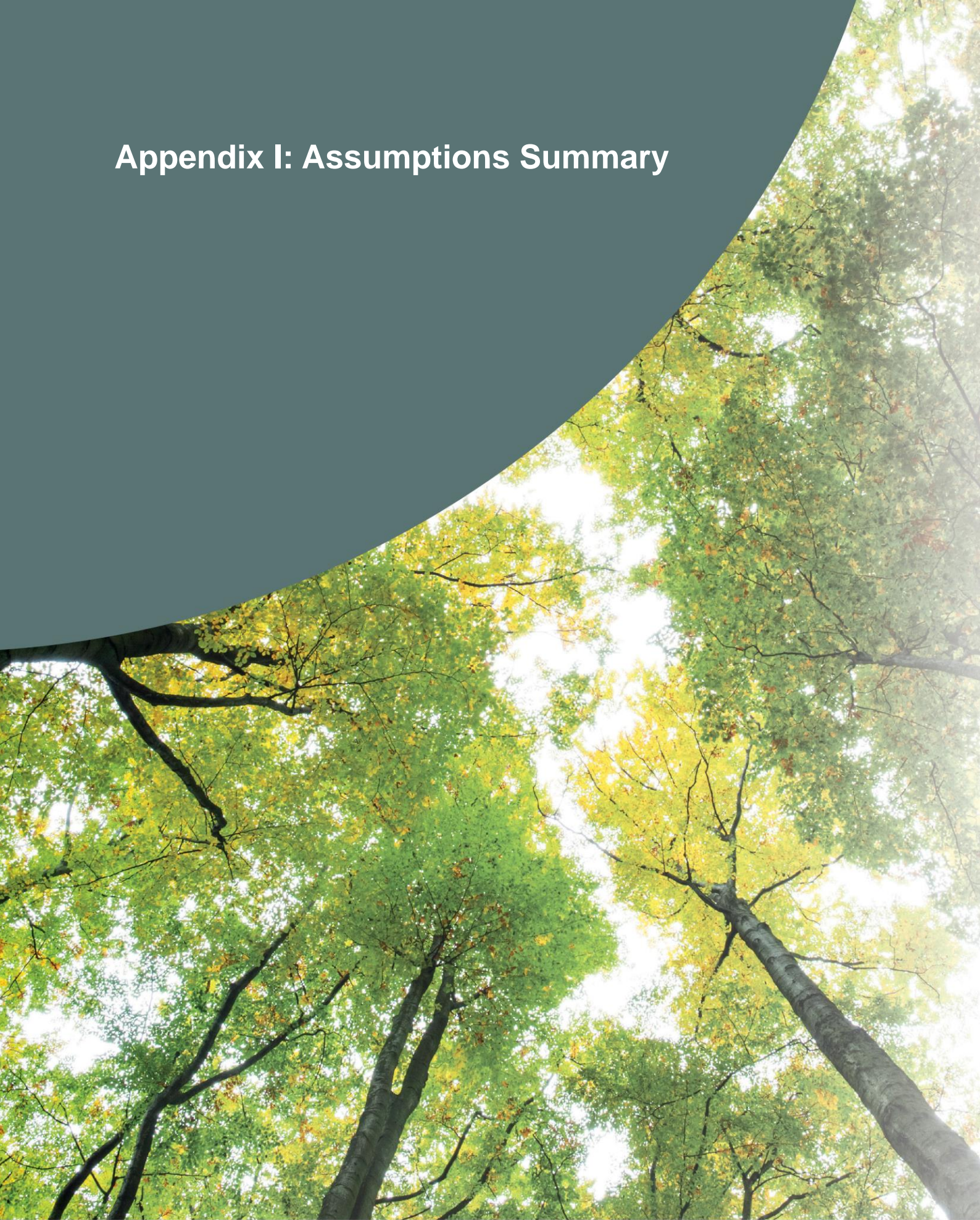


## Appendix I: Assumptions Summary





Nuneaton & Bedworth Borough Council- Appendix I - Viability Update - Residential Assumptions Overview Sheet

				Percentage Affordable Housing & Tenure Mix						
Scenario type Appraised	Density (dph)	Land Area (Ha)	Dwelling Mix (BF = Bed Flat; BH = Bed House)	0% Affordable Housing*	20% Affordable Housing*		25% Affordable Housing*		Build Period (Months)	
				Private Mix	Private Mix	Affordable Mix: Tenure Split 52% Rent; 48% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 52% Rent; 48% Intermediate (shared ownership)		
11 Houses	30	0.37	5 x 2BH, 5 x 3BH, 1 x 4BH	5 x 2BH, 5 x 3BH, 1 x 4BH	4 x 2BH, 4 x 3BH, 1 x 4BH	1 x 3BH AR; 1 x 2BH SO	n/a	n/a	9	
15 Houses	50	0.30	6 x 2BH, 7 x 3BH, 2 x 4BH	6 x 2BH, 7 x 3BH, 2 x 4BH	n/a	n/a	4 x 2BH, 5 x 3BH, 2 x 4BH	2 x 3BH AR; 2 x 2BH SO	12	
15 Mixed	50	0.30	2 x 1BF; 4 x 2BF; 5 x 2BH; 3 x 3BH; 1 x 4BH	2 x 1BF; 4 x 2BF; 5 x 2BH; 3 x 3BH; 1 x 4BH	n/a	n/a	1 x 1BF; 3 x 2BF; 3 x 2BH; 3 x 3BH; 1 x 4BH	1 x 2BF, 1 x 2BH AR; 1 x 1BF, 1 x 2BH SO	12	
25 Flats	100	0.25	10 x 1BF, 15 x 2BF	10 x 1BF, 15 x 2BF	n/a	n/a	6 x 1BF, 13 x 2BF	2 x 1BF, 1 x 2BF AR; 2 x 1BF, 1 x 2BF SO	18	
30 Mixed	50	0.60	3 x 1BF; 5 x 2BF; 7 x 2BH; 12 x 3BH; 3 x 4BH	3 x 1BF; 5 x 2BF; 7 x 2BH; 12 x 3BH; 3 x 4BH	n/a	n/a	4 x 2BF; 6 x 2BH; 10 x 3BH; 3 x 4BH	1 x 1BF, 1 x 2BH, 2 x 3BH AR; 2 x 1BF, 1 x 2BF SO	18	
30 Flats (Sheltered)	125	0.24	11 x 1BF; 19 x 2BF	11 x 1BF; 19 x 2BF	n/a	n/a	6 x 1BF; 16 x 2BF	2 x 1BF, 2 x 2BF AR; 3 x 1BF, 1 x 2BF SO	18	
50 Flats	100	0.50	21 x 1BF, 29 x 2BF	21 x 1BF, 29 x 2BF			13 x 1BF, 25 x 2BF	4 x 1BF, 2 x 2BF AR; 4 x 1BF, 2 x 2BF SO	18	
100 Mixed	50	2.00	10 x 1BF; 19 x 2BF; 20 x 2BH; 42 x 3BH; 9 x 4BH	10 x 1BF; 19 x 2BF; 20 x 2BH; 42 x 3BH; 9 x 4BH	n/a	n/a	15 x 2BF; 15 x 2BH; 37 x 3BH; 8 x 4BH	3 x 1BF, 2 x 2BF, 2 x 2BH, 5 x 3BH, 1 x 4BH AR; 7 x 1BF, 2 x 2BF, 3 x 2BH SO	24	
100 Mixed (20% Starter Homes)	50	2.00	10 x 1BF; 19 x 2BF; 20 x 2BH; 42 x 3BH; 9 x 4BH	n/a	n/a	n/a	2 x 1BF; 13 x 2BF, 9 x 2BH; 42 x 3BH; 9 x 4BH	6 x 1BF, 4 x 2BF, 10 x 2BH SH 1 x 1BF, 1 x 2BF, 1 x 2BH AR 1 x 1BF, 1 2BF SO	24	

\*Fully applied policy position. Actual percentage will vary due to numbers rounding.

Note: Land Area - 85% of total land area is developable on site of <50; 67% of total land area is developable on sites of >50 units. \*\*Strategic scale development 50% developable. Calculations adjusted within appraisal results (Appendix II)

Dwelling mix principles - for building up assumptions based on SHMA 2013

Market Housing 5%-10% 1-beds, 35% - 40% 2-beds, 45% - 50% 3-beds, 5% - 15% 4-beds

Affordable Housing 40% - 45% 1-beds, 25% - 30% 2-beds, 20% - 25% 3-beds, 5% - 10% 4-beds

Note: All subject to 'best fit scenario'. Intermediate mix based on overall AH mix but adjusted across 1 and 2-beds only

December 2014 Assumptions

Unit Sizes (sq. m)*	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	79
3-bed house	85	95
4-bed house	110	125

October 2016 Assumptions (Nationally Described Space Standards)

Unit Sizes (sq. m)*	Affordable	Private (market)
1-bed flat	50	50
2-bed flat	70	70
2-bed house	79	79
3-bed house	93	100
4-bed house	112	130

December 2014 Study Value Assumptions

Open Market Value	VI1	VI2	VI3	VI4	VI5	VI6+
1 Bed Flat	£67,500	£76,500	£85,500	£94,500	£103,500	£112,500
2 Bed Flat	£90,000	£102,000	£114,000	£126,000	£138,000	£150,000
2 Bed House	£118,500	£134,300	£150,100	£165,900	£181,700	£197,500
3 Bed House	£142,500	£161,500	£180,500	£199,500	£218,500	£237,500
4 Bed House	£187,500	£212,500	£237,500	£262,500	£287,500	£312,500
Value House (£/m2)	£1,500	£1,700	£1,900	£2,100	£2,300	£2,500

October 2016 Study Value Assumptions - updated by 20% (Land Registry)

Open Market Value	VI1	VI2	VI3	VI4	VI5	VI6+
1 Bed Flat	£90,000	£102,000	£114,000	£126,000	£138,000	£150,000
2 Bed Flat	£126,000	£142,800	£159,600	£176,400	£193,200	£210,000
2 Bed House	£142,200	£161,160	£180,120	£199,080	£218,040	£237,000
3 Bed House	£180,000	£204,000	£228,000	£252,000	£276,000	£300,000
4 Bed House	£234,000	£265,200	£296,400	£327,600	£358,800	£390,000
Value House (£/m2)	£1,800	£2,040	£2,280	£2,520	£2,760	£3,000

Sheltered Housing - Previous value assumptions update by 10% (based on Land Registry) at VI5 £2,760, VI6 £3,000, VI7 £3,600, VI8 £4,200, VI9 £4,800 and VI10 £5,400.

