6+	1	40	15.0%		0.00	ő			39	15.0%		0.00		_		0.00				0.00	ő	ŏ	
Flat 6+	2	65	15.0%		0.00	ő	_		61	15.0%		0.00	ŏ			0.00				0.00	ő	~	
Flat 6+	3	80	15.0%		0.00	ő	ň		74	15.0%		0.00	Ť			0.00				0.00	ő	Ť	
11400	-		15.0-8	1002	195.00	195	18,320		14	15.04	1002	68.00	68		1002	11.00	11		1002	26.00	26	1,981	
				1004	103.00	103	10,020				1004	00.00	- 00	4,010	1004	11.00		000	1004	20.00	20	1,001	
			BCIS								Occupant	ta .		Populatio			ha per di	velling					
	\vdash		Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	en Space				
Terrace	2			1,402	1,402	3,237	4,538,274				Terrace	2	45	_	0			Strategic		oce			
Terrace	3			1,402	1,402	3,064	4,295,728				Terrace	3	36		0			Natural O					
Terrace	4			1,402	1,402	291	407,982				Terrace	4	3		0			1	F F				
Semi	2			1,434	1,434	3,929	5,634,186				Semi	2	49	0	-			\vdash					
Semi	3			1,434	1,434	5,124	7,347,816				Semi	3	53					\vdash					
Semi	4			1,434	1,434	2,968	4,256,112				Semi	4	28		_			\vdash		Open Spa	ce Requi	2,490	
Det	3			1,647	1,647	0	0				Det	3			0			\vdash		Gross - N		3,673	
Det	4			1,647	1,647	2,600	4,282,200				Det	4	20	0			****	ha		Shortfall		1.183	
LDet	5			1,647	1,647	2,800	4,611,600				Det	5	20		0						2.7.30		
	_			1,612	1,612	1,993	3,213,038				Flat to5	1	46		ŏ								
Det	1 1 1			1,612	1,612	1,000	0,2,0,000				Flat to5	2	70		ŏ		Summa			Constr	uction	Sale	able
Det Flat to5	$\overline{}$				1,612	ō	ō				Flat to5	3	- 6	Ö	0				Units		Average	m2	
Det Flat to5 Flat to5	2			1.612							Flat 6+	1	ŏ	_	ŏ		Market h	lousina	195	18,320	93.95	18,248	
Det Flat to5 Flat to5 Flat to5	$\overline{}$			1,612 1,906	1,306	0	ol																
Det Flat to5 Flat to5 Flat to5 Flat 6+	3			1,906	1,306 1,306	0	_					2	0	0	l ol		Aff - rent	ted	68	4.876	71,70	4.794	
Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 1 2			1,906 1,906	1,306	_	0				Flat 6+	2	0				Aff - rent Shared C		68 11	4,876 830	71.70 75.44	4,794 822	
Det Flat to5 Flat to5 Flat to5 Flat 6+	3			1,906	-,	0	0					3	Ö		0 0)wnership	68 11 26	4,876 830 1,981	71.70 75.44 76.17	4,794 822 1,961	7

	rban E								Rounded	_	Modellin	-		Area ha			Characte						
	UNITS		100		Aff - rented		% of Aff	22.75	23		Density		units/ha		4.082			Wider Ch	elmsford				
	Afford	able	35%	35	Shared Ow	10%		3.50	4		Net:Gros	70%		Gross	4.082	ha	Green Br	Green					
					First Home	25%	% of Aff	8.75	9					Net	2.857	ha	Use	Agricultu	ral				
								35	36														
						rket						fordabl	e for R	ent	\$	hared C)wnershi	i p		First I	lones		
	Beds		Circulation	65		Rounded	m2		m2	Dirculatio	23		Rounded		4		Rounded	m2	9		Rounded	m2	
Terrace	2	73	0.0%	15%	9.75	10	730		70	0.0%	15%	3.45	3		20%		1	70		1.80	2	140	
Terrace	3	86	0.0%	10%		7	602		84	0.0%	15%	3.45	3		15%		1	84	15%	1.35	1	84	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	1.15	1	97		0.00		0		0.00	0	0	
Semi	2	81	0.0%	15%	9.75	10	810		79	0.0%	15%	3.45	4	316	25%	1.00	1	79	25%	2.25	2	158	
Semi	3	98	0.0%	20%	13.00	13	1,274		93	0.0%	15%	3.45	4	372	10%	0.40	0	0	10%	0.90	1	93	
Semi	4	106	0.0%	10%	6.50	7	742		106	0.0%	5%	1.15	1	106	10%	0.40	0	0	10%	0.90	1	106	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	6.50	7	910		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	6.50	7	980		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	6.50	4	176		39	10.0%	30%	6.90	7	300	20%	0.80	1	43	20%	1.80	2	86	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	1 0		0.00	0	0		0.00	0	0	
				1002	65.00	65	6,224				1002	23.00	23	1,653	1002	4.00	- 4	276	1002	9.00	9	667	
			BCIS								Occupan	ts		Populatio	n		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	1,150	1,612,300				Terrace	2	16	0	0		0.0040	Strategio	Open Spa	ace			
Terrace	3			1,402	1,402	1,022	1,432,844					3	12	: 0	0		0.0024	Natural C)pen Spac	e			
Lerrace											Terrace		16	: 1 01									
Terrace	4			1,402	1,402	97	135,994				Terrace	4	1		0		0.0000	0.0000					
	_					97 1,363						_	17	0	0								
Terrace	4			1,402	1,402		135,994				Terrace	4	1	0			0.0000	0.0000	•				
Terrace Semi	4 2			1,402 1,434	1,402 1,434	1,363	135,994 1,954,542				Terrace Semi	4	1 17	0	Ö		0.0000	0.0000			ce Requi	0.830	
Terrace Semi Semi	4 2 3			1,402 1,434 1,434	1,402 1,434 1,434	1,363 1,739	135,994 1,954,542 2,493,726				Terrace Semi Semi	4 2 3	1 17 18	0 0	0		0.0000 0.0000 0.0000	0.0000 0.0000 0.0000			oce Requi	0.830 1.224	
Terrace Semi Semi Semi	4 2 3 4			1,402 1,434 1,434 1,434	1,402 1,434 1,434 1,434	1,363 1,739 954	135,994 1,954,542 2,493,726 1,368,036				Terrace Semi Semi Semi	4 2 3 4	1 17 18 9	0 0 0	0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa	let		
Terrace Semi Semi Semi Det	4 2 3 4 3			1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647	1,363 1,739 954 0	135,994 1,954,542 2,493,726 1,368,036 0				Terrace Semi Semi Semi Det	4 2 3 4 3	1 17 18 9	0 0 0	0		0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa	let	1.224	
Terrace Semi Semi Semi Det	4 2 3 4 3			1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647 1,647	1,363 1,739 954 0 910	135,934 1,954,542 2,493,726 1,368,036 0 1,498,770				Terrace Semi Semi Semi Det	4 2 3 4 3	1 17 18 9	0 0 0	0 0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa	let	1.224	
Terrace Semi Semi Semi Det Det Det	4 2 3 4 3 4 5			1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647	1,363 1,739 954 0 910 980	135,994 1,954,542 2,493,726 1,368,036 0 1,498,770 1,614,060				Terrace Semi Semi Semi Det Det Det	4 2 3 4 3 4 5	1 17 18 3 0 7	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N Shortfall	let	1.224 0.334	able
Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5			1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647	1,363 1,739 954 0 910 980 605	135,994 1,954,542 2,493,726 1,368,036 0 1,498,770 1,614,060 975,260				Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5	1 17 18 3 0 7 7	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000	Units	Open Sp: Gross - N Shortfall Constr	let / Surplus ruction	1.224 0.394 Sale	
Terrace Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5 1			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,363 1,739 954 0 910 980 605	135,994 1,954,542 2,493,726 1,368,036 0 1,498,770 1,614,060 975,260				Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5 1	1 17 18 3 0 7 7 7	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N Shortfall Constr	Vet / Surplus ruction Average	1.224 0.394 Sale m2	Average
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,612	1,363 1,739 954 0 910 980 605 0	135,994 1,954,542 2,493,726 1,368,036 0 1,498,770 1,614,060 975,260 0				Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2	1 17 18 3 0 7 7 14 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 8888 Summa	0.0000 0.0000 0.0000 0.0000 ha	65	Open Sp: Gross - N Shortfall Constr m2 6,224	Vet / Surplus ruction Average 95.75	1.224 0.394 Sale m2 6,208	Average 95.51
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3 1 2			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906 1,906	1,363 1,739 954 0 910 980 605 0	135,394 1,354,542 2,433,726 1,368,036 0 1,438,770 1,614,060 375,260 0				Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3	1 17 18 3 0 7 7 7 14	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 \$888 Summa Market H	0.0000 0.0000 0.0000 0.0000 ha		Open Sp: Gross - N Shortfall Constr m2 6,224 1,653	Vet / Surplus ruction Average 95.75 71.88	1.224 0.334 Sale m2 6,208 1,626	Average 95.51 70.70
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,612	1,363 1,739 954 0 910 980 605 0 0	135,994 1,954,542 2,493,726 1,368,036 0 1,498,770 1,614,060 975,260 0 0				Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3	1 17 18 3 0 7 7 7 14 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 \$888 Summa Market H	0.0000 0.0000 0.0000 0.0000 ha	65 23	Open Sp: Gross - N Shortfall Constr m2 6,224	Vet / Surplus ruction Average 95.75	1.224 0.394 Sale m2 6,208	Average 95.51

GF - 4									Rounded	-	Modellin	-		Area ha			Characte						
	UNITS	-	40		Aff - rente		% of Aff	9.1	9		Density		units/ha	Total	1.429			Wider Ch	elmsford				
	Affor	dable	35%	14	Shared Ow	10%		1.40	1		Net:Gros	80%		Gross	1.429	ha	Green Br	Green					
					First Home	25%	% of Aff	3.5	4					Net	1.143	ha	Use	Agricultu	ral				
								14	14														
						arket							e for Re		S	hared C)waershi			First H			
	Beds	m2	Circulation	26		Rounded	m2		m2	Dirculatio			Rounded	m2	1		Rounded	m2	4		Rounded	m2	
Terrace	2	73	0.0%	15%			292		70	0.0%	15%	1.35		70	20%	0.20		0	20%	0.80	1	70	
Terrace	3	86	0.0%	10%	2.60	3	258		84	0.0%	15%	1.35	1	84	15%	0.15		0	15%	0.60	1	84	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	0.45	1	97		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	3.90	4	324		79	0.0%	15%	1.35	1	79	25%	0.25	1	79	25%	1.00	1	79	
Semi	3	98	0.0%	20%	5.20	5	490		93	0.0%	15%	1.35	1	93	10%	0.10	0	0	10%	0.40	0	0	
Semi	4	106	0.0%	10%	2.60	3	318		106	0.0%	5%	0.45	1	106	10%	0.10	0	0	10%	0.40	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	2.60	3	390		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	2.60	3	420		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	2.60	1	44		39	10.0%	30%	2.70	3	129	20%	0.20	0	0	20%	0.80	1	43	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	26.00	26	2,536				1002	9.00	9	658	1002	1.00	1	79	1002	4.00	4	276	
		Π	BCIS								Occupan	ts		Populatio	'n		ha per dy	relling .					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	432	605,664				Terrace	2	6	0	0		0.0040	Strategic	Open Sp	ace			
Terrace	3			1,402	1,402	426	597,252				Terrace	3	5	0	0		0.0024	Natural C	pen Spac	e			
Terrace	4			1,402	1,402	97	135,994				Terrace	4	1	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	561	804,474				Semi	2	7	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	583	836,022				Semi	3	6	0	0		0.0000	0.0000					
	4			1,434	1,434	424	608,016				Semi	4	4	0	0		0.0000	0.0000		Open Spa	ice Requi	0.332	
Semi				1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.286	
Semi Det	3			1,647	1,647	390	642,330				Det	4	3	0	0		****	ha		Shortfall	/ Surplus	-0.046	
	3					420	691,740				Det	5	3	0	0								
Det				1,647	1,647	420	031,140				Flat to5	1	5	0	0								
Det Det	4					_	347,547				Flat too				0		Summan	_		0		Sale	ьЫ
Det Det Det	5			1,647		216					Flat to5	2	0	0	~			7		Constr	uction	Sale	
Det Det Det Flat to5	5 1			1,647 1,612	1,612 1,612	216 0	347,547 0					2	0	_	Ö			•	Units		uction Average		
Det Det Det Flat to5 Flat to5	4 5 1 2			1,647 1,612 1,612	1,612 1,612	216 0	347,547 0				Flat to5			_			Market H		Units 26				A۱
Det Det Det Flat to5 Flat to5 Flat to5	4 5 1 2 3			1,647 1,612 1,612 1,612	1,612 1,612 1,612	216 0 0	347,547 0 0				Flat to5 Flat to5	3	Ö	0	0		Market H Aff - rent	ousing		m2	Average	m2	A٠
Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3			1,647 1,612 1,612 1,612 1,906	1,612 1,612 1,612 1,906	216 0 0 0	347,547 0 0				Flat to5 Flat to5 Flat 6+	3	0	0	0			ousing ed	26	m2 2,536	Average 97.54	m2 2,532	A۱
Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 5 1 2 3 1 2			1,647 1,612 1,612 1,612 1,906 1,906	1,612 1,612 1,612 1,906 1,906	216 0 0 0	347,547 0 0 0				Flat to5 Flat to5 Flat 6+ Flat 6+	3 1 2	0	0	0		Aff - rent	ousing ed wnership	26 9	m2 2,536 658	Average 97.54 73.08	m2 2,532 646	A

GF - 2	UNITS	_	20		Aff - rented	65%	% of Aff	4.55	Rounded	5	Modellin Density	-	units/ha	Total	0.833		Sub Are	Wider Cl	elmsford				
	Afford		35%		Shared Ow	10%		0.70		1	Net:Gros			Gross	0.833		Green B						
	1111010	14010	05.4		First Home		% of Aff	1.75	- 2	 	1100.0100	00.		Net	0.667		Use	Agricultu	ral				
								7		1					0.001			· · · g· · · · · ·					
						arket							e for Re			hared C				First I			
	Beds		Circulation	13		Rounded			m2	Dirculatio			Rounded	m2	1		Rounded				Rounded	m2	
Terrace	2	73	0.0%	15%	1.95	2	146		70	0.0%	15%	0.75	1	70	20%		0	_		0.40	0	0	
Terrace	3	86	0.0%	10%	1.30		86		84	0.0%	15%	0.75	1	84	15%		0	_	15%	0.30	0	0	
Terrace	4	97	0.0%		0.00	0			97	0.0%	5%	0.25	0			0.00	0	_		0.00	0	0	
Semi	2	81	0.0%	15%	1.95	2	162		79	0.0%	15%	0.75	1	79	25%		1	79	25%	0.50	2	158	
Semi	3	98	0.0%	20%	2.60	3			93	0.0%	15%	0.75	0		10%		0	0		0.20	0	0	
Semi	4	106	0.0%	10%	1.30	2	212		106	0.0%	5%	0.25	0	0	10%		0	0	10%	0.20	0	0	
Det	3	120	0.0%		0.00	0			102	0.0%		0.00	0	_		0.00	0			0.00	0	0	
Det	4	130	0.0%	10%	1.30	1	100		115	0.0%		0.00	0	_		0.00	0			0.00	0	0	
Det	5	140	0.0%	10%	1.30	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	1.30	1	44		39	10.0%	30%	1.50	2	86	20%	0.20	0	0	20%	0.40	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	13.00	13	1,214				1002	5.00	5	319	1002	1.00	1	79	1002	2.00	2	158	
			BCIS								Occupan	ts		Population	on		ha per d	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	216	302,832				Terrace	2	3	0	0		0.0040	Strategio	Open Sp	ace			
Terrace	3			1,402	1,402	170	238,340				Terrace	3	2	0	0		0.0024	Natural C)pen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	478	685,452				Semi	2	6	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	294	421,596				Semi	3	3	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Spa	ace Requi	0.166	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.167	
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		****	ha		Shortfall	/ Surplus	0.001	
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0	1							
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1	3	0	0								
Flat to5	2			1,612	1,612	0	. 0				Flat to5	2	0	0	0	1	Summa	ry		Consti	ruction	Sale	able
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	-	1		ľ	Units	m2	Average	m2	Average
Flat 6+	1			1,306	1,906	0	Ö				Flat 6+	1	Ö	Ö	-		Market	Housing	13			1,210	93.08
Ligt O+	2			1,306	1,906	0	Ö				Flat 6+	2	Ö	0	1 0		Aff - ren		5	319	63.76	311	62.20
				1,306	1,906	0		_			Flat 6+	3	ŏ			_		Ownership	1		79.00	79	79.00
Flat 6+	3																						
Flat 6+ Flat 6+	3			1,300	1,000	1,770	2,606,156						Ber	sidents	0	1	First Ho	mes	2	158	79.00	158	79.00

GF - 12	arpse	edge	ž					F	Rounded	1	Modelling	9		Area ha			Characte	ristics					
;	UNITS		12		Aff - rented	65%	% of Aff	2.73	3	3	Density	30	units/ha	Total	0.500		Sub Area	Wider Ch	elmsford				
	Afford	able	35%	4.2	Shared Ow	10%		0.42		i l	Net:Gros	80%		Gross	0.500	ha	Green Br	Green					
					First Home	25%	% of Aff	1.05		1				Net	0.400	ha	Use	Agricultu	ral				
								4.2	4	ı I								-					
					M	arket					Aff	fordabl	e for Re	ent	S	hared O	wnershi	P		First h	lomes	\neg	
	Beds	m2	Circulation	8		Rounded	m2		m2	Dirculatio	3	-	Rounded	m2	0		Rounded	m2	1		Rounded	m2	1
Terrace	2	73	0.0%		0.00	0	0		70	0.0%	15%	0.45	1	70	20%	0.00	0	0	20%	0.20	1	70	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%	15%	0.45	1	84	15%	0.00	0	0	15%	0.15	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	0.15	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%	15%	0.45	0	0	25%	0.00	0	0	25%	0.25	0	0	1
Semi	3	98	0.0%	60%	4.80	4	392		93	0.0%	15%	0.45	0	0	10%	0.00	0	0	10%	0.10	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%	5%	0.15	0	0	10%	0.00	0	0	10%	0.10	0	0	1
Det	3	120	0.0%		0.00		ō		102	0.0%		0.00	0	0		0.00	0	0		0.00	ō	0	1
Det	4	130	0.0%	20%			260		115	0.0%		0.00	0	0		0.00	0	0		0.00	ō	0	1
Det	5	140	0.0%	20%			280		119	0.0%		0.00	0	0		0.00	0	ō		0.00	ō	0	1
Flat to5	1	40	10.0%		0.00				39	10.0%	30%	0.90	1	43	20%	0.00	0	ō	20%	0.20	0	0	1
Flat to5	2	65	10.0%		0.00		0		61	10.0%		0.00	0			0.00	0	ō		0.00	0	0	1
Flat to5	3	80	10.0%		0.00		, d		74	10.0%		0.00	Ö			0.00	0	- 6		0.00	1	Ö	1
Flat 6+	1	40	15.0%		0.00		, d		39	15.0%		0.00	0	1 0		0.00	0	ō		0.00	6	0	
Flat 6+	2	65	15.0%		0.00		, d		61	15.0%		0.00	0	1 0		0.00	0	ō		0.00	6	0	
Flat 6+	3	80	15.0%		0.00		, d		74	15.0%		0.00	0	1 0		0.00	0	Ö		0.00	6	0	
				1002	8.00	8	932				1002	3.00	3	197	1002	0.00	0	0	1002	1.00	1	70	
	П		BCIS								Occupant:	s		Populatio	n		ha per dy	relling					
	П		Lower Q	Median	Used	m2							Count	per unit			0.0019	Local Op-	en Space				
Terrace	2			1,402		140	196,280				Terrace	2	2	, 0	0				Open Spa	ce			
Terrace	3	_	-								-	3		1 0			0.0004	Natural O	8				
				1.4021	1.402.	. 04.	' 117.768 ₁	1			¹ Terrace II		1 1.		0		0.0024	INACULAL O	Den Spaci	4			
I Terrace	4			1,402				-			Terrace Terrace	4	- '		0				pen space	2			
Terrace Semi	2	_		1,402	1,402		. 0				Terrace	4	0	Ö			0.0000	0.0000	pen space	2			
Semi	2	_		1,402 1,434	1,402 1,434	0	0				Terrace Semi		_	Ö	0		0.0000	0.0000	pen spaci	•			
Semi Semi	-			1,402 1,434 1,434	1,402 1,434 1,434	0	0 0 562,128				Terrace Semi Semi	4 2	0	0	0		0.0000 0.0000 0.0000	0.0000 0.0000 0.0000			ice Requi	0.100	
Semi Semi Semi	2 3 4			1,402 1,434 1,434 1,434	1,402 1,434 1,434 1,434	0 0 392 0	0 0 562,128 0				Terrace Semi Semi Semi	4 2 3	0	0 0	0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa		0.100	
Semi Semi Semi Det	2			1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647	0 392 0	0 0 562,128 0				Terrace Semi Semi Semi Det	4 2 3 4	0 4 0	0 0	0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa Gross - N	let	0.100	
Semi Semi Semi Det Det	2 3 4 3			1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647 1,647	0 392 0 0 260	0 0 562,128 0 0 428,220				Terrace Semi Semi Semi Det	4 2 3 4 3	0 4 0	0 0 0 0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa	let		
Semi Semi Semi Det Det Det	2 3 4 3 4			1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647	0 392 0 0 260 280	0 562,128 0 0 428,220 461,160				Terrace Semi Semi Semi Det Det	4 2 3 4 3	0 4 0 0	0 0 0 0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Spa Gross - N	let	0.100	
Semi Semi Semi Det Det Det Flat to5	2 3 4 3 4 5			1,402 1,434 1,434 1,434 1,647 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647 1,647	0 392 0 0 260 280 43	0 562,128 0 0 428,220 461,160 69,155				Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5	0 4 0 0	0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Spa Gross - N Shortfall	Vet / Surplus	0.100 0.000	
Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 3 4 5 1			1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	0 392 0 0 260 280 43	0 562,128 0 0 428,220 461,160 63,155				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5	0 4 0 0 2 2	0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Spa Gross - N Shortfall Constr	det / Surplus ruction	0.100 0.000 Sale	abl
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5	2 3 4 3 4 5			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612	0 332 0 0 260 280 43	0 562,128 0 0 428,220 461,160 63,155 0				Terrace Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1	0 4 0 0 2 2 1	0 0 0 0 0	0 0 0 0		0.0000 0.0000 0.0000 0.0000 8888	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Spa Gross - N Shortfall Constr m2	Vet / Surplus ruction Average	0.100 0.000 Sale	abl Av
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	2 3 4 3 4 5 1 2 3			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612	0 332 0 260 280 43 0	0 562,128 0 0 428,220 461,160 69,155 0				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3	0 4 0 0 2 2 1 0	0 0 0 0 0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$	0.0000 0.0000 0.0000 0.0000 ba	Units	Open Spa Gross - N Shortfall Constr m2 332	Vet / Surplus ruction Average 116.50	0.100 0.000 Sale m2 932	abl
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 3 4 5 1 2 3 1 2			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906 1,906	0 332 0 0 260 280 43 0 0	0 562,128 0 0 428,220 461,160 69,155 0 0				Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3	0 4 0 0 2 2 1 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$ \$\$\$\$\$ Market H Aff - rent	0.0000 0.0000 0.0000 0.0000 0.0000 ba	Units 8 3	Open Spa Gross - N Shortfall Constr m2 932 197	Vet / Surplus ruction Average 116.50 65.63	0.100 0.000 Sale m2 932 193	abl Av
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	2 3 4 3 4 5 1 2 3			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906 1,906	0 332 0 0 260 280 43 0 0	0 562,128 0 0 428,220 461,160 69,155 0 0				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3	0 4 0 0 2 2 2 1 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$	0.0000 0.0000 0.0000 0.0000 0.0000 ba ed wnership	Units 8	Open Spa Gross - N Shortfall Constr m2 332	Vet / Surplus ruction Average 116.50	0.100 0.000 Sale m2 932	abl Av

UNITS		125																				
1.00 1	. 1. 1.		40.75	Aff - rented Shared Ow	10%	% of Aff	28.438 4.38	28	4	Density		units/ha	Gross	2.747	1.		Wider Ch	ieimsrora				
Afford:	able	35%	43.15					- 4	-	Net:Gros	10%			2.747		Green Br						
				First Home	25%	7 of Aff							Net	1.923	pa	Use	PDL					
							43.65	40	<u> </u>				_									
														- 8							ليـــــــــ	-
														4						Rounded		-
																2				4		
																1			-	3		1
			10%							10%				10%		_		10%		1		
						_							_			_						
3					13				0.0%			_				_	_				-	
4		0.0%	10%			848			0.0%			_				_	_					-
3	120	0.0%						102	0.0%			_				_	_		0.00	0	0	
4	130	0.0%		0.00	0	0		115	0.0%			_			0.00	0	_			0	0	
5	140	0.0%		0.00	0			119	0.0%		0.00	0			0.00	0	0		0.00	0	0	
1	40	10.0%	5%	4.05	4	176		39	10.0%	30%	8.40	8	343	10%	0.40	1	43	10%	1.10	1	43	
2	65	10.0%	10%	8.10	8	572		61	10.0%	20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67	
3	80	10.0%		0.00	0	0		74	10.0%	15%	4.20	4	326	5%	0.20	0	0	5%	0.55	- 1	81	
1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
			1002	81.00	81	6,826				1002	28.00	28	1,894	1002	4.00	4	267	1002	11.00	11	820	
						_																
		BCIS								Occupan	ts		Populatio	n		ha per dy	velling					
		Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
2			1,402	1,402	2,160	3,028,320				Terrace	2	30	0	0					ace			
3			1,402	1,402						Terrace	3	27	0	0								
4			1,402	1,402						Terrace	4	12	0	0								
2					_						2		_	ō								
$\overline{}$				-	1,274	1.826.916					3	13	1 0	0		-						
$\overline{}$					_						4		_	0					Open Spa	ace Requi	1.038	
$\overline{}$											3		_	0		-						
$\overline{}$											4	_		0						$\overline{}$		
_						ō					5	_		ŏ								
$\overline{}$					-	975,260					1			_								
											2					Summar			Constr	uction	Sale	eable
												5	-			<u></u>	,	Unite				
$\overline{}$						0,0,004					1		_ ~	_		Market H	ousing					
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-~+			1,000	1,000		14 04 9 576				110004	,	-						- 4				١.
_					0,000		61-0					- ne	Sidents			- iist noil	100			14.50		⊢-'
	3 4 5 1 2 3 1 2 3 1 2 3	2 73 3 86 4 97 2 81 3 98 4 106 3 120 4 130 5 140 1 40 2 65 3 80 1 40 2 65 3 80 1 40 2 65 3 80 1 40 2 65 3 80 1 40 2 65 3 80	2 73 0.0% 3 86 0.0% 4 97 0.0% 2 81 0.0% 3 98 0.0% 4 106 0.0% 3 120 0.0% 4 130 0.0% 5 140 0.0% 2 65 10.0% 3 80 10.0% 1 40 15.0% 2 65 15.0% 3 80 15.0% BCIS Lower Q 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	2 73 0.0% 25% 3 86 0.0% 25% 4 97 0.0% 10% 2 81 0.0% 10% 3 98 0.0% 15% 4 106 0.0% 10% 3 120 0.0% 5 140 0.0% 5% 2 65 10.0% 10% 3 80 10.0% 10% 3 80 10.0% 10% 3 80 10.0% 10% 3 80 15.0% 10% 3 80 15.0% 100% 4 140 15.0% 2 65 15.0% 3 80 15.0% 4 1 40 15.0% 2 10% 4 140 15.0% 2 10% 5 15.0% 100% 1 40 15.0% 10% 3 80 15.0% 100% 4 14.00 15.0% 10% 3 15.0% 100% 4 14.00 15.0% 10% 5 15.0% 100% 1 1400 10.0% 100% 1 1400 15.0% 100% 1 1400 15.0% 100% 1 1400 10.0% 100% 1 1400 15.0% 100% 1 1400 10.0% 100% 1 1400 10.0% 100% 1 1400 10.0% 100% 1 1400 10.0% 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400 100% 1 1400	Beds m2 Circulation 81 2 73 0.0% 25% 20.25 3 36 0.0% 25% 20.25 4 37 0.0% 10% 8.10 2 81 0.0% 15% 12.15 4 106 0.0% 10% 8.10 3 120 0.0% 0.00 0.00 4 130 0.0% 0.00 0.00 5 140 0.0% 5% 4.05 2 65 10.0% 5% 4.05 3 80 10.0% 0.00 0.00 1 40 15.0% 0.00 0.00 2 65 15.0% 0.00 0.00 3 80 15.0% 0.00 0.00 4 40 15.0% 0.00 0.00 3 80 15.0% 0.00 0.00 4 1.402 1.402<	Beds m2 Circulation	Beds m2 Circulatio S1 Rounded m2 2 73 0.0% 25% 20.25 20 1,460 3 86 0.0% 25% 20.25 20 1,720 4 97 0.0% 10% 8.10 8 776 2 81 0.0% 0.00 0.00 0 0 0 3 38 0.0% 15% 12.15 13 1,274 4 106 0.0% 10% 8.10 8 848 3 120 0.0% 0.00 0 0 0 0 0 0 0 0	Beds m2 Circulation 81	Beds m2 Circulatio 81	Beds m2 Circulatio S1 Rounded m2 m2 Direculatio 2 73 0.0% 25% 20.25 20 1,460 70 0.0% 3 86 0.0% 25% 20.25 20 1,720 84 0.0% 4 97 0.0% 0.0% 0.00 0 0 0 79 0.0% 3 8 0.0% 15% 12.15 13 1,274 93 0.0% 4 106 0.0% 10% 8.10 8 848 106 0.0% 3 120 0.0% 0.00 0 0 0 0 102 0.0% 3 120 0.0% 0.00 0 0 0 0 115 0.0% 10% 8.10 8 848 106 0.0% 10% 8.10 8 848 106 0.0% 10% 8.10 8 848 106 0.0% 10% 8.10 8 848 106 0.0% 10% 8.10 8 848 106 0.0% 10% 10% 0.0% 0.00 0 0 0 115 0.0% 10% 10% 0.0% 0.00 0 0 0 115 0.0% 10% 10% 10% 8.10 8 572 61 10.0% 10% 10% 8.10 8 572 61 10.0% 10% 10% 8.10 8 572 61 10.0% 10% 10% 8.10 8 572 61 10.0% 10% 10% 8.10 8 572 61 10.0% 1	Beds m2 Circulation S1 Rounded m2 m2 Direculation 28 29 73 0.0% 25% 20.25 20 1,460 70 0.0% 15% 38 86 0.0% 25% 20.25 20 1,720 84 0.0% 10% 10% 8.10 8 776 97 0.0% 10% 10% 38 38 0.0% 15% 12.15 13 1,274 93 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 10% 310 8 848 106 0.0% 115	Beds m2 Circulatio 81	Beds m2 Circulation S1 Rounded m2 m2 Direutatio 28 Rounded 2 73 0.0% 25% 20.25 20 1,460 70 0.0% 15% 4.20 4.4 4.7 0.0% 10% 2.80 3.3 3.6 0.0% 25% 20.25 20 1,720 84 0.0% 10% 2.80 3.3 2 81 0.0% 0.00 0.00 0.00 0.00 0.0% 10% 2.80 3.3 3.8 0.0% 1.5% 1.15 13 1.274 3.3 0.0% 0.00 0.00 0.0 0.0% 0.00 0.00 0.0 0.0% 0.00 0.00 0.0 0.0% 0.00 0.00 0.00 0.0 0.0% 0.00 0.0	Beds m2 Circulatio 81	Beds m2 Circulation 61 Rounded m2 m2 Dirculation 28 Rounded m2 4 4 4 4 4 4 4 4 4	Beds m2 Circulation St	Beds	Beds m2 Circulatio 31 Rounded m2 m2 Directal 28 Rounded m2 4 Rounded m2 2 1 Rounded m2 3 Rounded m2 4 Rounded m2 4	Beds m2 Circulatio St Rounded m2 m2 National Stared Ownership Stared	Bode Market Mar	Bode No. Circulation St Rounded m2 m2 Directable First Homes Shared Ownership Shared Ownership	Bad

field - 50		Are:							Rounded		Modelling			Area ha			Character						
7	UNITS		50		Aff - rented	65%	% of Aff	11.375	11	1	Density	65	units/ha	Total	0.962		Sub Area	Wider Ch	elmsford				
	Afford	able	35%	17.5	Shared Ow	10%		1.75	2	2	Net:Gros	80%		Gross	0.962	ha	Green Br	Brown					
					First Home	25%	% of Aff	4.375	4					Net	0.769	ha	Use	PDL					
								17.5	17	7													
					M	arket					Aft	fordabl	e for Re	ent	\$	hared O	wnershi	Р		First	Homes		
	Beds	m2	Circulation	33		Rounded	m2		m2	Dirculatio	11		Rounded	m2	2		Rounded	m2	4		Rounded	m2	
Terrace	2	73	0.0%	25%	8.25	8	584		70	0.0%	15%	1.65	2	140	40%	0.80	1	70	40%	1.60	3	210	
Terrace	3	86	0.0%	25%	8.25	8	688		84	0.0%	10%	1.10	1	84	25%	0.50	1	84	25%	1.00	1	84	
Terrace	4	97	0.0%	10%	3.30	3	291		97	0.0%	10%	1.10	1	97	10%	0.20	0	0	10%	0.40	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	15%	4.95	5	490		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	10%	3.30	4	424		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	1.65	2	88		39	10.0%	30%	3.30	3	129	10%	0.20	0	0	10%	0.40	0	0	
Flat to5	2	65	10.0%	10%	3.30	3	215		61	10.0%	20%	2.20	2	134	10%	0.20	0	0	10%	0.40	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	1.65	2	163	5%	0.10	0	0	5%	0.20	0	0	Π
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Π
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	33.00	33	2,780				1002	11.00	- 11	747	1002	2.00	2	154	1002	4.00	- 4	294	
			BCIS								Occupant	s		Populatio	n n		ha per dw	relling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op-	en Space				
Terrace	2			1,402	1,402	1,004	1,407,608				Terrace	2	14	0	0		0.0040	Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	940	1,317,880				Terrace	3	11	0	0		0.0024	Natural O	lpen Space	:			
Terrace Terrace	3 4			1,402	1,402 1,402	940 388	1,317,880 543,976				-		11	0	0		0.0024	Natural 0 0.0000	lpen Space	:			
	_						543,976				Terrace	3		-	·				lpen Space	:			
Terrace	4			1,402	1,402	388	543,976				Terrace Terrace	3 4	4	0	Ŏ		0.0000	0.0000	lpen Space	:			F
Terrace Semi	2			1,402 1,434	1,402 1,434	388 0	543,976 0				Terrace Terrace Semi	3 4 2	4	0	0		0.0000	0.0000			ace Requi	0.415	
Terrace Semi Semi	4 2 3			1,402 1,434 1,434	1,402 1,434 1,434	388 0 490	543,976 0 702,660 608,016				Terrace Terrace Semi Semi	3 4 2 3	4 0 5	0	0		0.0000 0.0000 0.0000	0.0000 0.0000 0.0000				0.415 0.192	
Terrace Semi Semi Semi	4 2 3 4			1,402 1,434 1,434 1,434	1,402 1,434 1,434 1,434	388 0 490 424	543,976 0 702,660 608,016 0				Terrace Terrace Semi Semi Semi	3 4 2 3 4	4 0 5	0 0 0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp Gross - N		0.192	
Terrace Semi Semi Semi Det	4 2 3 4 3			1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647	388 0 490 424 0 0	543,976 0 702,660 608,016 0				Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3	4 0 5 4	0 0 0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp Gross - N	Vet	0.192	
Terrace Semi Semi Semi Det Det	4 2 3 4 3			1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647 1,647	388 0 490 424 0	543,976 0 702,660 608,016 0				Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3	4 0 5 4 0	0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp Gross - N	Vet	0.192	
Terrace Semi Semi Semi Det Det	4 2 3 4 3 4 5			1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647	388 0 490 424 0 0	543,976 0 702,660 608,016 0 0				Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3	4 0 5 4 0	0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - f Shortfall	Vet	0.192 -0.223	
Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5			1,402 1,434 1,434 1,434 1,647 1,647 1,647	1,402 1,434 1,434 1,647 1,647 1,647 1,647	388 0 490 424 0 0 0	543,976 0 702,660 608,016 0 0 0 349,320				Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5	4 0 5 4 0	0 0 0 0 0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - N Shortfall Const	Vet / Surplus	0.192 -0.223 Sale	eabl
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1			1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	388 0 490 424 0 0 0 217 349	543,976 0 702,660 608,016 0 0 349,320 562,104 262,434				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1	4 0 5 4 0 0 0 5 5	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - N Shortfall Const	Vet /Surplus ruction Average	0.192 -0.223 Sale	eabl
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1 2			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612	388 0 490 424 0 0 0 217 349 163	543,976 0 702,660 608,016 0 0 349,320 562,104 262,434				Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2	4 0 5 4 0 0 0 0 5 5	0 0 0 0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha	Units	Open Sp Gross - f Shortfall Const m2	Vet /Surplus ruction Average	0.192 -0.223 Sale m2 2,752	eabl
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	388 0 490 424 0 0 217 349 163	543,976 0 702,660 608,016 0 0 349,320 562,104 262,434 0				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3	4 0 5 4 0 0 0 0 5 5 5 4 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$	0.0000 0.0000 0.0000 0.0000 0.0000 ha	Units 33	Open Sp Gross - f Shortfall Const m2 2,780	Vet / Surplus ruction Average 84.23	0.192 -0.223 Salo m2 2,752 708	eabl Av
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3 1 2			1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,906 1,906	388 0 430 424 0 0 0 217 349 163 0	543,976 0 702,660 608,016 0 0 349,320 562,104 262,434 0				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3	44 00 55 44 00 00 00 55 55 22 00 00	0 0 0 0 0 0 0	0 0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$ Summar Market H	0.0000 0.0000 0.0000 0.0000 0.0000 ba ed wnership	Units 33	Open Sp Gross - M Shortfall Const m2 2,780 747	Vet / Surplus ruction Average 84.23 67.88	0.192 -0.223 Sale m2 2,752 708	eable Av

ield - 2!					144	0.55	D - C A CC		Rounded	-	Modellin	_	16 11	Area ha	0.500		Characte						
	UNITS		25		Aff - rented		% of Aff	5.6875		2	Density		units/ha		0.592			Wider Ch	helmstord				
	Affore	dable	35%	8.75	Shared Ow	10%		0.88		1	Net:Gros	80%		Gross	0.481		Green Br						
					First Home	25%	% of Aff	2.1875	2	-				Net	0.385	ha	Use	PDL					
						arket		8.75	8	9		fordabl	le for Re			bared C)wnershi	in.		First	Homas		
	Beds	m2	Circulation	16		Rounded	m2		m2	Dirculatio	6		Rounded	m2	1	marea c	Rounded	m2	2		Rounded	m2	
Terrace	2	73	0.0%	25%		4	292		70	0.0%	15%	0.90		70	40%	0.40		70		0.80	1	70	
Terrace	3	86	0.0%	25%		4	344		84	0.0%	10%	0.60		84	25%	0.25	_			0.50	1	84	
Terrace	4	97	0.0%	10%		2	194		97	0.0%	10%	0.60		97	10%	0.10		_		0.20	'	0	
Semi	2	81	0.0%	10-4	0.00	0	104		79	0.0%	10%	0.00				0.00		_		0.00	ŏ	0	
Semi	3	98	0.0%	15%		2	196		93	0.0%		0.00				0.00		_		0.00	ŏ	0	
Semi	4	106	0.0%	10%		2	212		106	0.0%		0.00				0.00		_		0.00	ő	0	
Det	3	120	0.0%	10%	0.00	0	0		102	0.0%		0.00				0.00		_		0.00	0	0	
Det	4	130	0.0%		0.00	0			115	0.0%		0.00				0.00		_		0.00	ö	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00				0.00		_		0.00	0	0	
Flat to5	1	40	10.0%	5%		- 1	44		39	10.0%	30%	1,80		_	10%	0.10				0.20	ŏ	0	
Flat to5	2	65	10.0%	10%		4	72		61	10.0%	20%	1.20		67	10%	0.10		_		0.20	ŏ	0	
Flat to5	3	80	10.0%	10%	0.00	Ö	0		74	10.0%	15%	0.90	_	01		0.10					ő	0	
Flat 6+	1	40	15.0%		0.00	ő	0		39	15.0%	13%	0.00		_		0.00				0.00	ő	0	
Flat 6+	2	65	15.0%		0.00	ő			61	15.0%		0.00				0.00				0.00	ő	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00				0.00				0.00	ő	0	
1 140 04	3	- 00	15.0%	1002	16.00	16	1,354		14	15.0%	1002	6.00	6	404	1002	1.00				2.00	2	154	
				1004	10.00	10	1,334				1004	0.00		404	1004	1.00		10	1004	2.00	- 2	134	
	_		BCIS								Occupan	te.		Populatio	20		ha per di	uallina					
	+	_	Lower Q	Madisa	Used	m2					Occupan	Beds	Count	perunit	JII			Local Op	on Space				
Terrace	2	_	Lower &	1,402	1,402	502	703,804				Terrace	2	7	0	0			Strategic		200			
Terrace	1 3	_		1,402	1,402	512	717,824				Terrace	3	6					Natural C					
Terrace	4	_		1,402	1,402	291	407,982				Terrace	4	3	_			0.0000						
Semi	1 2	_		1,434	1,434	0	401,002				Semi	2	ň	0	ň		0.0000						
Semi	3	\vdash		1,434	1,434	196	281.064				Semi	3	2		•		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2				0.0000			Open Sp	ace Requi	0.208	
Det	1 3			1,647	1,647	0	004,000				Det	3	-				0.0000			Gross - I		0.036	
Det	4			1,647	1,647	ő	0				Det	4	ŏ				***				/ Surplus	-0.111	
Det	5			1,647	1,647	ő					Det	5	ŏ		_							2.711	
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1	3	ŏ									
Flat to5	1 2			1,612	1,612	139	223,423				Flat to5	2	2	ŏ	_		Summa			Const	ruction	Sale	able
Flat to5	3			1,612	1,612	0					Flat to5	3			_			1	Units	m2			Averag
Flat 6+	1			1,906	1,306	ő	0				Flat 6+	1	ŏ	ŏ	_		Market h	lousina	16	1,354	84.59	1,343	83.9
	1 2			1,906	1,306	ő	0				Flat 6+	2	ŏ	ŏ	ŏ		Aff - ren		6	404	67.32	390	65.0
		_		1,906	1,306	ő					Flat 6+	3	ŏ		ŏ)wnership	1	70	77.00	70	77.0
Flat 6+	3	ı																					
	3	\vdash		1,300	1,000	1,981	2,847,343				11414		R.	sidents	0		First Hor	nes	2	154	77.00	154	77.0

	UNITS		12		Aff - rented	65%	% of Aff	2.73		3	Density	65	units/ha	Total	0.185		Sub Area	Wider Ch	elmsford				
	Afford		35%	4.2	Shared Ow			0.42		1	Net:Gros			Gross	0.185	hs.	Green Br						
	rinord	abic	05%	4.5	First Home		% of Aff	1.05		4	1400.0101	100%		Net	0.185		Use	PDL					
					rirst nome	23%	4 OF AIT	4.2		;;				IVEC	0.103	na	Ose	PUL					
					-	arket		4.2		•		6 d - b l	e for Re			hd 0	wnershi	_		First I	lamaa		+
	Beds	-2	Circulation			Rounded			-0	Dia sula si a	3				0		Rounded		-		Rounded	m2	4
T	Deas 2	73		۰	0.00	Hounaca O	m2 0		m2 70	Dirculatio 0.0%	3	0.00	Rounded 0	m2 0	100%	0.00			100%	1.00	Kounaea	70	
Terrace	3	86	0.0%		0.00	0	_					0.00	0		100%	0.00	_	-	100%	0.00	- 1	10	_
Terrace			0.0%		0.00	0	_		84	0.0%		0.00	_			0.00	0			0.00	- 0	0	4
Terrace	4	97	0.0%	30%	2.40	2	162		97	0.0%		0.00	_			0.00				0.00	- 0	- 0	4
Semi	2	81	0.0%	40%		2	392		79	0.0%			0			0.00	0	-		0.00	- 0	- 0	4
Semi	3	98	0.0%		3.20 2.40	4	212		93			0.00	_	_								- 0	4
Semi	4	106	0.0%	30%		2			106	0.0%		0.00	0			0.00	0	_		0.00	0		4
Det	3	120	0.0%		0.00	0	_		102	0.0%		0.00	0			0.00	0	_		0.00	0	0	4
Det	4	130	0.0%		0.00	0	_		115	0.0%		0.00	0			0.00	0	_		0.00	0	0	4
Det	5	140	0.0%		0.00	0	_		119	0.0%		0.00		-		0.00	0	_		0.00	0	0	4
Flat to5	1	40	10.0%		0.00	0	_		39	10.0%	50%	1.50				0.00	0	_		0.00	0	0	4
Flat to5	2	65	10.0%		0.00	0	_		61	10.0%	50%	1.50		67		0.00	0			0.00	0	0	4
Flat to5	3	80	10.0%		0.00	0			74	10.0%		0.00	0			0.00	0			0.00	0	0	4
Flat 6+	1	40	15.0%		0.00	0	_		39	15.0%		0.00	0	_		0.00	0	_		0.00	0	0	4
Flat 6+	2	65	15.0%		0.00	0	_		61	15.0%		0.00				0.00		_		0.00	0	0	_
Flat 6+	3	80	15.0%		0.00	0	_		74	15.0%		0.00	0	•		0.00	0	_		0.00	0	0	_
				1002	8.00	8	766				1002	3.00	3	153	1002	0.00	0	0	1002	1.00	1	70	4
											_												
	\vdash		BCIS			_					Occupant			Populatio	on		ha per di						
	\vdash		Lower Q	Median	Used	m2					_	Beds	Count	per unit				Local Op					
Terrace	2			1,402	1,402	70					Terrace	2	1	0	0			Strategic					
Terrace	3			1,402	1,402	0					Terrace	3	0		0			Natural C)pen Spac	e			
Terrace	4			1,402	1,402	0	_				Terrace	4	0		0		0.0000						
Semi	2			1,434	1,434	162	232,308				Semi	2	2		0		0.0000						
Semi	3			1,434	1,434	392	562,128				Semi	3	4	0	0		0.0000						_
Semi	4			1,434	1,434	212	304,008				Semi	4	2				0.0000	0.0000		Open Spa		0.100	
Det	3			1,647	1,647	0	_				Det	3	0		0		0.0000			Gross - N		0.000	_
Det	4			1,647	1,647	0	_				Det	4	0		0		****	ha		Shortfall	/ Surplus	-0.100	4
Det	5			1,647	1,647	0	_				Det	5	0		0								
Flat to5	1			1,612	1,612	86	138,310				Flat to5	1	2	0	0								\perp
Flat to5	2			1,612	1,612	67	108,165				Flat to5	2	1	0	0		Summa	ŗ		Consti		Sale	_
Flat to5	3			1,612	1,612	0					Flat to5	3	0	_	0				Units		Average	m2	
Flat 6+	1			1,306	1,906	0					Flat 6+	1	0	_	0		Market h		8	766	95.75	766	
Flat 6+	2			1,306	1,906	0					Flat 6+	2	0	0	0		Aff - ren		3	153	50.97	139)
Flat 6+	3			1,306	1,306	0	0				Flat 6+	3	0	0	0			Ownership	0	0	70.00	0	_
						989	1,443,059						Re	sidents	0		First Hor	mes	1	70	70.00	70	٦Г
	-						1,459												12	989		975	

	UNITS		250		Aff - rented	65%	% of Aff	56.875	57	I	Density	80	units/ha	Total	4.464		Sub Are	d Wider Ch	elmsford				
	Afford	lable	35%	87.5	Shared Ow	10%		8.75	9		Net:Gros	70%		Gross	4.464	ha	Green B	Brown					
					First Home	25%	% of Aff	21.875	22					Net	3,125	ha	Use	PDL					
								87.5	88						0.122								
					M:	arket		01.5			٨f	fordable	for Re	ent	s	hared O	wnersh	ip		First h	lomes	$\overline{}$	
	Beds	m2	Circulation	163		Rounded	m2		m2	Dirculatio	57		Rounded	m2			Rounded	m2	22		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Terrace	4	97	0.0%		0.00	0	ō		97	0.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Semi	2	81	0.0%		0.00	0	ō		79	0.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Semi	4	106	0.0%		0.00	0	ō		106	0.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Det	3	120	0.0%		0.00	0	ō		102	0.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Det	4	130	0.0%		0.00	0	ō		115	0.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Det	5	140	0.0%		0.00	Ö	Ö		119	0.0%		0.00	ō	_	$\overline{}$	0.00	- 0			0.00	- 6	- 6	
Flat to5	1	40	10.0%	5%		8	352		39	10.0%	35%	19.95	20	858	20%	1.80	2	86	20%	4.40	4	172	
Flat to5	2	65	10.0%	50%		82			61	10.0%	30%	17.10	17		45%	4.05	4	268	45%	9.90	10	671	
Flat to5	3	80	10.0%	45%	-	73			74	10.0%	35%	19.95	20		35%	3.15	3	244	35%	7.70	8	651	
Flat 6+	1	40	15.0%		0.00	0			39	15.0%		0.00	0			0.00	0			0.00	ō	0	
Flat 6+	2	65	15.0%		0.00	0	Ö		61	15.0%		0.00	0	0		0.00	0	1 0		0.00	ō	0	
Flat 6+	3	80	15.0%		0.00	0			74	15.0%		0.00	0	_		0.00				0.00	- 0	- 1	
	-			1002	-	163	_				1002	57.00	57	3,627	1002	9.00	9	598	1002	22.00	22	1,494	
							12,111															.,	
	-		BCIS								Occupant	s		Populatio	on I		ha per d	welling					
			Lower Q	Median	Used	m2						Beds I	Count	per unit			0.0019	Local Ope	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	-	0		0.0040	Strategic	Open Sp	ace			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0			Natural O					
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requi	2.075	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	1.339	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	ha		Shortfall	/ Surplus	-0.736	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	1,467	2,365,449				Flat to5	1	34	0	0								
Flat to5	2			1,612	1,612	7,943	12,804,277				Flat to5	2	113	0	0		Summa	ry		Constr	uction	Sales	ble
Flat to5	3			1,612	1,612	8,947	14,423,209				Flat to5	3	104	0	0			ĺ	Units	m2	Average	m2	Average
Flat 6+	1			1,906	1,306	0					Flat 6+	1	0	0	0		Market I	Housing	163		77.54	11,430	70.49
Flat 6+	2			1,906	1,306	0	0				Flat 6+	2	0	0	0		Aff - ren		57		63.63	3,297	57.84
	3			1,906	1,306	0	0				Flat 6+	3	0	0	0		Shared (Ownership	9	598	66.49	544	60.44
Flat 6+						18,358	29,592,935						D.	sidents	0		First Ho	mes	22	1,494	67.90	1,358	61.73
						10,000	20,302,003																

	HD UNITS		250		Aff - rented	65%	% of Aff	56.875	51	7	Density	9 460	units/ha	Tatal	1.953		Cub Acce	Wider Ch	de et a e d				
				07.5			4 or Arr	8.75			-								ielmsrora				
	Afford	lable	35%	81.5	Shared Ow	10%				-	Net:Gros	80%		Gross	1.953		Green Br						
					First Home	25%	% of Aff	21.875	22					Net	1.563	ha	Use	PDL					
								87.5	88	31					_								
						arket						fordabl				hared ()wnershi			First I			
_	Beds		Circulation	162		Rounded	m2		m2	Dirculatio	57		Rounded		-		Rounded	m2	22		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00				0.00		0		0.00	0	. 0	_
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00				0.00		_		0.00	0	0	-
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0			0.00				0.00	0	0	-
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0			0.00		_		0.00	0	0	-
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00				0.00		_		0.00	0	0	_
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0			0.00		_		0.00	0	0	-
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0			0.00		_		0.00	0	0	-
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	_			0.00				0.00	0	0	_
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0			0.00				0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%		0.00	0			0.00		_		0.00	0	0	-
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	_			0.00				0.00	0	0	_
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0			0.00		0		0.00	0	0	
Flat 6+	1	40	15.0%	5%	8.10	8	368		39	15.0%	35%	19.95	20	897	20%	1.80	2	90	20%	4.40	4	179	
Flat 6+	2	65	15.0%	50%	81.00	81	6,055		61	15.0%	30%	17.10			45%	4.05	4	281	45%	9.90	10	702	
Flat 6+	3	80	15.0%	45%	72.90	73	6,716		74	15.0%	35%	19.95	20	1,702	35%	3.15	3	255	35%	7.70	8	681	
				1002	162.00	162	13,139				1002	57.00	57	3,792	1002	9.00	9	626	1002	22.00	22	1,562	
			BCIS								Occupan	ts		Populati	on		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategio	Open Spa	ice			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Spac	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000						
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000			Open Sp	ace Requi	2.075	
Det	3			1,647	1,647	0	0				Det	3	1 0				0.0000			Gross - N		0.391	
Det	4			1,647	1,647	0	0				Det	4	-				****				/ Surplus	-1.684	
Det	5			1,647	1,647	0	0				Det	5	1 0								2.7.30		
Flat to5	1			1,612	1,612	ŏ	ō				Flat to5	1	Ö										
Flat to5	1 2			1,612	1,612	ŏ	n				Flat to5	2	Ö				Summa			Consti	ruction	Sale	able
Flat to5	3			1,612	1,612	ŏ	0				Flat to5	3	l ö	_			7	,	Units		Average	m2	
Flat 6+	1			1,306	1,306	1,534	2,923,995				Flat 6+	1	34				Market h	lousing	162	13,139	81.10	11,425	7
Flat 6+	2			1,306	1,306	8,229	15,685,236				Flat 6+	2	112				Aff - ren		57	3,792	66.52	3,297	-
Flat 6+	3			1,306	1,306	9,354	17,828,915				Flat 6+	3	104					wnership	9	626	69.51	544	6
11400	+ -			1,300	1,306	19,118	36,438,146				1 100 0+	-		sidents	ŏ		First Hor		22	1,562	70.99	1,358	H
	_					13,110	1,306						He	sidents	U		First Hor	nes	250	19,118		1,350	—
							1,306	FIRE											250	19,118			\vdash

ed BF 155									Rounded	_	Modellin	~		Area ha			Characte						
12	UNITS	:	155		Aff - rented		% of Aff	35.263	35		Density		units/ha	Total	1.938		Sub Area	Wider Ch	elmsford				
	Afford	fable	35%	54.25	Shared Ow	10%		5.43			Net:Gros	80%		Gross	1.938	ha	Green Br	Brown					
					First Home	25%	% of Aff	13.563	14	L L				Net	1.550	ha	Use	PDL					
								54.25	54	ı.													
					м	arket					Af	fordabl	le for R	ent	S	hared C)wnershi	P		First I	lomes		
	Beds		Circulation	101		Rounded	m2		m2	Dirculatio	35		Rounded	m2	5		Rounded	m2	14		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00		0		0.00		0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00		0		0.00		0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	5.05	5	220		39	10.0%	35%	12.25	12	515	20%	1.00	1	43	20%	2.80	3	129	
Flat to5	2	65	10.0%	50%	50.50	51	3,647		61	10.0%	30%	10.50	11		45%	2.25	2		45%	6.30	6	403	
Flat to5	3	80	10.0%	45%	45.45	45	3,960		74	10.0%	35%	12.25	12	977	35%	1.75	2	163	35%	4.90	5	407	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	101.00	101	7,827				1002	35.00	35	2,230	1002	5.00	5	340	1002	14.00	14	938	
			BCIS								Occupant	s		Populatio	on .		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategio	Open Spa	ice			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	lpen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ace Requi	1.287	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.388	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	ha		Shortfall	/ Surplus	-0.899	
Det	5			1,647	1,647	0					Det	5	0	_	0								
Flat to5	1			1,612	1,612	906					Flat to5	1	21	0	0								
Flat to5	2			1,612	1,612	4,921	7,933,297				Flat to5	2	70		0		Summa	7		Consti	ruction	Sale	
Flat to5	3			1,612	1,612	5,507	8,876,639				Flat to5	3	64	0	0				Units	m2	Average	m2	A۷
	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market h	lousing	101	7,827	77.49	7,115	
Flat 6+				1,306	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ted	35	2,230	63.71	2,027	Г
Flat 6+ Flat 6+	2	l		1,000															$\overline{}$				
	3			1,906	1,306	0	0				Flat 6+	3	0	0	0	l	Shared C)wnership	5	340	67.98	309	
Flat 6+	_					0 11,334	0 18,271,053				Flat 6+	3		0 sidents	0		Shared C First Hor		5 14	340 938	67.98 67.02	309 853	-

BF 155	UNITS		155		Aff - rentee	65%	% of Aff	35,263	Rounded 35		Modelling Density		units/ha	Area ha Total	1,211		Characte Sub Area	Wider Ch	elmsford				
	Affor		35%	54.95	Shared Ow			5,43	- 5		Net:Gros			Gross	1,211		Green Br		.c.aisrord				
	OHOR	Japie	33%	34.23	First Home		% of Aff	13,563	14	-	rectaros	00%		Net	0.363		Use	PDL					
					. ask nome	23%	- 31 Fill	54.25	54					. 244	0.000		550	· DE					
					м	arket		54.25			Afi	fordabl	e for Re	ent	- 1	hared O	wnershi	ip		First I	lomes		
	Beds	m2	Circulation	101		Rounded	m2		m2	Dirculatio	35		Rounded	m2	5		Rounded	m2	14		Rounded	m2	
Terrace	2	73			0.00		-		70	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	
Terrace	3	86			0.00				84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97			0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81			0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98			0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106			0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120			0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130			0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140			0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40			0.00	0	0		39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%	5%	5.05	5	230		39	15.0%	35%	12.25	12	538	20%	1.00	1	45	20%	2.80	3	135	
Flat 6+	2	65	15.0%	50%	50.50	51	3,812		61	15.0%	30%	10.50	11	772	45%	2.25	2	140	45%	6.30	6	421	
Flat 6+	3	80	15.0%	45%	45.45	45			74	15.0%	35%	12.25	12	1,021	35%	1.75	2	170	35%	4.90	5	426	
				1002	101.00	101	8,182				1002	35.00	35	2.331	1002	5.00	5	355	1002	14.00	14	981	
														-									
			BCIS				i				Occupant	s		Populatio	on .	1	ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	perunit				Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	. 0	0				Open Spa	ace			
Terrace	3			1,402			0				Terrace	3	0	0	0		0.0024	Natural C					
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0	1	0.0000	0.0000					
Semi	4			1,434			Ö				Semi	4	Ö	Ö	0		0.0000			Open Spa	ce Regui	0.667	
Det	3			1,647	1,647		Ö				Det	3	Ö		0		0.0000	_		Gross - N		0.242	
Det	4			1,647	1,647	Ö	Ö				Det	4	Ö	Ö	0		****	ha		Shortfall	/ Surplus	-0.424	
Det	5			1,647			Ö				Det	5	Ö	Ö	0								
Flat to5	1			1,612		_	Ö				Flat to5	1	Ö		0								
Flat to5	2			1,612		0	ō				Flat to5	2	Ö	Ö	0		Summa	re		Constr	uction	Sale	able
Flat to5	1 3			1,612							Flat to5	3	ō	_		_		ĺ	Units		Average	m2	Avera
Flat 6+	1 Ť			1,906	1,306		-				Flat 6+	1	21	_		_	Market h	lousina	101	8,182	81.01	7,115	70.
	1 2			1,906			9,806,561				Flat 6+	2	70			1	Aff - ren		35	2,331	66.60	2,027	57
Flat 6+		-		1,906			10,972,651				Flat 6+	3	64			1)wnership	5	355	71.07	309	61.
Flat 6+	3	ı										~					-1141-04-0			222	1	~~~	
Flat 6+ Flat 6+	3	-		1,000	1,000	11,850							P.	sidents	0	1	First Hor	mes	14	981	70.07	853	60.

BF 75									Rounded		Modelling			Area ha			Characte						
14	UNITS		75		Aff - rented	65%	% of Aff	17.063	17		Density	85	units/ha	Total	1.103		Sub Area	Wider Ch	elmsford				
	Afford	lable	35%	26.25	Shared Ow	10%		2.63	3		Net:Gros	80%		Gross	1.103	ha	Green Br	Brown					
					First Home	25%	% of Aff	6.5625	7					Net	0.882	ha	Use	PDL					
								26.25	27	1													
					м	arket					Aft	fordabl	e for Re	ent	S	hared O	wnershi	P		First I	lomes		1
	Beds	m2	Circulation	48		Rounded	m2		m2	Dirculatio	17		Rounded	m2	3		Rounded	m2	7		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	d .
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	d .
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Flat to5	1	40	10.0%	5%	2.40	2	88		39	10.0%	35%	5.95	6	257	20%	0.60	1	43	20%	1.40	1	43	1
Flat to5	2	65	10.0%	50%		24	1,716		61	10.0%	30%	5.10	5		45%	1.35	1	67	45%	3.15	4	268	
Flat to5	3	80	10.0%	45%	21.60	22	1,936		74	10.0%	35%	5.95	6	488	35%	1.05	1	81	35%	2.45	2	163	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı I
				1002	48.00	48	3,740				1002	17.00	17	1,081	1002	3.00	3	191	1002	7.00	7	474	1
																							1
			BCIS								Occupant	s		Populatio)n		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op-	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0				Open Spa				
Terrace	3			1,402	1,402	0	0											81 · 10					
Terrace	4						0				Terrace	3	0	0	0		0.0024	Natural O	lpen Space	2			
Fremace	+			1,402	1,402	0	_				Terrace Terrace	3 4	0		0		0.0024	0.0000	pen Space	2			
Semi	2			1,402 1,434	1,402 1,434		0							Ö			0.0024 0.0000 0.0000	0.0000 0.0000	pen Space	2			
	_					0	0				Terrace	4	Ö	0	Ŏ		0.0000	0.0000	pen Space	S			
Semi	2			1,434	1,434	0	0				Terrace Semi	4 2	0	0	0		0.0000	0.0000			ace Requi	0.623	
Semi Semi	3			1,434 1,434	1,434 1,434	0	0 0 0				Terrace Semi Semi	4 2 3	0	0 0	0		0.0000 0.0000 0.0000	0.0000 0.0000 0.0000				0.623 0.221	
Semi Semi Semi	3 4			1,434 1,434 1,434	1,434 1,434 1,434	0	0 0 0 0				Terrace Semi Semi Semi	4 2 3 4	0	0 0 0	0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N		0.221	
Semi Semi Semi Det	3 4 3			1,434 1,434 1,434 1,647	1,434 1,434 1,434 1,647	0	0 0 0 0				Terrace Semi Semi Semi Det	4 2 3 4 3	0	0 0 0 0	0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N	Vet	0.221	
Semi Semi Semi Det	2 3 4 3			1,434 1,434 1,434 1,647	1,434 1,434 1,434 1,647 1,647	0 0 0 0	0 0 0 0				Terrace Semi Semi Semi Det	4 2 3 4 3	0 0 0	0 0 0 0 0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N	Vet	0.221	
Semi Semi Semi Det Det	2 3 4 3 4 5			1,434 1,434 1,434 1,647 1,647	1,434 1,434 1,434 1,647 1,647	0 0 0 0 0	0 0 0 0				Terrace Semi Semi Semi Det Det	4 2 3 4 3	0 0 0 0	0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - N Shortfall	Vet	0.221 -0.402	2
Semi Semi Semi Det Det Det	2 3 4 3 4 5			1,434 1,434 1,434 1,647 1,647 1,647	1,434 1,434 1,434 1,647 1,647 1,647	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0				Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - N Shortfall Constr	Vet / Surplus	0.221 -0.402 Sal	leable
Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 3 4 5 1			1,434 1,434 1,434 1,647 1,647 1,647 1,612	1,434 1,434 1,647 1,647 1,647 1,647 1,612	0 0 0 0 0 0 0 431 2,387	0 0 0 0 0 0 0 0 635,034 3,847,844 4,301,783				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - N Shortfall Constr	Vet /Surplus ruction	0.221 -0.402 Sal	leable
Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 3 4 5 1 2 3			1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612	0 0 0 0 0 0 0 431 2,387 2,669	0 0 0 0 0 0 0 0 695,034 4,301,783				Terrace Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1	0 0 0 0 0 0 0 0 0 10 34	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000 8888	0.0000 0.0000 0.0000 0.0000 ha	Units	Open Sp Gross - N Shortfall Consti	Vet / Surplus ruction Average	0.221 -0.402 Sal m2	leable Av
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 3 4 5 1 2 3			1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	0 0 0 0 0 0 431 2,387 2,669	0 0 0 0 0 0 0 695,034 3,847,844 4,301,783 0				Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3	0 0 0 0 0 0 0 0 10 34 31	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 8888 Summar	0.0000 0.0000 0.0000 0.0000 ba	Units 48	Open Sp Gross - N Shortfall Const m2 3,740	Vet / Surplus ruction Average 77.92	0.221 -0.402 Sal m2 3,400 983	leable Ave
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 3 4 5 1 2 3 1 2			1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906 1,906	1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	0 0 0 0 0 0 0 0 431 2,387 2,669	0 0 0 0 0 0 0 695,034 3,847,844 4,301,783 0				Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	000000000000000000000000000000000000000		0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$\$ Semman	0.0000 0.0000 0.0000 0.0000 0.0000 ba	Units 48 17	Open Sp: Gross - N Shortfall Const: m2 3,740 1,081	Vet / Surplus ruction Average 77.92 63.61	0.221 -0.402 Sal m2 3,400 983 174	

F 35									Rounded	-	Modellin	-		Area ha			Characte						
	UNITS		35		Aff - rented	65%	% of Aff	7.9625	8	3	Density	80	units/ha	Total	0.438		Sub Area	Wider Ch	helmsford				
	Afford	lable	35%	12.25	Shared Ow	10%		1.23	1	1	Net:Gros	100%		Gross	0.438	ha	Green Br	Brown					
					First Home	25%	% of Aff	3.0625	3					Net	0.438	ha	Use	PDL					
								12.25	12	2													
		_				arket				51 1 11		fordabl			- \$)waershi		_	First			
T	Beds		Circulation	23		Rounded			m2	Dirculatio	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2	-
Terrace	2	73	0.0%		0.00	0			70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	-
Terrace	3	86	0.0%		0.00	0	_		84	0.0%		0.00	0			0.00		_		0.00	0	0	-
Terrace	4	97	0.0%		0.00	0			97	0.0%		0.00	0	0		0.00	0	_		0.00	0	0	-
Semi	2	81	0.0%		0.00	0			79	0.0%		0.00	0	_		0.00		_		0.00	0	0	-
Semi	3	98	0.0%		0.00	0			93	0.0%		0.00	0			0.00				0.00	0	0	-
Semi	4	106	0.0%		0.00	0	_		106	0.0%		0.00	0	_		0.00	0			0.00	0	0	
Det	3	120	0.0%		0.00	0			102	0.0%		0.00	0			0.00	0	_		0.00	0	0	
Det	4	130	0.0%		0.00	0			115	0.0%		0.00	0			0.00				0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	1.15	1			39	10.0%	35%	2.80	3	129	20%	0.20	0	0	20%	0.60	1	43	
Flat to5	2	65	10.0%	50%	11.50	12	858		61	10.0%	30%	2.40	2	134	45%	0.45	1	67	45%	1.35	1	67	
Flat to5	3	80	10.0%	45%	10.35	10	880		74	10.0%	35%	2.80	3	244	35%	0.35	0	0	35%	1.05	1	81	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	23.00	23	1,782				1002	8.00	8	507	1002	1.00	1	67	1002	3.00	3	191	
			BCIS								Occupant	ts		Populatio	n .		ha per di	vellina					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op	en Space				
Terrace	2			1,402	1,402	0	1				Terrace	2	0	0	0			Strategio		ace			
Terrace	3			1,402	1,402						Terrace	3	0		0			Natural C					
Terrace	4			1,402	1,402	-					Terrace	4	0		0		0.0000]	-			
Semi	2			1,434	1,434	-					Semi	2	0	1 6	0		0.0000						
Semi	3			1,434	1,434	ŏ					Semi	3	ŏ		0		0.0000						
Semi	4			1,434	1,434	ŏ	_				Semi	4	ő		ō		0.0000			Open Sp	ce Begui	0.291	
Det	3			1,647	1,647	ŏ					Det	3	Ö	ŏ	0		0.0000			Gross - N		0.000	
Det	4			1,647	1,647	ŏ					Det	4	Ö	ŏ	0		***			Shortfall		-0.291	_
Det	5			1,647	1,647	Ö					Det	5	0		0					Unortrail	. Sarpias	-0.201	1
Flat to5	1			1,612	1,612	216					Flat to5	1	5		0								
Flat to5	2			1,612	1,612	1,126					Flat to5	2	16	ő	0		Summa			Const	ruction	Sal.	eable
	3			1,612	1,612	1,206					Flat to5	3	14	- 8	0		24882	7	Units		Average		
Flat to5	1			1,612	1,612	1,206						1	14	9	0		B.A. alas S	l		1,782			Avera 70.4
Flat 6+	_					0					Flat 6+		0				Market h		23		77.48	1,620	
Flat 6+	2			1,906	1,906	0					Flat 6+	2			0				8	507	63.39	461	57.
Flat 6+	3			1,306	1,906	2,548					Flat 6+	3	٥		0)wnership	1		67.10	61 174	
						1 2548	i A 106 731				i I		12.	sidents	n	ı	First Hor	nes	3	191	63.80	174	58.

2	UNITS		12		Aff - rented	650	% of Aff	2.73	Rounded 3	_	Modellin Density		units/ha	Area ha	0.160		Characte Sub Asse	Wider Cl	l kalmasa				
	Afford		35%	4.0	Shared Ow		4 OF AFF	0.42		-	Net:Gros			Gross	0.160		Green Br		neimsrora				
	Arrord	Jable	334	4.2	First Home		% of Aff	1.05		4	(Vet:Gros	100%		Net	0.160			PDL					
					r irst nome	204	4 OF AFF	4.2	_	 				lvet	0.160	na	Use	PDL					
					M	arket		4.2		21	Af	fordabl	e for Re	ent		Shared C)wnershi	iD.		First H	omes		
	Beds	m2	Circulation	8		Rounded	m2		m2	Dirculatio	3		Rounded		0		Rounded	m2	1		Rounded	m2	
Terrace	2	73	0.0%	_	0.00	0	0		70	0.0%		0.00				0.00				0.00	0	0	
Terrace	3	86	0.0%		0.00	ō	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	ō	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0			0.00	0	0		0.00	ō	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	1 0		0.00	0	0		0.00	ō	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	1 0		0.00	0	0		0.00	ō	0	
Semi	4	106	0.0%		0.00	ō	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	ō	0	
Det	3	120	0.0%		0.00	Ö	0		102	0.0%		0.00	Ö	6		0.00	0	0		0.00	- 6	- 6	
Det	4	130	0.0%		0.00	Ö	0		115	0.0%		0.00				0.00		_		0.00	- 6	- 6	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	Ö			0.00		_		0.00	- 6	- 6	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%		0.00	0	1 0		0.00	0	0		0.00	ō	- 0	
Flat to5	2	65	10.0%	50%	4.00	4	286		61	10.0%	100%	3.00	3	201	100%	0.00	0	0	100%	1.00	1	67	
Flat to5	3	80	10.0%	50%	4.00	4	352		74	10.0%		0.00	0			0.00	0	0		0.00	ol	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	1 0		0.00	0	0		0.00	ō	- 0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	1 0		0.00	0	0		0.00	ō	- 0	
Flat 6+	3	80	15.0%		0.00	Ö	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	ō	- 0	
				1002	8.00	8	638				1002	3.00	3	201	1002	0.00	0	0	1002	1.00	1	67	
	\neg		BCIS								Occupant	ts		Populatio	on .	1	ha per di	welling					
	\Box		Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategio	Open Sp	ace			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	Open Spac	:e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000	ľ				
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requi	0.052	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	et	0.000	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	ha		Shortfall	Surplus	-0.052	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	554	893,693				Flat to5	2	8	0	0		Summa	ry		Constr	uction	Sale	able
Flat to5	3			1,612	1,612	352	567,424				Flat to5	3	4	0	0			Γ	Units	m2	Average	m2	Average
Flac (O)	1			1,906	1,306	0	0				Flat 6+	1	0	0	0		Market h	lousing	8		79.75	580	72.50
Flat 6+				1,906	1,306	0	0				Flat 6+	2	0	0	0		Aff - ren	ted	3	201	67.10	183	61.00
	2											-	_		0	1	Shared C	\ 	0		67.40		24.00
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	ᅵ 이	U	1	onarea u	ywnersnip	, ,	ı or	67.10	0	61.00
Flat 6+ Flat 6+	_			1,906	1,906	906	1,461,117				Flat 6+	3	_	sidents	0	-	First Hor		1	67	67.10	61	61.00

GF -9	UNITS		9		Aff - rented	er.	% of Aff	0	Rounde I	0	Modellin Density		units/ha	Area ha	0.300		Characte	ensucs Wider Cl	almasa-4				
		. 1. 1.	0%		Shared Ow	10%		0.00		0	Net:Gros			Gross	0.300		Green Br		neimsrora				
	Afford	able	0%	U				0.00	_		Net:Gros	100%					Use Use	r Green Paddock					
					First Home	25%	% of Aff	0		0				Net	0.300	na	Use	Радаоск					
						arket				o		6 d - b l	le for Re			hd (1	wnershi	-		First	V		1
	Beds	-2	Circulation	9		Rounded	m2		m2	Dirculatio	- 7		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%	,	0.00	nounaea O			70	0.0%	Ů	0.00		-	·	0.00			_	0.00	nounaea	m2 0	
Terrace	3	86	0.0%		0.00	0			84	0.0%		0.00				0.00	- ö	_		0.00	- 0	0	4
Terrace	4	97	0.0%		0.00	0	-		97	0.0%		0.00		-		0.00	l ö			0.00	 	0	4
Semi	2	81	0.0%		0.00	0			79	0.0%		0.00				0.00	_	_		0.00	- 8	0	_
Semi	3	98	0.0%	67%	6.03	6	588		93	0.0%		0.00	_			0.00	l ö			0.00	 	0	_
Semi	4	106	0.0%	014	0.00	0			106	0.0%		0.00				0.00	l ö			0.00	 	0	4
Det	3	120	0.0%		0.00	0	_		102	0.0%		0.00	_			0.00	_	_		0.00	 	0	_
Det	4	130	0.0%	22%	1.98	2	260		115	0.0%		0.00				0.00	0			0.00	- 8	0	4
Det	5	140	0.0%	11%	0.99	- 1	140		113	0.0%		0.00				0.00	- 6			0.00	- 8	0	4
Flat to5	1	40	10.0%	114	0.00	- '			39	10.0%	40%	0.00	_			0.00	0	_		0.00	0	0	4
Flat to5	2	65	10.0%		0.00	0			61	10.0%	40%	0.00			100%	0.00	- 6		100%	0.00	- 8	0	4
Flat to5	3	80	10.0%		0.00	0			74	10.0%	20%	0.00	_		100%	0.00	l ö			0.00	- 8	0	4
Flat 6+	1	40	15.0%		0.00	0			39	15.0%	20%	0.00				0.00	l ö			0.00	- 8	0	4
Flat 6+	2	65	15.0%		0.00	0	_		61	15.0%		0.00	_			0.00	l ö	_		0.00	 	0	4
Flat 6+	3	80	15.0%		0.00	0			74	15.0%		0.00				0.00	l ö			0.00	- 8	0	4
11400	3	00	15.0%	1002	9.00	9	988		14	15.0%	1002	0.00			1002	0.00	0	_	1002	0.00	0	ŏ	
				1004	0.00		300				1004	0.00		- 0	1004	0.00			1004	0.00	•		+
			BCIS								Occupant	·e		Populatio			ha per di	welling					
$\overline{}$				Median	Used	m2						Beds	Count	perunit			na per a		en Space				
Terrace	2		20 11 01	1,402	1,402		0				Terrace	2	0		0				Open Sp	oce			
Terrace	3			1,402	1,402	0	_				Terrace	3	ŏ		ŏ		0.0024	Natural C					
Terrace	4			1,402	1,402	0					Terrace	4	ň		ő		0.0000	0.0000	эрсіі орас І	•			
Semi	2			1,434	1,434	0	_				Semi	2	ŏ		ŏ		0.0000						
Semi	3			1,434	1,434	588	843,192				Semi	3	6		ŏ		0.0000	0.0000					
Semi	4			1,434	1,434	0	040,102				Semi	4	ő		ő		0.0000	0.0000		Open Sp	ace Requi	0.022	1
Det	3			1,647	1,647	0	-				Det	3	ő		ő		0.0000			Gross - I		0.000	il .
Det	4			1,647	1,647	260	428,220				Det	4	2		ő		***				/ Surplus	-0.022	_
Det	5			1,647	1,647	140	230,580				Det	5	1	ő	ő					230131411	. Janpias	0.025	1
Flat to5	1			1,612	1,612	0					Flat to5	1	<u> </u>		ő								
Flat to5	2			1,612	1,612	0					Flat to5	2	ŏ		ő		Summa	-		Coest	ruction	Sale	leable
Flat to5	3			1,612	1,612	0	_				Flat to5	3	ŏ		ő			i e	Units		Average		Av
Flat 6+	1			1,906	1,906	0	_				Flat 6+	1	ŏ		ő		Market h	lousing	9	988		988	
Flat 6+	2			1,906	1,306	0	_				Flat 6+	2	ŏ		ő		Aff - ren		ŏ	000	109.78	000	_
Flat 6+	3			1,306	1,306	0	-				Flat 6+	3	ŏ		ő) Ownership	ő	ő	109.78		_
1.14.0.	Ť			1,000	1,000	988	1,501,992				. 144 47			sidents	ő		First Hor		ő	0		Ö	_
			!				10011005								•					988	100.10	988	

18	UNITS	S	4		Aff - rented	65%	% of Aff	0	(0	Density	30	units/ha	Total	0.133		Sub Area	Wider Ch	elmsford				
	Afford	dable	0%	0	Shared Ow	10%		0.00		5	Net:Gros	100%		Gross	0.133	ha	Green Br	Green					
					First Home		% of Aff	0		5				Net	0.133		Use	Paddock					
								Ö	(0													
					м	arket					Αf	fordabl	le for R	ent	S	hared ()wnershi	P		First	Homes	$\overline{}$	Т
	Beds	m2	Circulation	4		Rounded	m2		m2	Dirculatio	0		Rounded	1 m2	0		Rounded	m2	0		Rounded	m2	1
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%	50%	2.00	2	196		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	Ö		102	0.0%		0.00	0	0		0.00		-		0.00	0	0	1
Det	4	130	0.0%	25%	1.00	1	130		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%	25%	1.00	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	35%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	Ö		61	10.0%	50%	0.00		0	100%	0.00		0	100%	0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	0.00	- 0	0		0.00	0	0		0.00	0	0	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0) 0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0) 0		0.00	0	0		0.00	0	0	1
				1002	4.00	4	466				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	1
	\top		BCIS								Occupan	ts		Populatio	on .		ha per dy	velling					
			Lower Q	Median	Used	m2					•	Beds	Count	per unit				Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	0	0				Terrace	3	0) 0	0		0.0024	Natural C	pen Space				
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	196	281,064				Semi	3	2	2 0	0		0.0000	0.0000					П
Semi	4			1,434	1,434	0	0				Semi	4	0	-	0		0.0000				ace Requi	0.010	
Det	3			1,647	1,647	0	_				Det	3	0	0	0		0.0000			Gross - I	Vet	0.000	
Det	4			1,647	1,647	130					Det	4	1	1 0	0		****	ha ed		Shortfall	/ Surplus	-0.010	
Det	5			1,647	1,647	140	230,580				Det	5	1	1 0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	7		Const	ruction	Sale	eabl
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	Αv
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market h	lousing	4	466	116.50	466	1
	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ted	0	0	116.50	0	1
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared C)wnership	0	0	116.50	0	1
Flat 6+															0	1	Eines Han		0	_	116.50	0	
	+ *					466	725,754						H K	esidents	U		First Hor	nes	υĮ	0	116.50		1

Plot									Rounded	-	Modelling			Area ha			Character						
9	UNITS		1		Aff - rented	65%	% of Aff	0			Density	30	units/ha	Total	0.033		Sub Area	Wider Ch	elmsford				
	Afford	lable	0%	0	Shared Ow	10%		0.00		ı	Net:Gros	100%		Gross	0.033	ha	Green Br	Green					
					First Home	25%	% of Aff	0		ı				Net	0.033	ha	Use	Paddock					
								0	- 0														
					м	arket					Aff	fordabl	e for R	ent	S	hared O	wnershi	P		First I	Homes		1
	Beds	m2	Circulation	1		Rounded	m2		m2	Dirculatio	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0	1	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%		0.00	0	0	1	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%	100%	1.00	1	140	1	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	- 0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	2	65	10.0%		0.00	0	Ö		61	10.0%	30%	0.00	0	0	100%	0.00	Ö	0	100%	0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	1.00	1	140				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	1
			BCIS								Occupant:	s		Populatio)n		ha per dw	relling					
			Lower Q	Median	Used	m2					Τ	Beds	Count	per unit				Local Op	en Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0			Strategio	Open Spa	ice			
																	-						
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C) pen Spac	e			
Terrace Terrace	3			1,402 1,402	1,402 1,402	0					Terrace Terrace	3	0		0		0.0024	0.0000)pen Spac	e			
	_						ō				-	_	-	0)pen Spac	e			
Terrace	4			1,402	1,402	Ö	0				Terrace	4	Ö	0	0		0.0000	0.0000)pen Spac	e			
Terrace Semi	2			1,402 1,434	1,402 1,434	0	0				Terrace Semi	4	0	0	0		0.0000	0.0000	•		ace Requi	0.002	
Terrace Semi Semi	4 2 3			1,402 1,434 1,434	1,402 1,434 1,434	0	0 0				Terrace Semi Semi	2	0	0 0	0		0.0000 0.0000 0.0000	0.0000 0.0000 0.0000				0.002	
Terrace Semi Semi Semi	4 2 3 4			1,402 1,434 1,434 1,434	1,402 1,434 1,434 1,434	0	0 0 0 0				Terrace Semi Semi Semi	4 2 3 4	0	0 0	0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N			_
Terrace Semi Semi Semi Det	4 2 3 4 3			1,402 1,434 1,434 1,434 1,647	1,402 1,434 1,434 1,434 1,647	0 0	0 0 0 0 0				Terrace Semi Semi Semi Det	4 2 3 4 3	0 0	0 0 0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N	Vet	0.000	-
Terrace Semi Semi Semi Det Det	4 2 3 4 3			1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647	0 0 0	0 0 0 0 0 0 230,580				Terrace Semi Semi Semi Det	4 2 3 4 3	0 0	0 0 0 0 0	0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000		Open Sp: Gross - N	Vet	0.000	-
Terrace Semi Semi Semi Det Det	4 2 3 4 3 4 5			1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647 1,647	0 0 0 0 0 0	0 0 0 0 0 0 0 0 230,580				Terrace Semi Semi Semi Det Det	4 2 3 4 3 4 5	0 0 0 0 0	0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp: Gross - N Shortfall	Vet	0.000 -0.002	
Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5			1,402 1,434 1,434 1,434 1,647 1,647 1,647	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	0 0 0 0 0 0 0 140	0 0 0 0 0 0 0 0 230,580				Terrace Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5	0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - N Shortfall Const	Vet /Surplus ruction	0.000 -0.002 Sale	eabl
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1			1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612	0 0 0 0 0 0 140	0 0 0 0 0 0 230,580 0 0				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000		Open Sp Gross - N Shortfall Const	Vet / Surplus ruction Average	0.000 -0.002 Sale	eabl Av
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1 2			1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612	0 0 0 0 0 0 140 0	0 0 0 0 0 0 0 230,580 0 0				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1 2	0 0 0 0 0 0 1	0 0 0 0 0 0 0	0 0 0		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 ha		Open Sp Gross - N Shortfall Const m2	Vet / Surplus ruction Average	0.000 -0.002 Salo	eabl
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3			1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	0 0 0 0 0 0 140 0	0 0 0 0 0 0 0 230,580 0 0 0				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2 3	0 0 0 0 0 0 1 0	0 0 0 0 0 0 0	0 0 0 0 0		0.0000 0.0000 0.0000 0.0000 8888 Summar Market H	0.0000 0.0000 0.0000 0.0000 0.0000 ha	Units 1	Open Sp Gross - N Shortfall Const m2 140	Vet / Surplus ruction Average 140.00	0.000 -0.002 Sale m2 140	eable Av
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3 1 2			1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,906 1,906	0 0 0 0 0 0 0 140 0 0	0 0 0 0 0 0 0 230,580 0 0 0				Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3 1 2	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	000000000000000000000000000000000000000		0.0000 0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$ Summar	0.0000 0.0000 0.0000 0.0000 0.0000 ha	Units 1	Open Sp Gross - N Shortfall Const m2 140	ruction Average 140.00 140.00	0.000 -0.002 Sale m2 140	eable Av. 14

20	UNITS	\$	9		Aff - rented	65%	% of Aff	0	(5	Density	45	units/ha	Total	0.222		Sub Area	Wider Ch	elmsford				
	Afford	dable	0%	0	Shared Ow	10%		0.00	(5	Net:Gros	100%		Gross	0.200	ha	Green Br	Brown					
					First Home	25%	% of Aff	0	(5				Net	0.200	ha	Use	PDL					
								0	(0													
					м	arket					A	fordabl	e for R	ent	S	hared C)wnershi	P		First I	Homes		1
	Beds	m2	Circulation	9		Rounded	m2		m2	Dirculatio	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	ž.
Terrace	2	73	0.0%	23%	2.07	2	146		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ıl —
Terrace	3	86	0.0%	54%	4.86	5	430		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ıl —
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Į.
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Į.
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į]
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	ı]
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	ı]
Flat to5	3	80	10.0%	23%	2.07	2	176		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	л —
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ıl —
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	л —
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ıl —
				1002	9.00	9	752				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	4
	\neg		BCIS								Occupan	ts		Populatio	·n		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op-	en Space				
Terrace	2			1,402	1,402		204,692				Terrace	2	2	0	0			Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	430	602,860				Terrace	3	5	0	0		0.0024	Natural O	pen Space	1			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Sp:	ace Requi	0.022	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000			Gross - N		0.000	1
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	ha		Shortfall	/ Surplus	-0.022	4
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	7		Constr	ruction	Sale	leable
Flat to5	3			1,612	1,612	176	283,712				Flat to5	3	2	0	0				Units		Average		2 Av
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	lousing	9	752	83.56	736	3
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ed	0	0	83.56	0	1
E1 - 6	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared C	wnership	0	0	83.56	0	1
Flat 6+						752	1,091,264						R.	sidents	0		First Hon	nes	0	0	83.56	0	5
Flat 6+						175	1,001,504							3145									

Brown -	UNITS		6		Aff - rentee	EF-	% of Aff	<u> </u>	Rounde	_	Modellin Density		units/ha	Area ha	0.167		Characte	Wider Ch	alm of a c d				
:1										-									ielmsrora				
	Affor	dable	0%	0	Shared Ow			0.00		_	Net:Gros	80%		Gross	0.167		Green Br						
					First Home	25%	% of Aff	0						Net	0.133	ha	Use	PDL					
								0	(0													_
					м	arket						fordabl	e for R)wnershi			First I			
	Beds		Circulation	6		Rounded			m2	Dirculatio	0		Rounded		0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%	33%	1.98		146		70	0.0%		0.00	0			0.00		0		0.00	0	0	
Terrace	3	86	0.0%	67%	4.02		344		84	0.0%		0.00	0			0.00		_		0.00	0	0	
Terrace	4	97	0.0%		0.00				97	0.0%		0.00	0			0.00		0		0.00	0	0	
Semi	2	81	0.0%		0.00				79	0.0%		0.00	0			0.00		0		0.00	0	0	
Semi	3	98	0.0%		0.00				93	0.0%		0.00	0			0.00		_		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	_		102	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	_	_		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0			0.00		0		0.00	0	0	
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	6.00	6	490				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	
			BCIS								Occupant	s		Populati	on		ha per dy	velling					
		П	Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op-	en Space				
Terrace	2			1,402	1,402	146	204,632				Terrace	2	2	0	0			Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	344	482,288				Terrace	3	4	0	0		0.0024	Natural O	pen Space	<u>:</u>			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
A .	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requi	0.014	
Semi Semi				1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.033	
	3				4.4.4.5	0	_	1			Det	4	0	0	0		****	ha		Shortfall	/ Surplus	0.019	
Semi	3 4			1,647	1,647	, ,	0	I			LDec 1	-			0	1							
Semi Det	_			1,647 1,647	1,647	0					Det	5	0	0	, ,	I							
Semi Det Det	4						Ö						0		0								
Semi Det Det	5			1,647	1,647	0	0				Det			0			Summai	· •		Consti	ruction	Sale	abl
Semi Det Det Det Flat to5	5 1			1,647 1,612	1,647 1,612	0	0				Det Flat to5	5	Ö	0	Ö		Summai	7	Units				
Semi Det Det Det Flat to5 Flat to5	4 5 1 2			1,647 1,612 1,612	1,647 1,612 1,612	0	0 0				Det Flat to5 Flat to5	5 1 2	0	0	0		Summar Market h		Units 6		uction Average 81.67	Sale m2 490	
Semi Det Det Det Flat to5 Flat to5 Flat to5	4 5 1 2 3			1,647 1,612 1,612 1,612 1,906	1,647 1,612 1,612 1,612	0 0	0 0 0 0				Det Flat to5 Flat to5 Flat to5	5 1 2 3	0	0	0			lousing		m2	Average	m2	
Semi Det Det Det Flat to5 Flat to5 Flat 6+	4 5 1 2 3			1,647 1,612 1,612 1,612 1,906 1,906	1,647 1,612 1,612 1,612 1,906	0 0 0	0 0 0 0				Det Flat to5 Flat to5 Flat to5 Flat 6+	5 1 2 3	0 0	0 0 0	0 0		Market H	ousing ed	6	m2 490	Average 81.67	m2 490	
Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 5 1 2 3 1 2			1,647 1,612 1,612 1,612 1,906	1,647 1,612 1,612 1,612 1,906 1,906	0 0 0 0	0 0 0 0 0				Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	5 1 2 3 1	0 0 0 0	0 0 0	0 0 0		Market H	lousing ed wnership	6 0	m2 490 0	Average 81.67 81.67	m2 490 0	

Plot									Rounded	4	Modelling			Area ha			Characte						
:	UNITS	:	1		Aff - rented	65%	% of Aff	0	0		Density	30	units/ha	Total	0.033		Sub Area	Wider Cl	helmsford				
	Afford	dable	0%	0	Shared Ow	10%		0.00	0		Net:Gros	100%		Gross	0.033	ha	Green Br	Brown					
					First Home	25%	% of Aff	0	0					Net	0.033	ha	Use	PDL					
								0	0														
						arket						fordabl	e for R			hared O				First I			
_	Beds			1		Rounded			m2	Dirculatio	0		Rounded				Rounded		_		Rounded	m2	
Terrace	2	73	0.0%		0.00	_			70	0.0%		0.00	_	_		0.00	0	_		0.00	0	0	
Terrace	3	86	0.0%		0.00				84	0.0%		0.00				0.00				0.00	0	0	
Terrace	4	97	0.0%		0.00	0			97	0.0%		0.00	_	_		0.00	0			0.00	0	0	
Semi	2	81	0.0%		0.00	0			79	0.0%		0.00				0.00	0			0.00	0	0	
Semi	3	98	0.0%		0.00				93	0.0%		0.00	_	_		0.00				0.00	0	0	
Semi	4	106	0.0%		0.00	0			106	0.0%		0.00	_			0.00	0			0.00	0	0	
Det	3	120	0.0%		0.00	0			102	0.0%		0.00				0.00	0			0.00	0	0	
Det	4	130	0.0%	100%		-			115	0.0%		0.00	_	_		0.00	_			0.00	0	0	
Det	5	140	0.0%		0.00	0			119	0.0%		0.00		_		0.00	0			0.00	0	0	
Flat to5	1	40	10.0%		0.00	0			39	10.0%	50%	0.00	_			0.00	0			0.00	0	0	
Flat to5	2	65	10.0%		0.00				61	10.0%	30%	0.00	_	_		0.00				0.00	0	0	
Flat to5	3	80	10.0%		0.00	0			74	10.0%	20%	0.00	_			0.00	0			0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0			39	15.0%		0.00	_	_		0.00	0			0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	1.00	1	130				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	
			BCIS								Occupant	s		Populatio	on		ha per di						
			Lower Q	Median	Used	m2						Beds	Count	per unit					en Space				
Terrace	2			1,402	1,402						Terrace	2	0	0					Open Spa				
Terrace	3			1,402	1,402						Terrace	3	0	0	0				Open Spac	e			
Terrace	4			1,402		0	0				Terrace	4	0	0	0		0.0000						
Semi	2			1,434	1,434	0	-				Semi	2	0	0	0		0.0000						
Semi	3			1,434	1,434	0	_				Semi	3	0	0	0		0.0000						
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ice Requi	0.002	
Det	3			1,647	1,647	0	_				Det	3	0	0	0		0.0000			Gross - N	let	0.000	
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		****	ha		Shortfall	/ Surplus	-0.002	
Det	5			1,647	1,647						Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	ry		Constr	uction	Sale	able
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0			Γ	Units	m2	Average	m2	Averag
Flat 6+	1			1,306	1,906	0	0				Flat 6+	1	0	0	0		Market h	lousing	1	130	130.00	130	
Flat 6+	2			1,306	1,906	0	0				Flat 6+	2	-	0	0		Aff - ren		0	0	130.00	0	130.0
	3			1,306	1,906	Ö	Ö				Flat 6+	3	-	_	-			Ownership	0	Ö	130.00	0	
Flat 6+																							
Flat 6+	+-					130	214,110						Re	sidents	0		First Hor	mes	0	0	130.00	0	130.0

jic Gree	UNITS		3000		Aff - rented	650	% of Aff	682.5	Rounded 683		Modelline Density		units/ha	Area ha	150,000		Characte Sub-Asset	ansacs : Wider Cl	almakas d				
				4050			4 or Arr	105.00			-								ielmsrora				
	Afford	lable	35%	1050	Shared Ow				52		Net:Gros	50%		Gross	150.000		Green B						
					First Home	25%	% of Aff	262.5 1050	263 998					Net	75.000	na	Use	Agricult	ırəi				
					M	arket		1030			Af	fordabl	e for R	ent	s	hared O	wnershi	ip		First H	omes		
	Beds	m2	Circulation	1950		Rounded	m2		m2	Dirculatio	683		Rounded	m2	52		Rounded	m2	263	F	Rounded	m2	1
Terrace	2	73	0.0%	15%	292.50	293	21,389		70	0.0%	15%	102.45	103	7,210	20%	10.40	11	770	20%	52.60	53	3,710	1
Terrace	3	86	0.0%	10%	195.00	195	16,770		84	0.0%	15%	102.45	103	8,652	15%	7.80	8	672	15%	39.45	39	3,276	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	34.15	34	3,298		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%	15%	292.50	293	23,733		79	0.0%	15%	102.45	102	8,058	25%	13.00	13	1,027	25%	65.75	66	5,214	1
Semi	3	98	0.0%	20%	390.00	390	38,220		93	0.0%	15%	102.45	102	9,486	10%	5.20	5	465	10%	26.30	26	2,418	1
Semi	4	106	0.0%	10%	195.00	195	20,670		106	0.0%	5%	34.15	34	3,604	10%	5.20	5	530	10%	26.30	26	2,756	1
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%	10%	195.00	195	25,350		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%	10%	195.00	195	27,300		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%	10%	195.00	194	8,536		39	10.0%	30%	204.90	205	8,795	20%	10.40	10	429	20%	52.60	53	2,274	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	l l
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	l
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	l
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	l
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
				1002	*****	1,950	181,968				1002	****	683	****	1002	52.00	52	3,893	1002	****	263	****	i
																		-					
			BCIS								Occupant	s		Populatio	on		ha per d	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	33,079	46,376,758				Terrace	2	460	0	0		0.0040	Strategie	Open Spa	ace			
Terrace	3			1,402	1,402	29,370	41,176,740				Terrace	3	345	0	0		0.0024	Natural C) pen Spac	e			
Terrace	4			1,402	1,402	3,298	4,623,796				Terrace	4	34	0	0		0.0000	0.0000					
Semi	2			1,434	1,434		54,537,888				Semi	2	474	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	50,589	72,544,626				Semi	3	523	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	27,560	39,521,040				Semi	4	260	0	0		0.0000	0.0000		Open Spa	ce Regui	24,900	1
Det	3			1,647	1,647	0					Det	3	0	0	0		0.0000	0.0000		Gross - N	et	75.000	
Det	4			1,647	1,647	25,350	41,751,450				Det	4	195	0	0		****	la		Shortfall (Surplus	50.100	
	5			1,647	1,647						Det	5	195	0	0								
Det	1			1,612	1,612	20,033	32,293,518				Flat to5	1	462	0	0								
	1 1			1,612	1,612	. 0					Flat to5	2	0	0	0		Summa	ry		Constr	uction	Sale	able
Det	2			1,612	1,612	0	0				Flat to5	3	0	0	0			ľ	Units	m2	Average	m2	Averag
Det Flat to5	<u> </u>					0	0				Flat 6+	1	0	Ö	0		Market h	Housing	1,950		93.32	181,192	92.5
Det Flat to5 Flat to5	2			1,906	1,906	J 01								-	- 6		Aff - ren		$\overline{}$				
Det Flat to5 Flat to5 Flat to5	3			1,906	1,906 1,906	0					Flat 6+	2	0	0	01		Mff - fen	ited	683	49,103	71.89	48,303	70.1
Det Flat to5 Flat to5 Flat to5 Flat 6+	3						0				Flat 6+ Flat 6+	3	0	_				ited Ownership	683 52	49,103 3,893	71.89 74.87	48,303 3,854	
Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	3 1 2			1,306	1,306	0	0						0	_	_			Ownership				3,854	70.7 74.1 73.8

egic Green									Rounded		Modellin			Area ha			Character						
4	UNITS		2000		Aff - rented		% of Aff	455	455		Density		units/ha	Total	100.000			Wider Ch	elmsford				
	Afford	lable	35%	700	Shared Ow	10%		70.00	70		Net:Gros	50%		Gross	100.000	ha	Green Br	Green					
					First Home	25%	% of Aff	175	175					Net	50.000	ha	Use	Agricultu	ral				
								700	700														
					M	arket						fordabl	e for Re	ent		hared O	wnershi			First I	lomes		
	Beds		Circulation	1300		Rounded	m2		m2	Dirculatio	455		Rounded	m2	70		Rounded	m2	175		Rounded	m2	
Terrace	2	73	0.0%	15%	195.00	195			70	0.0%	15%	68.25		4,760	20%	14.00	14	980	20%	35.00	35	2,450	
Terrace	3	86	0.0%	10%	130.00	130	11,180		84	0.0%	15%	68.25	68	5,712	15%	10.50	11	924	15%	26.25	26	2,184	
Terrace	4	97	0.0%		0.00	0	-		97	0.0%	5%	22.75	23	2,231		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	195.00	195			79	0.0%	15%	68.25	68	5,372	25%	17.50	17	1,343	25%	43.75	44	3,476	
Semi	3	98	0.0%	20%	260.00	260			93	0.0%	15%	68.25	68	6,324	10%	7.00	7	651	10%	17.50	18	1,674	
Semi	4	106	0.0%	10%	130.00	130	13,780		106	0.0%	5%	22.75	23	2,438	10%	7.00	7	742	10%	17.50	18	1,908	
Det	3	120	0.0%		0.00	0	-		102	0.0%		0.00	0			0.00	0	0		0.00	0		
Det	4	130	0.0%	10%	130.00	130			115	0.0%		0.00	0			0.00	0	0		0.00	0		
Det	5	140	0.0%	10%	130.00	130			119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	130.00	130	5,720		39	10.0%	30%	136.50	137	5,877	20%	14.00	14	601	20%	35.00	34	1,459	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0			0.00	0	0		0.00	0	0	
				1002	*****	1,300	121,290				1002	****	455	****	1002	70.00	70	5,241	1002	175.00	175	13,151	
			BCIS								Occupant			Populati	on		ha per dw						
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402	22,425	31,439,850				Terrace	2	312	0	0				Open Spa				
Terrace	3			1,402	1,402	20,000	28,040,000				Terrace	3	235	0	0				pen Space	<u>:</u>			
Terrace	4			1,402	1,402	2,231	3,127,862				Terrace	4	23	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	25,986	37,263,924				Semi	2	324	0	0		0.0000	0.0000					
				1,434	1,434	34,129	48,940,986				Semi	3	353	0	0		0.0000	0.0000					
Semi	3																0.0000	0.0000		Open Sp.	ce Requi		
Semi	4			1,434	1,434	18,868	27,056,712				Semi	4	178	0	0								
	_			1,434 1,647	1,434 1,647	18,868 0	27,056,712 0				Semi Det	3	0	0	0		0.0000	0.0000		Gross - N		50.000	
Semi Det Det	4 3 4		_	1,434 1,647 1,647	1,434 1,647 1,647	18,868 0 16,900	27,056,712 0 27,834,300				Det Det	3	0 130	0			0.0000			Gross - N	let / Surplus		
Semi Det Det	4			1,434 1,647 1,647 1,647	1,434 1,647 1,647 1,647	18,868 0 16,900 18,200	27,056,712 0 27,834,300 29,975,400				Det Det Det	3	0 130 130	0	Ö		0.0000	0.0000		Gross - N			
Semi Det Det	4 3 4			1,434 1,647 1,647 1,647	1,434 1,647 1,647 1,647 1,612	18,868 0 16,900	27,056,712 0 27,834,300				Det Det Det Flat to5	3	0 130	0 0	0		0.0000	0.0000		Gross - N Shortfall	/ Surplus		
Semi Det Det	4 3 4 5			1,434 1,647 1,647 1,647	1,434 1,647 1,647 1,647 1,612 1,612	18,868 0 16,900 18,200	27,056,712 0 27,834,300 29,975,400 22,014,278				Det Det Det	3	0 130 130	0 0	0		0.0000	0.0000 ha		Gross - N	/ Surplus		able
Semi Det Det Det Flat to5	4 3 4 5			1,434 1,647 1,647 1,647	1,434 1,647 1,647 1,647 1,612 1,612 1,612	18,868 0 16,900 18,200 13,657	27,056,712 0 27,834,300 29,975,400 22,014,278 0				Det Det Det Flat to5	3 4 5	0 130 130 315	0 0 0	0 0		0.0000	0.0000 ha	Units	Gross - M Shortfall Const m2	/ Surplus ruction Average	33.400 Sale m2	A۷
Semi Det Det Det Flat to5 Flat to5	4 3 4 5 1			1,434 1,647 1,647 1,647 1,612 1,612	1,434 1,647 1,647 1,647 1,612 1,612	18,868 0 16,900 18,200 13,657	27,056,712 0 27,834,300 29,975,400 22,014,278 0				Det Det Det Flat to5 Flat to5	3 4 5 1 2	0 130 130 315	0 0 0 0	0 0		0.0000	0.0000 ha		Gross - M Shortfall Const	/ Surplus ruction	33.400 Sale m2	Αv
Semi Det Det Det Flat to5 Flat to5 Flat to5	4 3 4 5 1 2			1,434 1,647 1,647 1,647 1,612 1,612	1,434 1,647 1,647 1,647 1,612 1,612 1,612	18,868 0 16,900 18,200 13,657 0	27,056,712 0 27,834,300 29,975,400 22,014,278 0 0				Det Det Det Flat to5 Flat to5 Flat to5	3 4 5 1 2	0 130 130 315 0	0 0 0 0	0 0 0		0.0000 8888 Summar	0.0000 ha y ousing	Units	Gross - M Shortfall Const m2	/ Surplus ruction Average	33.400 Sale m2	Av
Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 3 4 5 1 2 3			1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,612	18,868 0 16,900 18,200 13,657 0	27,056,712 0 27,834,300 29,975,400 22,014,278 0 0				Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 5 1 2 3	0 130 130 315 0 0	0 0 0 0 0	0 0 0 0 0		0.0000 SERS Summar	0.0000 ha 7 ousing	Units 1,300	Gross - M Shortfall Constr m2 121,290	/ Surplus ruction Average 93.30	33.400 Sale m2 120,770	Av.
Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 3 4 5 1 2 3 1 2			1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	1,434 1,647 1,647 1,647 1,612 1,612 1,612 1,906	18,868 0 16,900 18,200 13,657 0 0	27,056,712 0 27,834,300 23,975,400 22,014,278 0 0 0 0				Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 5 1 2 3 1 2	0 130 130 315 0 0 0	0 0 0 0 0	0 0 0 0 0		0.0000 SUBBE SUBBE Market H Aff - rent	0.0000 ha y ousing ed wnership	Units 1,300 455	Gross - M Shortfall Const m2 121,290 32,714	/ Surplus ruction Average 93,30 71,90	33.400 Sale m2 120,770 32,180	

-	3								Rounded		Modellin			Area ha			Characte						
25	UNITS		1500		Aff - rented		% of Aff	341.25	341		Density		units/ha		85.714			Wider Ch	elmsford				
	Afford	lable	35%	525	Shared Ow	10%		52.50	53		Net:Gros			Gross	85.714	ha	Green Br						
					First Home	25%	% of Aff	131.25	131			70		Net	42.857	ha	Use	Agricultu	ral				
								525	525														
						arket						fordabl	e for Re	ent			wnershi			First I	lones		
	Beds		Circulation	975		Rounded	m2		m2	Dirculatio	341		Rounded	m2	53		Rounded	m2	131		Rounded	m2	
Terrace	2	73	0.0%	15%	146.25	146	10,658		70	0.0%	15%	51.15	52	3,640	20%	10.60	11	770	20%	26.20		1,820	
Terrace	3	86	0.0%	10%	97.50	98	8,428		84	0.0%	15%	51.15	51	4,284	15%	7.95	8	672	15%	19.65	20	1,680	
Terrace	4	97	0.0%		0.00	0	-		97	0.0%	5%	17.05	17	1,649		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	146.25	146	11,826		79	0.0%	15%	51.15	51	4,029	25%	13.25	13	1,027	25%	32.75	33	2,607	
Semi	3	98	0.0%	20%	195.00	195	19,110		93	0.0%	15%	51.15	51	4,743	10%	5.30	5	465	10%	13.10	13	1,209	
Semi	4	106	0.0%	10%	97.50	98	10,388		106	0.0%	5%	17.05	17	1,802	10%	5.30	5	530	10%	13.10	13	1,378	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	97.50	98	12,740		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	97.50	98	13,720		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	97.50	96	4,224		39	10.0%	30%	102.30	102	4,376	20%	10.60	11	472	20%	26.20	26	1,115	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	975.00	975	91,094				1002	****	341	****	1002	53.00	53	3,936	1002	131.00	131	9,809	
			BCIS								Occupant	:s		Populatio)n		ha per dy	relling					
			Lower Q	Median	Used	m2					$\overline{}$	Beds	Count	per unit			0.0019	Local Ope	an Smaca				
			Lower &	ivicalan							l I	Deas					0.0010	rocal ob	en opace				
Terrace	2		Lower &	1,402	1,402	16,888	23,676,976				Terrace	2	235	0	0				Open Spa	ice			
Terrace	3		Lower 6:			16,888 15,064	23,676,976 21,119,728				-		235 177	0	0		0.0040	Strategic					
	_		Lower W	1,402	1,402						Terrace	2					0.0040	Strategic	Open Spa				
Terrace	3		Lower G	1,402 1,402	1,402 1,402	15,064	21,119,728				Terrace Terrace	3	177	0	0		0.0040 0.0024	Strategic Natural O	Open Spa				
Terrace Terrace	3		Lower o	1,402 1,402 1,402	1,402 1,402 1,402	15,064 1,649	21,119,728 2,311,898				Terrace Terrace Terrace	2 3 4	177 17	0	0		0.0040 0.0024 0.0000	Strategic Natural O 0.0000	Open Spa				
Terrace Terrace Semi	3 4 2		Lower Q	1,402 1,402 1,402 1,434	1,402 1,402 1,402 1,434	15,064 1,649 19,489	21,119,728 2,311,898 27,947,226				Terrace Terrace Terrace Semi	2 3 4 2	177 17 243	0	0		0.0040 0.0024 0.0000 0.0000	Strategic Natural O 0.0000 0.0000	Open Spa Ipen Space	e	ace Requi	12.450	
Terrace Terrace Semi Semi	3 4 2 3		Lower &	1,402 1,402 1,402 1,434 1,434	1,402 1,402 1,402 1,434 1,434	15,064 1,649 19,489 25,527	21,119,728 2,311,898 27,947,226 36,605,718				Terrace Terrace Terrace Semi Semi	2 3 4 2 3	177 17 243 264	0 0	0 0		0.0040 0.0024 0.0000 0.0000 0.0000	Strategic Natural O 0.0000 0.0000 0.0000	Open Spa Ipen Space	e		12.450 42.857	
Terrace Terrace Semi Semi Semi	3 4 2 3 4		Lower W	1,402 1,402 1,402 1,434 1,434	1,402 1,402 1,402 1,434 1,434 1,434	15,064 1,649 19,489 25,527 14,098	21,119,728 2,311,898 27,947,226 36,605,718				Terrace Terrace Terrace Semi Semi Semi	2 3 4 2 3 4	177 17 243 264 133	0 0	0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural O 0.0000 0.0000 0.0000	Open Spa Ipen Space	e Open Spa Gross - N		42.857	
Terrace Terrace Semi Semi Semi	3 4 2 3 4 3		Lower &	1,402 1,402 1,402 1,434 1,434 1,434 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647	15,064 1,649 19,489 25,527 14,098	21,119,728 2,311,898 27,947,226 36,605,718 20,216,532 0				Terrace Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3	177 17 243 264 133	0 0 0 0	0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural O 0.0000 0.0000 0.0000 0.0000	Open Spa Ipen Space	e Open Spa Gross - N	Vet	42.857	
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3		Lower &	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647	15,064 1,649 19,489 25,527 14,098 0 12,740	21,119,728 2,311,898 27,947,226 36,605,718 20,216,532 0 20,982,780				Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3 4	177 17 243 264 133 0	0 0 0 0 0	0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural O 0.0000 0.0000 0.0000 0.0000	Open Spa Ipen Space	e Open Spa Gross - N	Vet	42.857	
Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3 4 5		Lower w	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,647	15,064 1,649 19,489 25,527 14,098 0 12,740 13,720	21,119,728 2,311,838 27,947,226 36,605,718 20,216,532 0 20,382,780 22,536,840 16,421,605				Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	177 17 243 264 133 0 98	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000	Strategic Natural O 0.0000 0.0000 0.0000 0.0000 0.0000 ha	Open Spa Ipen Space	e Open Spa Gross - N	Vet /Surplus	42.857	abl
Terrace Terrace Semi Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		Lower w	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,647	15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187	21,119,728 2,311,898 27,947,226 36,605,718 20,216,532 0 20,982,780 22,596,840 16,421,605				Terrace Terrace Semi Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	177 243 264 133 0 98 98 235	0 0 0 0 0 0 0	0 0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000 0.0000	Strategic Natural O 0.0000 0.0000 0.0000 0.0000 0.0000 ha	Open Spa Ipen Space	open Spa Gross - N Shortfall Const	Vet /Surplus	42.857 30.407	
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		Lower G	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,612	15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187	21,119,728 2,311,898 27,947,226 36,605,718 20,216,532 0 20,982,780 22,596,840 16,421,605 0				Terrace Terrace Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	177 17 243 264 133 0 98 98 235	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000 0.0000	Strategic Natural O 0.0000 0.0000 0.0000 0.0000 0.0000 ba	Open Space	Open Sp: Gross - N Shortfall Constr	Vet /Surplus ruction	42.857 30.407 Sale	Αv
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2		Lower G	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,647 1,612 1,612	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,647 1,612 1,612	15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187 0	21,119,728 2,311,898 27,947,226 36,605,718 20,216,532 0 20,982,780 22,596,840 16,421,605 0				Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5	177 17 243 264 133 0 98 98 235 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000 \$222 Summar	Strategic Natural O 0.0000 0.0000 0.0000 0.0000 0.0000 ha	Open Space	Open Spe Gross - N Shortfall Constr m2 91,094	Vet / Surplus ruction Average	42.857 30.407 Sale m2 90,710	Av
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1 2		Lower &	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,906	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,906	15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187 0	21,119,728 2,311,898 27,347,226 36,605,718 20,216,532 0 20,982,780 22,596,840 16,421,605 0 0				Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	177 17 243 264 133 0 98 98 235 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000 0.0000 \$288 Market H	Strategic Natural O 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 ba	Open Space Ipen Space Units 975 341	Open Sp: Gross - N Shortfall Constr m2 91,094 24,523	Vet / Surplus ruction Average 93.43 71.91	42.857 30.407 Sale m2 30,710 24,125	Av.
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		Lower &	1,402 1,402 1,402 1,434 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	1,402 1,402 1,402 1,434 1,434 1,647 1,647 1,612 1,612 1,612 1,906	15,064 1,649 19,489 25,527 14,098 0 12,740 13,720 10,187 0 0	21,119,728 2,311,838 27,947,226 36,605,718 20,216,532 0 20,982,780 22,536,840 16,421,605 0 0 0				Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 65	2 3 4 2 3 4 3 4 5 1 2	177 17 243 264 133 0 98 98 235 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0		0.0040 0.0024 0.0000 0.0000 0.0000 0.0000 \$\$\$\$\$\$\$\$\$\$	Strategic Natural O 0.0000 0.0000 0.0000 0.0000 0.0000 ba y ousing ed wnership	Open Space	Open Spe Gross - N Shortfall Constr m2 91,094	Vet / Surplus ruction Average 93.43	42.857 30.407 Sale m2 90,710	

gic Green									Rounded		Modellin			Area ha			Characte						
5	UNITS		1000		Aff - rented		% of Aff	227.5	228		Density		units/ha		44,699				helmsford				
	Afford	dable	35%	350	Shared Ow	10%		35.00	17		Net:Gros	64%		Gross	44.699	ha	Green Br	Green					
					First Home	25%	% of Aff	87.5	88					Net	28.571	ha	Use	Agriculti	ural				
								350	333	i													
						arket						fordabl	e for Re	ent)waershi	P		First	Homes		
	Beds		Circulation	650		Rounded	m2		m2	Dirculatio			Rounded	m2	17		Rounded	m2			Rounded	m2	
Terrace	2	73	0.0%	15%	97.50	98			70	0.0%	15%	34.20		2,380	20%	3.40		210		17.60	18	1,260	
Terrace	3	86	0.0%	10%	65.00	65			84	0.0%	15%	34.20	34	2,856	15%	2.55		252		13.20	13	1,092	
Terrace	4	97	0.0%		0.00	0	-		97	0.0%	5%	11.40	12	1,164		0.00		0		0.00	0	0	
Semi	2	81	0.0%	15%		98			79	0.0%	15%	34.20	34	2,686	25%	4.25		316		22.00	22	1,738	
Semi	3	98	0.0%	20%		130			93	0.0%	15%	34.20	34	3,162	10%	1.70		186		8.80	9	837	
Semi	4	106	0.0%	10%		65	6,830		106	0.0%	5%	11.40	11		10%	1.70	_	212	10%	8.80	9	954	
Det	3	120	0.0%		0.00	0	·		102	0.0%		0.00	0			0.00		0		0.00	0	0	
Det	4	130	0.0%	10%		65	-1		115	0.0%		0.00	0	_		0.00		0		0.00	0	0	-
Det	5	140	0.0%	10%		65	9,100		119	0.0%		0.00	0	_		0.00		0		0.00	0	0	
Flat to5	1	40	10.0%	10%		64	2,816		39	10.0%	30%	68.40	69	2,360	20%	3.40		129		17.60	17	729	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	_	_		0.00		0		0.00	0	0	_
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	_		0.00		0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	_		0.00		0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00		0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0			0.00		0		0.00	0	0	
				1002	650.00	650	60,678				1002	****	228	****	1002	17.00	17	1,305	1002	88.00	88	6,610	
			BCIS								Occupant			Population	on		ha per dy						
			Lower Q		Used	m2					-	Beds	Count	per unit					en Space				
Terrace	2			1,402		11,004	15,427,608				Terrace	2	153						Open Sp				
Terrace	3			1,402	1,402	9,790	13,725,580				Terrace	3	115		_				Open Spac	e			
Terrace	4			1,402	1,402	1,164	1,631,928				Terrace	4	12		_		0.0000	0.0000					
Semi	2			1,434	1,434	12,678	18,180,252				Semi	2	158		_		0.0000	0.0000					
Semi	3			1,434	1,434	16,925	24,270,450				Semi	3	175		_		0.0000	0.0000					
Semi	4			1,434	1,434	9,222	13,224,348				Semi	4	87	0	_		0.0000	0.0000			ace Requi	8.300	
Det	3			1,647	1,647	0	0				Det	3	0		_		0.0000	0.0000		Gross - N		16.127	
Det	4			1,647	1,647	8,450	13,917,150				Det	4	65		_		****	ha		Shortfall	/ Surplus	7.827	
Det	5			1,647	1,647	9,100	14,987,700				Det	5	65	0									
Flat to5	1			1,612	1,612	6,634	10,694,169				Flat to5	1	153	0	_		_			_			Ļ
Flat to5	2			1,612		0	0				Flat to5	2	0	_			Summar	7			ruction	Sale	
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0						Units		Average	m2	
Flat 6+	1			1,906	1,306	0					Flat 6+	1	0	_	_		Market H		650	60,678	93.35	60,422	
Flat 6+	2			1,906	1,306	0	0				Flat 6+	2	0				Aff - rent		228	16,374	71.82	16,105	
	1 3	I		1,906	1,906	0	I Ol				Flat 6+	3	0	0	0		Shared O		17	1,305	76.75	1,293	
Flat 6+	-	-																					
Flat 6+	Ľ					84,967	126,059,185 1,484						Re	sidents	0		First Hon	nes	88 983	6,610	75.12	6,544	

egic Gre									Rounded		Modellin			Area ha			Characte						
27	UNIT		500		Aff - rented		% of Aff	113.75	114		Density		units/ha	Total	28.571			Chelmsfo	rd				
	Affo	rdable	35%	175	Shared Ow	10%		17.50	8)	Net:Gros	50%		Gross	28.571	ha	Green Br	Green					
					First Home	25%	% of Aff	43.75	44					Net	14.286	ha	Use	Agricultu	ral				
								175	166	5													
					M	arket						fordabl	e for Re	ent)wnershi			First	Homes		
	Bed		Circulation	325		Rounded	m2		m2	Dirculatio			Rounded	m2	8		Rounded	m2	44		Rounded	m2	
Terrace		73	0.0%	15%	48.75	49			70	0.0%	15%	17.10			20%	1.60		140	20%	8.80	9	630	
Terrace		86	0.0%	10%	32.50	33			84	0.0%	15%	17.10	17		15%	1.20		84	15%	6.60	7	588	
Terrace		97	0.0%		0.00	0	_		97	0.0%	5%					0.00				0.00		-	
Semi	2	81	0.0%	15%	48.75	49			79	0.0%	15%	17.10	17		25%	2.00			25%	11.00			
Semi	3	98	0.0%	20%	65.00	65			93	0.0%	15%	17.10	17		10%	0.80		93	10%	4.40	4	372	
Semi	4	106	0.0%	10%	32.50	33	3,498		106	0.0%	5%	5.70	6	636	10%	0.80	1	106	10%	4.40	4	424	
Det	3	120			0.00	0	-		102	0.0%		0.00	0	0		0.00				0.00	0		
Det	4	130	0.0%	10%	32.50	33			115	0.0%		0.00	0	0		0.00	_	0		0.00	0	0	
Det	5	140	0.0%	10%	32.50	33	4,620		119	0.0%		0.00	0			0.00	0	0		0.00	0		
Flat to	5 1	40	10.0%	10%	32.50	30	1,320		39	10.0%	30%	34.20	34	1,459	20%	1.60	1	43	20%	8.80	9	386	
Flat to	5 2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to	5 3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	- 1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	П
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	325.00	325	30,482				1002	114.00	114	8,219	1002	8.00	8	624	1002	44.00	44	3,269	
			BCIS								Occupant			Populatio	on .		ha per dy						
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope					
Terrace	e 2			1,402	1,402	5,537	7,762,874				Terrace	α	77		0			Strategic					
Terrace	e 3			1,402	1,402	4,938	6,923,076				Terrace	3	58	0	0		0.0024	Natural O	pen Space	:			
Terrace	e 4			1,402	1,402	582	815,964				Terrace	4	6	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	6,339	9,090,126				Semi	2	79	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	8,416	12,068,544				Semi	3	87	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	4,664	6,688,176				Semi	4	44	0	0		0.0000	0.0000		Open Sp	ace Requi		
Det	3			1,647	1,647	0	-				Det	3	0	_	0		0.0000	0.0000		Gross - N	det	14.286	
000	-			1,647	1,647	4,290	7,065,630				Det	4	33		0		****	ha		Shortfall	/ Surplus	10.136	
Det	4			1,647	1,647	4,620	7,609,140				Det	5	33	0	0								
	5			1,041	1,041	4,000	1,000,140								-								
Det	5	\perp		1,612	1,612	3,208	5,170,651				Flat to5	1	74	0	0								
Det Det	5 1				1,612 1,612		5,170,651				Flat to5	1 2	74 0		0		Summa	7		Consti	ruction	Sales	able
Det Det Flat to	5 5 1 5 2			1,612	1,612	3,208	5,170,651 0					1 2 3		0			Summai	7	Units		ruction Average	m2	
Det Det Flat to:	5 5 1 5 2 5 3			1,612 1,612	1,612 1,612	3,208 0	5,170,651 0 0				Flat to5		0	0	0		Summar Market H	Ĺ	Units 325			m2	Αv
Det Det Flat to: Flat to: Flat to:	5 5 1 5 2 5 3			1,612 1,612 1,612	1,612 1,612 1,612	3,208 0	5,170,651 0 0				Flat to5 Flat to5		0	0	0			lousing		m2	Average	m2	Av
Det Det Flat to: Flat to: Flat to: Flat 6+	5 1 5 2 5 3 1 2			1,612 1,612 1,612 1,906	1,612 1,612 1,612 1,906	3,208 0 0	5,170,651 0 0				Flat to5 Flat to5 Flat 6+	3	0	0	0		Market H	lousing	325	m2 30,482	Average 93.79	m2 30,362	Av.
Det Det Flat to: Flat to: Flat 6+ Flat 6+	5 1 5 2 5 3 1 2			1,612 1,612 1,612 1,906 1,906	1,612 1,612 1,612 1,906 1,906	3,208 0 0 0	5,170,651 0 0 0				Flat to5 Flat to5 Flat 6+ Flat 6+	3 1 2	0 0 0 0	0	0		Market H	lousing ted)wnership	325 114	m2 30,482 8,219	Average 93.79 72.09	m2 30,362 8,086 620	

gic Bros									Rounded		Modellin			Area ha			Characte						
3	UNITS	S	500		Aff - rented		% of Aff	113.75	114	ı	Density		units/ha	Total	3,472		Sub Area	Chelmsfo	rd				
	Afford	dable	35%	175	Shared Ow	10%		17.50	18	3	Net:Gros	90%		Gross	3,472	ha	Green Br	Brown					
					First Home	25%	% of Aff	43.75	44					Net	3,125	ha	Use	PDL					
								175	176	5													
					м	arket					Af	fordabl	e for R	ent	S	hared C)wnershi	ip		First I	lomes		
	Beds	m2	Circulation	325		Rounded	m2		m2	Dirculatio	114		Rounded	m2	18		Rounded	m2	44		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00		0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0			0.00				0.00	0	0	
Terrace	4	97	0.0%		0.00		0		97	0.0%		0.00		0		0.00				0.00	0	0	
Semi	2	81	0.0%		0.00		0		79	0.0%		0.00	0	0		0.00		0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0			0.00				0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00		0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	16.25				39	10.0%	35%	39,90	40		20%	3.60		172	20%	8.80	9	386	
Flat to5	2	65	10.0%	50%	162.50	163	11,655		61	10.0%	30%	34.20	34	2,281	45%	8.10	8	537	45%	19.80	20	1,342	
Flat to5	3	80	10.0%	45%	146.25	146	12,848		74	10.0%	35%	39,90	40	3,256	35%	6.30	6	488	35%	15.40	15	1,221	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
				1002	325.00	325	25,207				1002	114.00	114	7,253	1002	18.00	18	1,197	1002	44.00	44	2,949	
			BCIS								Occupan			Populati	on		ha per dy						
			Lower Q		Used	m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402		_ ·				Terrace	2	0		_			Strategic					
Terrace	3			1,402	1,402		0				Terrace	3	0		0			Natural O	pen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000						
Semi	2			1,434	1,434	0	0				Semi	α	0		0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0				0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0		0		0.0000	0.0000		Open Spa		4.150	
Det	3			1,647	1,647	0					Det	3	0		_		0.0000			Gross - N		0.347	
Det	4			1,647	1,647	0	0				Det	4	0				****	ha .		Shortfall	/ Surplus	-3.803	
Det	5			1,647	1,647	0	0				Det	5	0	_									
Flat to5	1			1,612	1,612		4,800,052				Flat to5	1	69		_								
	2			1,612	1,612		25,493,296				Flat to5	2	225		_		Summa	7		Constr		Sale	_
Flat to5		1		1,612	1,612	17,813	28,715,201				Flat to5	3	207		_				Units		Average	m2	
Flat to5	3	\bot				0					Flat 6+	1	0	0	0		Market H	lousing	325	25,207	77.56	22,915	
Flat to5 Flat 6+				1,306	1,906		0																
Flat to5	3			1,906	1,906	ŏ	0				Flat 6+	2	0		0		Aff - rent	ted	114	7,253	63.63	6,594	L
Flat to5 Flat 6+	3			-,		0	-						0		0			ted)wnership	114 18	1,197	66.49	1,088	
Flat to5 Flat 6+ Flat 6+	3 1 2			1,906	1,906	ŏ	-				Flat 6+	2	0		_)wnership					

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14
	Green Brown		Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
AREA																
	Total	ha	12.245	4.082	1.429	0.833	0.500	2.747	0.962	0.592	0.185	4.464	1.953	1.938	1.211	1.103
	Gross	ha ha	12.245	4.082 2.857	1.429 1.143	0.833 0.667	0.500 0.400	2.747 1.923	0.962 0.769	0.481 0.385	0.185 0.185	4.464 3.125	1.953 1.563	1.938 1.550	1.211 0.363	1.103 0.882
UNITS	Net	na	8.571	2.001	1.143	0.661	0.400	1.323	0.163	0.305	0.105	3.125	1.563	1.550	0.363	0.002
Olalis	Units		300	100	40	20	12	125	50	25	12	250	250	155	155	75
UNIT SIZE			000	100	40	20		123				250	250	155	155	
	Market Housing	m2	93.95	95.75	97.54	93.38	116.50	84.27	84.23	84.59	95.75	77.54	81.10	77.43	81.01	77.92
	Aff to rent	m2	71.70	71.88	73.08	63.76	65.63	67.66	67.88	67.32	50.97	63.63	66.52	63.71	66.60	63.61
	Shared Ownership	m2	75.44	68.98	79.00	79.00	70.00	66.73	77.00	77.00	70.00	66.43	69.51	67.98	71.07	63.80
	First Homes	m2	76.17	74.09	68.98	79.00	70.00	74.58	73.50	77.00	70.00	67.90	70.99	67.02	70.07	67.73
BASE CO	NSTRUCTION						4.50	4.450		4.400	4.480					
	BCIS Site Costs	£/m2	1,484 15%	1,484 15%	1,485 15%	1,473 15%	1,530 10%	1,453 15%	1,448 15%	1,437	1,459	1,612 10%	1,906 10%	1,612 10%	1,906 10%	1,612
	Abnormals	2	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	15% 5.0%	15% 5.0%	5.0%	5.0%	5.0%	5.0%	10% 5.0%
	ADIIOTIIIais	£	320,000	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Contingency	ž	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	ž				2.5-1		2.0.1	2.0.2	2.2.2	2.2.2	210-1	210-1	5.0-4	210-1	2.2.2
FEES																
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
SALES	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES	A	2	0.05	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	0.0%	3.0%
	Agents Legal	2	3.0% 0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	3.0% 0.5%	0.5%
	Legai	€/unit	0.5%	0.54	0.54	0.5%	0.54	0.54	0.5%	0.5%	0.5%	0.5%	0.54	0.54	0.54	0.5%
	Misc.	2		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISIT																
	Agents	2	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOP	ER'S RETURN															
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing First Homes	2 Value	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%
FINANCE	rirst nomes	% Value	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54
FINANCE	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	0.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																
	EUV		25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
	Premium	% EUV	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	€/ha	500,000	500,000	500,000	500,000	500,000	0	0	0	0	0	0	0	0	0
VALUES	Easements etc	£														
AWFOES	Market Housing	€/m2	4,672	4,672	4,900	4,900	4,900	4,900	4,900	4,900	4,900	5,300	5,300	5,300	5,300	5,300
	Aff Rent	€/m2	2,570	2,570	2,695	2,695	2,635	2,695	2,695	2,695	2,635	2,915	2,915	2,915	2,915	2,915
	Social Rent	€/m2	2,336	2,336	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,650	2,650	2,650	2,650	2,650
	Shared Ownership	€/m2	3,270	3,270	3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,710	3,710	3,710	3,710	3,710
	First Homes	€/m2	2,959	2,979	3,213	3,165	3,430	3,180	3,300	3,182	3,430	3,565	3,565	3,566	3,566	3,596
GRANT																
	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
DOLLCY D	EQUIREMENTS															
FOLIOTA	Biodiversity NG	2	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Distanterprey red	€/ha	0.104	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.504	0.50%	0.50%	0.50%	0.50%	0.50%
			3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	CO2 Plus	2				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CO2 Plus	€/m2	0.004	0.00	0.00	0.00										
		£/m2	5.004													
	CO2 Plus Acc & Adpt	€/m2 %		0.00%	0.00%	0.00%	0.002	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Acc & Adpt	€/m2 % €/m2	14.71	0.00% 14.71	0.00% 14.71	0.00% 14.71	4.03	14.71	14.71	4.03	4.03	14.71	14.71	14.71	14.71	14.71
	Acc & Adpt	€/m2 % €/m2 €/m2		0.00% 14.71 0.08	0.00% 14.71 0.08	0.00% 14.71 0.08	4.03 0.08	14.71 0.08	14.71 0.08	4.03 0.08	4.03 0.08	14.71 0.08	14.71 0.08	14.71 0.08	14.71 0.08	14.71 0.08
	Acc & Adpt	£/m2 2 £/m2 £/m2 2	14.71	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%
	Acc & Adpt Water Over Extra 1	£/m2 % £/m2 £/m2 % £/m2	14.71	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	4.03 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	4.03 0.08 0.00% 0	4.03 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0
	Acc & Adpt	£/m2 2 £/m2 £/m2 2 £/m2 2	14.71	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00% 0 0.00%	4.03 0.08 0.00% 0 0	4.03 0.08 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00% 0
	Acc & Adpt Water Over Extra 1	£/m2 % £/m2 £/m2 % £/m2	14.71	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0	4.03 0.08 0.00% 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%
	Acc & Adpt Water Over Extra 1	£/m2 2 £/m2 £/m2 2 £/m2 2	14.71	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	4.03 0.08 0.00% 0 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%
	Acc & Adpt Water Over Extra 1 Over Extra 2	É/m2 E/m2 E/m2 E/m2 E/m2 Z E/m2	14.71 0.08	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0.00% 0	0.00% 14.71 0.08 0.00% 0 0.00%	4.03 0.08 0.00% 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0.00% 0.00%	4.03 0.08 0.00% 0.00% 0	4.03 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0.00% 0.00%

	Green Brown		Site 1 Green	Site 2 Green	Site 3 Green	Site 4 Green	Site 5 Green	Site 6 Brown	Site (Brown	Site 8 Brown	Site 9 Brown	Site 10 Brown	Site 11 Brown	Site 12 Brown	Site 13 Brown	Site 1 Brow
	Use Post CIL s106	£/unit	Agricultural 16,500	Agricultural 16,500	Agricultural 16,500	Agricultural 16,500	Agricultural 16,500	PDL 14,000	PDL 14,000	PDL 14,000	PDL 2,000	PDL 8,500	PDL 8,500	PDL 8,500	PDL 8,500	PD 8,50
			10,500	10,500	10,500			14,000	14,000							
- 1	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0;
	Affordable Housing															
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0
	Aff Rent Social Rent	65.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8%	22.8% 0.0%	22.8% 0.0%	22.8%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8° 0.0°
	Shared Ownership	10.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5
	First Homes	25%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
ABNORMA	u s															
[1	CARRY UP		320,000	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Garages	Detached Factor	40 50%	14 50%	6 50%	2 50%	50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%
		Number	20	50% 7	304	50%	30%	50%	50%	50%	50%	0	50%	50%	50%	504
		Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000		7,000	7,000	7,000	7,000	7,000	7,000
			140,000	49,000	21,000	7,000	14,000	0	0	0	0	0	0	0	0	
	EV Charging	Factor Cost	100% 600	100%	100%	100%	100% 600	100% 600	100%	100% 600	100%	100% 600	100%	100% 600	100%	100% 600
		Cost	180,000	60,000	24,000	12,000	7,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Grou	p Charger	,	10,000	_4,000	,2,000	.,255	.5,000	20,000	15,000	.,255	.50,000		20,000	20,000	45,000
		GT Site														
	Open S Pre CIL s106	pace ETC Education	12,463	12,802	12,872	13,245	13,472	11,768	12,205	12,357	0	6,404	6,374	6,378	6,378	6,393
	011 5100	Base	4,000	4,000	4,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
		Other														
		\$106	16,463	16,802	16,872	17,245	17,472	13,768	14,205	14,357	2,000	8,404	8,374	8,378	8,378	8,393
INANCE F	EE															
- 1	Peak Borrowing		-23,166,597	-14,409,346	-8,056,699	-4,721,350	-3,434,948	-15,306,434	-9,367,266	-4,741,379	-2,792,100	-25,232,640	-25,564,720	-19,775,649	-21,437,760	-14,319,265
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
			U	U	U		U		0				0	0	0	
	Affordable		35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
	Aff - rented		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
	Shared Ownership		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	65% 10%
	First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
	Aff - rented Market Housing		68 195	23 65	9 26	5 13	3	28 81	11 33	6 16	3	57 163	57 162	35 101	35 101	17 48
	Aff - rented		68	23	9	5	3	28	11	6	3	57	57	35	35	17
	Shared Ownership		11	4	1	1	0	4	2	1	0	9	9	5	5	17
	First Homes Market Housing		26 18,320	9 6,224	2,536	2 1,214	932	11 6,826	4 2,780	2 1,354	766	22 12,639	13,139	14 7,827	14 8,182	3,740
	Aff - rented		4,876	1,653	2,536 658	319	197	1,894	747	404	153	3,627	3,792	2,230	2,331	1,081
	Shared Ownership		830	276	79	79	0	267	154	70	0	598	626	340	355	191
1	First Homes		1,981	667	276	158	70	820	294	154	70	1,494	1,562	938	981	474
	Open Space Required		2,490	0.830	0.332	0.166	0.100	1.038	0.415	0.208	0.100	2.075	2.075	1,287	0.667	0.623
i	Gross - Net		3,673	1.224	0.286	0.167	0.100	0.824	0.192	0.036	0.000	1.339	0.391	0.388	0.242	0.221
	Shortfall / Surplus		1.183	0.394	-0.046	0.001	0.000	-0.213	-0.223	-0.111	-0.100	-0.736	-1.684	-0.899	-0.424	-0.402
	m2		26,006	8,820	3,549	1,770	1,199	9,808	3,974	1,981	989	18,358	19,118	11,334	11,850	5,487
	BCIS Total		38,586,936	13,085,532	5,269,039	2,606,156	1,834,711	14,249,576	5,753,998	2,847,343	1,443,059	29,592,935	36,438,146	18,271,053	22,585,338	8,844,722
Education	Early Years	21,559	22.86	7.83	3.15	1.62	0.99	9	3.735	1.89		9.765	9.72	6.03	6.03	2.925
	Primary Places	21,559	76	26.1	10.5	5.4	3.3	30	12.45	6.3		32.55	32.4	20.1	20.1	9.75
;	Secondary Places	26,105	51	17.4	7	3.6	2.2	20	8.3	4.2		21.7	21.6	13.4	13.4	6.5
- 1	Plus 16 Places	26,105	11	3.62	1.45	0.75	0.45	4.14	1.71	0.87		4.68	4.66	2.89	2.89	1.4
	Early Years		492,839	168,807	67,911	34,926	21,343	194,031	80,523	40,747	0	210,524	209,553	130,001	130,001	63,060
1	Primary Places		1,642,796	562,690	226,370	116,413	71,145	646,770	268,410	135,822	0	701,745	698,512	433,336	433,336	210,200
	Secondary Places		1,326,134	454,227	182,735	93,978	57,431	522,100	216,672	109,641	0	566,479	563,868	349,807	349,807	169,683
	Plus 16 Places		277,235 3,739,004	94,500 1,280,224	37,852 514,868	19,579 264,901	11,747 161,666	108,075 1,470,976	44,640 610,243	22,711 308,921	0	122,171 1,600,919	121,649 1,593,582	75,443 988,587	75,443 988,587	36,547 479,490
										000,021	ő		6,374			

			Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28
	Green Brown		Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Green	Green	Green	Green	Green	Brown
	Use		PDL	PDL	Paddock	Paddock	Paddock	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDI
AREA				0.450					0.423		450.000	400.000		44.000	00 894	0.494
	Total Gross	ha	0.438 0.438	0.160 0.160	0.300 0.300	0.133 0.133	0.033	0.222 0.200	0.167 0.167	0.033 0.033	150.000 150.000	100.000	85.714 85.714	44.633 44.633	28.571 28.571	3,472 3,472
	Net	ha ha	0.438	0.160	0.300	0.133	0.033	0.200	0.133	0.033	75.000	50.000	42.857	28.571	14.286	3,412
UNITS	race	114	0.430	0.100	0.500	0.100	0.000	0.200	0.100	0.000	15.000	30.000	42.031	20.311	14.200	0.123
O.M.	Units		35	12	9	4	1	9	6	- 1	3000	2000	1500	1000	500	500
UNIT SIZE							-		-	-						
	Market Housing	m2	77.48	79.75	109.78	116.50	140.00	83.56	81.67	130.00	93.32	93.30	93.43	93.35	93.79	77.56
	Aff to rent	m2	63.39	67.10	109.78	116.50	140.00	83.56	81.67	130.00	71.89	71.90	71.91	71.82	72.09	63.63
	Shared Ownership	m2	67.10	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.87	74.87	74.26	76.75	77.99	66.49
	First Homes	m2	63.80	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.71	75.15	74.88	75.12	74.30	67.03
BASE COM	ISTRUCTION	01.0	4.040	1,612	4500	1,557	4647	4 454	1,402	4647	4404	4400	4400	1,484	4404	4.040
	BCIS Site Costs	€/m2	1,612 10%	1,612	1,520 10%	1,551	1,647 10%	1,451 10%	1,402	1,647 10%	1,484 13%	1,483 13%	1,483 13%	1,404	1,484 13%	1,612 15%
	Abnormals	2	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
	Abilotiliais	£	21,000	7,200	15,300	9,400	4,100	5,400	3,600	4,100	3,165,000	2,110,000	1,586,000	1,055,000	531,000	300,000
	Contingency	2	5.0%	5.0%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	2														
FEES																
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
OALEO	Planning >50	€/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES	A	2	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Agents Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
	Legai	€/unit	0.54	0.5%	0.54	0.54	0.54	0.54	0.54	0.54	0.5%	0.54	0.54	0.54	0.54	0.54
	Misc.	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISIT	ION															
	Agents	2	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPE	ER'S RETURN															
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	F	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Fees Interest	0.04	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Ecgarana raiaation		0.0.4	0.0.	0.0.	0.0.	0.04	0.0.	0.0.	0.0-1	0.0-1	0.04	0.0-8	0.0.4	0.0.2	0.0.
LAND																
	EUV		1,100,000	1,100,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	25,000	25,000	25,000	25,000	25,000	1,100,000
	Premium	% EUV	20%	20%	0%	0%	0%	20%	20%	20%	0%	0%	0%	0%	0%	20%
	Premium	€/ha	0	0	500,000	500,000	500,000	0	0	0	225,000	225,000	225,000	225,000	225,000	0
	Easements etc	£														
VALUES			4.000	4.000	F 000			4.000	4.000	4.000	4 6 7 0	4.030	4 6 7 0	4 6 7 0	4 6 7 0	
	Market Housing Aff Rent	€/m2 €/m2	4,900 2,695	4,900 2,695	5,000 2,750	5,000 2,750	5,000 2,750	4,900 2,695	4,900 2,695	4,900 2,695	4,672 2,570	4,672 2,570	4,672 2,570	4,672 2,570	4,672 2,570	5,300 2,915
	Social Rent	€/m2	2,450	2,450	2,500	2,500	2,500	2,450	2,450	2,450	2,336	2,336	2,336	2,336	2,336	2,650
	Shared Ownership	€/m2	3,430	3,430	3,500	3,500	3,500	3,430	3,430	3,430	3,270	3,270	3,270	3,270	3,270	3,710
	First Homes	€/m2	3,408	3,430	0	0	0	0	0	0,110	2,991	2,984	2,989	2,986	3,002	3,573
GRANT															.,	
	Intermediate to Buy	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B B 11 B 17 B 1																
POLICY R	EQUIREMENTS	2	0.50%	0.50%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%
	Biodiversity NG	% €/ha	0.50%	0.50%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%
	CO2 Plus	trna 2	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	COZ FIGS	€/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	14.71	4.03	4.03	4.03	4.03	4.03	4.03	4.03	14.71	14.71	14.71	14.71	14.71	14.71
	Water	€/m2	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
	Over Extra 1	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	% €/= 2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	U	0	0	0	U	0	U	0	0	0	0	0	0	0
	CIL	€/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL s106	€/unit	8,500	2.000	2,000	2.000	2.000	2.000	2,000	2.000	50,000	40.000	40,000	40,000	25,000	25.000
	Post CIL s106	€/unit	8,500	2,000	2,000	2,000	2.000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
			21222	-1	_1	-1	-1000	2,000	2,000	2,000	20,000	,	,0,000	70,000	_5,000	20,000

	Green Brown		Site 15 Brown	Site 16 Brown	Site 17 Green	Site 18 Green	Site 19 Green	Site 20 Brown	Site 21 Brown	Site 22 Brown	Site 23 Green	Site 24 Green	Site 25 Green	Site 26 Green	Site 27 Green	Site 28 Brown
	Use		PDL	PDL	Paddock	Paddock	Paddock	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL
	CIL	€/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL s106	€/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
	Post CIL s106	£/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
	Inf Tariff	% GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing															
	Overall	CF 08:	35.0%	35.0%							35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Aff Rent Social Rent	05.04	22.8%	22.8%							22.8% 0.0%	22.8% 0.0%	22.8%	22.8%	22.8% 0.0%	22.8% 0.0%
	Shared Ownership		3.5%	3.5%							3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	First Homes	25%	8.8%	8.8%							8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
ABNORM	IALS															
	CARRY UP		21,000	7,200	15,900	9,400	4,100	5,400	3,600	4,100	3,165,000	2,110,000		1,055,000	531,000	300,000
	Garages	Detached Factor	0 50%	0 50%	3 50%	2 50%	50%	0 50%	0 50%	50%	390 50%	260 50%	196 50%	130 50%	66 50%	0 50%
		Number	0	0	1.5	1	0.5	0	0	0.5	195	130	98	65	33	0
		Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000		7,000	7,000	7,000
	EV Charging	Factor	0 100%	0 100%	10,500	7,000 100%	3,500 100%	0 100%	0 100%	3,500 100%	1,365,000	910,000 100%	686,000 100%	455,000 100%	231,000	0 100%
	LY Charging	Cost	600	600	600	600	600	600	600	600	600	600	600	600	600	600
			21,000	7,200	5,400	2,400	600	5,400	3,600	600	1,800,000	1,200,000	900,000	600,000	300,000	300,000
	Grou	ip Charger GT Site														
	Open S	Space ETC														
	Pre CIL s106	Education	6,326	0	0	0	0	0	0	0						
		Base Other	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
		\$106	8,326	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
FINANCE																
	Peak Borrowing		-7,065,193 0	-2,478,980 0	-3,567,280 0	-1,705,635 0	-542,822 0	-2,590,522 0	-1,730,058 0	-493,968 0	-198,113,487 0	-198,113,487 0	-111,462,545 0	-76,974,683 0	-39,784,031 0	-46,471,228 0
			ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ
	Affordable		35%	35%	0%	0%	0%	0%	0%	0%	35%	35%	35%	35%	35%	35%
	Aff - rented		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
	Shared Ownership		10%	10%	10%	10%	10%	10%	10% 25%	10%	10%	10%	10%	10%	10%	10%
	First Homes Aff - rented		25% 8	25% 3	25% 0	25%	25%	25% 0	25%	25% 0	25% 683	25% 455	25% 341	25% 228	25% 114	25% 114
	Market Housing		23	8	9	4	1	ğ	6	1	1,950	1,300	975	650	325	325
	Aff - rented		8	3	0	0	0	0	0	0	683	455	341	228	114	114
	Shared Ownership First Homes		3	0	0	0	0	0	0	0	52 263	70 175	53 131	17 88	8 44	18 44
	Market Housing		1,782	638	988	466	140	752	490	130	181,968	121,290	91,094	60,678	30,482	25,207
	Aff - rented		507	201	0	0	0	0	0	0	49,103	32,714	24,523	16,374	8,219	25,207 7,253 1,197
	Shared Ownership First Homes		67 191	0 67	0	0	0	0	0	0	3,893 19,648	5,241 13,151	3,936 9,809	1,305 6,610	624 3,269	1,197 2,949
	T II SK TIOINES				-	-		-								
	Open Space Required		0.291	0.052	0.022	0.010	0.002	0.022	0.014	0.002	24.900	16.600	12.450	8.300	4.150	4.150
	Gross - Net Shortfall / Surplus		0.000 -0.231	0.000 -0.052	0.000 -0.022	0.000 -0.010	0.000 -0.002	0.000 -0.022	0.033	0.000 -0.002	75.000 50.100	50.000 33.400	42.857 30.407	16.127 7.827	14.286 10.136	0.347 -3.803
	m2 BCIS Total		2,548 4,106,731	906 1,461,117	988 1,501,992	466 725,754	140 230,580	752 1,091,264	490 686,980	130 214,110	254,611 377,788,916	172,396 255,693,312	129,362 191,879,303	84,967 126,059,185	42,594 63,194,181	36,606 59,008,550
F.J., 6'	Fada Vassa	04.550	1.35								223.74	151.65	113.85	74.7	37.53	19.44
Education	Early Years Primary Places	21,559 21,559	4.5								745.8	505.5	379.5	243	125.1	13.44 64.8
	Secondary Places	26,105	3								497.2	337	253	166	83.4	43.2
	Plus 16 Places	26,105	0.65								104.06	70.55	52.95	34.73	17.42	9.33
			29,105	0	0	0	0	0	0	0	4,823,611	3,269,422	2,454,492	1,610,457	809,109	419,107
	Early Years		20,100													1,397,023
	Primary Places		97,016	0	0	Ö	0	0	0	0	16,078,702	10,898,075	8,181,641	5,368,191	2,697,031	1,331,023
	Primary Places Secondary Places		97,016 78,315	0	0	ŏ	Ö	0	0	0	12,979,406	8,797,385	6,604,565	4,333,430	2,177,157	1,127,736
	Primary Places		97,016	0	0	•	-							5,368,191 4,333,430 906,627 12,218,705		1,127,736 243,560 3,187,426

Site 1		Largo GF 300 U	rban Edge																						
IHCOME	Av Sixe n	n2	z	Humber 300	Price 1/m2	6DT	GIA		DEVELOPMEN	TCOSTS						1	Planning fee c	elc				Build Cart			/m2
	Grazz	Net					m2		LAND			fenit er m2	Total				No dugr	30	z rato O			CO2 Plur	×	3.000	1,483.76 × 44.51
Market Hawring	Grazz 93.9	Not 93.58	65.00%	195	4,672	85,254,656	18,320	1		Land Stamp Duty			820,384	16,617,686			No dwyr under 50 No dwyr over 50	due 30 5 25	0 462 0 138	23,100 34,500 57,600		Acc & Adpt	£/m2	0.000	0.00
Affordable Overall	242	70.50	35%	105	2.530	42.2/2.452	4,894			Earomontrota. Logalr/Acquiritio		1.50>	0	1,069,650					Tatel	57,600			6/m2 6/m2		14.71
Affordable Rent Social Rent	71.7 71.7	70.50	0.00%	0	2,570 2,336 3,270	12,363,952	4,074			redan Medanicia	•	1.507	249,265	1,069,650			Stamp duty ca	lc - Rosidual				Over Extra 1	zrm2 zrm2	0.005	× 0.00
Shared Ounership First Hames	75.4 76.2	74.73 75.42	3.50× 8.75×	26	3,270 2,959	2,566,075 5,859,242	792	1	Feer	Planning			57,600				Landpayment		Total	16,617,686 820,384		Over Extra 2	v	0.000	0.00
Grant and Subridy	Affordable Rent									Professional		8.00>	4,482,224	4,539,824			Stemp duty ce	a - Pasida al				Small Site	t/m2	0.00	0 0.00
	Special Book				0	0			COMSTRUCTION	DH Build Cart			46.187.352				Landpayment			6,428,571 310,929			-		1,543.06
	Shared Ownership									2106 / CIL / IT		1,776	2 365 764						Tutal	310,929		Site Curtr	Bare BNG	15.005 0.105	z 231.44 z 1.54
SITE AREA - Not SITE AREA - Grazz	8,571 h 12,245 h	na na	35	the the		106,043,925	26,005			Contingency Abnormals	×	2.50>					Pro CIL 2106	16.50	0 £/Unit (all)						1,776.06
Sales per Quarter											1		320,000	56,027,800				,	Total	4,950,000					
Unit Build Time	3 0	Quarters							FIHANCE								Part CIL r 106	16,50		4,950,000 3,415,764					
						RUH Razidual F	IACRO etrl+r			Foor		7.50>					CIL	18	6 t/m2 Tutal	3,415,764 8,365,764					
Bezidaal Land Tala		Whale Site 16,617,686	PerhaNET 1,938,730	Perka GROSS 1,357,111			Claring toloner -	0		Logal and Valuation	in.			0			Inf Tariff	×GDV							
Bozidael Land Valu Exirting Uro Valuo Uplift	9%	306,122		25,000		RUH CIL HACR	0 etrl+k Claring belence -		SALES								rpoll	0.00							
Pluréha	500 000	6,122,449		500,000 525,000				,	SHLES	Agentr	×	3.0> 0.5>	3,181,318				Zpoli .								
Beachm	ark Land Value	6.42\$.571		525.000		Chreken pharing d			1	Logale	1/unit	0.5>	3,181,318 530,220 300			l									
Additional Profit		16,930,535	1/m2							Mire.	X.	0.02	0	3.711.837	\$1.966.796										
			7.3						Davelupers P	mfit Market Hawring	×Value	17 Ed.			14 414 545										
									1	Affordable Howin	a × Value	17.50> 17.50> 17.50>			14,919,565 2,612,755 1,025,367	l									
RESIDUAL CASH FL	LOW FOR INTERES	ST								1 irzt Hamer	Z Value	11,000													
		Tear 1	Tear 2	Year 3	Tear 4	Year 5	Tear 6	Tear 7	Tear \$	Tear 9	Tear 10	Year 11	Year 12	Tear 13	Year 14	Tear 15	Tear 16	Tear 17	Teer 18	Teer 19	Tear 20	Teer 21	Tear 22	Year 23	Tear 24
INCOME UNITS Started Market Hauring		25	50 7.104.555	50 F 14.209.109	50 14,209,109	50 14.209.109	50 14.209.109	25	7.104.555		r 0	7 0	, ,		, ,	, ,	r 0		7 0		, ,		, ,	r 0	
Market Hawring Affordable Rent			1,030,329	2,060,659	2,060,659	2,060,659	2,060,659	2.060,659	1,030,329	Ł :				ě	ě	Š		Ł į							
Sacial Ront Sharod Ounorship First Hamos			213,840	427,679	427,679	427,679	427,679	427,679	213,840		;	;			ů	,	;	:	;			8	, ,	;	, ,
First Hames Grant and Subsidy			488,270	976,540	976,540	976,540 0	976,540	976,540	488,270	:				0	0	. 0	. 0	:				:			, 0
Grant and Subridy INCOME EXPENDITURE		•	*,#36,994	17,673,987	17,673,987	17,673,9\$7	17,673,987	17,673,987	1,836,994	•	<i>,</i>	7 •	•	•	•	•	•	•	<i>,</i> ,	•	•	•	•	7 .	•
	Ł	820,384																							
Earomontrotc. Logalr Acquirition Planning Foo		249,265																							
Planning Fee Professional		57,600 4,482,224																							
Build Cart - BCIS Bare 2106/CIL/Tariff		4,400,654	3,848,946 3,828,264	7,697,892	7,697,892	7,697,892	7,697,892 825,000	7,697,892	3,848,946 412,500 96,224				. 0	0	0	. 0									. 0
Contingency			96,224	192,447	192,447	192,447	192,447	825,000 192,447	96,224		,	,		. 0	,	,	,		,				,	,	, ,
Abnormals Finance Fees	-		26,667	53,333	53,333	53,333	53,333	53,333	26,667				•	0	٥			۰			0	۰			
Logal and Valuation			24 5 440	F 520 220 F	E20 220	E20 220	F 520 220	F 520 220	245 440																
Logal and Valuation Agentr Logalr	-	·	265,110 44,185	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	265,110 44,185	1			· i	ŏ	ň	ř		ĭ			·	i	ř	ř	ř
Mire. COSTS BEFORE LAI	ND INT AND PRO	5,609,474	*,109,395	9,387,262	9,387,262	9,387,262	9,387,262	9,387,262	4,693,631	•				•	•			•	, ,	•	•	•	, .		
For Residual Talua	Land	16,617,626							_		_	_					_						_		
	Interest		1,667,037	1,737,495	1,246,303	718,271	150,637							0							0		. 0		. 0
Developers Return Market Howing																									14,919,565
Affordable for Rent First Homes																									2,612,755 1,025,367 -10,557,687
	Carh Flau Opening Balance	-22,227,159	-939,438	6,549,230	7,040,423	7,568,454	8,136,089	8,286,725		•		•	0	0	0	0	•	0			0		0	•	-18,557,687
	Clarina Balance	-22.227.159	-23,166,597	-16,617,367	-9.576.944	-2.008,490	6.127.599	14.414.324	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	
CASH FLOW FOR CI	L ADDITIONAL PI	ROFIT																							
IHCOME	Ar Abave	Teer 1	Tear 2	Teer 3	Teer 4	Tear 5	Tear 6	Tear 7	Tear #	Teer 9	Tear 10	Year 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Teer 17	Teer 18	Teer 19	Teer 20	Teer 21	Teer 22	Tear 23	Tear 24
IHCOME		•	8,836,994	17,673,987	17,673,987	17,673,987	17,673,987	17,673,987	1,136,994	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
EXPENDITURE Land Stamp Duty		6,428,571																							
Stamp Duty	Ł	310,929								1															
Earomontrotc. Logalr Acquirition Planning Foo	-	96,429																							
Planning Fee Professional		57,600 4,482,224			0	:				F :	,		; ;	0		;	. 0	:			1				
Professional Build Cart - BCIS Bare POTENTIAL CIL			3,848,946	7,697,892		7,697,892	7,697,892	7,697,892	3,848,946	P 6	7 0	7 0	r 6		·	, i	, ,	i	r i			r 6	, ,	, ,	r i
Part CIL r 106	Ž	0	2,418,648 412,500 96,224	825,000 192,447	825.000	225 000	225 000	825,000 192,447	412,500	٠ ،				0	0	5 0	<u> </u>	0	5 0		0		5 0	0	0
Cantingoncy Abnormals	F		96,224 26,667	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	96,224 26,667	1		- :		0		. :	- :	- :	. :	- :				- :	
Finance Feer Legal and Valuation		1																							
Logal and Valuation Agents Logals	t		265,110 44,185	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	265,110 44,185	:			; ; ;	0	,			:							
Mire. COSTS BEFORE LAI		ŏ	0		0	0	11,805,910	0 0	0	1			i	ŏ	Š	Š	Š	i	i	i	i	i		i	Š
		13,794,400	7,112,279	11,805,910	11,805,910	11,205,910	11,205,910	11,105,910	4,693,631	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•
Fur CIL calculation	Interest		1,034,580	982,820	616,426	222,552		. 0			, ,				0	, ,							. 0		
Davelapers Return			1,034,200	702,020	010,460	666,776				_ ·			ı "	*	•				, ,	, ,	*				
Market Hauring Affordable for Bent																									14,919,565 2,612,755 1,025,367 -18,557,687
First Homes																									1,025,367
1113 (11011110)	Carl Fland																								
711571101110	Carh Flau Opening Balance	-13,794,400 0	690,135	4,885,257	5,251,652	5,645,526	5,868,077	5,868,077	4,143,363	40 557 407	40.557.407	0 0000000	40 557 (47	40.557.407	40 557 407	40 557 407	40 557 407	0 40 557 (47	40 557 (47	40 557 407	40.557.407	18,557,687	0 0007.407	18,557,687	-18,557,687

Site 2		Large GF 100 U	ban Edge						1																
INCOME	Av Siza		z	Humber	Price ffm2	GD#	GIA	1	DEVELOPMEN	TCOSTS							Planning fee	elc				Build Cart			10
		Net		100			-2		LAND			funit or m2	Tatel				Planning app for No duar	du-gr 100	rati			CO2 Plur	×	3.00%	/m 1,482,4 6,44,4 0,4 1,44,4 1,44 1,44 1,44 1,44 1,54 1,54
Market Hawring	Grazz 95.8	95.51	65.00×	65	4,672	29,003,776	6,22	4		Land Stamp Duty			253,169	5,273,377			Na dugrunder 50	50	462 131	23,10		Acc & Adpt	£/m2	0.002	0.0
Affordable Overall			35×	35						Egrementrete.							No dugrover 50	30	Tatal	30,00	b		1/m2	0.002	14.
Affordable Rent Social Rent	71.9 71.9	70.70 70.70	22.75× 0.00×	23	2,576	4,132,755	1	3	1	Logalr/Acquiritis	in.	1.50%	79,101	332,270			Stamp duty ca	ılc - Bəzidual				Over Extra 1	€/m2 ×	0.00%	0.0
Shared Ownership First Hames	69.0 74.1	68.00 73.22	3.50× 8.75×	- 1	2,336 3,276 2,979	778,355 1,908,421	24	1	Feer	Planning			30.000				Landpayment		Tetal	5,273,37 253,16	4	Over Extra 2	1/m2	0.00%	0.0
Grant and Subridy	Affordable Rent									Professional		8.00×	1,507,623	1,537,623			Stamp duty co					Small Site	11m2	0.00	0.0
	Social Bent								COMSTRUCTI	ОМ							Landpayment	iic - nariatai		2,142,85	7				1,542.9
	Shared Ounership						1			Build Cazt ∠106 / CIL / IT		1,776	2.810.465						Tatal	96,64	1	Site Cartr	Bare BNG	15.00%	4 231.4 4 1.5
SITE AREA - Not SITE AREA - Grace	2.857 (ha ha	35 25	/ho		35,\$23,307	\$,749	1		Contingency Abnormals	×	2.50% 0.00%	388,435				Pro CILz106	16.500	€/ Unit (all)						1,775.9
Saler per Quarter											1		109,000	18,845,281				.,,	Total	1,650,000					
Unit Build Time	3 (Quarters							FIMANCE			020					Part CIL r 106	16,500	£/ Unit (all)) 1,650,00 1,160,46					
						RUM Residual I	MACRO etrler			Foor Interest		7.50×					OIL	186	t/m2 Tetal						
Recidual Land Value		Whole Site 5,273,377	PerhaNET 1.845.682	Parka GROSS 1,291,977			Claring belonce	- 0		Logal and Valuation	en.			0			Inf Tariff	×GDV							
Existing Use Value Uplift	θz	102,041		25,000		RUH CIL HACK	O etri+i Claring balanca		SALES									0.00%							
Plurtha	500,000 ark Land Yalze	2,040,816		500,000				· ·	Jaces	Agentr	×	3.0× 0.5×	1,074,699												
Banchm	ark Land Value	2.142.451		525.000		Chreken pharing a	rest.			Logalr	Éfunit	0.5%	179,117												
Additional Profit		4.798.072	frm2 771							Mirc.	z	0.02		1,253,816	27.242.366										
									Davelupers P	Market Hourise	× Value	17 50~			5,075,641										
										Market Howing Affordable Howin	ng × Value	17.50× 17.50× 17.50×			5,075,661 \$59,444 333,974										
RESIDUAL CASH FL	OW FOR IMTERE	ST Tear 1				Tear 2				V 2	21444	11.222		Tear 4	222,714			V E				76			
INCOME UNITS Started Market Houring Affordable Rent		Q1	Q2	Q 3	Q4	Q1	62	63	Q4 12	Teer 3 Q1	65	Q3 12	64	Q1	Q2	Q 3	04	Tear 5 Q1	65	63	24	Tear 6 Q1	65	63	Q4
Market Hawing							. 0	1,740,227 247,965	2,900,378 413,275	3,480,453 495,931	3,480,453 495,931	3,480,453 495,931	3,480,453	3,480,453 495,931	3,480,453	3,480,453 495,931	: 0	: :			: :				: 0
Special Ront					ě			241,765		0	. 0	. 0	495,931 0		495,931 0	. 0			š						
Shared Ownership First Hames					:		;	46,701 114,505	77,836	93,403 229,011	93,403 229,011	93,403	93,403 229,011	93,403 229,011	93,403 229,011	93,403	, ,	. :	;	;	;		;	, ,	;
Grant and Subridy					*	:	•	F 0	3,542,331	0		F 0	4,298,797	4,298,797		4.298,797	; :	, , ,	-	; :	; :	* :	-	-	•
EXPENDITURE		253,169					_			4	4	4					-								
Stamp Duty Earomontrote.																									
Logalr Acquirition Planning Foo		79,101 30,000																							
Professional Build Cost - BCIS Base		753,811		753,811 310,748 33,000 7,769 2,180	828,660	1,450,156	1,760,903	1,864,486	1,864,486	1,864,486	1,864,486	1,864,486	1,242,991	621,495			. 0								. 0
r106/CIL/Tariff Cantingoncy			1,160,465	33,000	88.000	154,000 36,254	187,000 44,023	198,000	198,000 46,612	198,000	198,000 46,612	198,000 46,612	132 000	66,000 15,537		0	. 0		0		0			. 0	0
Abnormals Finance Fees			0	2,180	20,717 5,813	10,173	12,353	13,080	13,080	46,612 13,080	13,080	13,080	31,075 8,720	4,360			, ,	ř	ř			ě		, ,	ř
Logal and Valuation																									
Agentr Legalr		:	÷	°	;	:		64,482	107,470	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964		:	÷	;				:	:
Mire. COSTS BEFORE LAN	HD INT AND PRO	1,116,021	1,160,465	1,107,502	943,190	1.650.523	2.004.279	2,197,407	2.247.560		2.272.636	2,272,636	1.565.243	*57,*51	150.452	150,458									
Far Rocidual Valua	Land	5 273 377																							
Davelapers Return	Interest		119,802	143,807	167,269	188,091	222,566	264,319	270,175	250,214	216,915	182,992	148,432	99,961	37,318	0			0			0			
Market Haurina																									5,075,661
Affordable for Rent First Homes																									5,075,661 859,444 333,974 -6,269,079
	Carh Flau Opening Balance	-6,389,458 0	-1,280,267	-1,251,315	-1,110,460	-1,838,674	-2,226,845	-312,328	1,064,596	1,775,947	1,809,246	1,843,169	2,585,121	3,340,985	4,111,021	4,148,339	•	•	•	•	•	•	•	•	-6,269,079
	Clarina Balance	-6,389,458	-7.669.725	-8.921.040	-10.031.499	-11.870.173	-14.097.018	-14,409,346	-13.344.750	-11,568,803	-9.759.557	-7.916.388	-5,331,266	-1.990,281	2.120.740	6.269.079	6,269,079	6,269,079	6,269,079	6,269,079	6,269,079	6,269,079	6.269.079	6.269.079	0
CASH FLOW FOR CIT		ROFIT				Tear 2				Tear 3				Tear 4				Tear 5				Tour 6			
IHCOME	Ar Abavo							2 144 241	2 542 224		4 244 747	4,29\$,797	4 744 747		4 244 747	4 244 747									
INCOME EXPENDITURE		2.142.857	•	•	•	•	-	2,147,574	3,342,331	4,230,131	4,274,171	4,274,171	4,274,171	4,274,171	4,274,171	4,270,171	· ·		•	_			-	•	
Land Stamp Duty Euromontrotc.		96,643																							
Least Acquirition		32,143																							
Planning Foo Professional		30,000 753,811	0	0 753.811	:	:			:	:	, ,						;	: ;	:	:		:			
Build Cart - BCIS Baro POTENTIAL CIL		1,436,503	ó	310,748	828,660 560,261	1,450,156 560,261	1,760,903 560,261	1,864,486	1,864,486 560,261	1,864,486 560,261	1,864,486	1,864,486	1,242,991	621,495	- 1	, ,	, ,	,	·	,	,	1	, ,		0
Part CIL r 106		0	0	33,000	88.000	154.000	187,000	198,000	198,000	198,000	198,000	198,000	132,000	66,000	0	. 0		0 '	0		r 0	0		0	. 0
Cantingoncy Abnormals				7,769 2,180	20,717 5,813	36,254 10,173	44,023 12,353	46,612 13,080	46,612 13,080	46,612 13,080	46,612 13,080	46,612 13,080	132,000 31,075 8,720	15,537 4,360	- 1			F : :	:				- 1		
Financo Foor Logal and Valuation																									
Agentr Legalr						:		64,482	107,470 17,912	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494	128,964 21,494		: :	:			:			0
Mire. COSTS BEFORE LAP			ě	, i	, i	i	, i	10,141	0		0	0	1,565,243			21,474		i	i	i	i			i	
	HU INT AND PRO	4,491,957	•	1,107,508	1,503,452	2,210,844	2,564,541	Z,757,668	2,\$07,\$21	2,832,897	2,212,436	2,212,436	1,545,243	\$57,\$51	150,45#	150,45\$	•			•	•	•		•	•
Fur CIL calculation	Interest		84,224	85,803	108,178	138,396	182,444	233,950	249,742	239,902	216,915	182,992	148,432	99,961	37,318						0		. 0		0
Dovolupors Roturn Market Hawing																									5,075,661
Affordable for Bent																									859,444 333,974 -6,269,079
First Men																									
First Homes	Cark Flour Opening Balance	-4,491,957	-84,224	-1,193,311	-1,611,630	-2,349,240	-2,746,985	-842,220	524,768	1,225,997	1,809,246	1,843,169	2,585,121	3,340,985	4,111,021	4,148,339	0		0		0		0	0	-6,269,079

Site 3		Hadium GF - 40	urban odgo																						
IHCOME	Av Siza	m2	×	Humber	Price	GD1	GIA		DETELOPMENT	COSTS							Planning foo	elc				Build Cart			/mi 1,494.91 645.5 0.01 0.01 14.7 0.03 0.04 0.04 0.04 1,544.14 1,777.32
	Grazz 97.5	Net		40	f/m2				LAND			funit or m2	Tatel				Planning app foo Na dugr	dugr 40	rato			CO2 Plur	×	3.00%	1,484.8
Market Houring	97.5	97.38	65.00×	26	4,900	12,406,80	0 2,536	1		Land Stamp Duty			123,474	2,679,481			No dugrander 50 No dugraver 50	40	462 138	18,480		Acc & Adpt	t/m2	0.00%	0.0
Affordable Overall Affordable Rent	73.1	71.78	35% 22.75v	14	2 6 9 5	1,760,31	4 665			Earomontrota. Logalr/Acquirition		1.50×	40,192	163,666					Tatal	18,480		Water	6/m2 6/m2		14.7
Secial Ront Shared Ounership	73.1 79.0	71.78 79.00	22.75% 0.00% 3.50%	é	2,695 2,450 3,430	379,35	0 6							,			Stemp duty co	lc - Residual		2,679,481		Over Extra 1	z t/m2	0.00%	0.00
First Hames	69.0	68.00	8.75%	4	3,213	764,63	6 241		Feer	Planning			10,480				Landpaymont		Tatal	123,474		Over Extra 2	9	0.00%	0.00
Grant and Subridy	Affordable Bent						0			Professional		\$.00×	612,046	630,526			Stamp duty co	lc - Raziduel				Small Site	t/m2	0.00 0.00×	0.04
	Secial Rent Shared Ownership				0		0		COMSTRUCTIO	Build Cart		1,777	6 314 869				Landpayment		Tatal	750,000 27,000		Site Cartr	Bare	15.00×	1,544.16
SITE AREA - Not	1.143 h			the		15,311,101	3,553			2106 / CIL / IT Contingency		2.50%	6,314,869 1,132,837 157,872							21,111		5.00 02.0	BNG	0.10%	1.54
SITE AREA - Graze	1.143 h 1.429 h	10	35 28	the the		15,311,101	3,553			Abnormale	×	0.00%	0				Pro CIL #106	16,500	£/Unit (all)						1,777.32
Salar per Quarter	0										4		45,000	7,650,578					Tatal	660,000					
Unit Build Time	3 (Quartors							FINANCE	Foor		0×					Part CIL 2106 OIL	16,500 186	f/Unit (all)	660,000 472,837					
		Whale Size	PerhaNET	D. I. CDOCC		RUM Residual	MACRO ctrl+r			Interest Legal and Valuatio		7.50%							Tatel	1,132,#37					
Boxidual Land Value Exirting Uro Value		2,679,481	2.344.546	Parka GROSS 1.875.637			Claring belonce -			Logal and valuatio	1						Inf Tariff	× GDV							
Exirting Uro Yaluo Uplift	0×	35,714		25,000		RUH CIL HACE	RO ctrl+1 Claring halanca -	0	SALES								_	0.00%		•					
Plur/ha Benchma	500,000 ark Land Yalas	714.286 750.000		500,000 525,000		Ohock an pharing		1		Agentr Legalr	2	3.0× 0.5×	459,333 76,556												
			a 5				rest			u-,	Efunit	0	0	535 884	11,660,140										
Additional Profit		2,641,119	1.045							en c	^	8.02		222,889	11.555.140										
									Davelupers Pr	Market Hawring	×Value	17.50×			2,171,190										
										Affordable Hourin	y Value × Value	17.50× 17.50×			2,171,190 374,443 133,#11										
RESIDUAL CASH FL	OW FOR INTERES	ST Tour 1				Year 2				Year 3				Yeard				Tage 5				Tour f			
INCOME		Tear 1 Q1	Q2	Q3	04	Q1	Q2	Q 3	Q4	73-47 3 Q1	Q2	63	64	Tear 4 Q1	Q2	Q 3	₽4	Teer 5 Q1	Q2	Q 3	04	Year 6 Q1	Q2	63	64
INCOME UNITS Started Market Howing				- 5	0 1	10	0 0	1,550,850	1,550,850	3,101,700	3,101,700	3,101,700	0	0	0				. 0	0 '	0		. 0	_ 0	0
Affordable Rent Social Rent					:	ů	, ,	220,039	220,039	440,079	440,079	440,079	:	:						, ,	,	:		, ,	ů
Shared Ounership								47,420 95,580	47,420 95,580	94,840 191,159	94,840	94,840					;	: :				:			
First Homes Grant and Subsidy IHCOME					Š	·	ž š	0	1.913.##9	0	3.427.777	171,107	- i	, i	i	i			i	Ů	·	Ł į		, i	i
	Í	•	- 1	•	•	•	<u> </u>	1,913,##9	1,913,##9	3,\$27,777	3,421,111	3,321,111	• 1	- 1	•	•	•	•	•		•	<u> </u>	•	•	•
Stamp Duty Earomontrots.		123,474																							
Legal: Acquirition Planning Fee		40,192 18,480																							
Professional		306,023		306,023			1 215 542				, ,								, ,			L .			
Build Cart - BCIS Bare z106/CIL/Tariff			472,837		526,239 55,000	110,000	137,500	165,000	1,052,478 110,000	55,000		, ,	, i	, i	,		, ,	ė i	,	0	ŏ	ě š		0	· ·
Cantingoncy Abnormals		- ;		6,578 1,875	13,156 3,750			39,468 11,250	26,312 7,500	13,156 3,750	;	; ;		: ;	:		;	F :	:	;	:	F :	;	;	;
Financo Foor Logal and Valuation		0																							
Agentr Legalr			0	0		0	. 0	57,417 9,569	57,417 9,569	114,833 19,139	114,833	114,833						:	. 0		0		. 0	. 0	. 0
Mirc.				ě					-			17,107	,												
COSTS BEFORE LAN			472,#37	605,096	598,145	1,196,290	1,495,363	1,861,421	1,263,276	732,117	133,972	133,972	•	•	•	•	<u> </u>	•	•	•	•	•	•	•	•
Fur Residual Talua	Land Interest	2,679,481	59,393	69.373	82.019	94,772	118.980	149,248	151.063	141.697	86,310	18,669								. 0				. 0	. 0
Davelapers Return Market Howing																									2 171 190
Affordable for Rent																									374,443
First Hames	CarhFlou	-3,167,650	-532,231	-674,468	-680,164	-1,291,062	-1,614,342	-96,781	499,549	2,953,963	3,607,495	3,675,136	0	0	0				0	0	0	0	0	0	2,171,190 374,443 133,811 -2,679,444
	Opening Balance Claring Balance	-3.167.650	-3.699.881	-4.374.349	-5.054.514	-6.345.576	-7.959.918	-8.056,699	-7.557.150	-4.603.187	-995,692	2.679.444	2.679,444	2.679.444	2.679,444	2.679.444	2,679,444	2.679.444	2,679,444	2,679,444	2.679.444	2,679,444	2,679,444	2,679,444	
CASH FLOW FOR CI	ADDITIONAL P	POFIT																							
INCOME	Ar Abava	Year 1				Tear 2				Year 3				Tear 4				Teer 5				Tear 6			
INCOME	ниньшог	•	•	•	•	•		1,913,##9	1,913,##9	3,\$27,777	3,\$27,777	3,\$27,777	•		•	•			•		•			•	•
Land	-	750,000																							
Stamp Duty Euromontrote.		27,000																							
Legal: Acquirition Planning Fee		11,250																							
Professional	F	306,023		306,023		, i	ř	ŏ	, i	, š.,	ř	1 1	į	ŏ	Ĭ	i			ŏ	ŏ	š	Ĭ	Š	ŏ	ŏ
Build Cart - BCIS Bare POTENTIAL CIL		0 584,670	0	263,120	526,239 1,032,109	1,052,478 1,032,109	1,315,598	1,578,717	1,052,478	526,239			0	0			•				0	•	- 0	0	
Part CIL r 106 Contingency		0	0	27,500 6,578 1,875	55,000 13,156	110,000 26,312 7,500	137,500 32,890 9,375	165,000 39,468	110,000 26,312	55,000 13,156	0	0	0	0	0	0			0	0	0	0	0	0	0
Abnormals Finance Fees		0	ė .	1,875	13,156 3,750	7,500	9,375	11,250	7,500	13,156 3,750	ė .	0	ė .	0	é	- i		0	i	ò	ó	ò	0	ó	ò
Logal and Valuation		ě						F3 443	F3 #43	44.000	444.000	444.000													
Agentr Legalr		0	0	0	0	ő	ŏ	57,417 9,569	57,417 9,569	114,833 19,139	114,833 19,139	114,833 19,139	ŏ	0					0	ő	0	,	0	0	ő
Mire. COSTS BEFORE LAN	ND INT AND PRO	1,697,423	0	605,096	1,630,254	2,22\$,399	1,495,363	1,861,421	1,263,276	732,117	133,972	133,972	•	•			•		•		•	0		0	•
For CIL calculation														_											_
	Interest		31,827	32,423	44,377	75,776	118,980	149,248	151,063	141,697	86,310	18,669	0	0	0			0	0	0	0	0	0	0	0
Developers Return																									2,171,190 374,443
Market Howing																									374,443
Affordable for Bent																									133,811
Market Hawing Affardable far Rent First Hames	Carh Flau Oponing Balanco	-1,697,423	-31,827	-637,519	-1,674,631	-2,304,176	-1,614,342	-96,781	499,549	2,953,963	3,607,495	3,675,136	0	0	0	0			0	0	0	0	0	0	133,811 -2,679,444