October 2016 Affordable Housing Revenue Assumptions (based on the Nuneaton & Bedworth (Coventry) BRMA)

Unit	LHA (Average) Cap
1BF	£92.05
2BF	£111.48
2BH	£128.19
3BH	£128.19
4BH	£170.67

Development / Policy Costs	NBEC 2014 Base	NBEC 2014 Sensitivity Build Costs	NBBC 2016 Base
RESIDENTIAL BUILDING, MARKETING & S106 COSTS			
Build Costs Mixed Developments - generally (£/sq. m) <sup>1</sup>	£869	n/a	£998
Build Costs Estate Housing - generally (£/sq. m)	£765	£875	£967
Build Costs Flats - generally (£/sq. m)	£869	£1,002	£1,136
Build Costs (Sheltered Housing - 3-storey) (£/sq.m) <sup>1</sup>	£904	£1,031	£1,219
Build Costs Houses (One-off housing <3 units) (£/sq. m) <sup>1</sup>	£1,088	£1,273	£1,368
Additional allowances for small sites following FSB report <sup>2</sup>			
Site Prep & Survey Costs (£ / unit)	£4,500		£4,500
Contingencies (% of build cost)	5%		5%
Professional & Other Fees (% of build cost)	10.0%		10.0%
Sustainable Design / Construction Standards (average £ per unit E/O cost) - CfSH I4 <sup>2</sup>	£1,932		2.00%
Sustainable Design / Construction Standards (average £ per unit E/O cost) <sup>2</sup> - Sensitivity testing - increased carbon reduction / zero carbon standards CfSH L5 equivalent.	£15,845		
Sustainable Design / Construction Standards (average £ per unit E/O cost) <sup>2</sup> - Sensitivity testing - increased carbon reduction / zero carbon standards - CfSH L6.	£25,135		
Renewable Energy Costs per unit	£3,532		n/a
Rainwater Harvesting Costs per dwelling.	£1,500		n/a
Residual s.106 /non-CIL costs (£ per unit) - small scale PDL / Greenfield sites	£1,000		£3,000
Residual s.106 /non-CIL costs (£ per unit) - large scale strategic greenfield sites	Variable		Variable
Lifetime Homes (35% of dwellings)	£1,975		Not Tested
Building Regs M4 (2) Compliance <sup>3</sup>	N/A		£1,646 (Flats) £2,447 (Houses)
Building Regs M4 (3) Compliance <sup>3</sup>	N/A		£15,691 (Flats) £26,816 (Houses)
Technical Housing Standards - nationally described space standard		See Table above	
Community Infrastructure Levy (£/m²)	Tested at £10 intervals up to £120		£50
Marketing & Sales Costs (%of GDV)	3%		£0
Legal Fees on sale (£ per unit)	£750		3% £750
DEVELOPER'S RETURN FOR RISK AND PROFIT			
Open Market Housing Profit (% of GDV)	17.5%		17.5%
Affordable Housing Profit (% of GDV)	6.0%		6.0%
FINANCE & ACQUISITION COSTS			
Arrangement Fees - (% of loan)	2.0%		2.0%
Agents Fees (% of site value)	1.50%		1.50%
Legal Fees (% of site value)	0.75%		0.75%
Stamp Duty Land Tax (% of site value)	0% to 5%		0% to 5%
Finance Rate - Build (%)	6.5%		6.0%
Finance Rate - Land (%)	6.5%		6.0%

Notes:

<sup>1</sup> Build cost taken as Lower Quartile (Median - sensitivity test) figure from BCIS for that build type - e.g. flats ; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The BCIS figure for Nuneaton has been used.

<sup>3</sup> The above costs are based on the DCLG Housing Standards Review Impact Assessment costings assuming equivalent CfSH I4 proxy energy costs only base. Appraisals assume cost uplift in line with figures above assuming average cost uplift from each unit type (£1,932 per unit average, equating to the 2% assumed above).

<sup>3</sup> Sensitivity tested allowance to meet Building Regs M4 Category 2 and Category 3 (adaptable) acknowledged within report as potential variable cost issue (depending on design etc.). EC Harris DCLG Housing Standards Review Cost Impact indicate average extra over cost to be £1,646 (Cat.2) and £15,691 (additional space cost (Cat. 3)) for flats and £2,447 (Cat.2) and £26,816 (additional space cost (Cat.3 adaptable)) for houses.

Nuneaton & Bedworth Borough Council- Appendix I - Viability Update - Residential Strategic Sites

		Percentage Affordable Housing & Tenure Mix							
Strategic Site Appraised		Density (dph)	Land Area (Ha)	Dwelling Mix (BF = Bed Flat; BH = Bed House)	15% Affordable Housing*		25% Affordable Housing*		Build Period (Months)
					Private Mix	Affordable Mix: Tenure Split 52% Rent; 48% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 52% Rent; 48% Intermediate (shared ownership)	
North of Nuneaton (HSG1)	3,300 Mixed	35	94.29	330 x 1BF; 660 x 2BF; 660 x 2BH; 1320 x 3BH; 330 x 4BH	108 x 1BF; 562 x 2BF; 562 x 2BH; 1269 x 3BH; 304 x 4BH	103 x 1BF, 38 x 2BF, 39 x 2BH, 51 x 3BH, 26 x 4BH AR; 119 x 1BF, 60 x 2BF, 59 x 2BH SO	124 x 1BF, 495 x 2BF, 495 x 2BH, 1113 x 3BH, 248 x 4BH	60 x 1BF, 40 x 2BF, 40 x 2BH, 207 x 3BH, 82 x 4BH AR; 146 x 1BF, 125 x 2BF, 125 x 2BH SO	144**
Arbury (HSG2)	1,000 Mixed	35	28.57	100 x 1BF; 200 x 2BF; 200 x 2BH; 400 x 3BH; 100 x 4BH	33 x 1BF; 171 x 2BF; 170 x 2BH; 384 x 3BH; 92 x 4BH	31 x 1BF, 11 x 2BF, 12 x 2BH, 16 x 3BH, 8 x 4BH AR; 36 x 1BF, 18 x 2BF, 18 x 2BH SO	38 x 1BF, 150 x 2BF, 150 x 2BH, 338 x 3BH, 74 x 4BH	18 x 1BF, 12 x 2BF, 12 x 2BH, 62 x 3BH, 26 x 4BH AR; 44 x 1BF, 38 x 2BF, 38 x 2BH SO	78**
Gipsy Lane (HSG3)	575 Mixed	35	16.43	58 x 1BF; 115 x 2BF; 115 x 2BH; 230 x 3BH; 57 x 4BH	19 x 1BF; 99 x 2BF; 98 x 2BH; 221 x 3BH; 52 x 4BH	18 x 1BF, 6 x 2BF, 7 x 2BH, 9 x 3BH, 5 x 4BH AR; 21 x 1BF, 10 x 2BF, 10 x 2BH SO	14 x 1BF; 76 x 2BF, 77 x 2BH; 215 x 3BH; 49 x 4BH	20 x 1BF, 16 x 2BF, 16 x 2BH, 15 x 3BH, 8 x 4BH AR; 24 x 1BF, 23 x 2BF, 22 x 2BH SO	54**
Woodlands (HSG4)	1,200 Mixed	35	34.29	120 x 1BF; 240 x 2BF; 240 x 2BH; 480 x 3BH; 120 x 4BH	39 x 1BF; 204 x 2BF; 205 x 2BH; 461 x 3BH; 111 x 4BH	38 x 1BF, 14 x 2BF, 14 x 2BH, 19 x 3BH, 9 x 4BH AR; 43 x 1BF, 22 x 2BF, 21 x 2BH SO	45 x 1BF; 180 x 2BF, 180 x 2BH; 405 x 3BH; 90 x 4BH	22 x 1BF, 14 x 2BF, 15 x 2BH, 75 x 3BH, 30 x 4BH AR; 53 x 1BF, 46 x 2BF, 45 x 2BH SO 36 14	90**
Hospital Lane (HSG5)	650 Mixed	35	18.57	65 x 1BF; 130 x 2BF; 130 x 2BH; 260 x 3BH; 65 x 4BH	21 x 1BF; 110 x 2BF; 111 x 2BH; 250 x 3BH; 60 x 4BH	20 x 1BF, 8 x 2BF, 8 x 2BH, 10 x 3BH, 5 x 4BH AR; 24 x 1BF, 12 x 2BF, 11 x 2BH SO	12 x 1BF; 89 x 2BF, 87 x 2BH; 243 x 3BH; 56 x 4BH	24 x 1BF, 17 x 2BF, 18 x 2BH, 17 x 3BH, 9 x 4BH AR; 29 x 1BF, 24 x 2BF, 25 x 2BH SO	60**
School Lane (HSG6)	300 Mixed	35	8.57	30 x 1BF; 60 x 2BF; 60 x 2BH; 120 x 3BH; 30 x 4BH	10 x 1BF; 51 x 2BF, 51 x 2BH; 115 x 3BH; 28 x 4BH	9 x 1BF, 3 x 2BF, 4 x 2BH, 5 x 3BH, 2 x 4BH AR; 11 x 1BF, 6 x 2BF, 5 x 2BH SO	5 x 1BF; 41 x 2BF, 42 x 2BH; 111 x 3BH; 26 x 4BH	10 x 1BF, 8 x 2BF, 8 x 2BH, 9 x 3BH, 4 x 4BH AR; 15 x 1BF, 11 x 2BF, 10 x 2BH SO	36**
East of Bulkington (HSG7)	300 Mixed	35	8.57	30 x 1BF; 60 x 2BF; 60 x 2BH; 120 x 3BH; 30 x 4BH	10 x 1BF; 51 x 2BF, 51 x 2BH; 115 x 3BH; 28 x 4BH	9 x 1BF, 3 x 2BF, 4 x 2BH, 5 x 3BH, 2 x 4BH AR; 11 x 1BF, 6 x 2BF, 5 x 2BH SO	5 x 1BF; 41 x 2BF, 42 x 2BH; 111 x 3BH; 26 x 4BH	10 x 1BF, 8 x 2BF, 8 x 2BH, 9 x 3BH, 4 x 4BH AR; 15 x 1BF, 11 x 2BF, 10 x 2BH SO	36**
West of Bulkington (HSG8)	650 Mixed	35	18.57	65 x 1BF; 130 x 2BF; 130 x 2BH; 260 x 3BH; 65 x 4BH	21 x 1BF; 110 x 2BF; 111 x 2BH; 250 x 3BH; 60 x 4BH	20 x 1BF, 8 x 2BF, 8 x 2BH, 10 x 3BH, 5 x 4BH AR; 24 x 1BF, 12 x 2BF, 11 x 2BH SO	12 x 1BF; 89 x 2BF, 87 x 2BH; 243 x 3BH; 56 x 4BH	24 x 1BF, 17 x 2BF, 18 x 2BH, 17 x 3BH, 9 x 4BH AR; 29 x 1BF, 24 x 2BF, 25 x 2BH SO	60**
Golf Drive (HSG9)	650 Mixed	35	18.57	65 x 1BF; 130 x 2BF; 130 x 2BH; 260 x 3BH; 65 x 4BH	21 x 1BF; 110 x 2BF; 111 x 2BH; 250 x 3BH; 60 x 4BH	20 x 1BF, 8 x 2BF, 8 x 2BH, 10 x 3BH, 5 x 4BH AR; 24 x 1BF, 12 x 2BF, 11 x 2BH SO	12 x 1BF; 89 x 2BF, 87 x 2BH; 243 x 3BH; 56 x 4BH	24 x 1BF, 17 x 2BF, 18 x 2BH, 17 x 3BH, 9 x 4BH AR; 29 x 1BF, 24 x 2BF, 25 x 2BH SO	60**
Attleborough Fields (HSG10)	350 Mixed	35	10.00	35 x 1BF; 70 x 2BF; 70 x 2BH; 140 x 3BH; 35 x 4BH	11 x 1BF; 60 x 2BF, 60 x 2BH; 134 x 3BH; 32 x 4BH	11 x 1BF, 4 x 2BF, 4 x 2BH, 6 x 3BH, 3 x 4BH AR; 13 x 1BF, 6 x 2BF, 6 x 2BH SO	6 x 1BF; 47 x 2BF, 48 x 2BH; 131 x 3BH; 30 x 4BH	13 x 1BF, 9 x 2BF, 10 x 2BH, 9 x 3BH, 5 x 4BH AR; 16 x 1BF, 14 x 2BF, 12 x 2BH SO	40**
Tuttle Hill (HSG11)	350 Mixed	35	10.00	35 x 1BF; 70 x 2BF; 70 x 2BH; 140 x 3BH; 35 x 4BH	11 x 1BF; 60 x 2BF, 60 x 2BH; 134 x 3BH; 32 x 4BH	11 x 1BF, 4 x 2BF, 4 x 2BH, 6 x 3BH, 3 x 4BH AR; 13 x 1BF, 6 x 2BF, 6 x 2BH SO	6 x 1BF; 47 x 2BF, 48 x 2BH; 131 x 3BH; 30 x 4BH	13 x 1BF, 9 x 2BF, 10 x 2BH, 9 x 3BH, 5 x 4BH AR; 16 x 1BF, 14 x 2BF, 12 x 2BH SO	40**

\*Fully applied policy position. Actual percentage will vary due to numbers rounding.