Site 4		Hadium GF - 20	urban edge																						
нсоме	Av Sixe	n2	z	Hamber	Price 0 f/m2	GD7	GIA	1	DETELOPMEN	IT COSTS						1	Planning for	celc				Build Cart			
	Grazz	Net		21			m2	1	LAND			funit or m2	Total				Planning app foo Na dugr	du	y rate O			CO2 Plur	×	3.	1,472 00% 44
rket Houring	Grazz 93.4	93.08	65.00%	10	3 4,900	5,929,000	1,21	1	1	Land Stamp Duty			55,762	1,325,234			Na dugrander 50 Na dugraver 50	2	0 462	9,240		AccRAdpt	4/m2		0.
ffordable Overall			35×		7								0				118 41147 8027 90		Tatal	9,240			1/m2 1/m2		14.
ffordable Rent ocial Rent	63.8 63.8	62.20 62.20	22.75% 0.00%		5 2,695 0 2,450			3	1	Logalr/Acquiritie	in.	1.50%	19,879	75,640			Stamp duty c	alc - Residual				Water Over Extra 1		0.	0.0
harod Ounorship irst Hamos	79.0 79.0	79.00 79.00	3.50± 8.75±		1 3,430 2 3,165	189,679 5 437,500		9	Feer	Planning			9.240				Landpayment		Tetal	1,325,234 55,762		Over Extra 2	1/m2		0.0
		19.00	0.100.		2,100	451,500		1	1	Professional		8.00×	291,424	300,664						33,102		1	t/m2		/m 1,472.9 00% 44.1 00% 0.0 00% 0.0 14.1 0.0 00% 0.0 00% 0.0 00% 0.0 00% 0.0 00% 1,531.5 10% 1,742.8
Brant and Subridy	Affordable Rent Social Rent								COMSTRUCT	юн							Stamp duty c Landpayment	alc - Razidual		437,500		Small Site	×		1,531,5
	Shared Ounership									Build Cart 2106 / CIL / IT		1,763	2,992,632 556,350						Tatel	11,375		Site Cartr	Bare	15.	00% 229.7 10% 1.5
SITE AREA - Not	0.667	10	30	11-		7,318,891	1,691			Contingency		2.50%	74,816										bird		1,762.86
SITE AREA - Grazz	0.833 1	19	24	- 4				-	1	Abnormale	ž	0,00%	19,000	3,642,798			Pro CIL x 106	16,50	0 €/Unit (all) Total	330,000					
Salor por Quartor Unit Build Timo	0	Quarters							FINANCE								Part CIL #106	16,50	0 f/Unit(all)						
Unit Dulla Time	- 1	zuartasz							rimance	Foor		0%	0				CIL	11	6 1/m 2	226.350					
		Whale Site	PerhaNET	Perha GROSS		RUM Residuel	Glaving belonce	. 0	1	Interest Legal and Valuation	20	7.50%	0	0					Tatel	556,350					
Residual Land Valu Existing Use Value		1.325.234 20.833	1.9#7.#51	1.590.281 25,00	<u> </u>	RUH CIL HACE											Inf Tariff	× GDV							
Uplift	9×	0		500.00		non oil maon	Claring belonce	. 0	SALES									0.00	^						
Plw/ha Beachm	ark Land Yalue	416,667		500.00 525.000	å	Christan pharing o	warne	1	1	Agentr	×	3.0× 0.5×	219,567 36,594												
			442			CRI	rect	1	1	Miss	ffunit	0 0 0	0	256.161	5,600,49	,									
Additional Profit		1,217,312	1.003							1100	-	****	Ť	600,001	2.444.12										
									Davelupers P	Market Hawing Affordable Hawin	×Value	17.50× 17.50×			1,037,57	5									
										Affordable Houris	vg X Value	17.50×			166,66	\$									
RESIDUAL CASH FI	OW FOR INTERE	ST										11,20%			14.24	•									
IHCOME		Teer 1 Q1	Q2	Q 3	04	Tear 2 Q1	02	Q3	04	Tear 3 Q1	Q2	Q3	Q4	Tear 4 Q1	Q2	Q3	04	Tear 5 Q1	Q2	Q 3	Q4	Toer 6	QZ	Q3	04
INCOME UNITS Started Market Howing				5	5 0	5 0	5 0	1.482.250	1,482,250	1,482,250	1,482,250	, ,			,	,	,		, ,	,			,	, ,	, ,
Affordable Rent Social Rent					. 0	1 1		190,678	190,678	190,678	190,678	1 1 1		ė								Ł :			
Shared Ounership					,			47,420	47,420	47,420 109,375	47,420			· ;	·	,	,		,	, ,	,		,	,	ř
First Hamos Grant and Subsidy								109,375	109,375	109,375	109,375	; ; ;	:	ů			: :	:	;	:					, ,
INCOME EXPENDITURE		•	•	•		•		1,\$29,723	1,\$29,723	1,829,723	1,\$29,723	<i>, , ,</i>	•	•	•				<i>7</i> •	<i>'</i>	•	•	7 •	7	<i>'</i>
Stamp Duty Euromontrots		55,762																							
Earomontrotc. Logair Acquiritian		0 19,879 9,240 145,712				-																			
Planning Foo Prafozzianal		9,240		145.712																					
Build Cart - BCIS Bare		149,712	226.350	249,386	498,772 55,000	748,158	748,158	498,772	249,386		. 0				. 0			0	. 0	. 0	. 0		. 0		. 0
r106/CIL/Tariff			226,350	249,386 27,500 6,235 1,583		82,500 18,704	18,704	55,000 12,469 3,167	249,386 27,500 6,235	:			0		0						0	:			0
Cantingoncy Abnarmalr Financo Foor			Ö	1,583	3,167	4,750	4,750	3,167	1,583	ò	, ,	7 6 7	ò	Ö	r i	r 6	r i	ò	· 0	·	r i	i	· i	· 6	, ,
Logal and Valuation																									
Agentr Legalr		0	· ·	ò				54,892 9,149	54,892 9,149	54,892 9,149	54,892 9,149	; ; ;	:	÷					;	:					, ,
Mire. COSTS BEFORE LA	UD INT AND DD	230,592	226,350	430,416	569,401	\$54,112	#54,112		341,744		64,040														
			224,354	439,416	547,448	¥54,112	¥54,112	133,448	348,644	14,040	64,040		•	•	•			•		•	•	•			
Far Rosidual Valua	Land Interest	1,325,234	29,172	33,963	42,670	54,146	71,176	* 88,525	67,755	41,257	8,924								. 0	. 0					. 0
Davelnearz Ratura																									4 000 505
Market Hauring Affardable far Rent																									1,037,575 166,668 76,563 -1,280,806
First Homes	Carli Flau	-1,555,826	-255,522	-464,379	-612,078	-908,258	-925,288	1,107,749	1,413,223	1,724,425	1,756,750														76,563
	Carh Flau Oponing Balanco	0 .1 555 024	-1 011 240	-2 275 727	-2 007 004	-3,796,062	ed 721 250	-2 612 601	-2 200 270	-47E 9E2	1200.004	1200.006	1 200 006	1 200 006	1200 006	1200 004	1200.004	1200.006	1200 006	1200 006	1200 004	1200.004	1200.004	1200.006	
A . C	- Individual Control	DOTES	671677	E.E. (7.15)	200710004	2.177.772	***************************************	201200		712.02		LEVYLYYY		LEVYSYY	1.200.000			1200.000	LEVYTY	LETYSTY	1.27.77	1200.000	Lavy.000		Ť
CASH FLOW FOR C		ROFIT Tear 1				Teer 2				Tear 3				Tear 4				Year 5				Tear 6			
INCOME	Ar Abavo							1,\$29,723	1,#29,723	1,#29,723	1,829,723						-								
INCOME EXPENDITURE Land Stamp Duty		437,500	•				_							•						_	-				
Stamp Duty		11,375																							
		6,563								-								1							
Logalr Acquirition Planning Foo Profozzional		6,563 9,240 145,712	0	0 145,712	0			0	0	0	1		0	0		0			0	0				0	0
Build Cart - BCIS Bare POTENTIAL CIL		0	ŏ	249,386	498,772 916,735	740,150	748,158	498,772	249,386	*	i	·	ŏ	ŏ	ŏ	i	i	1 .	š	ŏ	ŏ	, i	, i	i	ř
Part CIL r 106		300,577	0	27,500	55,000	82,500	82,500	55,000	27,500	1 0	0		0	0	0			1 0	0	0	0			0	0
Contingoncy Abnormals		0	0	6,235 1,583	12,469 3,167	18,704 4,750	82,500 18,704 4,750	12,469 3,167	27,500 6,235 1,583	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
inance Feez			v	1,743	3,161	4,150	4,150	3,161	1,543	ı "			v	۰						٠					
ogal and Valuation		0	0	0	0			54,892 9,149	54,892	54,892	54,892			0	0				0	0					0
.oqalr		0	ó	ó	0			0	9,149	9,149	54,892 9,149		0	ó	0	0		0	0	0	ó		0	0	0
Mire. COSTS BEFORE LA	HD INT AND PRO	910,966	ě	430,416	1,486,143	\$54,112	\$54,112	633,448	348,744	64,040	64,040	·	ě	ě	·	·	·	ř	·	ě	·	·	·	·	·
For CIL calculation										+						_	_	_					_	_	_
Dovolupors Rotura	Interest		17,001	17,401	25,797	54,146	71,176	**,525	67,755	41,257	8,924	0	0	0	0	0		0	0	0			0	0	0
Market Hauring Affordable for Rent																									1,037,575
Affordable for Rent First Homes																									1,037,575 166,668 76,563 -1,280,806
	CarliFleu	-910,966	-17,081	-447,817	-1,511,941	-908,258	-925,288	1,107,749	1,413,223	1,724,425	1,756,758		0	0	0	0			0	0	0			0	-1,280,806
	Opening Balance	-910 966	-020 047	-1 275 044	-2 007 004	-2.764.042	-4 224 250	-2 (42 (44	-2 200 270	-476 463	1200.004	1200.004	1200.004	1 200 006	1 200 006	4 200 004	1200.004	1300 004	1 200 006	1200 006	4 500 000	4300.007	· · · · · · · · · · · · · · · · · · ·		-

Site 5		Hadium GF - 12	urban odgo																						
НСОМЕ	Av Siza	m2	z	Humbe	Price 2 ffm2	- GD	T 61	9	DETELOPMENT	COSTS							Pleasing for	celc			Build	Cart			/m 1,530.3 45.5 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,580.3 150.0
	Grazz 116.5	Not		- '			• -	4	LAND			funit or m2	Tatel				Planning app foo	dugr 12	rati		002 PIs	w	×	3.00%	1,530.
arket Hawring	116.5	116.50	65.00%		8 4,900	0 4,452,63	30 9	9		Land Stamp Duty			42.645	1,062,906			No dugrander 50 No dugraver 50	12	46;	8 01	AcckA		t/m2 %	0.00%	0.0
ffordable Overall ffordable Rent	65.6	64.33	35% 22.75%	4.	2 2,695	5 473,33		,		Earementretc. Legalr/Acquiritio		1.50%	15,944	50,509					Tatal	5,544	Mana		6/m2 6/m2		4.0
acial Rent	65.6 70.0	64.33 70.00	0.00%		0 2,450	415,5	0	9	1_	radan medanua	1	1.50%	15,744	20,207			Stamp duty c	alc - Rosidual		1.062.906	OverEx	stra1	7	0.00%	0.0
harod Ownorzhip rzt Hamor	70.0	70.00 70.00	3.50% 8.75%		0 2,450 0 3,430 1 3,430	0 100,84	42 05	4	Feer	Planning			5,544				Landpayment		Tatal		Over Ex	ctro2	t/m2 ×	0.00%	0.00
rant and Subridy	Affordable Rent					0	0			Professional		8.00%	201,334	206,878			Stemp duty c	alc - Baridnal			SmallS		t/m2	0.00	0.0
	Social Rent Shared Ownership					Ö	ó		COMSTRUCTION	H Build Cart		1,740	2 424 442				Landpaymont		Yetel	262,500 2,625	Site (Bare	10.00%	1,540.35
					,	,	v .			2106 / CIL / IT			371,771						1844	2,629	Site (Cart	BNG	0.10%	150.0
SITE AREA - Not SITE AREA - Grazz	0.400 0.500	ha ha	30	75.	4	5,27\$,90	1,19	1		Contingency Abnormals	×	2.50%					Pro CIL z 106	16,500	£/Unit (all)						1,739.96
Salar per Quarter											1		21,200	2,516,681					Total	192,000					
Jnit Build Time	3	Quarters							FINANCE								Part CIL x 106	16,500 186	#/Unit(all) 198,000 173,771					
						RUH Residuel	I MACRO etri+r			Foor		7.50%					CIL	186	t/m2 Tatal	371,771					
Racidual Land Valu		Whale Site 1.062.906	PerhaNET 2,657,265	Per Na GROSS 2, 125, \$12	1		Claring bolonce	- 0		Logal and Valuation	n		0	0			Inf Tariff	2 GDV							
Rezidual Land Valu Exirting Uro Valuo Jelift	0×	12,500		25,00	0	RUH CIL MAC	RO ctrl+l		cure.									0.00%							
		250,000		500.00	<u> </u>		Claring holon co		SALES	Agentr	×	3.0%	158,367 26,394												
Banche	ark Land Talue	262,500		525.000	Ц	Observangebaring	rdugram errect			Logale	2/unit	0.5%	26,394												
Additional Profit		1,069,027	1/m2							Mire.	×	0.0%		184,761	4.029.816										
HAVEL COMMON TO THE REAL PROPERTY OF THE PARTY OF THE PAR		1.447.441							Davelupers Pr	afit															
										Affordable Howin	× Value q × Value	17,50% 17,50% 17,50%			779,210 100,479 44,11\$										
RESIDUAL CASH F	OW FOR INTERF	ST								First Hames	2.Value	17.50%			44.111										
		Teer 1	02	03	04	Teer 2	02	03	04	Tear 3	02	03	04	Teer 4	02	03	04	Tear 5	02	03	04	ear 6	02	03	04
INCOME JNITS Startod Tarkot Hawring		¥1	w.c	3	3	3	3					- 43	W4	w1	w.c	w.s	- 44		WZ	w ₃	¥1	*1	w.	¥3	¥4
Affardable Rent						:		1,113,158	1,113,158 118,331	1,113,158 118,331	1,113,158	;	: :				;					0	;	;	:
Sacial Ront Sharod Ounorship						:		25,211	25,211	25,211	25,211	: :					: :	:				0			
First Hames						Ł .		63,026	63,026	63,026	63,026		: i t		į			Ł į			: i Ł	ě :	ě		ě
Strant and Subridy INCOME	,	•			•	•	, ,	1,319,725	1,319,725	1,319,725	1,319,725	, ,	•	•	•	7	, ,	•	,	; ; ;	•	•	·	7 0	•
EXPENDITURE Stamp Duty		42,645																							
Earomontrota. Logalr Acquirition																									
Planning Fee		15,944 5,544																							
Professional Build Cast - BCIS Base		100,667		100,667 172,659 16,500	345,319 33,000	517,978	517,978 49,500	345,319	172,659			. 0				. 0	. 0	0	. 0			0		. 0	
106/CIL/Tariff Dantingency			173,771	16,500	33,000 8,633 3,533	49,500	49,500	33,000			0			0	. 0			•	0	0 7	•	0	0		0
Abnormale				4,316 1,767	8,633 3,533	12,949 5,300	5,300	8,633 3,533	4,316 1,767	ě	, ,		, i	ě	ř	, ,	ř	ŏ	r i		· i	ŏ ,	ŏ	ř	ř
Financo Foor Logal and Valuation																									
Agentr Legalr						:		39,592	39,592 6,599	39,592 6,599	39,592			0		:		:				0	:		
Mire. COSTS BEFORE LA	WD 1WY 8 WD DDG	164,200	173,771	295,910	390,485	FAF 333	5#5,727	434.435	241,433	46,190	46,190														
			113,111	299,910	370,443	9+9,121	9+9,121	434,619	241,433	40,170	46,170	•	•	•	•	•		•	•		•	•	•		•
For Rosidual Valua	Interest	1,062,906	23,019	26,709	32,758	40,694	52,440	64,405	49,056	29,758	6,437		- 0			. 0	. 0	0				0		. 0	. 0
Dovolupors Roturn Market Hausing										,															779 210
Affordable for Bent																									100,479
First Hames	Carh Flau Opening Balance	-1,227,706	-196,791	-322,619	-423,243	-626,422	-638,167	818,644	1,029,236	1,243,777	1,267,098			0	0	0		0	0	0	0	0		0	779,210 100,479 44,118 -923,807
	Opening Balance Claring Balance	-1.227.706	-1.424.497	-1,747,116	-2.170.359	-2.796.781	-3,434,948	-2.616.304	-1.587.067	-343,290	923.807	923,807	923,807	923.807	923.807	923,807	923,807	923,807	923.807	923,807	923,807 92	23,897	923,807	923,807	
CASH FLOW FOR C	II ADDITIONAL P																								
	Ar Abave	Teer 1				Teer 2				Teer 3				Teer 4				Tear 5			τ.	oar 6			
INCOME INCOME EXPENDITURE	Ar Abave		•	•				1,319,725	1,319,725	1,319,725	1,319,725		. ,	•	•			•		,	•	. ,	•	•	•
EZPENDITURE		262,500						-																	
Land Stamp Duty Euromontrotc.		2,625																							
Logalr Acquirition		3,938																							
Planning Foo Profozzional		5,544 100,667		100,667	0		0	0	0	0	0	0	:	0				:		; ;		0		, 0	0
Build Cart - BCIS Bare POTENTIAL CIL		0 218,956	0	172,659	345,319 850,130	517,978	517,978	345,319	172,659	i		0			,	. 0	, ,	ò	·	, ,	· i	0 2	ò	·	
art CIL r 106		0	0	16,500	33,000	49,500	49,500	33,000	16,500	0		0	۰ ا	0			<u> </u>	٠ ،	. 0		0	0 '		. 0	
iontingency ibnormalr				4,316 1,767	8,633 3,533	12,949 5,300	12,949 5,300	8,633 3,533	4,316 1,767		0			0			F :				· : F	0	- :		- :
'inanco Foor .o gal and Valuation		0																							
egentr								39,592 6,599	39,592	39,592 6,599	39,592 6,599			0		. 0		t :			: :	0			
ogalr Tire.		:			0	1	0		6,599	0	0		:	· ·				:	- :	, ;	:	0	:	, ;	:
Mire. COSTS BEFORE LA	HD INT AND PRO	594,230	•	295,910	1,240,615	585,727	5#5,727	436,675	241,433	46,190	46,190		•	•	•	•	•		•	, , ,	•	•	•	•	•
nr CIL calculation	les.		11,142	11,351	17,112	40,694	52,440	64,405	49,056	29,750	6,437														
Dovolupors Roturn	Interest		11,142	11,591	16,116	40,694	52,440	64,405	47,056	29,198	6,431	,	ı "	,				, ,	,	,	" [. ,		
Market Hawing Affardable far Rent First Hames																									779,210
First Homes	CarlıFlau	-594,230	-11,142	-307,260	-1,257,727	-626,422	-638,167	818,644	1,029,236	1,243,777	1,267,098														779,210 100,479 44,118 -923,807
	Opening Balance Claring Balance	0	-15,146	-501,600	-1,001,101	-020,462	-020,101	010,044	1,027,236	1,042,117	1,201,090		[, i		L v				· ·			-763,001
	I Clarina Balance	-594.230	-605.372	-912.632	1 -2.170.359	1 -2.796.781	1 -3.434.948	1 -2.616.304	1 -1.587.067	1 -343.290	1 923.807	1 923.807	923.807	923.807	923.807	F 923.807	923.807	F 923.807	923.807	1 923.807	923.807 92	23.807	923,807	1 923.807	

Site 6		Braunfield - 12	5 Urban Area																						
ICOME	Av Siza		z	Humber	Price	GD7	GIA	1	DEVELOPMEN	TCOSTS							Planning fee c	alc				Build Cart			
				125	Price 1/m2	- 1	-2		LAND			feait or m2	Tatel				Planning app foo Na dugr	du or 125	rat	te		CO2 Plur		3.00>	1,45
rkot Hawing	Grazz 84.3	83.43	65.00×	81	1 4,900	33,216,404	4 6,84	1	LAND	Land		Public ar m2		5,666,957			Na du grunder 50	50	46 13	2 23,10	•		f/m2		- 1
fordable Overall			352	40.75					1	Stamp Duty Earementrets			272,848				No dugraver 50	75	Tete		D D	Acc & Adpt	t/m2	0.00>	16
fordable Rent	67.7 67.7 66.7	64.18 64.18	22.75%	28	2,695	4,918,586	1,92	1		Logal /Acquiritie	in .	1.50%	85,004	357,852			Stamp daty ca					Water Over Extra 1	4/m2	0.00>	
scial Ront ared Ownership	66.7	65.75	3.502	- 2	2,450 1 3,430 1 3,180	986,66	1 29	2	Feer								Landpayment	iic - nariavai		5,666,95	7		t/m2		ő
rzt Hamer	74.6	73.00	8.75×	11	1 3,180	2,538,892	2 81	4		Planning Professional		8.00%	33,450 1,790,247	1,823,697					Tate	272,84	B	Over Extra 2	× €/m2	0.00>	1,452 433 0 0 0 14 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
irant and Subridy	Affordable Rent Social Rent								CONSTRUCTION				,,,,,,,,,,	7,144,1171			Stamp duty ca	de - Rosidual		3,626,37		Small Site	×	0.00>	
	Shared Ounership								CONSTRUCTION	Build Cart		1,746	17,243,530				Landpayment		Tute		9	Site Cartr	Bare	15.00>	226.
SITE AREA - Not	1.923	ha	65	16.0		41,660,543	9,879			z106 / CIL / IT Contingency		5.00%	17,243,530 3,335,208 862,176										BNG	0.50>	1,511.2 226. 7 1,745.5
ITE AREA - Grazz	2.747	ha	46	the		11,000,545	,,,,,,	1		Abnormale	×	5.00%	862,176				Pre OIL #106	14,000	€/Unit(all) Total						1,145.5
aler per Quarter	0								1		•		75,000	22,378,090						1,750,000					
Init Build Time	3	Quarters							FINANCE	Foor		0.7					Part CIL z 106	16,500	#/Unit(al	I) 2,062,50 1,272,70	D .				
		Whole Site				RUM Residuel	MACRO ctrl+r			Interest		7.50%					0		Tute	1 3,335,201					
Bezidaal Land Yalas		5,666,957	PerhaNET 2,946,818	Perha GROSS 2.062.772			Charinghelence	. 0	1	Logal and Valuatio	in .						Inf Tariff	× GDV			1				
xirting Uro Valuo	20%	3,021,978 604,396		1,100,000 220,000)	RUH CIL MACE	Claring halanca		SALES									0.00%			1				
Pluriha	0	0)				SHLES	Agentr	×	3.0%	1,249,816												
Benchm	ark Land Talue	3.626.374		1.320.000		Chrick anythering	rect	-	1	Logalr	#/unit	0.5×	208,303												
Additional Profit		3.634.671	t/m2							Mirc.	Z	0.0%	0	1,458,119	31,6\$4,716										
Additional Profit		3,634,671	531						Davelupers Pr	afit															
										Market Howing Affordable Howin	×Value	17.50% 17.50%			5,\$12,\$71 1,033,41\$										
AFCIBULI ALCUE	AM FAR IMPER									First Hamer	2. Value	17.50%			444.306										
RESIDUAL CASH FL	V= rvn initKt	Teer 1				Tear 2				Teer 3				Tear 4				Year 5				Teer 6			
INCOME INITS Started Tarket Howing		Q1	QZ	Q3	11	Q1 12	Q Z	Q3 12	12	Q1 12	Q2 12	Q3 12	Q4 12	Q1 12	Q2	Q 3	04	Q1	Q2	63	94	Q1	QZ	Q3	Q4
1arket Hauring Affardable Rent					. 0	. 0		1,594,387	2,923,044 432,836	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184			. 0				. 0
incial Ront Sharod Ownorship					, ,		,			0	. 0		0	0	0			0	Ÿ	,	, ,		7	,	
iharod Ownorship irst Hamos						:		47,360 121,867	86,826 223,423	94,719 243,734	94,719	94,719 243,734	94,719 243,734	94,719 243,734	94,719 243,734	94,719 243,734	94,719	94,719 243,734	,	:		:		: :	
irant and Subridy					ř	ě	r i			23,134	. 0			0	0			0 '	ě	ř	r i	i	<u>, , , , , , , , , , , , , , , , , , , </u>	r i	· ŏ
IHCOME		•	•	•	•	•	•	1,999,706	3,666,12#	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	•	•	•	-	<u> </u>	•	<u> </u>
EXPENDITURE		272 040																							
tamp Duty aromontrots.		272,848 0																							
egalr Acquirition Tanning Fee		85,004 33,450																							
referrienal Build Cart - BCIS Bare		895,124		895,124				1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379				. 0				. 0				
106/CIL/Tariff			1,272,708		781,707 93,500	159.500	192,500	198,000		198,000	198,000	192 000		198,000	1,103,586	551,793 66,000	,	, i	Ö	, ,	, ,		,	, ,	,
Contingency Obnormalr			0	13,795 14,995	39,085 42,485	66,675 72,475	80,470 87,470	82,769 89,969	82,769 89,969	82,769 89,969	82,769	82,769 89,969	82,769 89,969	82,769 89,969	55,179 59,979	27,590 29,990		:	0			:			0
inance Feez				14,770	42,400	12,415	01,410	07,707	07,507	03,303	03,303	05,707	V7,707	07,707	37,317	29,770		,							
e gal and Valuation							. 0	59,991	109,984	119,982	119,982	119,982	119,982	119,982	119,982	119,982	119,982	119,982	0	. 0	. 0	0	. 0	. 0	- 0
igentr .egalr								9,999	18,331	19,997	19,997	19,997	19,997	19,997	19,997	19,997	19,997	19,997	0	. 0		0		. 0	. 0
lire. COSTS BEFORE LAN	ID INT AND PRO	1,286,426	1,272,708	1,232,#10	956,777	1,632,150	1,969,836	2,096,106	2,154,431	2,166,096	2,166,096	2,166,096	2,166,096	2,166,096	1,490,724	#15,352	139,979	139,979	•	, .					
For Residual Talua	Land	5.666.957							_		_														
Davelupers Return	Interest		130,376	156,684	182,737	204,103	238,532	279,939	286,996	264,032	234,608	204,633	174,095	142,984	111,291	66,340	7,882	0	0		. 0	0		. 0	
Market Hauring																									5,812,871 1,033,418 444,306 -7,290,595
Affordable for Rent First Homes																									1,033,418
	Carlı Flau	6,953,383	-1,403,084	-1,389,493	-1,139,514	-1,836,252	-2,208,368	-376,340	1,224,701	1,569,283	1,598,708	1,628,683	1,659,221	1,690,331	2,397,397	3,117,721	3,851,550	3,859,433	0	0	0			0	-7,290,595
	Opening Balance Claring Balance	-6,953,383	-8,356,467	-9.745.960	-10.885,474	-12,721,726	-14,930,095	-15,306,434	-14.081.733	-12,512,450	-10.913.742	-9,285,059	-7.625.838	-5.935,506	-3,538,109	-420,388	3,431,162	7,290,595	7,290,595	7,290,595	7,290,595	7,290,595	7,290,595	7,290,595	•
CASH FLOW FOR CIT	ADDITIONAL P	ROFIT																							
	Ar Abavo	Teer 1				Tear 2				Teer 3				Tear 4				Year 5				Teer 6			
HCOME INCOME EXPENDITURE	Ar Abeva	•	•	•				1,999,706	3,666,128	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	•			•		, .	•
		3,626,374																							
and Itamp Duty		170,819																							
arementrets. equirAcquirition		54,396																							
Jannina Foo	- 1	33,450 895,124		0 895,124	:	:				:			0	0				:	0			:			
referrienal uild Cart - BCIS Bare			i	275,896	781,707	1,333,500	1,609,396	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,103,586	551,793	ř	ř	· i	ř	, ;	i	7 1	, ,	ř
OTENTIAL CIL		1,756,072		33,000	234,825	234,825 159,500	234,825	234,825	234,825	234,825	234,825	234,825	198,000	198,000	132,000	66,000				F 0	r 0		F 0		
antingency bnormalr		0	0	13,795 14,995	39,085 42,485	66,675 72,475	80,470 87,470	82,769 89,969	82,769 89,969	82,769 89,969	82,769	82,769	82,769 89,969	82,769 89,969	55,179 59,979	27,590 29,990	0	0	0	0					
inance Feer		i		14,772	42,405	12,415	41,410	07,767	07,707	07,767	07,707	÷7,797	÷7,767	+7,747	27,717	47,770		, ,	,						,
ogal and Valuation		0						59,991	109.984	119,982	119,982	119.982	119,982	119.982	119,982	119.982	119.982	119.982							
oqalr		i		Ŏ		t :		59,991 9,999	18,331	19,997	19,997	119,982 19,997	19,997	19,997	19,997	19,997	19,997	19,997	i			t :			
lire. COSTS BEFORE LAN	ID INT AND PRO	6,536,233	•	1,232,#10	1,191,602	1,866,975	2,204,661	2,330,931	2,319,256	2,400,921	2,400,921	2,400,921	2,166,096	2,166,096	1,490,724	\$15,352	139,979	139,979	-	•	<u> </u>	:	•	<i>i</i>	}
ur CIL calculation																									_
	Interest		122,554	124,852	150,308	175,469	213,765	259,111	270,179	251,304	226,044	200,311	174,095	142,984	111,291	66,340	7,882	0	0	0				0	0
Developers Return Market Howing										1												1			5,812,871
Affordable for Bent																									1,033,418 444,306 -7,290,595
First Hames	Cark Flou Opening Balance	-6,536,233	-122,554	-1,357,662	-1,341,911	-2,042,444	-2,418,426	-590,336	1,006,692	1,347,187	1,372,447	1,398,180	1,659,221	1,690,331	2,397,397	3,117,721	3,851,550	3,859,433	0						-7,290,595
	Opening Balance	6 526 222	-6 650 700	-0.016.450	-9.750.760	-11 400 204	-12 019 220	-14 409 566	+12 402 973	-12 055 606	-10 692 229	-9 205 059	-7 625 020	-5 975 506	-2 520 100	-420 200	2.421.162	7 240 545	7 290 595	7 200 505	7 290 595	7 300 F0F	7.340 FAE	2 200 F0E	+==

Site 7		nunfield - 50															B1 1 (
INCOME	Av Sixe m2		×	Humber 50	Price f/m2	GDT 6	GIA		DETELOPMENT	TCOSTS							Planning fee o	ele duar	rato			Build Cart			1.447.8
1arket Howing	Grazz	Not	65.00×	33			5 2,737		LAMD			funit or m2	Tetal	2,438,891			Planning app fee Na dwgr Na dwgr under 50	dugr 50	144			CO2 Plur	× t/m2	3.00%	43.
	84.2	83.39			4,900	13,280,485	5 2,131			Land Stamp Duty			111,445	2,438,891			No dugrander 50	0	462 138	23,100		Acc & Adpt		0.00%	0.0
Affordable Overall Affordable Rent	67.9	64.36	35% 22.75%	17.5	2 6 9 5	1,973,10	. 772			Earementretc. Legalr/Acquirition		1.50%	0 36,583	148,028					Tatal	23,100		Water	2/m2 6/m2		14.7
Spcial Bent	67.9	64.36	0.00%	0	2,695 2,450 3,430	462,193	0 0		l_					,			Stamp duty co	de - Razidual		2.420.004		Over Extra 1	× t/m2	0.00%	0.0
Shared Ownership First Hames	77.0 73.5	77.00 73.50	3.50% 8.75%	4	3,300	1,061,260	6 322		Feer	Planning			23,100				Landpayment		Tatal			Over Extra 2	×	0.00%	0.0
Grant and Subridy	Affordable Rent				0		0			Professional		8.00%	716,937	740,037			Stamp duty co	de - Baridual				Small Site	t/m2	0.00	/m 1,47.8 43.4 0.0 0.0 14.7 0.0 0.0 0.0 0.0 1,56.2 1,739.5
	Secial Bent				ŏ		ŏ		COMSTRUCTIO	DH Build Cart			6,898,616				Landpayment			1,269,231			-	15.00%	1,506.06
	Shared Ownership				۰		0			z106 / CIL / IT		1,740	1,343,238						Tatel	52,962		Site Cartr	Bare BNG	15.00% 0.50%	7.5
SITE AREA - Not SITE AREA - Grazz	0.769 ha 0.962 ha		65 52	fha fha		16,777,050	3,966			Cantingoncy Abnormals	×	5.00% 5.00%	1,343,238 344,931 344,931				Pro CIL z 106	14.000	f/Unit (all)						1,739.50
	****									Promot in the	-	2,447	30,000	8,961,716			110 0101111	14,000	Total	700,000					
Saler per Quarter Unit Build Time	0 3 Qu	artors							FINANCE								Part CIL r 106	16,500	€/Unit (all)	825,000					
						RUM Residuel	MACRO corter			Foor		0 × 7.50 ×					CIL	186	t/m2 Tatel	518,238 1,343,23#					
		Whale Site	PerhaNET	Perha GROSS 2,536,447			Claring belonce -	0		Logal and Valuation		1.30%		0					1214	1,545,154					
Rezidual Land Yalue Exirting Ure Value		1,057,692	3.179.559	1,100,000 220,000		RUH CIL HACE	RO ctrl+l		1								Inf Tariff	% GDV 0.00%							
Uplift Plants	20%	211,538		220,000			Claring balance -	0	SALES	Agentr		3.0%	503,312												
Beachm	ark Land Talze	1.269.231		1.320.000		Check an pharing	dugraw			Logale	×	0.5×	83,885												
			£fm2			CHI	rect		l	Mirc.	tfunit 2	0.0%		587,197	12.#75.#69										
Additional Profit		1.\$21.405	665						Davelupers Pr	fit															
											×Value	17.50×			2,324,015										
										Affordable Hourin- First Homes	× Value	17.50× 17.50×			426,178 185,721										
RESIDUAL CASH FL	OW FOR INTEREST	Tear 1				Teer 2				Year 3				Tear 4				Tear 5				Tear 6		_	
INCOME UNITS Started Market Houring Affordable Rent		Q1	Q2	Q3	Q4	Q1	62	Q3	04	Tear 3 Q1	Q2	Q 3	24	Teer 4 Q1	Q2	Q 3	04	Teer 5 Q1	65	63	Q4	Teer 6 Q1	Q2	63	04
Market Hawring				10	0	0	0	2,656,097	2,656,097	2,656,097	2,656,097	2,656,097	0	0	0	0	, 0	0	0	, ,	0	0	0	, ,	0
Affordable Rent Social Rent					0			394,622	394,622	394,622	394,622	394,622	:		0										
Shared Ounership First Hames					ó		. 0	92,439	92,439	92,439 212,253	92,439	92,439			0			1			0				
Grant and Subridy				-	ě	ů	ř	0	3.355.410	0 212,293	0	0			ě	,	, ,		, ,	, ,	÷	·	, ,	, ,	ř
EXPENDITURE		•	•	• •	•	<u> </u>	<u> </u>	3,355,410	3,355,410	3,355,410	3,355,410	3,355,410	•	•	•	•	<u> </u>	•	•	• •	_•	•	<u> </u>	<u>, , </u>	•
Stamp Duty Earomontrote.		111,445																							
Earomontrotc. Logalr Acquirition	-	0 36,583 23,100																							
Legalr Acquirition Planning Fee Professional		23,100 358,469		358,469																					
		221,111	510,230	459,908 55,000	919,816	1,379,723	1,379,723	1,379,723	919,816	459,908 55,000	. 0	. 0		0	0						0			. 0	. 0
z106/CIL/Tariff Cantingoncy			518,238	22,995	45,991	68,986	68,986	68,986	45,991	22,995	,	7				,	,			, ,			,	,	,
Abnormalr Financo Foor				24,995	49,991	74,986	74,986	74,986	49,991	24,995					0			0			0	۰	. 0		. 0
Logal and Valuation																								_	
Agentr Legalr	-		, ,	, ,	ŏ	Ö	, ,	100,662	100,662	100,662	100,662	100,662		. ;	ě						ö		, ,	, ,	, o
Mire. COSTS BEFORE LAN	HD INT AND PRO	529,597	518.238	921,367	1.125.797	1.622.696	1,600,696	1,206,135	1.243.236	610,331	117,439	117,439								,				, .	
For Residual Value	Land	2,43#,#91						4	4																
	Interest	2,43+,+71	55,659	66,420	84,941	107,642	141,323	175,636	149,881	113,088	65,050	5,550	0	0	0			0			0	0	. 0	0	• 0
Developers Return Market Housing																									2,324,085
Market Hauring Affardable far Rent First Hames																									426,178 185,721 -2,935,984
Fitzeriumoz	Carl Flau	-2,968,488	-573,897	-987,787	-1,210,738	-1,796,338	-1,830,019	1,373,639	1,962,293	2,561,985	3,172,920	3,232,413		0	0	0		0	0	0	0	0	0	0	-2,935,984
	Opening Balance Clarina Balance	-2.968,488	-3.542.385	-4.530.172	-5.740.909	-7.537.247	-9.367.266	-7.993,627	-6.031.334	-3,469,349	-296,429	2,935,984	2,935,984	2,935,984	2.935.984	2.935.984	2,935,984	2,935,984	2,935,984	2.935.984	2,935,984	2,935,984	2,935,984	2,935,984	0
CASH FLOW FOR CI	I ADDITIONAL PRO	DEIT																					1		
INCOME	Ar Abave	Teer 1				Tear 2				Year 3				Tear 4				Teer 5				Toer 6			
	Rr Abave			• • •	-			3,355,410	3,355,410	3,355,410	3,355,410	3,355,410	•							,	•		, ,		
EXPENDITURE Land		1,269,231																					_		
Land Stamp Duty Earomontrote.		52,962																							
Logalr Acquirition	-	19,038								1															
Planning Foo		23,100		0	0		. 0	. 0	0		0	. 0		0	0						0			0	. 0
Planning Fee Professional		358,469		358,469 459,908	919,816	1279 722	1,379,723	1,379,723	919,816	0 459.90%					0			: :			ė			0	
Build Cart - BCIS Bare POTENTIAL CIL		756,093	v	427,700	532,656	1,379,723 532,656				-10.1711			, i									, v			
Part CIL r 106 Cantingoncy		0		55,000 22,995	110,000 45,991	165,000 68,986	165,000	165,000 68,986	110,000 45,991	55,000 22,995		-			0					,			, ,	, ,	- 0
Abnormale Finance Feer		0	ė i	24,995	49,991	74,986	74,986	74,986	49,991	24,995	, ,		· i		ó	ė i		i	i		ò	i		, o	
Logal and Valuation		i				L				L												L			
Agentr Legalr	-	0			0	:		100,662	100,662	100,662	100,662	100,662	:	- ; ;	0			1	. :			- :			
Mire. COSTS BEFORE LAN	HD INT AND PR	0 2 472 292	0	421367	1,658,453	2,221,352	1,688,696		1,243,236	610,331	117,439	117.434		0	0	0					0			0	
		.,		72.1,341	.,,	2,22,332	.,,	1,000,135	.,2-3,236	******	111,427	111,457		-	•	Ť					•				
For CIL calculation	Interest		46,479	47,351	65,514	97,839	141,323	175,636	149,881	113,088	65,050	5,550		0	0						0		. 0	0	. 0
										1															
Developers Return													- 1												2 324 025
Market Hawring Affardable for Rent																									2,324,085 426,178
Davalupars Ratura Markot Hawing Affordable for Rent First Homes	Carh Flau Oponing Balanco Claring Balanco	-2,478,892	-46,479	-968,718	-1,723,967	-2,319,190	-1,830,019	1,373,639	1,962,293	2,561,985	3,172,920	3,232,413									0			0	2,324,085 426,178 185,721 -2,935,984

Site #		Braunfield - 25	Urban Area																						
INCOME	Av Siza n	n2	z	Humber 25	Price ffm2	6D†	GIA		DEVELOPMEN	TCOSTS							Pleasing foo	elc				Build Cart			Imi
	Grazz 84.6	Not		25		- 1	-2		LAND			funit or m2	Tatel				Planning app for Na duar	4ugr 25	rato			CO2 Plur	×	3.00	1,437.0 0:: 43.1
Market Houring	84.6	83.94		16	4,900	6,683,523	1,375			Land Stamp Duty			54,582	1,301,641			Na dugrander 50 Na dugraver 50	25	462 138	2 11,550	ı	Acc@Adpt	t/m2 ×	0.00	0.0
Affordable Overall Affordable Rent	67.3	65.00	35% 22.75%	8.75	2,695	996,308	303			Earomontrote. Logalr/Acquiritie	,	1.50%	19,525	74,107					Tetal	11,550		Water	t/m2 t/m2		4.0
Secial Ront Sharod Ounorzhip	67.3 67.3 77.0	65.00 77.00	0.00% 3.50%	9	2,695 2,450 3,430	231,096	67		Feer								Stamp duty co	de - Rasidual		1,301,641		Over Extra 1	t/m2	0.00	0.0
First Hames	77.0	77.00	8.75×	2	3,182	536,047	160			Planning Professional		8.00∞	11,550 355,101	366,651					Tetal	54,582		Over Extra 2	t/m2	0.00 0.0 0.00	0.0
Grant and Subridy	Affordable Rent Social Rent				0	- 6			CONSTRUCTI	он							Stamp duty co	ılc - Rəsidual		781,592		Small Site	×		0.0 1,484.26
	Shared Ounership									Puild Cart r106 / CIL / IT		1,714	3,417,190 664,860 170,859						Tatel	28,580		Site Cartr	Bare BNG	15.00	/m
SITE AREA - Not SITE AREA - Grove	0.385 h 0.592 h	4	65 42	tha tha		\$,446,974	1,993			Contingency Abnormals	×	5.00% 5.00%	170,859 170,859				Pro CILx106	14,000	£/Unit (all)						1,714.32
Sales per Quarter	0										4		15,000	4,438,769					Total	350,000					
Unit Build Time	3 0	tuarters							FIMANCE	Foor		82					Part CIL r 106 CIL	16,500	£/Unit (all) £/m2) 412,500 252,360					
		Whole Site	PerhaNET	Parka GROSS		RUH Razidual I	HACRO etrl+r Claring belonce -			Interest Logal and Valuation		0× 7.50×		0					Tetal	252,360 664,860					
Boxidual Land Yalu Exirting Uro Valuo Uplift		1.301.641	3.3\$4.267	Perha GROSS 2.198.290 1,100,000		RUH CIL MACE							•				Inf Tariff	× GDV 0.00×							
Uplift	20%	130,265		220,000		HOIL OIL LINGS	Charing tolones -	0	SALES	Agentr		2.69	253,409					*****							
Beachm	ark Land Talae	7#1,592		1.320.000		Observe an pharing of	navan.			Logalr	Z Domit	3.0% 0.5%	42,235												
T. 15. 75		*EE 27*	1/m2			C C	***			Mire.	Z Z	0.0%	ÿ	295,644	6.476.812										
Additional Profit		+22.3 (\$	*22						Davelupers P	rafit Market Hawing	× Value	17.50%			1 164 447	1									
										Affordable Howing	a Yalue	17.50% 17.50%			1,169,617 214,796 93,#0#										
RESIDUAL CASH FL	LOW FOR INTERES	i				Teer 2				To an 2	c. 1419e	11.502		* 4	73.191			Year 5							
INCOME		Tear 1 Q1	Q 2	Q3	04	Tagr Z Q1	QZ	Q3	04	Teer 3 Q1	Q2	Q 3	Q4	Year 4 Q1	Q2	Q 3	Q4	Teer 5 Q1	Q 2	Q3	Q4	Year 6 Q1	Q2	Q 3	Q4
IMCOME UNITS Started Market Howing				,		,		1,336,705	1,336,705	1,336,705	1,336,705	1,336,705	0		. 0	. 0	. 0		. 0	. 0	. 0		. 0	. 0	. 0
Affordable Rent Social Rent Shared Ownership						E ;		199,262	199,262	199,262	199,262	199,262	,		i	· ·		E ;			è	E :		- :	- 1
First Hames						:		46,219	46,219 107,209	46,219 107,209	46,219 107,209	46,219 107,209	,	:	ŝ		:	E :	8		0		0		8
Grant and Subridy INCOME	,	• ,			•	•	•	1,689,395	1,689,395	1,689,395	1,689,395	1,689,395	•	ů	•	•	*	•	•	•	•	•	0	*	•
EXPENDITURE Stamp Duty		54,582																							
Euromontrota Logal: Acquirition		0 19,525																							
Planning Foo Professional		11,550 177,551		177,551																					
Build Cart - BCIS Bare z106/CIL/Tariff				177,551 227,813 27,500	455,625 55,000	683,438 82,500	683,438 82,500 34,172 37,172	683,438 82,500	455,625 55,000 22,781	227,813 27,500 11,391			0			0		:				:		- :	-
Contingency Abnormals			0	11,391 12,391		34,172 37,172	34,172	34,172	22,781	11,391 12,391	: :	; ; ;	0	:	0	. 0		:			. 0	:	. 0		;
Finance Feer Legal and Valuation	- ;	0																							
Agentr Legalr	- ;					:		50,682	50,682 8,447	50,682 8,447	50,682 8,447	50,682 8,447	0	:	0	. 0	: :	:			0	:	. 0	: :	. 0
Mire. COSTS BEFORE LAI	HD INT AND PRO	263,207	252,360	456,645	558,188	\$37,2\$2	#37,2#2		617,317			59,129				,					,		,		
For Residual Talua		1,301,641					-			-															
Davelupers Return	Interest		29,341	34,623	43,834	55,122	71,855	88,901	75,699	57,017	32,752	2,798	0	0	. 0	. 0	. 0	•	• •		0		. 0	• 0	
Market Hawing Affardable far Rent																									1,169,617
First Hames	CarlıFlau	-1.564.849	-281 701	-491267	-602.022	-892 dnd	-909 136	704 024	996,379	1 244 155	1 597 514	1.627.468													93,808 -1,478,221
	Opening Balance	-1.564.849	-1 046 EE0	-2.222.047	-2 424 624	-2 022 242	-4.741.379	-4.027.245	-2.040.044	1,746,761	1,571,514	1,470,224	1.470.324	1.470.224	1.470.334	1.470.334	1.470.221	1478 221	1.470.331	1.470.334	1 478 221	1 478 221	1.470.33	1 470 221	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
CASH FLOW FOR CI	ADDITIONAL CO		Leng. 224		16.727.927	-2-72-673	-9.19.2.17	-4.021.633	-2.080.716	15,195,161	-197.697	1,410,441	1.717.661	1.717.661	1.717.661	1,717,661	1,417.661	1.717.661	1,717,661	1,717,66	1,417.66	1,417.661	1,410.66	1,410,261	*
INCOME	Ar Abavo	Teer 1				Teer 2				Teer 3				Tear 4				Year 5				Year 6			
INCOME	NA HEBUS	•	•	•	•	•	•	1,689,395	1,689,395	1,689,395	1,689,395	1,689,395	•	•	•	•	•	•	•	•	•	•		•	•
EXPENDITURE		701 502																							
Land Stamp Duty Euromontrotc		781,592 28,580																							
Logalr Acquirition		11,724 11,550	, ,							L .												L .			
Planning Fee Professional		11,550 177,551		177,551	- 1	, , , , , , , , , , , , , , , , , , ,	0	0	0	227,813		0		0			0			0	0		0	0	
Build Cart - BCIS Baro POTENTIAL CIL Part CIL 106				227,813	455,625 427,689	683,438 427,689	683,438	683,438	455,625					,			, ,	- "						, v	
Contingency		0	0	27,500 11,391 12,391	55,000 22,781 24,781	82,500 34,172 37,172	82,500 34,172 37,172	\$2,500 34,172 37,172	55,000 22,781 24,781	27,500 11,391	0		0	0	0	0	0		0	0	0	0	0	0	0
Abnormatr Finance Feer		0	0	12,391	24,781	37,172	37,172	37,172	24,781	12,391	•	0		0	•		•		•		0				•
Logal and Valuation Agents		0	0	0		0	0	50,682 8,447	50,682 8,447	50,682 8,447	50,682 8,447	50,682 8,447	0	0	0	0	0	0	0	0	0	0	0	0	0
Logali Mira COSTS BEFORE LAI		0	0	0	0	0	0	0	8,447 0 617,317	0	0	8,447 0 59,129	0	0	0	0	0	0	0	0	0	0	0	0	0
		1,010,997	•	456,645	985,877	1,264,971	\$37,2\$2	\$96,411	617,317	331,223	59,129	59,129	•	•	•	•	•	•	•	•	•	•	•	•	•
For CIL calculation	Interest		18,956	19,312	28,236	47,250	71,855	88,901	75,699	57,017	32,752	2,798	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Howing																									1,169,617 214,796
Market Howing Affordable for Rent First Homes																									214,796 93,808
	Carh Flou Opening Balance	-1,010,997 0	-18,956	-475,956	-1,014,113	-1,312,221	-909,136	704,084	996,379	1,294,155	1,597,514	1,627,468	0	0	0	0		0	0	0	0		0		93,808 -1,478,221
	Clarina Balance	1.010.997	-1.029.953	-1,505,909	-2.520.022	-3,832,243	-4.741.379	-4.037,295	-3,040,916	-1.746.761	-149.247	1,478,221	1,478,221	1.478,221	1,478,221	1,478,221	1,478,221	1,478,221	1,478,221	1,478,221	1,478,221	1,478,221	1,478,22	1,478,221	0

Site 9		Brausfield - 12	Urban Area																						
IHCOME	Av Siza	m2	z	Humber	Price 2 ffm2	6	DY G	IA	DEVELOPMEN	T COSTS						1	Planning foo	celc duq	rato			Build Cart			/m 1,459.2 42.7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,507.1 224.0 7.5 1,740.75
Market Houring	Grazz 95.8	Not 95.75	65.00%	- 12	8 4,90		ECE :	242	LAND	Land		fenit er m2	Total	724 (25)			No dust under 50	12		5,544		CO2 Plur	× £/m2	3.00%	43.7
Affordable Overall	75.0	77.17	35×	42	2,70	2,027,				Stamp Duty Earomontrate.			25,582	10,000			No du graver 50	7	462 138 Tatal	5,544		Acc & Adpt	z t/m2	0.00%	0.0
Affordable Rent Social Rent	51.0 51.0	46.33 46.33	22.75% 0.00%	1	3 2,69	5 340,	.891	139		Logalr/Acquiritie	n	1.50%	10,825	36,406			Stemp duty co	elc - Baridaal				Water OverExtra1	t/m2	0.00%	0.0
Shared Ounership First Hames	70.0 70.0	70.00 70.00	3.50× 8.75×		0 3,43	0 100,	.842 105	29	Feer	Planning			5.54				Landpayment		Tatel	721,635 25,502		Over Extra 2	t/m2	0.00%	0.0
Grant and Subridy	Affordable Rent				-,	0				Professional		8.00%	179,320	184,870			Stemp duty co	elc - Rezidual				Small Site	t/m2	0.00	0.0
	Social Rent Shared Ownership					0			COMSTRUCT	OH Build Cart		1,741	1,721,410				Landpayment		Tatel	243,692 1,874		Site Cartr	Bare	15.00% 0.50%	1,507.14
SITE AREA - Not	0,185	ha	65	/ho		4,353,4	103 91	.,		#106 / CIL / IT Contingency		5.00%	340,82 86,07										BNG	0.50%	1,740.75
SITE AREA - Grazz	0,185	ha	65	/ha	•					Abnormale	ž	5.00%	1,721,411 340,82 86,07 86,07 7,201	2,241,572			Pro CIL x 106	2,000	f/Unit (all) Tatal	24,000					
Saler per Quarter Unit Build Time	0	Ruartorz							FINANCE								Part CIL r 106	16,500	£/ Unit (all)	198,000					
						RUM Rasidu	al MACRO etrier			Foor Interest		7.50%	- '				CIL	186	t/m2 Tutal	142,821 340,\$21					
Besidual Land Yalus Existing Use Value		Whale Site 721,635	PerhaNET 3.998.854	Perha GROSS 3.991.154	1		Claring belone	v- 0		Logal and Valuation	in.		· '				Inf Tariff	× GDV 0.00×							
Uplift	20×	203,077 40,615		1,100,000 220,000	0	RUH CIL HA	Claring tolone	v- 0	SALES				130,602					0.002		•					
Benchm.	ark Land Yalue	243.692		1,320,000	ů	Chrokenphari		7		Agentr Legalr	X	3.0% 0.5%	130,602												
Additional Profit		626.787	£/m2			_	currect			Mirs.	t/unit Z	0.02		152,369	3.336.#52	1									
magitimed Profit		N#N.207	9191						Davelupers F	rafit Market Hauring	×Value	17 50-4			(46.424	1									
										Affordable Hourin	y Value	17.50× 17.50× 17.50×			640,424 77,303 44.118										
RESIDUAL CASH FL	OW FOR INTERE	SY Teer 1				Year 2								Tear 4				Tear 5				Tear 6			
INCOME UNITS Started Market Howing		Q1	Q2	Q3 3	Q4	Q1 3	92	Q 3	£4	Teer 3 Q1	Q2	Q 3	Q4	Tear 4 Q1	Q2	63	64	Taer 5 Q1	Q2	Q 3	Q4	Taur 6 Q1	Q2	Q 3	Q4
					. 0		, ,	914,891 85,223	914,891 85,223	914,891 85,223	914,891 85,223	, 0	; ;	; ;	÷	; ;	; ;		, ;	0			, ,	, ,	, ,
Sacial Ront Shared Ounership							;	25,211	25,211	25,211	25,211	;		; ;		;	;	F :					;	;	
First Homes Grant and Subsidy INCOME					. 0	:	;	63,026	63,026	63,026	63,026			; ;	: ;		;					:		;	. 0
EXPENDITURE		•	•	<u> </u>	•	•	· ·	1,000,351	1,000,351	1,000,351	1,011,351	•	•	•	•	•	•	•	•	•	•		•	•	•
Stamp Duty Egromontrots		25,582 0																							
Legals Acquisition Planning Fee		0 10,825 5,544																							
Professional Build Cost - BCIS Bare s106/CIL/Tariff		89,663		89,663 143,451	286,902	430,353	430,353	286,902	143,451		. 0	. 0	. 0	0		. 0				0			. 0	0	. 0
Contingency			142,821	143,451 16,500 7,173 7,773	14,345	49,500 21,518	49,500 21,518	33,000 14,345	143,451 16,500 7,173 7,222		-	- 0			,	-							- 1		. 0
Abnormatr Finance Feer			0	7,773	15,545	23,318	23,318	15,545	7,773	۰			. 0	۰	. 0			۰	۰			,		0	
Logal and Valuation Agentr Logalr			0	. 0	. 0			32,651 5,442	32,651	32,651	32,651 5.442		0		0	. 0		2 9	0	0		2 9	. 0	9	. 0
Mire. COSTS BEFORE LAN		131,613	142,#21	264,559		524,688		387,884	5,442 212,988	5,442 38,092	38,092		,	ı .				ı .		,		ı .			
For Residual Talua	Land	721,635	142,421	264,557	349,192	524,644	524,666	307,004	212,744	34,492	34,472	•	•	•		•	•	<u> </u>	•	•				•	•
	Interest	121,439	15,998	18,976	24,293	31,307	41,732	52,352	40,200	24,540	5,308	0	0	0	. 0	. 0				0	0	0	. 0	0	0
Davelapers Return Market Hawring Affordable for Rent																									640,424
First Hames	Cark Flau	-853,248	-158,819	-283.535	-374,084	-555,994	-566,419	648,115	835,163	1,025,718	1,044,950														77,303 44,118 -761,845
	Carh Flau Opening Balance Claring Balance	0 -853.248	-1.012.067	-1.295.602	-1.669.686	-2.225.681	-2.792.100	-2.143.985	-1.398.823	-283.105	761.845	761.845	761.845	761.845	761.849	761.845	761.845	761.845	761.845	761,845	761.845	761.845	761.845	761.845	0
CASH FLOW FOR CI	L ADDITIONAL P	ROFIT																							
INCOME	Ar Abave	Year 1				Tear 2				Teer 3				Year 4				Teer 5				Toer 6			
FXPENDITURE		•	•	•	•	•	•	1,088,351	1,0##,351	1,088,351	1,000,351	•	•	• 7	•	•	•	•	•	•	•	_	•	•	•
Land Stamp Duty		243,692 1,874																							
Earomontrotc. Logals Acquisition		0 3,655				L .				L .								L				L .			
Planning Fee Professional		5,544 89,663	ò	0 89,663 143,451	0			0		E :					,					0		E :			
Build Cart - BCIS Bare POTENTIAL CIL		0		143,451	286,902 686,207	430,353	430,353	286,902	143,451															0	
Part CIL r 106 Contingency Abnormatr		0	. 0	16,500 7,173 7,773	33,000 14,345 15,545	49,500 21,518 23,318	49,500 21,518 23,318	33,000 14,345 15,545	16,500 7,173 7,773																
Abnormals Finance Fees Legal and Valuation		Ö	v	- 1,113	15,545	25,518	23,318	15,545	6,613				. 0		٧						. ,	,		0	
Logal and Valuation Agentr Logalr		Ö		:	. 0	:	0	32,651 5,442	32,651 5,442	32,651 5,442	32,651 5,442			: :				:				:			. 0
Logali Mire. COSTS BEFORE LAN	HD INT AND PRO	344 42#	Š	264 554	1.035.999	524,688	524,688	387,884	212,988	38,092	7 32 842	i	i		Š	, i	i	i		i	i	i	i	, i	i
Fur CIL calculation	ai and PRC	244,424	_	244,557	1,433,777	22.7,466	227,+00	201,004	£16,700	34,472	34,472					_						Ė			
Davelupers Return	Interest		6,458	6,579	11,663	31,307	41,732	52,352	40,200	24,540	5,308	0	. 0	0 ,		0							0		. 0
Market Houring Affordable for Rent																									640,424 77,303
First Hames	Carlı Flau	-344,428	-6,458	-271,138	-1,047,662	-555,994	-566,419	648,115	835,163	1,025,718	1,044,950				0		0		0	0					640,424 77,303 44,118 -761,845
	Opening Balance	-344.428	-250 006	155.654	-1.669.686	2 225 444	2 702 400	240.00	4304.003	202.408	7/10/E	2/10/5	2444	2444	7/1048	7/10/0	2444	761 045	2/11/15		761.845	761,845	761,845	764 045	

Site 10		Flatted BF 250																							
IHCOME	Av Sixe	m2	×	Humber 25	Price 0 f/m2	GD1	GIA		DEVELOPMENT	COSTS							Planning fee c	elc .				Build Cart			### 1,612.0
	Grazz 77.5	Net	65.00×	16					LAND			funit or m2	Tutal				Planning app foo Na duar	duq. 250 50 200	rati			CO2 Plur	×	3.000	1,612
arkot Hawring	77.5	70.49				60,710,19	9 12,60	1		Land Stamp Duty			401,002	8,230,032			Na du grander 50 Na du graver 50	200	46:	23,100 27,600 50,700		Acc@Adpt	t/m2 ×	0.00:	. 0
ffurdable Overall ffurdable Rent	63.6	57.84	35× 22.75×	87. 5	7 2.919	9,589,67	9 3,61		1	Earomontrota. Logalr/Acquirities		1.50%	123,450	524,452					Tatel	50,700		Water	6/m2 6/m2		14
acial Ront harod Ownorzhip	63.6 66.5	57.84 60.44	0.00× 3.50×		0 2,650 9 3,710	1,962,17	0 8 58;		Feer								Stamp duty ca Landpayment	lc - Residual		8,230,032		Over Extra 1	±/m2	0.00	c 0.
irzt Hamer	66.5 67.9	61.73	8.75×	2	9 3,710 2 3,565	4,814,34	9 1,485			Planning Professional		8,00%	50,700 3,509,170	3,559,870					Tatal	401,002		Over Extra2	× €/m²	0.00:	. 0.
irant and Subridy	Affordable Rent Social Rent						0		COMSTRUCTIO			*****					Stamp duty co	lc - Residual		5.842.857		SmallSite	×	0.002	
	Shared Ounership				ŏ		ő			Build Cazt 2106 / CIL / IT		1,851	33,848,255 6,481,542				Landpayment		Tatal			Site Cartr	Baro	10.00:	167.
SITE AREA - Not	3.125 H	ha	80			77,076,405	18,286			Contingency		5.00%	1,692,413										BNG	0.50	1,851.0
SITE AREA - Grazz	4,464 1	ha	56		•					Abnormale	ž	5.00%	1,692,413 150,000	43,864,622			Pro CILz106	8,500	£/Unit(all) Total	2,125,000					
Saler per Quarter Jnit Build Time	3 (Quartors							FINANCE								Part CIL r 106	16,500	€/Unit(all	4,125,000					
						RUH Reziduel	MACRO etri+r		1	Foor		9× 7.59×	0				CIL	186	t/m2 Tetal	2,356,542					
Beridaal Land Tala		Whale Site \$,230,032	PerhaNET 2,633,610	Perha GROSS 1,\$43,527			Claring balance -	0		Logal and Valuatio			0	0			Inf Tariff	∠ GDV							
Sirting Uro Valuo Jolift	20%	4,910,714 982,143	£.422.414	1,100,00 220,00	7	RUH CIL MACI			SALES									0.002							
Pluriha	0	5,892,857		1,320,000	n .		Claring bolonco -			Agentr	×	3.0×	2,312,292												
Benchm	ark Land Talue	5.892.857		1.320.000	4	Obsekan pharing	dugram reest			Logale	#/unit	0.5%	385,382												
Additional Profit		5.512.326	1/m2 437							Mire.	Z.	0.0%		2,697,674	51.176.650										
									Davelupers Pr	Market Howing	× Value	17.50%			10,624,285 2,021,575										
										Affordable Hourin	y Value - X Value	17.50× 17.50×			2,021,575 \$42,511										
RESIDUAL CASH FL	OW FOR INTERES	Teer 1				Tear 2				Teer 3				Teer 4				Teer 5				Tear 6			
INCOME		e1	Q 2	Q3	24	Q1	Q2	Q3	20	Q1	Q2	Q3	Q4	Q1	Q2	Q3	04	Year 5 Q1	Q2	Q3	Q4	Q1	Q2	Q3	04
IHCOME UNITS Started Market Howing				10	. 0		. 0	2,428,408	4,856,816	4,856,816 767,174	4,856,816	4,856,816	4,856,816 767,174	4,856,816 767,174	4,856,816	4,856,816 767,174	4,856,816	4,856,816	4,856,816	4,856,816			. 0	. 0	
Affordable Kent Social Rent								383,587	7 0	0	P 0	7 0			767,174 0	. 0	767,174	767,174 0	P 0	. 0	,	2 8	. 0	. 0	. 0
Sharod Ownership First Hames						:		78,487	156,974	156,974 385,148	156,974 385,148	156,974 385,148	156,974 385,148	156,974 385,148	156,974 385,148	156,974 385,148	156,974	156,974 385,148	156,974 385,148	156,974	;	8	;	;	
arant and Subridy	-	-	•		•	•		3,013,056	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	•	•	•	•	•
EXPENDITURE Stamp Duty		401,002																							
arementrets.		123,450																							
Hanning Fee		50,700 1,754,585		1,754,585																					
Professional Build Cost - BCIS Base		1,794,909		451,310 55,000	1,353,930			2,707,860	2,707,860		2,707,860		2,707,860	2,707,860	2,707,860		1,805,240	902,620	. 0	. 0	. 0		. 0	. 0	. 0
106/CIL/Tariff Dantingoncy			2,356,542	22,566	165,000 67,697 73,697		330,000 135,393	330,000 135,393	330,000 135,393		330,000 135,393 147,393		330,000 135,393 147,393	330,000 135,393		330,000 135,393 147,393	90,262 90,262	110,000 45,131		, ,	, ;	8	,	, ,	0
Abnormale Tinance Fees	-			24,566	73,697	122,828	147,393	147,393	147,393	147,393	147,393	147,393	147,393	147,393	147,393	147,393	98,262	49,131	0		0	۰	0	0	
Logal and Valuation Agents								92,492	184,983		184,983	184,983	184,983	184,983	184,983	184,983	184,983	184,983	184,983	184,983			. 0	. 0	. 0
Logalr Mire		0						15,415	30,831	30,831	30,831	30,831	30,831	30,831	30,831	30,831	30,831	30,831	30,831	30,831	0	0	0	0	0
COSTS BEFORE LAN	HD INT AND PRO	2,329,737	2,356,542	2,301,026	1,660,323	2,767,205	3,320,646	3,424,553	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	3,536,460	2,429,578	1,322,696	215,#14	215,#14	•		•		•
Far Rosidual Talua	Land Interest	\$,230,032	197.996	245.893	293,779	330,419	388,499	458,046	473,112	432,677	391,484	349.518	306,765	263.211	218.841	173,638	127,588	59,920			0				
Davelapers Return	interest		171,770	245,073	293,119	330,419	300,477	450,046	413,112	432,611	371,404	347,510	300,109	263,211	210,041	113,636	121,500	35,520		,	٠	,		,	
Market Hawing Affordable for Rent																									10,624,285 2,021,575
First Homes	Carh Flou Opening Balance	-10,559,769	-2,554,537	-2,553,919	-1,954,102	-3,097,624	-3,709,146	-803,543	2,156,540	2,196,975	2,238,168	2,280,134	2,322,887	2,366,441	2,410,812	2,456,014	3,608,947	4,783,497	5,950,298	5,950,298	0	0	0	0	2,021,575 842,511 -13,488,371
	Opening Balance Clarina Balance	-10,559,769	-13,114,306	-15.668,225	-17.622.328	-20,719,952	-24,429,097	-25,232,640	-23.076,100	-20.879.125	-18,640,956	-16,360,822	-14.037.936	-11.671.495	-9.260.683	-6,804,669	-3.195.723	1,587,774	7.538.072	13.488,371	13,488,371	13,488,371	13,488,371	13.488.371	
CASH FLOW FOR CI	L ADDITIONAL PI	ROFIT																							
INCOME	Ar Abave	Tear 1	_			Tear 2	_			Teer 3				Teer 4				Year 5				Tear 6			
INCOME EXPENDITURE		•	•	•	•	•		3,043,056	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	6,166,112	•	•	•		
Land		5,892,857																							
tamp Duty aromontrots.		284,143																				1			
equir Acquirition		88,393 50,700 1,754,585												0	0				0				0		0
Professional Build Cost - BCIS Base		1,754,585		1,754,585 451,310	0 1,353,930 551,233	0 2,256,550	2,707,860	2,707,860	2,707,860	2,707,860	2,707,860	2,707,860	2,707,860	0 2,707,860	0 2,707,860	0 2,707,860	0 1,805,240	902,620	0	0	0	0	0	0	0
OTENTIAL CIL art CIL / 106		0		55,000	551,233 165,000 67,697	551,233 275,000	551,233 330,000	551,233 330,000	551,233 330,000	551,233 330,000	551,233 330,000	551,233 330,000	551,233 330,000 135,393	551,233 330,000	330,000	330,000	220,000	110,000		0				0	0
antingoncy bnormals		0	0	22,566 24,566	67,697 73,697	112,828 122,828	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	90,262 98,262	45,131 49,131	0	0	0	0	0	0	0
inanco Foor ogal and Valuation		i			.,,		,									,						1	<u> </u>		
Agentr		i		0	0	0		92,492 15,415	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	184,983 30,831	0	0	0	0	0
.oqav 1ive. COSTS BEFORE LAN		0	i	3 344 471	3344 FF:	3344 471	3 474 4	0		0	0	0	0	0	0	0	0	0	0	0	i		,	ÿ	i
	NU INT AND PRO	1,070,671	•	2,30\$,026	2,211,556	3,31#,43#	3,\$71,\$79	3,979,786	4,087,693	4,087,693	4,087,693	4,017,693	4,087,693	4,017,693	3,536,460	3,536,460	2,429,57\$	1,322,696	215,#14	215,#14		•	-	•	•
ur CIL calculation	Interest		151,325	154,163	200,329	245,551	312,376	390,831	414,973	383,783	352,009	319,639	286,661	253,066	218,841	173,638	127,588	59,920	0	0	0	0	0	0	0
Market Houring																									10,624,285
Affordable for Rent First Homes																									2,021,575 842,511
	Carh Flau Opening Balance	-8,070,678	-151,325	-2,462,189	-2,411,884	-3,563,989	-4,184,255	-1,287,561	1,663,447	1,694,636	1,726,411	1,758,781	1,791,758	1,825,354	2,410,812	2,456,014	3,608,947	4,783,497	5,950,298	5,950,298	0	0	0	0	-13,488,371
	Oloring Datance	-8,070,678	s8 222 003	-10 624 191	-12 096 076	-16 660 068	-20 044 224	-22 424 004	-20 460 428	-10 772 760	-17 047 388	-46 200 602	-12 494 049	-11.671.495	-0.240.402	-6 004 660	-3,195,723	1507 774	7 530 072	42 400 274	42 400 274	45 466 574	45 400 574	45 400 574	+ •

All All And Agency 1973 1875	23,190 27,690 59,790 490,392 14,015 2,578,125 119,490	23,466,507,00 50,700 469,300 469,300 111,400 2,578,625 111,400 2,125,646 4,574,724 4,574,724	5	Build Curt Acchidge Water Over Entre 1 Over Entre 2 Smill Site Site One te O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2	2 0	m
Control Cont	23,500 27,400 59,700 490,203 14,019 2,579,425 10,001 2,125,600 2,125,600 2,449,720 5,574,724	23,466,507,00 50,700 469,300 469,300 111,400 2,578,625 111,400 2,125,646 4,574,724 4,574,724		Acch Adpa Water Over Entre 1 Over Entre 2 Small Site Site Onete	V tra2 tra2 tra2 tra2 tra2 tra2 tra2 v tra2	2 0	2-000- 57
Windows 15	\$9,700 490,203 14,015 110,405 110,405 110,405 2,125,440 4,155,040 4,155,040 2,444,720 5,574,724	\$0,700 490,301 14,015 2,574,125 119,404 2,125,000 4,125,000 2,447,720		Water Over Entra 1 Over Entra 2 Small Site Site Center	V tra2 tra2 tra2 tra2 tra2 tra2 tra2 v tra2	2 0	0.00x 0.00x 1.4
With signal Control	\$9,700 490,203 14,015 110,405 110,405 110,405 2,125,440 4,155,040 4,155,040 2,444,720 5,574,724	\$0,700 490,301 14,015 2,574,125 119,404 2,125,000 4,125,000 2,447,720		Water Over Entra 1 Over Entra 2 Small Site Site Center	tim2 2 tim2 2 tim2 2 2 2 2 2 3 3 4 4 5 4 6 7 8 8 8 8 8 8 8 8 8 8 8 8 8	2 2	6.000 10.
Parallel Comment Com	2,578,425 110,405 110,405 2,125,000 4,155,000 2,449,720 6,574,728	2,572,125 116,496 2,125,000 4,125,000 2,449,720 6,574,720		Over Entre 2 Smell Site Site Corte	V tim2 V	2 0	0.000 0.000
Part	2,578,425 110,405 110,405 2,125,000 4,155,000 2,449,720 6,574,728	2,572,125 116,496 2,125,000 4,125,000 2,449,720 6,574,720		Smell Site Site Conte	X tin2 X Pave BNG	2 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0
Standard After february After febr	2,578,425 110,405 110,405 2,125,000 4,155,000 2,449,720 6,574,728	2,572,125 116,496 2,125,000 4,125,000 2,449,720 6,574,720		Smell Site Site Conte	X Pare BNG	2 0	0.000 0.000 1,111 0,000
Grant of Control Contr	2,125,000 4,125,000 2,449,720 5,574,728	2,125,000 4,125,000 2,49,720 6,574,720		Site Carte	BNG	2 0	0.000 1,000 0,000
Standard France	2,125,000 4,125,000 2,449,720 5,574,728	2,125,000 4,125,000 2,49,720 6,574,720		Tarif	BNG	2 0	0.862 2,185.66
All Property Company	2,125,000 4,155,000 2,449,720 6,574,720	2,125,000 4,125,000 2,449,700 5,574,720		Tarif	BNG	2 0	0.550 13.5 44 2.155.44 2.155.45 2.155.4
All Property Company	4,125,000 2,449,720 5,574,728	4,125,000 2,449,720 6,574,720		7-ac 6	022	2 9	0) 04 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0
Subject Contract	4,125,000 2,449,720 5,574,728	4,125,000 2,449,720 6,574,720		Tear C	02	2 0	93
Control Cont	6,574,720	6,574,720		Trace C		2 0	0) 04 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0
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Part	•	•		Taur 6 Qt	0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	2 0	0) 04 0 7 0 0 7 0
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SALES SALE	Q3	03	C4	Taur 6 cc1	02	2 0	03
Additional Profit 329 433 15	03	Q3	Q4	Taur 6	92 7 0 7 0 7 0 7 0 9 0	2 0	03
## Additional Profit	03	Q3	Q4	Tags 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 0	03
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RISIDUAL CASH LOW FOR INITIAL ST	Q3	03	Q4	Tour 6 01	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	12 Q	03 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
### ### ### ### ### ### ### ### ### ##	Q3	03	24	Tear 6	02	12	03
## COME OF COLUMN COLUM	Q3	Q3	Q4	Tear 6	Q2	12 G	Q3 Q4
HECOME Column C	Q3	Q3	24 7 0 7 0 7 0 7 0 7 0 8	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0
OHIS 18 26 28 30 30 30 32 32 32 32 32	0 1	Q3	24 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 F 0 0 0 F 0 0 0 0 F 0 0 F 0 F 0
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For Resident Table Long 454,345 / 50,071 95,442 150,444 200,070 255,546 464,306 475,329 402,576 387,766 266,767 387,767 360,081 256,103 160,222 0 0 0 0 0	, i ,	, ,	7 0	ě	, ,		ŏ r ŏ
For Resident Totals Line 65,363 198,365 198,365 198,464 19					-		. , .
Interest 50,071 96,942 150,849 203,930 295,696 414,300 479,339 433,970 307,760 340,691 292,731 206,103 50,322 5 0 5 0 5 0 5 0 5 0 5							
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Davelinger Rature Murkal Murkal Munical							10,629,393
Afferdable for Rent							2.021.575
First Names: Count Flac 2-670-655 2-489-791 2-275-657 2-27						0	842,511 0 -13,493,479
Oscoring Relators 0		·	L v	_ v	Ť		V 10/3/2/31/
Claring Relatings - 2-470-455 - 5-170-2460.045-20310.276-22815.770-42822.046-40625.54-4.72022.145-51410.204-0.04515.170-14915.412-31410.998-4064.223-254 - 4.544-555 12.492-479 - 12.493-479 - 12	13.493.479	13,493,479	13,493,479	13,493,47	9 13.493.4	3.479 13.49	93,479 0
CASH FLOW FOR CIL ADDITIONAL PROFIT							
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EEPENDURE Load 2,579,455							
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Affect of the street. Affect of the street. Affect of the street.				1			10,629,393
Affired by far Read				-1			10,629,393 2,021,575 842,511
Carb Flau - 4,943,98691,762 - 2,671,597 - 2,660,865 - 4,924,600 - 6,356,999 - 2,499,917 - 2,387,012 - 2,431,768 - 2,510,778 - 2,557,855 - 4,615,909 - 6,712,551 - 8,048,506 - 8,928,028 - 0 - 0 - 0				1 .			0 -13,493,479
Opening Subsect 0			- 0				

Site 12		Flatted BF 155																							
IHCOME	Av Siza		z	Humber	Price 4/m2	GD7	GIA	1	DETELOPMEN	T COSTS							Pleasing fee	alc				Build Cart			fm2
	Graza	r Not		155			-2	1	LAND			fesit er m2	Tatal				Planning app fee	duq	r rate			CO2 Plur	×	3.0	/min 1,612,01
Market Hawring	Gran 77.5	70.45	65.00%	101	5,30	0 37,616,160	7,80	1		Land Stamp Duty			249.887	5,207,742			No dugrander 50 No dugraver 50	5	0 462 5 138	23,100 14,490 37,590		Acc & Adpt	£/m2	0.0	0.00
Affordable Overall Affordable Rent	63.7	7 57.91	35% 22.75%	54.25 35		5 5,953,020	2.24			Earomontrota. Logalrinaguiritim		1.50>	0	328,003					Tatal	37,590			t/m2		14.71
Social Rent	63.7	57.91	0.00%		2,65	0 0	1	4		redan tecdanicia	`	1.507	10,116	320,003			Stemp duty co	lc - Residual				Water Over Extra 1	2	0.0	0.00
Shared Ounership First Hames	68.0			14	3,71	0 1,243,833 6 2,946,870	36	4	Feer	Planning			37,590				Landpayment		Tatel	5,207,742 249,887		Over Extra 2	t/m2	0.0	0.00
Grant and Subridy	Affordable Ren									Professional		8.00>	2,174,557	2,212,147			Stemp duty co	de - Baridaal				Small Site	£łm2	0.0	0.00
	Secial Rent Shared Ownership					0 0			COMSTRUCTI	DH Build Cart		1,85	20,974,735				Landpayment			2,557,500 117,375				10.0	1,675.15
										2106 / CIL / IT			4.016.751						Tatal	117,379		Site Cartr	Bare BNG	0.5	× 161.92
SITE AREA - Not SITE AREA - Grays	1,936	ha Bha	100	/ho		47,759,##3	11,331	1		Cantingoncy Abnormals	×	5.00> 5.00>	1,048,737				Pro CIL x 106	8,50	0 f/Unit (all)						1,851.04
Sales per Quarter	-	1									1		93,000	27,181,959					Tatal	1,317,500					
Unit Build Time		Quarters							FINANCE	Foor		82					Part CIL r 106	16,50 18	0	2,557,500					
						RUM Residual I	HACRO etrler			Interest		7.50>	· ·				OIL.	10	Tatal						
Bezidaal Land Yala		Whole Site 5,207,742	3,359,#33	Perha GROSS 2.617.167	i		Claring belonce	- 0		Logal and Valuatio	1		0				Inf Tariff	×GDV							
Exirting Ure Value	20>	2,131,250 426,250		1,100,000		RUH CIL MACR	O ctrl+l Claring halance	- 0	SALES									0.00		•					
Plurtha	ark Land Talve	0		1,320,000	i	Ohrek an pharing d		-		Agents Legals	×	3.0× 0.5×	1,432,796 238,799												
		2.221.277		1.224.444		SHI	rest	1			1/unit		0	1.671.596	36,601,447										
Additional Profit		4.710.23#	11m2 603							merc.	-	0.02	•	1.671.596	35.501.447										
									Davelapers P	r afit Market Hauring Affordable Howin	× Value	17.50>			6,5*2,*2* 1,259,449										
										Affordable Hourin	g X.Value X.Value	17.50× 17.50×			1,259,449 515,702										
RESIDUAL CASH FL	LOW FOR IMTER	EST Tear 1				Year 2				Tear 3				Tear 4				Tear 5				Tear 6			
INCOME UNITS Started Market Howing		Teer 1 Q1	Q2	Q 3	Q4 20	Q1	Q2	Q3	24	Q1	Q2 20	Q3	Q4	Year 4 Q1	Q2	Q 3	64	Teer 5 Q1	QZ	63	04	Teer 6 Q1	Q2	Q3	Q4
Market Hawring						2 %		1,213,425	4,853,698	4,853,698	4,853,698	4,853,698 768,132	4,853,698	4,853,698 768,132	4,853,698	2,426,849	<u>.</u> 9		: :	: :			: !		. 0
Affordable Rent Social Rent					ě	8		. 0	F 0	0	. 0	F 0	768,132	0	768,132 0	384,066	· .	£ :				E :		· .	. 0
Shared Ownership First Hames					:	:	;	40,124 95,060	160,495	160,495 380,241	160,495 380,241	160,495	160,495 380,241	160,495 380,241	160,495 380,241	80,247 190,121	;						:	;	, ,
Grant and Subridy INCOME EXPENDITURE						:		1,540,641	6.162.566	6.162.566	6.162.566		6,162,566		6,162,566	3.011.213	* :	•			•			•	0
EXPENDITURE		340.003	·			·		1,5 11,111	1,112,511	1,112,511	1,112,311	7,172,577	1,112,511	1,112,511	1,112,511	3,441,243			_	_	-	1			·
Stamp Duty Earomontrate.		249,887																							
Logalr Acquirition Planning Foo		78,116 37,590																							
Professional Build Cast - BCIS Base		1,087,278		1,087,278	1,127,674	2,029,813	2,706,417	2,706,417	2,706,417	2,706,417	2,706,417	2,255,348	1,353,209	451,070	. 0									0	. 0
z106/CIL/Tariff Contingency			1,459,251	27 500	137,500	247,500 101,491	330,000 135,321	330,000 135,321	330,000 135,321	330,000	330,000 135,321	275 000	165,000 67,660	55,000 22,553	0	0			0				. 0	. 0	0
Abnormak			0	11,277 12,277	56,384 61,384	110,491	147,321	147,321	147,321	147,321	147,321	122,767	73,660	24,553	ř	ř		ì				1 6		, ,	ř
Finance Feer Legal and Valuation		:																							
Agentr Legalr		:	÷	0	:	:		46,219 7,703	184,877	184,877 30,813	184,877	184,877 30,813	184,877	184,877 30,813	184,877	92,438 15,406	;						:	;	0
Mire. COSTS BEFORE LAI	ND INT AND PR	1.452.872	1.459.251	1,363,867	1.382.941	2.419.294	3.319.059	3,372,982	3,534,749	3.534.749	3.534.749	2,9\$1,572	1.875.219	762,266	215,690	107.245									, .
For Residual Value	Land																								
Davelapers Return	Interest	3,20,142	124,887	154,589	183,060	212,423	263,080	330,245	370,793	328,474	285,362	241,441	186,324	109,430	10,350	. 0	0	0	0	0	• •		. 0	0	0
Market Hawring																									6,582,828
Affordable for Bent First Homes																									6,582,828 1,259,449 515,702 -8,357,979
	Cark Flau Opening Balance		-1,584,137	-1,518,456	-1,566,001	-2,701,717	-3,582,139	-2,162,585	2,257,023	2,299,342	2,342,455	2,939,553	4,101,022	5,284,269	5,936,526	2,973,438			0	0	۰			0	-8,357,979
	Clarina Balance	-6,660,614	-8.244.751	-9.763,207	-11,329,208	-14.030.925	-17.613.064	-19.775,649	-17.518.626	-15,219,284	-12,876,829	-9.937.276	-5.836,254	-551,984	5,384,542	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	0
CASH FLOW FOR CI	L ADDITIONAL	PROFIT				Year 2				Teer 3				Year 4				Tear 5				Tour 6			
IHCOME	Ar Abava					ļ		1,540,641				6,162,566				3 444 3/-									
INCOME EXPENDITURE		•	•	•	•	•	•	1,940,641	+,142,544	1,102,566	0,102,566	0,102,566	0,102,566	0,102,566	+,1+2,544	3,041,243	•	•	•	•	•	1	•	•	
Land Stamp Duty Earomontrots.		2,557,500 117,375																							
Leagle Acquirition		38,363																							
Planning Fee Professional		37,590 1,087,278		0 1,087,278	0	:	0			1		0	0	0	0	0		0				0	0	0	0 0
Build Cart - BCIS Bare POTENTIAL CIL		0	ó	225,535	1,127,674 785,040	2,029,813 785,040	2,706,417 785,040	2,706,417 785,040	2,706,417 785,040	2,706,417	2,706,417	2,255,348	1,353,209	451,070	ő	ĭ	i	1	·			i	i	·	ŏ
Part CIL r 106		0	0	27,500	137,500	247.500	330.000	330,000	330.000	330.000	330,000	275,000	165,000	55,000	0	0	0	0	0		0	0		0	0
Cantingoncy Abnormals			0	11,277 12,277	56,384 61,384	101,491 110,491	135,321 147,321	135,321 147,321	135,321 147,321	135,321 147,321	135,321 147,321	112,767 122,767	67,660 73,660	22,553 24,553	0	0							0		*
Financo Foor Logal and Valuation		0																							
Agentr Legalr		0	0	0	0		0	46,219 7,703	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	92,438 15,406	0	0	0			0	0	0	0
Mire. COSTS BEFORE LAI	un iuv sun	, , , , , , , , , , , , , , , , , , ,	ě	, v	, , , , , , , , , , , , , , , , , , ,	3,274,334	4,104,099	4,158,021	4,319,789	4,319,789	3,534,749	2,9\$1,572	1,875,219	762,266	215,690	197,845	ě	ĭ	i	i	ŏ	ŏ	, i	ŏ	0
	NO INT AND PR	3,\$3\$,106	_ •	1,363,#67	2,167,9\$1	3,214,334	4,104,099	4,158,021	4,319,789	4,319,789	3,534,749	2,9\$1,972	1,875,219	762,266	215,690	107,245					_ •	<u> </u>			•
For CIL calculation	Interest		71,964	73,314	100,261	142,790	206,862	287,692	342,162	314,026	285,362	241,441	186,324	109,430	10,350	0	0	0					0	0	0
Developers Return Market Housing																									6,582,828
Affordable for Rent First Homes						-																			1,259,449
	Carh Flou Opening Balance	-3,838,106	-71,964	-1,437,180	-2,268,242	-3,417,125	-4,310,960	-2,905,072	1,500,615	1,528,751	2,342,455	2,939,553	4,101,022	5,284,269	5,936,526	2,973,438	0					0	0		515,702 -8,357,979
	Olesia - Palas -	-2 020 404	-2 640 070	-6.242.264	-2 (46 462	44 455 445	45.545.576	40.540.450	44 744 435	45 240 204	-42 024 024	-0.027.226	E 437 3E4	FF4 00 4	E 204 E 42	0.053.030	0.053.030	0.053.030	4.553.434	0.052.030	0.053.030	0.053.030	4 357 474	0.053.030	1 .

Site 13		Flatted BF 155 H	D																							
INCOME	Av Sixe	n2	z	Humber	Price f/m2	GD.	T GIA		DETELOPMENT	COSTS							Planning fee	celc					Build Cart			/mi 1,964.00 0.002 57.11 0.002 0.01 0.002 0.01 0.002 0.00 0.002 0.00 0.002 0.00 0.002 1.777.77 0.002 1773.00 0.002 1.777.77
1arket Hawina	Grazz 81.0	Net	65.00%	101			60 8,16		LAMD			fenit er m2	Tatal				Planning app for Na duar Na duar under 50	8u 11	5	ato			CO2 Plur	×		3.00% 57.1
	\$1.0	70.45			5,300	37,616,10	50 8,16	1		Land Stamp Duty			2,154	253,077			Na dugrander 50 Na dugraver 50	10	5	462 138	23,100 14,490 37,590		Acc & Adpt	4/m2 ×		0.00% 0.00
Affordable Overall Affordable Rent	66.6	57.91	35% 22.75% 0.00%	54.25 35	2,915 2,650	5,953,02	20 2,34	9		Euromontrota. Logalr/Acquirition		1.50%	3,796	5,950					Tet	tel	37,590		Water	1/m2 1/m2		14.7
Sacial Ront Shared Ounership	66.6 71.1	57.91 61.80	3.50%	9	2,650 3,710 3,566	b)	0 1	3	Feer								Stamp duty c Landpayment	alc - Rosidual			253,077		Over Extra 1	2/m2		0.00%
First Hames	70.1	60.93	8.75×	14	3,566	2,946,81	70 95	9		Planning Professional		8.00×	37,590 2,612,593	2,650,183					Tet	tel	2,154		Over Extra 2	× €/m2		0.00%
Grant and Subridy	Affordable Bont Social Bont				0		0		COMSTRUCTIO					4,,			Stamp daty c	alc - Rosidual			1.598.438		Small Site	Z.		0.00% 0.00
	Shared Ounership				ŏ		ŏ		CONSTRUCTION	Build Cart 2106 / CIL / IT		2,186	25,892,121 4,083,081 1,294,606				Lanapaymont		Tet	tel	69,422		Site Cartr	Bare	10	0.00× 197.80 0.50× 9.89
SITE AREA - Not	0.969	ha .	160	tha		47,759,88	3 11,846			Contingency		5.00×	1,294,606											BMR	,	2,185.66
SITE AREA - Grazz	1,211)	19	128	/ha			_	-		Abnormak	и •	5.00%	1,294,606	32,657,414			Pro CIL x 106	8,50	0 E/Unit(all) Total	1,3	317,500					
Saler per Quarter Unit Build Time	3 (Ruarters							FINANCE								Part CIL #106	16,50	0 t/Unit (all)	2,557,500					
						RIIM Razidaal	MACRO ctrl+r			Foor		9× 7.59×	0				CIL	11	6 f/m2	. 4	1,525,581 0#3,0#1					
Buddend Land Hales		Whole Site 253,077	PerhaNET 261,241	Perha GROSS 208,993			Charing belonce	0		Logal and Valuatio	•		0	0			Inf Tariff	≥ GDII								
Rezidual Land Value Exirting Ure Value	20%	1,332,031 266,406	241.241	1,100,000 220,000		RUH CIL MAC	RO ctrl+l		SALES								INF I GETT	0.00	z		•					
Plur éha	0	0		0			Claring belonce		SALES	Agentr	и	3.0×	1,432,796													
Beachne	rk Land Yalue	1.591.431		1.320.000		Check an pharing	ntest			Logale	/ ffunit	0.5%	238,799													
Additional Profit		62,676	/m2							Mire.	Z	0.0%	0	1,671,596	37.23#.220											
									Davelupers Pr	mfit Market Houring	× Value	17 50×			6 522 222											
										Affordable Hourin	q X Value	17.50× 17.50× 17.50×			6,5#2,#2# 1,259,449 515,702											
RESIDUAL CASH FLO	OW FOR INTERE	ST				Teer 2								•4							_					
IHCOME UNITS Started Market Howing Affordable Rent Social Rent Shared Ouncerhip		Tear 1 Q1	Q2	Q3	64	Q1	QZ	Q3	04	Teer 3 Q1	65	Q3	04	Tear 4 Q1	es.	63	04	Taur 5 Q1	QZ		13	64	Taer 6 Q1	65	Q3	04
Market Hawring				10	0		0	2,426,849	6,067,123	7,280,547	7,280,547	7,280,547	7,280,547	0 '	0			. 0	. 0	-	0 -	0		. 0	. 0	. 0
Afferdable Rent Social Rent							;	384,066	960,165	1,152,197	1,152,197	1,152,197	1,152,197	;	0	;	;		;		: ;	:	F :	;	; ;	; ;
						:		80,247 190,121	200,618	240,742 570,362	240,742 570,362	240,742 570,362	240,742 570,362	0 -	0						0	0			: :	; ;
Grant and Subridy	,			;	0			7 3,0\$1,2\$3	7,703,207	9.243.848	9,243,848		9,243,848	0 7		0		•		-						
EXPENDITURE Stamp Duty		2,154	•	·	•			-,,,,,,,,,	1,115,211	7,2.5,0.10	7,215,111	7,245,144	.,	•	•		•					•		-		•
Earomontrote. Logalr Acquirition																										
Planning Fee		3,796 37,590																								
Professional Build Cast - BCIS Base		1,306,297	۰	1,306,297 556,820 55,000	1,948,869	3,619,329		5,011,378	5,011,378		1,670,459	. 0	0	0	0	, ,		0				0			. 0	
z106/CIL/Tariff Cantingoncy		;	1,525,581		192,500 97,443	357,500 180,966	467,500	495,000 250,569	495,000 250,569	330,000				0 -	0	. 0			. 0	-		0				- 0
Abnormals Financo Foos	ļ,		0 '	29,841	104,443	193,966	253,648	268,569	268,569	179,046	89,523	. 0		0 -	0			0			0	0		. 0		
								92,438	231,096	222.245	277,315	277,315	277,315													
Agentr Legalr			ř		·	i	, ,	15,406	38,516	277,315 46,219	46,219	46,219	46,219	, ,	ř	, ;	, ;	,	, ,		, r	ě	i	, ,	, ,	ř
Mire. COSTS BEFORE LAM	ID INT AND PRO	1,349,#37	1,525,541	1,975,798	2,343,256	4,351,762	5,690,765	6,133,361	6,295,128	4,340,545	2,332,040	323,535	323,535	•										, ,		
For Residual Value	Land	253,077																								
Davelapers Return	Interest		30,055	59,223	97,379	143,141	227,421	338,387	401,958	383,093	298,339	174,337	10,350	0	0			0			0	0	٠		0	
Market Hawring Affardable far Rent																										6,582,828 1,259,449 515,702 -8,357,979
Affordable for Rent First Homes	CarhFleu	-1,602,914	-1 555 635	-2,035,021	-2,440,636	-4,494,903	-5,918,186	-3,390,465	1,006,121	4,520,210	6,613,469	8,745,977	8,909,964							_						515,702
=	Opening Balance	0 -1602 914	-2 450 549	-5 te2 570	-7 624 206	42 120 100	-10 047 295	-21.427.760	-20 421 640	45 911 420	10 207 061	-EE1 004	0.757.676	0.757.979	0.757.070	0.757.070	0.757.070	0.757.676	0.757.070	0.75	7 979	0.257.070	0.757.070	0.757.47	0.757.674	• 0
CASH FLOW FOR CIL	ADDITIONS	POFIT	2.022.27	2.122.214	1.727.677	E.IE7.107	19.971.672	25-721-169		D./11/20		221.773	7.221.717			***************************************	V-221.717	V.221.717	V	2,33			V-2211/17	V-221-71	V-221.717	
	Ar Abava	Tear 1				Tear 2				Tear 3				Tear 4				Teer 5					Toer 6			
INCOME INCOME EXPENDITURE	Ar Above	•	. ,		•			3,011,213	7,703,207	9,243,#4#	9,243,848	9,243,848	9,243,848	. ,	•					,	. ,	•				
EXPENDITURE Land Stamp Duty		1,598,438																								
		69,422																								
Legal Acquirition	- ;	23,977	,					. 0						0					. 0						. 0	. 0
Planning Foo Professional Build Cart-BCIS Bare	t	1,306,297	ė į	1,306,297 556,820	1,948,869	3,619,329	4,732,968	5,011,378	5,011,378	3,340,919	1,670,459		: ; ;	0 7	i				. 0			i			, ,	, ,
POTENTIAL CIL				55,000	23,225	23,225 357,500	23,225	F 495,000	F 495,000	330,000	F 165,000	7 0		, r		r 0	7 0		r 0	,				,		
Part CIL x 106 Cantingoncy	-	0	0	27.841	97,443	180,966	236.648	250,569	250,569	167.046	83,523				0							0				
Abnormals Finance Fees			0	29,841	104,443	193,966	253,648	268,569	268,569	179,046	89,523			0					. 0		0					0
Logal and Valuation Agentr Logalr		0	0		0			92,438 15,406	231,096 38,516	277,315 46,219	277,315 46,219	277,315 46,219	277,315 46,219	0						-					0	
Logale Mire.		0, 7	0	:	0	:		15,406		0	46,219			0 7	0		:	:	. 0		:	0	:		0	0
Mire. COSTS BEFORE LAN	ID INT AND PRO	3,035,722	•	1,975,798	2,366,482	4,374,987	5,713,991	6,133,361	6,295,128	4,340,545	2,332,040	323,535	323,535	• •	•	•	, ,	•	•		• •	•	•	7 6	*	, ,
Far CIL calculation			56,920	57,987	96,121	142,294	226,993	338,387	401,958	383,093	298,339	174,337	10,350	0				t .		,						
VIL CAICAIAGINE																										
	Interest		20,720	21,741		146,674	220,775	220,201	44,754	510,110	271,007	117,000	10,000													
Davelupers Return Market Houring Affordable for Rent	Interest		24,724	21,701	.,,	746,674	ELVIPTO	550,501	44,754	,	277,007	114,551	10,550	•	•										Ť	
		-3,035,722	-56,920	-2,033,785	-2,462,602		-5,940,984		1,006,121		6.613.469	8.745.977	8,909,964									0	Ů		0	6,502,020 1,259,449 515,702 -0,357,979

Site 14	Fletr BF 75																							
IHCOME	Av Sixe m2	z	Humber	Price #/m2	GDY	614	5	DETELOPMEN	TCOSTS							Planning foo	elc				Build Cart			/m2 1,612,00 2,002 4,336 0,002 0,002 0,002 0,002 0,002 0,002 0,000 0,000 1,473-13 0,002 1,473-13 1,473-13
	Grazz Net 77.9 70.83		79			•	ž.	LAND			fenit er m2	Total				Planning app foo Na dugr	dugr 75	rati			CO2 Plur	×		1,612.0 3.00× 48.3
1arket Howring	77.9 70.83	65.00×	49	5,300	18,301,56	3 3,79	**		Land Stamp Duty			121,736	2,644,717			Na dugrander 50 Na dugraver 50	50 25	46:	2 23,100 8 3,450 26,550		Acc & Adpt	£łm2		0.00
Affardable Overall Affardable Rent	63.6 57.82	35×	26.25						Earomontrota. Logalr/Acquiritie			0				110 40 4 000 150		Tatel	26,550			t/m2		14.71
Social Rent	63.6 57.82	0.00%	10	2,919	2,875,98	0	0		Logalr /Acquiritie	in .	1.50%	39,671	161,407			Stamp duty co	ılc - Razidual				Over Extra 1	t/m2 ×		0.00
Shared Ounership First Hames	63.8 58.00 67.7 61.57	3.50×	3	3,710	564,84 1,453,05		7	Feer	Planning			26.550				Landpayment		Tutal	2,644,717 121,736		Over Extra 2	t/m2		0.00
		0.150.		2,270	1,400,00	1	``		Professional		8.00×	1,053,582	1,080,132						12,130			£łm2		0.00 0.00
Grant and Subridy	Affordable Rent Social Rent					0	1	COMSTRUCTI	он							Stamp duty co	lc - Rasidual		1,455,882		Small Site	×		1,675,15
	Shared Ownership					0			Puild Cart 2106 / CIL / IT		1,851	10,172,684						Tatel	62,294		Site Cartr	Baro BNG	1	0.00% 167.52 0.50% 8.38
SITE AREA - Not SITE AREA - Grave	0.882 ha	85	fha		23,195,449	5,490	•		Contingency		5.00× 5.00×	508.634										biid		1,851.04
	1,103 ha	- 60	fha				-		Abnormali	× f	5.00%	508,634 45,000	13,169,776			Pro CIL 2106	8,500	£/Unit(all) Total	637,500					
Saler per Quarter Unit Build Time	0 3 Quarters							FINANCE								Part CIL / 106		€/Unit (all						
Unit Build Time	3 courters							FIRANCE	Feer		9%					CIL	16,500 186	£fm2						
	Whale Site	PorhaNET	Parka GROSS		RUM Raziduel	Claring belonce	. 0		Interest Logal and Valuation	10	7.50%							Tatel	1,934,\$23					
Recidual Land Valu Exirting Uro Value	2.644.717 1.213.235	2.997.346	Per ha GROSS 2.397.877 1,100,000 220,000		RUN CIL MACI											Inf Tariff	× GDV 0.00×							
Uplift	20% 242,647		1,100,000		RUN CIL MACI	Claring belonce	- 0	SALES								_	0.002							
Plurcha	ark Land Value 1.455.##2		1,320,000		Checkenpharing	4	-		Agentr Logalr	×	3.0% 0.5%	695,863 115,977												
	1.422.442		1.714.444		CE!	rrect			20400	t/unit	0	112,711												
Additional Profit	2.062.319	t/m2 543							Mira.	Z.	0.0%		811.841	17.#67.#72										
								Davelapers P	refit	× Value	17.50%													
									Market Hawing Affordable Hawin	v Asian	17.50×			3,202,773 602,145 254,285										
RESIDUAL CASH FI	O₩ FOR IMTEREST								First Hames	2. Value	17.50%			254.245										
	Tear 1 Q1	02	03	04	Tear 2	03	03	04	Teer 3 Q1	02	03	04	Tear 4	02	93	04	Teer 5 Q1	02	63	04	Tear 6 Q1	02	- 02	0.4
INCOME UNITS Started Market Howing Affordable Rent	e1	ΨZ	15	20	20	20		84			- 43	¥4	W)	w/	- 23	04	- 21	WZ.	- 23	24	- 61	QZ	Q3	Q4
Market Hawring					:		3,660,313 575,196	4,880,417 766,928	4,880,417 766,928	4,880,417 766,928		ů	• •	ů			÷	ů			:			
Sacial Ront						<u> </u>	112 970	r i			2 6 2	ŏ	, i			<u> </u>	Ł .	Ŏ	5 9 1	i	Ł .	2 0	<u> </u>	<u> </u>
Shared Ounership First Hames						;	112,970 290,612	150,626 387,483	150,626 387,483	150,626 387,483		°	. :			;		ů	; ;	:	F :	;	;	, ,
Shared Gunerzhip First Hamer Grant and Subridy INCOME				0	0	0	4 630 000	6.185.453	6,185,453	6,185,453	0	0		0	0	0		•		0		0	, ,	0
EXPENDITURE	•	•	•	•	i •	•	4,639,696	6,149,493	4,145,453	6,145,453	•	•	•	•	•			•	•	•		•	•	•
Stamp Duty Earomontrots	121,736																							
Logalr Acquirition	39,671 26,550																							
Planning Fee Professional			526,791																					
Build Cart - BCIS Baro x106/CIL/Tariff		697,323	678,179 82,500	1,582,418	2,486,656	2,712,716	1,808,477	904,239		7 0			0											
Contingency Abnormals			22.909	79,121 79,121 86,121	124,333 135,333	135,636	90,424	110,000 45,212 49,212	2 6	<u> </u>	· · ·	ő	z ő !	Ö		_ 0	Z 0 !	Ŏ	·		2 0	<u>.</u>	<u> </u>	<u>.</u> 0
Finance Feez		,	36,909	86,121	135,333	147,636	98,424	49,212	۰			0	,				, ,	,	,	. 0	۰			, ,
Logal and Valuation	- :						124 (72	105 564	40E E4.4	185.564														
Agentr Legalr Mirc.	ř	ř			1	, ,	139,173 23,195	185,564 30,927	185,564 30,927	185,564		. ;	ř	·		,		ř	, ,	·	1		ř	, ,
Mirc. COSTS BEFORE LAI	HD INT AND PRO 714,74#	697,323	1,350,200	1.949.159	3.048.822	3.325.987	2,379,693	1.325.153	216.491	216,491														
For Residual Talua			.,			-1		.,,			-													
	Interest	62,990	77,246	104,162	142,493	202,330	268,486	231,157	144,360	35,149			0									. 0	. 0	. 0
Davelupers Return																					1			3 202 773
Market Hauring Affordable for Rent																								602,145
First Homes	Carh Flau -3,359,465	-760,313	-1,435,534	-2,044,321	-3,191,315	-3,528,318	1,990,911	4,629,143	5,824,602	5,933,813					0									3,202,773 602,145 254,285 -4,059,204
	Opening Balance 0 Claring Balance -3,359,465	-4 440 770		-7,599,633	-10,790,948	-14.340.345	42.334.355	-2 (44 242	-1.874.610	4.050.304	4 050 304	4.059.204	4.059.204	4.050.304	4.050.304	4.059.204	4.059.204	4.050.304	4.059.204	4.050.304	4.059,204	4.050.304	4.050.30	
		-4.117.1110	-5.333.311	-1,377,633	-10,170,740	-142315263	-12.320.333	-1,677.212	-1.014.610	4.055,204	4.037.204	4,037,204	4,059,204	4.037.204	4.035.204	4,035,204	4,037,204	4,037,204	4,035,204	4.035.204	4,035,204	4,037,204	4,027,20	
	L ADDITIONAL PROFIT				Tear 2				Teer 3				Tear 4				Tear 5				Teer 6			
INCOME	Ar Abavo							7 4AF 4F3		6,185,453				, .				, .		,				
INCOME EXPENDITURE		•	•	•	i •	•	4,639,696	6,109,493	4,145,453	4,145,453	•	•	•	•	•			•		•	<u> </u>	•	•	•
Land Stamp Duty	1,455,882 62,294																							
Earomontrote. Logalr Acquirition Planning Foo	21.838																							
Planning Fee	26,550						0	. 0				0		0				0		0		0	0	0
	526,791	0	526,791 678,179	1.582,418	2.486.656	2.712.716	1,808,477	904,239			0 7	0		0			1 3	0	0		1 :	0	0	0
Build Cart - BCIS Bare POTENTIAL CIL				1,582,418 2,062,389																	1			
Part CIL 106 Cantingoncy	- :	0	82,500 33,909 36,909	79,121	302,500 124,333	330,000 135,636 147,636	90,424	110,000 45,212	0	0	0	0	Ö	0	0	0	0	0	0	0		0		0
Abnormatr Finance Feer		0	36,909	86,121	135,333	147,636	98,424	49,212			0	0	0	0		0	0	0	0			0	0	0
Logal and Valuation	Ł ő																							
Agentr Legalr						0	139,173 23,195	185,564 30,927	185,564 30,927	185,564 30,927	0	0	0	0			0	0	0			0	0	0
Mire. COSTS BEFORE LA	-	r į	0	4,002,548	3,048,822	, i	2,379,693	1,325,153	216,491	216,491	, i ,	ė	į	i	r i	r i	r i /	į	ė	i	<u> </u>	i	Ó	ė
	HD INT AND PRC 2,093,356	•	1,354,2##	1,002,548	3,048,822	3,325,987	2,317,693	1,325,153	216,491	216,491			•	•	-									
For CIL calculation	Interest	39,250	39,986	66,204	142,493	202,330	268,486	231,157	144,360	35,149							0							0
Developers Return		2.,650	27,700	33,604		202,000	230,400	231,191	.44,540	22,147		,	,	,	·									
Market Hauring Affardable far Rent									1												1			3,202,773 602,145
First Hames	Carl-Flau -2,093,356	-39,250	-1.398.274	-4,068,752	-3,191,315	-3,528,318	1,990,911	4,629,143	5,824,602	5,933,813														3,202,773 602,145 254,285 -4,059,204
	Opening Balance 0	-37,250	-1,598,214	-4,068,752	-5,191,315	-5,928,318	1,990,911	4,029,143	5,024,602	9,733,813	,	,	,	,	•		, u						_ "	-4,059,204
	Clarina Balance -2.093.356	-2.132.606	-3.530.880	-7.599.633	-10.790.948	-14.319.265	-12.328.355	-7 699 212	-1 874 610	4 059 204	4 059 204	4 059 204	4.059.204	4 059 204	4 059 204	4 059 204	4.059.204	4 059 204	4.059.204					

Martine Mart	61-2 0.00% 61-2 0.00% 61-2 0.00% 61-2 0.00% 61-2 0.00% 61-2 0.00% 61-3 0.00%
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COSTS ENTORE LAND INT AND PRV 245,441 242,254 795,055 1,775,277 1,725,778 1,	
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Development Return 19,781 25,362 40,785 173,987 194,764 12,472 93,641 19,444 0 0 0 0 0 0 0 0 0	
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Here's Heaving Affirmation for the National Section 1,004,572 2,554,055 -2,52,759 -1,447,022 -1,447,0	
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CASH FLOW FOR CIL ADDITIONAL PROFIT	e1 r 1.741.241 r 1.741.241
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Tiest Hense: Cash Fine: 455,272 452,22 451,522	1,
Opening distance 6 165.22 -191.05	0 0 1

Site 16 IHCOME	Flatz 12							Denes on	00070															
HCOME	Av Sixe m2	×	Humber 12	Price f/m2	GD7	614		DETELOPMENT	COSTS							Planning foo	ele dus	r rato			Build Cart			1,612 1002 1002 1002 1002 1002 1002 1,644 1,002 1,644 1,002 1,002 1,003 1
rket Howring	Grazz N 79.8 72.1	et 50 65.000		4,90			1	LAND	Land		/enit or m2	Total	309.313			No dugr	1	>			CO2 Plur	× t/m2	3.0	00% 4
	79.8 72.1			4,90	0 2,770,95	62	1		Stome Duty			4,966	309,313			No dwyr undor 50 No dwyr ovor 50	1	462	5,544		Acc & Adpt	2	0.0	00%
fordable Overall fordable Rent	67.1 61.	35) 0 22.75)	4.2	2.69	5 448,79	8 18			Euromontrota. Logalrinaquiritia		1.50%	4,640	9,605					Total	5,544		Water	t/m2 t/m2		
acial Bent	67.1 61.1	0.000		2,69 2,45 3,43 3,43	0	0	9	l_				4111	.,,,,,			Stamp duty co	de - Rosidual		309.313		Over Extra 1	2 f/m2	0.0	00%
harod Ownorzhip irzt Hamor	67.1 61.1 67.1 61.1	00 3.503	1	3,43	0 87,87 0 219,69	7 2	3	Feer	Planning			5,544				Landpayment		Total	309,313 4,966		Over Extra 2	×	0.0	00%
irant and Subridy	Affordable Rent								Professional		8.00×	168,902	174,446			Ex					Small Site	£/m2	0	0000
arant and Subridy	Secial Bent				0	0		COMSTRUCTIO	н							Stamp duty co	ile - Karidual		211,200			×		1,664.
	Shared Ownership			-		0			Build Cart z106 / CIL / IT		1,839	1,662,433						Tutal	1,224		Site Cartr	Bare	10.0	0x 166
SITE AREA - Not	0.160 ha	75	/ha		3,527,316	904	4		Contingency		2.50% 5.00%	316,955 41,561 83,122 7,200										Dirig	V	1,839.2
SITE AREA - Grave	0.160 ha	7	/ha					1	Abnormale	×	5.00%	83,122 7,200	2,111,271			Pro CIL x106	2,00	Tatal	24,000					
aler per Quarter	0 3 Quarters							FINANCE								Part CIL r 106	16.50							
Jnit Build Time	3 Guarterz							FIRANCE	Foor		0×	0				CIL	16,50	t/m2	198,000 118,955					
	Whate Site	PARLANET	Parkageoss		RUM Residual	HACRO etrl+r Claring halance			Interest Logal and Valuation		7.50×							Tutal	316,955					
Bezidaal Land Yala	309.31								Legal and valuatio							Inf Tariff	× GDV							
Exirting Uro Valuo Jelift	20× 35,2	10	1,100,000		RUH CIL HACE	Claring Falance	- 0	SALES									0.003		•					
Pluriha	0	0	0						Agentr	и	3.0× 0.5×	105,819 17,637												
Beach	ark Land Talue 211.29		1.320.000		Chreken pharing	elugram crest		1	Logalr	t/unit	0.5%	17,637												
Additional Profit	222.74	£/m2							Mirc.	Z.	0.02		123,456	2.724.091										
	232.19	314						Davelupers Pr	=fit															
									Market Howing Affordable Howin	×Value a ×Value	17.50× 17.50×			484,916 93,918										
	I AM FAR IMPERSO								First Hames	z Value	17.502			38,446	l .									
	LOW FOR IMTEREST To ar 1 Q1				Tear 2 Q1				Teer 3 Q1				Year 4 Q1				Teer 5				Toer 6			
INCOME JNITS Started Yarket Hawing Affardable Rent	Q1	QZ	Q3 4	Q4 4	Q1	65	63	04	Q1	65	Q3	04	Q1	65	63	04	Q1	Q2	63	Q4	Q1	Q2	Q3	04
1arket Hawing				i			923,650	923,650	923,650		. 0	. 0	9 -	0		. 0						. 0		
Secial Book				÷			149,599	149,599	149,599		;	:		÷	:	;	:				:	:	;	:
Shared Ownership					Ł !		29,292	29,292	29,292 73,231						5 9	5 9	Ł !							
irst Homes irant and Subsidy INCOME				. ;			73,231	73,231			, ,	, ,		ö									, ,	. ;
INCOME EXPENDITURE		, ,	, ,	•	•	•	1,175,772	1,175,772	1,175,772	•	•	•	•	•	•	•	•	•	• •	•	•	, ,	•	•
Stame Buty	4,966																							
aromontrotc. .ogalr Acquiritian Yanning Foo	4,640 5,544																							
lanning Fee	5,544																							
Professional Build Cost - BCIS Base 106/CIL/Tariff	84,451	, ,	84,451 184,715	369,430	554,144 66,000	369,430	184,715				. 0			0	. 0									. 0
106/CIL/Tariff Santingoncy		118,955	22,000	44.000	66,000 13,854	44,000	22,000	7 0						0		. 0	:					- 0		- 0
kbnormatr		ř	10,036	20,071	30,107	20,071	10,036		i		, ,	· ŏ		ě	, ,		1			·	ř			ř
inanco Foor ogal and Valuation	- :																							
.e gal and Valuation Agentr .e galr		. 0		0	2 2	. 0	35,273 5,879	35,273 5,879	35,273 5,879		. 0		0	0	. 0		2 2					. 0	. 0	. 0
.o qair 1ire. COSTS BEFORE LA	f °		, ,	,				2,017			, ,	,		v									,	, ,
		112,955	7 305,±19 7	442,737	664,105	442,737	262,520	41,152	41,152	•	<i>'</i>	•	• •	•	•	•	•	•	• •	•	•	<u>, , , , , , , , , , , , , , , , , , , </u>	<i>'</i>	
For Residual Talua	Land 309,313	7.667				37 477	46,481		9.522													, ,		
Dovolupors Roturn	Interest	7,667	10,041	15,964	24,564	37,477	46,481	30,229	9,522		. 0	,		0		,								,
Market Houring Affordable for Bent																								484,916
First Hames																								484,916 93,918 38,446 -617,280
	Carh Flau -408,914 Opening Balance 0	-126,622	-315,861	-458,701	-688,670	-480,214	866,771	1,104,391	1,125,099	•		•	•		•	•	•	•	•		•	•	•	-617,280
	Clarina Balanco -408,914	-535,536	-851,396	-1,310,097	-1.998,766	-2,478,980	-1.612.209	-507.818	617.280	617.280	617.280	617.280	617.280	617,280	617,280	617.280	617,280	617.280	617.280	617,280	617.280	617.280	617.280	
CASH FLOW FOR C	IL ADDITIONAL PROFIT																							
HCOME	Ar Abavo				Tear 2				Teer 3				Tear 4				Tear 5				Taer 6			
INCOME EXPENDITURE	•	•		•	•		1,175,772	1,175,772	1,175,772	•		•	•	•			•		•	•	•	•		_ ·
EXPENDITURE and Stamp Duty	211,200																							
itamp Duty aromontrotc.	1,224	_																						
.o aalr Acaviritian	3,168				L .				L .								L .				L .			
Tanning Fee	5,544 84,451	0	84,451	0	:	. 0		- 0			, 0		0	0		. 0	:				:	. 0	, 0	- 0
Suild Cart - BCIS Bare	7,00	0	184,715	369,430 232,706	554,144	369,430	184,715	7 6	i	, ,	7 0	ŏ	i i	ŏ	ř	· i	i	r i		- i	i	, ,	ř	ě
OTENTIAL CIL mrt CIL 2106			22,000	232,706 44,000 9,236	66,000	F 44,000	22,000	r 0	0	F 0	r 0	, ,			r 0	r 0		P 0						. 0
antingency bnarmalr	0	0	4,618	9,236 20,071	13,854 30,107	9,236	4,618		:		0			0	0		0			0	:			0
inance Feer	E 8	,	10,036	20,011	30,101	20,011	10,036					, ,	, (,	,				•		, ,			
o qal and Valuation iqontr oqalr							35.273	35.273	35,273				0											
egalr	Ł i			ó	Ł i		35,273 5,879	35,273 5,879	35,273 5,879			. 6	i	ė			Ł i				Ł .		2 6	
lire. COSTS BEFORE LA	MD INT AND PRC 305,5\$7	•	305,819	675,443	664,105	442,737	262,520	41,152	41,152	•	•	:	•	•	; ;	; :		:		•	•	•	•	- :
nr CIL calculation		_													_		_							
	Interest	5,730	5,837	11,681	24,564	37,477	46,481	30,229	9,522		. 0		0	0	0	. 0							. 0	. 0
Developers Return Market Houring Affordable for Rent																								484 916
Affordable for Bent					1												1							93,918
First Homes	Carl Flau -305,587	-5,730	-311,656	-687,124	-688,670	-480,214	866,771	1,104,391	1,125,099					0										484,916 93,918 38,446 -617,280
	Opening Balance 0	-391397	,	,	,			-507.010		L					L	L	L			647.280	L	647.280		
	Clarina Balance -305,587	r -311,317				r -2,478,980				r 517,280														

Site 17		Small GF -9																							
IHCOHE	Av Siza	m2	z	Humber	Price 11m2	GD1	GIA	1	DETELOPMENT	COSTS							Planning fee o	elc				Build Cart			/m 1,520,2 45,6 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,542,95 157,0 1,724,52
	Grazz	Not		9		-	-2	1	LAND			fanit er m2	Total				Planning app foo Na dwar	duqu				CO2 Plur	×	3.00%	1,520.2
arket Hawring	Grazz 109.8	109.78	100.00%	9	5,000	4,940,00	0 98	8		Land Stamp Duty			51,645	1,242,905			Na dugrander 50 Na dugraver 50		462	4,158		Acc & Adpt	£/m2	0.00%	0.0
Affordable Overall			0%	0													110 40 4 0001 50	,	Tatel	4,158			1/m2 1/m2	0.000.	4.0
Affordable Rent Social Rent	109.8 109.8	109.78	0.00× 0.00×	:	2,750 2,500 3,500		0	9		Logalr/Acquiriti	16	1.50×	18,644	70,289			Stamp duty ca	lc - Razidual				Water Over Extra 1		0.00%	, 0.01
Sharod Ounorzhip Firzt Hamoz	109.8 109.8	109.78	×00.0	0	3,500		0	0	Feer	Planning			4,151				Landpayment		Tatal	1,242,905 51,645		Over Extra 2	£łm2	0.00%	0.00
			0.00%					1		Professional		8.00×	167,927	172,085					18641	31,043			t/m2	0.00	0.00
Grant and Subridy	Affordable Rent Social Rent						0		COMSTRUCTIO	н							Stamp daty ca Landpayment	lc - Residual		157,500		Small Site	×	0.00%	1 569 95
	Shared Ounership				ò		0			Build Cart		1,729	1,707,775						Tatal	150		Site Cartr	Bare BNG	10.00%	157.00
SITE AREA - Not	0.300	ha	30	/ha		4,940,000	981			z106 / CIL / IT Cantingoncy		2.50× 0.00×	332,713 42,694	i									ENG	0.10%	1,724.52
SITE AREA - Grazz	0.300	ha	30	/ha						Abnormate	2	0.00%	15,900				Pro CIL 2106	2,000	£/Unit(all) Total	18,000					
Salar per Quarter	0										1		19,900	2,077,002				16.500							
Unit Build Time	3	Quarters							FINANCE	Foor		0×					Part CIL x 106 CIL	16,500	- £/m2	148,500 184,213					
		Whole Site	D L. NET	PL.GPOSS		RUH Residual	HACRO etrl+r Claring halance			Interest Logal and Valuati		7.50%							Tatel	332,713					
Residual Land Value Existing Use Value		1,242,905	4.143.016	Per ha GROSS 4.143.016						Endar and Langari	•		,				Inf Tariff	× GDV							
Exirting Uro Valuo Uplift	9%	7,500		25,000		RUH CIL MACI	RO ctrl+1 Claving halance	. 0	SALES									0.00>		•					
Pluriha	500,000 ark Land Yalse	150,000 157,500		500,000 525,000		01 - 1 - 1 - 1				Agentr	×	3.0% 0.5%	148,200 24,700												
Beachm	ark Land Yalus	157.500		525.000		Checken pharing	rrect			Logalr	tfunit	0.52	24,100												
Additional Profit		1,410,457	1.42#							Mir c.	×	0.0%		172,900	3.757.260										
									Dovolupors Pr	fit		17.50%													
										Affordable Howri	× Value ng × Value	17.50×			#64,500 0										
RESIDUAL CASH FL	OW FOR IMPER	ST								First Hames	× Value	17.50%			•										
	V = 1 VII INIERI	Teer 1 Q1				Tear 2			04	Tear 3 Q1				Tear 4 Q1		93		Tear 5 Q1			04	Year 6 Q1			$\overline{}$
UNITS Started		Q1	Q2	Q3	84	21	Q2	Q 3			Q2	63	£4	<u>e1</u>	@2	Q3	04	<u>Q1</u>	Q2	Q3	Q4	<u> </u>	QZ	Q3	Q4
IHCOME UNITS Started Market Howing Affordable Bent					0		0	1,646,667	1,646,667	1,646,667		0	0	:	0			:			0	0	0	0	0
Sacial Ront Shared Ounership					·	· i	- ;	,	,		,	, ;	·	F ;		- 1	,			, , ,	÷		, ,		, ,
Shared Ounership First Hames						2			. 0									:			0	2			. 0
Grant and Subridy					ř	ř	ř	ř	ř	ř	ř	, ,	ĭ	, ,	·	,	7	ì	,	, , ,	ě	ř	ř	, ,	, š
INCOME EXPENDITURE		•	•	•	•	•	•	1,646,667	1,646,667	1,646,667	•	•	•	•	•	•		•	•	• •	•	, .	•	•	•
Stamp Duty Euromontrate.		51,645																							
Earementretc. Legal: Acquirition		18,644																							
Planning Fee Professional		4,158																							
Professional Build Cart - BCIS Base		83,963		83,963 189,753	379 506	569.250	379 506	189 753	. 0	0	r 0													. 0	0
z106/CIL/Tariff				189,753 16,500	379,506 33,000	49,500	379,506 33,000	16 500	r ö	ř		. 0	ŏ	Ö	, i			Ö			ŏ	ě	· i	ř	č
Cantingoncy Abnormals				4,744 1,767	9,488	14,231 5,300	9,488	4,744 1,767		:				:				:			:	:			, ;
Finance Feez				4	-,	-,	-,	4																	
Logal and Valuation Agents		:			. 0		. 0	49,400	49,400	49,400											0		. 0	. 0	, ,
Agentr Legalr		i	, ,	ò	r i	ė	· 0	49,400 8,233	49,400 8,233	49,400 8,233	, ,	r i	i	, i	, i	r i	r i	i	r 6		ò	ò	r i	r i	/ ò
Mire. COSTS BEFORE LAI	ND INT AND PRO	158,410	1\$4,213	296,727	425,526	632,290	425,526	270,397	57,633	57,633			•												
For Residual Value	Land	1,242,905																							
	Interest	1,545,745	26,275	30,221	36,352	45,012	57,824	66,886	42,336	13,335		. 0	0	0	0			0	. 0	. , ,	0	0	0	. 0	f 0
Bavalaparz Ratura Market Hawina																									864,500
Market Houring Affordable for Rent																									
First Hames	CarhFlou	-1,401,315	-210,487	-326,948	-461,878	-683,301	-483,350	1,309,384	1,546,698	1,575,698		0	0		0			0		0	0	0	0	0	-864,500
	Opening Balance Claring Balance	0 -1.401.315		-1 920 750	-2 400 620	-2 002 620	-2 547 200	-2.257.046	-711 198	26.4 E00	264 E00	964 500	864 500	964 500	96.4 E00	96.4 E00	864,500	864.500	964 500	964 E00	864,500	264 500	96.4 E00	964 E00	
	CIMINGDUIANS	10401210	-1.011.002	-1.920.100	-2.400.020	-2.002.320	-2.201.200	-2.201.070	-111.179		004,500	004,300	004,000	004,200	004.300	004,000	004,300	554,300	004.500	004.300	004.200	004,200	004,200	004,200	
CASH FLOW FOR CI	L ADDITIONAL P	PROFIT																							
OH-2011EV # 1 ON VI	LADDITIONALI	Teer 1				Tear 2				Teer 3				Teer 4				Teer 5				To ar 6			
INCOME	Ar Abavo	•	•	•	•	•	•	1,646,667	1,646,667	1,646,667		•		•	•	•			•		•			•	
EXPENDITURE		157,500																							
Land Stamp Duty		157,500																							
Earomontrota. Logal: Acquiritian		0 2,363																							
Planning Fee		4 150		0			0	0	0			0									0		0		
Professional Build Cart - BCIS Base		83,963	0	83,963 189,753	279 506	0 569,258	379,506	189,753	0	0	0	0	0							0	0	0	0	0	0
POTENTIAL CIL				107,123	379,506 1,410,457				*	, and			*					-		-				· ·	*
Part CIL x 106 Contingency		0	0	16,500 4 744		49,500 14 231	33,000	16,500 4 744	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0
Abnormale		ŏ	ŏ	4,744 1,767	9,488 3,533	14,231 5,300	9,488 3,533	4,744 1,767	ŏ	ě	ŏ	ŏ	ě	ě	ě	i	i	ŏ	i	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ
Finance Feez Legal and Valuation																									
Agentr Legalr		0	0	0	0		0	49,400 8,233	49,400 8,233	49,400 8,233	0	0	0		0				0	0	0	0	0	0	0
Mirc.		i i	ő		i i		0													0			0	i i	- ö
Mire. COSTS BEFORE LAI	HD INT AND PRO	248,134	•	296,727	1,#35,9#3	632,290	425,526	270,397	57,633	57,633	•		•		•	•	•		•	•	•		•	•	
For CIL calculation																						!			
Davaluparz Ratura	Interest		4,653	4,740	10,392	45,012	57,824	66,886	42,336	13,335		0	0	0				0	0	0	0	0	0	0	0
Market Hawing Affordable for Rent																									864,500
Affordable for Rent First Homes																									0
ristramos	CarliFlau	-248,134	-4,653	-301,466	-1,846,376	-683,301	-483,350	1,309,384	1,546,698	1,575,698			0	0	0				0	0	0	0	0	0	-864,500
	Opening Balance Claring Balance	0 -248.134	-252.786	-554.253	-2.400.62*	-3.083.930	-3.567.2**	-2.257.844	-711.198	864.500	864.500	264.500	864.500	264,500	264.500	864.500	264.500	864.500	864.500	264,500	264,500	864.500	864,500	864,500	
	The man beautiful to	A-17-16-3	ACCULATE TO	******			VAC V 1 1 2 2 2			******	*******	******			*****	******	******	******	******	*****	XX/MXXX	******		*****	

Site 18		Small GF - 4																							
INCOME	Av Siza	m2	z	Humber	Price (fm2	GD1	GIA	9	DETELOPMEN	TCOSTS							Planning fee	elc				Build Cart			/m2
	Grazz 116.5	Net		4			-	1	LAND			funit or m2	Tatel				Planning app for No dwgr No dwgr under 50	duq	4			CO2 Plur	×	3.00%	/m 1,557.4 46.7. 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,608.24 160.3
Market Hawring	116.5	116.50	100.00%	4	5,00	0 2,330,00	0 46	4	1	Land Stamp Duty			18,225	574,494			No dugrander 50 No dugraver 50		4 46	2 1,848		Acc & Adpt	t/m2	0.00%	0.0
Affordable Overall Affordable Rent	116.5	116.50	0.00%	0	2,75			J	1	Earomontrota. Logalrinaquiritis		1.50%	0	26,842					Tatal	1,848		Water	£/m2 £/m2		4.00
SocialRent	116.5	116.50	0.00%		2,50	0		4	1.	radan i medan ici	"	1.30%	0,011	20,042			Stamp duty co	de - Razidual		574.494		Over Extra 1	2/m2	0.00%	0.00
Shared Ounership First Hames	116.5 116.5	116.50 116.50	0.00%	0	3,50	0	0	3	Feer	Planning			1,848				Landpayment		Tutal			Over Extra 2		0.00%	0.00
Grant and Subridy	Affordable Rent									Professional		8.00%	80,644	82,492			Stamp duty co	de - Baridaal				Small Site	£/m2	0.00	0.00
Grant and Salara)	Speigl Bent					0	0		COMSTRUCTION	DM Build Cart		1,771	825,136				Landpayment	iic iiiziidedi		70,000			-	10.00%	1,608.24
	Shared Ounership									#106 / CIL / IT			152.886						Tutal	0		Site Curtr	Bare BNG	0.10%	160.82
SITE AREA - Not SITE AREA - Grave	0.133 0.133	ha ha	30 30	the the		2,330,000	46	•		Contingency Abnormals	×	2.50% 0.00%	0				Pro CIL x 106	2.00	0 £/Unit (all)						1,770.68
Salar per Quarter											4		9,400	1,008,050					Total	2,000					
Unit Build Time	3	Quarters							FIHANCE								Part CIL r 106	16,50	0 Ef Unit (all) 66,000 86,886					
						RUM Residual	MACRO etrler			Feer Interest		9% 7.50%					CIL	18	6 f/m2 Total						
Beridaal Land Valu		Whole Site 574,424	PerhaNET 4.302.707	Parka GROSS 4.301.707			Claring Falance	- 0		Logal and Valuation	on.						Inf Tariff	× GDV							
Existing Use Value Uplift	θy	3,333		25,000		RUH CIL HACI	80 ctrl+l		SALES									0.00	×.	•					
Pluréha	500,000	66,667		500,000	í		Claringhelener		SHLES	Agents	×	3.0%	69,900												
Benchm	ark Land Yalue	70.000		525.000		Check an pharing	dugram trest	1	1	Logale	// f/unit	0.5%	11,650												
Additional Profit		650,852	£/m2							Mirc.	Z	0.0%	ŏ	81,550	1.773.42#										
exacting at a ratio		\$39.45Z	1,371						Davelupers P	efit		17.50%													
										Market Hawring Affordable Howrin	×Value ng×Value	17.50%			407,750										
RESIDUAL CASH FI	LOW FOR INTERE	ST							-	First Hames	Z.Value	17,50%													
		Tear 1	02	03	04	Tear 2	02	93	04	Teer 3	02	03	04	Tear 4 Q1	02	93	04	Tear 5	92	93	04	Tear 6	02	03	64
IHCOME UNITS Started Market Howing Affordable Rent				1	2	1	7 4	582,500	1 165 000	582,500	7 0	, ,	-	-,		, ,	7 4		7 1				, ,		
Affordable Rent						Ł :	:	502,500	.,,65,000	2 000	: :	: 0		ŏ	Ö			Ł :	:			Ł i		: 0	Š
Sacial Rent Shared Ownership						F :				F :			: :	0	Ö	:	. 0					E :		0	Ö
First Hames						:			: :	: :				0	:		. 0	:				:			
Grant and Subridy INCOME EXPENDITURE	7	•	•	•	ř	•	, i	582,500	1,165,000	582,500	7 .	7 .	, ,	ě	•	, ,	7	•	, ,	7 1	•	•	7 .	, ,	<i>_</i> .
Stamp Duty		18,225																							
Earomontrotc. Logal: Acquirition		18,225 0 8,617																							
Planning Fee		1,848		40.333																					
Professional Build Cost - BCIS Base		40,322		# 40,322 # 68,761 # 5,500 # 1,719 # 783	206,284	275,045	206,284	68,761						0	0		. 0				0			. 0	. 0
r106/CIL/Tariff Cantingoncy			86,886	5,500 1,719	206,284 16,500 5,157 2,350	22,000 6,876 3,133	5,157	5,500 1,719 783	, ,		, ;	, ;		0		,	,		,	, ;			, ,	;	. 0
Abnormals Finance Fees			. 0	783	2,350	3,133	2,350	783			. 0			0											, ,
Logal and Valuation										L									_						
Agentr Legalr		,	, ,	Ÿ	, ,			17,475	34,950 5,825	17,475 2,913				ő	Ÿ	, ,	, ,					F 8	, ,	, ,	, ,
Mire. COSTS BEFORE LA	ND INT AND PRO	69,012	* 16,116	117,016	230,291	307.055	230,291	97,151	40,775	20,388														,	, .
For Besideel Teles	Land	574.494	**,***		250,251	301,033	234,231		44,115	21,511		·	·	•	·	·				-			·	·	
	Interest		12,066	13,921	16,377	21,002	27,154	31,981	23,480	2,841	. 0	. 0		0	0			0	. 0	. 0	0	0		. 0	. 0
Developers Return Market Housing Affordable for Bent																									407,750
Affordable for Rent First Homes																									
		-643,506	-98,951	-131,007	-246,668	-328,057	-257,445	453,368	1,100,745	559,271	0	0	0	۰	0			0			0		0	0	-407,750
	Opening Balance Clarina Balance	-643,506	-742,458	-873,465	-1.120.133	-1.448.190	-1,705,635	-1,252,266	-151,521	407,750	407,750	407,750	407,750	407.750	407.750	407.750	407.750	407,750	407,750	407,750	407,750	407,750	407,750	407.750	
CASH FLOW FOR C	L ADDITIONAL P	ROFIT																							
IHCOME	Ar Abave	Teer 1				Year 2				Teer 3				Teer 4				Tear 5				Teer 6			
INCOME EXPENDITURE		•	•	•	•	•	•	5#2,500	1,165,000	5\$2,500	•	, ,	, ,	•	•	•	<i>,</i> .	•	, ,	•	•	•	, ,	, ,	_ •
Land		70,000																							
Land Stamp Duty Earomontrotc.		0																							
Legal: Acquirition		1,050																							
Planning Foo Prafozzianal		40,322		40,322 68,761	, š		, č			1 1			ě	ŏ	ě	ě	ě	1 1				1		ě	ě
Build Cart - BCIS Bare POTENTIAL CIL					206,284 650,852	275,045	206,284	68,761						0	•	•	•				•		•		•
Part CIL r 106			0	5,500 1,719		22,000 6.876	16,500 5,157	5,500 1,719				0	0	0	0	0	0	0		0		0	0	0	0
Cantingoncy Abnormals		ě	ŏ	1,719 783	5,157 2,350	6,876 3,133	5,157 2,350	1,719 783	ő	i	i	ő	ő	ő	ŏ	ő	ŏ	i	ě .	i	0	i	ő	ŏ	ě
Financo Foor Logal and Valuation		,																							
Logal and Valuation Agentr Logalr			0	0	0		0	17,475 2,913	34,950 5,825	17,475 2,913		0	0	0	0	0	0		0		0		0	0	0
Mire. COSTS BEFORE LA	ND INT AND PP/	113,220	ė	117,016	**1,143	307,055	230,291	97,151	40,775	20,388	i	0	ò	i	į	į		<u> </u>	0	0	i	1	0	ó	0
		113,224		,***	***,***	,,,,,,	234,291	71,121	77,115	24,544				•		•					•				
For CIL calculation	Interest		2,123	2,163	4,399	21,002	27,154	31,981	23,480	2,841		0	0	0	0	0	0		0		0		0	0	
Davelupers Return Market Houring Affordable for Rent								_	-																407,750
Affordable for Rent										1								1				1			0
First Hames	Carh Flau Opening Balance	-113,220	-2,123	-119,248	-885,542	-328,057	-257,445	453,368	1,100,745	559,271	0	0	0	0	0		0	0	0	0	0		0	0	-407,750
	Opening Balance	-113,220	-115,343	-234,591	-1.120.133	-1,448,190	-1,705,635	-1.252.244	-151,521	407,750	407,750	407,750	407,750	407,750	407,750	407,750	407,750	407,759	407,750	407,750	407,750	407,750	407.750	407,750	

Site 19 HCOME	Grass Plut																									
HCOHE	Av Sixe m2		×	Humber	Price f/m2	GD7	GIA	2	DETELOPMENT	COSTS								Planning foo o	ele duy	rato			Build Cart			7m 1,647.4 49.0 0.0 0.0 0.0 0.0 0.0 0.0 1,700.5 170.5 1,472.2
	Grazz	Net							LAND				fanit er m2	Tetal				Neduge	1		- 1		CO2 Plur	×	3.00%	4
kot Hawring	140.0 1	40.00 1	00.00%	- 1	5,000	700,000	15	"		Land Stamp Duty				347	167,340			Na du grander 50 Na du graver 50	1	462 138	462		Acc & Adpt	t/m2	0.00%	
fordable Overall fordable Rent	140.0	40.00	0×0 0×00×	0	2.754					Earementret Legalr/Acqui	6.		1.50×	2,510	2,857					Tutal	462			6/m2 6/m2		4
acial Rent	140.0 1	40.00	0.00%		2,750 2,500 3,500			ä		Lo data Lincada	Distan.		1.50%	2,510	2,091			Stamp duty co	lc - Rosidual				Water Over Extra 1		0.00%	· "
hared Ownership	140.0 1	40.00	0.00%		3,500			2	Feer	Plante				462				Landpayment		Total	167,340 347			t/m2	0.00%	
irzt Hamer		40.00	0.00%			,		1		Planning Professional			8.00≥	25,230	25,692					Total	341		Over Extra 2	£fm2	0.002	0.
rant and Subridy	Affordable Rent				0				COMSTRUCTIO									Stemp duty co	lc - Residual		17.500		Small Site	×	0.00%	0.
	Sacial Rent Shared Ownership							1	COMSTRUCTIO	Build Cart			1,872	262,118				Landpayment		Total	17,500		Site Curtr	Bare BNG	10.00%	1,700.5
ITE AREA - Not	0.033 ha		20			700,000	14			2106 / CIL / IT Cantingoncy			2.50%	42.603										BNG	0.10%	1 4 7 7 7
ITE AREA - Grave	0.033 Ka 0.033 ka		30	the .		700,000	14			Abnormale	×		0.00%	6,553				Pro CIL x 106	2,000	€/ Unit (all)						1,#12.2
aler per Quarter														4,100	315,374					Total	2,000					
nit Build Time	3 Quarters								FIMANCE									Part CIL r 106	16,500	#/Unit(all)	16,500 26,103 42,60 3					
						RUH Rasidual				Foor			0× 7.50×					CIL	186	£/m2	26,103					
	Whale Sit	e Perhah	ET Po	5.020,209 25,000		NOR Naziawai	Claring tolonce	. 0		Logal and Val-	uotion.		1.50%	0	0					Total	42,443					
ieridaal Land Yala	ė 167.	340 5.020	.209	5.020.209														Inf Tariff	× GDV 0.00×							
xirting Uro Valuo plift	0×	0				RUH CIL MACE	Claringtolones	- 0	SALES										0.002		•					
Plwths	500,000 1 ark Land Talve 17.	6,667		500,000 525,000		A				Agentr	×		3.0× 0.5×	21,000 3,500												
Descam	ATRICANA VAINA II.	200		525.000		Ohrekanyharing a	TACK.			Logali	Éfunit		0.5%	3,500												
Additional Profit		262 1								Mirc.	z		0.0%	0	24,500	535.763										
eastined Profit	111.	476	45						Davelupers Pr	afit							i .									
									1	Market Houri	ng XValue		17.50× 17.50× 17.50×			122,500										
										Affordable He First Homes	uuring X Value X Value		17.50× 17.50×			:										
RESIDUAL CASH FL	OW FOR INTEREST		_																							
нсоне	Teer 1 Q1	QZ		Q3	Q4	Tear 2 Q1	QZ	Q3	04	Tear 3 Q1	e	ž	Q3	04	Tear 4 Q1	QZ	Q3	04	Tear 5	Q2	Q 3	04	To ar 6	QZ	63	04
INCOME INITS Started farket Hawing Affordable Rent				1 .			,		,	_								,								
rancet Mauring Affardable Rent					,			700,000			- 0		,					. 0		, ,	,			. 0	. 0	
acial Ront harod Ounorship					0			. 0			. 0		0 -		0	0	. 0							: 0	. 0	. 0
harod Ownorship irst Hamos					0													, ,		, ,	,			. 0	, ,	0
rant and Subridy					, i	<u> </u>				<u> </u>		- :		- 0		i		, i	į į	i			i		i	, i
INCOME EXPENDITURE	, ·	•		• '	•	•	•	700,000	•	•			• '	• 1	•	•	•	•	•	•	•	•	•	•	•	•
tamp Duty aromontrots.	347																									
aromontrotc. ogalr Acquiritian	2 510																									
Tanning Fee	2,510 462																									
build Cort - BCIS Baro	12,615	. 0	- ;	12,615	87.373	87,373			. 0				0					. 0							. 0	. 0
106/CIL/Tariff		26,103	3 -	87,373 5,500 2,184 1,367	87,373 5,500 2,184 1,367	5,500		· i	· i	Ł i	<u> </u>		i r	i i	i ,	ŏ	· č	· i	č	, i	, i		ž i	Ž Č	· č	<u> </u>
106/CIL/Tariff Cantingoncy Ibnarmalr		. 0	- ;	2,184	2,184	5,500 2,184 1,367		. 0	. 0		. 0		0	:	ů	0	. 0	. 0	ů					. 0	. 0	. 0
inance Feer	0				1,500	1,500																	_			
e gal and Valuation				0				21 000					0		0			. 0		0			0			
egale	·	, ,		0 -	ě	ŏ		21,000 3,500	, ,	r 6	, ,		ě P	ő	0	ő	ř	, ,	ř	, i	, ,		i	, ,	ř	ř
iqontr oqalr fire. COSTS BEFORE LAI	HD INT AND PRO 15,934	26,10	, ,	109,039	96,424	96,424		24,500																		
			•		77,424	77,424		24,300		<u> </u>	•												·			
for Residual Talua	Land 167,340	3,436		3,990	6,110	8,032	9,991	10.178					0													
Dovolupors Roturn	Interest	2,436		2,770	4,114	4,476	7,771	10,110		,				,				,	,							·
Market Hawing Affardable far Rent																										122,500
First Hames																							L			Č
	Carh Flour -183,274 Opening Balance 0	29,53	9	-113,029	-102,533	-104,456	-9,991	665,322	0	0	- 0				0	0	0	-	•					0	0	-122,500
	Clarina Balanco 183,274	-212.81	14	-325.842	-428,376	-532,831	-542.822	122,500	122,500	122,500	122.	500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	٥
ASH FLOW FOR CL	L ADDITIONAL PROFIT							_	_									_						_	_	
	Tear 1					Tear 2				Year 3					Tear 4				Year 5				Toer 6			
HCOME INCOME	Ar Abava				_			700,000			-				. ,											
EXPENDITURE				-	•			,					-	- 1	•	•		•		•	•	•				
and tamp Duty	17,500																									
arementretc.	Łi																									
arement etc. equir Acquirition lanning Fee referrienal suild Cart - BCIS Bare OTENTIAL CIL	263 462												0													
rafezzianal	12,615	2 8		12,615 87,373	ŏ	ž i			ř	Ł ő			i r	ï	i i	ï	ŏ	ř	Ł ő			i	Ł i	, i	č	ř
uild Cart - BCIS Baro				87,373	87,373 188,262	87,373		7 0					0 .		. ,				0							
	0	0	-	5,500	5,500	5,500		P 0	. 0		. 0		0 7		0 ,	0	. 0	F 0	0	0 ,	0 '	0	0	0	0	. 0
antingency bnormatr		0		2,184	5,500 2,184 1,367	5,500 2,184 1,367			0				0	:	0	0		0	0	0			:		0	0
				.361	1,361	1,561								· ·				,	ı "				, and		,	
e qui and Valuation								21 000																		
o qui and Valuation qontr o quir		, ,	- +	ö	ŏ			21,000 3,500		*			i i	i		ě	·	, ,	, š					, ,	, o	ř ő
lire. COSTS BEFORE LAI	HD INT AND PRC 30,#39	0		109.039	2\$4,6\$6	96,424	0	0 24 EAC	0	0			0		0	0		0				0	0	0	0	
	HRD PRC 30,839	_ ·				70,424	•	24,544	•				•	• 1	•	•	•	•		•	•	•	í •	•	•	-
ur CIL calculatius	Interest	578		589	2,645	8,032	9,991	10,178								_						_				
Davelupers Return	Interest	578		-07	6,645	0,032	7,771	10,170						· ·				,	, ,	,			, a			
Davalupars Ratura Market Howing Affordable for Rent																										122,500
Affordable for Hent First Homes																							1			- 0
	Carh Flou -30,839 Oponing Balanco 0	-578		-109,628	-287,330	-104,456	-9,991	665,322	0				0		0	0	0	0	0	0				0	0	-122,500
	Opening Balance 0 Claring Balance -20 024	-31.41		-141.045	-428.376	-532.831	-542 022	122,500	122,500	122,500	122	500	122,500	122,500	122,500	122.500	122 500	122,500	122,500	122,500	122,500	122.500	122,500	122 500	122,500	

ite 20		Braus - 9																								
HCOME	Av Sixe m2		×	Humber	Price 4/m2	GDY	GIA		DEVELOPMENT	COSTS							1	Plenning for	celc	rat	h.		Build Cart			/m 1,451.1 42.5 0.0 0.0 4.0 0.0 0.0 0.0 0.0 1,458.79 149.8 7.4 1,656.13
	Grazz	Not 81.78		1					LAND				funit or m2	Total				Planning app for Na dwar	100				CO2 Plur	×	3.00%	43.5
arkot Hawring	83.6	81.78	100.00%	,	4,90	3,606,40	75	1	1	Land Stamp Duty				28,70	784,170	1	1	Na du grander 50 Na du graver 50	- 1	12	62 4,158 38 0		Acc & Adpt	t/m2	0.00%	0.0
ffordable Overall ffordable Rent	83.6	81.78	0.00×	0	2.00			J		Earementret	6.		1.50×		0					Tota	4,158			6/m2 6/m2		4.0
acial Rent	83.6	81.78	0.00%	· ·	2,699 2,459 3,439		6	1		Lo quir recqui	ritian		1.50%	11,10	3 40,41			Stemp duty o	alc - Rasidual				Water Over Extra 1		0.00%	0.0
harod Ownorzhip rzt Hamor	83.6 83.6	81.78 81.78	0.00% 0.00%		3,43			1	Feer	Planning				4,19				Landpayment		Tute	784,170 28,709		Over Extra 2	t/m2	0.00%	0.0
								1		Professional			8.00%	133,12	7 137,285									t/m2	0.00	0.0
rant and Subridy	Affordable Rent Social Rent							1	CONSTRUCTION	ЭН							1	Landpayment	elc - Basidual		292,512		Small Site	×	0.00%	1,498,71
	Shared Ownership									Build Cart ∠106 / CIL / IT			1,656	1,245,43	7					Tota	ıl 4,126		Site Curtr	Baro BNG	10.00%	149.8
ITE AREA - Not	0.200 ha		45	the		3,606,400	752			Contingency			5.00× 5.00×	288,71 62,27 62,27 5,40	2									bita	0.50%	1,656.17
TE AREA - Grave	0.222 ha		41	the						Abnormate	×		5.00×	62,27 5.40	2 0 1,664,093			Pre CILx106	2,000	f/Unit (all) Tatal	12,000					
alex per Quarter	0								l					.,					16.500							
nit Build Time	3 Quartor	,							FINANCE	Foor			0×		0			Part CIL r 106 CIL	16,500	#/Unit(al	140,210					
	W.	ala Siba	ParkaNET	Parkageoss		RUH Residual	MACRO etrl+r Claring helence			Interest Legal and Valu	- atime		7.50×					_		Tota	1 2**,710					
eridaal Land Yals		784.179	3.920.851	Perha GROSS 3.538.674						ED QUI UII U I UI	24(1811							Inf Tariff	× GDV							
cirting Ure Value plift	20%	243,760 48,752		1,100,000 220,000		RUH CIL MACE	Claring tolence	. 0	SALES								1	_	0.00%		•					
Plurche		292.512		1,320,000						Agentr	×		3.0× 0.5×	108,19 18,03	2											
DARCE	ANTE LAKE VALUE			1.324.444		Chrckenphaine	rest.			rs dan	Éfunit		0.92	10,03												
dditional Profit		622,143	5/m2 930							Mirc.	×		0.0%		0 126.22	2.752.242	4									
			.34						Davelupers Pr	ufit			47			/34 ·										
										Market Houris Affordable Ho	swing × Vals	10	17.50× 17.50×			631,120										
ESIDUAL CASH F	LOW FOR INTEREST									First Hames	⊠Vals	ė	17.50%				4									
	7.	er 1 01	03	03	04	Teer 2	02	Q3	04	Year 3 Q1		02	Q3	64	Tear 4	QZ	Q3	94	Tear 5		93	04	Teer 6	02	03	04
NCOME NITS Started arket Hawring Ifurdable Rent ucial Rent		w.	WZ	3	3	3	w.c					~2	¥3	¥4	. 41	W.C	w.s	- 44	ų vi	W.C	¥3	- 44	V1	42	- W3	V4
arket Howring					0	· °		1,202,133	1,202,133	1,202,133	•	0	0	0		0	. 0	, ,	°	0			· °	. 0	0	0
ncial Ront harod Ownorship					0			: 0				0		. 0		. 0	. 0		t :	. 0			Ė .	: 0	: ě	. i
rzt Hamer				-				,			- 4	ŏ			F :			, ,	F :				F 8		, ,	, o
rant and Subridy		. ,		;				1,202,133	1,202,133	1,202,13	2 /	0									0					
PREMITTIE		•	•	•	•	•	•	1,202,133	1,202,133	1,202,13	.3	•	•	•	<u> </u>	•	•		•	•	•	•	<u> </u>	•		•
tamp Duty womentrate. agair Acquirition lanning Foo		8,709																					-			
qalr Acquirition	11	1,763																								
lanning Foo rafozzianal uild Cart - BCIS Baro	- 6	1,158 6,564		66,564																						
uild Cart - BCIS Baro 06/CIL/Tariff			140,210	66,564 138,382 16,500	276,764 33,000 13,838 15,038	49 500	276,764	130,302		0		0														
antingency			o '	6,919 7,519	13,838	20,757	13,838	16,500 6,919 7,519	<u>.</u> ,	ž š		ŏ	<u>.</u> ,	r i		- 1	_ 0	<u> </u>	z ő	<u>r</u> 0	· i			- 0	· ŏ	<u>.</u> ,
bnormalr nanco Foor				7,519	15,038	22,597	15,038	7,519	0	0		0			۰				۰				۰			
a all and Valuation		0																					L .			
qontr qalr	-	ě ,	, ,	, ,		1	,	36,064 6,011	36,064 6,011	36,064 6,011		ŏ		,	1			, ,	ř			,			ř	ř
ire. OSTS REFORE L a	MD INT AND PRO 11	1,193	140,210	235,##4	331,640	507,960	331,640	211,395	42,075	42,075																
ar Rosidual Value			,		,		,					•		-				·			_	-				
	Interest	4,170	16,788	19,732	24,525	31,334	41,446	48,572	30,907	9,735		0	. 0			. 0	. 0	. 0	0	. 0	. 0			. 0	. 0	. 0
evelopers Return																										631,120
Market Haurine Affardable far Rent																										. 0
First Hames	Carl Flau -81	95,363	-156,998	-255,616	-363,165	-539,294	-380,086	942,166	1,129,152	1,150,324		0	0				0	0	0	0	0			0	0	-631,120
	Opening Balance	0	-1 0E2 261	-1207.077	-1 671 142	-2 210 d36	-2 Een E22	-1 640 251	-E19 204	631 120	\rightarrow	624 420	621.120	624 420	621.120	621420	621.520	621.120	621 120	621.120	621.120	621.120	621.520	621.520	621 120	
	Cimina balancer 103		-1.052.361	-1.591.911	-1.017.192	-2.210.436	-2.590.522	-1.648.356	-519.204	631,120		031.160	534,120	631.120	631.120	631,120	631,120	631,120	631.120	631.120	531,120	631.120	631,120	631.120	631,120	
	IL ADDITIONAL PROFIT	ear 1				Teer 2				Year 3					Teer 4				Tear 5				Tear 6			
HCOME	Ar Above							1,202,133		1,202,13																
INCOME	1	• /	•	•	_•	-	•	1,202,133	1,202,133	1,202,13	3	•	•	•	<u> </u>	•	•	•	· •	•	•	•	<u> </u>	•	•	•
ZPEMDITURE	24	2.512								1																
and tamp Duty promentrate.		1,126																	1							
		1.388																	1							
lanning Foo		1,150 6,564	0	66.564	0	:			0		- ;	0	0		:		0		:				:			
uild Cart - BCIS Baro OTENTIAL CIL		0	· i	138,382	276,764 699,143	415,146	276,764	130,302	ř	*	-	ŏ	ř	ř	i	ř	ř	ř	ř	ř	7 0	, ;	ř	ř	ř	ř
OTENTIAL CIL not CIL 2106		0		16,500		49,500	33,000	16,500				0	r 0	, ,							r 0	, ,				. 0
antingency bnarmalr		0 5		6,919 7,519	13,838 15,038	49,500 20,757 22,557	13,838	16,500 6,919 7,519			- [0														
nance Feer	F .	ö	0	1,519	15,038	22,551	15,038	7,519										0	. "							
qal and Valuation qontr qalr		0						36.064	76.064	36.064		0														
qalr	Ł	ě .	ŏ	ŏ	ě	Ł i		36,064 6,011	36,064 6,011	36,064 6,011		ŏ	ž ě		Ł i			Ž	Ł				Ł i		ž š	Č
U.C. OSTS BEFORE LA	MD INT AND PRC 37	1,747	- ;	235,884	1,037,783	507,960	338,640	211,395	42,075	42,075		•	•	•		•		· :	, :	:		•		· :	÷ :	•
nr CIL celculatin																			_				_			
			6,970	7,101	11,657	31,334	41,446	48,572	30,907	9,735	-	0	. 0				. 0	0				, ,		0		. 0
Affordable for Ren																										631,120
Affordable for Ren	1																									
First Hames	Carh Flau -31 Opening Balance	71,747	-6,970	-242,985	-1,049,440	-539,294	-380,086	942,166	1,129,152	1,150,324		0	0						•		0					-631,120
	On anima Palanas	0																								

Site 21	Smell Brown	6																						
INCOME	Av Sixe m2	z	Humber	Price 4/m2	- GDT	GIA	1	DETELOPMENT	COSTS						1	Pleasing foo	celc				Build Cart			· tmi
	Grazz Not 81.7 81.67					-2		LAND			funit or m2	Tatal				Planning app foo No dwgr	duq	6			CO2 Plur	×	3.005	1,402.0
Market Hawring	81.7 81.67			4,90	0 2,401,00	49	1		Land Stamp Duty			18,204	574,072			No dugrander 50 No dugraver 50		6 462 0 138	2,772		Acc & Adpt	6/m2 %	0.000	1 0.0
Affordable Overall Affordable Rent	81.7 81.67	0.00%		2,69	5				Earomontrota. Logalr/Acquiriti	10	1.50×	0 8,611	26,815					Total	2,772		Water	1/m2 1/m2		4.00
Sacial Ront Sharod Ounorship	81.7 81.67 81.7 81.67	0.002 0.002 0.002	0	2,69 2,45 3,43	0	0 .	1	Feer								Stamp daty c Landpayment	elc - Residual		574,072		Over Extre 1	z/ t/m2	0.005	0.00
Firzt Hamer	81.7 81.67	0.00%	0				1		Planning Professional		8.00%	2,772 84,519	87,291					Tatal	18,204		Over Extra 2	t/m2	0.005 0.00 0.005	0.04
Grant and Subridy	Affordable Rent Social Rent				0			COMSTRUCTIO					******			Stamp daty c Landpayment	elc - Residual		220,000		Small Site	×	0.005	/min 1,402,04
	Shared Ounership							CONSTRUCTIO	Build Cart 2106 / CIL / IT		1,600	784,112				Lanapayment		Tatal	1,400		Site Curtr	Bare BNG	10.000	144.87
SITE AREA - Not SITE AREA - Grave	0.133 ha	45	tha		2,401,000	490			Contingency		5.00× 5.00×	39,206										RMP	0.505	1,600.23
	0.167 ha	36	/h-a						Abnormale	ž	5.00%	784,112 190,361 39,206 39,206 3,600	1,056,483			Pro CILz106	2,00	0 4/Unit (all) Tatal	12,000					
Salar per Quarter Unit Build Time	0 3 Quarters							FINANCE								Part CIL 2106	16,50	0 £/Unit(all)	99,000 91,361					
					RUH Residual	MACRO etrler			Foor		9× 7.50×	0				CIL	18	6 t/m2 Total	91,361 190,361					
Basida al I and Valo	Whole Site 574.072	PerhaNET 4.305.536	Per ha GROSS 3.444.429			Claring halance -	0		Logal and Valuati	on.			0			Inf Tariff	× GDV							
Bezidaal Land Yalu Exirting Ure Value Uplift	193,333 20× 36,667		1,100,000 220,000		RUH CIL MACE	10 etrl+l Claring kalance -		SALES									0.00							
Pluréha	0 0		1,320,000					SHLES	Agentr	×	3.0×	72,030												
Beachm	ark Land Value 220,000		1.320.000		Christian pharing	nugram rest			Logale	f/unit	0.5× 0	12,005												
Additional Profit	492,565	1,005							Mire.	Z	0.02	0	84.035	1.#2#.695										
								Davalupars Pr	mfit Market Howing Affordable Howi	× Value	17.50×			420,175										
									Affordable Houri	ng XValue XValue	17.50× 17.50×			:										
RESIDUAL CASH F	OW FOR INTEREST				Tear 2				Tear 3				Year 4				Tear 5				Tear 6			
IHCOME UNITS Started Market Howing Affordable Rent	Tear 1 Q1	65	Q3	24	Q1	65	Q 3	04	Tear 3 Q1	92	Q 3	Q4	Teer 4 Q1	Q2	Q 3	Q4	Tear 5 Q1	Q2	63	Q4	Teer 6 Q1	QZ	Q 3	Q4
Market Hawring			- ;	0	1	, 0	800,333	800,333	800,333	, ,	. 0	, ,	0	0	. 0	, ,	:	; ;	. 0			, 0	; ;	
Sacial Ront Shared Ounership			:	ě	!			: :			: :	: : :	ě :	ě	į		t :	: :			Ł :	: :		: :
First Hames			-	Š	E :						: :			ě			E :				E :			
First Homes Grant and Subsidy INCOME	· ·	•	• •	•	•	•	#00,333	#00,333	#00,333	•	•	·	•	•	, .	•	•	•	•	•	•	•	•	*
EXPENDITURE Stamp Duty	18,204																							
Stamp Duty Earomontrotc Logals Acquisition	8,611																							
	2,772 42,259		d2 254																					
Professional Build Cast - BCIS Base s106/CIL/Tariff		91,361	# 42,259 # 87,124 # 11,000 # 4,356 # 4,756	174,247 22,000 8,712 9,512	261,371 33,000	174,247	87,124							0										
Contingency		0	4,356	8,712	13,069 14,269	22,000 7 8,712 9,512	11,000 4,356 4,756	: :			: :			Ŏ										
Abnormals Finance Fees			4,156	7,716	14,207	7,512	4,156					,		٠			,				,			
Legal and Valuation Agents	- "	. 0	. 0	0		. 0	24,010 4,002	24,010 4,002	24,010 4,002	. 0	. 0		0	0	. 0	. 0		. 0	. 0		0	. 0	. 0	<u> </u>
Agentr Legalr Mire. COSTS BEFORE LA	•			0	0								0	0	0	0					۰	0	0	
	HD INT AND PRO 71,\$46	91,361	149,495	214,472	321,70#	214,472	135,248	28,012	28,012		•	•	• '	_ •	•	•	•	•	•	•	•	<u> </u>	•	•
For Residual Value	Land 574,072 Interest	12,111	14,051	17,118	21,460	27,894	32,439	20,576	6,481	. 0			0	0	. 0								. 0	. 0
Developers Return					1																			420,175
Market Hawing Affordable for Rent First Homes																								
7113(11011113	Carl Flau -645,918	-103,471	-163,546	-231,589	-343,167	-242,366	632,647	751,745	765,840		0		0	0			0		0	0	0	0	0	-420,175
	Opening Balance 0 Clarina Balance -645,918	-749,389	-912,935	-1.144.524	-1,487,692	-1,730,058	-1,097,411	-345,665	420,175	420,175	420,175	420.175	420.175	420.175	420,175	420,175	420,175	420,175	420,175	420,175	420,175	420,175	420.175	0
CASH FLOW FOR C	L ADDITIONAL PROFIT																							
INCOME	Ar Abavo				Tear 2				Tear 3				Tear 4				Tear 5				Tear 6			
INCOME EXPENDITURE		•	•	•	•	•	#00,333	* ***,333	\$00,333	•	•	•	•	•	•	•	<u> </u>	•	•	•	<u> </u>	•	•	•
Land Stamp Duty Earomontrots.	220,000 1,400																							
Earomontrotc. Logal: Acquiritian																								
Logalr Acquirition Planning Foo Professional	3,300 2,772 42,259		42,259	÷	:			:		,		: :	0 7	0		:	:	:			:	0		
Build Cart - BCIS Bare POTENTIAL CIL	0	, i	87,124	174,247 492,565	261,371	174,247	87,124	, ,	1	7 0	<i>y</i> 6		ė ,	ò	r i	r i	,	, ,		, ,		7 6	,	ò
Part CIL r 106 Cantingency	. 0		11.000	22,000 8,712 9,512	33,000 13,069	22,000 * 8,712	11,000 4,356 4,756			, ,	. 0		0 2	0	. 0							. 0	0	0
Abnormate		· ö	4,356 4,756	9,512	14,269	9,512	4,756		1			- ;	ö	ŏ	Ö		١ ،		- :		1 1	, ,	- :	
Financo Foor Logal and Valuation					L .				L								L .				L .			
Logal and Valuation Agents Logals	E :			Ů	E :		24,010 4,002	24,010 4,002	24,010 4,002		- :	:	:	0		£ :	E :	:	:		E :		E :	£ :
Mire. COSTS BEFORE LA	HD INT AND PRC 269,731	•	149,495	707,036	321,701	214,472	135,248	28,012	28,012			: ;	•	•	•	:	:	:	:			0	;	* :
Fur CIL calculation						_																		
	Interest	5,057	5,152	8,052	21,460	27,894	32,439	20,576	6,481		0		0	0	0							0	0	
Davalapars Ratura Market Houring Affordable for Rent																								420,175
First Hames		-5,057	-154,647	-715,088	-343,167	-242,366	632,647	751,745	765.840			, ,												-420,175
	Carh Flau -269,731 Opening Balance 0	-5,057	-154,647		-343,167	-242,366	632,647	791,745	765,840			0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0	0	-						,		-420,175
	Clarina Balanco -269,731	-274.789	-429,436	-1.144.524	-1,487,692	F -1,730,058	F -1.097.411	F -345,665	F 420,175	F 420,175	F 420,175	420,175	420.175		420 175	F 420.175	F 420.175	F 420,175	F 420.175	420.175				

State Stat	Site 22	Brown Plat																							
Mary	INCOME	Av Sixe m2	z	Humber	Price	GDT	GIA	9	DETELOPMENT	COSTS							Pleasing for	celc				Build Cart			fm2
March Marc		Grazz No		1				2	LAND			funit or m2	Total				Planning app foo No dwar	duq	1			CO2 Plur	×	3.000	1,647.0 × 49.4
March Marc		130.0 130.00		1	4,90	0 637,00	0 13	30		Stamp Duty				125,730			No dugrander 50 No dugraver 50			2 462 3 0		Acc & Adpt		0.000	2 0.0
March Marc	Affordable Overall Affordable Rent	130.0 130.00	0.00%	0	2.69	5					10	1.50%	1,886	1.886					Tatal	462		Water	t/m2 t/m2		4.0
March Marc	Sacial Ront	130.0 130.00	0.00%		2,45	0	0	3	F				400				Stemp duty c	elc - Rosidual		125 720		Over Extra 1	Z 44m2		0.0
March Marc	First Hamos	130.0 130.00	0.00%	ő	-,	0	0	a a	1	Planning			462	35.54			Editop dy intent		Tatal	0		Over Extra 2		0.00	4 0.0
March Marc	Grant and Subridy	Affordable Rent										0.00%	25,004	25,546			Stemp duty c	elc - Baziduel				Small Site		0.00	2 0.0
March Marc		Shared Ownership				0	0		CONSTRUCTIO	Build Cart		1,879	244,280				Landpayment		Tatel			Site Cartr	Bare	10.00:	1,700.52 /: 170.0
March Marc	SITE AREA - Not	0.033 ha	30	the		637,000	134	•		Contingency		5.00%	40,739 12,214										BNG	0.503	1,879.07
March Marc		0,033 ha	30	/ha				_		Abnormale	×	5.00%	12,214 4,100	313.546			Pro CILs 106	2,00	0 f/Unit (all) Total	2.000					
Marche M	Salar per Quarter	0 2 Ouestus							FINANCE				4	,			Part CII at06	16 50							
Marche M	Onic Dana Timb	2 800 802							1	Foor		9%	0				CIL	181	6 t/m2	24,239					
Mary		Whale Site	PerhaNET	Per ha GROSS		KUM Kasidual	Claring toloner	- 0		Logal and Valuati	an	7.50%	0	0					Intal	40,739					
Part	Beridaal Land Yala Exirting Uro Valuo	36,66	3.771.893	1,100,000		RUH CIL HACE	BO ctrl+l										Inf Tariff	% GDV 0.003	c .						
Part	Plur fha	0 0					Claring holones	- 0	SALES	Agentr	×	3.0%	19,110												
Second Column Second Colum	Benchm	ark Land Talue 44.000		1.320.000		Chrick an pharing	dugram rack			Logale	N.	0.5%	3,105												
Part	Addition of Per (")	417.477	£fm2							Mirc.	Z	0.0%	ŏ	22,295	4#9.003	1									
Segretarian Segretaria Segre	Averture reserve	112.466	161						Davelupers Pr	efit					***]									
Signature Sign										Affordable Howing	x Value	17.50% 17.50%			111,475										
The column The	RESIDUAL CASH FI	LOW FOR INTEREST								First Hames	Z. Value	17.50%			•										
Company Comp		Tagr 1 Q1	Q2	Q 3	Q4	Tear 2	65	63	24	Teer 3	92	Q 3	04	Taur 4	02	63	64	Taur 5	Q2	Q 3	24	Toer 6	Q2	Q 3	64
Company Comp	UNITS Started Market Houring			1	0			637,000	. 0			. 0	0	0	0								. 0	. 0	0
THE COLOR OF THE C	Spcial Rent				0		. 0	. 0			0 0		: :	0	0		. 0						0	. 0	. 0
Friedrick 1	Shared Ounership				0				0						0	, 0		:	. 0		0		0	. 0	. 0
Friedrick 1	Grant and Subridy				ě	<u>t</u>	- 1			<u> </u>			Š	Š	<u>ě</u>	<u> </u>	- 1	<u>t</u>			i	Ł i		i	Š
AND STATES OF THE PROPERTY OF	EXPENDITURE		•	•	_•	•	•	637,000	•	•	•	•	•	• 1	_•	•	•	<u> </u>	•	•	•	<u> </u>	•	•	
Second S	Stamp Duty Earomontrote.																								
Company Comp		1,886																							
Control Cont	Professional	12,542		12,542	91.427	91.427									٥										
STEETINGS LAND HITCHIS MAN PER SLAPE			24,239	5,500	5,500	5,500	2 0					-	, i		ě		-					į į			<u>*</u>
STEETINGS LAND HITCHIS MAN PER SLAPE	Cantingoncy Abnormatr		Ÿ	5,438	5,438	5,438	,	, ,	- 1		,	,	, ,	, i	ő	,	- 1		,		, ;		, ,	, ,	- "
THE SET SET AND BIT AND PROPERTY AND BETT AND BIT AND SET AND SET AND BIT AND SET AND		- :																							
Company Comp	Agentr		. 0	0	0	:		19,110		:		: :	: :	0	0	. 0		:				:	0	0	. 0
Company Comp	Mire.	MD INT AND DDG 44 +44	24 224	100 070	46 426	46 436																			
Second			24,237	100,310	70,450	74,454	·	,.,,	T T	T T	T T	T T	•	•				T .		·	•	<u> </u>	·		
Helseles		Interest	2,637	3,141	5,243	7,149	9,091	9,262			. 0	. 0	. 0	0	0	. 0	. 0	0	r 0			0	. 0	0	. 0
Market Herbert From Process of Carlino (1962) 25475 (1954) 19545 (1954	Davelupers Return Market Howing																								111,475
Control Cont	Affordable for Bent First Homes																								;
Chairmaghtana 166,250 166,265 166,265 166,277 166,265 166,277 166,265 166,277 166,265 166,277 166,265 166,277 166,265 166,277			-26,875	-112,118	-101,679		-9,091	605,443	•				٥		0	•				۰			0	0	-111,475
Test		Clarina Balanco -140,620	-167,495	-279.613	-381,292	-484.877	-493,968	111.475	111.475	111,475	111.475	111.475	111.475	111.475	111.475	111,475	111.475	111.475	111.475	111.475	111.475	111.475	111,475	111,475	<u> </u>
A	CASH FLOW FOR C	L ADDITIONAL PROFIT																L							
TRIPING 1	IHCOME	Ar Abavo				To ar 2				Teer 3				Teer 4				Tears				Toer 6			
TRIPING 1	EZPENDITURE		•	• •	•	<u> </u>	•	637,000	•	_	· •	· •	•	• 1	•	•	•	•	•	•	•	<u> </u>	<u> </u>	•	- •
10 10 10 10 10 10 10 10	Land Stamp Duty	44,000																							
## Control Service ## Control Se	Earomontrota.	, ,,,																							
## Control Service ## Control Se	Planning Foo	462		0 50	0					:					0	. 0	. 0	:	: :			:	0	0	. 0
10 10	Professional Build Cart - BCIS Bare	12,542		81,427	81,427	81,427			, ,	1	-	F :	,	· ö	ŏ	F :									- :
100 100	Part CIL r 106		0	5,500	112,866 5,500	5,500	r 0	7 0	r 0		r 0	7 0	. 0		0	F 0	r 0		r 0	r 0		0	7 0		
100 100	Cantingency Abnormalr	:		4,071 5,438	4,071 5,438	4,071 5,438	;			:			:	0	0	; ;			:			1	0	0	0
Size SECONE LAND INT AND PRC 57,444 0 18,071 295,332 95,434 0 22,255 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Financo Foor	L :																							
Size SECONE LAND INT AND PRC 57,444 0 18,071 295,332 95,434 0 22,255 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Agentr	. .			0	:		19,110		:			: :		0			: :	:				0	0	0
*** CHL extended in the control of t	Mire.		Ö		0		, ,					0	0	ÿ	Ů	, i						, i	0	0	0
Internet		HD INT AND PRC 57,664	•	102,972	209,302	96,436	•	22,295			_ •			•	_ •	•	•	<u> </u>		•	•	_ •	_ •	<u> </u>	
**************************************	Fnr CIL calculation	Interest	1,081	1,101	3,165	7,149	9,091	9,262			0	0		0	0		0			0			0	0	0
	Davelupers Return Market Housing																								
Cushfull - 57,644 -1,601 -110,019 -122,647 -103,555 -1,091 -165,642 0 0 0 0 0 0 0 0 0	Affordable for Rent					1												1							0
Opening Spring V	r irzt rłomez	Carl-Flau -57,664	-1,081	-110,079	-212,467	-103,585	-9,091	605,443			0	0			0	0	0		0		0	0	0		-111,475
		Uponing Balanco 0 Clavina Balanco -57,664	-58,745	-168,824	-381,292	-484,877	-493,968	111,475	111.475	111.475	111,475	111,475	111,475	111.475	111.475	111.475	111.475	111,475	111.475	111.475	111.475	111.475	111.475	111,475	+ •

Site 23	Stratogic	irees 1																							
INCOME	Av Sixe m2		z	Humber 3,000	Price 1/m2	GD T	GIA		DETELOPMENT	COSTS							Planning fee	celc				Build Cart			/mi 1,431,77 0000 44,5 0,00 0000 0,00 0000 0,00 0000 0,00 0000 0,00 0000 0,00 0000 1,542,69 0000 200,60 1000 1,542,69
	Grazz	Not	65.00%	-4			=z		LAND			funit ur m2	Tatal				Planning app foo No dwar	du- 3,00 5 295	y rati			CO2 Plur	× £/m2	3.	1,483.7 00% 44.5
Market Houring	93.3	2.92	65.00%	1,950	4,672	846,529,024	181,968			Land Stamp Duty			4,943,098	99,071,954			No dugrander 50 No dugraver 50	295	0 46			Acc & Adpt	× t/m2	0.	0.0
Affordable Overall Affordable Rent	71.9	0.72	22.75%	1050 683	2,570	0 124,028,525	49,067			Earomontrota. Logalr/Acquirition		1.50%	1,486,079	6,429,17					Tatel	430,20		Water	£/m2		9.0
Sacial Ront Sharod Ownorzhip	74.9	0.72 74.12	0.00× 3.50× 8.75×	0 105 263	2,334 3,270 2,99	25,450,630	7,861		Feer								Stamp duty co	elc - Residual		99,071,95		Over Extre 1	t/m2		0.00
First Hames		3.92	8.75×	263	2,99	1 50,032,563	19,610			Planning Professional		8.00%	430,200 44,824,336	45,254,534					Tutal	4,943,09		Over Extre 2	t/m2		0.00 0.00 0.00
Grant and Subridy	Affordable Rent Social Rent								COMSTRUCTIO	н							Stamp duty co	elc - Basidual		37,500,00		Small Site	z		00% 0.00 1,543.09
	Shared Ownership				-					Fuild Cart 106 / CIL / IT		1,745	83,427,934						Total	1,864,50		Site Cartr	Baro BNG	13.	00% 200.64 10% 1.54
SITE AREA - Not SITE AREA - Grazz	75,000 ha 150,000 ha		40 20	the the		1,054,040,742	258,506			Contingency Abnormals	×	5.00% 0.00%	22,557,679				Pro CILx106	50,00	0 €/Unit (all)		1				1,745.24
Sales per Quarter	0										4		3,165,000	560,304,199				_	Total	150,000,000					
Unit Build Time	3 Quarters	_							FINANCE	Foor		92	0				Part CIL x 106 CIL	16,50	0 £/Unit(all	33,927,93	ıl				
	Whole Sit	Perh	NET	Per ha GROSS		RUM Residual I	HACRO etrl+r	0		Interest Legal and Valuatio		7.50%							Tatal	\$3,427,934					
Bezidual Land Value Exirting Use Value	99.071.	.000	20.959	PerhaGROSS 660,480 25,000		RUH CIL HACE			1								Inf Tariff	× GDV 0.00	×						
Uplift Plur the	0× 225.000 33.75	0		225,000			Claring balance -	0	SALES	Agents	v	3.0%	31,621,222												
Benchm	ark Land Yalus 37,500.	100		250.000		Chrick an pharing a	lugram rack			Logale	1/ f/unit	0.5%	5,270,204												
Additional Profit	159 561	£/m2	+77			-				Mire.	Z	0.02	ő	36.891.429	747.951.292										
	.37.361.		7						Davelupers Pr	fit Market Houring	× Value	17.50%			148,142,579										
										Affordable Hourin	q X Value	17.50%			26,151,152 10,155,691										
RESIDUAL CASH FL	OW FOR INTEREST	Tes	r 2	Tear 3	Tear 4	Year 5	Tear 6	Tear 7	Tear #	Tear 2	Tear 10	Year 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Tear 17	Tour 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Year 24
INCOME UNITS Started	25	50		100	150	200	200	200	200	200	200	200	200	200	200	200	200	200	75						
Market Hawring Affordable Rent		7,054		14,108,817	28,217,634 4,134,284	42,326,451 6,201,426	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8.268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	21,163,226	. 0	:	. 0	; ;	- 0
Sacial Ront Shared Ownership		212,		424,177	848,354	1,272,532	1,696,709	1,696,709	1,696,709	1,696,709	1,696,709	1,696,709	1,696,709	0	1,696,709	1,696,709	1,696,709	1,696,709		636,266	;				;
Firzt Hamez		483,	605	967,209	1,934,419	2,901,628	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	1,450,814	;		;		
Grant and Subridy INCOME EXPENDITURE	•	#,7#3	.673	17,567,346	35,134,691	52,702,037	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,3#3	70,269,383	70,269,383	70,269,383	70,269,383	26,351,019	, i	·	, ,	, i	~ •
Stamp Duty Euromentrets	4,943,09																								
Logalr Acquirition Planning Foo	1,486,07° 430,200																								
Professional Build Cart - BCIS Bare	44,824,33	3,759		7.519.226	15.038.453	22,557,679	30,076,906	30,076,906	30,076,906	30,076,906	30,076,906	30,076,906	30,076,906	30.076.906	30.076.906	30,076,906	30,076,906	30,076,906	30,076,906	11.278,840	. 0				0
z106/CIL/Tariff		34,340	0.434	825,000	1,650,000	2,475,000	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000 1,503,845	3,300,000 1,503,845	1,237,500				- 0	
Cantingency Abnormals Finance Fees		187, 26,3	75	375,961 52,750	751,923 105,500	1,127,884 158,250	1,503,845 211,000	211,000	1,503,845 211,000	211,000	211,000	1,503,845 211,000	1,503,845 211,000	211,000	211,000	211,000	1,503,845 211,000	211,000	211,000	563,942 79,125	,		, ,	- ;	
Logal and Valuation	- E							2.108.081			2,108,081			2 102 021		2,108,081		2,108,081				L .			
Agentr Legalr	F 1	263, 43,5	918	527,020 87,837	1,054,041 175,673	1,581,061 263,510	2,108,081 351,347	2,108,081	2,108,081 351,347	2,108,081 351,347	351,347	2,108,081 351,347	2,108,081 351,347	351,347	2,108,081 351,347	351,347	2,108,081 351,347	2,108,081 351,347	2,108,081 351,347	790,531 131,755				- :	- :
COSTS BEFORE LAN	ID INT AND PRC 51,6#3,7	3 3 3 4 , 6 2	1,#31	9,387,795	14,775,590	2 * 163,3 * 5	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	14,081,692	•		, ,		.
For Residual Value	Land 99,071,9	11,306	/DE -	14,392,538	44.050.540	14,745,967	14,011,516	12,608,514	11,100,288	9,478,944	7,735,999	5,862,334	3,848,144	1,682,890								<u> </u>			
Developers Return	Interest	11,500	1,019	14,572,550	14,020,216	14,149,761	14,011,016	12,000,314	11,100,200	7,410,744	1,100,777	5,002,334	2,040,144	1,006,070				1 *							F 440 442 F70
Market Hawring Affordable for Rent																									148,142,579 26,158,852 10,155,698 -184,457,130
First Hames	Carl. Flau -150,755,6	7 -41,14	4,833	-6,212,987	1,500,590	9,792,685	18,706,688	20,109,689	21,617,916	23,239,259	24,982,204	26,855,869	28,870,059	31,035,314	32,718,203	32,718,203	32,718,203	32,718,203	32,718,203	12,269,326	0	0	0		-184,457,130
	Opening Balance 0 Clarina Balance -150,755,6	7 -191.90	10,500	-198.113.487	-196,612,897	-186,820,212	-168,113,524	-148.003.835	-126,385,919	-103,146,660	-78,164,456	-51,308,587	-22,438,527	8,596,787	41,314,990	74.033.193	106,751,397	139,469,600	172,187,804	184,457,130	184,457,130	184,457,130	184,457,130	184.457.130	•
CASH FLOW FOR CI	LADDITIONAL PROFIT	Tes	- 2	Teer 3	Tour 4	Tour 5	Tear 6	Tour 7	Tear \$	Tour 2	Tour 10	Tear 11	Tear 12	Tear 13	Year 14	Tear 15	Toer 16	Tear 17	Tear 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
INCOME	Ar Abavo			17,567,346			70,269,383					70,269,383							70,269,383		1047 24	10 er 21	10-4F ZZ	1 par 23	1247 24
EXPENDITURE	37.500.00		.+13	11,561,546	.2,134,491	JZ,10Z,031	14,247,343		10,207,383	10,207,383	10,207,383	10,207,383	. 0,207,363	. +,247,3#3	. 4,247,343	10,207,383	10,207,383	10,207,383	10,207,373	24,351,#15	•	•	•	•	
Land Stamp Duty Earomontrote.	37,500,00 1,864,50																								
Logalr Acquirition	562,500 430,200																								
Professional	430,200 44,824,33		700	3560334	0 45.000	22.00	0 0	20.027.07	0		0 0	0	20.077.007	0	0 0	0	20.027.00		20.027.07	0 0		F :	- 0	- 0	
Build Cart - BCIS Bare POTENTIAL CIL	0 8,864,54		1,541	7,519,226 8,864,541	15,038,453 8,864,541	22,557,679 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	11,278,840	-			•	•
Part CIL r 106 Cantingoncy	0	412, 187,	981	825,000 375,961	1,650,000 751,923	2,475,000 1,127,884	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	1,237,500 563,942			0	0	
Abnormals Finance Fees	0	26,3	75	52,750	105,500	158,250	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	79,125				0	•
Logal and Valuation Agentr Logalr		263,	510	527,020	1,054,041	1,581,061	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	790,531				0	
	0	43,9		87,837 0	175,673 0	263,510 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	131,755	0	0	0	0	0
	1D INT AND PRC 94,046,0	7 13,551	439	18,252,336	27,640,131	37,027,926	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	14,081,692	-	-	•	•	•
For CIL calculation	Interest	7,053	,456	7,940,572	8,587,490	8,669,459	8,144,111	6,965,894	5,699,312	4,337,735	2,874,041	1,300,569	0	0	0	0	0		0			0	0	0	0
Developers Return Market Howing																									148,142,579
Affordable for Bent First Homes						-																			26,158,852
	Carh Flau -94,046,0* Opening Balance 0	7 -11,82	8,222	-8,625,563	-1,092,929	7,004,652	15,709,551	16,887,768	18,154,350	19,515,927	20,979,621	22,553,093	23,853,662	23,853,662	23,853,662	23,853,662	23,853,662	23,853,662	23,853,662	12,269,326	0	0	0	0	-184,457,130
	Clasica Palacas and 046 0	7 -105 97	14 200	-444 400 043	-11E Eq2 7g2	-100 E00 140	-92 070 E09	-75 990 924	-57 926 470	-20 220 E44	47 240 922	E 242 470	29.065.022	E2 040 404	76 773 464	400 434 040	434 400 400	140 334 143	473 407 004	104 457 430	40.4 453.454	40.4 453 43.0	40.4 453 454	40.4.453.43.0	\rightarrow