Note: 100% development 50% developable.

Calculation adjusted within appraisal results (Appendix II)

Dwelling mix principles - for building up assumptions based on SHMA 2013

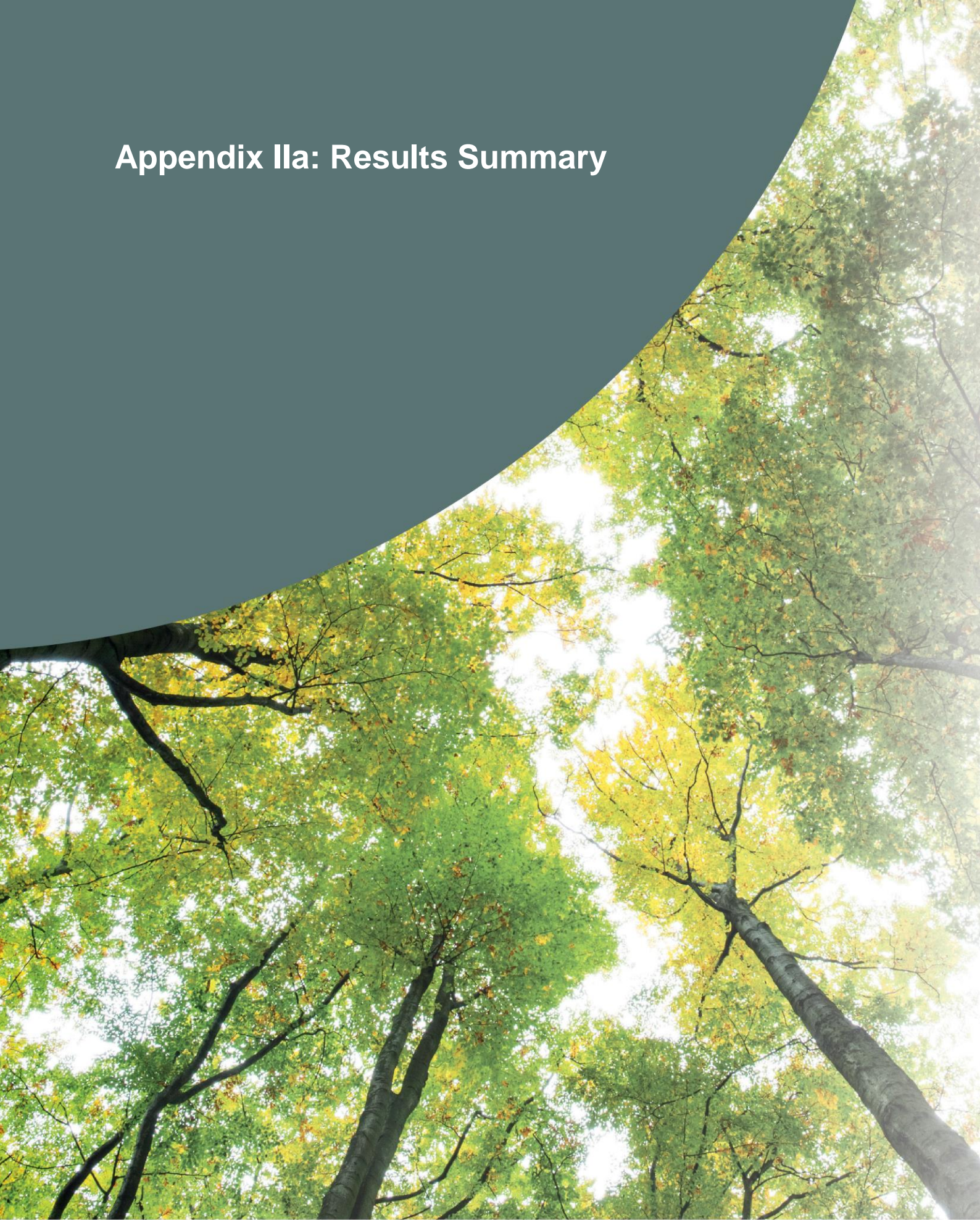
Market Housing 5%-10% 1-beds, 35% - 40% 2-beds, 45% - 50% 3-beds, 5% - 15% 4-beds

Affordable Housing 40% - 45% 1-beds, 25% - 30% 2-beds, 20% - 25% 3-beds, 5% - 10% 4-beds

Note: All subject to 'best fit scenario'. Intermediate mix based on overall AH mix but adjusted across 1 and 2-beds only



## Appendix IIa: Results Summary





**Table 1a: Residual Land Value Results by AH% & CIL  
- 11 Unit Scheme - Houses**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
11 Houses 0% AH	1025	30	1	£1,800	£89,844
			2	£2,040	£256,819
			3	£2,280	£420,076
			4	£2,520	£583,332
			5	£2,760	£746,589
			6	£3,000	£899,810
					Residual Land Value (£/Ha)
			1	£1,800	£245,030
			2	£2,040	£700,417
			3	£2,280	£1,145,662
			4	£2,520	£1,590,907
			5	£2,760	£2,036,152
			6	£3,000	£2,454,027
Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
11 Houses 20% AH	846	30	1	£1,800	£15,833
			2	£2,040	£166,354
			3	£2,280	£310,634
			4	£2,520	£454,024
			5	£2,760	£597,414
			6	£3,000	£740,804
					Residual Land Value (£/Ha)
			1	£1,800	£43,181
			2	£2,040	£453,693
			3	£2,280	£847,184
			4	£2,520	£1,238,248
			5	£2,760	£1,629,312
			6	£3,000	£2,020,376

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV >£250,000/ha)
		RLV exceeding Viability Test 2 (RLV >£750,000/ha)
		RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)

**Table 1b: Residual Land Value Results by AH% & CIL  
- 15 Unit Scheme - Houses**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
15 Houses 0% AH	1434	50	1	£1,800	£111,543
			2	£2,040	£337,806
			3	£2,280	£561,699
			4	£2,520	£781,646
			5	£2,760	£990,644
			6	£3,000	£1,198,683
					Residual Land Value (£/Ha)
			1	£1,800	£371,811
			2	£2,040	£1,126,021
			3	£2,280	£1,872,330
			4	£2,520	£2,605,486
			5	£2,760	£3,302,146
			6	£3,000	£3,995,609
15 Houses 25% AH	1076	50	1	£1,800	Negative RLV
			2	£2,040	£161,983
			3	£2,280	£347,394
			4	£2,520	£532,338
			5	£2,760	£717,283
			6	£3,000	£890,578
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	£539,945
			3	£2,280	£1,157,980
			4	£2,520	£1,774,461
			5	£2,760	£2,390,943
			6	£3,000	£2,968,592

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV >£250,000/ha)
		RLV exceeding Viability Test 2 (RLV >£750,000/ha)
		RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)

**Table 1c: Residual Land Value Results by AH% & CIL  
- 15 Unit Scheme - Mixed**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
15 Mixed 0% AH	1387	50	1	£1,800	£36,355
			2	£2,040	£230,812
			3	£2,280	£418,950
			4	£2,520	£607,089
			5	£2,760	£790,993
			6	£3,000	£966,615
					Residual Land Value (£/Ha)
			1	£1,800	£121,185
			2	£2,040	£769,372
			3	£2,280	£1,396,500
			4	£2,520	£2,023,628
			5	£2,760	£2,636,643
			6	£3,000	£3,222,050
Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
15 Mixed 25% AH	1109	50	1	£1,800	Negative RLV
			2	£2,040	£96,339
			3	£2,280	£260,204
			4	£2,520	£420,920
			5	£2,760	£581,636
			6	£3,000	£741,623
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	£321,129
			3	£2,280	£867,348
			4	£2,520	£1,403,067
			5	£2,760	£1,938,785
			6	£3,000	£2,472,075

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV >£250,000/ha)
		RLV exceeding Viability Test 2 (RLV >£750,000/ha)
		RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)



**Table 1d: Residual Land Value Results by AH% & CIL  
- 25 Unit Scheme - Flats**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
25 Flats 0% AH	1550	100	1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£233,304
			4	£2,520	£465,572
			5	£2,760	£696,703
			6	£3,000	£912,437
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£933,215
			4	£2,520	£1,862,287
			5	£2,760	£2,786,811
			6	£3,000	£3,649,750
25 Flats 25% AH	1210	100	1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£66,392
			4	£2,520	£268,690
			5	£2,760	£467,511
			6	£3,000	£666,332
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£265,568
			4	£2,520	£1,074,761
			5	£2,760	£1,870,045
			6	£3,000	£2,665,328

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£750,000/ha)
	RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

**Table 1e: Residual Land Value Results by AH% & CIL**  
**- 30 Unit Scheme - Mixed**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
30 Mixed 0% AH	2643	50	1	£1,800	£45,595
			2	£2,040	£444,843
			3	£2,280	£827,637
			4	£2,520	£1,191,798
			5	£2,760	£1,548,384
			6	£3,000	£1,904,969
					Residual Land Value (£/Ha)
			1	£1,800	£75,991
			2	£2,040	£741,405
			3	£2,280	£1,379,394
			4	£2,520	£1,986,330
			5	£2,760	£2,580,640
			6	£3,000	£3,174,949
Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
30 Mixed 25% AH	2095	50	1	£1,800	Negative RLV
			2	£2,040	£210,690
			3	£2,280	£549,471
			4	£2,520	£871,697
			5	£2,760	£1,182,974
			6	£3,000	£1,487,995
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	£351,150
			3	£2,280	£915,786
			4	£2,520	£1,452,828
			5	£2,760	£1,971,624
			6	£3,000	£2,479,991

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV >£250,000/ha)
		RLV exceeding Viability Test 2 (RLV >£750,000/ha)
		RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)



Table 1f: Residual Land Value Results by AH% & CIL  
- 30 Unit Scheme - Mixed M4(2) Sensitivity Test