Site 24	S	tratogic Groo	n 2																						
IHCOME	Av Size mi		z	Humber 2,000	Price 1/m2	6D1	GIA		DETELOPMEN	TCOSTS							Planning foo o	elc too	r rate			Build Cart			/m2 1,493,19 1,493,19 100: 44,79 100: 0.00 100: 0.00 100: 0.00 100: 0.00 100: 0.00 100: 0.00 100: 0.00 100: 0.00 100: 0.00 1,542,46 100: 1,542 1,744,53
	Grazz 93.3	Not 92.90		1,300			0 121,290		LAHD			funit or m2	Tetal				No du gr	duq 2,000 50	rate			CO2 Plur	× €/m2	3.0	0% 44.5
Market Houring	93.3	92.90	65.00%		4,672	564,237,44	0 121,290			Land Stamp Duty			3,925,540	78,720,800			Na dugrander 50 Na dugraver 50	1954	138	23,100 269,100 292,200		Acc & Adpt	trm2	0.0	0.0
Affordable Overall Affordable Rent	71.9	70.73	35% 22.75%	700 455	2,570	82,689,72	8 32,714		1	Earementretc. Legalr/Acquirition		1.50%	1,180,812	5,106,352					Total	292,200		Water	1/m2		14.71
Sacial Ront Sharod Ownorzhip	71.9 74.9	70.73 74.09	0.00% 3.50%	0	2,570 2,336 3,270	16,960,29	0 0		Feer								Stamp duty ca Landpayment	lc - Rasidual		78 720 800		Over Extra 1	±/m2	0.0	0.00
First Hames	75.1	74.39	8.75×	175	2,984	38,849,03			1	Planning Professional		8.00%	292,200 29,880,840	30,173,040					Tatal	3,925,540		Over Extra 2	K f/m2	0.0	0.00
Grant and Subridy	Affordable Rent				0		0					8.00%	27,000,040	30,113,040			Stemp duty co	lc - Rasidual		25 000 000		Small Site	×	0.0	020 000
	Secial Rent Shared Ownership						0		COMSTRUCTION	Build Cart		1,745	300,748,554				Landpayment		Tutel	25,000,000 1,239,500		Site Cartr	Bare	13.0	1,542.46 0% 200.57
SITE AREA - Not	50.000 ha		40	the		702,736,493	172,396			#106 / CIL / IT Contingency		5.00%	55,614,521 15,037,428									_	BNG	0.1	1.744.53
SITE AREA - Grazz	100,000 ha		20	/ha						Abnormale	×	0.00%	2,110,000	373,510,502			Pre OILz106	40,000	#/Unit (all) Tatal	=0,000,000					
Sales per Quarter Unit Build Time	0	arters							FINANCE				2,,	2.5,2.1,2.2			Part CIL r 106	16, 501		33,000,000					
ONIC DUITO TIMO	3 440	arterz							FINANCE	Foor		0%					CIL	184	t/m2	22,614,521					
		Whale Site	PerhaNET	Perha GROSS		KUM Kasidual	MACRO etrl*r Claring holoner	0		Interest Legal and Valuation		7.50%							Tutal	55,614,521					
Bezidual Land Yalu Exirting Uro Yaluo		7#.720.#00	1.574.416	7#7,20# 25,000		RUH CIL MACI	RO etri+i										Inf Tariff	% GDV 0.00>							
Uplift Plus éba	0× 225,000	22 500 000		225,000			Claring belonce -	0	SALES	Agentr	2	3.0%	21,082,095												
Benchm	ark Land Value	25.000.000		250.000		Chrckenpharing	du grane			Logale	X Efunit	0.5%	3,513,602												
		*** *** ***	1/m2							Mirc.	Z	0.02	, i	24,595,777	512.106.472	1									
Additional Profit		112.911.819	931						Davelupers Pr	nfit		17 50%													
										Market Howing Affordable Howin	×Value ×Value	17.50× 17.50×			9\$,741,552 17,43\$,754 6,79\$,580										
RESIDUAL CASH FI	LOW FOR INTERES	Tear 1		Year 3		Tear 5	Tear 6	Tear 7	—	First Hames	Zyalus Tear 10	Harve		Tear 13		Year 15	Tear 16	Tear 17	Year 12	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	
INCOME UNITS Started			Year 2	1847.3	Tear 4	104F 5	200	700	Teer \$	Tear 9	134F 10	Tear 11	Teer 12	7#4F 13	Tear 14	1847 15	104F 10	1547 17	1947 10	124F 17	1941 24	TANT CT	194F 22	Tear 23	Tear 24
Market Hauring Affardable Rent			7,052,968	14,105,936	28,211,872	42,317,808	56,423,744 8.268,973	56,423,744	56,423,744	56,423,744	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744	56,423,744	21,158,904	5 9			<u>.</u> 9		: !				. 9
Sacial Ront			1,033,622	2,067,243 0	4,134,486	6,201,730	. 0	* 0,268,973 0	8,268,973	\$,268,973 0	. 0	. 0	8,268,973	8,268,973 0	3,100,865		, ,	Ö							. 0
Sharod Ounorzhip Firzt Hamoz			212,004 485,613	424,007 971,226	848,015 1,942,452	1,272,022	1,696,029	1,696,029	1,696,029	1,696,029 3,884,903	1,696,029	1,696,029 3,884,903	1,696,029	1,696,029 3,884,903	636,011 1,456,839	:	;	:	;				:	:	; ;
Grant and Subridy			8,784,206	7 17.562.412	35.136.825	52,705,237	70.273.649	70.273.649	70.273.649	70,273,649	70,273,649		79.273.649	70,273,649		-	-	:	-	•	: :	:	-	-	
EXPENDITURE Stamp Duty		3,925,540															-				_		-	-	
Earomontrota Logal: Acquirition	Ł																								
Planning Fee		1,180,812 292,200																							
Professional Build Cost - BCIS Base		29,880,840	3,759,357 23,027,021	7,518,714 825,000	15,037,428	22,556,142	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855 3,300,000	30,074,855 3,300,000	11,278,071					. 0					. 0
r106/CIL/Tariff Cantingoncy			23,027,021	825,000 775,936	1,650,000	2,475,000 1,127,807	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	1,237,500 563,904	7 0	0	0		P 0	, ,		7 0	0	- 0
Abnormals Finance Fees	-		26,375	52,750	105,500	158,250	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	79,125		. 0	0		. 0				. 0	. 0
Logal and Valuation Agents		Ů.	263,526	527,052	1,054,105	4 504 453	2,108,209	2,108,209	2,108,209	2 400 200	2,108,209	2,108,209	2,108,209	2,108,209	700 570										
Logalr	-	,	43,921	87,842	175,684	1,581,157 263,526	351,368	351,368	351,368	2,108,209 351,368	351,368	351,368	351,368	351,368	790,579 131,763			ř	- :	· i		i			
Mire. COSTS BEFORE LA	HD INT AND PRO	35,279,392	27,301,167	9,387,294	18,774,588	2#,161,##2	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	14,010,941			•	,	•	•		•		•
For Residual Value	Land	7\$,720,\$00	8,550,014	10,580,563							1,408,652														
Davelupers Return	Interest		8,550,014	10,580,563	10,760,921	10,340,392	9,275,170	r,916,472	9,629,872	3,593,411	1,408,692		. ,			. ,	,	,	. ,	. ,		,		,	
Market Hauring Affardable for Rent First Hames																									98,741,552 17,438,754
First Hames		-114,000,193	-27,073,976	-2,399,444	5,601,716	14,202,963	23,449,303	25,208,001	27,098,601	29,130,996	31,315,821	32,724,473	32,724,473	32,724,473	12,271,678										98,741,552 17,438,754 6,798,580 -122,978,886
	Opening Balance Claring Balance	-114,000,193	-141.074.168	-143.473.613	-137,871,897	-123,668,934	-100,219,631	-75,011,630	-47.913.029	-18,782,032	12,533,789	45,258,262	77.982.735	110,707,209	122,978,886	122,978,886	122,978,886	122.978.886	122.978.886	122,978,886	122.978.886	122,978,886	122,978,886	122,978,886	-
CASH FLOW FOR C	IL ADDITIONAL PR	DFIT																							
IHCOME	Ar Abavo	Teer 1	Tear 2	Tear 3	Year 4	Year 5	Tear 6	Teer 7	Teer \$	Year 9	Year 10	Tear 11	Teer 12	Teer 13	Tear 14	Teer 15	Year 16	Tear 17	Tear 18	Teer 19	Tear 20	Tear 21	Tear 22	Year 23	Tear 24
INCOME EXPENDITURE		•	\$,7\$4,206	17,56\$,412	35,136,#25	52,705,237	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	26,352,618	•	•	•	•	•	•	•	•	•	
Land Stamp Duty		25,000,000 1,239,500																							
	E	0																							
Logalr Acquirition Planning Foo	-	375,000 292,200									. 0	. 0	. 0				. 0			. 0					0
Professional Build Cost - BCIS Base		29,880,840	3,759,357	0 7,518,714	0 15,037,428		30,074,855	30,074,855	30,074,855		30,074,855	30,074,855	30,074,855	0 30,074,855	11,278,071			:	:			:			0
POTENTIAL CIL Part CIL / 106	_	8,685,525	8,685,525 412,500		8,685,525 1,650,000	8,685,525 2,475,000	3,300,000	8,685,525 3,300,000	3,685,525	3,300,000	3,300,000	8,685,525 3,300,000	8,685,525 3,300,000	8,685,525 3,300,000	1.237.500	r 0			, ,	r 0	r 0		, 0		
Cantingoncy Abnormals			187,968 26,375	375,936 52,750	751,871 105,500	1,127,807 158,250	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743	1,503,743 211,000	1,503,743 211,000	563,904 79,125			į							- 1
Finance Feez			20,319	54,150	105,500	120,620	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	17,167	,	,						,	,	
Logal and Valuation Agentr		0	263,526	527,052	1,054,105	1,581,157	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	790,579		. 0	٠,					. 0	. 0	
Logalr Mire.			43,921 0		175,684	0	7 0	, 0	351,368	0	0	. 0	351,368 0		131,763	0	0	0	:			1			0
Mire. COSTS BEFORE LA	HD INT AND PRO	65,473,065	13,379,172	18,072,819	27,460,112	36,847,406	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	14,080,941	•	•	•	•	•	•	•	_	_	
Fnr CIL calculation	Interest		4,910,480	5,623,388	6,082,973	5,963,442	5,221,363	3,810,044	2,292,877	661,921	. 0						. 0		. 0				. 0	. 0	0
Davelupers Return Market Housing																									98,741,552
Affordable for Bent										1															17,438,754
First Hames	Carl Flau	-65,473,065	-9,505,445	-6,127,794	1,593,739	9,894,388	18,817,586	20,228,905	21,746,072	23,377,028	24,038,949	24,038,949	24,038,949	24,038,949	12,271,678	0	0	0			0		0	0	17,438,754 6,798,580 -122,978,886
	Opening Balance Clarina Balance	-65,473,065	-74.978,510	-81,106,304	-79,512,565	-69,618,177	-50,800,591	-30,571,687	-8.825.614	14,551,413	38,590,362	62,629,311	86,668,260	110,707,209	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	-

Site 25	Stratagic Gra	· · 3																						
INCOME	Av Sixe m2	z	Humber 1,500	Price ffm2	GD7	GIA		DETELOPMENT	COSTS							Planning fee Planning app fee	celc	r rato			Build Cart			1.493
Market Houring	Grazz No 93.4 93.0	65.00%	975	4,672				LAND	Land		fenit er m2	Tutal	64 702 2	5		Nedwar	duq 1,50 5	0 4/2			CO2 Plur	× £/m2	3.00	// (1,483.0) // (1,483.0) // (1,483.0) // (1,483.0) // (1,483.0) // (1,483.0) // (1,483.0) // (1,542.5) // (1,542.5) // (1,744.6)
	73.4 73.0			4,612	423,191,120	71,074			Stamp Duty			3,224,941	64,100,0	2		No dugrander 50 No dugraver 50	145	0 138	200,100		Acc & Adpt	× t/m2	0.00	le: 0.0
Affordable Overall Affordable Rent	71.9 70.7	35% 22.75% 6.00%	525 341	2,570	62,037,040	24,541			Earomontrota. Logalr/Acquirition	,	1.50%	970,632	4,195,5	3				Total	223,200		Water	1/m2		14.
Sacial Ront Sharod Ounorship	71.9 70.7: 74.3 73.4	0.00% 3.50%	0 53	2,576 2,336 3,276	12,611,557	0		Feer								Stamp daty c- Landpayment	elc - Residual		64,708,813		Over Extra 1	t/m2	0.00	0.0
First Hames	74.9 74.1	8.75%	131	2,989	29,073,692	9,020			Planning Professional		8,00%	223,200 22,423,523	22,646,7	3				Tatal	3,224,941		Over Extra 2	t/m2	0.00	150 P. O.
Grant and Subridy	Affordable Rent Social Rent							COMSTRUCTION				20,100,000				Stemp duty c	elc - Residual		21,428,571		Small Site	×	0.00	2 0.0
	Shared Ownership			- 7				COMSTRUCTION	Build Cart		1,745	225,689,106 41.734.476				Landpayment		Total	1,060,929		Site Curtr	Bare	13.00	1,542.5
SITE AREA - Not	42.857 ha	35	the		527,519,418	129,362			Contingency		5.00%	11,284,455										RMP	0.10	1,744.6
SITE AREA - Grazz	85.714 ha	18	/ha						Abnormale	ž į	0.00%	1,586,000	280,294,0	7		Pro CIL x106	40,00	0 4/Unit (all) Tatal	60,000,000					
Salerper Quarter Unit Build Time	0 3 Quarters							FINANCE								Part CIL r 106	16,50	0 £/Unit(all)	24,750,000					
					RUM Residual I	MACRO chiles			Foor		0% 7.50%	0				CIL	10	6 t/m2 Total	16,984,476 41,734,476					
Beridaal Land Value	Whale Site 64,708,813	PerhaNET 1.509.872	Parka GROSS 754.936			Claring toloner -	0		Logal and Valuation	•				0		Inf Tariff	× GDV		***************************************					
Existing Use Value Uplift	2,142,85		25,000		RUM CIL MACR	tO ctrl+l		SALES									0.00							
Pluriba	225.000 19.285.71		225,000			Claring belonce -	,	SALES	Agentr	×	3.0%	15,825,583												
Beachm	ark Land Value 21.428.571		250.000		Ohrek an pharing a	nugram rest			Logale	f/unit	0.5%	2,637,597												
Additional Profit	\$4,109,417	£/m2 923							Mirs.	Z	0.0%		18,463.1	0 390.301.320	EI .									
								Davalupars Pr		× Value	17.50%			74,164,496										
									Affordable Hourin-	g × Value × Value	17.50× 17.50×			13,063,500 5,017,190	1									
RESIDUAL CASH FL	OW FOR INTEREST	Tear 2	Year 3	Tear 4	Tear 5	Tear 6	Tear 7	Tear #	Tear 9	Tear 10	Tear 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Tear 17	Tear 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
INCOME UNITS Started		50	100	150	200	200	200	200	200	100	75					.541 10							.547 25	.54124
Market Hauring Affardable Rent	25	7,063,285 1,033,951	14,126,571	28,253,141 4,135,803	42,379,712 6,203,705	56,506,283 8,271,606	56,506,283 8,271,606	56,506,283 8,271,606	56,506,283 8,271,606	56,506,283 8,271,606	28,253,141 4,135,803	21,189,856 3,101,852	0	. 0		: :	: :	: :					: 0	. 0
Spaid Rent		. 0		0	0	. 0				F 0							E .				E :			
Sharod Ounorship First Hamos Grant and Subsidy		210,193 484,562	420,385 969,123	840,770 1,938,246	1,261,156	1,681,541 3,876,492	1,681,541 3,876,492	1,681,541	1,681,541 3,876,492	1,681,541	840,770 1,938,246	630,578 1,453,685	i	- 8							:			
		*,791,990	17,583,981	35,167,961	52,751,942	70,335,922		70,335,922	70,335,922	70,335,922	35,167,961	26,375,971	•	; :	-	*	:	•	•	•	•	-	•	•
EXPENDITURE	3,224,941																							
Stamp Duty Earomontrote, Logals Acquisition																								
Planning Fee Professional	970,632 223,200 22,423,523																							
Build Cart - BCIS Bare	22,423,523	3,761,485	7,522,970 825,000 376,149	15,045,940	22,568,911	30,091,881	30,091,881	30,091,881	30,091,881	30,091,881	15,045,940 1,650,000 752,297	11,284,455	0									. 0		
r106/CIL/Tariff Cantingoncy Abnormals		188,074	7 376,149 F	752 297	1,128,446	1,504,594	1,504,594	1,504,594	1,504,594	1,504,594	752,297	564,223		- 0	- 0	- 0	2 0	- 1	-		E :	-	- 0	- 0
Finance Feet	0	26,433	52,867	105,733	158,600	211,467	211,467	211,467	211,467	211,467	105,733	79,300	0	, ,	, ,						۰	0		0
Logal and Valuation Agents Logals	- :	263,760	527,519	1,055,039	1,582,558 263,760	2,110,078	2,110,078	2,110,078 351,680	2,110,078	2,110,078	1,055,039	791,279												
Logale Mira	•	43,760	87,920	175,840		351,680	391,000		391,000	351,680	175,840	131,880							•				•	
	ND INT AND PRO 26,\$42,296	21,680,689	9,392,425	18,784,849	2\$,177,274	37,569,699	37,569,699	37,569,699	37,569,699	37,569,699	18,784,849	14,011,637	•	•	•	•	•	•	•	•	•	7 .	•	•
For Residual Value	Land 64,702,213	6 866 333	8,347,961	2 359 691	7 757 934	6,496,679	4 526 463	7 2 402 421	131,651				. 0							, ,		, ,		
Davelapers Return Market Howing		1,111,000	4,541,741	410011411	1,121,224	0,170,017	4,040,400	2,100,100				·		· ·	· ·									71111111
Affordable for Bent																								74,164,496 13,063,506
First Homes	Carh Flau -91,551,109 Opening Balance 0	-19,755,032	-156,405	8,023,421	16,816,733	26,269,544	28,239,760	30,357,742	32,634,573	32,766,224	16,383,112	12,287,334	0									0		5,087,896 -92,315,898
	Clarina Balanco -91.551.109	-111,306,140	-111.462.545	-103,439,124	-86,622,391	-60,352,846	-32,113,086	-1.755,344	30,879,229	63,645,452	80.028,564	92.315.898	92,315,898	92,315,898	92,315,898	92,315,898	92,315,898	92,315,898	92,315,898	92,315,898	92,315,898	92,315,898	92.315.898	
CASH FLOW FOR CI	L ADDITIONAL PROFIT																							
INCOME	Ar Abava	Teer 2	Year 3	Year 4	Year 5	Year 6	Tear 7	Tear \$	Tear 9	Tour 10	Year 11	Year 12	Tear 13	Tear 14	Teer 15	Tour 16	Tear 17	Teer 18	Teer 19	Tear 20	Tear 21	Year 22	Year 23	Tear 24
EXPENDITURE		2,791,990	17,5#3,9#1	35,167,961	52,751,942	70,335,922	70,335,922	70,335,922	70,335,922	70,335,922	35,167,961	26,375,971	•	•	•	•	•	•	•	•	•		•	•
Land Stamp Duty	21,428,571 1,060,929																							
Earomontrota. Logalr Acquirition	321,429																							
Planning Fee	223,200 22,423,523	: :		0	:		0	0	:		: :		:	. 0	. 0	0	: :				:	. 0		. 0
Professional Build Cast - BCIS Base POTENTIAL CIL		3,761,485 7,646,311	7,522,970 7,646,311	15,045,940	22,568,911 7,646,311	30,091,881 7,646,311	30,091,881 7,646,311	30,091,881 7,646,311	30,091,881 7,646,311	30,091,881 7,646,311	15,045,940 7,646,311	11,284,455	ŏ	ř	ř	r i	ì	r i	ř	, i	ě	ř	·	ŏ
Part CIL r 106	r,646,311	7,646,311 412,500 188,074	7,646,311 825,000 376,149	1.650.000	2,475,000	3,300,000	7,646,311 7 3,300,000 1,504,594	7,646,311 3,300,000 1,504,594	7,646,311 3,300,000 1,504,594	7,646,311 3,300,000 1,504,594	7,646,311 1,650,000 752,297 105,733	1,237,500		5 0	5 0	5 9	t ,	5 0		. 0		5 0	. 0	
Cantingoncy Abnormals	E :	188,074 26,433	376,149 52,867	752,297 105,733	1,128,446 158,600	3,300,000 1,504,594 211,467	1,504,594 211,467	1,504,594 211,467	1,504,594 211,467	1,504,594 211,467	105,733	564,223 79,300	:	, 0	- :		F :		- 1	- 1		- 1		
Financo Foor Logal and Valuation	:																							
Agentr Legalr		263,760 43,960	527,519 87,920	1,055,039 175,840	1,582,558 263,760	2,110,078	2,110,078 351,680	2,110,078	2,110,078 351,680	2,110,078 351,680	1,055,039 175,840	791,279 131,880					:	:			0	0	0	0
Mire. COSTS BEFORE LAN	HD INT AND PRC 53,103,962	12.342.523		26,431,160	0			45,216,009			26,431,160		i	, ,	, ,	, ,		, ,			0	0	0	
For CIL calculation		,541,523			33,423,343	12,117,747	-2,217,747	45,E14,487	15,117,447	45,214,407	24,421,140	. 1,000,031					_	_						
	Interest	3,982,797	4,547,797	4,847,988	4,556,327	3,628,425	2,016,563	283,812		0		. 0	0	. 0	0							0		0
Davelapers Return Market Howing																								74,164,496
Affordable for Bent First Homes																								74,164,496 13,063,506 5,087,896 -92,315,898
	Carh Flou -53,103,962 Opening Balance 0	-7,533,330	-4,002,552	3,888,813	12,372,030	21,491,488	23,103,349	24,836,101	25,119,913	25,119,913	8,736,801	12,287,334	0	0						0		0	0	-92,315,898

Site 26	Strate	qic Green	4																						
IHCOME	Av Sixe m2		z	Humber 1,000	Price (/m2	GD T	GIA		DETELOPMENT	COSTS							Pleasing for	celc	r rate			Build Cart			1 402 6
Market Houring	Grazz 93.4	Not 92.96	65.00×	1,000	4,67		60,678		LAND	Land		funit or m2	Total	4/ 750 4	5		Planning app for No dwgr No dwgr under 50	duq 1,00 5 95	rate			CO2 Plur	× £/m2	3.0	/m 1,483,6 0% 44,5 0,0 0% 00% 14,7 0,0 0% 0,0 0% 0,0 0% 0,0 0% 0,0 0% 1,542,0 2 0% 1,745,64
Afferdable Overall	73.4	72.70	352	050	4,61	2 202,271,904	60,616			Stamp Duty Earomentrets			2,327,021	40,150,4	-		No du grover 50	95) 462) 138 Tatal			Acc & Adpt	× t/m2	0.0	0.0
Affordable Rent Social Rent	71.8 71.8	70.64 70.64	22.75× 0.00×	228	2,57	0 41,292,655	16,338			Legals /Acquiritio		1.50×	701,256	3,028,2	7		Stamp duty c		18441	154,200		Water Over Extra 1	£/m2	0.0	0.0
Shared Ounership	76.7 76.7 75.1	76.06	3.50× 8.75×	35	2,33 3,27 2,98	0 8,705,997			Feer				154.200				Landpayment	elc - Kasidual		46,750,412			t/m2		0.0
First Hames		74.36	0.7900		2,98	6 19,427,962	6,573			Planning Professional		8.00×	14,956,000	15,110,2	0				Tatal	2,327,021		Over Extre 2	t/m2		0.0 00 0.0
Grant and Subridy	Affordable Rent Social Rent					0 0			CONSTRUCTIO								Stamp daty c Landpayment	elc - Rasidual		11,174,683		Small Site	z	0.0	0.0 1,542.92
	Shared Ownership					•				J106 / CIL / IT		1,745	27.813.413						Tutal	540,234		Site Curtr	Bare BNG	13.0	0× 200.5 0× 1.5
SITE AREA - Not SITE AREA - Grazz	28.571 ha 44,699 ha		35 22	/ho		351,718,198	#6,275			Contingency Abnormals	×	5.00× 0.00×	7,527,695				Pro CIL x 106	40,00	O d/ Unit (all)						1,745.04
Sales per Quarter	0	$\overline{}$									4		1,055,000	186,950,0	6			_	Total	40,000,000					
Unit Build Time	3 Quarters								FINANCE	Foor		92	0				Part CIL 2106 CIL	16,50	ffUnit (all)	11 313 413					
	Whol	le Site	PerhaNET	Perha GROSS		RUM Residual I	MACRO etrl+r Claring halanca -	0		Interest Legal and Valuation		7.50%	0		0				Total	27,#13,413					
Bezidual Land Yalu Exirting Uro Value Uplift	46.7	1.117.468	1.636.264	Perha GROSS 1.045,200 25,000		RUH CIL MACR											Inf Tariff	× GDV 0.00:	e						
Uplife Plur the	02 225.000 1	10.057.214		225,000			Claring balance -	0	SALES	Agentr	v	3.0×	10,551,546												
Benchm		174.683		250,000		Chrickenpharinge	berner rect			Logale	Z ffunit	0.5%	1,758,591												
Additional Profit		235.435	fm2							Mirs.	Z	0.0×	ŏ	12,310,1	7 264.149.032										
			1.74.1						Davelupers Pr	■fit MarketHawing	Z Value	17.50%			40 401 627										
										Affordable Howin	q × Value	17.50×			49,401,027 \$,749,764 3,399,893										
RESIDUAL CASH FL	OW FOR INTEREST	ar 1	Tear 2	Tear 3	Tear 4	Tear 5	Tear 6	Teer 7	Tear #	Tear 9	Tour 10	Teer 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Tear 17	Teer 18	Teer 19	Tear 20	Teer 21	Tear 22	Tear 23	Tear 24
IMCOME UNITS Started	2	25	50	100	150	150	150	150	150	75															
Market Hauring Afferdable Reat		;	7,057,290 1,032,316	14,114,579 2.064,633	28,229,158 4,129,265	42,343,738 6,193,898	42,343,738 6.193,898	42,343,738 6.193,898	42,343,738	42,343,738 6.193.898	21,171,869	;	:	0	; ;	; ;	; ;	:	: :	: :	; ;	:	; ;	; ;	; ;
Sacial Rent Shared Ownership		- ;	217,650	0 435,300	870,600	1,305,900	1,305,900	1,305,900	1,305,900	1,305,900	652,950						;		;			:			;
First Homes Grant and Subsidy IHCOME		- :	485,699	971,398	1,942,796	2,914,194	2,914,194	2,914,194	2,914,194	2,914,194	1,457,097	;							. 0				. 0		;
INCOME EXPENDITURE		• /	8,792,955	17,585,910	35,171,#20	52,757,730	52,757,730	52,757,730	52,757,730	52,757,730	26,378,865	, i	, į	•	<i>,</i> ,	, i	, i	·	, i	, i	, i	ř	7 .	, i	7 .
Stamp Duty Euromentrets	2,32	7,021																							
Legal Acquirition	701	1,256 1,200																							
Planning Fee Professional Build Cost - BCIS Base	14,95	56,000	3,763,847	7,527,695	15,055,390	22,583,085	22,583,085	22,583,085	22,583,085	22,583,085	11.291.542													. 0	. 0
z106/CIL/Tariff		- 2	11,725,913	825,000	1,650,000	2,475,000	2,475,000	2,475,000	2,475,000	2.475.000	1,237,500	-	, i	Ö	- 1	- "	<u> </u>	· "	2 1		-	8	- 8	- 0	<u> </u>
Cantingoncy Abnormals			188,192 26,375	376,385 52,750	752,769 105,500	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	564,577 79,125	,	, i	. ;	- ;	- ;					,		, ,	, ,	, ,
Finance Feer Legal and Valuation		0																							
Agentr Legalr		0	263,789 43,965	527,577 87,930	1,055,155	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	791,366 131,894			. ;	- :	- :						:	, ;		, ;
Mire. COSTS BEFORE LAN	ID INT AND PRC 18,13	±,477	16,012,0\$1	9,397,336	18,794,673	28,192,009	28,192,009	2\$,192,009	28,192,009	28,192,009	14,096,005		•	•				•			•	•	, ,	•	•
For Residual Talua		50,412																							_
Developers Return	Interest		4,866,667	5,773,101	5,591,941	4,783,050	3,299,350	1,704,372		۰			,		,	, ,	, ,						,	,	,
Market Hawring Affardable far Rent																									8,749,764
First Hames	Carl Flour -64,8:	:88,890	-12,085,793	2,415,472	10,785,206	19,782,670	21,266,370	22,861,348	24,565,720	24,565,720	12,282,860	0		0		0					0	0	0	0	49,401,027 8,749,764 3,399,893 -61,550,685
	Opening Balance -64.8:	0 88,890	-76,974,683	-74,559,211	-63,774,004	-43,991,334	-22,724,964	136,384	24,702,104	49,267,825	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	
CASH FLOW FOR CI	L ADDITIONAL PROFIT																								
IHCOME	Ar Above	er 1	Tear 2	Teer 3	Year 4	Year 5	Tour 6	Year 7	Tear \$	Tear 9	Tear 10	Year 11	Tear 12	Tear 13	Year 14	Tear 15	Tear 16	Tear 17	Teer 18	Tear 19	Tear 20	Year 21	Tear 22	Tear 23	Tear 24
EXPENDITURE			±,792,955	17,585,910	35,171,#20	52,757,730	52,757,730	52,757,730	52,757,730	52,757,730	26,372,265	•	•	•		•	•	-	•	•	•	•	•	•	•
Land Stamp Duty Earomontrotc.	11,17 548	74,683 3,234																							
Logal: Acquirition	167	7,620																							
Planning Fee Professional	154	1,200 56,000	0	0	0	0	0	0	0	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cart - BCIS Bare POTENTIAL CIL	6,92	0	3,763,847 6,926,159	7,527,695 6,926,159	15,055,390 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	11,291,542	0	0		0	0	0								0
Part CIL r 106 Contingency		0	412 500	825,000 376,385	1,650,000 752,769	2,475,000 1,129,154	2,475,000	2,475,000 1,129,154	2,475,000 1,129,154	2,475,000 1,129,154	1,237,500 564,577	0	0	0	0	0	0	0	0		0	0	0	0	0
Abnormals Finance Fees		0	188,192 26,375	52,750	105,500	158,250	158,250	158,250	158,250	158,250	79,125	Ó	ò	ó	ò	ò	ò	i	ė	ė.	ė.	i	ó	ó	ò
Logal and Valuation		0	263,789	527,577	1,055,155	1,582,732	1,582,732	1,582,732	1,582,732	1,582,732	791,366	0			0									0	0
Agentr Legalr Mire		0	43,965	87,930	175,859	263,789	263,789	263,789	263,789	263,789	131,894	0	i	ò	ó	i	0		0	0	0	0	0	ó	ó
	ID INT AND PRC 33,92	26,897	11,624,#2#	16,323,496	25,720,#32	35,118,169	35,112,169	35,118,169	35,118,169	35,112,169	14,096,005	i	·	·	·	·	·	i i	·	-	·	<u> </u>	·	·	·
Fur CIL calculation	Interest		2,544,517	2,947,747	3,074,146	2,595,883	1,467,608	254,711														T .			
Developers Return Market Howing	Inserers		2,544,511	6,791,191	2,014,146	2,070,003	1,401,000	694,111			-			,			*					1 "			49,401,027
Affordable for Bent																									8,749,764
First Hames	Cark Flour -33,9	26,897	-5,376,390	-1,685,332	6,376,841	15,043,678	16,171,953	17,384,850	17,639,561	17,639,561	12,282,860	0		0	0	0	0							0	3,399,893 -61,550,685
	Opening Balance	9		40.000.740	24/44 220	40 57 0 404	2 207 442	42 444 742	N// N/ N/ A	40.047.005	44.550.405	44.550.405	/4 FF0 / 0F		+		+	+	 		61550605	61 550 605	1	61 550 605	1

Marche M	Site 27	Stratogic Groo	. 5																						
Marche M	INCOME	Av Sixe m2	×		Price	GD#	GIA		DETELOPMENT	COSTS							Pleaning foo	celc				Build Cart			1m2
March Marc		Grazz Not							LAND			fenit er m2	Tutel				Nedwar	500	rate			CO2 Plur	х	3.	00% 44.5
March Marc		93.8 93.42	65.00%		4,672	141,851,264	30,482		1	Land Stamp Duty			1,302,834	26,266,687			No dugrander 50 No dugraver 50	450	138	23,100 62,100		Acc & Adpt		0.	0.0
March Marc	Affordable Overall	72.1 70.93	35% 22.75v	175	2 576	20 732 226	8 201			Egrementrets.		1507	394 000	1696 275					Tatal	85,200			6/m2		14.7
March Marc	SacialRent	72.1 70.93	0.00%		2,336				l	LI GAS TREGASTES		1,547.	274,000	4,			Stamp duty c	elc - Rosidual				Over Extra 1		0.	0.00 × × 0.00
March Marc	First Homes	74.3 73.50	8.75×	44	3,002	9,653,102	3,251		1100								Landpayment		Tatal	1,302,834		Over Extra 2	×	0.	0.00
March Marc	Grant and Subridy	Affordable Rent										8,00×	7,504,048	7,589,248			Stamp duty c	elc - Reziduel				Small Site	t/m2	0.	0.00 0.00
March Marc		Speigl Bent							COMSTRUCTION	DH Build Cont		1 245	75 550 343				Landpayment		7-1-1				D		1,542.95
March Marc							·			2106 / CIL / IT			13,933,369						18441	240,042		SIG CEG	BNG	0.	10% 1.54
Column C	SITE AREA - Not SITE AREA - Grazz	14.286 ha 28.571 ha	35 18	/ha		176,672,066	43,29\$			Contingency Abnormals	×	5.00% 0.00%	0				Pro CIL x 106	25,000	#/Unit (all)						1,745.00
Marche M	Salar nor Quartor	0									4		531,000	93,800,598					Total	12,500,000					
Part	Unit Build Time	3 Quarters							FIMANCE								Part CIL r106	16,500	£/Unit (all)	8,250,000					
March Marc						RUM Residual I	MACRO etri+r			Interest							OIL.	101	Tutal	13,933,369					
Part	Beridaal Land Value	Whale Site 26,266,687	PerhaNET 1,838,668	919.334				0	1	Logal and Valuation	IN.		0				Inf Tariff								
Property of the property of	Exirting Uro Valuo Uolift	714,286		25,000		BUH CIL HACE	O etri+i		CALFE									0.00>							
Part	Pluréha	225 000 6 428 571		225,000					JALLS		×	3.0%	5,300,162												
Column C	Benchm	ark Land Value 7.142.357		250.000						Logalr	f/unit	0.5%	883,360												
Property	Additional Profit	31 897 524	1 020							Mira.	×	0.02	0	6.183.522	135.536.290										
Part		/15/64							Davelupers Pr	efit	to III also	47 50			24 +22 674										
Campaigne Part Pa										Affordable Houris	a × Value	17.502			4,404,34										
Property of the column	RESIDUAL CASH FL	OW FOR INTEREST									% Value														
THE PROPERTY OF STATES AND ASSESSED ASS		Tear 1	Tear 2	Year 3	Tear 4	Tear 5	Tear 6	Tear 7	Tear \$	Teer 9	Tear 10	Year 11	Tear 12	Tear 13	Year 14	Tear 15	Tour 16	Tear 17	Teer 18	Tear 19	Tear 20	Year 21	Tear 22	Teer 23	Tear 24
Column C	UNITS Started	25	50	100	100	100	100	25	F 2002 F/2																
March Marc	Affordable Rent		1,036,611	2,073,222	4,146,444	4,146,444	4,146,444	4,146,444	1,036,611				· i		ö				-						
THE STATE OF THE S	Shared Ounership		221,774	443,548			887,096		221,774			;	:		:	;	;	:			:		;	;	
1	First Hames		482,655	965,310	1,930,620	1,930,620	1,930,620	1,930,620	482,655	:			: :					:				:	: :		
THE STATE OF THE S	INCOME	•	*,#33,6 0 3	17,667,207	35,334,413	35,334,413	35,334,413	35,334,413	1,833,603	•	, ,	, ,	·	• • •	·	, i	, ,	·	, ,	, i	•	·	, i	7	7 .
1945 1945	Stamp Duty	1,302,834																							
THE PROPERTY OF THE PROPERTY O	Earomontrotc.																								
ACTION STATES AND ACTION STATE	Planning Fee	85,200																							
15.50 15.5	Build Cart - BCIS Bare	7,504,048	3,777,916	7,555,831	15,111,663	15,111,663	15,111,663		3,777,916				. 0	0	0	. 0	. 0								. 0
Section Label Del Sale 1,00,000	r106/CIL/Tariff Continuency			825,000 377,792	1,650,000 755,583	755 523		755,583	122 296	:	, ,	, 0		0	0	, 0	, 0	:			, ,			, 0	0
STEELEN LAND MET AND	Abnormatr Finance Food		26,550	53,100	106,200	106,200	106,200	106,200	26,550						0				. 0				. 0		. 0
Column C	Logal and Valuation	ž į								L .															
## Market	Agontr Logalr	*	44,168	88,336	176,672	176,672	176,672	176,672	44,168	1			, ,	* * *	ö	- :						1		, ,	- 0
The color of the	Mire. COSTS BEFORE LAI	ID INT AND PRC 9.286.083	10.392.406	9.439.975	12.260.150	12.260.150	12.260.150	18.860.150	4.715.038					,											•
Second S																									
Helselender He		Interest	2,666,458	2,983,802	2,589,803	1,548,468	429,033		. 0	0		. 0	0	0	0	. 0	. 0	0	. 0			0	. 0	. 0	. 0
Option Principle Princip	Market Housing																								24,823,971
Option Principle Princip	Affordable for Bent																								4,404,348 1,689,293
Object Control Contr	7117 (1101111)		-4,231,261	5,253,329	13,884,460	14,925,795	16,045,229	16,474,263	4,118,566	0		0	0	0	0	0						0	0	0	-30,917,612
Tare		Olgania Balanco -35,552,770	-39,784,031	-34,530,702	-20.646.241	-5.720.447	10.324.783	26,799,046	30,917,612	30,917,612	30,917,612	30,917,612	30.917.612	30.917.612	30.917.612	30.917.612	30.917.612	30.917.612	30,917,612	30,917,612	30,917,612	30,917,612	30,917,612	30.917.612	0
Tare	CASH FLOW FOR CI	L ADDITIONAL PROFIT																							_
## CHINGLE 1,24,257 12,44,267 15,234,413 15,234,4		Tour 1	Teer 2	Year 3	Tear 4					Teer 9	Year 10	Year 11	Tear 12	Tear 13	Year 14	Tear 15	Toer 16	Teer 17	Teer 18	Teer 19	Tear 20	Year 21	Year 22	Teer 23	Tear 24
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		•	*,#33,603	17,667,207	35,334,413	35,334,413	35,334,413	35,334,413	*,*33,603	•		,	•	• •	•	•				•	•	•		•	•
197,403 197,404 197,	Land																								
1916 1916																									
T-50-44 7-17-94 7-1	Logalr Acquirition	107,143																						. 0	. 0
	Professional	7 504 048	0	, j	0		, i		0 0	t i					ŏ	, i	ž į	t i				t i		. 0	· į
Season	POTENTIAL CIL	4,442,503	4.442.503	4.442.503	4,442,503	4,442,503	4,442,503	4.442.503					. "					_ "				_ "			
Season	Part CIL r 106 Cantingoncy		188,896	825,000 377,792	1,650,000 755,583	755,583	755,583	1,650,000 755,583				, ,			0								, ,		
\$245,000 \$50,001 \$50	Abnormale	ţ .	26,550	53,100					26,550	1		. 0	ó		ó	ò		1 6	. 0		i	i		ò	
Section Sect	Logal and Valuation	£ ;				L				L												L			
1/2 1/2	Agentr Legalr	F :		530,016 88,336	1,060,032 176,672	1,060,032 176,672	1,060,032	1,060,032	265,008		- 1	0			0	- :	- :			- 1	- :		. 0	F 8	- 8
or CRIC calculation Interest 1,472,00 1,464,075 1,442,750	Mire. COSTS REFORE I AI	(D INT AND PRO 19 622 344		13 272 574	23 342 654				4 715 434	1					•										•
Technic Nation 1,672,00 1,664,055 1,			2,131,341			.,,,,,,,,,	.,,,,,,,,,,,,	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	4,115,434	<u> </u>					•	·					·	_ <u> </u>			
A A A A A A A A A A		Interest	1,472,130	1,606,835	1,442,750	648,574			0			0			0	. 0			0				. 0	. 0	0
Forthers	Davelapers Return Market Housing																								24.823.971
	Affordable for Bent																								4,404,348
	First Hames	Carl. Flau -19,628,394	-1,796,067	2,187,793	10,589,009	11,383,185	12,031,760	12,031,760	4,118,566			0			0	0							0	0	1,689,293 -30,917,612
			-21 424 461	-19.276.669	-0 647 650	2 735 527	14 767 286	26 799 046	20 947 642	20 917 612	20 917 612	20 917 612	20.047.642	20.042.642	20.042.642	20.047.642	20.047.642	20.047.642	20.047.642	20.047.642	20.047.642	20.007/02	20.007.60	50.007.40	

Part	ita 2#		itratogic Brau	-																						
Part	COME	Av Sixe n	v2	×	Humber	Price	GD	e GIA		DETELOPMENT	COSTS								alc			1	Build Cart			446
		Grazz	Net		500			4 - 2		LAND			funit or m2	Yetel				Neduar	50	y rato 10			CO2 Plur	×	3.	1,612 00× 48
*** The color of t	irket Hawring	77.6	70.51	65.00%	325	5,300	121,449,50	00 25,207	1						13,337,740			Na du grunder 50	5	60 462 60 138	23,100		1	y v		0.002
Column C	ffurdable Overall	/3/	F7.04	35%	175	200	40.470.35				Eurementrets.		4 50	0	AP7 4F3					Tatal	85,200		to .	1/m2		14.
Martin	acial Rent	63.6	57.84			2,650	19,179,35	0 0	1		Logal PAcquarition	ì	1.50%	200,066	856,453			Stamp duty ca	de - Rosidual				Over Extra 1		0.	0.0
Martin	harod Ownorzhip ret Hamor	66.5 67.0	60.44 60.93	3.50% 8.75%	11	3,710	3,924,35	56 1,164 37 2,932	1	Feer	Plannina			85.200				Landpayment		Tatal	13,337,740		Over Extra 2	20		0.0
Column C							.,,,				Professional		8.00%	7,281,344	7,366,544									f/m2		0.00
Second Property Second Pro	rant and Subridy	Sacial Bent						0		COMSTRUCTIO	н							Landpayment	ilc - Kasidual					×		1,675.1
This is a part This								0		1	ed06 & CIL ATT		1,935	70,697,321						Tutal	218,667	1	Site Cartr	Bare BNG	15.	00% 251.2 50% 8.3
The column The	TEAREA-Not	3.125 h	•	160	the the		154,077,20	36,540			Contingency		5.00%	3,534,866				D 011 407	25.0	201 5 2 05						/m 1,142.0 0002 48.3 0002 0.0 0002 14.1 0002 0.0 0002 0.0 0002 0.0 0002 0.0 0002 0.0 1,675.1 0002 251.2 502 8.3
Column C		3,412 6	•	144	764						HENDYM-12	ř.	9.00%	300,000	91,016,804			Pra OILFIDE	25,00		12,500,000					
Part	ales per Quarter nit Build Time	3 0	tuarters							FINANCE								Part CIL r 106	16,50	0 £/Unit (all)	8,250,000					
Marie Mari							DIIM D: J	MACRO -1-IA-			Foor		0% 7.50%	0				CIL	18		4,699,752					
Part			Whale Site	PerhaNET	Perha GROSS			Claring toloner -	0		Logal and Valuation		1.20%	0	0					1200	11,747,171					
	cirting Uro Value		3,819,444	4.263.077			RUH CIL HAC	RO ctrl+l		1								Int Tariff	2 GDV 0.00	06						
The column The	plift Plus dis a	20%	763,889					Claring tolonco -	0	SALES	Access		2.07	4 622 246												
Column C	Beachm	ark Land Yalve	4.543.333		1.320.000	1			1		Logale	×		770,386												
Column C				t/m2				rrect			Mirc.	tfunit Z	0.02	ů	5,392,702	117.979.244										
Part	dditional Profit		15.125.417	600						Davelmar: Pr	fit															
Column C										1	Market Hauring	×Value	17.50×			21,253,663										
The column The											First Homes	y value ∠Value	17.50% 17.50%			1,666,698										
Service 1		UW FOR INTERES	Teer 1				Tear 2				Teer 3				Teer 4				Teer 5				Tear 6			
1,11 1,12 1,13	HCOME NITS Started		Q1	Q2	Q3 10	Q4 35	25	Q2 35	Q3 35	Q4 35	Q1 35	Q2 35	Q3 35	Q4 35	Q1 35	Q2 35	Q3 35	Q4 35	Q1 35	Q2	63	Q4	Q1	Q2	63	Q4
THE STATE OF THE PROPERTY OF T	arket Hawing				17	. 0		: :	2,428,990	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465		8,501,465	8,501,465	8,501,465		8,501,465	. 0	. 0	. 0
STATES STATES OF	acial Bent					·												. 0								• ;
1	rzt Hamer						:			274,705	274,705 666,679				274,705 666,679					274,705	274,705 666,679		274,705 666,679			;
## PROPRING 19,321					, .		•	-	7 0	· 6	ò	7 10 70E 404	7 10 70E 404	7 0	, i ,	10 705 404	7 0 10 745 404	7 0 7 10 70E 404	0 705 404	r i	r 6	7 0 10 70E 404	ė i		-	7 0
1964 1964		Ĺ	•	•	•	•	•	•	3,001,344	10,100,404	10,110,100	10,109,404	10,110,404	10,109,101	10,110,100	10,119,404	10,110,404	10,100,404	10,109,404	10,100,404	10,109,404	10,109,404	10,109,404	•	•	•
18-004 1	tamp Duty gromontrots.	-	656,387 0																				-			
1 August 1 A	qalr Acquiritian		200,066																							
18	rafezzianel	-	3,640,672		3,640,672																		L .			
18	06/CIL/Tariff			4,699,752	55,000	247,500	440,000	577,500	F 577,500	577,500	577,500	577,500	577,500	577.500	577,500	577,500	577,500	577,500	577,500	385.000	192,500	,		,	, ,	; ;
AND THE PROPERTY OF THE PROPER	antingency honomals			0	23,566 25,566	106,046	188,526 204,526			247,441	247,441				247,441 268.441	247,441 268 dd1			247,441	164,960			:			, ,
Second S	nance Feer		0		,	,						2.1,1.1				2			2,	,						
**************************************	gentr	Ł	, i	0	0	. 0	0		92,446	323,562	323,562	323,562			323,562	323,562	323,562		323,562	323,562	323,562	323,562	323,562	. 0	. 0	. 0
The color The	ire.		0		;		0																			
Include 1964	OSTS BEFORE LAN	HD INT AND PRO	4,5\$2,325	4,699,752	4,216,119	2,5#9,512	4,603,576	6,042,194	6,150,048	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	4,405,618	2,391,554	377,489	377,489	<i>r</i> •	, ,	<i>'</i> •
Part	nr Bazidual Talua		13,337,740																							
Afferdable in Process Continue Continue	evelupers Return			336,001	430,422	517,544	575,802	672,915	798,823	871,336	805,816	739,068	671,068	601,793	531,219	459,322	386,078	311,459	235,442	157,799	41,341		۰		0	,
First Hander Control 17,200,45 5,005,73 4444,541 7,007,095 5,005,73 4,464,541 7,007,095 5,005,73 4,464,541 7,007,095 5,005,73 7,005,74 7,005,79 7,055,79 7,05	Market Hawring Affordable for Bent																									21,253,663 4,043,150
Option Contract	First Hames	0.15	47.030.075	F 63F 7F3		3.403.054	F 470 370	(74F 400	20/7227	2 404 207	2 550 005	3/3//54	3/04/53	2.7/2.020	2024502	2 00/ 200	2070/44	4.054.343	4430.330	(224 262	0.353.540	40 407 045	40 407 045			1,666,698 -26,963,510
ACRITION FOR IL ADDITIONAL PROFIT Tax		Opening Balance	11,920,069	-9,039,193	-4,646,541	-5,101,056	-9,119,318	*6,115,105	13,861,321	3,474,306	3,557,705	3,020,094	3,694,693	3,163,920	3,034,902	3,906,399	3,515,644	4,034,262	4,130,219	6,221,101	0,392,910		10,401,715	-		-26,963,910
Terr		Clarina Balance	-17.920.065	-22.955.010	-27.602.359	-30,709,415	-35,888,793	-42,603,901	-46,471,228	-42,976,842	-39,416,937	-35,790,283	-32.095.630	-28,331,702	-24,497,200	-20,590,801	-16,611,150	-12,556,896	-8,426,616	-2,204,829	6,147,680	16,555,595	26,963,510	26,963,510	26,963,510	•
## 15,715,414 15		L ADDITIONAL P	NOFIT T				V				V				74				Y 5				7			
## CHINDITURE 5,500,000 0 0 0 0 0 0 0 0	HCOME	Ar Abave	1247 1				10472																			
	INCOME SPENDITURE		•	•	•	•	•	•	3,081,544	10,725,404	10,785,404	10,725,404	10,725,404	10,725,404	10,725,404	10,725,404	10,725,404	10,785,404	10,725,404	10,725,404	10,725,404	10,725,404	10,725,404	•		
Strength Arth. Configuration (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	and tome Duty		4,583,333																							
Internation 15,200 0 0 0 0 0 0 0 0 0	romontrate	Ł	0																1				1			
	lanning Foo	-	85,200			0						. 0	0					0		0	0	0			. 0	. 0
ar Cil. 1646	uild Cart - BCIS Bare		0		3,640,672 471,315	2,120,920	3,770,524		4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	3,299,208	1,649,604		1 :		0	0
melineary: 0 0 0 22,545 10,646 126,441 247,44	OTENTIAL CIL		6,887,998		EE 000	686,452	686,452		686,452	686,452		686,452	686,452		686,452	686,452	686,452									
Interface 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	antingency		0		23,566	106,046	188,526	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	164,960	82,480				0	Ö
Seed and Michaeline O	bnormalr nance Feer		0	0	25,566	115,046	204,526	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	178,960	89,480					0
UC_ 0	gal and Valuation		0						92.446	222 842	222 542	222 842	222 542	222 542	222 542	222 842	222 542	222 842	222.562	222 542	222 542	222.562	222 542			
UC_ 0	qalr		0	ő	ö	ŏ	0		92,446 15,408	523,962 53,927	53,927	53,927	523,562 53,927	525,562 53,927	53,927	53,927	523,962 53,927	523,562 53,927	523,562 53,927	523,962 53,927	323,562 53,927	525,962 53,927	523,562 53,927	0	0	ŏ
ar CHL calculation Conference Conference		ND INT AND PRO	15,414,620	•	4,216,119	3,275,963	5,290,028	6,728,645	6,836,499	7,106,134	0		7,106,134	7,106,134				6,419,6#3	6,419,623	0			377,489		0	
Conference Con				•	.,,		7,277,724	1,121,149	.,,.,,	.,,	.,,	.,,	.,,	4	.,,,,,,,,		.,,	.,,.,	.,,	.,,	2,000,000	211,117				
Agriculture		Interest		290,337	295,780	380,379	448,935	556,541	693,138	776,539	722,113	666,667	610,180	552,635	494,010	434,287	373,443	311,459	235,442	157,999	41,341				0	0
Afferdalis (ar Dect.)	Market Haurina																						1			21,253,663
Cust Figure 15,454,520 - 2-20,3227 - 4,511,600 - 2,655,342 - 5,725,953 - 7,225,155 - 4,466,993 - 2,962,730 - 2,857,755 - 3,072,600 - 3,095,009 - 3,095	Affordable for Bent																									4,043,150 1,666,698 -26,963,510
Opening Enhances 0	r my commar		-15,484,620	-290,337	-4,511,900	-3,656,342	-5,738,963	-7,285,186	-4,448,093	2,902,730	2,957,156	3,012,603	3,069,089	3,126,635	3,185,259	3,244,983	3,305,826	4,054,262	4,130,279	6,221,787	8,352,510	10,407,915	10,407,915	0	0	-26,963,510
		Opening Balance Claring Balance	-15.484.620	-15.774.956	-20,286,856	-23,943,19*	-29,682,160	-36.967.346	-41,415,439	-38.512.709	-35,555,553	-32,542,950	-29.473.860	-26.347.226	-23,161,967	-19.916.984	-16.611.150	-12.556.896	-8.426.616	-2.204.829	6.147.680	16,555,545	26.963.510	26.963.510	26.963 540	

Appendix 6: Residential appraisals – South Woodham Ferrers

	UNITS		300		Aff - rented	65%	% of Aff	68.25	6	В	Density	35	units/ha	Total	12.245	Su	ıb Area S	SWF					
	Afforda	ble	35%	105	Shared Owr	10%		10.50	1	1	Net:Gross		-	Gross	12.245 ha	Gr	reen Bro	Green					
					First Home:		% of Aff	26.25	2	_				Net	8.571 ha	Us		Agricultur	al				
								105	10	_													
					M	larket						Affordable	e for Rent		Sha	red Own	nership			First H	omes		
	Beds	m2	Circulation	195		Rounded	m2		m2	Circulation	68		Rounded	m2	11	Ro	unded	m2	26		Rounded	m2	
Terrace	2	73	0.0%	15%	29.25	29	2,117		70	0.0%	15%	10.20	10	700	20%	2.20	2	140	20%	5.20	4	280	
Terrace	3	86	0.0%	10%	19.50	20	1,720		84	0.0%	15%	10.20	10	840	15%	1.65	2	168	15%	3.90	4	336	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	3.40	3	291		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	29.25	29	2,349		79	0.0%	15%	10.20	10	790	25%	2.75	3	237	25%	6.50	7	553	
Semi	3	98	0.0%	20%	39.00	39	3,822		93	0.0%	15%	10.20	10	930	10%	1.10	1	93	10%	2.60	3	279	
Semi	4	106	0.0%	10%	19.50	20	2,120		106	0.0%	5%	3.40	4	424	10%	1.10	1	106	10%	2.60	3	318	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	19.50	20	2,600		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	19.50	20	2,800		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	19.50	18	792		39	10.0%	30%	20.40	21	901	20%	2.20	2	86	20%	5.20	5	215	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	195.00	195	18,320				100%	68.00	68	4,876	100%	11.00	11	830	100%	26.00	26	1,981	
			BCIS								Occupant	S		Populatio	n	ha	a per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	3,237	4,538,274				Terrace	2	45		0		0.0040	Strategic (Open Spa	ce			
Terrace	3			1,402	1,402	3,064	4,295,728				Terrace	3	36		0		0.0024	Natural O	pen Spac	e			
Terrace	4			1,402	1,402	291	407,982				Terrace	4	3		0								
Semi	2			1,434	1,434	3,929	5,634,186				Semi	2	49	0	0								
Semi	3			1,434	1,434	5,124	7,347,816				Semi	3	53	0	0								
Semi	4			1,434	1,434	2,968	4,256,112				Semi	4	28	0	0					Open Spac	ce Requir	2.490	
Det	3			1,647	1,647	0	0				Det	3	0	0	0					Gross - Ne	t	3.673	
Det	4			1,647	1,647	2,600	4,282,200				Det	4	20	0	0		0.0083	ha		Shortfall /	Surplus	1.183	
Det	5			1,647	1,647	2,800	4,611,600				Det	5	20		0								
Flat to5	1			1,612	1,612	1,993	3,213,038				Flat to5	1	46		0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0	Su	ımmary			Constru	uction	Salea	b
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	Α
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0	Ma	arket Ho	ousing	195	18,320	93.95	18,248	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0	Af	f - rente	d	68	4,876	71.70	4,794	
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0	Sh	nared Ow	vnership	11	830	75.44	822	_
						26,006	38,586,936							Residents	0	Fir	rst Home	es	26	1,981	76.17	1,961	
																			300			25,825	

F 100 Urban 2	UNITS		100		Aff - rented	65%	% of Aff	22.75	Rounded 23		Modelling Density	•	units/ha	Area ha	4.082		Character Sub Area						
2	Afforda	hle	35%		Shared Own	10%	76 OF ALL	3.50	Δ		Net:Gross		units/na	Gross	4.082		Green Bro						
	Allolde	JUIC	3370		First Homes		% of Aff	8.75	9		NCL.GIOS.	7070		Net	2.857			Agricultur	al .				
					THISTHORNES	23/0	70 OI AII	35	36					IVEL	2.037	i a	OSC	Agricultui	01				
					М	arket		55	50			Affordabl	e for Rent			Shared O	wnership			First F	lomes		1
	Beds	m2	Circulation	65		Rounded	m2		m2	Circulation	23		Rounded	m2	4		Rounded	m2	9		Rounded	m2	2
Terrace	2	73	0.0%	15%	9.75	10	730		70	0.0%	15%	3.45	3	210	20%	0.80	1	70	20%	1.80	2	140	
Terrace	3	86	0.0%	10%	6.50	7	602		84	0.0%	15%	3.45	3	252	15%	0.60	1	84	15%	1.35	1	84	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	1.15	1	97		0.00	0	0		0.00	0	0	í
Semi	2	81	0.0%	15%	9.75	10	810		79	0.0%	15%	3.45	4	316	25%	1.00	1	79	25%	2.25	2	158	ŝ
Semi	3	98	0.0%	20%	13.00	13	1,274		93	0.0%	15%	3.45	4	372	10%	0.40	0	0	10%	0.90	1	93	5
Semi	4	106	0.0%	10%	6.50	7	742		106	0.0%	5%	1.15	1	106	10%	0.40	0	0	10%	0.90	1	106	,
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Det	4	130	0.0%	10%	6.50	7	910		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0)
Det	5	140	0.0%	10%	6.50	7	980		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0)
Flat to5	1	40	10.0%	10%	6.50	4	176		39	10.0%	30%	6.90	7	300	20%	0.80	1	43	20%	1.80	2	86	j
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0)
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0)
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0)
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0)
				100%	65.00	65	6,224				100%	23.00	23	1,653	100%	4.00	4	276	100%	9.00	9	667	1
			BCIS								Occupant	5		Populatio	n		ha per dv						
			Lower Q		Used	m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402	1,150	1,612,300				Terrace	2	16	0	0		0.0040	Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	1,022	1,432,844				Terrace	3	12	0	0		0.0024	Natural O	pen Spac	e			
Terrace	4			1,402	1,402	97	135,994				Terrace	4	1	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	1,363	1,954,542				Semi	2	17	_	0		0.0000	0.0000					
Semi	3			1,434	1,434	1,739	2,493,726				Semi	3	18	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	954	1,368,036				Semi	4	9	0	0		0.0000	0.0000		Open Spa	_	0.830	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	et	1.224	_
Det	4			1,647	1,647	910	1,498,770				Det	4	7	0	0		0.0083	ha		Shortfall	/ Surplus	0.394	į.
Det	5			1,647	1,647	980	1,614,060				Det	5	7	0	0								
Flat to5	1			1,612	1,612	605	975,260				Flat to5	1	14		0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary				uction	Sale	
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2		m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	_	65	6,224	95.75	6,208	-
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		23	,	71.88	1,626	_
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0			wnership	4	276	68.98	272	
						8,820	13,085,532							Residents	0		First Hom	nes	9	667	74.09	659	-
							1.484	f/m2										1	101	8,820	1 1	8.765	il .

	UNITS		40		Aff - rented	65% %	of Aff	9.1	9)	Density	35	units/ha	Total	1.429		Sub Area	SWF					
	Afforda	ble	35%	14	Shared Own	10%		1.40	1		Net:Gross	80%		Gross	1.429	ha	Green Bro	Green					
					First Homes	25% %	of Aff	3.5	4					Net	1.143	ha	Use	Agricultur	al				
								14	14									_					
					M	larket						Affordabl	e for Rent			Shared O	wnership			First H	lomes		
	Beds	m2	Circulation	26		Rounded	m2		m2	Circulation	9		Rounded	m2	1		Rounded	m2	4		Rounded	m2	
Terrace	2	73	0.0%	15%	3.90	4	292		70	0.0%	15%	1.35	1	70	20%	0.20	0	0	20%	0.80	1	70	
Terrace	3	86	0.0%	10%	2.60	3	258		84	0.0%	15%	1.35	1	84	15%	0.15	0	0	15%	0.60	1	84	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	0.45	1	97		0.00	0	0		0.00	0	0	į.
Semi	2	81	0.0%	15%	3.90	4	324		79	0.0%	15%	1.35	1	79	25%	0.25		79	25%	1.00	1	79	j
Semi	3	98	0.0%	20%	5.20	5	490		93	0.0%	15%	1.35	1	93	10%	0.10	0	0	10%	0.40	0	0	J
Semi	4	106	0.0%	10%	2.60	3	318		106	0.0%	5%	0.45	1	106	10%	0.10	0	0	10%	0.40	0	0	į.
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Det	4	130	0.0%	10%	2.60	3	390		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Det	5	140	0.0%	10%	2.60	3	420		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Flat to5	1	40	10.0%	10%	2.60	1	44		39	10.0%	30%	2.70	3	129	20%	0.20	0	0	20%	0.80	1	43	į.
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	26.00	26	2,536				100%	9.00	9	658	100%	1.00	1	79	100%	4.00	4	276	┖
			BCIS								Occupant			Populatio	n		ha per dv						
			Lower Q	Median		m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402	432	605,664				Terrace	2	6	0	0			Strategic (
Terrace	3			1,402	1,402	426	597,252				Terrace	3	5	0	0			Natural O	pen Space	2			
Terrace	4			1,402	1,402	97	135,994				Terrace	4	1	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	561	804,474				Semi	2	7	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	583	836,022				Semi	3	6	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016				Semi	4	4	0	0		0.0000	0.0000		Open Spa		0.332	4
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - No		0.286	
Det	4			1,647	1,647	390	642,330				Det	4	3	0	0		0.0083	ha		Shortfall	/ Surplus	-0.046	4
Det	5			1,647	1,647	420	691,740				Det	5	3	0	0								
Flat to5	1			1,612	1,612	216	347,547				Flat to5	1	5	0	0								<u> </u>
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr		Sale	_
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market Ho	_	26	2,536	97.54	2,532	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		9	658	73.08	646	-
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared O	-	1	79	79.00	79	
						3,549	5,269,039							Residents	0		First Hom	es	4	276	68.98	272	-
							1,485 £	/m2									1		40	3,549	ı	3,529	4

GF - 20 urban									Rounded		Modellin	_		Area ha			Character						
4	UNITS		20		Aff - rented		% of Aff	4.55		<u> </u>	Density		units/ha		0.833		Sub Area						
	Afforda	ble	35%	7	Shared Own			0.70	1	l	Net:Gross	80%		Gross	0.833		Green Bro						
					First Homes	25%	% of Aff	1.75	2	2				Net	0.667	ha	Use	Agricultur	al				
								7	8	3													
					N.	larket							le for Rent			Shared C	wnership			First H	lomes		
	Beds	m2	Circulation	13		Rounded	m2		m2	Circulation	5		Rounded		1		Rounded	m2	2		Rounded	m2	2
Terrace	2	73	0.0%	15%	1.95	2	146		70	0.0%	15%			1 70	20%	0.20		0	20%	0.40	0	0)
Terrace	3	86	0.0%	10%	1.30	1	86		84	0.0%	15%			1 84	15%	0.15		0	15%	0.30	0	0)
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%			, ,		0.00		0		0.00	0	0)
Semi	2	81	0.0%	15%	1.95	2	162		79	0.0%	15%	0.75	1	1 79	25%	0.25	1	79	25%	0.50	2	158	š
Semi	3	98	0.0%	20%	2.60	3	294		93	0.0%	15%	0.75	(0 0	10%	0.10	0	0	10%	0.20	0	0	j
Semi	4	106	0.0%	10%	1.30	2	212		106	0.0%	5%	0.25	(0	10%	0.10	0	0	10%	0.20	0	0	j
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	(0		0.00	0	0		0.00	0	0	j
Det	4	130	0.0%	10%	1.30	1	130		115	0.0%		0.00	(0		0.00	0	0		0.00	0	0	j
Det	5	140	0.0%	10%	1.30	1	140		119	0.0%		0.00	(0		0.00	0	0		0.00	0	0	j
Flat to5	1	40	10.0%	10%	1.30	1	44		39	10.0%	30%	1.50	1	2 86	20%	0.20	0	0	20%	0.40	0	0	j
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	(0 0		0.00	0	0		0.00	0	0	į
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	(0 0		0.00	0	0		0.00	0	0	ر
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0)
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0)
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0	آر
				100%	13.00	13	1,214				100%	5.00		319	100%	1.00	1	79	100%	2.00	2	158	3
			BCIS								Occupant	S		Populatio	n		ha per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	216	302,832				Terrace	2		3 0	0		0.0040	Strategic (Open Spa	ie .			
Terrace	3			1,402	1,402	170	238,340				Terrace	3		2 0	0			Natural O					
Terrace	4			1,402	1,402	0	0				Terrace	4	(0 0	0		0.0000	0.0000					
Semi	2			1,434	1,434	478	685,452				Semi	2		5 0	0		0.0000	0.0000					
Semi	3			1,434	1.434	294	421,596				Semi	3		3 0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4		2 0	0		0.0000	0.0000		Open Spa	ce Requir	0.166	5
Det	3			1,647	1,647	0	0				Det	3			0		0.0000	0.0000		Gross - N		0.167	_
Det	4			1,647	1,647	130	214,110				Det	4		1 0	0		0.0083			Shortfall		0.001	
Det	5			1,647	1.647	140	230,580				Det	5		1 0	0								
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1		3 0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2			0		Summary			Constr	uction	Sale	eab
Flat to5	3			1,612	1,612	0	0				Flat to5	3			0				Units	m2		m2	_
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1			0		Market Ho	ousing	13		93.38	1,210	_
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2		, ,	0		Aff - rente		5	319	63.76	311	
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	1	1 0	0		Shared Ov		1	79	79.00	79	-
i lat or	,			1,500	1,300	1,770	2,606,156				11010+	3	— '	Residents	0		First Hom		2	158	79.00	158	
						1,770	1,473							residents	U		HISTHOIN		21	1.770	75.00	1.758	

5	UNITS		12		Aff - rented	65% %	of Aff	2.73		3	Density	30	units/ha	Total	0.500		Sub Area S	WF					
	Afford	able	35%	4.2	Shared Own	10%		0.42	(o l	Net:Gross	80%		Gross	0.500 1	na	Green Brc G	reen					
					First Homes	25% %	of Aff	1.05		1				Net	0.400	na	Use A	gricultur	al				
								4.2		1													
					Ma	erket				-		Affordable	e for Rent			Shared C	wnership			First Hom	ies	\neg	
	Beds	m2	Circulation	8		Rounded	m2		m2	Circulation	3		Rounded	m2	0		Rounded	m2	1	Roi	unded	m2	i
Terrace	2	73	0.0%		0.00	0	0		70	0.0%	15%	0.45	1	70	20%	0.00	0	0	20%	0.20	1	70	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%	15%	0.45	1	84	15%	0.00		0	15%	0.15	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	0.15	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%	15%	0.45	0	0	25%	0.00	0	0	25%	0.25	0	0	
Semi	3	98	0.0%	60%	4.80	4	392		93	0.0%	15%	0.45	0	0	10%	0.00	0	0	10%	0.10	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%	5%	0.15	0	0	10%	0.00	0	0	10%	0.10	0	0	i T
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%	20%	1.60	2	260		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ī
Det	5	140	0.0%	20%	1.60	2	280		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	30%	0.90	1	43	20%	0.00	0	0	20%	0.20	0	0	1
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	8.00	8	932				100%	3.00	3	197	100%	0.00	0	0	100%	1.00	1	70	i
			BCIS								Occupants	5		Population			ha per dwe	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019 L						
Terrace	2			1,402	1,402	140	196,280				Terrace	2	2	0	0				Open Spac				
Terrace	3			1,402	1,402	84	117,768				Terrace	3	1	0	0				pen Space				
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	392	562,128				Semi	3	4	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Space	Requir	0.100	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Net		0.100	
Det	4			1,647	1,647	260	428,220				Det	4	2	0	0		0.0083 h	a		Shortfall / Su	ırplus	0.000	
Det	5			1,647	1,647	280	461,160				Det	5	2	0	0								
Flat to5	1			1,612	1,612	43	69,155				Flat to5	1	1	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Construct		Salea	
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units		erage	m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market Ho		8		116.50	932	1
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rented		3	197	65.63	193	_
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared Ow	nership	0	0	70.00	0	
						1,199	1,834,711							Residents	0		First Home	s	1	70	70.00	70	
							1,530 £/	m2											12	1,199		1,195	i

eld - 125 Urba									Rounde	_	Modellin	-		Area ha			Character						
6	UNITS		125		Aff - rented	65%	% of Aff	28.4375	2	8	Density	65	units/ha	Total	2.747		Sub Area	SWF					
	Afforda	able	35%	43.75	Shared Own	10%		4.38		4	Net:Gross	70%		Gross	2.747	ha	Green Bro	Brown					
					First Homes	25%	% of Aff	10.9375	1	.1				Net	1.923	ha	Use	PDL					
								43.75	4	3													
					M	arket						Affordable	e for Rent			Shared O	wnership				lomes		
	Beds	m2	Circulation	81		Rounded	m2		m2	Circulation	28		Rounded	m2	4		Rounded	m2	11		Rounded	m2	
Terrace	2	73	0.0%	25%	20.25	20	1,460		70	0.0%	15%	4.20	4	280	40%	1.60	2	140	40%	4.40	4	280	
Terrace	3	86	0.0%	25%	20.25	20	1,720		84	0.0%	10%	2.80	3	252	25%	1.00	1	84	25%	2.75	3	252	
Terrace	4	97	0.0%	10%	8.10	8	776		97	0.0%	10%	2.80	3	291	10%	0.40	0	0	10%	1.10	1	97	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	15%	12.15	13	1,274		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	10%	8.10	8	848		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	4.05	4	176		39	10.0%	30%	8.40	8	343	10%	0.40	1	43	10%	1.10	1	43	
Flat to5	2	65	10.0%	10%	8.10	8	572		61	10.0%	20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	15%	4.20	4	326	5%	0.20	0	0	5%	0.55	1	81	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	81.00	81	6,826				100%	28.00	28	1,894	100%	4.00	4	267	100%	11.00	11	820	
			BCIS								Occupant	5		Populatio	n		ha per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	2,160	3,028,320				Terrace	2	30	0	0		0.0040	Strategic	Open Spac	e			
Terrace	3			1,402	1,402	2,308	3,235,816				Terrace	3	27	0	0		0.0024	Natural O	pen Space	•			
Terrace	4			1,402	1,402	1,164	1,631,928				Terrace	4	12	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	1,274	1,826,916				Semi	3	13	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	848	1,216,032				Semi	4	8	0	0		0.0000	0.0000		Open Spa	ce Requir	1.038	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	et	0.824	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall	/ Surplus	-0.213	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	605	975,260				Flat to5	1	14	0	0								
Flat to5	2			1,612	1,612	1,042	1,679,220				Flat to5	2	15	0	0		Summary			Constr	uction	Sale	able
Flat to5	3			1,612	1,612	407	656,084				Flat to5	3	5	0	0				Units	m2	Average	m2	Αv
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market Ho	ousing	81	6,826	84.27	6,758	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente	_	28	1,894	67.66	1,797	-
	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared O		4	267	66.73	263	-
Flat 6+		_		-,	-,	0.000	44.040.576					_			-		First Hom		11	820	74.58	803	
Flat 6+						9,808	14,249,576							Residents	OI.	- 1	FIISE HOM	es 1	111	o/UI	/4.561		'

d - 50 Urban	UNITS		50		Aff - rented	65%	% of Aff	11.375	Rounded 11	+	Modelling Density	_	units/ha	Area ha	0.962		Character Sub Area						
	Afforda	ble	35%	17.5	Shared Own	10%	70 OI AII	1.75	- 11		Net:Gross		umics/ma	Gross	0.962		Green Bro						
	Allorda	bie	3376	17.5	First Homes		% of Aff	4.375		1	Net.Gross	0076		Net	0.769			PDL					
					riist nomes	2376	% OF ATT	17.5	17	,				ivet	0.709	iid	use	PDL					
					N/A	arket		17.5	1/			Affordable	for Dont			Shared O	umarchin			First H	lamas		
	Beds	m2	Circulation	33		Rounded	m2			Circulation	11		Rounded	m2	2	Snared U	Rounded		4		Rounded	- n- 1	
Terrace	2	73	0.0%	25%	8.25	Kounaea	584		m2 70	0.0%	15%	1.65	Rounaea	140	40%	0.80	Kounded	m2 70	40%	1.60	Rounded	m2 210	
Terrace	3	86	0.0%	25%	8.25		688		84	0.0%	10%	1.10	1	84	25%	0.50	1	84	25%	1.00	1	84	
Terrace	4	97	0.0%	10%	3.30	2	291		97	0.0%	10%	1.10	1	97	10%	0.20	0	04	10%	0.40	0	04	
Semi	2	81	0.0%	10/6	0.00	0	291		79	0.0%	10/6	0.00	0	0	1076	0.20	0	0	10%	0.40	0	0	H
Semi	3	98	0.0%	15%	4.95		490		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	4	106	0.0%	10%	3.30	3	424		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	\vdash
Det	3	120	0.0%	10%	0.00		424		100	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	\vdash
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	1.65	2	88		39	10.0%	30%	3.30	3	129	10%	0.00	0	0	10%	0.40	0	0	
Flat to5	2	65	10.0%	10%	3.30	3	215		61	10.0%	20%	2.20	2	134	10%	0.20	0	n	10%	0.40	0	0	\vdash
Flat to5	3	80	10.0%	1076	0.00	0	0		74	10.0%	15%	1.65	2	163	5%	0.10	0	0	5%	0.40	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%	1370	0.00	0	100	370	0.00	0	0	370	0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	t
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
i idi o		00	15.070	100%	33.00	33	2,780			13.070	100%	11.00	11	747	100%	2.00	2	154	100%	4.00	4	294	t
				10070	33.00	55	2,700				10070	11.00		7-17	100/0	2.00		131	10070	4100	-	234	
			BCIS								Occupant			Populatio	n		ha per dw	elling					
				Median	Used	m2					- CCC P C.III		Count	per unit				Local Ope	n Space				
Terrace	2		2011 2.1	1,402	1,402	1,004	1,407,608				Terrace	2	14	0	0				Open Spa	re			
Terrace	3			1,402	1,402	940	1,317,880				Terrace	3	11	0	0				pen Space				
Terrace	4			1,402	1,402	388	543,976				Terrace	4	4	0	0		0.0000	0.0000		_			
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	490	702.660				Semi	3	5	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016				Semi	4	4	0	0		0.0000	0.0000		Open Spa	ce Requir	0.415	Г
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N		0.192	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083			Shortfall		-0.223	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	217	349,320				Flat to5	1	5	0	0								
Flat to5	2			1,612	1,612	349	562,104				Flat to5	2	5	0	0		Summary			Constr	uction	Sale	ab
Flat to5	3			1,612	1,612	163	262,434				Flat to5	3	2	0	0				Units	m2		m2	Α
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market Ho	ousing	33	2,780	84.23	2,752	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		11	747	67.88	708	
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared Ov	_	2	154	77.00	154	
					,	3,974	5,753,998							Residents	0		First Hom		4	294	73.50	294	
	_					,	1,448												50	3,974		3.908	

	5 Urban A									Rounded	d	Modellin	_		Area ha			Character						
8		UNITS		25		Aff - rented		% of Aff	5.6875	(5	Density		units/ha	Total	0.592		Sub Area						
		Afforda	ble	35%	8.75	Shared Own	10%		0.88	1	1	Net:Gross	80%		Gross	0.481	ha	Green Bro	Brown					
						First Homes	25%	% of Aff	2.1875		2				Net	0.385	ha	Use	PDL					
									8.75	9	9													
							larket							le for Rent			Shared C	wnership			First H	lomes		
		Beds		Circulation	16		Rounded	m2		m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2	
Terr	ace	2	73	0.0%	25%	4.00		292		70	0.0%	15%	0.90		70	40%	0.40		70	40%	0.80	1	70	_
Terr	ace	3	86	0.0%	25%			344		84	0.0%	10%			84		0.25	-	0	25%	0.50	1	84	1
Terr		4	97	0.0%	10%	1.60	2	194		97	0.0%	10%	0.60		97	10%	0.10		0	10%	0.20	0	0	4
Sem	ni	2	81	0.0%		0.00	0	0		79	0.0%		0.00		0		0.00		0		0.00	0	0	4
Sem	ni	3	98	0.0%	15%		2	196		93	0.0%		0.00		0		0.00		0		0.00	0	0	1
Sem	ni	4	106	0.0%	10%	1.60	2	212		106	0.0%		0.00		0		0.00	0	0		0.00	0	0	1
Det		3	120	0.0%		0.00	0	0		102	0.0%		0.00	_	0		0.00	0	0		0.00	0	0	4
Det		4	130	0.0%		0.00	0	0		115	0.0%		0.00		0		0.00	0	0		0.00	0	0	1
Det		5	140	0.0%		0.00	0	0		119	0.0%		0.00		0		0.00	0	0		0.00	0	0	4
Flat		1	40	10.0%	5%		1	44		39	10.0%	30%	1.80		86		0.10	_	0	10%	0.20	0	0	4
Flat		2	65	10.0%	10%	1.60	1	72		61	10.0%	20%	1.20		67	10%	0.10		0	10%	0.20	0	0	4
Flat		3	80	10.0%		0.00	0	0		74	10.0%	15%	0.90		0	5%	0.05	0	0	5%	0.10	0	0	4
Flat		1	40	15.0%		0.00	0	0		39	15.0%		0.00		0		0.00	0	0		0.00	0	0	4
Flat		2	65	15.0%		0.00	0	0		61	15.0%		0.00	_	0		0.00	0	0		0.00	0	0	4
Flat	6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00		0		0.00	0	0		0.00	0	0	4
					100%	16.00	16	1,354				100%	6.00	6	404	100%	1.00	1	70	100%	2.00	2	154	j.
				200																				
				BCIS			m2					Occupant			Populatio	n		ha per dw						
		2		Lower Q	Median	Used 1,402		703.804				-	Beds	Count	per unit				Local Ope					
	race	2			1,402			,				Terrace	2	/	0				Strategic					
	race	3			1,402 1,402	1,402 1,402	512 291	717,824 407,982				Terrace	3 4	6	0			0.0024	Natural O 0.0000	pen Space	2			
	race	2			1,402	1,402	291	407,982				Terrace	2	0	0			0.0000	0.0000					
Sem		3			1,434	1,434	196	281.064				Semi Semi	3	1	0			0.0000	0.0000					
Sem	-	4			1,434	1,434	212	304,008				Semi	4	2	0			0.0000	0.0000		Open Spa	co Doquir	0.208	,
Det		3			1,454	1,454	212	304,008				Det	3	0	0			0.0000	0.0000		Gross - No		0.208	_
Det		4			1,647	1,647	0	0				Det	4	0	0			0.0083			Shortfall		-0.111	_
Det		5			1,647	1,647	0	0				Det	5	0	0			0.0003	mu .		SHORRIGHT	Juipius	0.111	4
	to5	1			1,612	1,612	130	209.238				Flat to5	1	3	0									
	to5	2			1,612	1,612	139	223,423				Flat to5	2	2	0			Summary			Constr	uction	Sale	L eabl
	to5	3			1,612	1,612	139	223,423				Flat to5	3	0	0	-		Janniary		Units	m2		m2	_
Flat		1			1,012	1,012	U	0				Flat 6+	1	0	0			Market Ho	nusing	16	1,354	84.59	1,343	
Flat		2			1,906			0				Flat 6+	2	0	0			Aff - rente	_	6		67.32	390	
_		3			1,906	1,906		0				Flat 6+	3	0	0	0		Shared O		1	70	77.00	70	-
IFI2*	. 0*	J			1,500	1,300	1.981	2,847,343				i iai u+	,		Residents	0		First Hom		2	154	77.00	154	-
Flat	ı																							

9	UNITS		12		Aff - rented	659	6 % of Aff	2.73	3	Density	65	units/ha	Total	0.185		Sub Area	SWF				
-	Afforda	hle	35%		Shared Own			0.42	0	Net:Gros			Gross	0.185	ha	Green Bro					
	Allordo	JUIC	3370	7.2	First Homes		6 % of Aff	1.05	1	NCC.OIO.	10070		Net	0.185			PDL				
					THISTHORNES	23/	0 70 OI AII	4.2	4				IVEL	0.105	iiu	USC	FDL				
					IV.	larket		4.2	4		Affordah	le for Rent			Shared C	wnership			First Ho	mes	
	Beds	m2	Circulation	8		Rounde	d m2		n2 Circula	tion	B	Rounded		0	Jilui Cu C	Rounded	m2	1		ounded	m2
Terrace	2	73	0.0%		0.00		0 0		70 0.0		0.00			100%	0.00		2	100%	1.00	1	70
Terrace	3	86	0.0%		0.00		0 0		34 0.0		0.00		_	10070	0.00		n	10070	0.00	0	0
Terrace	4	97	0.0%		0.00		0 0		97 0.0		0.00				0.00				0.00	0	0
Semi	2	81	0.0%	30%	2.40		2 162		79 0.0		0.00		-		0.00		0		0.00	0	0
Semi	3	98	0.0%	40%	3.20		4 392		93 0.0		0.00		_		0.00	_			0.00	0	0
Semi	4	106	0.0%	30%	2.40		2 212		06 0.0	_	0.00				0.00				0.00	0	0
Det	3	120	0.0%	3076	0.00		0 0		02 0.0		0.00		•		0.00				0.00	0	0
Det	4	130	0.0%		0.00		0 0		15 0.0	_	0.00		_		0.00		0		0.00	0	0
Det	5	140	0.0%		0.00		0 0		19 0.0		0.00		_		0.00		n		0.00	0	0
Flat to5	1	40	10.0%		0.00		0 0		39 10.0				_		0.00		0		0.00	0	0
Flat to5	2	65	10.0%		0.00		0 0		51 10.0	_			67		0.00				0.00	0	0
Flat to5	3	80	10.0%		0.00		0 0		74 10.0		0.00		-		0.00	-	n		0.00	0	0
Flat 6+	1	40	15.0%		0.00		0 0		39 15.0		0.00		, ,		0.00	0	n		0.00	0	0
Flat 6+	2	65	15.0%		0.00		0 0		51 15.0		0.00				0.00		0		0.00	0	0
Flat 6+	3	80	15.0%		0.00		0 0		74 15.0		0.00		•		0.00		0		0.00	0	0
110101			15.070	100%	8.00		766			1009			153	100%	0.00	_	0	100%	1.00	1	70
				10070	0.00		700			1007	3.00		133	10070	0.00	•		10070	1.00	_	,,,
			BCIS							Occupan	ts		Populatio	n		ha per dw	elling				
			Lower Q	Median	Used	m2				-	Beds	Count	per unit				Local Ope	n Space			
Terrace	2		201121 4	1,402	1,402	7	98,140			Terrace	2	1	0	0				Open Spa	ce		
Terrace	3			1,402	1,402		0 0			Terrace	3	0	-	0				pen Space			
Terrace	4			1,402	1,402		0 0			Terrace	4	0	_	0		0.0000	0.0000				
Semi	2			1,434	1,434	16	2 232,308			Semi	2	2	0	0		0.0000	0.0000				
Semi	3			1,434	1,434	39				Semi	3	4	0	0		0.0000	0.0000				
Semi	4			1,434	1,434	21				Semi	4	2	0	0		0.0000	0.0000		Open Space	Requir	0.100
Det	3			1,647	1,647		0 0			Det	3	0	0	0		0.0000	0.0000		Gross - Net		0.000
Det	4			1,647	1,647		0 0			Det	4	0	0	0		0.0083			Shortfall / S		-0.100
Det	5			1,647	1,647		0 0			Det	5	0	0	0							
Flat to5	1			1,612	1,612	8	5 138,310			Flat to5	1	2	0	0							
Flat to5	2			1,612	1,612	6	,			Flat to5	2	1	. 0	0		Summary			Construc	tion	Salea
Flat to5	3			1,612	1,612		0 0			Flat to5	3	0	0	0				Units		Average	m2
Flat 6+	1			1,906	1,906		0 0			Flat 6+	1	0	0	0		Market Ho	ousing	8		95.75	766
Flat 6+	2			1,906	1,906		0 0			Flat 6+	2	0	0	0		Aff - rente		3	153	50.97	139
Flat 6+	3			1,906	1,906		0 0			Flat 6+	3	0	0	0		Shared Ov		0		70.00	0
					,	98	1,443,059						Residents	0		First Hom		1	70	70.00	70
			1				1,459				_			_				12			975

itted BF 250									Rounded	i	Modellin	g		Area ha			Character	istics					
10	UNITS		250		Aff - rented	65%	% of Aff	56.875	57	7	Density	80	units/ha	Total	4.464		Sub Area	SWF					
	Afforda	ble	35%	87.5	Shared Own	10%		8.75	9	9	Net:Gross	70%		Gross	4.464 h	na	Green Bro	Brown					
					First Homes	25%	% of Aff	21.875	22	2				Net	3.125 h	na	Use	PDL					
								87.5	88	3													
					N	larket						Affordable	e for Rent			Shared O	wnership			First Ho	mes		1
	Beds	m2	Circulation	163		Rounded	m2		m2	Circulation	57		Rounded	m2	9		Rounded	m2	22	R	ounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į .
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	(
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	(
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Flat to5	1	40	10.0%	5%	8.15	8	352		39	10.0%	35%	19.95	20	858	20%	1.80	2	86	20%	4.40	4	172	
Flat to5	2	65	10.0%	50%	81.50	82	5,863		61	10.0%	30%	17.10	17	1,141	45%	4.05	4	268	45%	9.90	10	671	
Flat to5	3	80	10.0%	45%	73.35	73	6,424		74	10.0%	35%	19.95	20	1,628	35%	3.15	3	244	35%	7.70	8	651	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
				100%	163.00	163	12,639				100%	57.00	57	3,627	100%	9.00	9	598	100%	22.00	22	1,494	,
			BCIS								Occupant	S		Populatio	n		ha per dw	elling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategic	Open Spa	ie .			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Spac	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spac	e Requir	2.075	
Det	3			1,647	1,647	0	_				Det	3	0	0	0		0.0000	0.0000		Gross - Net		1.339	į.
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall /	Surplus	-0.736	4
Det	5			1,647	1,647	0					Det	5	0	0	0								
Flat to5	1			1,612	1,612		, ,				Flat to5	1	34		0								
Flat to5	2			1,612	1,612	7,943					Flat to5	2	113		0		Summary			Constru	ction	Sale	eable
Flat to5	3			1,612	1,612	8,947	14,423,209				Flat to5	3	104	0	0				Units		Average	m2	
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market Ho	ousing	163	12,639	77.54	11,490	70.
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente	ed	57	3,627	63.63	3,297	57.
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared Ov	wnership	9	598	66.49	544	60.
						18,358	29,592,935							Residents	0		First Hom	es	22	1,494	67.90	1,358	61.
							1,612	-1 -											251	18,358		16,689	T

BF 250 HD	UNITS		250		Aff - rented	65%	% of Aff	56.875	Rounded 57		Modellin Density		units/ha	Total	1.953		Character Sub Area						
11	Afforda	blo	35%		Shared Own	10%	76 OF ALL	8.75			Net:Gross			Gross	1.953 ha		Green Bro						
	Afforda	ible	33%	87.5			0/ -5 055	21.875		4	Net.Gross	80%											
					First Homes	25%	% of Aff		22 88					Net	1.563 ha	1	Use	PDL					
								87.5	88	5													
	ļ	_				arket	_		_				e for Rent				wnership	_			lomes		_
	Beds		Circulation	162		Rounded	m2		m2	Circulation	57		Rounded		9		Rounded	m2	22		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	(, ,		0.00	0	0		0.00	0	0	_
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00				0.00	0			0.00	0	0	-
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00				0.00	0	_		0.00	0	0	-
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00		-		0.00	0	_		0.00	0	0	-
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00		, ,		0.00	0			0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00		, ,		0.00	0	_		0.00		0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00				0.00	0			0.00	0	0	-
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00		-		0.00	0			0.00	0	0	<u> </u>
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	(-		0.00	0	_		0.00	0	0	-
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%		0.00		-		0.00	0			0.00	0	0	-
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00		, ,		0.00	0			0.00	0	0	-
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00		-		0.00	0	_		0.00	0	0	
Flat 6+	1	40	15.0%	5%		8	368		39	15.0%	35%	19.95			20%	1.80	2		20%	4.40	4	179	
Flat 6+	2	65	15.0%	50%		81	6,055		61	15.0%	30%	17.10			45%	4.05	4	281	45%	9.90	10	702	
Flat 6+	3	80	15.0%	45%	72.90	73	6,716		74	15.0%	35%	19.95		-	35%	3.15	3		35%	7.70	8	681	
				100%	162.00	162	13,139				100%	57.00	57	3,792	100%	9.00	9	626	100%	22.00	22	1,562	
			BCIS								Occupant			Populatio	n		ha per dv						
			Lower Q	Median		m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402		0	0				Terrace	2	(0	0			Strategic					
Terrace	3			1,402		0	0				Terrace	3	(0	0		0.0024	Natural O	pen Spac	•			
Terrace	4			1,402	1,402	0	0				Terrace	4	(0	0		0.0000						
Semi	2			1,434	1,434	0	0				Semi	2	(0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	(0	0		0.0000	0.0000					
Semi	4			1,434		0	0				Semi	4	(0	0		0.0000	0.0000		Open Spa	ce Requir	2.075	
Det	3			1,647	1,647	0	0				Det	3	(0	0		0.0000			Gross - No	et	0.391	
Det	4			1,647	1,647	0	0				Det	4	(0	0		0.0083	ha		Shortfall	/ Surplus	-1.684	
Det	5			1,647	1,647	0	0				Det	5	(0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	(0	0								
Flat to5	2			1,612		0	0				Flat to5	2	(0	0		Summary			Constr	uction	Sale	able
Flat to5	3			1,612	1,612	0	0				Flat to5	3	(-	0				Units	m2	Average	m2	Ave
Flat 6+	1			1,906	1,906	1,534	2,923,995				Flat 6+	1	34		0		Market H	ousing	162	13,139	81.10	11,425	
Flat 6+	2			1,906	1,906	8,229	15,685,236				Flat 6+	2	112	2 0	0		Aff - rente	ed	57	3,792	66.52	3,297	
Flat 6+	3			1,906	1,906	9,354	17,828,915				Flat 6+	3	104	1 0	0		Shared O	wnership	9	626	69.51	544	
						19,118	36,438,146							Residents	0		First Hom	ies	22	1,562	70.99	1,358	
							1,906												250	19,118		16,624	$\overline{}$

ed BF 155									Rounded	_	Modellin			Area ha			Character						
12		JNITS	15		Aff - rented		% of Aff	35.2625	35	_	Density		units/ha		1.938		Sub Area						
	Α	ffordable	35	6 54.25	Shared Own	10%		5.43		5	Net:Gross	80%		Gross	1.938	ha	Green Bro	Brown					
					First Homes	25%	% of Aff	13.5625	14					Net	1.550	ha	Use	PDL					
								54.25	54	4													
					, M	larket							e for Rent			Shared O	wnership			First F	lomes		
		Beds m		n 101		Rounded	m2		m2	Circulation	35		Rounded	m2	5		Rounded	m2	14		Rounded	m2	
Terrac	ce	2 7			0.00	0	0		70	0.0%		0.00		0		0.00	0			0.00	0	0	
Terrac	ce	3 8	5 0.0%		0.00	0	0		84	0.0%		0.00		0		0.00	0	_		0.00	0	0	
Terrac	ce	4 9			0.00	0	0		97	0.0%		0.00	_	0		0.00	0	_		0.00	0	0	
Semi		2 8			0.00	0	0		79	0.0%		0.00		0		0.00	0			0.00	0	0	
Semi		3 9			0.00	0	0		93	0.0%		0.00	0	0		0.00	0	_		0.00	0	0	
Semi		4 10	6 0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det		3 12	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0			0.00	0	0	
Det		4 13	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det		5 14	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to	05	1 4	10.0%	5%	5.05	5	220		39	10.0%	35%	12.25	12	515	20%	1.00	1		20%	2.80	3	129	
Flat to	05	2 6	10.0%	50%	50.50	51	3,647		61	10.0%	30%	10.50	11	738	45%	2.25	2	134	45%	6.30	6	403	
Flat to	05	3 8	10.0%	45%	45.45	45	3,960		74	10.0%	35%	12.25	12	977	35%	1.75	2	163	35%	4.90	5	407	
Flat 6	+	1 4	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6	+	2 6	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6	+	3 8	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	101.00	101	7,827				100%	35.00	35	2,230	100%	5.00	5	340	100%	14.00	14	938	
			BCIS								Occupant	S		Populatio	n		ha per dw	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrac	ce	2		1,402	1,402	0	0				Terrace	2	0	0	0		0.0040	Strategic	Open Spa	ce			
Terrac	ce	3		1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C	pen Spac	2			
Terrac	ce	4		1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi		2		1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi		3		1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi		4		1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	1.287	
Det		3		1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - No		0.388	
Det		4		1,647	1,647	0	0				Det	4	0	0	0		0.0083	ha		Shortfall	/ Surplus	-0.899	
Det		5		1,647	1,647	0	0				Det	5	0	0	0								
Flat to	05	1		1,612		906	1,461,117				Flat to5	1	21	0	0								
Flat to		2		1,612		4,921	7,933,297				Flat to5	2	70	0	0		Summary			Constr	uction	Sale	able
Flat to		3		1,612		5,507	8,876,639				Flat to5	3	64	0	0				Units	m2	Average	m2	_
Flat 6		1		1,906		0	0				Flat 6+	1	0	0	0		Market Ho	ousing	101	7,827	77.49	7,115	
Flat 6		2		1,906	,	0	0				Flat 6+	2	0	0	0		Aff - rente		35	2,230	63.71	2,027	
Flat 6		3		1,906			0				Flat 6+	3	0	0	0		Shared O		5	340	67.98	309	
	-			2,500	2,500	11,334	18,271,053						, v	Residents	0		First Hom		14		67.02	853	

BF 155 HD								-	ounde	_	Modellin	_		Area ha			Character						
13	UNITS		155		Aff - rented		% of Aff	35.2625	3	5	Density	160	units/ha	Total	1.211		Sub Area						
	Afforda	ble	35%	54.25	Shared Own	10%		5.43		_	Net:Gross	80%		Gross	1.211	ha	Green Bro	Brown					
					First Homes	25%	% of Aff	13.5625	1					Net	0.969	ha	Use	PDL					
								54.25	5	4													
						arket						Affordable				Shared Ov					lomes		
	Beds		Circulation	101		Rounded	m2		m2	Circulation	35		Rounded	m2	5		Rounded	m2	14		Rounded	m2	
Terrace	2	73			0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	_
Terrace	3	86			0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97			0.00	0	0		97	0.0%		0.00	0			0.00	0	-		0.00	0	0	
Semi	2	81			0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98			0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106			0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120			0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130			0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140			0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40			0.00	0	0		39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%	5%		5	230		39	15.0%	35%	12.25	12		20%	1.00	1	45	20%	2.80	3	135	
Flat 6+	2	65	15.0%	50%		51	3,812		61	15.0%	30%	10.50	11		45%	2.25	2	140	45%	6.30	6	421	
Flat 6+	3	80	15.0%	45%	45.45	45	4,140		74	15.0%	35%	12.25	12	1,021	35%	1.75	2	170	35%	4.90	5	426	
				100%	101.00	101	8,182				100%	35.00	35	2,331	100%	5.00	5	355	100%	14.00	14	981	
			BCIS								Occupant	5		Populatio	n		ha per dv						
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Ope	n Space				
Terrace	2			1,402		0	0				Terrace	2	0	0	0			Strategic (
Terrace	3			1,402		0	0				Terrace	3	0	0	0		0.0024	Natural O	pen Space	2			
Terrace	4			1,402		0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434		0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434		0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Requir	0.667	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	et	0.242	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0043	ha		Shortfall	/ Surplus	-0.424	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constr	uction	Sale	able
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	Av
Flat 6+	1			1,906	1,906	948	1,806,126				Flat 6+	1	21	0	0		Market H	ousing	101	8,182	81.01	7,115	
Flat 6+	2			1,906	1,906	5,145	9,806,561				Flat 6+	2	70	0	0		Aff - rente		35	2,331	66.60	2,027	
Flat 6+	3			1,906	1,906	5,757	10,972,651				Flat 6+	3	64	0	0		Shared O	wnership	5	355	71.07	309	
					, , ,	11,850	22,585,338							Residents	0		First Hom		14	981	70.07	853	

14	UNITS		75		Aff - rented	65%	% of Aff	17.0625	Rounded 17	-	Modelling Density		units/ha	Area ha	1.103		Character Sub Area						
14	Afforda	hle	35%		Shared Own	10%	70 OT ALL	2.63	3		Net:Gross	80%		Gross	1.103	ha	Green Bro						
	Allordo	, DIC	3370		First Homes		% of Aff	6.5625	7	1	WCC.Gros.	0070		Net	0.882			PDL					
					Histrionics	23/0	70 OT ATT	26.25	27	,				WEL	0.002	iiu	OSC	FDL					
					M	arket		20.23	21			Affordable	for Rent			Shared C	wnership			First F	lomes		1
	Beds	m2	Circulation	48		Rounded	m2		m2	Circulation	17		Rounded	m2	3	ondieu e	Rounded	m2	7		Rounded	m2	
Terrace	2	73	0.0%	-	0.00	0	0		70	0.0%		0.00	0	0	_	0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	2.40	2	88		39	10.0%	35%	5.95	6	257	20%	0.60	1	43	20%	1.40	1	43	1
Flat to5	2	65	10.0%	50%	24.00	24	1,716		61	10.0%	30%	5.10	5	336	45%	1.35	1	67	45%	3.15	4	268	1
Flat to5	3	80	10.0%	45%	21.60	22	1,936		74	10.0%	35%	5.95	6	488	35%	1.05	1	81	35%	2.45	2	163	1
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	į.
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
				100%	48.00	48	3,740				100%	17.00	17	1,081	100%	3.00	3	191	100%	7.00	7	474	
			nois											B 1 .:									
			BCIS	Median	Unnel	m2					Occupants		Count	Populatio	in		ha per dw	Local Ope					
Terrace	2		Lower Q	1,402	1,402	m2 0	0				Terrace	2	Count	per unit 0	0			Strategic (
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		-	Natural O					
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0024	0.0000	pen spac	_			
Semi	2			1,434	1,402	0	0				Semi	2	0		0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ce Decuir	0.623	1
Det	3			1,434	1,434	0	0				Det	3	0		0		0.0000	0.0000		Gross - No		0.221	
Det	4			1,647	1,647	0	0				Det	4	0		0		0.0083			Shortfall		-0.402	-
	5			1,647	1,647	0	n				Det	5	n	0	n		0.0003			SHORIGIT	, carpius	0.402	4
IDet	1			1,612	1,612	431	695.094				Flat to5	1	10		0								
Det Flat to5				1,612	1,612	2.387	3.847.844				Flat to5	2	34				Summary			Constr	uction	Sale	ab
Flat to5				1,612	1,612	2,669	4,301,783				Flat to5	3	31	0	0		- annual y		Units		Average	m2	_
Flat to5 Flat to5	2				2,012	-	7,002,700				Flat 6+	1	0	0	0		Market Ho	ousing	48		77.92	3,400	
Flat to5 Flat to5 Flat to5	2				1.906	0	n I								U		The state of the						1
Flat to5 Flat to5 Flat to5 Flat 6+	3			1,906	1,906 1,906	_	0						0	0	0		Aff - rente		17				
Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 1 2			1,906 1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente	d	17	1,081	63.61	983	
Flat to5 Flat to5 Flat to5 Flat 6+	3			1,906		0	0 0 0 8,844,722						0	_	0		Aff - rente Shared Ov First Hom	d vnership	17 3 7	1,081 191			

35									Rounded	i	Modellin	g		Area ha			Character	istics					
5	UNITS		35		Aff - rented	65%	% of Aff	7.9625	8	3	Density	80	units/ha	Total	0.438		Sub Area	SWF					
	Afforda	ble	35%	12.25	Shared Own	10%		1.23	1	l	Net:Gross	100%		Gross	0.438 h	na	Green Bro	Brown					
					First Homes	25%	% of Aff	3.0625	3	3				Net	0.438 h	na	Use	PDL					
								12.25	12	2													
					M	arket						Affordable	e for Rent			Shared O	wnership			First Ho	mes		
	Beds	m2	Circulation	23		Rounded	m2		m2	Circulation	8		Rounded	m2	1		Rounded	m2	3	R	ounded	m2	1
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j.
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0)
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j .
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Det	3	120	0.0%		0.00	0			102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%		0.00	0			115	0.0%		0.00	0			0.00	0	0		0.00	0	0	1
Det	5	140	0.0%		0.00	0			119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat to5	1	40	10.0%	5%		1			39	10.0%	35%	2.80	3	129	20%	0.20	0	0	20%	0.60	1	43	
Flat to5	2	65	10.0%	50%	11.50	12			61	10.0%	30%	2.40	2	134	45%	0.45	1	67	45%	1.35	1	67	
Flat to5	3	80	10.0%	45%	10.35	10	880		74	10.0%	35%	2.80	3	244	35%	0.35	0	0	35%	1.05	1	81	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Flat 6+	3	80	15.0%		0.00	0			74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j .
				100%	23.00	23	1,782				100%	8.00	8	507	100%	1.00	1	67	100%	3.00	3	191	
			BCIS								Occupant			Populatio	n		ha per dv						
			Lower Q	Median		m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402	0	_				Terrace	2	0	0	0				Open Spa				
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0			Natural 0	pen Space	2			
Terrace	4			1,402	1,402	0					Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0					Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0					Semi	3	0		0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Space	e Requir	0.291	-
Det	3			1,647	1,647	0					Det	3	0	0	0		0.0000	0.0000		Gross - Net		0.000	_
Det	4			1,647	1,647	0					Det	4	0	_	0		0.0083	ha		Shortfall /	Surplus	-0.291	
Det	5			1,647	1,647	0	_				Det	5	0	0	0								
Flat to5	1			1,612	1,612	216	,				Flat to5	1	5	0	0								
Flat to5	2			1,612	1,612	1,126					Flat to5	2	16		0		Summary			Constru		Sale	_
Flat to5	3			1,612	1,612	1,206					Flat to5	3	14	_	0				Units		Average	m2	
Flat 6+	1			1,906	1,906	0					Flat 6+	1	0	0	0		Market Ho	_	23		77.48	1,620	-
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente		8		63.39	461	+
Flat 6+	3			1,906	1,906	0	_				Flat 6+	3	0	0	0		Shared O		1	67	67.10	61	
						2,548	4,106,731							Residents	0		First Hom	es	3	191	63.80	174	
							1,612	£/m2											35	2,548		2,316	4

!									Rounded	i	Modellin			Area ha			Character	istics					
16	UNITS		12		Aff - rented	65%	% of Aff	2.73	3	3	Density	75	units/ha	Total	0.160		Sub Area	SWF					
	Afforda	ble	35%	4.2	Shared Own	10%		0.42	()	Net:Gross	100%		Gross	0.160 h	a	Green Bro	Brown					
					First Homes	25%	% of Aff	1.05	1	l				Net	0.160 h	a	Use	PDL					
								4.2	4	4													
					M	larket						Affordabl	e for Rent			Shared O	wnership			First H	omes		
	Beds	m2	Circulation	8		Rounded	m2		m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	_		0.00	0	0		0.00	0	0	j
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00		0		0.00	0	0		0.00	0	0	j
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Det	4	130	0.0%		0.00	0	_		115	0.0%		0.00		_		0.00	0	0		0.00	0	0	j
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0			0.00	0	0		0.00	0	0	j
Flat to5	1	40	10.0%		0.00	0			39	10.0%		0.00	0			0.00	0	0		0.00	0	0	j
Flat to5	2	65	10.0%	50%	4.00	4	286		61	10.0%	100%	3.00	_	201	100%	0.00	0	0	100%	1.00	1	67	1
Flat to5	3	80	10.0%	50%	4.00	4	352		74	10.0%		0.00				0.00	0	0		0.00	0	0	j
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
				100%	8.00	8	638				100%	3.00	3	201	100%	0.00	0	0	100%	1.00	1	67	1
			BCIS								Occupant	S		Populatio	n		ha per dv	velling					
			Lower Q		Used	m2						Beds	Count	per unit				Local Ope					
Terrace	2			1,402	1,402		0				Terrace	2	0	0	0			Strategic	Open Spa	ce			
Terrace	3			1,402		0	0				Terrace	3	0	0	0				pen Space	2			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	_				Semi	2	0	_	0		0.0000	0.0000					
Semi	3			1,434	1,434		0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434						Semi	4	0	_	0		0.0000	0.0000		Open Space	e Requir	0.052	1
Det	3			1,647	1,647	0					Det	3	0	•	0		0.0000	0.0000		Gross - Ne		0.000	_
Det	4			1,647	1,647	0	_				Det	4	0		0		0.0043	ha		Shortfall /	Surplus	-0.052	4
Det	5			1,647	1,647	0	_				Det	5	0	_	0								
Flat to5	1			1,612	1,612						Flat to5	1	0	_	0								
Flat to5	2			1,612							Flat to5	2	8	0	0		Summary			Constru	uction	Sale	_
Flat to5	3			1,612			567,424				Flat to5	3	4	0	0				Units		Average	m2	
Flat 6+	1			1,906	1,906						Flat 6+	1	0	0	0		Market H	ousing	8	638	79.75	580	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rente	ed	3	201	67.10	183	1
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared O	wnership	0	0	67.10	0	ı 🗌
						906	1,461,117							Residents	0		First Hom	ies	1	67	67.10	61	
							1,612												12	906		824	.T

F -9									Rounded	1	Modellin	_		Area ha			Characte						
.7	UNITS		9		Aff - rented		% of Aff	0	(0	Density		units/ha		0.300		Sub Area						
	Afforda	ble	0%	0	Shared Own			0.00	(0	Net:Gross	100%		Gross	0.300		Green Br						
					First Homes	25%	% of Aff	0	(0				Net	0.300	ha	Use	Paddock					
								0	(0													
					M	larket						Affordabl	e for Rent			Shared C	Ownership			First H	lomes		
	Beds	m2	Circulation	9		Rounded	m2		m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00		0		0.00		_		0.00	0		0
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00				0.00	0	(0
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Semi	3	98	0.0%	67%	6.03	6	588		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Det	4	130	0.0%	22%	1.98	2	260		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Det	5	140	0.0%	11%	0.99	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	40%	0.00	0	0		0.00	0	0		0.00	0	(0
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	40%	0.00	0	0	100%	0.00	0	0	100%	0.00	0		0
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	(0
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	(0
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	(0
				100%	9.00	9	988				100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0		0
			BCIS								Occupant	5		Populatio	n		ha per du	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			· ·	Local Ope	n Space				
Terrace	2			1,402	1,402	0	0				Terrace	2	0	. 0	0			Strategic	Open Spac	ce			
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0		0.0024	Natural C					
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000						
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000						
Semi	3			1,434	1.434	588	843.192				Semi	3	6	0	0		0.0000						
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000			Open Spa	ce Requir	0.022	2
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000			Gross - N		0.000	
Det	4			1,647	1.647	260	428.220				Det	4	2	0	0		0.0024			Shortfall		-0.022	
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0							2.52	-
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary	,		Constr	uction	Sale	eab
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	0				Units	m2	Average	m2	_
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	lousing	9	988	109.78	988	
Flat 6+	2			1,906	1,906	0	n				Flat 6+	2	0	n	n		Aff - rent		0	0	109.78	700	0
Flat 6+	3			1,906	1,906		0				Flat 6+	3	n	0	0)wnership	0	0	109.78		0
. 100 01	<u> </u>			1,500	1,300	988	1,501,992						-	Residents	0		First Hon		0	0	109.78		0
						200	1,301,332				1		1	Incorrect (2)	v		p arachion	11-3			105.70		-

- 4									Rounde	d	Modelling	g		Area ha			Character	ristics					
В	UNITS		4		Aff - rented	65%	% of Aff	(0	Density	30	units/ha	Total	0.133		Sub Area	SWF					
	Afforda	ble	0%	0	Shared Own	10%		0.00		0	Net:Gross	100%		Gross	0.133	ha	Green Bro	Green					
					First Homes	25%	% of Aff	(0				Net	0.133	ha	Use	Paddock					
								(0													
					N	/larket						Affordabl	le for Rent			Shared O)wnership				lomes		_
	Beds	m2	Circulation	4		Rounded		n2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	12
Terrace	2	73	0.0%		0.00	_		0	70	0.0%		0.00				0.00	0	0		0.00	0	(0
Terrace	3	86	0.0%		0.00			0	84	0.0%		0.00				0.00	0	_		0.00	0	(0
Terrace	4	97	0.0%		0.00			0	97	0.0%		0.00		_		0.00	0	0		0.00	0	(0
Semi	2	81	0.0%		0.00			0	79	0.0%		0.00				0.00	0	0		0.00	0	(0
Semi	3	98	0.0%	50%	2.00	_		96	93	0.0%		0.00	_			0.00	0	0		0.00	0	(0
Semi	4	106	0.0%		0.00			0	106	0.0%		0.00		_		0.00	0	0		0.00	0	(0
Det	3	120	0.0%		0.00	_		0	102	0.0%		0.00				0.00	0	0		0.00	0	(0
Det	4	130	0.0%	25%	1.00	_		30	115	0.0%		0.00	_			0.00		0		0.00	0	(0
Det	5	140	0.0%	25%	1.00			40	119	0.0%		0.00	_			0.00	0	0		0.00	0	(0
Flat to5	1	40	10.0%		0.00			0	39	10.0%	35%	0.00				0.00	0	0		0.00	0	(0
Flat to5	2	65	10.0%		0.00			0	61	10.0%	50%	0.00			100%	0.00	0	0	100%	0.00	0	(0
Flat to5	3	80	10.0%		0.00			0	74	10.0%	15%	0.00				0.00	0	_		0.00	0	(0
Flat 6+	1	40	15.0%		0.00			0	39	15.0%		0.00				0.00	0	0		0.00	0	(0
Flat 6+	2	65	15.0%		0.00			0	61	15.0%		0.00				0.00	0	0		0.00	0	(0
Flat 6+	3	80	15.0%		0.00			0	74	15.0%		0.00				0.00	0	0		0.00	0	(0
				100%	4.00	4	-	66			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	(0
											_												
			BCIS			_					Occupant		_	Population	on		ha per dv						
			Lower Q	Median	Used	m2		_				Beds	Count	per unit	_			Local Ope					
Terrace	2			1,402	1,402			0			Terrace	2	0	_				Strategic					
Terrace	3			1,402	1,402			0			Terrace	3	0		0			Natural C	pen Spac	e			
Terrace	4			1,402	1,402			0			Terrace	4	0		0		0.0000	0.0000					
Semi	2			1,434	1,434			0			Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434		281,0	64			Semi	3	2	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	_		0			Semi	4	0	_	0		0.0000	0.0000		Open Spa		0.010	_
Det	3			1,647	1,647		2	10			Det	3	0		0		0.0000	0.0000		Gross - N		0.000	_
Det	4			1,647	1,647		214,:				Det	4	1	. 0	0		0.0024	na		Shortfall	/ Surplus	-0.010	U
Det	5			1,647	1,647		230,	80			Det	5	1	. 0	0								
Flat to5	1			1,612	1,612			U			Flat to5	1	0	0	0								_
Flat to5	2			1,612	1,612			U			Flat to5	2	0		0		Summary		11. 11		ruction	Sal	
Flat to5	3			1,612	1,612			0			Flat to5	3	0	_	0		B. B		Units	m2			12
Flat 6+	1			1,906	1,906			U			Flat 6+	1	0	0	0		Market H		4	466		466	_
Flat 6+	2			1,906	1,906	_		0			Flat 6+	2	0		0		Aff - rent		0	0	116.50		0
Flat 6+	3			1,906	1,906		7	54			Flat 6+	3	0	0	0			wnership	0	0	116.50	(0
	ı I		1	1 1		466	725,7	541			1 1		1	Residents	ı 0 1		First Hom	ies	0	ı 0	116.50	(UI

n Plot	11817				A 66 ·	6504	0/ -6 066	2	ınded		Modelling			Area ha	0.000		Characte						
19	UNITS		1		Aff - rented		% of Aff	0	U		Density		units/ha		0.033		Sub Area						
	Afford	able	0%	0	Shared Own			0.00	0		Net:Gross	100%		Gross	0.033		Green Br						
					First Homes	25%	% of Aff	0	0					Net	0.033	ha	Use	Paddock					
								0	0														
						1arket						Affordabl				Shared O	<u>-</u>			First F	lomes		
	Beds		Circulation	1		Rounded	m2	ı	m2 Dir	rculation	0		Rounde		0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00		0		70	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00		0		84	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0	!	97	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0	1	106	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0	1	102	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0	1	115	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	100%	1.00	1	140	1	119	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Flat to	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	(0 0		0.00	0	0		0.00	0	0	
Flat to	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	(0 0	100%	0.00	0	0	100%	0.00	0	0	
Flat to	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	(0 0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
				100%	1.00	1	140				100%	0.00	(0 0	100%	0.00	0	0	100%	0.00	0	0	
			BCIS								Occupants			Populatio	n		ha per di	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402			0				Terrace	2	(0 0	0			Strategic (-	e			
Terrace				1,402			0				Terrace	3		0 0	0		0.0024	Natural O					
Terrace				1,402			0				Terrace	4		0 0	0		0.0000	-					
Semi	2			1,434			0				Semi	2		0 0	0		0.0000						
Semi	3	1		1,434	,						Semi	3		0 0	0		0.0000						
Semi	4			1,434			_				Semi	4		0 0	n		0.0000			Open Spa	ce Requir	0.002	
Det	3	_		1,434	-		_				Det	3		0 0	0		0.0000			Gross - N		0.002	
Det	4	1		1,647	-,						Det	4		0 0	0		0.0024				/ Surplus	-0.002	
Det	5	1		1,647	1,647		_				Det	5		1 0	0		0.0024	nd .		SHOILIGH	Julpius	-0.002	
Flat to		+		1,647	-		-				Flat to5	1	-	0 0	0								
Flat to		+		1,612							Flat to5	2		0 0	0		Summary			Constr	uction	Salea	able
		+		1,612							-	3		0 0	U		ournmary		Units				Average
Flat to		1		_			0				Flat to5			_	U		Markati		Units	m2 140	Average		
Flat 6+	1	+		1,906			0				Flat 6+	1		-	0		Market H		1	140	140.00	140	140.00
Flat 6+	2	_		1,906			0				Flat 6+	2	(0 0	0		Aff - rent		0	0	140.00	0	
Flat 6+	3	1		1,906	1,906		0				Flat 6+	3	(0 0	0			wnership	0	0	140.00	0	140.0
						140								Residents	0		First Hon	nes	0	0	140.00	0	140.0
							1,647	F/m2										1	1	140	1	140	

rown - 9								F	Rounded	i	Modellin	_		Area ha			Characte	ristics					
20	UNITS		9		Aff - rented	65%	% of Aff	0	C)	Density	45	units/ha	Total	0.222		Sub Area						
	Afforda	ble	0%	0	Shared Own	10%		0.00	()	Net:Gross	100%		Gross	0.200	ha	Green Br	Brown					
					First Homes	25%	% of Aff	0	()				Net	0.200	ha	Use	PDL					
								0	C														
						larket							e for Rent				wnership			First H	omes		
	Beds	m2	Circulation			Rounded			m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	1
Terrace	2	73	0.0%	23%	2.07	2	146		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Terrace	3	86	0.0%	54%	4.86		.55		84	0.0%		0.00	0			0.00	0			0.00	0	0	j
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	j
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	j
Flat to5	3	80	10.0%	23%	2.07	2	176		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	j
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j .
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
				100%	9.00	9	752				100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	ı
			BCIS								Occupant	5		Populatio	n		ha per dv	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	146	204,692				Terrace	2	2	0	0			Strategic	Open Spa	e			
Terrace	3			1,402	1,402	430	602,860				Terrace	3	5	0	0		0.0024	Natural C	pen Space				
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	e Requir	0.022	1
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - Ne	t	0.000	ı
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0024	ha		Shortfall /	Surplus	-0.022	
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summary			Constri	uction	Sale	eabl
Flat to5	3			1,612	1,612	176	283,712				Flat to5	3	2	0	0				Units	m2	Average	m2	2 A
Flat 6+	1			1,906	1,906						Flat 6+	1	0	0	0		Market H	lousing	9		83.56	736	
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent		0		83.56	0	ī
Flat 6+	3			1,906			0				Flat 6+	3	0	0	0			wnership	0	0	83.56	0	\top
					,	752	1,091,264							Residents	0		First Hon		0	0	83.56	0	\top
							1,451								_				9	752		736	

Brown - 6 21	UNITS		6		Aff - rented	65%	% of Aff	Rounde	0	Modelling Density	_	units/ha	Area ha	0.167		Charactei Sub Area						
21	Afford		0%		Shared Own			0.00	0	Net:Gross			Gross	0.167		Green Br						
	Allord	able	U76					0.00	0	Net.Gross	0076											
					First Homes	25%	% of Aff	0	0				Net	0.133	na	Use	PDL					
								U	U		***				61 10				F1			
		_		_		Market						e for Rent	_	-	Shared Ov			-	FIRST	lomes		
_	Beds		Circulation	6		Rounded	m2	m2	Circulation	0		Rounded		0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%	33%			146	70	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%	67%	4.02		344	84	0.0%		0.00		0 0		0.00	0	0		0.00	0		
Terrace	4	97	0.0%		0.00			97	0.0%		0.00	,	0 0		0.00	0			0.00	0	0	
Semi	2	81	0.0%		0.00		0	79	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00		0	93	0.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00		_	106	0.0%		0.00	,	0 0		0.00	0			0.00	0	0	
Det	3	120	0.0%		0.00			102	0.0%		0.00	,	0 0		0.00	0	_		0.00	0	0	
Det	4	130	0.0%		0.00		0	115	0.0%		0.00	,	0 0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00		0	119	0.0%		0.00	<u> </u>	0 0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%		0.00			39	10.0%	50%	0.00	,	0 0		0.00	0			0.00	0	0	
Flat to5	2	65	10.0%		0.00		0	61	10.0%	30%	0.00	(0 0	100%	0.00	0	0	100%	0.00	0	0	
Flat to5	3	80	10.0%		0.00		0	74	10.0%	20%	0.00	(0 0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00		0	39	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	(0 0		0.00	0	0		0.00	0	0	
				100%	6.00	6	490			100%	0.00	(0 0	100%	0.00	0	0	100%	0.00	0	0	
			BCIS							Occupants	S		Populatio	n		ha per dv	velling					
			Lower Q	Median	Used	m2					Beds	Count	per unit				Local Ope	n Space				
Terrace	2			1,402	1,402	146	204,692			Terrace	2	- 2	2 0	0			Strategic (Open Spac	e			
Terrace	3			1,402	1,402	344	482,288			Terrace	3	4	4 0	0		0.0024	Natural O	pen Space				
Terrace	4			1,402	1,402	0	0			Terrace	4	(0 0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0			Semi	2	(0 0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0			Semi	3	(0 0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0			Semi	4	(0 0	0		0.0000	0.0000		Open Spa	ce Requir	0.014	
Det	3			1,647	1,647	0	0			Det	3	(0 0	0		0.0000	0.0000		Gross - N	et	0.033	
Det	4			1,647	1,647	0	0			Det	4	(0 0	0		0.0024	ha			/ Surplus	0.019	
Det	5			1,647	1,647		0			Det	5	(0 0	0								
Flat to5	1			1,612	,		0			Flat to5	1		0 0	0								
Flat to5	2			1,612						Flat to5	2		0 0	0		Summary			Constr	uction	Salea	able
Flat to5	3			1,612			_			Flat to5	3	i	0 0	0	T I			Units	m2	Average		Average
Flat 6+	1			1,906	,		0			Flat 6+	1	1	0 0	n	- I	Market H	ousing	6	490	81.67	490	81.67
Flat 6+	2			1,906			0			Flat 6+	2	1	0 0	0		Aff - rent		0	30	81.67	0	81.67
Flat 6+	3	<u> </u>		1,906	1,906		0			Flat 6+	3	1	n n	0			wnership	0	0	81.67	0	81.67
T Tat U+	-	<u> </u>		1,500	1,500	490	686,980			1101.07	3	 '	Residents	0		First Hom		0	0	81.67	0	81.67
	_	_				490		C/2					resideilts	U		HSCHOIL	ic3	_	490			01.0
							1,402	E/m2										6	490		490	

lot									Rounded	i	Modelling	g		Area ha			Characte	ristics					
2	UN	ITS	1	L	Aff - rented	65%	% of Aff	0	()	Density	30	units/ha	Total	0.033		Sub Area	SWF					
	Aff	ordable	09	S C	Shared Own	10%		0.00	()	Net:Gross	100%		Gross	0.033	ha	Green Br	Brown					
					First Homes	25%	% of Aff	0	()				Net	0.033	ha	Use	PDL					
								0	()													
					IV	larket						Affordabl	le for Rent			Shared (Ownership			First H	lomes		
	Ве	eds m2	Circulatio	n 1	L	Rounded	m	2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	2 73	0.0%		0.00	0		0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	2	3 86	0.0%		0.00	0		0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	2 .	4 97	0.0%		0.00	0		0	97	0.0%		0.00	0	0		0.00		0		0.00	0	0	
Semi		2 81	0.0%		0.00	0		0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi		3 98	0.0%		0.00	0		0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi		4 10	0.0%		0.00	0		0	106	0.0%		0.00		0		0.00		0		0.00	0	0	
Det		3 120			0.00	0		0	102	0.0%		0.00	0	0		0.00				0.00	0	0	
Det		4 130	0.0%	100%		1	13	0	115	0.0%		0.00		0		0.00		0		0.00	0	0	
Det		5 140	0.0%		0.00	0		0	119	0.0%		0.00				0.00		_		0.00	0	0	
Flat to	5	1 40	10.0%		0.00	0		0	39	10.0%	50%	0.00				0.00				0.00	0	0	
Flat to	5	2 65	10.0%		0.00	0		0	61	10.0%	30%	0.00	0	0	100%	0.00		0	100%	0.00	0	0	
Flat to	5	3 80	10.0%		0.00	0		0	74	10.0%	20%	0.00		0		0.00		0		0.00	0	0	
Flat 6+		1 40	15.0%		0.00	0		0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+		2 65	15.0%		0.00	0		0	61	15.0%		0.00		0		0.00		0		0.00	0	0	
Flat 6+		3 80	15.0%		0.00	0		0	74	15.0%		0.00	0	0		0.00		0		0.00	0	0	
				100%	1.00	1	13	0			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	
			BCIS								Occupants			Populatio	n		ha per dv						
			Lower Q	Median		m2					-	Beds	Count	per unit				Local Ope					
Terrace	_	2		1,402		0		0			Terrace	2	0	_				Strategic					
Terrace	_	3		1,402		0		0			Terrace	3	0	_	0			Natural 0	pen Space	:			
Terrace		4		1,402		0		0			Terrace	4	0		0		0.0000						
Semi	_	2		1,434		0		0			Semi	2	0				0.0000						
Semi		3		1,434		0		0			Semi	3	0	_			0.0000						_
Semi	_	4		1,434				0			Semi	4	0				0.0000				ce Requir	0.002	L
Det		3		1,647		0		0			Det	3	0				0.0000			Gross - N		0.000	
Det		4		1,647		130	214,11	0			Det	4	1	. 0			0.0024	ha		Shortfall	/ Surplus	-0.002	
Det		5		1,647		0		0			Det	5	0										
Flat to	_	1		1,612		0		0			Flat to5	1	0	_									L
Flat to		2		1,612		0		0			Flat to5	2	0	_			Summary			Constr		Sale	_
Flat to	-	3		1,612		0		0			Flat to5	3	0						Units	m2		m2	
Flat 6+	_	1		1,906		0		0			Flat 6+	1	0	0	0		Market H		1	130	130.00	130	
Flat 6+		2		1,906	,	0		0			Flat 6+	2	0		0		Aff - rent		0	0	130.00	0	\perp
Flat 6+		3		1,906	1,906			0			Flat 6+	3	0	0	0			wnership	0	0	130.00	0	
						130	214,11	_						Residents	0		First Hon	nes	0	0	130.00	0	
							1,64	7 £/m2											1	130		130	L

SITE			Site 1 Large GF 300 Urban Edge	Site 2 Large GF 100 Urban Edge	Site 3 Medium GF - 40 urban edge	Site 4 Medium GF - I 20 urban edge	Site 5 Medium GF - 12 urban edge	Site 6 Brownfield - 1 125 Urban Area	Site 7 Brownfield - 50 Urban Area	Site 8 Brownfield - 1 25 Urban Area	Site 9 Brownfield - 12 Urban Area	Site 10 Flatted BF 250	Site 11 Flatted BF 250 HD	Site 12 Flatted BF 155	Site 13 Flatted BF 155 HD	Site 14 Flats BF 75	Site 15 Flats BF 35	Site 16 Flats 12	Site 17 Small GF -9	Site 18 Small GF - 4	Site 19 Green Plot S	Site 20 Small Brown S - 9	Site 21 mall Brown - 6	Site 22 Brown Plot
	Sub Area		SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF
AREA	Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL
UNITS	Total Gross Net	ha ha ha	12.245 12.245 8.571	4.082 4.082 2.857	1.429 1.429 1.143	0.833 0.833 0.667	0.500 0.500 0.400	2.747 2.747 1.923	0.962 0.962 0.769	0.592 0.481 0.385	0.185 0.185 0.185	4.464 4.464 3.125	1.953 1.953 1.563	1.938 1.938 1.550	1.211 1.211 0.969	1.103 1.103 0.882	0.438 0.438 0.438	0.160 0.160 0.160	0.300 0.300 0.300	0.133 0.133 0.133	0.033 0.033 0.033	0.222 0.200 0.200	0.167 0.167 0.133	0.033 0.033 0.033
UNITS	Units ZE		300	100	40	20	12	125	50	25	12	250	250	155	155	75	35	12	9	4	1	9	6	1
DASE	Market Housing Aff to rent Shared Ownersh First Homes CONSTRUCTION	m2 hij m2 m2	93.95 71.70 75.44 76.17	95.75 71.88 68.98 74.09	97.54 73.08 79.00 68.98	93.38 63.76 79.00 79.00	116.50 65.63 70.00 70.00	84.27 67.66 66.73 74.58	84.23 67.88 77.00 73.50	84.59 67.32 77.00 77.00	95.75 50.97 70.00 70.00	77.54 63.63 66.49 67.90	81.10 66.52 69.51 70.99	77.49 63.71 67.98 67.02	81.01 66.60 71.07 70.07	77.92 63.61 63.80 67.73	77.48 63.39 67.10 63.80	79.75 67.10 67.10 67.10	109.78 109.78 109.78 109.78	116.50 116.50 116.50 116.50	140.00 140.00 140.00 140.00	83.56 83.56 83.56 83.56	81.67 81.67 81.67 81.67	130.00 130.00 130.00 130.00
51.02	BCIS Site Costs Abnormals Contingency Small Sites	£/m2 % % £ %	1,484 15% 0.0% 320,000 2.5%	1,484 15% 0.0% 109,000 2.5%	1,485 15% 0.0% 45,000 2.5%	1,473 15% 0.0% 19,000 2.5%	1,530 10% 0.0% 21,200 2.5%	1,453 15% 5.0% 75,000 5.0%	1,448 15% 5.0% 30,000 5.0%	1,437 15% 5.0% 15,000 5.0%	1,459 15% 5.0% 7,200 5.0%	1,612 10% 5.0% 150,000 5.0%	1,906 10% 5.0% 150,000 5.0%	1,612 10% 5.0% 93,000 5.0%	1,906 10% 5.0% 93,000 5.0%	1,612 10% 5.0% 45,000 5.0%	1,612 10% 5.0% 21,000 5.0%	1,612 10% 5.0% 7,200 5.0%	1,520 10% 0.0% 15,900 2.5%	1,557 10% 0.0% 9,400 2.5%	1,647 10% 0.0% 4,100 2.5%	1,451 10% 5.0% 5,400 5.0%	1,402 10% 5.0% 3,600 5.0%	1,647 10% 5.0% 4,100 5.0%
FEES SALES	Professional Planning < 50 Planning > 50	£/unit £/unit	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138
ACQUI	Agents Legal Misc.	% % £/unit %	3.0% 0.5%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%
	Agents Legal OPER'S RETUR	% % 8N	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%
	Market Housing Affordable Hou First Homes	g % Value usi % Value % Value	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%
FINAN	JE Fees Interest Legal and Valua	0.0% ation	7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	0 7.5% 0.0%	7.5% 0.0%	0 7.5% 0.0%
LAND	EUV Premium Premium Easements etc	% EUV £/ha £	25,000 0% 500,000	25,000 0% 500,000	25,000 0% 500,000	25,000 0% 500,000	25,000 0% 500,000	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0	25,000 0% 500,000	25,000 0% 500,000	25,000 0% 500,000	1,100,000 20% 0	1,100,000 20% 0	1,100,000 20% 0
VALUE	Market Housing Aff Rent Social Rent Shared Ownersh First Homes	£/m2 £/m2	4,300 2,365 2,150 3,010 2,853	4,300 2,365 2,150 3,010 2,855	4,300 2,365 2,150 3,010 3,000	4,300 2,365 2,150 3,010 3,010	4,300 2,365 2,150 3,010 3,010	4,500 2,475 2,250 3,150 3,026	4,500 2,475 2,250 3,150 3,100	4,500 2,475 2,250 3,150 3,055	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	4,500 2,475 2,250 3,150 3,150	5,000 2,750 2,500 3,500 0	5,000 2,750 2,500 3,500 0	5,000 2,750 2,500 3,500 0	4,500 2,475 2,250 3,150 0	4,500 2,475 2,250 3,150 0	4,500 2,475 2,250 3,150 0
GRANT	r Intermediate to Affordable Rent Social Rent			0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
POLICY	/ REQUIREMEN Biodiversity NG CO2 Plus		0.10% 3.00%	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.10% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00	0.50% 0 3.00% 0.00
	Acc & Adpt Water Over Extra 1 Over Extra 2	% £Im2 £Im2 % £Im2 % £Im2	14.71 0.08	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00%	0.00% 4.03 0.08 0.00% 0 0.00% 0
	CIL Pre CIL s106 Post CIL s106 Inf Tariff	£/m2 £/unit £/unit % GDV	186,45 16,500 16,500	186.45 16,500 16,500 0%	186.45 16,500 16,500 0%	186,45 16,500 16,500	186.45 16,500 16,500	186,45 14,000 14,000	186.45 14,000 14,000	186.45 14,000 14,000	186.45 2,000 2,000 0%	186,45 8,500 8,500	186.45 8,500 8,500	186.45 8,500 8,500 0%	186.45 8,500 8,500 0%	186.45 8,500 8,500	186.45 8,500 8,500	186.45 2,000 2,000	186.45 2,000 2,000	186,45 2,000 2,000 0%	186.45 2,000 2,000	186.45 2,000 2,000 0%	186.45 2,000 2,000	186.45 2,000 2,000

SITE	Sub Area		Site 1 Large GF 300 Urban Edge SWF	Site 2 Large GF 100 Urban Edge SWF	Site 3 Medium GF 40 urban edge SWF	Site 4 Medium GF - I 20 urban edge SWF	Site 5 Medium GF 12 urban edge SWF	Site 6 Brownfield - 125 Urban Area SWF	Site 7 Brownfield - 50 Urban Area SWF	Site 8 Brownfield - 25 Urban Area SWF	Site 9 Brownfield - 12 Urban Area SWF	Site 10 Flatted BF 250 SWF	Site 11 Flatted BF 250 HD SWF	Site 12 Flatted BF 155 SWF	Site 13 Flatted BF 155 HD SWF	Site 14 Flats BF 75 I	Site 15 Flats BF 35 SWF	Site 16 Flats 12 SWF	Site 17 Small GF -9 : SWF	Site 18 Small GF - 4 SWF	Site 19 Green Plot S SWF	Site 20 Small Brown S - 9 SWF	Site 21 Small Brown - 6 SWF	Site 22 Brown Plot SWF
	Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL
	Inf Tariff Affordable Hous Overal Aff Ren Social Ren Shared Ownership First Homes	II it 65.0% it p 10.0%	35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0%	0%	0%	0%	0%	0%
ABNOR			222 222	****	45.000	40.000		75.000		45.000	7.000	450 000	450.000	22.222	00.000	45.000		7 000	45 000		4 400	- 400		4 400
	CARRY UP Garages EV Charging	Detach Factor Numbe Cost Factor Cost	320,000 40 50% 20 7,000 140,000 100% 600	109,000 14 50% 7 7,000 49,000 100% 600	45,000 6 50% 3 7,000 21,000 100% 600	19,000 2 50% 1 7,000 7,000 100% 600	21,200 4 50% 2 7,000 14,000 100% 600	75,000 0 50% 0 7,000 0 100% 600	30,000 0 50% 0 7,000 0 100% 600	15,000 0 50% 0 7,000 0 100% 600	7,200 0 50% 0 7,000 ° 0 100% 600	150,000 0 50% 0 7,000 0 100% 600	150,000 0 50% 0 7,000 7 0 100% 600	93,000 0 50% 0 7,000 0 100% 600	93,000 0 50% 0 7,000 0 100% 600	45,000 0 50% 0 7,000 ° 0 100% 600	21,000 0 50% 0 7,000 ° 0 100% 600	7,200 0 50% 0 7,000 ° 0 100% 600	15,900 3 50% 1.5 7,000 * 10,500 100% 600	9,400 2 50% 1 7,000 7,000 100% 600	4,100 1 50% 0.5 7,000 3,500 100% 600	5,400 0 50% 0 7,000* 0 100% 600	3,600 0 50% 0 7,000* 0 100% 600	4,100 1 50% 0.5 7,000 3,500 100% 600
		Charger GT Site ace ETC Educati Base Other	12,463 4,000	60,000 12,802 4,000	24,000 12,872 4,000	12,000 13,245 4,000	7,200 13,472 4,000	75,000 11,768 2,000	30,000 12,205 2,000	15,000 12,357 2,000	7,200 0 2,000	150,000 6,404 2,000	150,000 6,374 2,000	93,000 6,378 2,000	93,000 6,378 2,000	45,000 6,393 2,000	21,000 6,326 2,000	7,200 0 2,000	5,400 0 2,000	2,400 0 2,000	600 0 2,000	5,400 0 2,000	3,600 0 2,000	600 0 2,000
		S106	16,463	16,802	16,872	17,245	17,472	13,768	14,205	14,357	2,000	8,404	8,374	8,378	8,378	8,393	8,326	2,000	2,000	2,000	2,000	2,000	2,000	2,000
	Affordable Aff-rented Aff-rented Shared Ownersh First Homes Aff-rented Market Housing Aff-rented Market Housing Aff-rented Shared Ownersh First Homes Market Housing Aff-rented Ownersh First Homes Open Space Rec	nip J J	-18,349,547 0 0 0 0 35% 65% 10% 25% 68 195 68 11 26 18,320 4,876 830 1,981	-12,513,429 0 0 0 35% 65% 10% 23 65 23 4 9 6,224 1,653 2,76 667	-6,883,276 0 0 0 35% 65% 10% 25% 9 26 9 1 4 4,2,596 658 7 9 276	-4,065,636 0 0 0 35% 65% 10% 25% 5 13 5 1 2 4,214 319 79 158	-2,944,373 0 0 0 0 35% 65% 10% 25% 3 8 8 0 0 1 1 932 197 0 70	-13,040,065 0 0 0 35% 65% 10% 28% 81 28 4 11 6,826 1,894 267 920	-8,352,085 0 0 0 35% 65% 10% 25% 11 1 2 4 2,780 747 154	-4,238,603 0 0 0 0 35% 65% 10% 25% 6 16 6 6 1 1 2 2 1,354 404 70 70 154	-2,522,388 0 0 0 0 35% 65% 10% 25% 3 3 0 0 1 7666 153 0 70 0.100	-17,423,724 0 0 0 35% 65% 10% 25% 57 163 57 9 22 12,639 3,627 58 1,494	-17,521,234 0 0 0 35% 65% 10% 25% 577 162 13,139 3,792 626 1,562	-14,723,494 0 0 35% 65% 10% 25% 35 5 14 7,827 2,230 340 938	-16,515,920 0 0 0 35% 65% 10% 25% 35 101 35 5 14 8,182 2,331 365 981	-11,697,677 0 0 0 35% 65% 10% 25% 17 48 17 3 7 7 3,740 1,081 191 474	-6,447,067 0 0 0 0 35% 65% 10% 25% 8 23 8 1 3 2 1,782 507 67 191	-2,258,876 0 0 0 0 35% 65% 10% 25% 3 8 8 3 0 1 1 638 201 0 67	-3,567,280 0 0 0 0 0% 65% 10% 25% 0 0 0 0 0 0 0 0 0	-1,705,635 0 0 0 0 0 0 0 0 0 65% 10% 25% 0 0 0 0 0 0	-542,822 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,385,483 0 0 0 0 0 0 0 0 0 0 0 0 0 65% 10% 25% 0 0 0 0 0 0 0 0 0 0	-1,580,236 0 0 0 0 0 0 0 0 0 0 0 65% 10% 25% 0 0 0 0 0 0 0 0 0 0	-453,644 0 0 0 0 0 65% 10% 25% 0 1 0 0 0 0 0
	Gross - Net Shortfall / Surplu	ıs	3.673 1.183	1.22 4 0.39 4	0.286 -0.046	0.167 0.001	0.100 0.000	0.82 4 -0.213	0.192 -0.223	0.096 -0.111	0.000 -0.100	1.339 -0.736	0.391 -1.684	0.388 -0.899	0.242 -0.424	0.221 -0.402	0.000 -0.291	0.000 -0.052	0.000 -0.022	0.000 -0.010	0.000 -0.002	0.000 -0.022	0.033 0.019	0.000 -0.002
	m2 BCIS Total		26,006 38,586,936	8,820 13,085,532	3,5 4 9 5,269,039	1,770 2,606,156	1,199 1,834,711	9,808 14,249,576	3,97 4 5,753,998	1,981 2,847,343	989 1,443,059	18,358 29,592,935	19,118 36,438,146	11,334 18,271,053	11,850 22,585,338	5,487 8,844,722	2,548 4,106,731	906 1,461,117	988 1,501,992	466 725,754	140 230,580	752 1,091,264	490 686,980	130 21 4,11 0
	Early Years Primary Places Secondary Place Plus 16 Places	e 26,105	22.86 76 51 11	7.83 26.1 17.4 3.62	3.15 10.5 7 1.45	1.62 5.4 3.6 0.75	0.99 3.3 2.2 0.45	9 30 20 4.14	3.735 12.45 8.3 1.71	1.89 6.3 4.2 0.87		9.765 32.55 21.7 4.68	9.72 32.4 21.6 4.66	6.03 20.1 13.4 2.89	6.03 20.1 13.4 2.89	2.925 9.75 6.5 1.4	1.35 4.5 3 0.65							
	Early Years Primary Places Secondary Place Plus 16 Places	es	492,839 1,642,796 1,326,134 277,235 3,739,004 12,463	168,807 562,690 454,227 94,500 1,280,224 12,802	67,911 226,370 182,735 37,852 514,868 12,872	34,926 116,419 93,978 19,579 264,901 13,245	21,343 71,145 57,431 11,747 161,666 13,472	194,031 646,770 522,100 108,075 1,470,976 11,768	80,523 268,410 216,672 44,640 610,243 12,205	40,747 135,822 109,641 22,711 308,921 12,357	0 0 0 0 0	210,524 701,745 566,479 122,171 1,600,919 6,404	209,553 698,512 563,868 121,649 1,593,582 6,374	130,001 433,336 349,807 75,443 988,587 6,378	130,001 433,336 349,807 75,443 988,587 6,378	63,060 210,200 169,683 36,547 479,490 6,393	29,105 97,016 78,315 16,968 221,403 6,326	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0

Site 1		Large GF 300 U	ban Edge						_																
НСОМЕ	Av Siza	m2	×	Humber	Price ffm2	GD T	614	1	DETELOPMENT	COSTS							Planning foo	ele	rato			Build Cart			1402
	Grazz 93.9	Not		300					LAMD			funit or m2	Total				Planning app foo Na dwgr	duq. 300 50 250	rete			CO2 Plur	×	3.	// 1,403, .00% 44 .00% 0, .00% 0, .00% 0, .00% 0, .00% 0, .00% 0, .00% 1,543,0 .00% 221, .10% 1,776,0
1arket Hawring	93.9	93.58	65.00%	195	4,300	78,466,400	18,32	9		Land Stamp Duty			581,253	11,835,051			Na dugrander 50 Na dugraver 50	250	462	23,100 34,500 57,600		Acc & Adpt	t/m2 ×	0.	.00% 0.
Affordable Overall Affordable Rent	71.7	70.50	35% 22.75%	105	2.365	11,379,493	4,89			Earomontrota. Logalr/Acquiriti	10.	1.50%	177,526	758,778					Tatal	57,600		Water	t/m2 t/m2		14.
Sacial Ront Sharod Ounorzhip	71.7 75.4	70.50 74.73	0.00% 3.50%		2,365 2,150 3,010 2,853	2,361,759	()	9	Feer								Stamp duty co	de - Rasiduel		11,835,051		Over Extra 1	z: t/m2	0.	.00% 0.
First Hames	76.2	75.42	8.75×	26	2,853	5,648,07	2,00	0	1.2	Planning			57,600				Landyayanan		Tatal			Over Extra 2	26	0.	.00% 0.
Grant and Subridy	Affordable Rent				0					Professional		\$.00×	4,482,224	4,539,824			Stamp duty c	ılc - Rəzidual				Small Site	t/m2 ×	0.	0.00 0. .00% 0.
	Secial Rent Shared Ownership				0			-	COMSTRUCTIO	Build Cart		1,776	46,187,352 8,365,764				Landpayment		Tatal	6,428,571 310,929		Site Cartr	Baro	15.	1,543.0 .00% 231. 1.10% 1.
SITE AREA - Not	8.571	ha.	35	AL.		97,855,720	26,005			2106 / CIL / IT Contingency		2.50%	8,365,764 1,154,684										BNG		1.10% 1.
SITE AREA - Grazz	12,245	ha	25	the		,,		J		Abnormale	26	0.00%	320,000	56,027,800			Pro CIL x 106	16,500	f/Unit (all) Tatal						
Salar par Quartor Unit Build Time	0												320,000	56,027,000						4,950,000					
Unit Build Time	3	Ruarters							FIMANCE	Foor		0×	0				Part CIL x 106 CIL	16,500	£/m2	3,415,764					
		Whole Site	PerhaNET	PerhaGROSS 966,529		RUM Residual	MACRO etrl+r	. 0		Interest Logal and Valuat	95	7.50×		0					Tatal	\$,365,764					
Bezidual Land Value Exirting Ure Value		11.#35.051 306.122	PerhaNET 1.3#0.756	25,000		RUH CIL MACE											Inf Tariff	× GDV							
Uplift	0×	0		25,000		NON CIL PINCE	Claring balance	0	SALES			3.0%	2,935,672				spell	0.007		•					
Plur fis Benchm	ark Land Talue	6.42\$,571		525.000		Check an pharing of		1		Agentr Legalr	×	0.5×	489,279												
			£/m2			C BI	rect			Mire.	tfunit //	0.0%	300	3,425,250	76.586.704										
Additional Profit		10.716.244	585						Davelupers Pr	afit															
										Market Hawing Affordable How	× Value	17.50% 17.50%			13,731,620 2,404,719										
										First Hames	z Value	17.50% 17.50%			2,404,719										
RESIDUAL CASH FL	OW FOR INTERE	ST Tear 1	Teer 2	Teer 3	Year 4	Tear 5	Year 6	Tear 7	Year \$	Tear 9	Tear 10	Tear 11	Tear 12	Tear 13	Teer 14	Teer 15	Toer 16	Year 17	Tear 18	Tear 19	Tear 20	Year 21	Tear 22	Year 23	Tear 24
INCOME UNITS Started		25	50	50	50	50	50	25																	
Market Houring Affordable Rent			6,538,867 948,291	13,077,733	13,077,733	13,077,733	13,077,733	13,077,733	6,538,867	:	. 0							:		. 0		:			
Sacial Ront Sharod Ounorzhip			196,813	393,626	393,626	0	393,626	393,626	948,291						0					:				: :	: :
First Hames			470,673	941,345	941,345	941,345	941,345	941,345	470,673	E 8				i	i		-	E 6			ě	ė š		<u> </u>	<u> </u>
Grant and Subridy INCOME			\$,154,643	16,309,287	16,309,287	16,309,287	16,309,287	16,309,287	\$,154,643	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	- ; :
EXPENDITURE Stamp Duty	-	581,253																							
Earomontrotc. Logalr Acquiritian		177,526																							
Planning Fee		57,600																							
Professional Build Cast - BCIS Base		4,482,224	3,848,946	7,697,892	7,697,892	7,697,892	7,697,892	7,697,892	3,848,946	0	. 0	r 0	. 0						. 0	. 0	. 0		. 0	. 0	. 0
r106/CIL/Tariff Cantingoncy			3,828,264 96,224	825,000 192,447	\$25,000 192,447	825,000 192,447		\$25,000 192,447	412,500 96,224		,		0					:						. 0	. 0
Abnormale Financo Foor			96,224 26,667	192,447 53,333	192,447 53,333	53,333	53,333	53,333	26,667	0	. 0		. 0		0				. 0	. 0		0			
Logal and Valuation					489,279		400.000	489,279	244,639									L .							
Agentr Legalr			244,639 40,773	489,279 81,546	81,546	489,279 81,546	489,279 81,546	81,546	40,773	1	, ;		,				,	1		, ,			F 8	F :	F :
Mire. COSTS BEFORE LAN	ID INT AND PRO	5,298,602	1,015,513	9,339,498	9,339,498	9,339,498	9,339,49#	9,339,498	4,669,749		•		•	•	•		•				•	•			•
For Residual Value	Land	11,#35,051																							
Davaluparz Ratura	Interest		1,285,024	1,376,216	956,698	505,716	20,911	0					. 0				. 0		0			0	. 0		
Market Hawring Affordable for Rent																									13,731,620
First Homes			-1.215.894					6.969.789																	13,731,620 2,404,719 988,412 -17,124,751
	Carh Flau Opening Balance	-17,133,654 0 -17,133,654	-1,215,894	5,593,573	6,013,091	6,464,073	6,948,878	6,969,789	3,484,894			•		•						•	•	·	<u> </u>	·	-17,124,751
	Clarina Balance		-18,349,547	-12,755,974	-6.742.883	-278,811	6,670,067	13,639,856	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	17.124.751	•
CASH FLOW FOR CI	L ADDITIONAL P	ROFIT	Tear 2	Year 3	Tear 4	Year 5	Year 6	Year 7	Year #	Tear 9	Tear 10	Tear 11	Tear 12	Teer 13	Tear 14	Teer 15	Tear 16	Year 17	Teer 18	Tear 19	Tear 20	Year 21	Tear 22	Year 23	Tear 24
INCOME	Ar Abavo		2 154 643	16,309,287	16 384 227	16 389 227	16.389.287	16,309,227	2 154 643						_										
EXPENDITURE Land		6,428,571	.,									-	-	-	•				-		-				
Stamp Duty		310,929																							
aromontrotc. .ogalr Acquirition		96,429 57,600																							
Tanning Fee		4 482 224	:	:	:	:		:	:	:	:		:					:		:	:	:		- :	- :
oild Cart - BCIS Bare		1570 892	3,848,946 1,530,892	7,697,892	7,697,892	7,697,892	7,697,892	7,697,892	3,848,946	,		r 6	• •			, i	, ,		. 0		•	•			
art CIL r 106		0	412,500	825,000	\$25,000	825,000	\$25,000	825,000	412,500		<u>, , , , , , , , , , , , , , , , , , , </u>	. 0			0									0	0
antingoncy ibnormalr			96,224 26,667	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	96,224 26,667		,							1		, ,	,	*		F :	F 8
inanco Foor o qal and Valuation		:																							
equitr equitr	- 1		244,639 40,773	489,279 81,546	489,279 81,546	489,279 81,546	489,279 81,546	489,279 81,546	244,639	:			:					:				:			
fire. COSTS BEFORE LAN	ID IMT AMD DDA	13 445 54E	6 200 641		10,270,390			10,870,390		•	0	0	i			, ,	0		0	, i	, i	, i	, ,	, ,	ò
	AT HED PRO	,700,045	-,200,041		.0,010,390	.0,010,370	.0,+10,370	10,010,370	4,007,147	<u> </u>		_	•	•	•	•		<u> </u>							
fur CIL calculation	Interest		967,998	894,048	553,184	186,756	0	0	0	0				0									0	0	0
Davalapars Ratura Market Howing Affordable for Rent																									13,731,620
Affardable for Beat																									2,404,719
First He - · ·									_																
First Hames	Carh Flou Oponing Balanco	-12,906,645	986,004	4,544,849	4,885,713	5,252,141	5,438,897	5,438,897	3,484,894			0							0	0		0	0		988,412 -17,124,751

		Large GF 100 Ur	an Edge																						
IHCOME	Av Sixe	m2	×	Humber	Price 4/m2	GD		IA -2	DEVELOPMEN	TCOSTS							Planning fee c	elc dust	rate			Build Cart			1 403 6
	Grazz 95.8	Net		104					LAND			fesit er m2	Total				Nedwar	đu qr 100				CO2 Plur	×	3.000	44.5
Market Houring	95.8	95.51	65.00%	65	4,300	26,694,40	0 6,	224		Land Stame Duty			166,788	3,545,769			No dugrander 50 No dugraver 50	50 50	462 138	23,100 6,900 30,000		Acc & Adpt	t/m2	0.000	0.0
Affordable Overall			35×	35						Egrementrets.									Tatal	30,000			t/m2		14.7
Affordable Rent Social Rent	71.9 71.9	70.70	22.75% 0.00% 3.50%	23	2,365 2,150 3,010	3,803,69	0	***		Logalr/Acquiritio	•	1.50%	53,187	219,975			Stamp duty ca	lc - Razidual				Over Extra 1	£łm2 ×	0.000	/mills / / / / / / / / / / / / / / / / / /
Shared Ounership First Hames	69.0 74.1	68.00	3.50% 8.75%		3,010	716,38	0	241	Feer	Planning			30.000				Landpayment		Tatel	3,545,769 166,788		Over Extra 2	t/m2	0.00	0.00
			0.192	,	2,090	1,029,40	,	540		Professional		8.00%	1,507,623	1,537,623					18641	166,100			t/m2	0.0	0.00
Grant and Subridy	Affordable Rent Social Rent						0		COMSTRUCTI								Stemp duty co	lc - Rasidual		2,142,857		Small Site	2	0.00	0.00
	Shared Ounership						ě		CONSTRUCTI	Build Cart		1,776	15,537,382				Landpayment		Tatal	96,643		Site Cartr	Bare	15.000	231.44
SITE AREA - Not	2.857	ha .	35	/h-		33,043,966	\$,7	44		z106 / CIL / IT Contingency		2.507	2,810,465 388,435										BNG	0.102	1,775.90
SITE AREA - Grazz	4.082	ha	25	/ha		33,043,300		<u>"</u>		Abnormale	×	2.50% 0.00%					Pre CILz106	16,500	f/Unit (all)						1,115.74
Salar per Quarter	0										4		109,000	18,845,281					Tatal	1,650,000					
Unit Build Time	3	Quarters							FINANCE	Foor							Part CIL r 106 CIL	16,500 186	£/Unit (all)	1,650,000 1,160,465					
						RUM Residual	MACRO ctrl+			Interest		7.50%	,				OIL	106	Tatal	2,210,465					
B 14 11 1 B - 1		Whole Site 3,545,769	PerhaNET 1.241.019	Per ha GROSS			Claring halana	w- 0		Legal and Valuation	in.						Inf Tariff	v GDII							
Recidual Land Value Exirting Ure Value		102,041	1.641.412	#68,713 25,000		RUN CIL MACI	80 ctrl+l										Int I drift	0.00%							
Uplift Plus the	9×	2 040 946					Claring halana	sr- 0	SALES	Agents	v	2.00	991 216												
Benchm	ark Land Yalve	2.142.857		500,000 525,000		Chrekenpharing	dugenar			Logale	ž	3.0× 0.5×	991,319 165,220												
			Jm2			SH.	rest	_		Misc	f/unit	0.02	- 2	1,156,539	25.305.186										
Additional Profit		2.951.169	475							77-		V.42.													
									Davelupers P		× Value	17.50%			4,671,520										
										Affordable Hourin	y Value	17.50% 17.50%			4,671,520 791,012 320,161										
RESIDUAL CASH FL	OW FOR INTERE	ST									Z. Yalius	11.297			324.161										
INCOME		Tear 1 Q1	Q2	Q 3	64	Tear 2 Q1	65	63	04	Teer 3 Q1	QZ	Q3	04	Tear 4 Q1	Q2	Q 3	64	Tear 5	QZ	Q 3	04	To ar 6	QZ	Q3	04
INCOME UNITS Started Market Houring				6	10	12	12	12	7 2.669.440	3,203,328	12 7 3,203,328	12	3.203.328	3.203.328	3,203,328	3,203,328	, ,							, ,	
Affordable Bent					ř			228,221	380,369	456,443	456,443	456,443	456,443	456,443	456,443	456,443	,			,	·		ř	ř	ř
Social Ront Shared Ounership						:		42,983	71.638	25.966	25.966	25,966	0 25.966	25,966	0 85.966	25.966		: :				:			
First Hames					ř	Ł ő		109,769	182,949	219,539	219,539	219,539	219,539	219,539	219,539	219,539		ř			·	ě	ř	ě	ř
First Homes Grant and Subsidy INCOME		, ,			•	:	•	1.982.638	3,394,396	3,965,275	3.965.275	3.965.275	3,965,275	3,965,275	3.965.275	3,965,275	•		•	•	•	•	•	•	* •
			-		-			4	-,,		-,,		-,		-,						-				
Stamp Duty Earomontrote.		166,788																							
Logalr Acquirition		53,187 30,000																							
Planning Fee Professional		753,811		753,811																					
Build Cart - BCIS Bare			1,160,465	310,748	\$28,660 \$8,000	1,450,156	1,760,903	1,864,486	1,864,486	1,864,486	1,864,486	1,864,486	1,242,991	621,495	0										
z106/CIL/Tariff Cantingoncy		,	0 ,	33,000 7,769 2,180	20.717	36.254	F 44 023	46,612	46,612	46,612	46,612	46,612		15,537	i	r 0	P 0	, ,		r 0	, ,	, i	, ,	7 0	P 0
Abnormals Finance Fees			ė .	2,180	5,813	10,173	12,353	13,080	13,080	13,080	13,080	13,080	8,720	4,360	•									. 0	
Logal and Valuation		ŏ								L															
Agentr Legalr		: :	ů,	°	, ,	:		59,479 9,913	99,132	118,958 19,826	118,958	118,958	118,958 19,826	118,958 19,826	118,958 19,826	118,958						:	, ,	, ,	
Mire.			1,160,465					2,191,570				2,260,963			134,745										
COSTS BEFORE LAN	AD INI AND PRO	1,003,746	1,100,405	1,107,504	743,190	1,450,543	2,004,217	2,191,970	2,231,432	2,260,763	2,260,763	2,240,963	1,993,914	*46,177	134,149	134,149	•		•	•	•	•	•	<u> </u>	
Fur Rezidual Valua	Land Interest	3,545,769	85,304	108,662	131,466	151,615	185,407	226,463	234,627	219,028	191,179	162,808	133,904	91,196	34,422	. 0	. 0			. 0			. 0	. 0	0
Davelapers Return Market Howing				,				,							- 4										
Affordable for Bent																									4,671,520 791,012
First Hames	Carl Flou	-4,549,555	-1.245.769	-1 246 170	-1,074,656	-1,802,198	-2 189 686	-435 346	831,937	1,485,285	150.04	1,541,505	2,277,801	3.027.902	3,792,068	2 026 461									320,161 -5,782,693
	Opening Balance	-4,549,555 -4,549,555	-1,245,165	-1,216,110	-1,014,696		*2,109,606	-435,356	031,931	1,405,205	1,913,134	1,541,505	2,211,001	3,021,902	3,192,060	3,026,491				·		•	·		-9,102,693
	Clarina Balance	-4.549.555	-5.795.324	-7.011.494	-8,086,150	-9,888,348	-12,078,033	-12,513,429	-11,681,492	-10.196,207	-8.683.074	-7.141.569	-4.863.768	-1.835.866	1.956,202	5.782.693	5,782,693	5,782,693	5,782,693	5,782,693	5.782,693	5,782,693	5.782.693	5,702,693	•
CASH FLOW FOR CIT	L ADDITIONAL P	ROFIT Tear 1				Tear 2				Teer 3				Year 4				Teer 5				Tour 6			
IHCOME	Ar Abavo																								
INCOME EXPENDITURE		•	•	•	•	•	•	1,982,638	3,304,396	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	•	•	<u> </u>	•	•	<u> </u>			•
Land Stamp Duty		2,142,857 96,643																							
Earomontrotc.		0																							
Legal: Acquirition Planning Fee		32,143 30,000																							
Professional		753,811	i i	753,811	, ,	i	r ö			1			· i	ň	, ;	ř	r i	1 1			,	i	ř	, ,	ř
		-403,400		310,748	\$28,660 560,261	1,450,156 560,261	1,760,903	1,864,486 560,261	1,864,486	1,864,486	1,864,486	1,864,486	1,242,991	621,495	•		, ,			, ,	, ,		, ,	•	
Build Cart - BCIS Bare		402,400	0	33,000	88,000	154,000	187,000	198,000	198,000	198,000	198,000	198,000	132,000	66,000	0		. 0	0				0			. 0
Build Cart - BCIS Bare POTENTIAL CIL Part CIL 106		0		7,769	20,717	36,254 10,173	44,023	46,612	46,612	46,612 13,080	46,612 13,080	46,612	31,075 8,720	15,537 4 360	:	:		:				:			
Build Cart - BCIS Bare POTENTIAL CIL Part CIL - 106 Contingency			ŏ,		-,	,	,	,				-,	-,	4	·				•			i .	· ·		· ·
Build Cart - BCIS Bare POTENTIAL CIL Part CIL - 106 Contingency Abnormal Finance Feer			ŏ											112 952	118,958	118,958 19,826									_
Build Cest - BCIS Bare POTENTIAL CIL Part CIL r 106 Cantingency Abnormalr Finance Feer Legal and Valuation Agentr		0 0	ŏ				. 0	59,479	99,132	118,958	118,958	118,958								. 0				. 0	
Build Cest - BCIS Bare POTENTIAL CIL Part CIL 106 Cantingency Antonomelr Finance Feer Legal and Valuation Agentr Legal		0 0 0 0	0	0			0	59,479 9,913	99,132 16,522	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826	19,826	19,826						E :		0	
Build Cast - BCIS Base POTENTIAL CIL Part CIL:106 Cantingency Administration Finance Foor Legal and Valuation Agentr Legal	ND INT AND PRO	0 0 0 0 0 0 0 0	0 0	1,107,501	7 0 7 0 7 0 7 1,503,452	2,210,844	2,564,541	59,479 9,913 0 2,751,#32	99,132 16,522 0 2,798,093	118,958 19,826 0 2,821,224	19,826	118,958 19,826 0 2,260,963	118,958 19,826 0 1,553,570	19,826 0 846,177	19,826 0 138,785	19,826					•				
Build Cart - BCIS Bare POTENTIAL DL Part CIL x 106 Cantingency Akharmaly Finance Feer Legal and Valuation Agentr Legaly Mire. COSTS BEFORE LAW	ND INT AND PRO	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0						2,798,093		19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570		138,785	19,826			0	0	0		0 0	0	
Build Cast-BCIS Bare POTENTIAL OIL Pave OIL 106 Constingency Abnormaly Finance Feer Legal and Valuation Agenty Legaly Mire. COSTS BEFORE LAW For Oil Calculation	Interest	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0 0		1,5 0 3,452		0 0 2,564,541				19,826 0 2,260,963	19,826	19,826			19,826 0 138,785	0	. ,	•		0	0	0 0	0	0
Build Curt - BOIS Bare POTENTIAL OIL Part Oil, 1966 Dantinenery Abharmalr insance Feer Legal and Valuation Agentr Legal and Valuation Multi- COSTS BEFORE LAM For CIL calculation Developery Return Market Houring	Interest	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0 0 49,726					2,751,#32	2,798,093	2,821,224	19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570	\$46,177	138,785	13+,7+5	0	•	•		0		0	0 0 0	
uild Cart - BOLS Baro OTENTIAL OIL Fact Oil L. 1966 matchinency is harmed in ance fees equi and Valuation equit could fee To BEFORE LAN Fact Oil Fa	Interest	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0 49,726					2,751,#32	2,798,093	2,821,224	19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570	\$46,177	138,785	13+,7+5	0	0	0	•	0	0 0 0	0 0 0	0 0	
unid Cart - BOLS Baro OTENTIAL OIL rat Oil. 1966 mathing-ney shoarmal insance Fee equi and Valuation equit could free Total County Coun	Interest	-2,652,054	0 0 0 0 0 0 49,726					196,094	2,798,093	2,821,224	19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570	91,196	138,785	13+,7+5	0	0	•	0	0	0 0 0	0		0 0 0 4,671,520 791,012 320,161 -5,782,693

Site 3		-dium GF - 40	urban edge																						
COME	Av Sixe m2		×	Humber 40	Price f/m2	GDT	GIA		DEVELOPMEN	T COSTS						1	Planning for Planning app for	celc due		sto		Build Cart			1,484.5
arkot Hawring	Grazz 97.5	Not 97.38	65.00×	26	4,30		2,53		LAND	Land		fesit er m2	Tatal	1,508,27	7		Na du gr Na du grander 50	4	0 4	162 18,48		CO2 Plur	√ €fm2		1,484,3 0000 1,484,3 0000 0,0 0000 0,0 0000 0,0 0000 0,0 0000 0,0 0000 0,0 0000 1,544,1 1,777,3
fordable Overall			35×	14						Stamp Duty Earementrate			64,914 0				Na du graver 50		Tet	138 al 18,48	0	Acc & Adpt	1/m2 1/m2	0.	00% 0.4
fordable Rent icial Rent	73.1 73.1	71.78 71.78	22.75% 0.00%	9	2,369 2,159	5 1,544,76)			Logalr/Acquirition	•	1.50%	22,624	87,53			Stamp duty o	alc - Basidual				Water Over Extra 1		0.	00%
arod Ownorship rt Hamos	79.0 69.0	79.00 68.00	0.00× 3.50× 8.75×	1	3,01	0 332,90° 0 713,895	11		Feer	Planning			18,480				Landpayment		Tat	1,508,27 el 64,91	4	Over Extra 2	t/m2	0.	00%
ant and Subridy	Affordable Rent									Professional		8.00×	612,046	630,52	6		Stemp duty o	alc - Besidual		_		Small Site	t/m2	0.	0.00 0. 00% 0.
	Sacial Ront Shared Ownership					0			COMSTRUCTI	Build Cart		1,777	6,314,869				Landpayment		Tat	750,00 al 27,00	<mark>o</mark>	Site Cartr	Baro	15.	1,544.1 00% 231.
ITE AREA - Not ITE AREA - Grazz	1.143 ha 1.429 ha		35	the		13,479,166	3,553			z106 / CIL / IT Cantingoncy		2.50× 0.00×	1,132,837 157,872										BNG		1,777.3
	1.429 ha		28	the						Abnormale	×	0.00%	45,000	7,650,57			Pro CIL 106	16,50	0 f/Unit(all) Total	660,000					
ler per Quarter it Build Time	0 3 Ru	artors							FINANCE								Part CIL x 106	16,50	0 E/Unit Co						
						RUH Razidual	MACRO ctrl+r			Foor Interest		0× 7.50×	0				CIL	18	6 t/m2	472,83 el 1,132,#37	7				
eridaal Land Vals		Whale Site 1.502.277	PerhaNET 1,319,743	Perha GROSS 1.055.794			Charing belonce	0		Logal and Valuation	^		0		0		Inf Tariff	× GDV							
irting Uro Valuo lift	0%	35,714 0		25,000		RUH CIL HACE	O ctrl+l	0	SALES									0.00	z)				
Plw/ho Bench	500,000 ark Land Yalse	714.286		500,000 525,000		Ohrek an pharing	duar nar			Agentr Legalr	×	3.0× 0.5×	404,375 67,396												
			6/m2			C	rect			Mire.	€/unit	0.0×	0	471.77	10.348.69										
44itinsal Profit		1.401.557	553						Davelupers P	refit						1									
									1	Market Hawing Affordable Hawin	×Value q×Value	17.50× 17.50×			1,905,336 324,593 124,933										
ESIDUAL CASH F	LOW FOR INTEREST									First Homes	Z.Value	17.50%			124.932	չ									
		Tear 1 Q1	Q 2	63	64	Tear 2 Q1	Q2	e 3	64	Tear 3 Q1	Q2	Q 3	24	Tear 4 Q1	Q2	63	04	Tear 5 Q1	Q2	Q3	64	Taur 6 Q1	Q 2	Q 3	64
ICOME IITS Started Irket Hawing				5	5 0	10	10	1,360,950	1,360,950	2,721,900	2,721,900	2,721,900	0	0	0	, 0	, ,	P 0	0	, ,	0	0	, ,	, ,	
erdable Rent cial Bent							: :	193,096	193,096	386,191	386,191	386,191	:	0							0		;	. 0	
ared Ounership								41,613 89,237	41,613 89,237	83,227 178,474	83,227 178,474	83,227 178,474	:		:		;		, ,		;	F :	;	;	; ;
ant and Subridy IHCOME	-			•	•	•	* 0	1,684,896	1,684,896	3,369,792	3,369,792	3,369,792	•	•	* •	* 0	•	* :	* 0	* *	* •	*	* •	* •	-
PENDITURE imp Duty omentrate.		64,914																							
pair Acquirition		22,624																							
anning Fee ofezzional		18,480 306,023		306,023																					
ild Cart - BCIS Bare 16/CIL/Tariff			472,837	263,120	526,239 55,000 13,156	110.000	1,315,598	165,000	1,052,478	55,000	-			0	-	- 1		:	7 0			1		- :	-
intingency normals				6,578 1,875	13,156 3,750	26,312 7,500	32,890 9,375	39,468	26,312 7,500	13,156 3,750			:	0		;	. 0	:	. 0		0	:	;	0	
nance Feer gal and Valuation		0																							
jontr galr	-	0		0	;	:	;	50,547 8,424	50,547 8,424	101,094	101,094	101,094	:	0	;	:	. 0	F :			. 0		: :	; ;	; ;
 OSTS BEFORE LA	MD INT AND PRO	412,041	472.#37	605,096	598,145	1,196,290	1,495,363				117,943	117.943													
er Rasidual Talua		1 502 277																							
ovolupors Roturs	Interest		36,006	45,547	57,746	70,044	93,788	123,585	129,061	123,426	75,983	16,435	0	0			. 0				. 0	0		. 0	
Market Hauring Affardable far Rent																									1,905,330 328,593
First Homes	Carh Flau	-1,920,319	-508,843	-650,642	-655,891	-1,266,334	-1,589,151	-292,095	300,573	2,530,278	3,175,866	3,235,413				0	0			0	0	0			124,932
	Carh Flau Opening Balance Claring Balance	0 -1,920,319	-2,429,162	-3.079.804	-3,735,696	-5,002,030	-6,591,181	-6.883.276	-6.582,703	-4.052.425	-876,559	2.358.854	2.358.854	2,358,854	2,358,854	2,358,854	2,358,854	2,358,854	2,358,854	2.358.854	2,358,854	2,358,854	2,358,854	2,358,854	
ASH FLOW FOR C	IL ADDITIONAL PRO	DEIT																							
ICOHE	Ar Above	Tear 1				Tear 2				Tear 3				Tear 4				Tear 5				Tear 6			
INCOME PENDITURE		•	•	•	•	•	•	1,684,896	1,684,896	3,369,792	3,369,792	3,369,792	•	•	•	•	•	•	•	•	•	•	•	•	
nd ame Duty		750,000 27,000																							
romentretc. qalr Acquiritian		11,250																							
anning Fee oferzional		18,480 306,023	0	0 306,023 263,120	0		0	0	0	0	0	0		0	0		0	0	0	0	0	0	0	0	0
IId Cart - BCIS Baro TENTIAL CIL		0 -662,661	•	263,120	526,239 1,032,109	1,052,478 1,032,109	1,315,598	1,578,717	1,052,478	526,239	•		•	•	•			•	•	•	0			•	•
rt CIL r 106 ntingency normalr		0		27,500 6,578 1,875	55,000 13,156 3,750	110,000 26,312 7,500	137,500 32,890 9,375	165,000 39,468 11,250	110,000 26,312 7,500	55,000 13,156 3,750	0			0	0		0	0		0	0	0		0	0
ance Feez		0		1,875	3,750	7,500	9,375	11,250	7,500	3,750			•	0				•							•
gal and Valuation ontr galr		0		0	0			50,547 8,424	50,547	101,094 16,849	101,094	101,094 16,849		9	0						0	0		0	
^{qalı} /s. OSTS BEFORE LA		0	0	0	0	0	0	0	8,424 0		16,849		0	0	0	0	0	0	0	0	0	0	0	0	0
		450,092	-	605,096	1,630,254	2,22\$,399	1,495,363	1,853,407	1,255,262	716,088	117,943	117,943	•	•	•	•	•	•	•			•	•	•	
ır CIL cəlculatin	Interest		8,439	8,597	20,104	51,048	93,700	123,505	129,061	123,426	75,983	16,435		0	0		0	0			0			0	
Market Howing Affordable for Ren																									1,905,330 320,593
Affordable for Rent First Homes																									328,593 124,932 -2,358,854
	Cark Flow Opening Balance	-450,092 0	-8,439	-613,693	-1,650,358	-2,279,448		-292,095	300,573	2,530,278	3,175,866	3,235,413	•	0						0		0	-	-	-2,358,854
	Clarina Balance	-450.092	-458,531	-1.072.224	-2.722.582	-5.002.030	-6.591.181	-6.883.276	-6.582.703	-4.052.425	-876,559	2.358.854	2.358.854	2.358.854	2,358,854	2.358.854	2.358.854	2.358.854	2 358 854	2,358,854	2.358.854	2 358 854	2 352 254	2 358 854	0