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value - CIL £50 Base (No Access)	Residual Land Value - CIL £50 M4(2) 10%	Residual Land Value - CIL £50 M4(2) 20%	Residual Land Value - CIL £50 M4(2) 50%	Residual Land Value - CIL £50 M4(2) 70%	Residual Land Value - CIL £50 M4(2) 100%
30 Mixed 0% AH	2643	50	1	£1,800	£45,595	£39,688	£33,781	£15,948	£3,821	Negative RLV
			2	£2,040	£444,843	£439,172	£433,500	£416,486	£405,143	£388,129
			3	£2,280	£827,637	£822,357	£817,078	£801,240	£790,682	£774,844
			4	£2,520	£1,191,798	£1,186,676	£1,181,553	£1,166,186	£1,155,941	£1,140,573
			5	£2,760	£1,548,384	£1,543,261	£1,538,139	£1,522,771	£1,512,527	£1,497,159
			6	£3,000	£1,904,969	£1,899,847	£1,894,725	£1,879,357	£1,869,112	£1,853,745
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
			1	£1,800	£75,991	£86,147	£56,302	£26,580	£6,368	Negative RLV
			2	£2,040	£741,405	£731,953	£722,500	£694,143	£675,239	£646,882
			3	£2,280	£1,379,394	£1,370,596	£1,361,797	£1,335,400	£1,317,803	£1,291,406
			4	£2,520	£1,986,330	£1,977,793	£1,969,255	£1,943,643	£1,926,568	£1,900,956
			5	£2,760	£2,580,640	£2,572,102	£2,563,565	£2,537,952	£2,520,878	£2,495,265
			6	£3,000	£3,174,949	£3,166,412	£3,157,874	£3,132,262	£3,115,187	£3,089,575
Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value - CIL £50 Base (No Access)	Residual Land Value - CIL £50 M4(2) 10%	Residual Land Value - CIL £50 M4(2) 20%	Residual Land Value - CIL £50 M4(2) 50%	Residual Land Value - CIL £50 M4(2) 70%	Residual Land Value - CIL £50 M4(2) 100%
30 Mixed 25% AH	2095	50	1	£1,800	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£210,690	£205,019	£199,348	£182,333	£170,991	£153,976
			3	£2,280	£549,471	£543,800	£538,129	£521,115	£509,772	£492,758
			4	£2,520	£871,697	£866,417	£861,138	£845,300	£834,742	£818,904
			5	£2,760	£1,182,974	£1,177,852	£1,172,729	£1,157,362	£1,147,117	£1,131,750
			6	£3,000	£1,487,995	£1,482,872	£1,477,750	£1,462,382	£1,452,137	£1,436,770
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
			1	£1,800	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£351,150	£341,698	£332,246	£303,889	£284,984	£256,627
			3	£2,280	£915,786	£906,333	£896,881	£868,524	£849,620	£821,263
			4	£2,520	£1,452,828	£1,444,029	£1,435,230	£1,408,833	£1,391,236	£1,364,839
			5	£2,760	£1,971,624	£1,963,086	£1,954,549	£1,928,937	£1,911,862	£1,886,250
			6	£3,000	£2,479,991	£2,471,453	£2,462,916	£2,437,304	£2,420,229	£2,394,617

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£750,000/ha)
	RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)

Table 1g: Residual Land Value Results by AH% & CIL  
- 30 Unit Scheme - Mixed M4(3) Sensitivity Test

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50 Base (No Access)	Residual Land Value - CIL £50 M4(3) 5%	Residual Land Value - CIL £50 M4(3) 10%	Residual Land Value - CIL £50 M4(3) 20%
30 Mixed 0% AH	2643	50	1	£1,800	£45,595	£13,891	Negative RLV	Negative RLV
			2	£2,040	£444,843	£414,562	£384,281	£323,719
			3	£2,280	£827,637	£799,449	£771,262	£714,887
			4	£2,520	£1,191,798	£1,164,448	£1,137,098	£1,082,398
			5	£2,760	£1,548,384	£1,521,034	£1,493,684	£1,438,984
			6	£3,000	£1,904,969	£1,877,619	£1,850,269	£1,795,569
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
			1	£1,800	£75,991	£23,152	Negative RLV	Negative RLV
			2	£2,040	£741,405	£690,937	£640,469	£539,532
			3	£2,280	£1,379,394	£1,332,415	£1,285,436	£1,191,478
			4	£2,520	£1,986,330	£1,940,747	£1,895,163	£1,803,997
			5	£2,760	£2,580,640	£2,535,056	£2,489,473	£2,398,306
			6	£3,000	£3,174,949	£3,129,366	£3,083,782	£2,992,616
30 Mixed 25% AH	2095	50	1	£1,800	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£210,690	£180,409	£150,128	£88,218
			3	£2,280	£549,471	£519,191	£488,910	£428,348
			4	£2,520	£871,697	£843,509	£815,322	£758,947
			5	£2,760	£1,182,974	£1,155,624	£1,128,274	£1,073,574
			6	£3,000	£1,487,995	£1,460,645	£1,433,294	£1,378,594
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
			1	£1,800	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£351,150	£300,682	£250,214	£147,030
			3	£2,280	£915,786	£865,318	£814,849	£713,913
			4	£2,520	£1,452,828	£1,405,849	£1,358,870	£1,264,911
			5	£2,760	£1,971,624	£1,926,040	£1,880,457	£1,789,290
			6	£3,000	£2,479,991	£2,434,408	£2,388,824	£2,297,657

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV >£250,000/ha)
		RLV exceeding Viability Test 2 (RLV >£750,000/ha)
		RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)



Table 1h: Residual Land Value Results by AH% & CIL  
- 30 Unit Scheme - Mixed M4(2) and (3) Combined Sensitivity Test

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50 Base (No Access)	Residual Land Value - CIL £50 M4(2) 10% M4(3) 5%	Residual Land Value - CIL £50 M4(2) 20% M4(3) 5%	Residual Land Value - CIL £50 M4(2) 50% M4(3) 5%	Residual Land Value - CIL £50 M4(2) 10% M4(3) 10%	Residual Land Value - CIL £50 M4(2) 20% M4(3) 10%	Residual Land Value - CIL £50 M4(2) 50% M4(3) 10%	Residual Land Value - CIL £50 M4(2) 10% M4(3) 20%	Residual Land Value - CIL £50 M4(2) 20% M4(3) 20%	Residual Land Value - CIL £50 M4(2) 50% M4(3) 20%
30 Mixed 0% AH	2643	50	1	£1,800	£45,595	£7,827	£1,764	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£444,843	£408,891	£403,219	£386,205	£378,610	£372,938	£355,924	£318,048	£312,377	£295,362
			3	£2,280	£827,637	£794,170	£788,891	£773,053	£765,982	£760,703	£744,865	£709,608	£704,328	£688,491
			4	£2,520	£1,191,798	£1,159,326	£1,154,203	£1,138,836	£1,131,976	£1,126,853	£1,111,486	£1,077,276	£1,072,153	£1,056,353
			5	£2,760	£1,548,384	£1,515,911	£1,510,789	£1,495,421	£1,488,561	£1,483,439	£1,468,071	£1,433,861	£1,428,739	£1,413,371
			6	£3,000	£1,904,969	£1,872,497	£1,867,375	£1,852,007	£1,845,147	£1,840,025	£1,824,657	£1,790,447	£1,785,325	£1,769,957
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
			1	£1,800	£75,991	£13,046	£2,940	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£741,405	£681,484	£672,032	£643,675	£631,016	£621,564	£593,207	£530,080	£520,628	£492,271
			3	£2,280	£1,379,394	£1,323,616	£1,314,818	£1,288,421	£1,276,637	£1,267,839	£1,241,442	£1,182,679	£1,173,881	£1,147,484
			4	£2,520	£1,986,330	£1,922,209	£1,923,672	£1,898,060	£1,886,626	£1,878,088	£1,852,476	£1,795,459	£1,786,922	£1,760,588
			5	£2,760	£2,580,640	£2,526,519	£2,517,981	£2,492,369	£2,480,935	£2,472,398	£2,446,786	£2,389,769	£2,381,231	£2,355,619
			6	£3,000	£3,174,949	£3,120,828	£3,112,291	£3,086,679	£3,075,245	£3,066,708	£3,041,095	£2,984,078	£2,975,541	£2,949,929
30 Mixed 25% AH	2095	50	1	£1,800	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£210,690	£174,738	£169,067	£152,052	£144,457	£138,786	£121,759	£82,311	£76,405	£58,685
			3	£2,280	£549,471	£513,519	£507,848	£490,834	£483,238	£477,567	£460,553	£422,676	£417,005	£399,991
			4	£2,520	£871,697	£838,230	£832,951	£817,113	£810,042	£804,763	£788,925	£753,668	£748,388	£732,550
			5	£2,760	£1,182,974	£1,150,502	£1,145,379	£1,130,012	£1,123,152	£1,118,029	£1,102,662	£1,068,334	£1,063,055	£1,047,217
			6	£3,000	£1,487,995	£1,455,522	£1,450,400	£1,435,032	£1,428,172	£1,423,050	£1,407,682	£1,373,472	£1,368,350	£1,352,982
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
			1	£1,800	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£2,040	£351,150	£291,230	£281,778	£253,421	£240,762	£231,310	£202,931	£137,186	£127,341	£97,808
			3	£2,280	£915,786	£855,865	£846,413	£818,056	£805,397	£795,945	£767,588	£704,461	£695,008	£666,652
			4	£2,520	£1,452,828	£1,397,050	£1,388,251	£1,361,854	£1,350,071	£1,341,272	£1,314,875	£1,256,113	£1,247,314	£1,220,917
			5	£2,760	£1,971,624	£1,917,503	£1,908,966	£1,883,353	£1,871,920	£1,863,382	£1,837,770	£1,780,556	£1,771,758	£1,745,361
			6	£3,000	£2,479,991	£2,425,870	£2,417,333	£2,391,720	£2,380,287	£2,371,749	£2,346,137	£2,289,120	£2,280,583	£2,254,970

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£750,000/ha)
	RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)

**Table 1i: Residual Land Value Results by AH% & CIL  
- 30 Unit Scheme - Flats (Sheltered)**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
30 Flats (Sheltered) 0% AH	2030	50	5	£2,760	Negative RLV
			6	£3,000	£397,582
			7	£3,600	£1,188,442
			8	£4,200	£1,979,303
			9	£4,800	£2,770,162
			10	£5,400	£3,561,023
					Residual Land Value (£/Ha)
			5	£2,760	Negative RLV
			6	£3,000	£662,636
			7	£3,600	£1,980,736
			8	£4,200	£3,298,838
			9	£4,800	£4,616,937
			10	£5,400	£5,935,038
Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
30 Flats (Sheltered) 25% AH	1510	50	5	£2,760	Negative RLV
			6	£3,000	
			7	£3,600	£689,377
			8	£4,200	£1,358,771
			9	£4,800	£2,028,164
			10	£5,400	£2,697,557
					Residual Land Value (£/Ha)
			5	£2,760	Negative RLV
			6	£3,000	
			7	£3,600	£1,148,961
			8	£4,200	£2,264,618
			9	£4,800	£3,380,273
			10	£5,400	£4,495,929

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£750,000/ha)
	RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)



**Table 1j: Residual Land Value Results by AH% & CIL**  
**- 50 Unit Scheme - Flats**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
50 Flats 0% AH	3080	100	1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£450,289
			4	£2,520	£891,446
			5	£2,760	£1,311,718
			6	£3,000	£1,727,262
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£900,578
			4	£2,520	£1,782,892
			5	£2,760	£2,623,435
			6	£3,000	£3,454,524
50 Flats 25% AH	2400	100	1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£123,420
			4	£2,520	£518,065
			5	£2,760	£892,331
			6	£3,000	£1,252,376
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	
			3	£2,280	£246,840
			4	£2,520	£1,036,130
			5	£2,760	£1,784,661
			6	£3,000	£2,504,752

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£750,000/ha)
	RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)

**Table 1k: Residual Land Value Results by AH% & CIL  
- 100 Unit Scheme - Mixed**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
100 Mixed 0% AH	8780	50	1	£1,800	£293,710
			2	£2,040	£1,771,104
			3	£2,280	£3,248,499
			4	£2,520	£4,725,894
			5	£2,760	£6,203,288
			6	£3,000	£7,680,682
					Residual Land Value (£/Ha)
			1	£1,800	£146,855
			2	£2,040	£885,552
			3	£2,280	£1,624,249
			4	£2,520	£2,362,947
			5	£2,760	£3,101,644
			6	£3,000	£3,840,341
Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
100 Mixed 25% AH	7005	50	1	£1,800	Negative RLV
			2	£2,040	£1,067,586
			3	£2,280	£2,335,129
			4	£2,520	£3,602,672
			5	£2,760	£4,870,216
			6	£3,000	£6,137,760
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	£533,793
			3	£2,280	£1,167,564
			4	£2,520	£1,801,336
			5	£2,760	£2,435,108
			6	£3,000	£3,068,880

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£750,000/ha)
	RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

**Table 1l: Residual Land Value Results by AH% & CIL  
- 100 Unit Scheme - Mixed (20% Starter Homes)**

Development Scenario	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - CIL £50
100 Mixed 25% AH	7005	50	1	£1,800	Negative RLV
			2	£2,040	£1,329,393
			3	£2,280	£2,722,498
			4	£2,520	£4,115,604
			5	£2,760	£5,508,711
			6	£3,000	£6,901,817
					Residual Land Value (£/Ha)
			1	£1,800	Negative RLV
			2	£2,040	£664,696
			3	£2,280	£1,361,249
			4	£2,520	£2,057,802
			5	£2,760	£2,754,356
			6	£3,000	£3,450,909

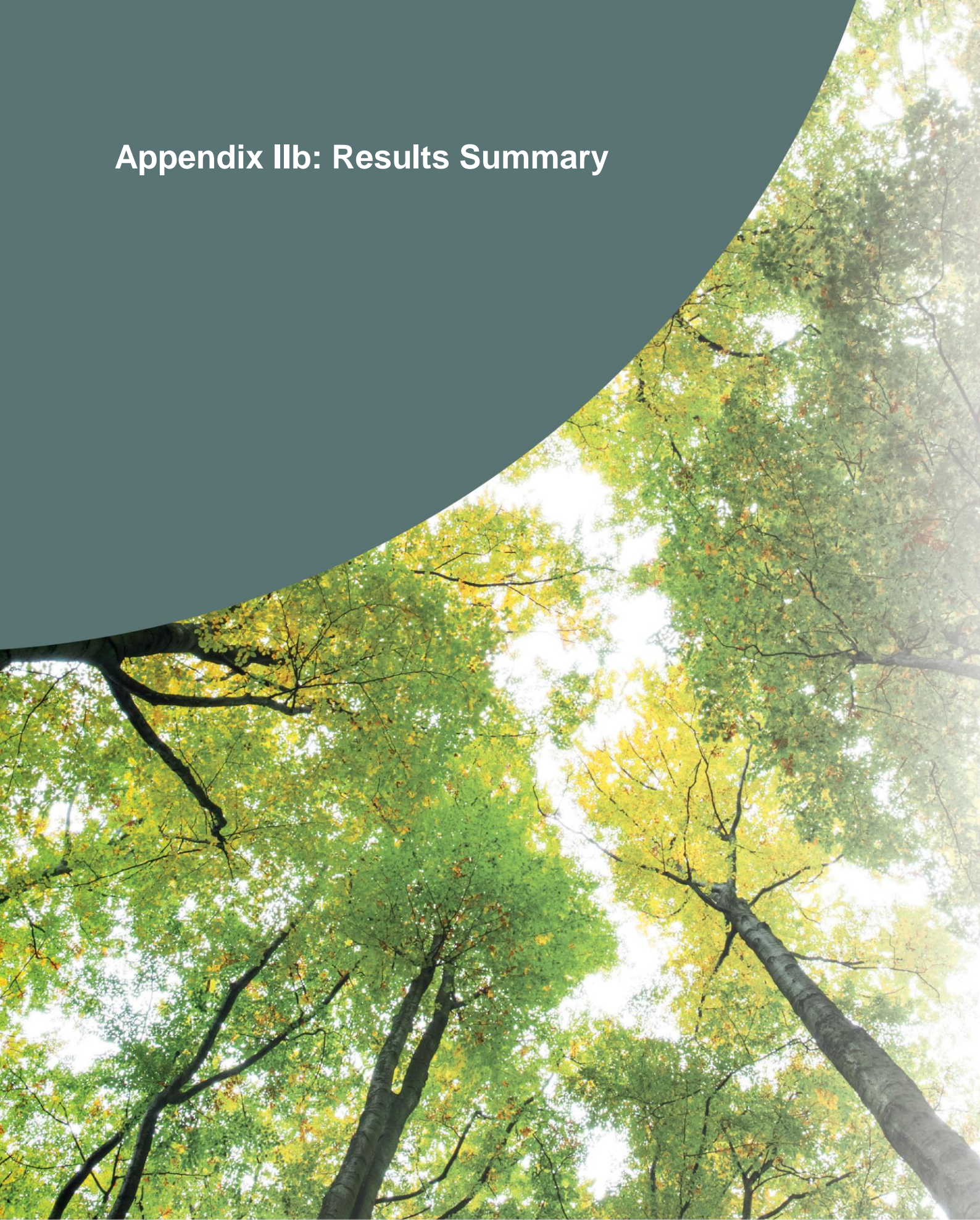
Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£750,000/ha)
	RLV exceeding Viability Test 3 (RLV >£1,250,000/ha)

Source: Dixon Searle Partnership (2016)



## Appendix IIb: Results Summary





**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix III Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG1 - North of Nuneaton**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	-£4,277,464	£16,430,807	£37,135,297	£57,837,921	£78,539,018	£99,238,155	£119,936,507
-5.00%	-£17,340,323	£3,371,397	£24,079,477	£44,783,987	£65,486,466	£86,187,554	£106,886,884
<b>0.00%</b>	-£30,406,989	-£9,690,886	£11,020,195	<b>£31,728,065</b>	£52,432,584	£73,135,011	£93,836,088
5.00%	-£43,479,109	-£22,756,762	-£2,041,449	£18,669,177	£39,376,643	£60,081,180	£80,783,554
10.00%	N/A	-£35,827,070	-£15,106,540	£5,607,913	£26,318,065	£47,025,216	£67,729,776

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	-£1,296.20	£4,979	£11,253	£17,527	£23,800	£30,072	£36,344
-5.00%	-£5,255	£1,022	£7,297	£13,571	£19,844	£26,117	£32,390
<b>0.00%</b>	-£9,214	-£2,937	£3,339	<b>£9,615</b>	£15,889	£22,162	£28,435
5.00%	-£13,175	-£6,896	-£619	£5,657	£11,932	£18,206	£24,480
10.00%	N/A	-£10,857	-£4,578	£1,699	£7,975	£14,250	£20,524

**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix IIIb Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG2 - Arbury**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	-£1,131,329	£5,287,365	£11,706,070	£18,124,769	£24,543,447	£30,962,183	£37,380,884
-5.00%	-£5,331,145	£1,087,564	£7,506,254	£13,924,969	£20,343,665	£26,762,336	£33,181,083
<b>0.00%</b>	-£9,531,188	-£3,112,237	£3,306,471	<b>£9,725,131</b>	£16,143,868	£22,562,560	£28,981,279
5.00%	-£13,731,219	-£7,312,203	-£893,339	£5,525,359	£11,944,065	£18,362,765	£24,781,453
10.00%	N/A	-£11,512,262	-£5,093,222	£1,325,568	£7,744,252	£14,162,964	£20,581,663

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	-£1,131.33	£5,287	£11,706	£18,125	£24,543	£30,962	£37,381
-5.00%	-£5,331	£1,088	£7,506	£13,925	£20,344	£26,762	£33,181
<b>0.00%</b>	-£9,531	-£3,112	£3,306	<b>£9,725</b>	£16,144	£22,563	£28,981
5.00%	-£13,731	-£7,312	-£893	£5,525	£11,944	£18,363	£24,781
10.00%	N/A	-£11,512	-£5,093	£1,326	£7,744	£14,163	£20,582



**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix III Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG3 - Gypsy Lane**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£1,376,382	£5,207,243	£9,038,100	£12,868,942	£16,699,823	£20,530,681	£24,361,534
-5.00%	-£1,105,024	£2,725,821	£6,556,683	£10,387,537	£14,218,404	£18,049,263	£21,880,120
<b>0.00%</b>	-£3,586,460	£244,402	£4,075,254	<b>£7,906,122</b>	£11,736,974	£15,567,844	£19,398,703
5.00%	-£6,067,885	-£2,237,019	£1,593,842	£5,424,675	£9,255,561	£13,086,408	£16,917,284
10.00%	N/A	-£4,718,442	-£887,566	£2,943,281	£6,774,142	£10,604,999	£14,435,841

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£2,394	£9,056	£15,718	£22,381	£29,043	£35,706	£42,368
-5.00%	-£1,922	£4,741	£11,403	£18,065	£24,728	£31,390	£38,052
<b>0.00%</b>	-£6,237	£425	£7,087	<b>£13,750</b>	£20,412	£27,075	£33,737
5.00%	-£10,553	-£3,890	£2,772	£9,434	£16,097	£22,759	£29,421
10.00%	N/A	-£8,206	-£1,544	£5,119	£11,781	£18,443	£25,106

**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix IIIb Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG4 - Woodlands**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	-£647,887	£7,023,715	£14,695,018	£22,366,311	£30,037,579	£37,708,918	£45,380,213
-5.00%	-£5,633,150	£2,038,794	£9,710,306	£17,381,622	£25,052,912	£32,724,171	£40,395,522
<b>0.00%</b>	-£10,618,422	-£2,946,424	£4,725,558	<b>£12,396,882</b>	£20,068,226	£27,739,511	£35,410,829
5.00%	-£15,603,667	-£7,931,689	-£259,700	£7,412,230	£15,083,533	£22,754,829	£30,426,109
10.00%	N/A	-£12,916,961	-£5,244,961	£2,427,024	£10,098,825	£17,770,138	£25,441,431

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	-£540	£5,853	£12,246	£18,639	£25,031	£31,424	£37,817
-5.00%	-£4,694	£1,699	£8,092	£14,485	£20,877	£27,270	£33,663
<b>0.00%</b>	-£8,849	-£2,455	£3,938	<b>£10,331</b>	£16,724	£23,116	£29,509
5.00%	-£13,003	-£6,610	-£216	£6,177	£12,570	£18,962	£25,355
10.00%	N/A	-£10,764	-£4,371	£2,023	£8,416	£14,808	£21,201

**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix IIIb Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG5 - Hospital Lane**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£1,421,944	£5,747,558	£10,073,168	£14,398,760	£18,724,399	£23,050,009	£27,375,615
-5.00%	-£1,369,161	£2,956,450	£7,282,066	£11,607,673	£15,933,294	£20,258,907	£24,584,517
<b>0.00%</b>	-£4,160,268	£165,347	£4,490,950	<b>£8,816,574</b>	£13,142,177	£17,467,803	£21,793,415
5.00%	-£6,951,378	-£2,625,758	£1,699,856	£6,025,437	£10,351,081	£14,676,680	£19,002,312
10.00%	N/A	-£5,416,866	-£1,091,247	£3,234,363	£7,559,979	£11,885,588	£16,211,181