Site 4	Ha	dium GF - 20	urban edge																						
НСОМЕ	Av Size m2		z	Humber	Price	GD	GIA		DETELOPMEN	COSTS							Pleaning foo	celc .				Build Cart			/m 1,472.5 002 003 004 14.1 005 14.1 006 007 008 008 008 1.531.5 1.742.8
	Grazz 93.4	Not		20					LAND			funit or m2	Tatel				Planning app foo No dwar	duq				CO2 Plur	×	3.0	1,472.5
larket Hawring	93.4	93.08	65.00×	13	4,30	0 5,203,00	0 1,21	1		Land Stamp Duty			27,708	764,151			No dugrander 50 No dugraver 50	2	462	9,240		Acc & Adpt	t/m2	0.0	0.0
ffordable Overall ffordable Rent	63.8	62.20	35% 22.75% 0.00%	7	2.24	5 669,31				Earomontrote. Logalr/Acquiritie		1.50%	11,462	39,170					Tatal	9,240		Water	t/m2 t/m2		14.7
Sacial Ront	63.8	62.20	0.00%	- 3	2,36	0 667,31	0 1	1		redan tecdanicis	•	1.90%	11,462	29,110			Stemp duty o	alc - Rosidual				Over Extra 1	z t/m2	0.0	0.0
harod Ounorzhip irzt Hamor	79.0 79.0	79.00 79.00	3.50% 8.75%	1 2	3,01	0 166,45 0 416,13	3 51		Feer	Planning			9,240				Landpayment		Total	764,151 27,708		Over Extra 2		0.0	0.0
Grant and Subridy	Affordable Rent									Professional		8,00%	291,424	300,664			Stamp duty o	ala a Basida al				Small Site	t/m2	0.0	0.0
aran ana salara)	Speigl Bent					ě .	0		COMSTRUCTION	ЭН							Landpayment			437,500					1,531.54
	Shared Ounership					•	•		1	Puild Cart 2106 / CIL / IT		1,763	2,992,632 556,350 74,816						Tutal	11,375		Site Cartr	Bare BNG	15.0	0% 229.7 0% 1.5
SITE AREA - Not SITE AREA - Grazz	0.667 ha 0.833 ha		30	the		6,454,904	1,698			Contingency Abnormals	v	2.50× 0.00×	74,816				Pro CILx106	16 50	E/Unit (all)						1,762.80
	*.***									Action in our	î	0.007.	19,000	3,642,798			110 012100	10,50	Total	330,000					
Salor por Quartor Unit Build Timo	0 3 Que	rterz							FINANCE								Part CIL r 106	16,50	€/Unit (all)	330,000					
						RIIM Ravidaal	HACRO etri+r			Foor Interest		9× 7.50×	0				CIL	181	t/m2 Tutal	226,350 556,350					
		Whale Site 764,151	PerhaNET 1.146.227	Per ha GROSS 916.981			Claring halance	0		Logal and Valuation	In.		0				Inf Tariff	× GDV							
Bosidual Land Yal Exirting Uso Valuo		20,833	1.146.221	25,000		RUH CIL HACI	BO ctrl+l										Int Laritt	0.00		•					
Uplife Plur /k/	500 000	416.667		500.000			Claring Follower -	0	SALES	Agentz	y	3.0%	193,647												
Bench	ark Land Yalue	437,500		525.000		Chrckenpharing				Logale	×	0.5%	32,275												
			£/m2			- cm	rest			Mirc.	f/unit Z	0.02	0	225.922	4.972.704										
Additional Profit		619,759	511						Davelupers Pr	-fit															
										Market Hauring	× Value	17.50× 17.50×			910,525 146,260 72,\$23										
										Affordable Hourin	X Value	17.50% 17.50%			72.#23										
	LOW FOR INTEREST	Tear 1				Year 2				Teer 3				Tear 4				Tear 5				Tour 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	63	04	Tear 3 Q1	Q2	Q 3	Q4	Tear 4 Q1	Q2	Q 3	Q4	Tear 5 Q1	Q2	Q 3	Q4	Taer 6 Q1	QZ	Q 3	04
IMCOME UNITS Started Market Howing Affordable Rent							- 1	1,300,750	1,300,750	1,300,750	1,300,750	. 0		9 -	0								. 0		. 0
					• ;	F :	;	167,330	167,330	167,330	167,330				ô	, ,	;	F :		:				, ,	, ,
Sharod Ounorship First Hamos					. 0	:		41,613 104,033	41,613	41,613 104,033	41,613 104,033			0	0			:				:			0
Grant and Subridy IHCOME					Š	Ł š			1,613,726		1,613,726		, i	, i	ě		i	Ł i			, i	Ł i		i	ě
EXPENDITURE		•	•	•	•	•	•	1,613,726	1,613,726	1,613,726	1,613,726	•	• 1	• /	•	•	•	<u> </u>	• 1	•	•	•	•	•	•
Stamp Buty		27,708																							
Earomontrotc. Logalr Acquirition Planning Foo	2	11,462																							
	-	9,240 145,712		145,712																					
Build Cart - BCIS Bare r106/CIL/Tariff			226,350	145,712 249,386 27,500 6,235 1,583	498,772 55,000	748,158 82,500	748,158	498,772	249,386 27,500			0	0	0	0								0	0	
Contingency				6,235	12,469 3,167	18,704	18,704	55,000 12,469 2,467	6,235	Ł .	- 1	- 0		0 5	ě	_ 0	- 0	ž š				Ł .	- 0	- 0	<u>.</u> ,
Abnormale Finance Feer		0	0	1,583	3,167	4,750	4,750	3,167	1,583	۰		0	۰	0	0							۰	0	0	
		0						48,412	48,412	48,412	48,412			0	٥										
Agentr Legalr		ŏ	ŏ	ě	ř	ř		8,069	8,069	8,069	8,069		· i	ŏ r	ě	·		ř				ř		ř	ř
Mire. COSTS BEFORE LA	MD INT AND PRO	194,122	226,350	430,416	569,402	#54,112	# \$54,112	625,888	341,184	56,410	56,410				•						•			, ,	, .
For Residual Value	Land	764,151			_																				
	Interest		17,968	22,549	31,042	42,300	59,108	76,231	59,138	36,387	7,871	0		0	0		. 0	0				0	0	0	. 0
Developers Return Market Howins																									910,525
Affordable for Rent First Homes																									910,525 146,260 72,823 -1,129,608
	Carh Flour Opening Balance	-958,273	-244,318	-452,964	-600,450	-896,412	-913,220	911,607	1,213,404	1,520,859	1,549,375	0		0	0	۰	0	0			0	0	0	0	-1,129,608
	Clarina Balance	-958,273	-1.202.591	-1.655.555	-2,256,005	-3.152.417	-4.065.636	-3,154,029	-1,940,626	-419.767	1,129,608	1.129.608	1.129.608	1.129.608	1,129,608	1,129,608	1,129,608	1,129,608	1.129.608	1,129,608	1.129.608	1,129,608	1,129,608	1,129,608	0
CASH FLOW FOR C	IL ADDITIONAL PRO	FIT																							
IHCOHE	Ar Abeve	Teer 1				Tear 2				Teer 3				Year 4				Year 5				Year 6			
INCOME EXPENDITURE	7, 7, 7, 7	•	•	•	•	•		1,613,726	1,613,726	1,613,726	1,613,726		• •	• 7	•	•	•	•		•	•			, ,	•
EXPEMDITURE Land Stamp Duty		437,500																							
Stamp Duty Earomontrots		11,375																							
Earomontrotc. Logalr Acquirition Planning Foo	L L	6,563 9,240				L .																			
Professional		9,240 145,712	, i	145,712 249,386	r o	Ł .				Ł				, -	Ö	Ö		Ł				Ł i			
Professional Build Cost - BCIS Base POTENTIAL CIL		-296,976	0		916,735	748,158	748,158	498,772	249,386	r •	, ,		-			, ,	, ,		, , ,				7 0		. 0
Part CIL r 106		0	0	27,500	55,000 12,469 3,167	82,500 18,704 4,750	\$2,500	55,000 12,469 3,167	27,500		. 0	0		0 5	0	0					0	0			0
Dantingoncy Abnormalr		ů.	ŏ	6,235 1,583	3,167	4,750	18,704 4,750	3,167	6,235 1,583	1			·	· · · · ·	ŏ	, ,	. :	1			·	i i	, ,	· i	ř
Financo Foor Logal and Valuation		0																							
Logal and Valuation Agents Logals		0	0	0	0	:	0	48,412 8,069	48,412 8,069	48,412 8,069	48,412 8,069	0		0	0	0	0		0			0	0	0	0
Logali Mira. COSTS BEFORE LA	F	ŏ	ŏ	, i	ř	·	ř			0	0	, ,	·	Ö	ŏ	ř	r	, i	, ,	0	i	ŏ	ŏ	ŏ	ő
		313,413	•	430,416	1,4#6,143	#54,112	\$54,112	625,###	341,184	56,480	56,410	-	•	•			-	<u> </u>		•		<u> </u>		<u> </u>	•
Fur CIL calculatin	Interest		5,877	5,987	14,169	42,300	59,108	76,231	59,138	36,387	7,871		0				0							0	
Davelupers Return			2,711	0,743	14,107	46,700	55,100	10,001	37,134	24,241	1,011		,		*	,		1 "				ı "	,		
Market Hawins Affardable far Rent																		1							910,525 146,260
First Hames	CarliFlou	-313,413	-5,877	-436,403	-1,500,312	-896,412	-913,220	911,607	1,213,404	1,520,859	1,549,375														72,823 -1,129,608
	Opening Balance	-313,413	-319,290	450,405	-2,256,005	-3.152.417	-4.065.636	-3.154.029	1,010,404	-419.767	1,040,019		- v	· · · · · ·			I		1129 602	1,129,608	1129.608	1,129,608	1529.608	1,129,608	1,127,000
	Clarina Balance									-419.767	1.129.608														

Site 5	Medium GF -	IZ urban odgo																						
IHCOME	Av Sixe m2	z	Humber	Price (/m)	GD1	GI	1	DETELOPMENT	COSTS							Pleaning fee o	ele duq	rat			Build Cart			/m2
Market Houring	Grazz N 116.5 116.	et 50 65.00:	12	4,30				LAND	Land		funit er m2	Total	(42.424)			Planning app for Na dwar Na dwar under 50	12				CO2 Plur	× £/m2	3.00	/mm 1,530,3: 45,9 0,0 45,9 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 1,540,35 1,739,96
Affordable Overall	116.5 116.	35:		4,30	5,901,41	, ,,	1		Stamp Duty Earementrets			21,656	643,127			Na dugraver 50	- 6	46 13 Total			Acc & Adpt	× t/m2	0.00	z 0.00
Affordable Rent Social Rent	65.6 64. 65.6 64.	3 22.75	. 3	2,36	5 415,36	5 17	4		Logal /Acquiri	ion	1.50×	9,647	31,303			Stamp duty ca		Inte	5,544		Water Over Extra 1	£/m2	0.00	0.01
Shared Ounership	70.0 70. 70.0 70.	0 3.50:		2,36 2,15 3,01	0 88,49	4 2	4	Feer				5.544				Landpayment	ilc - Kasidaal		643,125			t/m2		0.01
First Hames		8.793	1	3,01	0 221,23	,	1		Planning Professional		8.00%	5,544 201,334	206,878					Tata	21,656		Over Extra 2	t/m2	0.00 0.0 0.00	0 0.00
Grant and Subridy	Affordable Rent Social Rent				0	0		COMSTRUCTIO	н							Stamp duty ca Landpayment	dc - Residual		262,500		Small Site	×		1,540.35
	Shared Ounership				0	0			#106 / CIL / IT		1,740	2,071,912 371,771 51,798						Tata	2,625		Site Cartr	Baro BNG	10.00 0.10	4 158.00 2 1.50
SITE AREA - Not SITE AREA - Grazz	0.400 ha 0.500 ha	3) /ho		4,632,504	1,19			Contingency Abnormals	×	2.50× 0.00×					Pro CILx106	16,500	Ef Unit (all)						1,739.96
Sales per Quarter	0									4		21,200	2,516,681					Total	192,000					
Unit Build Time	3 Quarters							FINANCE	Foor		0×	0				Part CIL x 106 CIL	16,500	£/Unit(all						
	Whale Site	PerhaNET 9 1.697.#23	Perha GROSS 1,286,259		RUM Residual	MACRO etrl+r Claring belonce	. 0		Interest Legal and Valua	tion	7.50%	0	0					Tate	371,771					
Bezidaal Land Yalu Exirting Uro Valuo Uplift	• 643.12 12,5	1.607.#23	1.2#6,259 25,000		RUH CIL HACI	30 ctrl+l										Inf Tariff	% GDV 0.00%							
Plurtha	500,000 250,0	0	500,000 525,000	1		Claringholonce	. 0	SALES	Agentr	×	3.0%	138,975												
Benchm	ark Land Talue 262.50	•	525,000	1	Chrick any having	dugram rest			Logale	% Efunit	0.5%	23,163												
Additional Profit	622.02	f/m2 4 685	1						Mirc.	z	0.0%	0	162,138	3,560,130										
								Davelupers Pr	Market Houring Affordable Hou	×Value	17.50×			6#3,797										
									Affordable Hou First Homes	ring × Value × Value	17.50% 17.50%			6#3,797 ##,175 3#,716										
	LOW FOR INTEREST				Teer 2				Teer 3				Tear 4				Year 5				Tear 6			+
IHCOME UNITS Started Market Howing Affordable Rent	Q1	65	63	Q4 3	Q1 3	65	63	Q4	Taer 3 Q1	65	Q 3	64	Q1	65	63	64	Tear 5 Q1	65	Q3	64	Taar 6 Q1	Q2	63	Q4
Market Houring Affordable Bent				, ,		, ,	976,853	976,853	976,853 103,841	976,853	. 0	:	0	0	0	0	0	, ,	, ,			, 0	, ,	0
Social Rent							22,124	22,124	0	22,124			0			, ,			, 0			, 0		. 0
First Hames Grant and Subsidy IMCOME					!	;	55,309	55,309	22,124 55,309	55,309						;	į į					;	;	
INCOME EXPENDITURE		•	•	, i	·	, i	1,151,124	1,151,126	1,151,126	1,151,126		·	• 1	·	•	7 .	•	, i	, i	•	·	, i	7 .	7 •
Stamp Duty Earomontrote.	21,656																							
Logal: Acquirition Planning Foo	9,647 5,544																							
Professional Build Cost - BCIS Base	100,667	. 0	100,667	345,319	517,978	517,978	345,319			. 0			0										. 0	. 0
z106/CIL/Tariff		173,771	16,500	33,000 8,633 3,533	49,500	49,500	23,000	172,659 16,500 4 316	Ö				•				£ .					-		
Cantingoncy Abnormals		:	4,316 1,767	3,533	12,949 5,300	12,949 5,300	3,533	4,316 1,767	ŏ	, ,	, ,			· i	·	ř	ř	·		,	ì		ř	·
Financo Foor Logal and Valuation	- 8				L .																			
Agentr Legalr Mirc.	- "						34,744 5,791	34,744 5,791	34,744 5,791	34,744 5,791				, ,	, ;	, ,	F %	, ,			,			. 0
Mire. COSTS BEFORE LA	MD INT AND PRO 137,515	173,771	295,910	390,485	545,727	5#5,727	431,019	235,777	40,534	40,534			•	•										
For Residual Talua	Land 643,129																							
Davelapers Return	Interest	14,637	18,170	24,059	31,831	43,411	55,207	42,609	26,114	5,649			۰				۰				0	0		
Market Hawing Affordable for Rent																								683,797 88,175
First Hames	Carls Flau -780,644	-188,408	-314,079	-414,544	-617,559	-629,138	671,900	879,740	1,091,478	1,111,943				0										683,797 88,175 38,716 -810,688
	Oponing Balanco 0 Clarina Balanco -780,644	-969.052	-1,283,132	-1,697,676	-2,315,234	-2.944,373	-2,272,473	-1,392,733	-301,255	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	0
CASH FLOW FOR C	L ADDITIONAL PROFIT																							
IHCOME	Ar Abavo				Teer 2				Tear 3				Teer 4				Year 5				Tear 6			
FEPFHDITURE		•	•	•	•	•	1,151,126	1,151,126	1,158,126	1,15\$,126	•	• 7	• 7	•	•	•	· -	•	•	•	· -	•		_
Land Stamp Duty Earomontrots.	262,500 2,625																							
Least Acquirition	3,938																							
Planning Fee Professional	5,544 100,667		100,667	0			0	0	0	0			0	0	0	0	0	0	0	1		0	0	0
Build Cart - BCIS Bare POTENTIAL CIL	-228,106	0	172,659	345,319 850,130	517,978	517,978	345,319	172,659		0	0	•		0		0		0	0			0		0
Part CIL r 106 Contingency	0	0	16,500 4,316	33,000 8,633 3,533	49,500 12,949	49,500 12,949 5,300	33,000 8,633 3,533	16,500 4,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormale Finance Feet	0	0	4,316 1,767	3,533	5,300	5,300	3,533	4,316 1,767	0	0			0	0	0	0	0	0	0			0	0	0
Logal and Valuation Agentr Logalr	0	0	0	0			34,744	34,744	34,744	34,744					0	0		0	0				0	
Logalr Mire.	0	0	0	0	0	0	34,744 5,791 0	5,791	34,744 5,791 0	34,744 5,791 0	0	0	0	0	0	0	0	0	0		0	0	0	0
Mire. COSTS BEFORE LA	HD INT AND PRC 147,16#	•	295,910	1,240,615	585,727	585,727	431,019	235,777	40,534	40,534	•	·	•	•	•	•	•	•	-	•	•	•	•	-
For CIL calculation	Interest	2,759	2,811	8,412	31,831	43,411	55,207	42,609	26,114	5,649	0			0	0	0		0				0	0	0
Davelopers Return Market Howing		4,177	E,V.11	V,416	.,,,,,	70,711		46,007	20,174	2,047		- 1				Ť			_		1 .			
Affordable for Rent First Homes																								683,797 88,175 38,796
r in r ramar	Carh Flou -147,168 Opening Balance 0	-2,759	-298,721	-1,249,027	-617,559	-629,138	671,900	879,740	1,091,478	1,111,943		0	0	0	0		0		0			0	0	-810,688
	Claring Balance -147.168	-149,927	-448,648	-1,697,676	-2.315.234	-2.944.373	-2.272.473	-1.392.733	-301.255	810.688	810.688	810.688	810.688	210.622	810.688	810.688	810.688	810.688	810.688	810.688	810.688	810.688	810.688	1 0

Site 6		Brausfield - 125	V 48 HF#4																						
IHCOME	Av Sixe	m2	×	Humber 125	Price ffm2	GDT 4	GIA		DEVELOPMENT	COSTS							Planning fee ca Planning app fee	le Ausr	rato			Build Cart			1452
	Grazz	Net							LAMD			fesit er m2	Tatal				Ne duer	8u-gr 125				CO2 Plur	×	3.00	FX 40
Market Hawing	84.3	83.43	69.00%	81	4,50	30,504,861	6,847	1		Land Stamp Duty			171.217	3,634,340			No days under 50 No days over 50	50 75	462 130	23,100		Accit Adet	t/m2	0.00	0
Affordable Overall			35%	43.75						Euromentrote.									Tatal	33,450			t/m2		14.
Affordable Rent Social Rent	67.7 67.7	64.10 64.10	22.75%	21	2,47	5 4,517,068	1,924	1		Logal /Acquirition		1.50%	54,515	225,732			Stemp duty cele	Davidaal				Water Over Extra 1	t/m2	0.00	0.
Shered Ounership	66.7	65.75	3.50×		(),19	906,117			Feer								Landpayment			3,634,340			t/m2		0.0
First Hamor	74.6	73.00	8.75%	- 11	3,02	2,416,293	816	1		Planning Professional		8,00%	33,450 1,790,247	1,823,697			_		Tatel	171,217		Over Extra 2	∨ t/m2	0.00	1,452.6 0.5 0.5 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6
Grant and Subridy	Afferdable Rent											*****	1,170,241	i,vez,vv			Stemp duty cele	- Residual				Small Site	×	0.00	AX 0.0
	Secial Rent Shared Ounership								CONSTRUCTION	H Build Cart		1,746	17,243,530				Landpayment		Tetal	3,626,374		Site Cartr	Bare	15.00	1,511.27 0% 226.6 0% 7.5 1,745.52
										z106 / CIL / IT			3,335,200							110,010		SKFOLIG	BNG	0.50	12 7.5
SITE AREA - Not SITE AREA - Green	1.923 1	ha La	65	n.		3#,344,339	9,879			Cantingency Abnormals	v	5.00x 5.00x	862,176				Pre-OILe106	14 000	(/ Unit (all)						1,745.52
	6.191			This						HU KUP HI NO	î	B.440.	75,000	22,378,090			Frecuence	14,000	Total	1,750,000					
Salar por Quarter Unit Build Time	9	Ruartoss							FINANCE								Part CIL r106	16,500	€/ Unit (all)	2,062,500					
Out Daily Time	- 1								1	Foor		ex.					OIL	106	4/m2	1,272,700					
		Whale Site	PerhaNET	Perha GROSS		RUM Residuel MA	ACRO ctrl+r Obring#elence -	. 0		Interest Logal and Valuation		7.50×							Tatal	3,335,200					
Beridaal Land Value		3,634,340	1,889,857	1,322,900						ED QUI GING I GIVOCIDII				, and			Inf Tariff	× GDV							
Existing Use Value Uplift	20%	3,021,978 604,396		1,100,000		RUH CIL HACRO	Claring belonce -		SALES								_	0.00%							
Plur the										Agents	×	3.0x	1,150,330												
Beach	mark Land Yalue	3,626,374		1.320.000		Chrick ampharing due	rae'			Logale	X Munit	0.5×	191,722												
			t/m2							Mire.	Z	0.00	,	1,342,652	29,403,911										
Additional Profit		1.469.933	215						Davelupers Pro	fit						i									
									1	Market Hauring	×Value	17.50x			5,330,351 949,057										
										Affordable Howing	× Value	17.50× 17.50×			949,057 422,#51										
RESIDUAL CASH FLO	W FOR INTEREST													Taar 4											$\overline{}$
ІНСОМЕ		Teer 1 Q1	02	e 3	24	Teer 2 Q1	62	63	24	Teer 3 Q1	92	e 3	24	Taer 4	Q 2	Q3	04	Tear 5 Q1	Q2	e 3	04	Tear 6 Q1	92	Q3	04
UNITS Started Market Howing					11	12	12	1,464,233	2,684,428	12 2,928,467	12 2,928,467	12 2,928,467	12 2,928,467	12 2,928,467	2,928,467	2,928,467	2,928,467	2,928,467	,		, ,		,	, ,	-
Affordable Bent						Ł i		216,819	397,502	433,639	433,639	433,639	433,639	433,639	433,639	433,639	433,639	433,639		· i	<u>*</u>	Ł i	· i	· .	· .
Secial Rent Shared Ounership						:		43,494	79,738	86,987	0 86,987	0 86,987	0 86,987	0 86,987	0 86,987	86,987	0 86,987	0 86,987				:			
First Hamor							· .	115,982	212,634	231,964	231,964	231,964	231,964	231,964	231,964	231,964	231,964	231,964		, i	<u>.</u>	1	· .	· .	· .
Grant and Subridy INCOME	,							1,140,521	3,374,302	3.681.057	3.681.957	3.681.057	3.681.057	3.681.057	3,601,057	3.681.957	3,601,057	3.681.057	•	•	•	•			*
EXPENDITURE		·	·	•	·	· •	•	1,040,520	3,314,342	2,001,001	2,441,431	2,000,000	2,001,031	2,001,031	2,001,031	2,001,031	2,441,431	2,001,031	•	· ·	•	1		•	
Stomp Duty Euromontrote.		171,217																							
Legal Acquirition		54.515																							
Planning Fee Professional		33,450 895,124		895,124																					
Build Cart - BCIS Bare		V22,864		275,896	781,707	1,333,500	1,609,396	1,655,379			1,655,379	1,655,379		1,655,379		551,793		0		0					
/106/CIL/Tariff Cantingoncy						159,500 66,675	192,500 80,470	190,000 82,769	198,000 82,769	198,000 82,769	198,000 82,769	190,000 82,769	198,000 82,769	198,000 82,769	132,000 55,179	66,000 27,590	, ,		0	0	0	:			
Abnormale				14,995	42,485	72,475	\$7,470	\$9,969	\$9,969	89,969	\$9,969	\$9,969	\$9,969	89,969	59,979	29,990	,	ì	, i	ř	,	† ;	ř	r ;	, ,
Financo Foor																									
Agentr								55,216	101,229	110,432	110,432		110,432	110,432	110,432		110,432	110,432	0	0	. 0		. 0	. 0	
Logale Mire.		•						9,203	16,872	18,405	18,405	18,405	18,405	18,405	18,405	18,405	18,405	18,405	0	0					, ,
COSTS BEFORE LAND	INT AND PROFIT	1,154,304	1,272,701	1,232,810	956,777	1,632,150	1,969,836	2,090,535	2,144,217	2,154,954	2,154,954	2,154,954	2,154,954	2,154,954	1,479,581	104,209	120,037	124,437		•		•			<u> </u>
For Residual Valuatio	Land	3,634,340																							
	Interest		89,787	115,334	140,612	161,188	194,813	235,400	244,501	226,022	201,645	176,811	151,512	125,739	99,482	60,069	7,255	0				0			
Developers Return Market Hawing																									5,338,351
Affordable for Rent																									949,057
First Homes	CarliFleu	-4,788,645	-1,242,495	-1,249,144	-1,097,389	-1,793,337	-2,164,640	-415,407	915,503	1,200,001	1,324,450	1,349,291	1,374,591	1,400,364	2,101,993	2,016,770	3,544,965	3,552,220							422,851 -6,710,259
	Opening Balance	4 700 645				40.300.040		-12 040 06E	-12 05d d82	-10 754 400				-E 70E 606			2.452.040	6.710.250		(340 NF4	6 740 2Ee	6.710.250			
	Clarina Balance	-1.111.012	-6.151.140	-7,499,284	-8,596,673	-10,390,010	-12,554,658	-13,040,065	-12,054,482	-10.754,400	-9.429.942	-8,080,651	-6,706,060	-5.305.696	-3.203.703	-386.925	3,158,040	6.710.259	6.710.259	6.710.259	6,710,259	6.710.259	6.710.259	6,710,259	-
CASH FLOW FOR CIL	ADDITIONAL PROF	п																							
IHCOME	Ar Abava	Teer 1				Tear 2				Tear 3				Tear 4				Tear 5				Tour 6			
INCOME EXPENDITURE		•	•	•	•	•	•	1,\$40,52\$	3,374,302	3,621,057	3,6\$1,057	3,6\$1,057	3,6\$1,057	3,621,057	3,6\$1,057	3,6\$1,057	3,6\$1,057	3,621,057	•	•	•	•	•	•	
Land		3,626,374																							
Stone Duty		170,819																							
Earementretc. Legal: Acquirition		54,396																							
Planning Fee Prafessianal		33,450 895,124		895,124						:		. 0						:				:			
Build Cart - BCIS Bare			- 1	275,896	781,707			1,655,379	1,655,379		1,655,379		1,655,379	1,655,379	1,103,586	551,793				, i	, ,	1 3		, ;	, ,
POTENTIAL CIL Part CIL 2106		-403,666		22,000	234,825	234,825	234,825	234,825	234,825	234,825	234,925	234,825	190,000	190,000	132,000	F 66,000	, ,				, ,		, ,		
Contingency	· ·			13,795	39,085	66,675	80,470	82,769	82,769	82,769	82,769	82,769	82,769	82,769	55,179	27,590	<u> </u>	ž š	, ,	, i	ž š	Ł i	<u> </u>	<u> </u>	7 6
Abnormale Finance Foor		:		14,995	42,485	72,475	87,470	29,969	89,969	89,969	89,969	89,969	89,969	89,969	59,979	29,990									
Legal and Valuation		·				L												L				L			
Aquatr Lugair								55,216 9,203	101,229	110,432 18,405	110,432 18,405	110,432	110,432	110,432 18,405	110,432 18,405	110,432 18,405	110,432 18,405	110,432 18,405				:			
Mire.			- :					7 0		0	0		,	0 0	0					, ,	·	<u> </u>			* :
COSTS BEFORE LAND	INT AND PROFIT	4,371,496	•	1,232,810	1,191,602	1,866,975	2,204,661	2,325,360	2,379,042	2,389,779	2,389,779	2,389,779	2,154,954	2,154,954	1,479,581	#04,209	120,037	120,037	•	•	•	<i>,</i>	•	•	
For CIL calculation																									_
Davelapers Return	Interest		21,966	83,592	100,183	132,554	170,045	214,571	227,685	213,293	193,081	172,489	151,512	125,739	99,482	60,069	7,255		0						
Market Hawing																									5,338,351
Affordable for Rent																									949,057 422,851
First Homes		-4,271,496	-01,966	-1,316,312	-1,299,786	-1,999,529	-2,374,706	-699,403	767,575	1,077,985	1,090,197	1,110,700	1,374,591	1,400,364	2,101,993	2,016,770	2,544,965	3,552,220			۰				-6,710,259
	Opening Balance Clarina Balance	-4 371 496	-4 MED 464	-5.764.773	-7 054 554	-0.050.000	-11 442 704	-0.50.50	49 275 622	-10 297 637	-9 199 439	-0 000 6E1	-6 706 060	-5 305 696	-2 202 702	-206 925	3 158 040	6.710.259	6 710 750	6.710.250	6.740.2E^	6 740 2Ec	6.740.2F*	6.740.200	+

Site 7		Brausfield - 50 t	rban Area																						
НСОМЕ	Av Sixe	m2	×	Hembe	r Price	- 6D		GIA	DEVELOPMENT	COSTS							Planning fee co	ile				Build Cart			to
				5	0 £/=2	:	4	m2	LAND			fesit er m2	Tetal				Planning app fee Na duar	dug 5	rot .			CO2 Plur		3.00	A 1,447. 43. 0. 14. 14. 0. 14. 0. 0. 0. 0. 0. 0. 0. 0. 0.
larket Hawring	Grazz 84.2	82.39	65.00×	,	3 4,50	0 12,196,3	64	2,737	LAND	Land		PULIC BY BE		1,970,220			Ne dugrunder 50	9	0 46	2 23,100			f/m2		. 43
fordable Overall			357	17.						Stamp Duty Euromentrate.			60,011				No dust over 50) 1) Tate	8 23,101		Acck Adpt	× t/m2	0.00	0.
ffordable Rent	67.9	64.36	22,75%	"	11 2.47	5 1,812,0	38	772		Logals /Acquisition		1.50%	23,553	91,564					INTE	23,101		Water	t/m2		0.
ncial Ront hered Ounership	67.9 77.0	64.36 77.00	0.00× 3.50×		0 2,25 2 3,15	0 424,4	62		Feer								Stamp daty cal Landpayment	c - Raziduel		1 570 224		Over Extre1	t/m2	0.00	0.
irrt Hamer	73.5	73.50	8.75×		4 3,10	0 996,9	53	322	1.22	Planning			23,100				Lunayaymon		Tate	68,01		Over Extra 2	×	0.00	× 0.
irent and Subridy	Afferdable Bent					•				Professional		8.000	716,937	740,037			Stemp duty cal	c - Beridael				Small Site	£/m2	0.0	0.
	Sacial Reat					o .	ě .		CONSTRUCTIO								Landpayment			1,269,23					1,506.0
	Shared Ounership					0				Build Cart 2106 / CIL / IT		1,740	6,898,616 1,343,238				_		Tute	52,963		Site Cartr	Bare BNG	15.00	1,506.4 225 27 1,739.5
FITE AREA - Not	0.769	ha	45	//		15,429,81	7 3	.966		Centingency		5.00× 5.00×	344,931												1,739.5
SITE AREA - Grazz	0.962	ha .	52		4			_		Abnormely	ž	5.00%	344,931	8,961,716			Pro CIL 2106	14,00	0 Ef Unit (all) Total	700,000					
aler por Quarter													,	40.400			Part CIL / 106								
Jain Build Time	,	Quarterr							FINANCE	Foor		850					CIL PIGE	16,50	0	510,231					
		Whale Site	PerhaNET	Perha GROSS		RUH Residual F	1ACRO etrl+r			Interest Logal and Valuation		7.50%							Tate	1,343,23#					
Beridaal Land Yalae		1.570.220	2.041.286	1,633,024	1			mer- V		Logal and Valuation							Inf Tariff	×GDV							
xirting Uro Valuo	280	1,057,692 211,538		1,100,00 220,00	10	RUH CIL MACR	O ctrl+l Clarings-a		SALES									0.00	4						
Plw/he		0			0				SHLES	Agente	×	3.00	462,895												
Denchm	ark Land Value	1.269.231		1.320.00	L .	Olock an pharing d	Lerner errect			Logale	X 44is	0.5×	77,149												
			t/m2			· · · · · ·				Mire.	2	0.0%	Ů	540,044	11.903.581										
Additional Profit		#34.164	305						Davelapers Pre	fit	_														
										Market Hawring	×Value	17.50× 17.50×			2,134,364										
										Affordable Howing	×Value	17.50× 17.50×			391,3## 174,467										
RESIDUAL CASH FLOW	FOR IMTEREST											11,297			11-391								$\overline{}$		
IHCOHE		Tear 1 Q1	Q2	Q 3	04	Teer 2 Q1	65	Q 3	64	Year 3 Q1	Q2	Q 3	Q4	Tear 4 Q1	Q2	Q 3	04	Year 5 Q1	Q2	Q 3	64	Tear 6 Q1	Q2	Q 3	Q4
JNITS Started Tarket Hawing				10	10	10	10	2,439,273	2,439,273	2,439,273	2,439,273	2,439,273				,	, .		, .	, .	, .		-	,	, .
Affordable Rent								362,408	362,408	362,408	362,408	362,408	. ;		• ;		,		,					,	
Secial Ront Shared Ouncerhip								84,893	84,893	84,893	84,893	84,893			0							:			
irst Hames								199,391	199,391	199,391	199,391	199,391	. ;		. ;		-								
irent and Subridy								3,015,963	3,015,963	3,085,963	3.015.963	3,925,963													
EZPENDITURE			_	•				3,049,763	3,449,743	3,049,743	3,4+5,743	3,045,763	_ •	•				-	-	-	•	•			
Stome Duty Grementretc.		60,011																							
e-galr Acquirition		23,553																							
Planning Foo Prafeszianal		23,100 350,469	,	350,469																					
Build Cart - BCIS Bare		221,417		459,908 55,000	919,816	1,379,723	1,379,72	1,379,723	919,816	459,908			0	0	0							0			. 0
106/CIL/Tariff Sentingoncy			518,238	55,000 22,995	110,000 45,991 49,991	165,000 68,986	165,000		110,000 45,991	55,000 22,995	,						-	:	,	-	-		-	-	,
kb-narm-atr			: ;	24,995	49,991	74,986	74,986	74,986	49,991	24,995			ė	ò	· i	,			,			i			
inanco Foor .ogal and Valuation		:								-															
topole .egsle								92,579	92,579	92,579	92,579	92,579		9											
regele Virc.			٠,	. ;				15,430	107404	15,430	15,430	15,430		,		. 0			. 0						
COSTS BEFORE LAND I	MT AND PROFIT	473,133	511,231	921,367	1,125,797	1,622,696	1,688,69	6 7 1,796,704	1,233,406	670,907	102,009	102,009	•		•	•		•			•	•	· .		
For Residual Taluatio	Lond	1,570,220																							
	Interest		38,313	48,748	66,938	89,302	122,639	156,602	135,364	103,174	59,827	5,112		0											
Developers Beturn Market Howing																									2,134,364
Affordable for Rent First Homes																									391,388 174,467
	CarliFleu	-2,043,353	-556,551	-970,115	-1,192,735	-1,777,997	-1,811,33	1,132,657	1,716,793	2,311,882	2,910,128	2,972,843	0	0		۰								0	-2,700,218
	Opening Balance	0 -2 042 252	-3 544 403	-2 570 010	-4.763.764	of E40 7E4	.0.353.00	.2344.430	-5.502.625	-3 440 753	-222 626	2 700 240	2 700 240	2 700 240	3 700 340	2 700 240	2.700.240	2 700 240	3 700 310	2 200 240	2.760.240	2 700 210	2.700.240	2 700 240	
	CHERNIE	-1.772.222	-2377.702	-2.310.019	-1.172.124	-9.240.121	-1,224.5	1,217,427	-2,202,033	-2.195.192	-212.722	2.100.210	4.100.410	2.100.210	2.100.210	2.100.211	2,100,211	2.100.210	2.100.210	2.100.210	E.157.E.10	2.100.210	2.100.210	2.100.210	
CASH FLOW FOR CIL AC	ODITIONAL PRO	Teer 1				Teer 2	_			Teer 3	_			Tear 4				Teer 5				Tear 6	-		_
IHCOHE	Ar Altero																								
INCOME EXPENDITURE		•	•	•	· •		•	3,015,963	3,085,963	3,025,963	3,025,963	3,025,963	•	•	•	•	•	•	•	•	•	•		•	· •
and		1,269,231				1																			
temp Duty gramantrate.		52,962																							
e-quir Acquirition		19,038 23,100																							
Tenning Fee		23,100 350,469	- :	358,469	:	:					- :			:	. :	. :	. :	:		- 1	. :	:	, ,		. :
uild Cart - BCIS Bare OTENTIAL CIL		0 756,093	0	459,908	919,816 39,036	1,379,723	1,379,72	1,379,723	919,816	459,908		, ,	0	•			, ,						, ,		
mrt CIL x 106		0 0 0 0 0 0		55,000	110,000	165,000	165,000	165,000	110,000	55,000	r 0						F 0								
entingency				22,995 24,995	45,991 49,991	68,986 74,986	74,986	74,986	45,991 49,991	22,995 24,995			0			0	0	:							
bnormalr inanco Foor		,		24,995	49,991	14,986	74,986	74,916	49,991	24,995			,	,											
e gel and Valuation gents								43.574	92,579	43.574	42.574	92,579													
.e quir		i		·	· .	Ł		92,579 15,430	15,430	92,579 15,430	92,579 15,430	15,430	ő	<u> </u>		· i		Ł i				Ł i			· .
fire. COSTS BEFORE LAND II	MY AND BROKET	2,478,892		921,367	1,164,133	1,727,731	1,688,69	6 1,796,704	1,233,406	679,997	100,007	102,000	•	•	•		•								
	and r notil	2,414,472		761,341	1,104,033	1,121,131	1,111,0	1,170,704	1,233,494	*10,507	144,447	100,007		•											
ur CIL calculation	Interest		46,479	47,351	65,514	80,583	122,639	156,602	125,364	103,174	59,827	5.112													
Davelupers Return	Interest		40,417	41,591	02,214	******	162,639	126,682	127,344	105,114	27,041	9,114		, and			,							,	
Market Hauring Affordable for Reat																									2,134,364
First Homes						1				1					_			L				L			391,388 174,467
	Carh Flew Opening Balance	-2,478,892 0	-46,479	-968,718	-1,230,347	-1,816,314	-1,811,23	1,122,657	1,716,793	2,211,002	2,910,120	2,972,843		•	. ,		-	•					+	*	-2,700,218
	Clarina Balance	-2.478.892	-2 525 372	-3 494 090	-4 224 424	of E40 7E4	-8 352 64	-2.249.420	-C 502 425	-3 190 753	-222 626	2 700 210	2 700 240	2 700 240	2 700 240	2 700 240	2 700 240	2 700 242	2 700 240	2 700 240	2 700 240	2 700 240	3 700 340	2 700 240	1 1

Site \$		Brausfield - 25 U	rban Area						_																	
INCOME	Av Size	m2	×	Humba		GD.		51A	DETELOPMENT	OSTS						1	Planning fee co	ele du	gr rote			Build Cart				/m2
	Grazz 84.6	Net		-			•		LAND			funit or m2	Tetal				Ne du ar		5			CO2 Plur	×		3.00%	43.
Market Hawring	14.6	83.94	65.00%	- 1	4,50	6,137,93	. 1	,379	-	Land Stamp Duty			33.071	871,425			Na dugrander 50 Na dugraver 50	-	9 462	11,550		Acc & Adpt	t/m2		0.00%	0.0
Affordable Overall Affordable Rent	67.3	65.00	35% 22.75%	8.7	5 6 2,475	5 914,97				Earomontrota Logalr/Acquiriti		1.50×	13,071	46,143					Total	11,550			tim2 tim2			4.00
Social Rent	67.3	65.00	0.00%		0 2,250	0	0	***		Legals (Acquariti	10	1.50%	13,071	46,143			Stamp daty cal	e - Rasidual				Over Extra 1	× t/m2		0.00%	/m: 1,437.0 43.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,484.26 222.6 1,714.32
Shered Ounership First Hames	77.0 77.0	77.00 77.00	3.50× 8.75×		1 3,154	0 212,2: 5 514.60		168	Feer	Plenning			11,550				Landpayment		Tatal	871,425 33,071		Over Extra 2	t/m2		0.00%	0.0
										Professional		8.00×	355,101	366,651								1	t/m2		0.00 0.00%	0.0
Grant and Subridy	Afferdable Rent Social Rent					0	0		CONSTRUCTION								Stamp daty cal	e - Karidual		781,592		Small Site	×			1,484.26
	Shared Ounership					0	0		-	Puild Cart r106 / CIL / IT		1,714	3,417,190 664,860						Tatel	28,580		Site Cartr	Bare BNG		15.00%	222.64
SITE AREA - Net	0.215	ha	45			7,779,74	1,1	193		Contingency		5.00× 5.00×	170,859 170,859										Dilia			1,714.32
	0.592	ha	42					_		Absormate	ť	5.00%	15,000	4,438,769			Pro OIL #106	14,0	00 e/Unit (all) Tatal	350,000						
Saler por Quartor Unit Build Time		Quarterr							FINANCE								Part OIL/106	16.5	00 EFUnit (all)							
On the said Time		ugarten.							rinance	Foor		0×					CIL	16,9		252,360						
		Whale Site	PerhaNET	Perha GROSS		RUH Razidual H	ACRO ctrl+r Claring helen	ce · 0	1	Interest Legal and Valuati	an .	7.50×	0	0		l			Tutal	664,260						
Residual Land Value Existing Use Value		871.425 651.327	2,265,706	1,471,71 1,100,00 220,00													Inf Tariff	× GDV		_						
Uplife	20%	130,265		220,00	0	RUH CIL MACRO	Claring Folon	es- 0	SALES									0.0	02							
Plw/hs	o nark Land Talve	781,592		1,320,000		Christ anythering di	ar our	_		Aquatr	×	3.0× 0.5×	233,392 30,099													
						C=	rrect	_			Efunit		0	272 241	5.995,279											
Additional Profit		397,198	219							ries.	-	0.02	V	272,291	3.335.273											
									Davelupers Pru	Het Market Howins	× Value	17.50×			1.074.138											
										Market Howing Affordable Howi	ng XValue	17.50×			1,074,138 197,261 20,057											
RESIDUAL CASH FLOY	FOR INTEREST									First Hames	ZTelue	16,502			79.057											
INCOME		Tear 1 Q1	92	Q 3	84	Tear 2 Q1	Q2	63	64	Teer 3 Q1	92	63	84	Year 4 Q1	92	Q 3	64	Year 5	92	Q 3	64	Year 6	62		23	84
UNITS Started Market Hawing				5	5	5	5	1,227,506	1,227,586	1,227,586	1,227,586	1,227,506				, ,	, ,	7 1	7 ^				, .			
						Ł :		182,995	182,995	182,995	182,995	182,995						Ł :				Ł i		(E	ć <u>-</u>	i
Special Ront Shared Ownership						:	:	42,446	42,446	42,446	42,446	0 42,446	:									:			2	0
First Hames								102,922	102,922	102,922	102,922	102,922										t •		1 : 7		0
Grant and Subsidy INCOME		•	•	•	•	•	* *	1,555,949	1,555,949	1,555,949	1,555,949	1,555,949	·	•	•	•	•	•	, ,		•	•	; :	-	•	÷
EXPENDITURE Stomp Duty		33,071																								
Euromontrota Logalr Acquiritian																										
Planning Fee		13,071 11,550																								
Preferrienal Build Cart - BCIS Bare		177,551		177,551 227,813 27,500	455,625	683,438	602.420	683,438	455,625	227,813																
z106/CIL/Tariff			252,360	27,500	55,000	82,500	82,500	82,500	55,000	27.500	· i		ě		•							į į	7 0			Ö
Centingoncy Atnormals				11,391 12,391	22,781 24,781	34,172 37,172	34,172 37,172	34,172 37,172	22,781 24,781	11,391 12,391	• ;	, ;	. :	. ;						. :	:	F :	, ;			÷
Financo Foor Local and Valuation																										
Aquatr Legalr			0					46,678	46,678	46,678	46,678	46,678	0											2 7	• _	0
Mirc.			0			۰		7,700	7,780	7,780	7,700	7,700	٠	•						,				, ,	,	۰
COSTS BEFORE LAND	IMT AND PROFIT	235,243	252,360	456,645	551,111	#37,2#2	#37,2#2	\$91,740	612,646	333,552	54,45\$	54,45#	•	•	•	•	,	•	•	•	•	•			• ′	•
For Residual Taluatio	Land	871,425																				1				
Developers Return	Interest		20,750	25,871	34,918	46,039	62,601	79,474	68,510	52,108	30,165	2,577	۰	0						0	0	۰		, ,	, ,	0
Market Hawing																									1,	1,074,138 197,261 90,057 -1,361,456
Affordable for Rent First Homes																										90,057
	Cark Flou Opening Balance		-273,110	-482,515	-593,106	-883,320	-899,883	584,736	874,793	1,170,290	1,471,326	1,498,914	٠	•		•						•		——		1,361,456
	Clarina Balance	-1.106.669	-1,379,779	-1.162,294	-2,455,400	-3,338,726	-4.238,603	-3,653,867	-2,779,074	-1,608,785	-127,450	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,261,456	1,261,456	1,761,456	1,361,45	66 1367	1.456	
CASH FLOW FOR CIL A	DDITIONAL PRO	П																								
INCOME	Ar Aberra	Teer 1				Tear 2				Teer 3				Teer 4				Teer 5				Tear 6				
INCOME EXPENDITURE	10 11000	•	•	•	•	•	•	1,555,949	1,555,949	1,555,949	1,555,949	1,555,949	•	•	•	•			<i>'</i> •	•	•		•			•
Land		781,592																								
Stemp Duty		20,500																								
Earementretc. Legalr Acquirition		11,724				L .																				
Planning Fee Prafessianal		11,550 177,551	:	177,551	:	Ł :	:	:	:	:			÷	:				Ł :	:		:	Ł :				·
Build Cart - BCIS Bare POTENTIAL CIL		0 -458,180	0	227,813	455,625 427,689	603,430 427,689	683,438	683,438	455,625	227,813	r •		•										7 0		,	0
Part CIL #106			0	27,500	55,000 22,701	92 500	82,500	\$2,500	55,000 22.781	27,500	. 0	0	0	0	0		5 +				0				•	0
Centingency Abnormals		:	0	11,391 12,391	22,781 24,781	34,172 37,172	34,172 37,172	34,172 37,172	22,781	27,500 11,391 12,391			ů		-		-		-			:				0
Financo Foor Logal and Valuation									-																	
Agentr		i	0			٠ .		46,678 7,780	46,678 7,780	46,678 7,780	46,670	46,678 7,788	٠	٠				t ·				٠ .				
Logelr Mirc.			0		-		- 0			0	46,678 7,780					-	- 1		-		0		0			0
COSTS BEFORE LAND	IMT AND PROFIT	552,816	•	454,645	985,877	1,264,971	#37,2#2	\$91,740	612,646	333,552	54,458	54,451	•	•	•	•	, ,	•	•	•	•	•				•
For CIL calculation																										
Davelapers Return	Interest		10,365	10,560	19,320	38,167	62,601	79,474	68,510	52,108	30,165	2,577	0							•				- '	,	
Market Hawing Affordable for Rent																									1,	1,074,138 197,261 90,057
Affordable for Kent First Homes																										90,057
	Carh Fleu Opening Balance	-552,016 0	-10,365	-467,204	-1,005,197	-1,303,138	-899,883	584,736	874,793	1,170,290	1,471,326	1,498,914	0	0						0	0				0 -1	1,361,456
	Claring Balance	-552,816	-563,182	-1.030,386	-2 035 583	-3 338 726	-4 238 603	-3.653.867	-2 774 074	-1,608,785	-137,458	1361456	4504.450	1361456	1361456	43/445/	1361456	4204.400	1361456	1361456	1361456	1.361,456	136149	56 1,361		$\overline{}$

COME	Av Sixe m	2	×	Humber	Price		GD7	GIA	DEVELOPMENT	COSTS						1	Pleaning fee cal	e			- 1	Build Cart			_
				12	t/m	.2	4	m2									Planning app fee	dugr	rato						« «
t Hawing	Grazz 95.0	Not 95.75	65.00%		4,50	100 2.3	10,025	747	LAND	Land		fenit er m2	Tatal	490,84			Ne dusp Ne dusp under 50	12	462	5,544		O2 Plur	× t/m2	3.000	×
	77.1	72.12			4,01		7,740	""		Stamp Duty			14,042	7.020			No dusy over 50		138			ica li Adpt	×	0.000	×
dable Overall dable Rent	510	46.33	35% 22.75%	4.2	2.43	(75)	13,063	420		Euromontrota Logalr/Acquirition		1,50%	0 7,363	21.40					Total	5,544		later	t/m2 t/m2		× * * * * * * * * * * * * * * * * * * *
el Bent	51.0 51.0	44.33	0.00%	ó	2,47 2,25 3,15 3,15	150	0	"1		rodan secdanisian		1.597	1,343	21,40			Stamp duty cale	- Bariduel				lver Extra 1	26	0.000	× F
-40unorzhip	70.0	70.00 70.00	3.50× 8.75×		3,15	150	92,610	29	Feer				5 544				Landpayment			490,847			1/m2		
Hamer	70.0	70.00	8.19%	- 1	3,15	150 2	31,525	- "9		Planning Professional		8,000		104,07					Tatel	14,042		Ivor Extra 2	t/m2	0.005	10 22
t and Subridy	Affordable Bent					0	0						,				Stamp duty cale	- Residuel			s	mall Site	×	0.000	×
	Sacial Rent Shared Ownership					0			COMSTRUCTIO	Build Cart		1,741	1 721.410				Landpayment		Tatel	243,692		Site Cartr	Bare	45.00	
						Ť	Ť			≥106 / CIL / IT			340,821							1015		, K. P. O. D. G.	BNG	15.00: 0.50:	×
AREA - Net AREA - Grazz	0.105 h		65	/ha		3,998	.023	***		Centingency Abnormals		5.00×	86,071				Pro CIL x 106	2 000	€/Unit (all)						
	0.112 6			rha -						Menarmer	ť	5.00%	7,200	2,241,57	ž .		Pracitation	2,000	Tatal	24,000					
por Quarter									FINANCE								B - AH - 444		4111 5 4 10						
Build Time	, ,	varterr							FINANCE	Foor		600	. 0				Part CIL / 106 CIL	16,500	#/Unit (all)	142.821					
						RUM Rasida	al MACRO etrl÷r			Interest		7.50%							Tatel	340,\$21					
idual Land Value		Whale Site 429-847	2,658,755	Parka GROSS 2,658,755			Claringto	lance - 0		Logal and Valuation)		Inf Tariff	×GDV							
ing Uro Valuo		203,077	2.12.1.12.	1,100,000 220,000		RUH CIL HA	CRO ctrl+l											0.00×							
t District	20%	40,615		220,000			Clarings	lanco - 0	SALES	Agentr		244	119,941												
Dench	mark Land Value	243,692		1.320.000		Checkenphari	ng daganaan			Logale	×	3.0× 0.5×	19,990												
							currect				t/unit		0	139.97	3.074.62										
litius al Profit		449,412	590							184	^	0.02		127.72	3.914.42										
									Davelapers Pro	mfit Market Hawing		17.50%													
									1	Market Hawing Affordable Hawing	×Value ×Value	17.50%			588,14- 70,99										
										Firet Hamer	× Value	17,50%			49.51	d									
SIDUAL CASH FLO	W FOR INTEREST	Tear 1				Year 2				Tear 2				Tear 4				Tear 5				Teer 6	-	-	_
OME		Q1	Q2	63	04	Q1	65	63	64	Year 3 Q1	65	Q 3	04	Tear 4 Q1	65	63	04	Q1	65	Q 3	64	Q1	65	63	
Started et Hawing				3 ,	3	3	3	140.206	140.206	840.206	849.296	, ,	, , ,		, ,	, ,	, ,						7 0	7	,
rdable Rent					ř	Ł ŝ		78,266	78,266	78,266	78,266			ř								i			
d Ront								23,153	23,153	23,453	23,453														
d Ounership					. ;		-	\$7,001	\$7,001	57,001	57,001			. ;											
and Subridy			_											۰											•
MOITURE	-	_ •	•	•	•	•	-	999,506	999,506	999,506	999,506		•	•	•	•		•	•	•	•	_ •			-
p Duty		14,042																							
nontrate.		0																							
dr Acquirition ning Fee	-	7,363 5,544																							
errianal				89,663		L				L	_	_			_	_									
d Cart - BCIS Bare /CIL/Tariff			0 142,821 0	89,663 143,451 16,500	286,902 33,000 14,345 15,545	430,353	430,353	286,902 33,000 14,245 15,545	143,451 16,500 7,173 7,773		7				- 1										.
ingency				7,173	14,345	21,518	21,510	14,345	7,173			_ 0	· 0		<u>.</u>	· .	<u>.</u> ,						- 0	· •	7
rmalr			٠	7,773	15,545	23,310	23,310	15,545	7,773	0		•						0	0						
nco Foor I and Valuation		ě																							
ete ele		0		۰				29,915	29,985	29,985	29,905														1
		0	•										,					0							
TS BEFORE LAMD	INT AND PROFIT	116,612	142,\$21	264,559	349,792	524,688	524,68	\$ 3\$4,775	209,\$79	34,9#3	34,9#3	, .		•	<i>'</i> •	<i>'</i>	<i>'</i> •		•	•	• •	•	<u> </u>	<u> </u>	
Residual Valuatio	Lond	490,847								_															
	Interest		11,390	14,281	19,510	26,434	36,767	47,295	36,655	22,537	4,875						. 0	0			0			. 0	
elaperz Betarn Market Hawing						-																			58:
Affordable for Beat																									70
First Homes	Carl Flau	-607,459	-154,211	-278,840	-369,301	-551,122	-561,45	5 567,436	752,972	941,986	959,648														-69
	Opening Balance	0	-154,211				I .													-		•			-9.7
	Clarina Balanca	-607.459	-761,670	-1.040,510	-1.409.811	-1.960.93	-2.522.3	1,954,952	-1,201,980	-259,994	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	_
H FLOW FOR CIL A	ADDITIONAL PROFI	T																							
		Teer 1				Teer 2				Teer 3				Tear 4				Teer 5				Teer 6			
HE	Ar Ataro	•		•	•	+ .	•	999,506	999,506	999,506	999,506	•	• •	-			•	•	•	•	• •	•	•	•	,
MDITURE																									
p Duty		243,692 1,874				-				_															
ontrote.	Ł	0																							
Acquirition ing Fee		3,655 5,544																						-	
rianel	-	89,663		89,663	·	Ł .			143,451	1				ï											*
art - BCIS Bare TIAL CIL		-245,789	0	143,451	286,902 686,207	430,353	430,353	286,902	143,451		7 0		,		, ,	, ,	, ,	0					, ,		1
×106		-245,789					49,500	7 22,000	16,500			, ,	, ,				, ,								
gency		0	0	7,173 7,773	14,345	21,518	21,510 23,310	14,345 15,545	16,500 7,173 7,773									0							
valr Foor	F	0		7,773	15,545	23,318	23,310	15,545	7,773	+ .										•					
o Foor nd Valuation	Ł	i	_																						
						0	0	29,985	29,985	29,905	29,905				0					- 1					
			, ,	; ,		* :	- :	4,998	4,998			, ;	, ;		· :			- :		- ;	- :		· :	- :	,
TS BEFORE LAND	INT AND PROFIT	92,640	•	264,559	1,035,999	524,681	524,68	9 384,775	209,879	34,983	34,983		•	•		•	•	•	•	•	•	•		-	
IL calculation	_														-	_		-					+	+	_
	Interest		1,849	1,884	6,880	26,434	36,767	47,295	36,655	22,537	4,875	0						0					0	0	
elupers Return																									50
Market Hawing Affordable for Rent																									70
First Homes																								$\overline{}$	70
		-90,640	-1,849	-266,443	-1,042,079	-551,122	-561,45	5 567,426	752,972	941,986	959,640													1 0	-69
	Carh Fleu Opening Balance	0				-1.960.933												699.654					-		

Site 10		Flatted BF 250							J																
ІНСОНЕ	Av Sixe	m2	×	Humber	Price ttm2	6D7	GIA		DETELOPMENT	COSTS							Planning fee cal	le				Build Cart			/m2
	Grazz 77.5	Net		250					LAND			funit or m2	Tetal				Planning app foo Na dwyr	dug 251	r ret.			CO2 Plur	×	3.00%	/m 1,612.0 48.3 0.0 0.0 14.1 0.0 0.0 0.0 0.0 1,675.1 1875.3
Market Hawing	77.5	70.49	65,00%	167		51,546,396	12,600	•		Land Stamp Duty			54,462	1,299,242			Na dugrander 50 Na dugraver 50	\$4 201		2 23,100 8 27,600		Acc & Adpt	t/m2	0.00%	0.0
Affordable Overall Affordable Rent	63.6	57.84	35% 22.75%	87.5 57		5 8,142,180	269			Earomontrota Logalr/Acquiritian		1.50%	19,489	73,951					Tatel	50,700		Water	t/m2 t/m2		14.7
Secial Rent	62.6	57.04	0.00%	- (2,25	0		9	_	Erqua (Acquarium		1.500	1,,40	15,551			Stemp daty cale	- Raziduel				Over Extra 1	×	0.00%	0.0
Shered Ounership First Hames	66.5 67.9	60.44 61.73		22	3,15			2	Feer	Planning			50,700				Landpayment		Total	1,299,242 54,462		Over Extra 2	t/m2	0.00%	0.0
Grant and Subridy	Afferdable Read									Prefezzionel		8.00%	3,509,170	3,559,870			Stamp daty cale	- Davidnel				Small Site	£/m2	0.00 0.00×	0.0
aram ama 2 ama 1)	Sacial Rent Shared Ounership								COMSTRUCTION	Build Cart		1,851	33,848,255				Landpayment			5,892,857 284,143		Site Cartr	Bare	10.00%	1,675.15
						, ,				2106 / CIL / IT			6,481,542						Tutel	284,143		Site Cartr	BNG	0.50×	16.7.5 8.3
SITE AREA - Not	3.125 4.464		10 54	n.		65,607,971	10,206			Centingency Absormate	×	5.00% 5.00%	1,692,413				Pro CIL x 106	8,500	0 t/Unit (all)						1,051.04
Salar por Quarter				-							1		150,000	43,864,622					Tatal	2,125,000					
Unit Build Time	3	Quarterr							FIMANCE								Part OIL r106	16,501	#/Unit (all) 4,125,000 2,356,542					
						RUH Residual MA				Foor Interest		7.50%					CIL	104	i t/m2 Tutel						
Bezidaal Land Value		Whale Site 1,299,242	PerhaNET 415,758	Perha GROSS 291.030	1		Claring Felence -	. 0		Legal and Valuation							Inf Tariff	×GDV							
Existing Use Value Us lift	20%	4,910,714 982,143		1,100,000		RUH CIL MACRO	ctrl+l Glarine Felence -		SALES									0.000	c						
Plur/he					2.				SALES	Agents	×	3.0%	1,968,239												
Beach	mark Land Value	5.192.157		1.320.000		Observation of the control of the co	rect	1		Logele	K Marit	0.5%	320,040												
		-3.4/4.3/7	t/m2							Mirc.	z	0.02		2.296,279	51,093,964										
Additional Profit		-2.799.381	-235						Davelapers Pra	/ix						1									
										Market Howing Affordable Howing	XValue XValue	17.50% 17.50%			9,020,619 1,716,432										
RESIDUAL CASH FLO	FOR INTEREST									First Hames	Z Value	17.50%			744.344										
INCOME		Tear 1 Q1	02	02	04	Tear 2	02	02	04	Teer 3	02	02	04	Year 4	02	02	04	Tear 5 Q1	92	92	04	Tear 6	93	02	04
UNITS Started Market Hawing		¥1	w.	10	20	20	20	20 2.061,056	20	20	20	20	20	20	20	20	4.123.712			4.923.792		*	w.c	ws.	**
Affordable Rent					, ,	F :	;	325,687	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374	651,374	4,123,712 651,374	4,123,712 651,374	4,123,712 651,374				, ,	÷
Special Ront Shared Ouncerhip						:	:	66,640	133,280	133,280	133,200	133,280	133,200	0 133,289	0 123,240	133,210	133,280	123,280	133,280	133,280	:	:		;	ů
First Hames								170,136	340,272	340,272	340,272	340,272	340,272	340,272	340,272	340,272	340,272	340,272	340,272	349,272					
Grant and Subridy IHCOME		•	•	•		•	•	2,624,319	5,241,631	5,248,638	5,248,638	5,248,638	5,248,638	5,248,638	5,241,631	5,241,631	5,241,631	5,241,631	5,241,631	5,248,638	•	•	•	•	·
EXPENDITURE Stome Duty	-	54,462																							
Euromontrota Local Acquirition		19,489																							
PlanningFee		50,700				L	_			L								L				L			_
Build Cart - BOIS Bare z106/CIL/Tariff			2,356,542 0	451,310 55,000	165,000	275,000	330,000	2,707,860	330,000	330,000	2,707,860	2,707,860	2,707,860	330,000	2,707,860 330,000	330,000	1,005,240	902,620	: :			- :	•	: :	:
Contingency Abnormals				22,566	67,697 73,697		135,393 147,393		135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393		135,393 147,393	90,262	45,131 49,131				:	:		
Financo Foor		0	*	24,500	12,071	nac,vev	141,070	141,070	141,000	141,000	141,000	141,000	141,000	141,555	141,575	141,575	77,676	4,,61			•			· ·	
Legal and Valuation Agents			. 0	. 0			. 0	78,730	157,459		157,459		157,459	157,459		157,459	157,459	157,459	157,459	157,459	0		. 0	. 0	
Legelr Mire						۰			26,243		26,243		26,243	26,243		64,645	26,243			26,243	0				•
COSTS BEFORE LAND	INT AND PROFIT	1,879,236	2,356,542	2,301,026	1,660,323	2,767,205	3,320,646	3,412,49\$	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	3,504,349	2,397,467	1,290,584	1#3,702	1#3,702	•				•
For Residual Taluatio	Land	1,299,242	59,596		150 141	L	239,424		1														, ,		
Developers Return	Interest		59,596	104,899	150,141	184,088	239,424	306,176	326,695	300,115	273,037	245,451	217,347	188,717	159,550	129,837	99,544	47,973			0				
Market Hauring Affardable far Rent																									9,020,619 1,716,432
First Hamer		-3.178.478	-2.416.138	-2.412.925	-1.810.465	-2,951,293	-3.560,071	-1.094.354	1,417,594	1,444,174	1,471,252	1,498,838	1,526,941	1,555,572	1.584.739	1,614,452	2.751.605	3.910.080	5.064.935	5.064.935					744,344
	Carh Flou Opening Balance	0	-2,416,138	-2,412,925	-1,810,465		-3,560,071	-1,094,394	1,417,594		1,471,252	1,498,838	1,526,941	1,555,572	1,584,739	1,614,452	2,751,605		5,044,935	5,064,935	,				-11,481,395
	Clarina Balance	-2,178,478	-5.594.616	-8.007.541	-9.818,005	-12,769,298	-16,329,369	-17.423.724	-16,006,120	-14.561.956	-13,090,704	-11,591,865	-10,064,924	-8,509,352	-6.924.614	-5,210,162	-2.550.556	1,351,524	6,416,460	11.481.395	11.481.295	11.481.395	11.481.295	11,481,395	•
CASH FLOW FOR CIL A	DDITIONAL PROF	IT Tear 1				Tear 2				Tear 3				Teer 4				Tear 5				Tear 6			
INCOME	Ar Abeve	18471				18472																1247			
INCOME		•	•	•	•	<u> </u>	•	2,624,319	5,241,631	5,248,638	5,248,638	5,248,638	5,240,630	5,240,630	5,240,630	5,240,630	5,240,630	5,240,630	5,241,631	5,240,638	•	· •	•	•	•
EXPENDITURE Land		5,092,057								1															
Stone Duty		204,143																							
Earementretc. Legalr Acquirition		88,393				L		L		L								L				L			
Planning Fee Professional		50,700 1,754,585		1,754,505		F :	:	:		F :												:			
Build Cart - BCIS Bare POTENTIAL CIL				451,310	1,353,930 -296,037		2,707,860		2,707,860		2,707,860		2,707,860	2,707,860 -296,037	2,707,860	2,707,860	1,805,240	902,620	, ,	7 0		<u> </u>	7 0	, ,	, i
Part CIL r 106		•	0	55,000	165,000	275,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	320,000	220,000	220,000	110,000							0
Opntingency Abnormals				22,566 24,566	67,697 73,697		135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,393 147,393	135,343 147,393	135,393 147,393	135,393	90,262	45,131 49,131	- 1		0				
Financo Foor Logal and Valuation																									
Agentr						t ·		78,730 13,122	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243	157,459 26,243					
Legalr Mirc.		0		0	- 0		-		. 0					20,245					7 0	7 0	0		0	0 0	
COSTS BEFORE LAND	INT AND PROFIT	8,070,678	•	2,308,026	1,364,287	2,471,169	3,024,610	3,116,461	3,201,312	3,241,312	3,201,312	3,201,312	3,208,312	3,201,312	3,504,349	3,504,349	2,397,467	1,290,584	183,702	183,762	•	•	7	•	•
For CIL calculation				F #145	200 220		7 290 206	242.333	757 610	L			F 330.444		,	F 434.432		L				Ļ .	, ,		
Davelapers Return	Interest		151,325	154,163	200,329	229,665	280,306	342,273	357,918	326,373	294,236	261,497	228,144	194,166	159,550	129,837	99,566	47,973			•			•	
Market Hawing Affordable for Rent																									9,020,619 1,716,432
First Homes																	1.000.000					.			744,344
	Cark Flew Opening Balance		-151,325	-2,462,189	-1,564,615	-2,700,834	-3,304,916	-834,415	1,692,407	1,713,953	1,746,019	1,778,828	1,812,181	1,846,160	1,584,739	1,614,452	2,751,605	3,910,010	5,064,935	5,064,935	9	L .			-11,481,295
	Clarina Balance	-8,070,678	-8 222 003	-10 624 191	-12 248 807	-14,949,640	-18.254,556	-19 088 971	-12 406 E62	-15 692 611	-13 946 522	-12 167 694	-10 355 512	-8 509 352	-6. 92d 61d		-2 552 556	1351524	6.416.460	11 481 395	11 481 345	11,481,395	11 481 395	11 421 395	

Site 11		Flatted BF 250 HD																							
ІНСОМЕ	Av Sixe	m2	×	Humber 25	Price fra2	6D4	- 6	IA	DETELOPMENT O	OSTS							Planning fee ca Planning app fee	le .	rato			Build Cart			m
	Grazz	Not							LAND			funit or m2	Total				Na du gr	du gr 250 50	roto			CO2 Plur	×		3.00% 57.
Serket Houring	81.1	70.52	65.00%	163	4,500	51,571,101	17,	179		Lond Stomp Duty				-7,113,231			Na du grandor 50 Na du granor 50	50 200	462 138	23,100		Acc & Adpt	1/m2		0.00% 0.0
Affordable Overall			35%	*7.5						Earementrate.			ŏ				THE SECRET SEC	200	Tatal	23,100 27,600 50,700		Her wary	t/m2		14.
Afferdable Rent Speigl Rent	66.5 66.5	57.84 57.84	22.75%	5		8,142,180	3,	783	1	Legalr/Acquiritis	in .	1.50%	-106,698	-106,698			Stamp daty cal-	- Decident				Water Over Extra 1	1/m2		0.00%
Shered Ounership	69.5	60.44	3.50%		2,250	1,666,000		608	Feer								Landpayment	- nazietei		-7,113,231			t/m2		0.0
First Hamos	71.0	61.73	8.75%	2	3,150	4,253,395	10	553		Professional		\$.00×	50,700 4,216,166	4,266,866					Yutel			Over Extre 2	t/m2		0.00% 0.0
Grant and Subridy	Afferdable Rent											****	4,00,000	4,200,000			Stemp daty cel-	- Raziduel				Small Site	×		0.00% 0.0
	Sacial Rent Shared Ounership								CONSTRUCTION	Build Cart		2,186	41,797,596				Landpayment		Total	2,578,125 118,486		Site Cartr	Bare		1,977.9
										2106 / CIL / IT			6,574,720						THIST	110,7000		J.C. C.L.C.	BNG		0.50× 9.0 2,105.6
SITE AREA - Not SITE AREA - Grave	1,963		160	n.		65,632,756	19,1	24		Centingoncy	v	5.00× 5.00×	2,009,000				Pro OIL #106	2 500	£/Unit (all)						2,105.6
			-	- "							1		150,000	52,702,076				1,111	Tatal	2,125,000					
Sales per Quarter Unit Build Time	2	Quarterr							FINANCE								Part OIL #106	16,500	#/Unit (ell)	4,125,000					
										Feer		0×					CIL	104	£/m2	2,449,720					
		Whale Site	PerhaNET	Perha GROSS		RUH Residuel Mé	Glaring Falanc	e- 0		Interest Legal and Valuati	20	7.50%					_		Tatel	6,574,720					
Residual Land Value Existing Use Value		-7.113.231 2,148,438	-4.552.468	-3.641.974 1,100,00	1	RUH CIL MACRO											Inf Tariff	×GDV							
Uplift	20%	429,688		220,00	í	NON CIL PIACRO	Glaring Follows	· 0	SALES									0.00%		•					
Plw/ha	nark Land Value	2,578,125		1,320,000	9	Ohrekan pharing dug		_		Aquatr	×	3.0× 0.5×	1,968,983												
DARCE	AUG LIKE THE	2.714.127		1.324.444		COL	rect			raden	Efunit	0.37	0												
Additional Profit		-2.203.162	t/m2							Mirc.	Z.	0.0%		2,297,146	52,046,159										
HARLINGAN FIREN		*.243.164	-622						Davelupers Prus	ria .															
										Market Hawing Affordable Howi	× Value	17.50× 17.50×			9,024,957 1,716,432										
										First Hames	Z.Value	17.50%			744,344										
RESIDUAL CASH FLOW	FOR IMTEREST	Tear 1				Tear 2				Teer 3	_	_		Year 4				Tear 5				Tear 6		_	
IHCOME		£1	Q 2	Q 3	Q4	Q1	Q2	Q 3	Q4	Q1	65	Q 3	Q4	Q1	65	Q 3	64	Q1	Q 2	Q 3	64	Q1	Q2	63	£4
UNITS Started Market Hawing				10	30	30	30	2,062,047	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542			, ,	,	0		, ,		, ,
Affordable Rent						6	. 6	325,687	977,062	977,062	977,062	977,062	977,062	977,062	977,062	977,062	5 4				0	6			
Social Ront Sharod Ounorship						F :		66,640	199,920	199,920	199,920	199,920	199,920	199,920	100 070	199,920	7		, ,	,		F :			; ;
First Hames								170,126	510,407	510,407	510,407	510,407	510,407	510,407	510,407	510,407					0				
Grant and Subridy INCOME		• •	•	•		•	•	2,625,310	7,875,931	7,475,931	7,875,931	7.475.931	7,\$75,931	7,\$75,931	7.475.931	7.475.931	,		, ,	• ;	·	•	•	•	, ;
EXPENDITURE																									
Stemp Duty Earsmontrate.																									
Logalr Acquirition		-996,698 50,700																							
Planning Fee Prafessianal		2.500.003		2,100,003																					
Build Cart - BCIS Bare r106/CIL/Tariff			2,449,720	557,301 55,000	2,229,205	3,901,109	5,015,712 495,000	5,015,712	5,015,712 495,000	5,015,712 495,000	5,015,712 495,000	5,015,712	3,343,808 330,000	1,671,904 165,000			-								
Centin-goney				27.065		195,055	250 706		250,786	250,786	250,786	250,786	167,190 179,190	83,595 89,595		<u> </u>	<u> </u>				·	Ł .	· .	· ·	<u>.</u> .
Abnormate Financo Foor				29,865	119,460	209,055	260,786	260,706	260,706	260,786	260,786	260,786	179,190	19,595							0	۰		۰	•
Logal and Valuation		, i																							
Agents				*		:	:	70,759 13,127	236,278	236,278	236,278	236,278	236,278	236,278 39,380	236,278	236,278				,		:		: :	: :
Mirc.				i		_												L				L			
COSTS BEFORE LAND	INT AND PROFIT	2,052,085	2,449,720	2,77\$,114	2,610,126	4,690,220	6,030,2#3	6,122,169	6,305,940	6,305,940	6,305,940	6,305,940	4,295,\$46	2,2\$5,752	275,65\$	275,65\$	•	•	•	•	•	•	•	•	
For Residual Taluatio	Land	-7,113,231				E2 424	<u> </u>		L .													t e			
Davaluparz Ratura	Interest				3,125	53,436	142,380	258,117	328,523	305,246	281,532	257,373	232,761	169,999	68,371						0				
Market Hauring																									9,024,957 1,716,432 744,344
Affordable for Rent First Homes																									744,344
	CarkFleu	5,061,146	-2,449,720	-2,778,114	-2,683,251	-4,743,656	-6,172,663	-3,754,976	1,241,467	1,264,745	1,288,459	1,312,617	3,347,323	5,420,180	7,531,902	7,600,273			,		0	0			-11,485,732
	Opening Balance Obsring Balance	5.061,146	2,611,426	-166,600	-2,849,939	-7.593,596	-13,766,250	-17.521.234	-16,279,767	-15,015,022	-13,726,563	-12,413,946	-9.066.623	-3,646,443	3,005,459	11.415.732	11.415.732	11.415.732	11.415.732	11,415,732	11.405.732	11.405,732	11,485,73	11,405,7	32 0
CASH FLOW FOR CIL A	DDIVIONAL DDG																								
VALUE CON CIL A		Tear 1				Teer 2				Teer 3				Teer 4				Teer 5				Teer 6			
INCOME	Ar Abave	. ,						2,625,310	7 275 424	7 275 424	7,875,931	7 275 434	7 475 431	7 475 431	7,875,931	7 275 424			, ,	. ,				, .	-
EXPENDITURE		_ •	•			•		Lives,siv	1,412,221	1,415,551	1,412,221	1,412,021	1,415,551	1,415,551	1,415,551	1,412,031	_ ·			•	•	1			
Land Stamp Duty		2,578,125								1												1			
Earomontrotc.		0								1															
Legalr Acquirition Planning Fee		38,672 50,700												. ,											
		2,100,003	i	2,100,003		t i	0		5 45 70			, i	i		0			1			ő	t :			
Build Cart - BCIS Bare POTENTIAL CIL				557,301	2,229,205 -1,367,195			5,015,712 -1,367,195		5,015,712	5,015,712	5,015,712	3,343,000	1,671,904			_	-				-			
Part CIL x 106		•	0	55,000 27,865	220,000	285,000 195,055	495,000	495,000 250,786	495,000 250,786	495,000 250,786	495,000 250,786	495,000	330,000 167,190	165,000 83,545	0				0	0	0		0	0	0
Centingoncy Absermatr		: :		27,865 29,865	111,460	195,055 209,055	250,786 268,786	250,786 268,786	250,786 268,786	250,786	250,786 268,786	250,786 268,786	167,190	83,595 89,595		- :	-	1			•			- :	
Financo Foor										,															
Legel and Valuation Agents		: ;						78,759	236,278	236,278	236,270	236,278	236,278	236,278	236,278	236,278									
Logale			0	0				78,759 13,127	39,380	39,380	39,380	39,380	39,380	39,380	39,380	236,278 39,380					0				
Mirc. COSTS BEFORE LAND	INT AND PROFIT	4,893,986	•	2,778,114	1,312,931	3,323,425	4,663,011	4,754,974	4,931,746	4,931,746	6,305,940	6,305,940	4,295,846	2,245,752	275,658	275,458	•	•	, ,	• • •		•	* *	- :	-
			_																			_			
For CIL calculation	Interest	,	91,762	93,403	147,325	174,705	240,287	332,226	378,386	330,409	281,532	257,373	232,761	169,999	68,371				. ,	. ,					
Davelapers Return Market Howing															-										9,024,957
Affordable for Rent																									1,716,432
First Homes	01.51	-4,093,986	-91,762	-2,071,597	-1,460,256	-3,497,730	-4,903,376	-2,461,009	2,550,799	2,606,776	1,200,459	1,312,617	3,347,323	5,420,100	7,531,992	7,600,273					_				744,344
	Cark Flew Opening Balance	-4,893,986	-91,066	*6,811,897	-1,450,256	-5,497,750	-4,903,376	-2,451,889	6,551,199	2,606,776	1,411,459	1,516,616	3,341,363	5,420,110	(357)794	(300,213							°	°	-11,485,732
	Clarina Balance	4 002 007		3.053.34/	0.343 (03	42 A45 222																			

Marche M		Site 12	E	latted BF 155							_																
Martine Mart		ІНСОНЕ	Av Sixe m	·2	×		Price	GD1	61/	-	DETELOPMENT (OSTS												Build Cart			
Marche M			Grazz	Not		199			•	4	LAND			fanit er m2	Tetal				No duer	151	y ret S			CO2 Plur	×	3.	.00% 48.
*** Property of the control of the c		larket Hawing	77.5	70.45	65,00%	101	4,500	31,938,24	19 7,81	7	1				26.42	778,419			Ne dustrander 50		0 46	2	1,100	Acc h Adat	t/m2		0000
Column C		iffardable Overall										Euromontrote.										31	590				14
Martine Mart		ocial Bent	63.7	57.91	22.75% 0.00%	35	2,250	p)		1		Logalr/Acquirition		1.50%	11,679	40,097			Stemp duty cele	- Bazidual				Water OverExtra 1	×		.00%
Market M		Shered Ounership	60.0	61.00	3.50%				5 36	1	Feer				22.54										1/m2		0.
Part				60.93	0.19%	14	3,199	2,602,70	3 74	1		Professional		8.00%		2,212,147					1864		(A21		t/m2		0.00 0.
Martine Mart		Grant and Subridy					:			1	COMSTRUCTION									- Rosidual		> 661	500	Small Site	×		1675 1
Part			Shared Ounership				i					Build Cart		1,851	20,974,735						Tate		375	Site Cartr	Bare	10.	.00% 167.
Part	Production Supering Superin		1,550 h		100	the		40,651,761	11,33		1	2106 / CIL / IT Cantingoney		5,00%	4,016,75										BNG		1,451,0
Second S		SITE AREA - Grave	1,920 h	4	80	/ha				_	1		×	5.00×	1,048,737	27 101 454			Pre-OILe106	0,50	0 (/ Unit (all)	1 247					
Part		Salespor Quarter													95,000	21,101,797											
Part		Unit Build Time	3.6	harterr							FINANCE	Feer		800					Part CIL r106	16,50	0 £/Unit(all	2,557	,500 1.251				
Part	11.435.414							RUH Residuel H	IACRO ctrl+r			Interest		7.50%					911			4,016,	751				
Mart	11.435.414	Bezidual Land Value		Whele Site 778,419	PerhaNET 502,206					- 0	1	Logal and Valuation							Inf Tariff	× GDV			_				
Property of the column Property of the col	S. S. S. S. S. S. S. S.	Exirting Uro Valuo	No.	2,131,250		1,100,000		RUH CIL HACRO	D etri+i		enre.									0.000			•				
Part	S. S. S. S. S. S. S. S.	Plurihe									SHLES	Aqontr	×	3.0×	1,219,553												
Part	S. S. S. S. S. S. S. S.	Beach	hmark Land Talue	2,557,500		1,320,000		Check an pharing du	rener	1	1	Logalr	Z.	0.5%	203,259												
Property	1,144,744				(/m²							Mire.	Z.	0.0%		1,422,812	31.635.434										
Part	1,144,744	Additional Profit		-511.804	-66						Davelapers Proj	lit															
Part	495.5222										1	Market Haurina	× Value	17.50×			5,519,194										
Part	92 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 04 02 04 04 01 02 04 02 04 04 04 04 04 04 04 04 04 04 04 04 04											First Homes	z Value	17.59%			455,522										
State Stat	92 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 04 04 01 02 04 04 04 04 04 04 04 04 04 04 04 04 04	RESIDUAL CASH FLO	W FOR INTEREST	Teer 1				Terr 2				Tear 3				Tear 4				Tage 5				Tear 4			
Company Comp	185,197	IHCOME		91	65	63	64	et	92		94	e1	Q2		94	91	Q2	63	04	91	QZ	63	04	01	65	<u> </u>	04
Part	0.056 0.056					, ,	0	20	7 0	1,030,266	4,121,064		4,121,064	4,121,064					. 0	0	. 0		0				
March Marc	193,242	Afferdable Rent						:	: :	163,047	652,107	652,107	652,107	652,107	652,107	652,187	652,107		: :	:	:	: :	: :	:		: :	: :
THE	\$5,000	Shered Ounership				•				34,067	136,269	136,269			136,269	136,269	136,269	68,135	,		,		, ,				
Company Comp		First Hames						:		83,967	335,869	335,869	335,869	335,869	335,869		335,869	167,934		:	:			:			: :
The Control of Section 1965 1965	97-31-22 73-6-11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			•	•	•	•	•	7 .	1,311,347	5,245,319	5,245,319	5,245,389	5,245,319	5,245,389		5,245,319	2,622,695	7 .		, i	<i>'</i> •	7 .	•	7 .		7 .
Control 1.00	97-31-22 73-6-11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	EXPENDITURE Stone Duty		28.421																							
Part	97-31-22 73-6-11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Egrementrets.																									
Martin M	97-31-22 73-6-11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Planning Fee	-	37,590																							
March Marc	97-31-22 73-6-11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Professional		1,087,278		1,087,278																					
	\$3.237	r106/CIL/Tariff			1,459,251			247,500	230,000	330,000	330,000	330,000	330,000	275,000	145,000	55,000	ě	•	,	, i	,	,	, ,	, i	,		, ,
Treatment of the control of the cont	\$3.237	Contingency					56,384 64.294	101,491	135,321	135,321	135,321						0	:	: :	:	:	: :	: :	:		: :	: :
Part	\$3.237	Finance Feet				HL,C11	0,004	100,471	MIDE	HIDE	141,561	HI,JEI	141,521	man, i vi	12,000	24,555	· ·	•				, , , ,					
Second S	\$3.237	Legel and Valuation	-	: .						39,340	157.362	157.362	157.362	157.362	157.362	157.362	157.362	78,681			. 0						
SOUTH SEPTION 1.65, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16	\$1,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Logale					i			6,557	26,227	26,227	26,227	26,227	26,227	26,227	26,227	13,113	. 0	ò				,	. 0	. 0	. 0
THE STATE NAME OF THE STATE OF		COSTS BEFORE LAND	D INT AND PROFIT	1,164,966	1,459,251	1,363,867	1,382,941	2,489,294	3,319,459	3,364,956	3,502,640	3,502,648	3,502,648	2,949,471	1,843,118	734,745	103,509	91,794								-	
Second Process Seco	1.530 1.53								_		_																
Heat-three figures Heat-thre					36,438	64,483	91,264	118,906	167,809	233,188	276,066	248,565	220,550	192,008	152,560	91,628	8,809	0		0			. 0		. 0	. 0	
Second S		Developers Return Market Howing																						_			5,589,194
Column C	055-015 3-555-000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Affordable for Rent																									1,069,344
Control Cont	165,219 2,422,455 • • • • • • • • • • • • • • • • • •	First Homes	Carh Fleur	-1,943,384	-1,495,689	-1,421,349	-1,474,205	-2,600,200	-3,486,868	-2,286,797	1,466,676	1,494,176	1,522,192	2,103,910	3,249,711	4,416,996	5,052,991	2,530,900								-	455,522 -7,114,059
Test	165,219 2,422,455 • • • • • • • • • • • • • • • • • •		Opening Balance	-1842.224	-2.429.074	4 967 422	-6 241 620		-0.404.447	-14 722 494	-17.754.010	-11.762.641	-10 240 449	-0.124 E40	-4 006 074	-469.022	4 502 450	2 444 050	7 114 0E9	7 444 0E0	2 114 050	2 114 050	7 114 0E0	7 114 0E0	2 114 05	2 114 0E9	
Report Face	165,219 2,422,455 • • • • • • • • • • • • • • • • • •		Oligina Dalanca	LACON	2,322,213	4391.462	1241116	******	12.420.071	18.182.171	12425.717	11.192.041	10.440.447	V. 10.044		******	420.07	1.114.527	1.114.027	1.114.027	1.114.027	1.114.027	1.114.027	1.114.027	1.114.02	1.114.022	×
Miles Mile	165,219 2,422,455 • • • • • • • • • • • • • • • • • •			Tear 1				Tear 2				Tear 3				Tear 4				Tear 5				Tear 6			
EFFENTIVES 2500 17.75 17	87.744	INCOME	Ar Above				,																				
Lead 1, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2,	0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	EXPENDITURE	— í	•	•	•	•	•	•	1,311,347	5,245,319	5,245,319	5,245,389	5,245,319	5,245,389	5,245,389	5,245,319	2,622,695	•	•	•	•		•			•
Company Comp	0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Land																									
Second	0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	grementrets.																									
Find Control (1972) 1	0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Legelr Acquiritien Planning Fee		38,363 37,590																							
Section State 1.2529 1.252	0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Professional	Ł	1,087,278			i	t i	1		· ·	t i	Č	ž o	i	i	ŏ	i	č	Ł i	č		2 1	Ł i			ž š
and Class of the control of the cont	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Build Cart - BCIS Baro POTENTIAL CIL				225,535	1,127,674					2,706,417	2,706,417	2,255,348	1,353,209	451,070	٠	•	, ,	•	, ,	7 0	, ,		, ,	-	,
10,477 10,484 10,691 10,521 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Part CIL x 106			•	27,500	137,500	247,500	330,000	330,000	330,000	330,000		275,000	165,000		0	0			. 0						
	0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ibnormalr		- : :	- : -	11,277			135,321				135,321				0			:		0	- :	F :	- :	- ;	- 0
\$ 5.00 \$7.52	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	inanco Foor						,	,	,														1			
	0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	.e get and Valuation Agents	-							39,340	157,362	157,362	157,362	157,362	157,362	157,362	157,362	78,681						٠.			
OSTS REFORM LARGE HIT AND PROFIT 3,223,146 0 1,247,244 2,449,244 2,449,244 3,223,758 3,279,656 3,417,247 3,447,247 3,447,247 3,447,247 1,449,111 124,745 193,5	1 A A A A A A A A A A A A A A A A A A A	e quir		- :						6,557	26,227	26,227	26,227	26,227	26,227	26,227	26,227	13,113									
Tar CRI calculation	7 559/194 7 1965/344	COSTS BEFORE LAND	DINT AND PROFIT	3,838,106	- :	1,363,867	1,297,641	2,403,994	3,233,754	3,279,676	3,417,347	3,417,347	3,502,648	2,949,471	1,043,110	734,745	103,509	91,794	* :	<u>:</u>	•	•	· :	· :	•	\rightarrow \div	· :
Description Tight	7 559/194 7 1965/344																										
Helack Heroisch Hirterfalls First Heroisch He	5,590,194 7,196,324 7,466,204 7,466,205		Interest		71,964	73,314	100,261	126,472	173,918	237,812	279,177	250,135	220,550	192,008	152,560	91,628	8,809		0			. 0					
Forthers Condition 3-(5)1-504 - (1)1-504 - (7 (1/6) 2/64 7 (1/6) 2/64 7 (1/6) 2/64																							1			5,589,194
Sub-River - 32(3):46		Market Housing						1																1			1000 244
Opening Belinger #	.052,091	Market Hawing Affordable for Rent																						_			1,007,000
Change School 2-883-006 -2-880-007 -5-247251 4-765-052 +2-75-510 -7-10-059 7-10-059		Market Hauring Affardable far Rent		-2.020.106	-71.964	-1.427.180	-1.297.902	-2.520.465	-2.407.674	-2.206.120	1,540,064	1,577,407	1,522,192	2.102.910	3.249.711	4.416.496	5.052.991	2.530.900								-	455,522