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£2,188	£8,842	£15,497	£22,152	£28,807	£35,462	£42,116
-5.00%	-£2,106	£4,548	£11,203	£17,858	£24,513	£31,168	£37,822
<b>0.00%</b>	-£6,400	£254	£6,909	<b>£13,564</b>	£20,219	£26,874	£33,528
5.00%	-£10,694	-£4,040	£2,615	£9,270	£15,925	£22,580	£29,234
10.00%	N/A	-£8,334	-£1,679	£4,976	£11,631	£18,286	£24,940



**Nuneaton & Bedworth Borough Council**

**Viability Update - Appendix IIIb Strategic Sites**

**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing for Costs & Values - HSG6 - School Lane**

25% Affordable Housing - s106 Surplus

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	2,400.00 pm²	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£577,070	£2,586,299	£4,595,550	£6,604,783	£8,614,033	£10,623,272	£12,632,510
-5.00%	-£735,543	£1,273,697	£3,282,939	£5,292,177	£7,301,408	£9,310,660	£11,319,900
0.00%	-£2,048,158	-£38,915	£1,970,322	£3,979,566	£5,988,803	£7,998,031	£10,007,288
5.00%	-£3,360,773	-£1,351,528	£657,713	£2,666,943	£4,676,193	£6,685,429	£8,694,676
10.00%	N/A	-£2,664,145	-£654,900	£1,354,340	£3,363,581	£5,372,820	£7,382,054

25% Affordable Housing - s106 Surplus (per unit)

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	2,400.00 pm²	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£1,924	£8,621	£15,319	£22,016	£28,713	£35,411	£42,108
-5.00%	-£2,452	£4,246	£10,943	£17,641	£24,338	£31,036	£37,733
0.00%	-£6,827	-£130	£6,568	£13,265	£19,963	£26,660	£33,358
5.00%	-£11,203	-£4,505	£2,192	£8,890	£15,587	£22,285	£28,982
10.00%	N/A	-£8,880	-£2,183	£4,514	£11,212	£17,909	£24,607

**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix III Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG7 - East of Bulkington**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£714,275	£2,723,515	£4,732,755	£6,741,987	£8,751,237	£10,760,476	£12,769,713
-5.00%	-£598,338	£1,410,901	£3,420,143	£5,429,381	£7,438,611	£9,447,865	£11,457,104
<b>0.00%</b>	-£1,910,953	£98,289	£2,107,525	<b>£4,116,770</b>	£6,126,007	£8,135,252	£10,144,492
5.00%	-£3,223,569	-£1,214,324	£794,917	£2,804,145	£4,813,397	£6,822,632	£8,831,880
10.00%	N/A	-£2,526,940	-£517,687	£1,491,544	£3,500,785	£5,510,024	£7,519,257

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£2,381	£9,078	£15,776	£22,473	£29,171	£35,868	£42,566
-5.00%	-£1,994	£4,703	£11,400	£18,098	£24,795	£31,493	£38,190
<b>0.00%</b>	-£6,370	£328	£7,025	<b>£13,723</b>	£20,420	£27,118	£33,815
5.00%	-£10,745	-£4,048	£2,650	£9,347	£16,045	£22,742	£29,440
10.00%	N/A	-£8,423	-£1,726	£4,972	£11,669	£18,367	£25,064

**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix III Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG8 - West of Bulkington**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£1,410,495	£5,736,109	£10,061,719	£14,387,312	£18,712,950	£23,038,561	£27,364,166
-5.00%	-£1,380,610	£2,945,002	£7,270,617	£11,596,225	£15,921,846	£20,247,458	£24,573,068
<b>0.00%</b>	-£4,171,716	£153,899	£4,479,501	<b>£8,805,125</b>	£13,130,729	£17,456,355	£21,781,967
5.00%	-£6,962,827	-£2,637,207	£1,688,408	£6,013,989	£10,339,633	£14,665,232	£18,990,863
10.00%	N/A	-£5,428,314	-£1,102,695	£3,222,914	£7,548,530	£11,874,139	£16,199,733

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£2,170	£8,825	£15,480	£22,134	£28,789	£35,444	£42,099
-5.00%	-£2,124	£4,531	£11,186	£17,840	£24,495	£31,150	£37,805
<b>0.00%</b>	-£6,418	£237	£6,892	<b>£13,546</b>	£20,201	£26,856	£33,511
5.00%	-£10,712	-£4,057	£2,598	£9,252	£15,907	£22,562	£29,217
10.00%	N/A	-£8,351	-£1,696	£4,958	£11,613	£18,268	£24,923



**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix IIIb Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG9 - Golf Drive**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£1,185,548	£5,511,162	£9,836,772	£14,162,367	£18,488,003	£22,813,614	£27,139,220
-5.00%	-£1,605,556	£2,720,055	£7,045,670	£11,371,278	£15,696,866	£20,022,511	£24,348,121
<b>0.00%</b>	-£4,396,664	-£71,049	£4,254,556	<b>£8,580,178</b>	£12,905,783	£17,231,407	£21,557,020
5.00%	-£7,187,774	-£2,862,154	£1,463,460	£5,789,045	£10,114,686	£14,440,286	£18,765,916
10.00%	N/A	-£5,653,262	-£1,327,644	£2,997,967	£7,323,583	£11,649,192	£15,974,787

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£1,824	£8,479	£15,133	£21,788	£28,443	£35,098	£41,753
-5.00%	-£2,470	£4,185	£10,839	£17,494	£24,149	£30,804	£37,459
<b>0.00%</b>	-£6,764	-£109	£6,545	<b>£13,200</b>	£19,855	£26,510	£33,165
5.00%	-£11,058	-£4,403	£2,251	£8,906	£15,561	£22,216	£28,871
10.00%	N/A	-£8,697	-£2,043	£4,612	£11,267	£17,922	£24,577

**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix IIb Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG10 - Attleborough Fields**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£385,706	£2,731,236	£5,076,782	£7,422,312	£9,767,858	£12,113,394	£14,458,928
-5.00%	-£1,145,890	£1,199,647	£3,545,184	£5,890,720	£8,236,247	£10,581,796	£12,927,332
<b>0.00%</b>	-£2,677,493	-£331,950	£2,013,583	<b>£4,359,123</b>	£6,704,656	£9,050,181	£11,395,734
5.00%	-£4,209,092	-£1,863,552	£481,982	£2,827,515	£5,173,060	£7,518,593	£9,864,136
10.00%	N/A	-£3,395,155	-£1,049,612	£1,295,925	£3,641,443	£5,986,998	£8,332,528

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£1,102	£7,804	£14,505	£21,207	£27,908	£34,610	£41,311
-5.00%	-£3,274	£3,428	£10,129	£16,831	£23,532	£30,234	£36,935
<b>0.00%</b>	-£7,650	-£948	£5,753	<b>£12,455</b>	£19,156	£25,858	£32,559
5.00%	-£12,026	-£5,324	£1,377	£8,079	£14,780	£21,482	£28,183
10.00%	N/A	-£9,700	-£2,999	£3,703	£10,404	£17,106	£23,807

**Nuneaton & Bedworth Borough Council**  
**Viability Update - Appendix III Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus for s106 (per unit) with Sensitivity Testing**  
**for Costs & Values - HSG11 - Tuttle Hill**

**25% Affordable Housing - s106 Surplus**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£789,514	£3,135,034	£5,480,587	£7,826,115	£10,171,663	£12,517,198	£14,862,731
-5.00%	-£742,085	£1,603,451	£3,948,989	£6,294,524	£8,640,049	£10,985,601	£13,331,136
<b>0.00%</b>	-£2,273,686	£71,853	£2,417,385	<b>£4,762,927</b>	£7,108,460	£9,454,002	£11,799,539
5.00%	-£3,805,289	-£1,459,746	£885,792	£3,231,315	£5,576,865	£7,922,396	£10,267,941
10.00%	N/A	-£2,991,349	-£645,795	£1,699,729	£4,045,267	£6,390,803	£8,736,331

**25% Affordable Housing - s106 Surplus (per unit)**

Sales: Rate pm²							
Construction: Rate pm²	2,040.00 pm²	2,160.00 pm²	2,280.00 pm²	<b>2,400.00 pm²</b>	2,520.00 pm²	2,640.00 pm²	2,760.00 pm²
-10.00%	£2,255.75	£8,957	£15,659	£22,360	£29,062	£35,763	£42,465
-5.00%	-£2,120	£4,581	£11,283	£17,984	£24,686	£31,387	£38,089
<b>0.00%</b>	-£6,496	£205	£6,907	<b>£13,608</b>	£20,310	£27,011	£33,713
5.00%	-£10,872	-£4,171	£2,531	£9,232	£15,934	£22,635	£29,337
10.00%	N/A	-£8,547	-£1,845	£4,856	£11,558	£18,259	£24,961



**For: Nuneaton & Bedworth BC**

**Appendix III (Version 5)  
Market Values & Assumptions  
Research Update**

**Local Plan & CIL  
Viability Update**



<b>Contents</b>	<b>Page</b>
<b>Introduction</b>	<b>3</b>
<b>Economic Context / Housing Market Context</b>	<b>4</b>
<b>Residential Market Review</b>	<b>16</b>
- Updated re-sale research	16
- DSP New-build housing research	18
- Zoopla Average Values and Analysis	30
<b>Overall Market Analysis/Residential Values Summary</b>	<b>33</b>
<b>BCIS Build Cost Analysis</b>	<b>35</b>
<b>Commercial Economic Context</b>	<b>37</b>
<b>Yield Guide</b>	<b>42</b>
<b>Commercial Values Research</b>	<b>44</b>
- CoStar sourced data	44
- VOA sourced data	47
<b>Land Values Economic Context / Research</b>	<b>49</b>

Notes:

CoStar property resource extracts for research base follow the above.

# **1 Introduction**

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- 1.1** This Appendix provides updated market information to support DSP's Local Plan and CIL review; with work undertaken in September – November 2016. Its purpose is to ensure that the submission Local Plan and CIL are supported by up to date evidence, to help inform NBBC's consideration of key national policy changes (including sustainability, building regulations regarding Access requirements and Starter Homes) and support previous recommendations in relation to potential CIL charging scope, given that those were based on the viability picture informed and underpinned by an earlier stage Local Plan and CIL Viability Assessment carried out by DSP in 2014. The data supporting assumptions for that Assessment was assembled in late 2013 (hence the references to 2013 in this update work) for the assessment completed in October 2014.
- 1.2** It is intended that, as with the earlier work, this information will also assist the Council in reviewing and monitoring trends in the source data and so as to further update where necessary in the future if required.
- 1.3** Note: It should be acknowledged that this is high level work and a great deal of variance may be seen in practice from one development to another (with site-specific characteristics). This data gathering process adopted by DSP involves the review of a range of information sources, so as to inform an overview that is relevant to and appropriate for the project context. The aim here is to consider changes and trends and therefore enable us to assess with the Council an updated context picture so far as is suitable and practically possible.