Process Proc	23,300 14,400 17,500 -4,970,504 (591,431	Build Gust
Martin	375-98 4376-54 4376-54 1595-64 (4,62) 1,317,549 1,327,549 1,423,451	
Marked M	375-98 4376-54 4376-54 1595-64 (4,62) 1,317,549 1,327,549 1,423,451	
Marie Mari	375-98 4376-54 4376-54 1595-64 (4,62) 1,317,549 1,327,549 1,423,451	
Ministry	1,551,658 1,562 1,562 1,517,698 1,317,698 1,537,698 1,537,698 1,535,914	
Part	0 1981,68 55,62 1,317,68 1033,91 4,012,611	
Martine Mart	0 1981,68 55,62 1,317,68 1033,91 4,012,611	
State Stat	15-023 1-20-200 1-200	
Part	15-023 1-20-200 1-200	
March 11	1,317,694 3,697,660 (523,914 4,023,011 4	
March Marc	2,007,000 (003,001 4,002,001	
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HIGHING ASSITION FOR MINISTS For 1 Co. C	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Tran t 02 03 04
Note Process	Q3 Q4	Trant 62 63 64
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Link Application -0.550		
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Development		
### Professional P		5,589,194
Control Cont		1,069,344
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CASH LOW FOR CHARD/HONGE PROFIT Tax 2 Tax 3 Tax 4 Tax 5	7 814 050 7 814 050	
	7.114.059 7.114.059	7.114.059 7.114.059 0
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Professional F 1306,297 F 0 F 1306,297 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F		
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Abnormals 0 0 0 29,841 0104,443 193,966 0 253,648 268,569 0 179,046 0 9,523 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
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Gec.		
Far Oil calculation		
Development Balance 54,950 57,947 94,921 994,947 944,941 294,582 394,582 394,582 463,349 6,999 0 0 0 0 0		
Market Howing		
Afficial for Final		5 529 194
Carb Flour - 2,015,722		5 529 194
Option/10-04-07-07-07-07-07-07-07-07-07-07-07-07-07-		

Site 14		Flats BF 75																							
ІНСОНЕ	Av Sixe	m2	×	Humber		601	- 61	A	DEVELOPMENT	COSTS							Planning fee ca	le				Build Cart			/m2
	· · · · ·	и.		7	5 1/m 2			.2	LAND			fesit er m2	Tatel				Planning app fee Ne dugs	duq. 75	rate			CO2 Plur		,	/mil 1,62,00 1
Market Hawring	Grazz 77.9	70.03	65.00%	- 4	9 4,50	15,539,06	3 3,7	98	CHILD	Land		Perit ar az		401,471			Ne dags under 50	50	462	23,100			1/m2		0.00
Affordable Overall			35%	26.2	-					Stamp Duty Egromontrots			9,574				No dust over 50	25	138 Total	23,100 3,450 26,550		Acc & Adpt	t/m2		10% 0.00
Affordable Rent	63.6	57.02	22,75%	1	7 2.47	2,441,87	0 1,0	*5	1	Legal /Acquirition		1,50%	6,022	15,596					1841	20,230		Water	1/m2		0.00
Fecial Rent	63.6	57.02	0.00% 3.50%		0 2,25)	0	9	I.								Stemp duty cale	- Residuel				Over Extra 1	× t/m2		0.00
Shered Ounership First Hames	63.8 67.7	58.00 61.57	3.50% 8.75%		3 3,15 7 3,15	479,58	8 1 17 d	167	Feer	Planning			26,550				Landpayment		Tatel	401,471 9,574		Over Extra 2	1/m2		0.00
			4.137.		. 5,5	QETE, I	1			Professional		8,00%	1,053,502	1,080,132					1800	4014			1/m2		0.00
Grant and Subridy	Affordable Bent					2	0		CONSTRUCTION								Stemp duty cale	- Residuel		1,455,882		Small Site	×		10% 0.00
	Sacial Rent Shared Ounership					í	0		CONSTRUCTION	Build Cart		1,851	10,172,684				Landpayment		Total	62,294		Site Cartr	Bare BNG	10	10% 167.52
										2106 / CIL / IT			1,934,923										BNG	0	50% 8,38 1,051.04
SITE AREA - Not	0.002	ha ha	60	, A	4	19,733,316	5,41	*	1	Cantingency Absormely	v	5.00x 5.00x	501,634 508,634				Pro CIL 2106	8 500	Ef Unit (all)						1,851.04
				-							ŧ		45,000	13,169,776					Total	637,500					
Sales por Quarter Juit Build Time		Quarters							FINANCE								Part CIL / 106	## EAV	4/Unit (all)	1227 500					
ZERCE GITTE TIME		(Gartes)							711111101	Foor		000					CIL	16,500	t/m2	697.323					
				Perha GROSS		RUH Rezideal M	ACRO ctrl+r Claring l-alance			Interest Legal and Valuation		7.50%							Tutel	1,934,\$23					
Bezidaal Land Yalae		491,471	455.001	364.001	1		Charle q f-elen ca	A - U		Logal and Valuation							Inf Tariff	×GDV							
Existing Use Value		1.213.235		364.001 1,100,00 220,00	0	RUH CIL MACRO	ctrl+l											0.00%		•					
Jelift Discons	20%	242,647		220,00	0		Claring telence	e- 0	SALES	Agentr		3.0%	591,999												
Densk	mark Land Talve	1,455,882		1,320,000	Ď	Olived an pharing du	ran nam			Logale	×	0.5×	90,647												
						<=	rrect	_		ter.	t/unit				15,357,641										
Additional Profit		-463,500	-122	i						ries.	-	0.02		590,666	15.354.641										
									Davelapers Pra	fit															
									1	Market Howing Affordable Howing	×Value ×Value	17.50% 17.50%			2,719,336 511,255										
										First Homes	Z Value	17,50%			222,739										
RESIDUAL CASH FLO	FOR INTEREST	*****				Tear 2				V 2				Tear 4			_	*E				Tear 6	_	_	
IHCOME		Tear 1 Q1	Q2	Q 3	Q4	Taur Z Q1	Q2	Q 3	64	Year 3 Q1	Q2	Q 3	64	Taur 4	Q2	63	Q4	Year 5 Q1	Q 2	Q 3	64	To ar 6	Q2	Q 3	Q4
JNITS Started				15	20	20	20	,			,	, , , , , , , ,			,	,			,						
JNITS Started Market Hawing Affordable Reat								3,107,013 488,374	4,143,750 651,165	4,143,750 651,165	4,143,750 651,165	, ,		÷	, ,		. 0		, ,					, ,	, ,
Special Rent					, ,								0	, ,			· .							· ·	<u>r</u> 6
Shered Ounership						2		95,910 254,559	127,890		127,890		0												
First Hames Sront and Subsidy					, ,		,	294,999	339,413	339,413	339,413	, ,	. ;	, i	·	·	,		,	,			,	,	, ,
		•	•	•	•	•	•	3,946,663	5,262,218	5,262,218	5,262,218	•	•	•	•	•	•	•	•	•	•	•	•	, ,	•
EXPENDITURE Stomp Duty		9,574																							
Caromontrota. Logal: Acquiritian																									
e galr Acquirition		6,022 26,550																							
Professional		526,791		526,791																					
Build Cart - BCIS Bare				526,791 678,179 82,500	1,582,418	2,486,656	2,712,716	1,808,477						0	0										
106/CIL/Tariff Dentingency			697,323	82,500 33,909		302,500 124,333	330,000 135,636	220,000 90,424	110,000 45,212				. 0	0	0		,								
Abnormatr			;	36,909	79,121 86,121	135,333	147,636	98,424	49,212	1				, ,	·	,		i				1	,	,	
inanco Foor coal and Valuation																									
egal and Valuation		:						110,400	197,867	197,867	157,867			0											
equatr .equir		i				,		19,733	26,311	26,311	26,311			· i	ò	,								. 0	
Mire. COSTS BEFORE LAND		564,937	697,323	1,351,211	1,940,159	3 444 433	2 225 447	2,355,45\$	1,292,\$40	184,178	184,178							.							
COSIS BEFORE LAND	INT MAD PROFIT	344,731	471,323	1,354,244	1,740,127	3,444,422	3,329,7+1	2,399,494	1,272,444	144,114	144,114		•	-		_			•			<u> </u>	_ ·	-	
Far Rosidual Valuatio	Lond	401,471	18,195	31,611		95.131	154,010	219,331	193,609	122.813	29,903														
Developers Return	Interest		18,195	31,611	57,672	95,131	154,000	219,331	193,609	122,813	29,903		0					۰							
Market Hawing																									2,719,336
Affordable for Read																									511,255
First Homes	CarliFleu	-970,408	-715,518	-1,389,899	-1,997,831	-3,143,953	-3,480,068	1,371,874	3,775,769	4,955,227	5,048,137				,										2,719,236 511,255 222,739 -3,453,330
	Opening Balance	Ö																							
	Clarina Balanca	-970,408	-1.685,926	-3.075.825	-5.073,656	-8.217.609	-11.697.677	-10,325,803	-6,550,034	-1,594,807	3,453,330	3,453,330	3.453,330	3.453,330	3,453,330	3.453.330	3,453,339	3.453,330	3.453.330	3,453,330	3.453.330	3.453,330	3,453,330	3.453,330	- 0
CASH FLOW FOR CIL	ADDITIONAL PRO	EUT				1																			
ІНСОНЕ	Ar Abavo	Teer 1				Teer 2				Teer 3				Tear 4				Teer 5				Teer 6			_
INCOME	no mbassa	•	•					3,946,663	5,262,218	5,262,218	5,262,218	<u>, , , , , , , , , , , , , , , , , , , </u>	-			•	· •						· ·	· .	· •
EXPENDITURE																									
and Stamp Duty		1,455,882 62,294				1				1								1							
Caromontrotc.						1																			
ogalr Acquiritian Planning Foo		21,838 26,550																							
Preferrienal		526,791	. :	526,791								, ,		,	, ,		,	,			- :	1 :		, ;	, ,
Build Cart - BCIS Bare		i		678,179	1,582,418	2,486,656	2,712,716	1,808,477	904,239	r •	, ,	, , ,		0		•							, ,		
POTENTIAL CIL				\$2,500	-463,588 192,500	302,500	230,000	220,000	110,000	r .	7 0	, , ,				, ,	r 0	r .	, ,	, , ,			7 0		
Dantingency		i		33,909	79,121		135,636	90,424	45,212					i i	i										
Abnormale Financo Foor		:		36,909	86,121	135,333	147,636	98,424	49,212																
egal and Valuation		, ;																							
agentr .								118,400	157,867	197,867 26,311	157,867														
.oqelr Mirc.		1				:		19,733		26,311	26,311	1 1				:			- :				0	- 1	
TUC. COSTS BEFORE LAND	INT AND PROFIT	2,093,356		1,351,200	1,476,572	3,048,822	3,325,987	2,355,454	1,292,840	184,178	184,178	, ,		·	·	•	•						· :	- :	·
																		_							
For CIL calculation	Interest		39,250	39,986	66,204	95,131	154,000	219,331	193,609	122,813	29,903			,			, ,							- 0	,
Davelupers Return																		1				1			
Market Hawring Affardable far Rent						1																			2,719,336 511,255
Affordable for Kent First Homes																									222,739
	CarliFleu	-2,043,356	-39,250	-1,399,274	-1,542,776	-3,143,953	-3,480,068	1,371,074	3,775,769	4,955,227	5,040,137	0	0		•			0	0			0	0	0	-3,453,330
	Opening Balance Clarina Balance	-2.093.356	-2 132 606	-3 530 880	-5 073 656	-8 217 689	-11 697 677	-10 325 202	-6.550 03d	-1594 807	3 453 334	3 453 330	3 453 330	2.452.220	2.452.220	2 452 224	3 453 330	3 453 330	3 453 330	3 453 330	3 453 330	3 453 330	2.452.224	2.452.220	- 0

Site 15	FI	etr BF 35																							
IHCOME	Av Sixe mi		×	Humber 35	Price Elm2	6D#	GIA	1	DETELOPMEN	COSTS							Planning fee ca	le				Build Cart			· · · · · · · · · · · · · · · · · · ·
	Greez 77.5	Not				•			LAND			/unit or m2	Tetal				Planning app foo Na dugr	40 <i>q</i> 35	rete			CO2 Plur	×	3.00	1,612.
Market Hawing	77.5	70.43	65.000	23	4,500	7,210,761	1,762			Land Stamp Duty			492	174,589			Na dugrander 50 Na dugraver 50	35	462 138	16,170		Acc & Adpt	t/m2	0.00	0.
Affordable Overall Affordable Rent		57,63	35% 22.75%	12.25	3.00	1,135,627				Earomontrota Legalr/Acquirition		1.50×	2,619	3,111					Tutel	16,170		Water	tim2 tim2		14.
Secial Rent	63.4 63.4	57.63	0.00%	0	2,475 2,250	1,155,621				Legar recountain		1.50%	2,017	3,111			Stamp daty cale	- Raziduel				Over Extra 1	×	0.00	4 0.0
Shared Ounership First Hames	67.1	61.00 58.00	3.54%	1 3	3,150 3,150	235,384 559,519	195	1	Faar	Planning			16,170				Landpayment		Total	174,589		Over Extra 2	t/m2	0.00	0.0
Grant and Subridy	Afferdable Rent									Professional		8.00×	489,009	505,179			Stemp daty cale	- Buddend				Small Site	1/m2	0.00	0.0
Grant and Substity	Social Rent				ő	ě			COMSTRUCTION	н							Landpayment	- 12710001		577,500			^		1,675.1
	Shared Ounership				0					Puild Cart 2105 / CIL / IT		1,851	4,710,785 909,754				_		Yutal	18,375		Site Cartr	Bare BNG	10.00:	/m 1,612.0 2 48.3 0.0 2 0.0 14.1 0.0 0 0.0 0 0.0 1,675.1 2 15.15 2 1,851.0
SITE AREA - Not SITE AREA - Grazz	0.430 ha 0.430 ha		80	fh-1		9,141,290	2,545			Centingoncy Abnormals		5.00× 5.00×	235,539 235,539				Pro OIL #106	. 500	f/Unit (all)						1,051.04
Salar per Quarter	VA21 15		**	783						Pro-	í	2.002	21,000	6,112,617			FILEOLETINE	0,000	Tatal	297,500					
Salar por Quartor Unit Build Time	3 00	arter							FINANCE								Part OIL r106	16,500	#/Unit (all)	577,500					
						RUH Rasidual Mé	CPOIA-			Foor Interest		0× 7.50×	0				CIL	106	t/m2 Tatel	332,254 909,754					
		Whale Site	PerhaNET	Perha GROSS			Claring Folonce -	0		Legal and Valuation		1.34%	0	0			Inf Tariff		1200	747,174					
Residual Land Value Existing Use Value		174.589 481,250	399.062	322,062 1,100,000		RUH CIL HACRO	ctrl+l										Inf Tariff	× GDV 0.00×							
Uplife	20%	96,250		220,000			Claring Falanca -	0	SALES	Assatz		200	274,239												
Densi	mark Land Talve	577,500		1,320,000		Ohrekan pharing day	V ABV			Logale	×	3.0× 0.5×	45,706												
			t/m2		-	C BY	rect			Mirc.	tfunit Z	0.02		319.945	7.115.442										
Additional Profit		-106,470	-60						Davelupers Pr	-411															
										Market Houring	×Value	17.50×			1,261,##3										
										Affordable Houring First Homes	× Value	17.50× 17.50×			239,927 97,916										
RESIDUAL CASH FLO	W FOR INTEREST	Tour 1				Teer 2				Teer 3				Year d				Taur 5				Tour 6			
IHCOME		Teer 1 Q1	Q 2	Q3	Q4	Q1 2	Q2	Q 3	Q4	Q1	Q2	Q 3	64	Year 4 Q1	Q 2	Q 3	64	Tear 5 Q1	Q2	e 3	Q4	Tear 6 Q1	Q2	Q 3	04
UNITS Started Market Hawing				10	15	10		2,060,217	3,090,326	2,060,217			0	0	٠					. ,	0				
Affordable Rent Social Rent					:		:	324,465	486,697	324,465	:						;	F :			0	F :	, ,		:
Shered Ouncerhip								67,253 159,063	100,879 239,794	67,253 159,063						1	1 1								
First Hamer Grant and Subsidy						:	:	. 0		۰	;	, ,			. :	-	-						, ;	, ,	, ,
INCOME		•	•	•	•	•	•	2,611,797	3,917,696	2,611,797	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Stone Duty		492																							
Earomontrota Logalr Acquirition		2,619 16,170																							
Planning Fee Prafessional		244 505		244,505																					
Build Cart - BCIS Bare				448,646 55,000	1,121,615	1,570,262	1,121,615	448,646													0				
z106/CIL/Tariff Cantingoncy				22,432	56,021	79,513	56,021	22,432	<u>.</u>		· .	·	·			<u> </u>	7 1				i	ž - i	· .	· .	<u>*</u>
Abnormate Finance Feer	-		0	24,432	61,001	85,513	61,001	24,432		٠		•	0	٠					•		0	۰			
Level and Valuation								78,354	117,531	78,354												ļ .			
Agentr Legalr	-					. ;	. ;	13,059	19,588	13,059		, ,	. ;		. :				,	, ,		1			
Mirc. COSTS BEFORE LAME	INT AND PROFIT	263,785	332,254	795,015	1,376,277	1,926,788	1,376,277	641.924	137,119	91,413															
For Residual Taluation	Land	174 544		-		-		-	_																
	Interest		*,220	14,603	29,784	56,147	93,327	120,883	86,214	16,945		. 0									0		0	0	
Developers Beturn Market Howing																									1,261,883
Affardeble far Rent First Hames																									239,927 97,916
	Carli Flau	-438,375	-340,473	-809,619	-1,406,061	-1,982,935	-1,469,604	1,848,991	3,694,362	2,503,440	0		0						0		0				-1,599,726
	Opening Balance Clarina Balance	-438,375	-778,848	-1.588,467	-2.994.528	-4.977.463	-6.447.067	-4.598,076	-903,714	1,599,724	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	
CASH FLOW FOR CIL	ADDITIONAL PROFIT																								
INCOME	Ar Aberra	Teer 1				Teer 2				Teer 3				Teer 4				Teer 5				Tear 6			
INCOME	NO HUMBS	•	•	•	•	•	•	2,611,797	3,917,696	2,611,797	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
EXPENDITURE Land	-	577,500																							
Land Stamp Duty Euromontrotc.		10,375																							
Legal Acquirition	t	8,663 16,170			, ,	, .																L .			
Plenning Foo Prefessional		16,170 244,505	:	244,505	:	:	:	:		Ł :	:		÷	:	:		:	Ł :			0	Ł :	:	:	:
Build Cart - BCIS Baro POTENTIAL CIL		0		440,646	1,121,615 -106,470	1,570,262	1,121,615	448,646	, ,			, ,					7 1				0				
Part CIL / 106		0		55,000	137,500	192,500	137,500	55,000					0	0	•				0		0			0	
Centingoncy Abnormatr	- F	0		22,432 24,432	56,081 61,081	78,513 85,513	56,081 61,081	22,432 24,432			0					-	- 1				0	:	- 3	, ,	, ,
Financo Foor Logal and Valuation		0																							
Agentr Legalr	t	0	:				:	70,354	117,531 19,588	70,354		: :					: :	: :			0	t :	. 0		
Mirc.	F	0			- :		- :	13,059		13,059		, ,									0	<u> </u>	* :		
Mire. COSTS BEFORE LAND	INT AND PROFIT	865,212	•	795,015	1,269,807	1,926,788	1,376,277	641,924	137,119	91,413	•	•	•	•	•	•	•		•	•	•	· -	•	•	•
For CIL calculation				16,527	31,743			120 002	06.244			, ,		,	,							Ļ .		, ,	
Davelapers Return	Interest		16,223	16,527	31,743	56,147	93,327	120,883	86,214	16,945	•	0	0	•	•		•	•	•	•		•	•		
Market Hawing Affordable for Rent																									1,261,883
First Homes																									97,916 -1,599,726
	Cark Fleu Opening Balance	-865,212 0	-16,223	-811,542	-1,301,551	-1,902,935	-1,469,604	1,848,991	3,694,362	2,503,440	•		0	0		-			°	°		L .	L .	_ ·	-1,599,726
	Clarina Balance	-865,212	-881.435	-1,692,977	-2.994.528	-4.977.463	-6,447,067	-4,598,076	-903,714	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	r 0

Site 16		Flatr 12							_																
ІНСОНЕ	Av Sixe	m2	×	Humber	Price 2 t/m2	GDT	GI	•	DETELOPHENT	COSTS							Pleasing fee co	de				Build Cart			1,502 4 1,612 4 1,002 4 1,002 4 1,002 0 1,002 0 1,002 0 1,002 1 1,644.
	Grazz	Net		- 12			-	2	LAND			fesit er m2	Tatal				Planning app fee No dwar	du-pr 12	rato			CO2 Plur	×	3	1,61
rket Hawing	Grazz 79.8	72.54	65.000	c 1	8 4,50	2,544,75	0 63	22		Land				116,589			No dusgrander 50	12	462 138	5,544			f/m2		
ardable Overall			35>	4.3	2					Stamp Duty Euromentrate							Na dugravor 50		Tatal	5,544		Accit Adpt	t/m2		1.00%
fordable Rent	67.1	61.00	22.750	c 1	3 2,47	5 412,16	2 11	13		Logalr/Acquirition		1.50%	1,749	1,749								Water	4/m2		
ocial Ront hara-d Ouncrehip	67.1 67.1	61.00	0.000		0 2,25	80.70	3 3	1	F								Stemp duty cell Landpayment	c - Raziduel		116,589		Over Extra 1	V t/m2		0.00%
irst Hamos	67.1	61.00	8.75>		0 3,15 1 3,15	201,75	. 1	70		Planning			5,544						Tatel	0		Over Extra 2	×		.00%
Grant and Subridy	Afferdable Rest						•			Professional		8,000	168,902	174,446			Stemp duty cel	c - Residuel				Smell Site	t/m2		0.00 0.1 1.00% 0.1
	Secial Rent Shared Ouncrybia						•		COMSTRUCTIO	Build Cart			1,662,433				Landpayment			211,200					1,664.4
							•	1	1	z106 / CIL / IT		1,839	316,455				-		Tatal	1,224		Site Cartr	Bare BNG	- 10	1.00% 166.4 1.50% 8.3
SITE AREA - Net	0.160	ha	71	5 A.		3,239,372	***	4		Centingoncy		2.50%	41,561												1,\$39.24
SITE AREA - Grave	0.160	Ma	- 7	, n.	-			-		Abnormele	×	5.00%	41,561 03,122 7,200	2,111,271			Pro Ollatos	2,000	(/Unit (all) Total	24,000					
Salespor Quarter									FINANCE																
Unit Build Time	,	Quarters							FIRANCE	Foor		900					Part CIL x 106 OIL	16,500	€/ Unit (all) €/m2	198,000 110,955					
		MILL CO.	D. I. MEY	Per ha GROSS		RUH Residual M	ACRO ctrl+r Obring helence			Interest Logal and Valuation		7.50%							Tatel	316,955					
Residual Land Talue		116,589	728,681	722.621	ı			. 0		Logal and valuation							Inf Tariff	× GDV							
Existing Use Value Uplift	20%	176,000 35,200		1,100,000	0	RUH CIL HACRO	Claring bolones		core									0.00%		•					
Plur the	0							. 0	SALES	Agents	×	3.00	97,181												
Banch	mark Land Talze	211,200		1,329,999	il .	Check an pharing du	gran.			Logale	2 Munit	0.5%	16,197												
			t/m2			-				Mire.	N NAME N	0.0%		113,379	2.517.432										
Additional Profit		20,630	33						Davelapers Pro	es.															
										Market Hauring	×Value	17.50x			445,331 \$6,251										
										Affordable Howing	× Value	17.50%			\$6,251 35,308										
RESIDUAL CASH FLO	FOR INTEREST									/s nema/	diya	17.59%			32.591										
INCOME		Teer 1	02	63	04	Teer 2	02	63	04	Teer 3	02	63	64	Tear 4	Q2	63	04	Teer 5	02	63	04	Teer 6	02	03	04
UNITS Started Market Hawing				ï	4	4						-			4.				- 4.				***		
Market Hauring Afferdable Bent								848,250 137,387	\$48,250 137,387	848,250 137,387	. 0	. :	, ,		0					÷					. 0
Speigl Rent						Ł .				0			i		ò			1		ė .	i	1 6		· .	· ·
Shered Ounership First Hemos								26,901 67,253	26,901 67,253	26,901 67,253	, ,							:				:	, ,		
Grant and Subridy					, ,	i	,				,	, ,	·	, i	ě	·		ì	<u> </u>	· ·	ř	Ł i	ř	· .	
EXPENDITURE		•	•	•	•	•	•	1,079,791	1,079,791	1,079,791	•	•	•	•	•	•	•	•	•	•	•	•	· •	<u> </u>	_
Stone Duty																									
Earementrete.		1,749																							
PlanningFee		5,544		_																					
Professional Build Cast - BCIS Base		84,451		84,451 184,715	369,430	554 144	369,430	184,715							0	. 0				0					
z106/CIL/Tariff			110,955					22,000				. 0	Ó	ė .	0					0	ò		0		. 0
Contingency Abnormals				4,618	9,236 20,071	13,854 30,107	9,236	4,618			,	, ,	, ,				, ,		, ,	ů		F :	, ,		
Financo Foor				.,,																					
Legal and Valuation Agents								32,394	32,394	32,394															
Legale			r i	5	7	0		5,399	32,394 5,399	5,399			0		0						, i				. 0
Mire. COSTS BEFORE LAND	INT AND PROFIT	91,744	110,955	305,819	442,737	664,105	442,737	259,161	27,793	37,793															
For Bazideal Valuatio	- 1																								
For Residual Valuatio	Land Interest	116,589	3,906	6.210	12,060	20,588	33,426	42,354	27,761	8,744				. , .					. ,	0			- 0	- 0	. 0
Developers Return			-																						
Market Hauring Affardable far Rent																									445,331 86,251
First Homes			-122.861	-312,029	-454,797	-604,693	-476.163	770,276	1,014,237	1,022,254								ļ							35,308
	Cark Flew Opening Balance	-201,333	-122,861	-316,929			-476,163			1,033,254	- "	, ,	,	,		,	- "	- "	,	,	•	- "	- V	,	-566,090
	Clarina Balanca	-268,333	-331.194	-643.223	-1.098,020	-1.782.713	-2.258,876	-1,430,600	-466,364	566,390	566,390	566,890	566,390	566,390	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	
CASH FLOW FOR CIL	ADDITIONAL PROF	ш																							
IHCOME	Ar Abava	Teer 1				Year 2				Tear 3				Tour 4				Teer 5				Tour 6			
	HZ HEBVA	•						1,079,791	1,079,791	1,079,791								•				•			
EXPENDITURE Land		211,200																							
Stomp Duty		1,224																				1			
Earementretc. Leastr Acquiritien		3,160																							
Planning Fee		5,544																٠ ،							
Professional Build Cast - BCIS Bare		84,451		84,451	269,420	0 554,144	369,430	114 715			0		0		0			:				:		, 0	0
POTENTIAL CIL					369,430 20,630				_	-				* 1			*	L v				L .	*		*
Part CIL x 106 Contingoncy				22,000 4,618	44,000 9,236	66,000 13,854	44,000 9,236	22,000 4,618		0	, ,		0	0	0						•				
Abnormate				10,036	20,071	30,107	20,071	10,036	, ;	, i	0	, ,	, ,	* *	·	, ,		† ;	, ,	,	· i		, ;	, ,	· ö
Financo Foor Logal and Valuation																									
Agentr		i						32,394 5,399	32,394 5,399	32,394 5,399			0		0			٠ ،				٠ .		0	
Legale						:		5,399	5,399	5,399			0		0			:				:		5 0	
Mirc. COSTS BEFORE LAND	INT AND PROFIT	305,507		305,819	463,367	664,105	442,737	259,161	37,793	37,793	•	, ,	•	• •	·	•	<i>,</i> .	· ·	• • •	·	<u> </u>	•	· .	, i	<u> </u>
For CIL calculation	-									_							_					_			
	Interest		5,730	5,837	11,681	20,588	33,426	42,354	27,761	8,744														r 0	. 0
Developers Return Market Housing						-																			445,331
Affordable for Rent																						1			86,251
First Homes	CarkFleu	-305,507	-5,730	-211,656	-475,047	-604,693	-476,163	770,276	1,014,237	1,033,254															35,308 -566,890
	Opening Balance		7,117			******			5	5133,634								<u> </u>		·	·				
	Clarina Balance	-305,587	F -311 317	F -622 973	-1,098,020		-2 258 876	-1.420.600			F 566.390														

Site 17		mall GF -9																								
COME	Av Sixe m	.2	×	Humber	Pric.	2	6DV	GIA		DETELOPMENT C	OSTS							Plenning fee ca Plenning app fee	le .	lugy rat			Build Cart			1,520
et Hawing	Grazz 109.8	Not 109.78	100.00%		9 5,00		940,000	***		LAND	Land		/unit or o	2 Total	1,242,90			Ne dust Ne dust under 50		9			C02 Plur	// ***********************************	3.0	ex 4
	109.0	107.10	100.00%	1	7 2,00		,540,000	700			Stamp Duty			5	1,645			Na dury aver 50		9 46			Accit Adpt	×	0.0	**
dable Overall dable Rent	109.8	109.78	0.00%		0 0 2,75	50				1	Euromontrota Logals/Acquisitio		1.5	i0v 1:	0 8,644 70,28°			_		Tatel	4,158		Water	6/m2		
el Bont	109.8	109.78	0.00%		0 2,50	90	0			I.								Stemp duty cel	- Beriduel				Over Extra 1	Y thm2	0.0	IX.
ed Ounership Hames	109.8 109.8	109.78 109.78			0 3,50	0	0		1	F	Planning				4,158			Landpayment		Tatal	1,242,905 51,645		Over Extra 2	×	0.0	1×.
nt and Subridy	Affordable Rent										Professional		8.0	16.	7,927 172,08			Stamp duty cal-					Small Site	6/m2	0.0	00 0
nt and Subries	Sucial Bent					ò	ő			CONSTRUCTION								Landpayment	- naziawai		157,500			^		1,569
	Shared Ownership					0				1	#106 / CIL / IT		1,7	729 1,70°	1,775 2,713			_		Tatel	150		Site Cartr	Bare RNG	10.04	× 15
E AREA - Net	0,300 h		30	/h-	•	4,94		***			Contingency		2.5	60× 46	694											1,72#.
EAREA - Grave	0,200 L		20	, A.	•						Abnormelr	*	0.0	10%	0 5,900 2,099,08;			Pre CIL x 106		,000 df Unit (all) Total	12,000					
ler por Quartor it Build Time		warters								FINANCE								Part CIL x 106		,500 £7 Unit (all						
r build lime	3.60	udrteiz								rinance	Foor			0×	0			OIL		186 1/m2	184,213					
		Whata Site	PorhaNET	Per ha GROSS		RUM Razid	Isal MACI	RO ctrl+r Claring talance -		1	Interest Legal and Valuation		7.5	10×				_		Tatel	332,713					
cidual Land Talue		1,242,905	4,143,016	4,143,016	1													Inf Tariff	× GDV							
rting Uro Valuo lift	0×	7,500		25,00	0	RUH CIL H	ACRO et	Claring Falance -	0	SALES								_		00×	•					
Pluriba	500,000 nark Land Talve	150,000 157,500		500,000 525,000	å	Checkenpha	and a discount				Aquatr	×	3.	.0% 14: .5% 2:	8,200 4,700											
DARCE	ATELIES TAILS	131.300		323.000	•	Lazzvinja a	CHILA	et			ra-data	#funit		0	0											
Mitigaal Profit		1 410 457	1/m2								Mirs.	×	0.	92	0 172,901	3,757,260	4									
			1.464							Davelupers Prof	it						1									
										1	Merket Houring Affordable Hourin	×Value	17.5 17.5	0×		#64,500	1									
ESIDUAL CASH FLOW	FOR INTERES										First Hamer	2. Value	17.5	10%			4									
	TOR INTEREST	Teer 1				Teer	2				Teer 3				Teer 4				Taer 5				Tear 6 Q1			
ICOME IITS Started		Q1	Q2	Q3 3	94	21		Q2	e 3	04	Q1	65	Q 3	04	e1	02	63	04	Q1	QZ	Q3	04	Q1	QZ	63	- 04
HTS Started orket Howing fordable Bent							- :		1,646,667	1,646,667	1,646,667											٠		. 0		
sial Rent					. :			:		, ;			, ;	;		, ;		;		;	÷ ;	:				
ared Ounership rt Hames							- :				:				:				:				:			
int and Subridy					, ;			ě		• :	:	• :	• ;	• :			• ;	• ;	<u> </u>	• :	* ;	·	Ł i	<u> </u>	<u>* </u>	
PENDITURE		•	•	•	<i>-</i>	<u> </u>		•	1,646,667	1,646,667	1,646,667		-	•	•	•	•	•	•	•	•	•	•	•		
imp Duty	Ł	51,645																								
ementrate.		10,644																								
main 4 Fee		4,158																								
oferrional ildCart - BCIS Bare		83,963		83,963 189,753	379,506	569,25		379,506	189,753												. 0			- 0		
6/CIL/Tariff			104,213			49,500 14,231					0			0	0					0	0	0				
ntingency normals				4,744 1,767	9,400	5,300	: F	3,533	4,744	, ;		, ,	- 1	,		, ,	,	,		, ;	÷ ;	·	1	-		
enco Foor gal and Valuation		0																								
eels and Valuation ents	-							0	49,400	49,400	49,400 8,233				0											
qelr rc.							•	0	8,233	8,233	8,233				٠				٠							
OSTS BEFORE LAND	INT AND PROFIT	150,410	184,213	296,727	425,526	638,29	,, r	425,526	270,397	57,633	57,433		, ,		•							•				
er Rosidual Taluatio	Land	1,242,905				_					-				_				+				-			
	Interest		26,275	30,221	36,352	45,012	2 .	57,824	66,006	42,336	13,335		. 0		0										,	
evelopers Return Market Hawing																										864,500
Affordable for Rent First Homes																										
Fitzenamaz	Cark Flow Opening Balance	-1,401,315	-210,407	-326,940	-461,878	-612,20	01	-483,350	1,309,384	1,546,698	1,575,690					0										-864,500
	Opening Balance	-1 401 315	-1 641 802	-1 938 750	-2 dnn 628	-3.083.9	130	-3 567 280	-2 257 896	-711 143	264 500	264 500	264 500	264 500	264 500	264 500	264 500	264 500	264 500	264 500	264 500	864 500	864 500	864 500	864 500	
		_																					1			
ASH FLOW FOR CIL A		Year 1				Year	2				Year 3				Tour 4				Teer 5				Tour 6			_
INCOME	Ar Above					.			1 646 677	1,646,667	1,646,667								, .							.
PENDITURE	Ĺ	•	•					•	1,040,047	1,040,007	1,040,007		-				_	•				•		-	-	
nd omp Duty		157,500 150																								
ementretc.		1																								
elr Acquiritien naing Foo		2,363 4,150					-																			
(fezzional	Ł	83,963		83,963		Ł i		í			Ł i				Ł i				Ł i	, i	Z ő	ř	t i		1	
Id Cart - BCIS Baro FENTIAL CIL	r	•		189,753	379,506 1,410,457	569,25		379,506	189,753	7 6			r 0	7 0				, ,		7 0				· •		
CIL 2106	· ·	•		16,500	33,000	49,500	0 -	33,000	16,500		۰										•	•			0	
tingoncy ormale				4,744 1,767	9,488	14,231	:	9,488	4,744 1,767				- :						F :		-		F :		+ :	
m so Foor	t			4	.,	1 .,		.,	4		i .	Ť											i .			
el and Valuation ntr	F						-		49,400	49,400 8,233	49,400															
ole .									49,400 8,233	8,233	49,400 8,233										0					
STS BEFORE LAND I	INT AND PROFIT	240,134	•	296,727	1,035,903	638,29	,.	425,526	270,397	57,633	57,633	-	-	<u> </u>	- :	- :	<u> </u>	<u> </u>	+ :	•	- :		* 	· :	· :	+ :
						-									_			_		_			_			_
CIL calculation	Interest		4,653	4,740	10,392	45,012	2	57,824	66,006	42,336	13,335															
velopers Return Market Hawing						1																				864,500
Affordable for Rent																										0 004,500
First Homes	Carliffeu	-241,134	-4,653	-201,466	-1,046,376	-603,30	01	-403,350	1,209,204	1,546,690	1,575,690				-											-864,500
	Opening Balance	0		-301,466		1,12,20	*	.487,150				°		_ "												-354,500
	Clarina Balance	-248,134	-252,786	554,253	-2,400,628	-3,083.9	930	-3,567,280	-2.257.896	-711.198	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	864,500	r 0

Site 1#		Smell GF - 4																								
нсоне	Av Size	m2	x	Humber	Price Etm2	601		A	DETELOPMENT O	COSTS							1	Planning foo c	ılc				Build Cart			fm2
	Grazz	Ne		- 1				2	LAND				funit or m2	Tatal			1	Planning app for Na duar	dug	for			CO2 Plur	×	3.00	/m2 1,557.41 0% 46.72
lerket Hawring	116.5	116.5	100.00%	- 1	5,000	2,330,00	0 46	**		Land Stamp Duty				18,22	574,4	14	1	Na dugr under 50 Na dugr aver 50		46	2 1,84	9	Acct: Adpt	t/m2	0.00	0.00 0.00
Afferdable Overall Afferdable Rent	116.5	116.5	055 0.0055	0	2,750					Earomontrota Logale/Acquiritie			1.50%	8,61	0	c	1			Tute	1,84	8	Water	11m2 11m2		4.03
incial Rent	116.5	116.5	0.00%		2,500 3,500	Ó	,	a a	1_	Li qua i Acquaint	"		1,500	*,**				Stemp duty cel	c - Raziduel				Over Extra 1	× t/m2	0.00	0.00
Shered Ounership Sirst Hames	116.5 116.5	116.5 116.5	0.00%	·	3,500	,	0	1	Feer	Plenning				1,84				Landpayment		Tete	574,49 1 18,22	5	Over Extra 2	Z.	0.00	0.00 0.00
irent and Subridy	Afferdable Rent)	0		1	Prefezzional			8.00%	80,64	4 82,4	92	1	Stemp daty cal	e - Rariduel				Small Site	t/m2	0.00	00 0.00 0.00
	Sacial Rent Shared Ownership						0		CONSTRUCTION	Build Cart			1,771	825,13				Landpayment		Tate	70,00	0	Site Cartr	Bare	10.00	
	0.122				· ·	2,330,000				2106 / CIL / IT				152,88	6					,,,,,			JIG OLG	BNG	0.10	1,770.60
SITE AREA - Not SITE AREA - Grazz	0.133 8	14	30	n. a		2,330,000	•	•		Osstingency Absormate	х		2.50× 0.00×	20,62	0			Pro CIL 2106	2,000	#/Unit (all)		1				1,770.60
Salar por Quarter											f			9,40	0 1,008,0	50	1			Tatal	1,000					
Init Build Time	3 (Ruarterr							FINANCE	Feer			020					Part OIL 1996 OIL	16,500	€/Unit(el	86.81	6				
		MI -1 - 6%	D. L. MET	Parka GROSS		RUH Razideel M	ACRO etrl+r Claring helence			Four Interest Logal and Valuation			7.50%							Tute		i e				
Becidaal Land Talae		574,494	4,300,707	4.301.707		RUH CIL MACRO				Legal and valuation	in .					•		Inf Tariff	× GDV 0.00×			1				
xirting Uro Valuo Iplift	0%	3,33	1	25,000		KUH CIL MACKO	Glaring kalance	. 0	SALES										0.00%							
Plw/ha Bench	500,000 mark Land Yalse	70,000		500,000 525,000		Christian pharing du	ar sar			Agente Legale	×		3.0× 0.5×	69,90 11,65	0		-									
			41-7			CBI	rrect			Mi	Éfunit		0.00		0 015	0 1,773,42										
Additional Profit		650,852	1,397						- · ·	41.			9.02				7									
									Davelapers Prai	MarketHawing	×Value		17.50%			407,75										
									L	Affordable Howin	ng XValue XValue		17.50% 17.50%				:									
RESIDUAL CASH FLO	W FOR IMTEREST	Teer 1				Tear 2			_	Teer 3					Tear 4				Teer 5				Tear 6			
INCOME JNITS Started Tarket Hawing		Q1	@2	Q 3	Q4 2	<u>e1</u>	Q2	Q 3	Q4	Teer 3 Q1	Q2		Q 3	Q4	Year 4 Q1	65	Q 3	Q4	Tear 5 Q1	Q2	63	Q4	Q1	65	63	Q4
forket Hawing Affordable Rent					, ,		; ;	502,500	1,165,000	502,500	. 0	- ;	0			: :	: :	: :	:					. 0	: :	, ,
Secial Ront Shared Ownership						Ł i	<u> </u>	2 8		Ł i		2	ě		Ł i	2			Ł ;			2	Ł		2 8	
irst Hames					:	:	. :	÷ ;			, ;		°	:									F :	,	, ;	, ;
irent and Subridy INCOME					•	•	•	512,500	1,165,000	5#2,500	-			•	•	,	, :	, :	:	•	-	•	-	-	•	, ,
EXPENDITURE Stamp Duty		10,225						-																		
arementrate.		0 8,617																								
lanning Fee		1,848																								
referrienal Build Cart - BCIS Bare		49,322		40,322 63,761 5,500 1,719 703	206,284	275,045	206,284	68,761		0				. 0											. 0	. 0
106/CIL/Tariff Sentingoncy			26,336	5,500	16,500	22,000	16,500	63,761 5,500 1,719 703				-	0			,	7	-		7	,				, ,	0
ibnormate in on-co Foor				703	2,350	3,133	2,350	703		i	,		ő	,	·				,				i	,	, ,	ř
cool and Valvetian										L																
equatr equir			; ;	÷	:	:	;	17,475 2,913	34,950 5,025	17,475 2,913	: :	- 4	0	:	:	:		- :		:	:		:	:	;	;
lire. COSTS BEFORE LAND	INT AND PROFIT	69,012	26,226	117,026	230,291	307,055	230,291	97,151	40,775	20,3##		-														, ,
for Residual Valuatio	Lond	574,494																								
Dovoluporz Rotura	Interest		12,066	13,921	16,377	21,002	27,154	31,981	23,480	2,841	0		0										0	. 0		. 0
Market Hawring																										407,750
Affordable for Rent First Homes																										
	Carh Flou Opening Balance	-643,506 0	-98,951	-131,007	-246,668	-328,057	-257,445	453,368	1,100,745	559,271			0	•				-	•	•			0			-407,750
	Clarina Balance	-643,506	-742,458	-173,465	-1.120.133	-1.440,190	-1,705,635	-1,252,266	-151,521	407,750	407.75	10	407.750	407.750	407,750	407.750	407,750	407,750	407,750	407,750	407.750	407,750	407,750	407,750	407,750	
CASH FLOW FOR CIL 4	ADDITIONAL PROF	Teer 1				Teer 2				Teer 3					Tour 4				Teer 5				Teer 6			
нсоне	Ar Abava	1247																	1247				1247			
INCOME EXPENDITURE		_ •	•	•		•	•	5#2,500	1,145,000	5#2,500	-		•	•	•	•	•	•	•	•	•	•	•	•		•
and Stamp Duty		70,000																								
arementrote. .equir Acquirition Honning Fee		1050																								
Tanning Fee Prafessianal		1,050 1,040 40,322		0		:							0						:							. 0
POTENTIAL CIL		0		49,322 68,761	0 0 206,284 650,352 16,500 5,157 2,350	275,045	206,284	68,761	r :	1	,	-	ů	·	ï		, ,	+ i	1	, ,	7 1	, ,	, ,	, ,	·	, ,
Part CIL r 106				5,500	650,852 16,500	22,000	16,500	5,500	,		r 0		0			, ,				, ,				, ,		
Santingoncy Monarmatr			: :	1,719 783	5,157 2,350	6,876 3,133	5,157 2,350	1,719		:	0		0	:	:	:		- 1	:							
inenco Foor .e.gel and Valuation				- "		,	,,																			
egel and Valuation liquate egele	Ŀ	i				t :		17,475 2,913	34,950 5,825	17,475			0		:				:		0		t :			
lire.		,		0		Ł	. :	97,151		17,475 2,913 0 20,388			0				1		1	- 1		0				
fire. DOSTS BEFORE LAHD	INT AND PROFIT	113,220	• 7	117,016	##1,143	307,055	230,291	97,151	40,775	20,388	•		•	•	•	•	•	· •	· •	•	•	•	· •	· •		•
For CIL calculation	Interest		2,123	2,163	4,399	21,002	27,154	31,981	23,480	2,841				, ,						, ,	, ,	, ,				, ,
Davelapers Return			6,163	4,193	4,377	21,002	41,194	31,701	23,400	2,041			*									,		, ,		
Market Hawing Affordable for Rent																										407,750
First Homes	Carliffeu	-113,220	-2,123	-119,240	-885,542	-328,057	-257,445	453,360	1,100,745	559,271		_														-407,750
	Opening Balance	-113.220	-115.343	-234.591	-1.120.133	-1 443 190	-1705 635	-1252 266	-151 521													407,750	407.750	407 750	407 750	
	Clarina Balance									407.750																

to 19		iroon Plat																							
COME	Av Sixe mi	2	×	Humber	Price ffm2	6D1	6	IA	DETELOPMENT O	OSTS							Pleaning fee ce					Build Cart			3,00% 1,472
	Grazz	Net		1				•2	LAND			/unit or m2	Tetal				Planning app for Na dugr	dug	1			CO2 Plur	×	7	3.00%
Hauring	Grazz 140.0	140.00	100.00%	- 1	5,000	0 700,00		140		Land				167,340			Na du grunder 50	1	1 4	162 462			1/m2		
able Overall			der.							Stamp Duty Egrements etc.			34				Na du graver 50		Tet			Acc & Adpt	t/m2		0.00%
dable Bent	140.0	140.00	0.00%		2,750	0	0	0		Legal /Acquirition		1.50×	2,510	2,857					1.00			Water	t/m2		
Rent	140.0	140.00	0.00s: 0.00s: 0.00s:		2,500	0	0	9	_								Stamp daty cale	- Raziduel				Over Extra 1	t/m2		0.00%
d Ounership Iames	140.0	140.00	0.00x		3,500	0	0	2	Feer	Planning			46				Landpayment		Tut	167,340 el 347		Over Extra 2	1/m2		0.00%
			0.000.		,	*	*	1		Professional		8.00×	25,231	25,692					1.00				f/m2		0.00
t and Subridy	Afferdable Rent					0	0		COMSTRUCTION								Stamp daty cale	- Raziduel				Small Site	×		0.00%
	Sacial Rent Shared Ouncryhip				- 1	0	0	-	CONSTRUCTION	Build Cart		1,872	262,111				Landpayment		Test	17,500		Site Cartr	Bare	10	1,700.
					,		*			2106 / CIL / IT			42,603									JAP OLG	BNG	- 7	0.10%
EAREA - Not EAREA - Grazz	0.033 he		30	fh-1		700,000	1-	40		Centingency		2.50× 0.00×	6,55												1,072.
	0.033 Na		30	0.4				_		Abnormate	*	0.00%	4,10	315,374			Pro CIL x 106	2,000	f/Unit(all) Tatal	2,000					
erpor Quarter																									
Build Time	3 04	varterr							FINANCE	Feer		0×					Part OIL r106 OIL	16,500	0 4/Unit (a 6 4/m2						
						RUH Rezidual M	ACRO ctrl+r			Interest		7.50%							Tut-						
		Whale Site	PerhaNET 5,929,299	PerhaGROSS 5.020.209			Claring Follows	r- 0		Legal and Valuation							Inf Tariff	×GDV							
ridual Land Value ting Uro Value		833	2.724.247	25,000		RUH CIL HACRO	ctrl+l										ine i driiri	0.000							
R	02			0			Claring tolena	p- 0	SALES																
Plw/ha	500,000 mark Land Value	17,500		500,000 525,000		Christmostaringstu		_		Aquatr	×	3.0× 0.5×	21,000												
				222333		CHI	rrect				Efunit	0	7,000												
		122.262	/m2							Mirc.	z	0.0%		24,500	535,763										
ditional Profit		188,262	1.345						Davelupers Prus	lia															
										Market Hawing Affordable Howing	×Value	17.50×			122,500										
										Affordable Houring	× Value	17.50×			:										
SIDUAL CASH FLO	W FOR INTEREST									tnamer	// 40'90	16,502													
		Tear 1 Q1			Q4	Tear 2 Q1	02	Q 3	04	Tear 3 Q1	02	Q 3	Q4	Year 4	Q 2		84	Year 5 Q1	02	93	04	Tear 6 Q1	02		94
COME ITS Started rket Hawing		41	44	1	**	. «	***		- ×1	, wi	we	w.s	¥4		w.	ws.			***	w.s	- 44	- 41		- 43	
rket Hawing ardable Rent					0		. 0	700,000	0						0								. 0		•
ardable Kent sial Rent				- ;	0		- 0	;	, ,		, ,		,						-	, ,	, ,	F :			
red Ounership				,	ě	ì		,		· .			ř	· .		,	F 1	F 1		,	,	† i			
Hamer				- :																					
t and Subridy INCOME	-	. ,		• •	·	•	•	700,000	•	•	•	•	·		•	•	, ,		,	, ,	•	-	* :-	- -	- :
ENDITURE		-		·	•			,			·		•			-					-				
ng Duty		347																				-			
mentretc. elr Acquiritien	-	2.510																				1			
nning Fee		462																							
fazzianal Id Cast - BCIS Base		12,615		12,618 87,373 5,500	42 222	47 272																	. 0		. 0
i/CIL/Tariff		,	26,103	5,500	87,373 5,500 2,184 1,367	87,373 5,500	7 0	7 0	,	, i	7 0	7 0	· i	, , ,		,	7 1		7 0	7 0	,		7 1	7	7 6
tingency				2,184	2,184	2,184 1,367											1								
armale anco Foor				1,367	1,367	1,367				,	. ,	. 0	. 0					۰			. 0				
el and Valuation		0																							
ele ele					0	2		21,000		2			0	2 2	0							2			
c.			٠,		,																. 0	,			
STS BEFORE LAND	INT AND PROFIT	15,934	26,103	109,039	96,424	96,424		24,500	•	•	•	, .	•	•	•	•		•			•	•			
r Razidual Valuatio	Land	167,340					_										_					-	-		
	Interest	,,,,,,,,	3,436	3,990	6,110	*,032	9,991	10,178	. 0	0		0			0					. 0		0			r 0
voluporz Boturn Market Hawing																						+			122,500
Affordable for Rent																									0
First Homes																			_	_					
	Cark Flou Opening Balance	-183,274	-29,539	-113,029	-102,533	-104,456	-9,991	665,322	•		•			•							-				-122,500
	Clarina Balanca	-103.274	-212,814	-325,842	-428,376	-532,831	-542,022	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	
SHELOW FOR CITY	ADDITIONAL PROFIT																					+			
		Tear 1				Tear 2				Teer 3				Year 4				Teer 5				Tour 6	_	_	
OHE	Ar Abeve							744.46		-					_								-		
INCOME PENDITURE	- í	• (•	•	•	700,000	-		•	•	•	• 1	•	•	•	•			•	· •			
op Duty		17,500				1				1												1			
g Duty																						1			
nontrotc. Ir Acquiritien		263																				1			
ingFee	· ·	462		0																0					
rianal art-BCISBare		12,615	- ;	12,615 87,373	87.373	87,373	- :						- :				-		-				- :	-	
TIALCIL					87,373 188,262					, i		*	· · ·	·				, i		*		The state of the s			, ,
IL 2106		•		5,500	5,500	5,500			0		0	0	0		0					, ,					
jency jatr				5,500 2,184 1,367	5,500 2,184 1,367	5,500 2,184 1,367	- :	, ,	. :	+ :		0								0		1 :	-		
Foor					-																				
sd Valuation								21,000														1 .			
			· ·	·	ŏ	ŏ	i	21,000 3,500	ř	i	ř	ŏ	ě	ě	ů.					ů ě	ě	ě	i	ě	
TS BEFORE LAND	r		0							P 0							1								
	INI AND PROFIT	30,439	•	109,039	284,686	96,424	-	24,500		•		•	_•	•	•		•	•	-	•	•		<u> </u>		
CIL calculation						1																1		_	
	Interest		578	589	2,645	8,032	9,991	10,178														0			
						1				1												_			122,500
Inpers Return Market Howing																									
Impore Roturn Market Hawing Affordable for Rent																									122,500
Impore Roturn Market Hawing Affordable for Reat First Homer	CarbEl	-20 024	.570	-109 620	-207 220	-104 454	.0.00*	445 223														1			
Market Hawing Affordable for Rent	Carh Fleu Opening Balance Claring Balance	-20,829 0 -30,839	-578 -31,418	-109,628 -141,045	-287,230 -423,376	-104,456 -512.834	-9,991 -542 222	665,322 122 500	0	0 122 500	0	0	0	0	0	0		0 122 500	0	9 92 500	0	122,500	9 122 500	0 122,500	122,500

Site 20		Smell Braus - 9			-		-		_																
IHCOME	Av Size	m2	×	Humbe	Price 9 t/m2	60		IIA	DETELOPMENT	COSTS							Pleaning fee co	le .				Build Cart			/m2
	g	Not			9 11=2		4	m2	LAND			fesit er m2	Tatal				Planning app for Na dugr	duq	rate			CO2 Plur	2	3.00	(51) (40) (40) (40) (40) (40) (40) (40) (40
erket Hewing	Grazz 83.6	81.78	100.00>		9 4,50	0 3,312,0	100	752	Lanne	Land		144144		591,608			Ne dags under 50		462	4,150			1/m2		0.0
ffordable Overall			dr.		0					Stamp Duty Euromentrate.			19,030				No dusprover 50		138 Tatel	4,150		Acc R Adpt	× t/m2	0.00	0.0
iffordable Rent	83.6	81.78	0.00>		0 2,47	5	0	4	1	Logalr/Acquirition		1.50%	8,874	27,955					1841	4,120		Water	1/m2		0.0
Seciel Ront	13.6	01.70 01.70	0.005		0 2,25		0	9	-								Stemp dety cel	- Bariduel		591.602		Over Extre 1	t/m2	0.00	e.0
hered Ounership irst Hames	83.6	81.78	0.005		0 3,19	,	·	3	Feer	Planning			4,150				Landpayment		Total	19,000		Over Extra 2	×	0.00	. 0.0
										Professional		8,00%	133,127	137,285									f/m2	9.0	0.0
Grant and Subridy	Afferdable Read Social Read					0			CONSTRUCTION								Stamp duty cal- Landpayment	- Raziduel		292,512		Small Site	×	0.00	1 492 79
	Shared Ounership					ö	ė.			Build Cart		1,656	1,245,437						Total	4,126		Site Cartr	Bare BNG	10.00	149.8
CITE AREA . N	0.200					3,312,00			1	2106 / CIL / IT Cantingency		F 644	288,710 62,272										BNG	0.50	7.49
SITE AREA - Not SITE AREA - Grazz	0.222	ha	4			3,312,00		**		Abnormole	×	5.00x 5.00x	62,272 5,400				Pro CIL 2106	2,000	EfUnit (all) Tatal						1,494.11
Salar por Quartor									1		ŧ		5,400	1,664,092					Tatal	12,000					
Salar por Ruartor Unit Build Timo	3	Quarterr							FINANCE								Part CIL / 106	16,500	€/Unit (all)	140,500					
										Foor		0×					CIL	16,500		140,210					
		Whele Site	Parka NET	Parka GROSS		RUH Rosidual I	MACRO etrl+r Claring l-elen-	en . 8	1	Interest Legal and Valuation		7.50×							Tutel	288,710					
Bezidual Land Yalue		591,698	2,958,942	2,669,711 1,100,00 220,00	i e												Inf Tariff	×GDV							
Existing Use Value Jelift	20%	243,760 48,752		1,100,00	0	RUH CIL MACR	O ctrl+l Claring t-slan.		SALES									0.00>		•					
Plurfha									Jacks	Agentr	×	3.00	99,360												
Beach	nark Land Value	292,512		1.320.000	i e	Check on pharing o	bynar errect			Logale	×	0.5×	16,560												
			t/m2							Mire.	t/unit %	0.0%		115,920	2.536.260										
Additional Profit		4\$2,311	641						December 2	<i>(</i>)															
									Davelupers Pru	Market Haurina	× Value	17.50×			579,600										
										Market Howing Affordable Howing	2 Value	17.50×			•										
RESIDUAL CASH FLOY	FOR INTEREST					_				turet Homes	Z Value	17,50%			•								_		
		Tear 1				Tear 2				Teer 3 Q1				Tear 4 Q1				Year 5 Q1				Tear 6 Q1	-		
INCOME UNITS Started		Q1	Q2	Q3 3	2 3	Q1 3	Q2	63	Q4	Q1	Q2	e 3	Q4	Q1	Q2	Q 3	Q4	ę1	65	Q 3	64	e1	Q2	Q3	Q4
UNITS Started Market Hawing Affordable Rent								1,104,000	1,104,000	1,104,000		. 0			0	۰		۰		۰	۰		. 0		
Affordable Reat Social Reat						:						, ,		:	:			:				:			
Shered Ounership					ř	è	· .		· .	1			i	ř	, i	<u>.</u>	<u>*</u>	ě	· .			ė i		<u>*</u>	<u>*</u>
First Hamer						:				:				:	:		:	:				:		:	
Grant and Subridy INCOME			•	•	•	•	* :	1,104,000	1,104,000	1,104,000	7 :	, , ,	·	•	•	•	7 :	·	•	, ,	•	•	7 .	· ·	* *
EXPENDITURE																									
Stemp Duty Earsmontrate.		19,000																							
Earomontrotc. Logalr Acquiritian		8,874																							
Planning Fee Prafessianal		4,158 66,564		66,564																		-			
Build Cart - BCIS Bare		40,004		138,382 16,500	276,764	415,146		138,382				. , ,		0											
r106/CIL/Tariff			140,210	16,500	33,000 13,838 15,038	49,500 20,757	33,000 13,838	16,500 6,919 7,519						•	0										
Centingoncy Abnormate			:	6,919 7,519	15,030	22,557	15,030	7,519		1		, ,		ï	• ;	, ;		i	,				- ;		
Financo Foor		٥																							
Logal and Valuation		:						33,120	33,120	22,120				0											
Aquatr		i	,	. 6				5,520	5,520	33,120 5,520				ò	·	,									
Mirc. COSTS BEFORE LAND	IMT AND PROFIT	92,676	140,210	235,##4	331,640	E47 464	338,640	207,960	3#,640	3#,640															
	INT AND PROPER		144,214	239,444	334,640	301,700	334,646	201,760	34,440	34,440									•		_ •			-	
Far Residual Taluatio	Land	591,608	12.943	15.814	20,534	27.268	37,304	44,353	28.384	8,940															
Developers Beturn	Interest		16,743	15,014	20,534	21,260	31,304	44,253	20,304	0,740				۰	۰										
Market Hawring																									579,600
Affordable for Rent First Homes																									, ,
	Carli Fleu	-690,285	-153,153	-251,698	-359,174	-535,229	-375,944	851,687	1,036,976	1,056,420	0	0	0	0		0	0	0	0			0	0	0	-579,600
	Opening Balance	-640.285	-843 438	-1 095 136	-1 454 310	-1989 539	-2.765.403	-1 513 796	1476.020	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	579 600	
												******	******	*****	******						******			******	
CASH FLOW FOR CIL A	DDITIONAL PRO	Tear 1				Teer 2		_	_	Teer 3				Tear 4		-		Toer 5				Teer 6	_	_	
INCOME	Ar Alterra									1								1047 9							
INCOME EXPENDITURE			•		, ,		-	1,104,000	1,104,000	1,104,000		, , ,	•			•	, .		•	7	•		-	•	
Land		292,512																							
Stone Duty		4,126																							
Earementretc. Legalr Acquirition		4,388				1				1								1				1			
Planning Fee		4,150																							
Prefessional Build Cast - BCIS Base		66,564		66,564 138,382	276,764	415,146	276,764	138,342	-	1	-										- :			- 1	
POTENTIAL CIL		L	·		482,311													L				L			L Y
Part CIL x 106 Cantingoncy		0		16,500 6,919	33,000 13,636 15,038	49,500 20,757	33,000	16,500			. 0	0	0				0	0	. 0		•		. 0		0
Abnorm-str		ř	· i	7,519	15,038	22,557	15,030	6,919 7,519		1	7 1	, ,	·	ŏ	ř	, i	r ŏ	ř	r i	, ,		ř		, ,	ř
Finance Feer																									
e gel and Valuation Agents		:						33,120	33,120	33,120															
Logale			i	į i	į .	t 6		33,120 5,520	33,120 5,520	33,120 5,520	, i	0	ė .	ò	ò	ò							0	ė i	į i
Mirc. COSTS BEFORE LAND	INT AND PROFIT	371,747	•	235,884	#20,951	507,960	338,640	207,960	38,640	38,640	-	, , ,	•	•	•	•				; ;	- :		· ·	•	
	MHU F NOFII	311,141		237,004	*24,791	341,744	330,140	241,749	30,040	30,040												<u> </u>			
For CIL calculation	Interest		6,970	7,101	11,657	27,268	37,304	44,353	28,384	8,940													, ,		
Davelupers Return	Interest	1	6,970	7,101	11,657	27,268	37,304	44,353	28,384	8,940		•	•	•						• 1			•		
Market Hawing Affardable for Rest																									579,600
Affordable for Reat First Homes						1				1								1				1			
- max momae	Carl Fleu	-371,747	-6,970	-242,985	-832,608	-535,229	-375,944	851,687	1,026,976	1,054,420			0	0	•			0	0						-579,600
	Opening Balance Claring Balance	-371.747	-378 717		-1 454 310	-1 989 539					-	—					1				579 600	579 600	579 600	579.600	

Site 21	S	mell Braum - 6																							
IHCOME	Av Sixe mi		×	Humber	Price #/m2	601	61	A	DETELOPMENT	COSTS						1	Planning fee cal	ic .				Build Cart			/m2 1,422.00 1,422.00 1,422.00 1,000 1,000 1,000 1,000 1,000 1,000 1,445.17 1,446.23
	Grazz	Not 81.67					_	2	LAMD			fesit er m2	Tetal				Planning app foo Na dwgr	du	gr rate 6			CO2 Plur	×	3	1,402.00
Market Hawing	Grazz 81.7	81.67	100.00%		4,50	2,205,00	4	90		Land Stamp Duty			11,794	445,87			No dust under 50 No dust over 50		6 462	2,772		Acc & Adpt	1/m2		0.00
Affordable Overall	81.7	21.67	0%	0						Euromontrota.			0						Tatel	2,772			t/m2 t/m2		4.02
Affordable Rent Social Rent	81.7	81.67	0.00× 0.00×	0	2,47		3	1		Logalr/Acquirition		1.500	6,688	10,403			Stamp duty cale	- Bariduel	_			Water Over Extra 1	t/m2	0.	.00× 0.00
Shered Ounership First Hames	81.7 81.7	81.67 81.67	0.00%	0	3,15			1	Feer	Planning			2,772				Landpayment		Total	445,872 11,794		Over Extra 2	t/m2		0.00
		0.01	*****	, i				1		Professional		8,040	84,519	87,29						10,000			t/m2		0.00 0.00 .00% 0.00
Grant and Subridy	Affordable Rent Social Rent								CONSTRUCTION								Stamp duty cale Landpayment	- Residuel		220,000		Small Site	×		1.448.17
	Shered Ounership									Build Cart #106 / CIL / IT		1,600	784,112						Tatel	1,400		Site Cartr	Bare	10.	.00% 144.82 50% 7.24
SITE AREA - Not	0.133 ha		45	/h-r		2,205,000	49	•		Centingency		5.000 5.000	784,112 190,361 39,206 39,206 3,600										BMG		1,600.23
SITE AREA - Grazz	0.167 ha		36	/ha				_	-	Abnormetr	×	5.000	39,206	1,056,483			Pro CIL x 106	2,0	00 EfUnit (all) Tatal	12,000					
Salar por Quartor	0								I				-,	4.2.4											
Unit Build Time	3 84	artesr							FINANCE	Foor		80	: 0				Part CIL / 106 CIL	16,5	00	91,361					
		Whele Site	ParkaNET	Parka GROSS		RUH Residual M	ACRO etrl+r Claring belonce	. 0	-	Interest Logal and Valuation		7.500							Total	190,361					
Bezidael Land Yalue		445,872	3,344,036	2,675,229						En day anno 1 and a cine			Ĭ				Inf Tariff	×GDV							
Existing Use Value Uplift	20%	183,333 36,667		1,100,000 220,000		RUH CIL MACRO	Claring Halance	. 0	SALES								_	0.0)×	•					
Plur the	mark Land Value	220.000		1.320.000		Olivek an pharing du		-		Agentr	×	3.00	: 66,150 : 11,025												
UANCE	mark Land Yelve	220.000		1.324.444		Cares an Johanne and	rect			Logale	t/unit	0.50	11,029												
Additional Profit		342.207	£/m2 711							Mirs.	Z.	0.02		77.17	1,685,302	1									
			- 111						Davelapers Pra	fit															
										Market Hawing Affordable Howin-	×Value ×Value	17.500 17.500			3#5,#75										
RESIDUAL CASH FLO	W FOR INTEREST								-	First Homes	× Value	17.5%				Ц									
	ERESI	Teer 1 Q1				Teer 2				Year 3 Q1				Tear 4 Q1				Year 5 Q1				Tear 6			
UNITS Started Market Hawing		<u>Q1</u>	Q2	Q3 2	2 2	2	Q2	Q 3	- 64		ę2	Q 3	Q4	<u>Q1</u>	Ø5	Q 3	04		e2	63	Q4	Į ę1	Q2	Q3	04
Market Hawing Affordable Rent								735,000	735,000	735,000				:					: :						
Spcial Rent					·	Ł i	- 1		· ·	Ł		2 6		Ł ;				Ł	2			Ł	2 1		· ·
Shered Ounership First Hames					:	:						;	:	:	:	:	:	:				:	;	:	;
Grant and Subridy INCOME					Ó									i				i			ė			,	
EXPENDITURE		•	•	•	•	•	•	735,000	735,000	735,000		•	•	•	•	•	•	•	•	•	•	<u> </u>	•		
Stemp Duty Euromontrotc.		11,794																							
Legal: Acquirition	<u> </u>	6,688 2,772																							
Plenning Fee Prefessional	-	42.259		42,259																					
Build Cart - BCIS Bare				87,124 11,000 4,356 4,756	174,247	261,371	174,247	87,124																	
r106/CIL/Tariff Contingoncy Abnormalr			91,361	4,356		33,000 13,069	8.752	11,000 4,356 4,756	7		,	,	,		,		,						,	,	
Abnormali Financo Foor		0	•	4,756	9,512	14,269	9,512	4,756				•	•	۰		•		۰			•			•	
Level and Valuation															_										
Agentr	-	:	;	;	. ;			22,050	22,050	22,050		, ;	;	:	. :		, ;						. :	;	, ;
Mirc.	IMY AND PROFIT	63,513	91,361	149,495	214,472	321,70#	214,472	132,961	7 2E 72E	25,725															
COSTS BEFORE LAND			71,341	147,475	219,412	321,104	214,412	132,761	25,125	29,129				•	•	•		_ •				<u> </u>	•		
For Residual Valuation	Land Interest	445,872	9,551	11,443	14,461	18,753	25,137	29,629	18,897	5,952		, ,													. 0
Developers Return Market Howing																									305,075
Affordable for Bent																									385,875
First Homes	CarkFleu	-509,385	-100 911	-160,938	-228,932	-340,461	-239,600	572,410	690,378	703,323															-3%5,875
	Opening Balance	0				-1.240.622				205.025							205.075	205.076			205 025	105 075			
	Clarina Balanca	-509,385	-610,296	-771,234	-1.000.167	-1,340,427	-1.510.236	-1,007,026	-317,448	315,175	315,175	285,875	385,875	385,875	385.875	385,875	185,875	385,875	385,875	285,875	315,175	315,175	315,175	385,875	
CASH FLOW FOR CIL	ADDITIONAL PROFIT	Teer 1				Teer 2				Teer 3				Teer 4				Teer 5				Teer 6			
IHCOME	Ar Aberra					Ļ																			
INCOME EXPENDITURE	ŕ	_ •	•	•	_ •	•	-	735,000	735,000	735,000	•	•	•	•	•	•	•	•	•	•	•	•	<u> </u>		- •
Lond Stomp Duty		220,000 1,400																							
Earomontrotc.	L.	0																							
Legal: Acquirition Planning Fee	F	3,300 2,772											0												
Preferrienal		42,259		42,259 87,124	174,247	261,371	174.247	87 194	1	:			. 0	:	:							:			
Build Cart - BCIS Bare POTENTIAL CIL		•		87,124	348,207									•				, and							
Part CIL x 106 Cantingon cy		0	•	11,000 4,356	22,000	33,000 13,069	22,000 8,712	11,000	,			0	0		0	0	0	0					0	, ,	
Abnormatr	Ł	ř	ř	4,756	8,712 9,512	14,269	9,512	4,356 4,756	1	1	, ,	ř	ŏ	, i	ř	ř	ř	ř	, ,	r i	i	1		ř	- i
Finenco Foor Legal and Valuation	-	0																							
Agents		0				:		22,050 3,675	22,050 3,675	22,050 3,675			. 0	:	:							:			
Mire. COSTS BEFORE LAND		i	i	, i	i	Ł i						i	, i	Ł :	·	, i	· i	Ł i			i	Ł i		, i	- :
COSTS BEFORE LAND	INT AND PROFIT	269,731	•	149,495	562,67#	321,701	214,472	132,961	25,725	25,725		•	•	•	•		•	•	•	•	•	· •	•		_ •
For CIL calculation			F ora	5,152		40.70	25 137	24.624	18,897	r.en															
Davelupers Return	Interest		5,057	5,152	8,052	18,753	25,137	29,629	18,897	5,952		•		۰	•				•						
Market Howing Affordable for Reat																									305,075
First Homes										L								L							- i
	Cark Flew Opening Balance	-269,731 0	-5,057	-154,647	-570,730	-340,461	-239,600	572,410	690,378	703,323	-	-		· -	•	-	-					-	-	-	-385,875
	Clarina Balanca	-269,731	-274,789	-429,436	-1,000,167	-1,340,627	-1,580,236	-1.007.826	-317,448	385,875	385,875	345.875	385,875	385,875	385,875	385,875	385,875	385,875	385.875	385,875	385,875	385,875	385 875	385,875	0

HCOHE			_						DEVELOPMENT	00070							n								
	Av Sixe mi		×	Humber	Price f/m2	GD:	•	AII	DEVELOPMENT	COSTS							Planning fee cal Planning app fee	le due	z reta			Build Cart			1,70e.
	Grazz 120.0	Net							LAND			fenit er m2	Tetal				No duer		1			CO2 Plur	×	3.00>	
t Hawing	130.0	130.00	100.00%	1	4,500	0 505,0	-00	120		Land Stamp Duty				89,526			No dust under 50 No dust over 50		1 462		65	Accit Adpt	1/m2	0.00>	
dable Overall			0%							Euromentrote.									Tatel		462		£/m2		
rdable Rent al Rent	130.0 130.0	130.00 130.00	0.00x 0.00x		2,479	9		1	-	Logals /Acquiritie	in.	1.50%	1,340	1,343			Stemp duty cale	- Residual			_	Water Over Extra 1	f/m2	0.00>	
re-4 Ounership		130.00	0.00%		3,150		0	4	Feer								Landpayment			09,	526		1/m2		
t Hamor	130.0	130.00	0.00%			•		1	-	Planning Professional		8,00%	46: 25,00-						Tatel		0	Over Extra 2	√ €fm2	0.00>	ć
ent and Subridy	Afferdable Rent											*****	Logran	25,540			Stemp duty cele	- Residual				Small Site	×	0.00>	ž.
	Secial Rent Shared Ounership				-	•	0		CONSTRUCTION	Build Cart		1,879	244,20				Landpayment		Tatal	44,	100	Site Cartr	-	10.00>	1,700
										2106 / CIL / IT			40.73						1841			Sitte Card	Bare BNG	0.50>	. "
TE AREA - Not	0.033 ka		20	fh.e		515,00	1	3.0		Contingency		5.00x 5.00x	12,21												1,879
	0.022 ha		20	f)-a				_		Abnormale	*	5.00%	12,21 12,21 4,10	313,546			Pro Ollatos	2,00	0 (/ Unit (all) Total	2,0	••				
derpor Quarter													4												
sit Build Time	3.6/	arterz							FINANCE	Foor		800					Part CIL r 106	16,50	0	16,	500				
						RUM Residuel P	HACRO ctrl+r			Interest		7.50%					011		Tatal	40,7					
		Whele Site \$9,526	PerhaNET 2,685,767	PerhaGROSS 2,685,767			Claring bolon	cr- 0		Logal and Valuation	an.						Inf Tariff	× GDV			_				
eridual Land Talue irting Uro Value lift		36,667 7,333	2.5+2.151	1,100,000 220,000		RUH CIL HACE	0 <1+1+1										Int I drift	0.00	K						
life	20%	7,333		220,000			Charing Folon	cr- 0	SALES			3.00	17,55												
Pluritie Rench	mark Land Talve	44,000		1,320,000		Chrick angeboring di	horon	_	-	Agentr Legalr	×	3.0× 0.5×	17,55												
						-	errect				t/unit	0	-41-5												
dditional Profit		74.013	/m²			_				Mire.	× ×	0.02		20,475	450,435										
AND THE PERSON NAMED IN COLUMN		14.413	54.7						Davelapers Pra	fit															
										MarketHauring	× Value	17.50× 17.50×			102,375										
										Affordable Houris	vg XValue XValue	17.50× 17.50×			:										
RESIDUAL CASH FLOY	W FOR INTEREST																								
нсоне		Teer 1	Q2	Q 3	64	Teer 2	Q2	Q 3	04	Teer 3	Q2	Q 3	04	Teer 4	Q2	Q 3	04	Tear 5	Q2	Q 3	04	Teer 6	Q2	Q3	04
ICOME IITS Started orket Hawring				1		,	,	Page 411						, ,					,		7				,
				-			-	585,000	,		, ,	, ,	• ;			. :			, ;	. :	, ;		, ;	, ;	
ncial Rent													ò	t 6 :	ė	i		ė - i							
ared Ounership at Hamer				;		:			, ,	:	, ,	, ,		: :	0			:			, ,	:			
ent and Subridy				,		i	,	,	,	i	,	,	ř	, , ,	ě '	ř	,	ř	,	,	,	ř	,	ř	,
INCOME EPENDITURE		•	•	•	•	<i>,</i> .	•	515,000		<i>'</i> •	· •	•	•		•	•	<i>'</i> •	•	•	•	•	•		•	•
omp Duty																									
rementrate.																									
qelr Acquiritien Ianning Foo		1,343 462																							
referrienal	· ·	12,542		12,542																					
aild Cart - BCIS Baro 06/CIL/Tariff			24239	81,427 5,500	81,427 5,500	81,427 5,500																			
entingoncy					4,071	4,071	7	7	,		,	, ,	,			, ;	,		,		,		-	,	
onermalr				5,438	5,438	5,438				0		. 0	0	0 7	0		. 0	0				0			. 0
nenco Foor	-	:																				1			
o quit	· ·				0		. 0	17,550	. 0			. 0	0	0 2	0		. 0		. 0					. 0	. 0
equir irc.								2,925		0			0	0	0			۰				۰	•	, ,	
OSTS BEFORE LAND	INT AND PROFIT	14,347	24,239	100,970	96,436	96,436		20,475								•		•							
ur Rosidual Taluatis	Land Interest	\$9,526 ,	1,948	2,439	4.521	6,421	8.349	2.506																	
levelupers Return			4			.,	.,	.,																	L
Market Hawing Affardable far Rent																									102,375
First Homes																									
	Carh Fleur Opening Balance	-103,872	-26,186	-111,416	-100,964	-102,857	-8,349	554,019			•							•	•		•		-	•	-102,375
	Opening Balance	103,872	-130.058	-241.475	-342,438	-445,295	-453,644	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	102,375	
ASH FLOW FOR CIL A		Year 1				Tear 2			_	Tear 3	_	_		Tear 4				Tear 5				Tour 6			
HCOME	Ar Abava												_												
INCOME EPENDITURE		•	•	•	•	•	•	525,000	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
and Duty		44,000																							
omp Duty																						1			
rementretc. galr Acquirition		660																							
anning Fee	t	462		0											0		0					:			
ofeszional ild Cost - BCIS Bare		12,542	- : :	12,542 81,427	81.427	81,427	- 1	-			-	- 0		1 1					-	-			- :	- :	÷ :
ild Cart - BCIS Baro TENTIAL CIL		Ť			81,427 74,013					L				L Ž	*			L Č				L			L
rt CIL x 106 ntingoncy			•	5,500 4,071	5,500 4,071	5,500 4,071		, ,	, ,		, ,	, ,	•		0		, ,		, ,	, ,	, ,		-;	, ,	
norm-str			- 1	5,438	5,438	5,431	,	· :	, ;		, ,	, ,	, ,	1	· ·	, ;	, ;	*		r :	· :	† ;	- :	, ;	, ;
enco Foor gel and Valuation																						1			
entr	-							17,550							0						0				
qolr	Ľ	- 1		1 2				17,550 2,925	0			. 0			0	0					0				
OSTS BEFORE LAND	INT AND PROFIT	57,664		100,970	170,449	96,436	-	20,475			-	, ,	•				•	•	· •	•	* *	+ :			÷ :
	and FROTII	21,444	•	144,714	,	71,131		24,475							_										
r CIL calculation	Interest		1,001	1,101	3,165	6,421	2.349	8,506		,			, ,										, ,		
volupour Roturn	Interest		1,001	1,101	3,165	6,421	8,349	8,506				•			•	•	•						•	•	
																									102,375
Market Hawing						1				1								1				1			7 0
Affordable for Rent																									
Affordable for Rent First Homes	Carh Fleu Opening Balance	-57,664	-1,001	-110,079	-173,614	-102,057	-0,349	554,019		0		0	0												-102,375

Appendix 7: Residential appraisals – Older person's accommodation

				Greenfield	Brownfield
	AFFORDABLE &			352	352
	ALL ONDADEL 4	CIL	£/m2	186.45	186.45
Units	1 bed	50	m2	30	30
	2 bed	75	m2	30	30
	Saleable Area			3750	3750
	Non-saleable		20%	750	750
	GIA			4500	4500
	€/m2	Market €/m2		6,300	6,300
		Market m2		2,438	2,438
		Market €		15,356,250	15,356,250
		Affordable £/m2		3,150	3,150
		Affordable m2		1,313	1,313
		Affordable €		4,134,375	4,134,375
		Ground Rent	£3,850	231,000	231,000
	Capital Value		,	19,721,625	19,721,625
Dosts	Land Used	ha		0.50	0.50
Costs	Lana Osea	£/ha		25,000	1,100,000
		Uplift £/ha		500,000	0
		20.00%		5,000	220,000
		Site Cost		265,000	660,000
		Site Cost		265,000	660,000
	Costs on Viability The	Stamp Duty	4.00%	10,600	26,400
		Costs	1.50%	3,975	9,900
	Strategic Promotion			25,000	25,000
	Planning (policies)			260,000	260,000
	Construction	/m2		1,612	1,612
	Construction	£		7,254,000	7,254,000
	Infrastructure	15.00%		1,088,100	1,088,100
	Abnormals	0% & 5%		0.,000,100	362,700
	Fees	8.00%		667,368	696,384
	S106	120,000		100,000	100,000
	CIL	120,000		454,472	454,472
	Contingency		2.5% & 5%	208,553	435,240
	-				L
	Finance Costs			70,000	70,000
	Sales		3.50%	690,257	690,257
	Misc. Financial			10,000	10,000
	Subtotal			******	11,482,453
	Interest		7.50%	406,587	430,592
	Profit % GDC		17.50%	1,897,407	2,009,429
	Profit & GDC		11.504	1,031,401	2,003,423
	COSTS			13,146,318	14,582,474
Resid	eal Land Worth		Site	6,575,307	5,139,151
	Existing Use Value		€/ha	25,000	1,100,000
	Viability Threshold		£/ha	530,000	1,320,000
	Residual Value				
	Mesidual Yalue		€/ha	13,150,614	10,278,302
	Additional Profit			6,310,307	4,479,151
	£/m2			2,589	1,838

				Greenfield	Brownfield
	AFFORDABLE &			352	352
		CIL	£/m2	186.45	186.45
Juits	1 bed	65	m2	36	36
	2 bed	80	m2	24	24
	Saleable Area			4260	4260
	Non-saleable		30%	1278	1278
	GIA			5538	5538
	£/m2	Market £/m2		6,750	6,750
	time	Market m2		2,769	2,769
		Market €		18,690,750	18,690,750
		Affordable £/m2		3,375	3,375
		Affordable m2		1,491	1,491
		Affordable €		5,032,125	5,032,125
		Ground Rent	£3,850	231,000	231,000
	Capital Value			23,953,875	23,953,875
osts	Land Used	ha		0.50	0.50
		€/ha		25,000	1,100,000
		Uplift €/ha		500,000	0
		20.00%		5,000	220,000
		Site Cost		265,000	660,000
	Costs on Viability The	Stamp Duty	4.00%	10,600	26,400
		Costs	1.50%	3,975	9,900
	Strategic Promotion			25,000	25,000
	Planning (policies)			320,000	320,000
	Construction	/m2		1,622	1,622
		£		8,982,636	8,982,636
	Infrastructure	15.00%		1,347,395	1,347,395
	Abnormals	0% & 5%		0	449,132
	Fees	8.00%		826,403	862,333
	S106	120,000		100,000	100,000
			2.5% & 5%	516,280	516,280
	Contingency		2.54 0.54	258,251	538,958
	Finance Costs			90,000	90,000
	Sales		3.50%	838,386	838,386
	Misc. Financial		3.30%	10,000	10,000
	TYTIS C. T III GII CI GI			10,000	10,000
	Sebtotal			13,328,925	14,116,420
				,,	
	Interest		7.50%	499,835	529,366
	Profit % GDC		17.50%	2,332,562	2,470,374
	COSTS			16,161,322	17,116,159
Resid	eal Land Worth		Site	7,792,553	6,837,716
	Existing Use Value		€/ha	25,000	1,100,000
	Viability Threshold		€/ha	530,000	1,320,000
	Residual Value		€/ha	15,585,106	13,675,43
	Additional Profit			7.527.553	6,177,716
	€/m2			2,719	2,231

Appendix 8: Non-residential appraisals

Resu	ılts		Greenfield								Brownfield							
			Offices -	Office -	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	Retail	Offices -	Office -	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	Reta
			business park	central						Warehouse	business park	central						Warehous
	CIL	£/m2	0	0	0		129.77	129.77	223.74	129.77	0	0	0	180.25	129.77	129.77	223.74	129.7
Income	e m2		2,000	2,000	4,000	4,000	150	150	4,000	4,000	2,000	2,000	4,000	4,000	150	150	4,000	4,00
	£łm2		4,308	4,826	2,476		4,518	3,338	5,316	3,628	4,308	4,826	2,476	4,512	4,518	3,338	5,316	3,62
	Capital Value		7,754,400	9,169,400	9,904,000	18,048,000	677,700	500,700	21,264,000	14,512,000	7,754,400	9,169,400	9,904,000	18,048,000	677,700	500,700	21,264,000	14,512,00
	Buyers Costs	4.50%	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,040	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,04
	Capital Value		7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120		7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120	13,858,96
Costs	Land Used	Coverage	25%	70%	40%	35%	80%	80%	30%	0 50%	25%	70%	40%	35%	80%	80%	30%	50
	Land Osed	ha	0.267	0.071	1.000		0.019	0.019		0.800	0.800	0.286	1.000	1.143	0.019	0.019	1.333	0.80
		ria £/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,00
		Zrna Uplift £/ha	500,000	500,000	500,000	500,000	500,000	25,000 500,000	500,000	500,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	
											-	0	0	_		-	-	200.00
		20.00%	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	0	-		220,000	220,000	220,000	220,000	220,00
		Site Cost	141,333	37,857	530,000	605,714	9,938	9,938	706,667	424,000 0	880,000	314,286	1,100,000	1,508,571	24,750	24,750	1,760,000	1,056,00
	Stamp Duty (on VT)	4.00%	5,653	1,514	21,200	24,229	398	398	28,267	16,960	35,200	12,571	44,000	60,343	990	990	70,400	42,24
	Acquisition	1.50%	2,120	568	7,950	9,086	149	149	10,600	6,360	13,200	4,714	16,500	22,629	371	371	26,400	15,84
	O									0		0	n		n			
	Strategic Promotion	1	0	0	0		0	0	-	-	0			0	-	0	0	
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,00
	Construction	/m2	1,975	2,089	992	845	1,468	1,468	1,758	916	1,975	2,089	992	845	1,468	1,468	1,758	9
	Construction	£	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7.032.000	3,664,000	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7,032,000	3,664,00
	Infrastructure	15.00%		626,700	595,200	507,000	33,030	33,030	1.054.800	549,600	592,500	626,700	595,200	507.000	33,030	33,030	1,054,800	549,60
	Abnormals	5.00%		020,700	035,200		33,030	33,030		043,000	197,500	208,900	198,400	169,000	11,010	11,010	351,600	183,20
	Fees	8.00%		384,376	365,056	310,960	20,258	20,258		337,088	379,200	401,088	380,928	324,480	21,139	21,139	675,072	351,74
	S106	8.00%	363,400	304,376	365,056	310,360	20,238	20,238		337,000	313,200	401,000	360,326	324,460	21,133	21,133	010,012	301,14
	CIL		0	0	0	721,000	19,466	19,466	894,960	519,080	0	0	0	721,000	19,466	19,466	894,960	519,08
	Contingency	2.5% & 5%	113,563	120,118	114,080		6,331	6,331	202,170	105,340	237,000	250,680	238,080	202,800	13,212	13,212	421,920	219,84
	Condingency	2.074 0.074	110,000	120,110	114,000	01,110	0,001	0,001	202,110	0	201,000	200,000	200,000	202,000	10,212	10,212	421,020	210,01
	Finance Costs		300,000	300,000	100.000	200,000	25,000	25,000	300,000	300,000	300,000	300,000	100,000	200,000	25.000	25,000	300,000	300.00
	Sales	2.50%		114,618	123,800	225,600	8,471	6,259		181,400	96,930	114,618	123,800	225,600	8,471	6,259	265,800	181,40
	Misc. Financial	2.50%	10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,000	10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,00
	1-1150.1 Illancial		10,000	10,000	10,000	10,000	23,000	20,000	10,000	25,000	10,000	10,000	10,000	10,000	25,000	20,000	10,000	23,00
	Subtotal		5,444,166	5,745,893	5,315,286	5,495,049	368,302	366,090	10,455,541	5,714,828	5,821,530	6,117,271	5,684,908	5,832,851	387,889	385,677	11,112,952	6,061,94
										0								
	Interest	7.00%		215,471	199,323	206,064	13,811	13,728	392,083	214,306	218,307	229,398	213,184	218,732	14,546	14,463	416,736	227,32
	Profit % GDC	20.00%	847,248	894,205	827,191	855,167	57,317	56,973	1,627,144	889,370	905,976	952,000	884,714	907,738	60,365	60,021	1,729,453	943,39
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00
	COSTS		6,495,570	6,855,569	6,341,801	6,556,281	439,431	436,791	12,474,767	6,818,504	6,945,813	7,298,669	6,782,806	6,959,321	462,800	460,161	13,259,141	7,232,65
Resid	lual Land Worth	Site	909,882	1.901.208	3,116,519	10.679.559	207,773	41,377	7.832.353	7.040.456	459,639	1,458,108	2,675,514	10,276,519	184,403	18,008	7.047.979	
							-	•		0								
	Existing Use Value	£∤ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,00
	Viability Threshold	£∤ha	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	1,100,000	1,100,000	1,100,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,00
	Residual Value	٤/ha	3,412,056	26,616,915	3,116,519	9,344,614	11,081,207	2,206,795	5,874,265	8,800,570	574,549	5,103,377	2,675,514	8,991,954	9,834,837	960,426	5,285,984	8,282,87
	Additional Profit		768,548	1,863,351	2,586,519	10,073,845	197,835	31,440	7,125,686	6,616,456	-420,361	1,143,822	1,575,514	8,767,948	159,653	-6,742	5,287,979	-571,7
			384	932	647	2,518	1,319	210	1,781	1,654	-210	572	394	2,192	1,064	-45	1,322	-32