## 2 Economic Context

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### Bank of England

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

- *'A survey of companies indicated the result of the EU referendum would have a negative effect, overall, on capital spending, hiring and turnover over the coming year (see box on page 2, previously published in the August Inflation Report). Consistent with those results, Agents' scores for employment and investment intentions had weakened in absolute terms, pointing to expectations of little change in staff numbers and capital spending over the coming six to twelve months.*
- *Business services growth had softened further, partly reflecting weakness in commercial property investment and corporate transactions. Consumer spending growth had also slowed, although that appeared to have partly reflected the effects of unusually wet weather. A decline in manufacturing export volumes had been arrested, aided by the depreciation of Sterling*

### 3 Housing Market Context

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#### Land Registry

3.1 The **September 2016 Land Registry House Price Index Report** (published 15<sup>th</sup> November 2016) provided the following information, in summary, in terms of market trends:

3.2 For September 2016:

- *The average price of a property in the UK was £217,888;*
- *The annual price change for a property in the UK was 7.7%;*
- *The monthly price change for a property in the UK was 0.2%;*
- *The monthly index figure for the UK was 114.3 (January 2015 = 100)*

3.3 Economic Statement:

- *Housing market indicators for September suggested a period of relative stability during the month. House prices grew by 7.7% in the year to September, unchanged from August. While there is some evidence of a slight recovering in demand on the month, both demand and supply indicators remained somewhat weaker than in 2015 and early 2016. There is evidence of regional variation with the Bank of England's Agents' Summary saying there was a marked slowdown in activity in London and the Surrounding areas, but activity has fared better elsewhere in the UK.*
- *In terms of housing demand, the Royal Institution of Chartered Surveyors (RICS) market survey for September {see DSP extract below} reported a modest increase in new buyer enquiries – the first increase since February. The volume of lending approvals for house purchases also rose by 3.2% in September compared to August. However, this follows 3 months of consecutive falls and the volume of lending approvals remains around the same level as early 2015. This is reflected in data for home sales in the UK which fell by 4.3% between August and September, with levels*



*remaining lower than in 2014, 2015 and before the stamp duty changes in early 2016.*

- *On the supply side, RICS also reported that new sales listings fell again in September compared to August, continuing the trend over the past 7 months. The latest ONS 'Output in the Construction Industry' reported a 1.3% monthly fall in new-build housing output in August, although new-build housing output remains 8% higher compared with August 2015.'*

### 3.4 The September 2016 report stated: -

**For England overall:**

- Annual change in average house prices 8.3% (positive)
- Monthly change in average house prices 0.2%% (positive)
- Average price £234,250

**For Warwickshire region overall:**

- Annual change in average house prices 8.16% (positive)
- Monthly change in average house prices 0.52% (positive)
- Average price £312,609

**For Nuneaton & Bedworth overall:**

- Annual change in average house prices 12.01% (positive)
- Monthly change in average house prices 2.09% (positive)
- Average price £232,252.

### 3.5 The above data indicates that the Nuneaton and Bedworth Borough is outperforming both England and the Warwickshire region overall on both an annual and monthly basis. The latest Land Registry data also indicates a consistent rise in house prices for Nuneaton & Bedworth Borough since the Brexit vote, also combined with increasing sales volume. Interestingly, in comparison with the South East region this latest data indicates a slight dip of approximately -0.8%, albeit with increasing sales volume. Since the date of the date of the research for the original study, according to the Land Registry house prices have increased by 23.34% during the intervening period.

### **Office for National Statistics (ONS) – House Price Index (September 2016)**

3.6 The following extracts provide a high-level summary of the UK HPI for September 2016:-

- *‘Average house prices in the UK have increased by 7.7% in the year to September 2016 (unchanged from 7.7% in the year to August 2016), continuing the strong growth seen since the end of 2013.*
- *The average UK house price was £218,000 in September 2016. This is £16,000 higher than in September 2015 and unchanged from last month.*
- *The main contribution to the increase in the UK house prices came from England, where house prices increased by 8.3% over the year to September 2016, with the average price in England now £234,000.*
- *On a regional basis, London continues to be the region with the highest average house price at £488,000, followed by the South East and the East of England, which stand at £313,000 and £277,000 respectively. The lowest average price continues to be in the North East at £125,000.’*

### **RICS Residential Market Report (October 2016)**

3.7 Headline reads: “Modest improvement with confidence gradually recovering”

- *‘Buyer demand increases modestly for the second consecutive month;*
- *Agreed sales edge up relative to the previous month and are expected to rise more in the near future;*
- *Outlook for price growth in London more subdued than any other area.’*

3.8 *“The October RICS Residential Market Survey shows new buyer enquiries increase modestly for the second consecutive month while new instructions remained broadly flat at the headline level. Near term price expectations increased slightly but still point to very limited growth over the months to come.*

- 3.9** *The headline national price balance crept higher to 23%, from 18% previously with respondents in all areas expect London and the North East reporting growth. The London data (which tends to better reflect the market in the inner zones rather than the outer boroughs) recorded an eighth consecutive negative monthly reading with 16% more respondents reporting a fall rather than a rise, while in the North East prices were reported to have remained broadly stable. Contributors in the West Midlands and North West English regions reported the firmest price momentum this month with net balances of 55% and 47% of surveyors, respectively, reporting growth.*
- 3.10** *Demand increased modestly at the headline level for the second consecutive month with a net balance of 10% of respondents reporting growth. Most areas saw some rise in buyer enquiries with respondents in Northern Ireland reporting the strongest growth.*
- 3.11** *On the supply side of the market, respondents reported a further slight fall in new instructions over the month and anecdotal evidence suggests that the tight supply conditions are a very dominant feature of the market at present. Indeed, more surveyors reported a fall rather than a rise in new supply in most parts of the UK.*
- 3.12** *Agreed sales rose very modestly with a net balance of 5% of surveyors reporting growth and more areas seeing activity rise rather than fall. Expectations for the months to come have improved slightly, at the headline level, with a net balance of 25% of respondents forecasting a rise in transaction levels. Indeed, across all areas of the UK that we monitor, more respondents expect transaction levels to rise rather than fall over the coming three months. At the twelve month horizon, a net balance of 18% of contributors also expect activity to increase, however, this represents a significant moderation on the previous month when the corresponding figure was 35% (both non-seasonally adjusted).*
- 3.13** *Near term expectations for price growth edged up this month with a net balance of 18% of contributors foreseeing a rise over the three months to come, up from 15% the previous month. Expectations are now positive in all areas except London (best interpreted as Central London), where respondents foresee prices remaining broadly flat in the near future. At the twelve month horizon, the picture remains broadly unchanged from September with a net balance of 43% (non-seasonally adjusted) of*

*contributors forecasting a rise rather than a fall in prices. Once again, London is the outlier with prices expected to remain broadly flat while some growth is forecast for all other areas.*

- 3.14** *At the national level, 37% of contributors think that their local markets are over-priced, to some degree, relative to economic fundamentals. However, the largest proportion think that current prices are around fair value. The South East and London contain the largest proportion of respondents who take the view that the market prices are above fair value at present.*
- 3.15** *In the lettings market, tenant demand growth picked up firmly in the three months to October relative to the previous quarter with a net balance of 29% of surveyors reporting a rise. Demand continues to outpace new supply in all areas apart from London, where for the second consecutive quarter, demand fell with a net balance of 15% of contributors seeing a decrease.*
- 3.16** *This sluggish demand in the capital is taking a toll on rent expectations and a net balance of 12% of contributors foresee a fall in rental values over the coming three months. However, at the national level, expectations for rental growth picked up firmly with 34% more respondents forecasting a rise rather than a fall in the months to come, up from 15% in the three months to June. At the twelve month horizon, expectations for rental growth remain broadly unchanged relative to the previous month with contributors, on average, forecasting a rise of 2.3%.”*



**Savills: Residential Property Focus 2016 Q4**

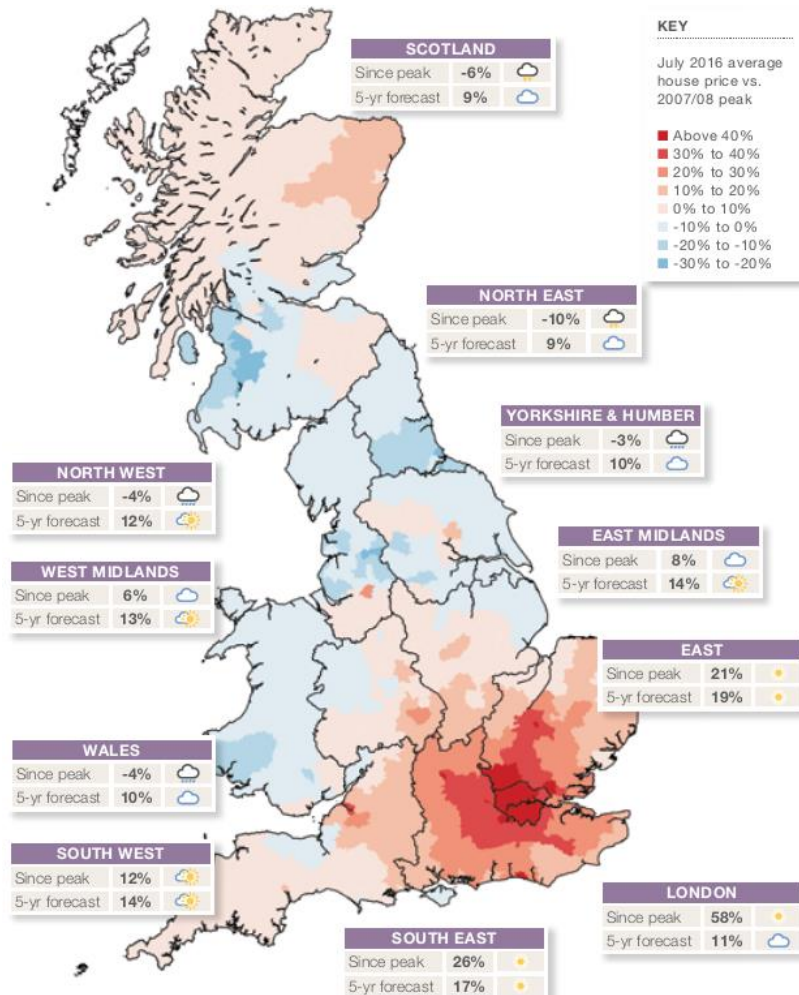
- 3.17    **Headline reads: *“The markets change of gear.”***
- 3.18    ***“Brexit has forced the market to change gear and created uncertainty. Against this new backdrop, our forecasts are for slower growth.***
- 3.19    ***Although we are expecting economic growth to remain positive, households will face weaker income growth and there may be some job losses over the next two years. The period of negotiation with the EU is likely to be a rollercoaster of confidence, with volatile sentiment indicators and lower levels of business investment.***
- 3.20    ***As importantly, the amount buyers are borrowing relative to their incomes is already stretched in some parts of the market. In particular, it is bumping up against the limits of mortgage regulation in London.***
- 3.21    ***While falling mortgage interest rates will create some capacity for house price growth over the next two years, buyers are unlikely to want to stretch their finances much further in uncertain times.***
- 3.22    ***So, it is difficult to see any significant potential for house price growth until the terms of the withdrawal from the EU are agreed and economic growth picks up.***
- 3.23    ***Back to Normal? Brexit negotiations are expected to be concluded by early 2019, bringing to an end the two-year period of greatest uncertainty. As buyer confidence returns, low mortgage rates should mean there is capacity for a small bounce-back in house prices.***
- 3.24    ***It is anticipated that economic growth will return to trend from 2020, but this is unlikely to coincide with some gradual upward pressure on interest rates. Brightening economic prospects should lift consumer sentiment, but increasing interest rates will work as a brake on potential house price growth in this period.***

- 3.25 Regional Differences** - *The effect of Brexit is complicating a natural shift towards the later stages of the housing market cycle, when the strongest growth is seen beyond London and the South East.*
- 3.26** *All regions are expected to see reduced house price growth as the economy slows. But as interest rates start to rise, this is likely to be most acute in London.*
- 3.27** *The tightening of affordability is likely to be most significant in those parts of inner London that have seen the highest house price growth and still rely on the availability of mortgage debit. In comparison, outer boroughs of London are likely to perform more in line with markets in the commuter zone.*
- 3.28** *The impact of higher mortgage rates is likely to be much less acute in the more affordable market of the Midlands, Wales and the North of England. These areas have more capacity for house price growth, but most lack the economic catalyst needed to unlock this potential. Economically active markets such as Manchester are expected to outperform their regions.*
- 3.29 Slow on the uptake** - *Housing transactions are arguably of more relevance to the general public and the housing industry than house prices.*
- 3.30** *After all, they reflect people's inclination and ability to get on, trade up, trade down or invest on the housing market. In turn, that can affect how much and what we build, not to mention the pressure placed on everything from family housing to the rented sector.*
- 3.31 A fall in sales** - *We expect transaction levels to fall back by 16% in the period to the end of 2018. Having reached a post credit crunch peak of 1.33 million at the end of March this year, we then expect a recovery back towards around 1.24 million sales per annum by 2021.*
- 3.32** *These headline figures initially reflect the short-term impact on buyer sentiment of economic and political uncertainty. They then echo the longer-term effect of mortgage regulation that prevents a return to levels regularly seen pre-credit crunch. However, this is far from being the whole story.*

- 3.33 **Help Needed** - *First time buyer will face significant ongoing challenge in raising a deposit without financial assistance. While the bank of mum and dad will continue to play a role in meeting their funding shortfall, we also expect they will continue to rely on schemes such as Help to Buy. Increasingly, such measures look like they will need to become long-term features of government efforts to sustain house building and home ownership.*
- 3.34 *Meanwhile, the numbers of home movers with a mortgage continues to be heavily suppressed, having shown precious little growth in the past five years, as existing owners trade up the housing ladder less often.*
- 3.35 **Impending regulation** - *In comparison, buy-to-let investors with mortgage have seen their numbers almost double in the past five years. While only representing 10% of the market, this has been a concern for both the government and the bank of England. The result has been a combination of tax disincentives and impending mortgage regulation. Though these measures do not herald the death of the mortgaged buy-to-let buyer, they are likely to become thinner on the ground.*
- 3.36 *Finally, there is the cash buyer. Greater in numbers than before the credit crunch, their power may be tempered by greater stamp duty for the investors among them. But this is likely to be offset by greater pension freedom and more downsizing as they look to help younger generations follow their path to financial security through home ownership'.*
- 3.37 Other economic scenarios to consider: -
- **'Growth comes earlier'** *if consumer confidence holds up through 2017 and job losses are muted, house price growth could occur earlier in the forecasting period. this would leave markets more susceptible to an affordability squeeze when interest rates rise.*
  - **Fiscal stimulus** *increased public sector investment would support employment and deliver stronger economic growth. This would boost consumer confidence, incomes and, in all likelihood, house prices. However, rising interest rates would reduce affordability to put a cap on it.*
  - **Low growth** *the current resilience of the UK economy may be short-lived, with a greater negative economic impact becoming clear over the course of the negotiation.*





























































*This may lead to a further weakening of the pound, higher inflation and rising interest rates, which would reduce the capacity for house price growth’.*

**Regional diversity Five-year forecasts in context**





### **Mainstream Market Five-year forecast**

	2017	2018	2019	2020	2021	5-year
UK	 0.0%	 2.0%	 5.5%	 3.0%	 2.0%	<b>13%</b>
London	 0.0%	 3.0%	 4.5%	 2.0%	 1.0%	<b>11%</b>
South East	 2.0%	 2.0%	 6.5%	 4.0%	 1.5%	<b>17%</b>
East of England	 2.5%	 2.5%	 6.5%	 4.0%	 2.0%	<b>19%</b>
South West	 1.0%	 2.0%	 6.0%	 3.0%	 1.5%	<b>14%</b>
East Midlands	 0.0%	 2.0%	 5.5%	 3.5%	 2.0%	<b>14%</b>
West Midlands	 -0.5%	 2.0%	 5.0%	 3.5%	 2.0%	<b>13%</b>
North East	 -2.5%	 1.5%	 5.0%	 2.0%	 3.0%	<b>9%</b>
Yorks & Humber	 -2.0%	 1.5%	 5.0%	 2.5%	 2.5%	<b>10%</b>
North West	 -2.0%	 2.0%	 5.5%	 3.0%	 3.0%	<b>12%</b>
Wales	 -2.0%	 1.5%	 5.0%	 2.5%	 2.5%	<b>10%</b>
Scotland	 -2.5%	 1.5%	 5.0%	 2.0%	 3.0%	<b>9%</b>

**3.38 Support for More New Homes - ‘Theresa May wants to use the power of Government to repair the “dysfunctional housing market”. In her first party conference speech as leader, the Prime Minister announced measures to increase the number of new homes being built. These include using public sector land and more Government investment to meet the need for more homes.**

**3.39 Our analysis shows that we should be building around 300,000 new homes a year to meet need and address years of undersupply. Yet, in the year to March 2015, even with the support of Help to Buy, we delivered 171,000 net additional homes. This leaves an annual shortfall of 129,000.**

**3.40 With transaction levels, likely to come under some pressure, it is essential that new markets are opened up to narrow this gap. So, it is important that we have also seen a shift away from a single focus on building new homes for home ownership to a recognition that we need to deliver more homes of every single type.**

**3.41 We expect to see more detail in a Housing White Paper later in the year as well as further announcements in the Autumn Statement on the 23<sup>rd</sup> of November. Below is a summary of recent policy announcements so far.**

- 3.42 Home Building Fund** - *This source of funding is administered by the Homes and Communities Agency (HCA). It will provide £1 billion of short-term loan funding targeted at SMEs and custom builders, with the aim to deliver 25,000 homes by 2020. The scheme will also provide £2 billion funding for infrastructure with the emphasis on brownfield land and aims to unlock a pipeline of up to 200,000 homes over the longer term. Loans can range from £250,000 to £250 million.*
- 3.43 Accelerated Construction Fund** - *This fund will use £2 billion of public sector borrowing to support faster delivery of housing on public sector land. Government will deliver outline planning permission and undertake the costs of some remediation work to reduce development risks on their sites. It will also offer support to local authorities to do the same on theirs.*
- 3.44** *As part of the initiative to help reduce development risk, this scheme could also be used to buy unsold stock. Both of these funds are accompanied by plans to create a presumption for housing development on suitable brownfield land’.*
- 3.45 Beyond Home Ownership** - *‘Gavin Barwell, the housing minister, has also signalled that the Government may shift away from the “statutory definition” of Starter Homes. Instead, we may see a more multi-tenure approach to housing delivery and Starter Homes emerge in a slightly different guise.*
- 3.46** *A much broader approach to housebuilding is needed more than ever before. Although it is early days, the initial signs are that the new Government is alive to this.*
- 3.47** *We now need to see a suite of policies which support increasing supply through widening the range of developers, diversifying tenure and increasing land supply in the right places’.*

## **4 Residential Market Review – June/July 2016**

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*Source: [www.rightmove.co.uk](http://www.rightmove.co.uk)*

- 4.1 The residential market review has been researched on settlements within the Council area (32 in total). This review includes research of available new build property data across the Borough, uplifted re-sale value data by Land Registry from the previous Local Plan and CIL Viability study, Zoopla current area statistics together with analysis of the above with the data previously collected as part of the previous Viability Assessment – report completed in October 2014 but original data collection carried out in November 2013.**

### **Re-sale residential market review – Uplifted ‘Rightmove’ resale values (2016) from previous assessment base.**

- 4.2 The original overall residential market (re-sales based) research for a range of different housing types from 1-bed flats to detached 4-bed houses, utilising property search engine Rightmove, was based on ward areas and gathered for an overview of the values patterns seen across the Borough - commencing in November 2013.**
- 4.3 As a part of building an updated picture appropriate to inform the further work, for current viability review update purposes DSP has applied increases of 20% (based on Land Registry data for Nuneaton & Bedworth) to that previous research as illustrated in tables 1a – 1b) as follows: -**
- Table 1a shows the previous average asking prices in £ per sq. m. based on Wards from November (date of original research) alongside the respective figures that result from applying a 20% uplift, as above.**
  - Table 1b shows the equivalent information to table 1a based on property price.**
- 4.4 The 20% uplift factor that has been applied here to give an updated overview of the previous data will be explained further below.**

**Table 1a – Uplifted average asking prices in £ per sq. m – sorted by ‘All Properties’**

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties Nov-13	All Properties Updated by IR 20%
Whitestone		£1,499		£2,104	£2,192	£2,014	£2,417
Attleborough	£1,777	£2,311	£1,601	£1,812	£2,103	£1,934	£2,321
St Nicolas	£1,822	£1,510	£1,733	£2,019	£2,220	£1,930	£2,316
Bulkington	£1,444	£1,472	£1,647	£1,923	£2,123	£1,812	£2,175
Weddington	£1,855	£1,319	£1,929	£1,984	£1,823	£1,809	£2,171
Slough	£1,332	£1,428	£1,569	£1,431	£1,905	£1,593	£1,912
Heath	£2,389	£1,005	£1,584	£1,317	£1,746	£1,575	£1,890
Bede	£2,356	£1,323	£1,304	£1,456	£1,313	£1,464	£1,757
Kingswood	£1,800	£2,090	£1,227	£1,308	£1,297	£1,462	£1,755
Abbey	£1,587	£1,336	£1,291	£1,242	£1,736	£1,458	£1,750
Arbury	£1,636	£1,821	£1,311	£1,339	£1,385	£1,454	£1,744
Galley Common	£1,421		£1,712	£1,489	£1,477	£1,449	£1,739
Exhall		£1,624	£1,459	£1,387	£1,380	£1,440	£1,728
Poplar	£1,278	£1,422	£1,291	£1,395	£1,440	£1,380	£1,656
Bar Pool	£1,332	£1,666	£1,272	£1,248	£1,336	£1,352	£1,622
Wem Brook	£1,583	£2,245	£1,328	£1,280	£926	£1,301	£1,561
Camp Hill		£1,455	£1,225	£1,126	£1,248	£1,246	£1,495
<b>Overall</b>	<b>£1,681</b>	<b>£1,631</b>	<b>£1,385</b>	<b>£1,508</b>	<b>£1,849</b>	<b>£1,609</b>	<b>£1,931</b>

**Table 1b – Uplifted average asking prices – sorted by Flats and Houses**

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties Nov-13	All Properties Updated by IR 20%
Whitestone		£89,950		£199,922	£274,036	£237,470	£284,964
Attleborough	£79,950	£138,650	£120,088	£172,182	£262,868	£182,301	£218,762
St Nicolas	£82,000	£90,580	£130,000	£191,762	£277,560	£220,849	£265,019
Bulkington	£65,000	£88,317	£123,529	£182,704	£265,411	£181,020	£217,224
Weddington	£83,475	£79,113	£144,669	£188,472	£227,891	£173,835	£208,602
Slough	£59,950	£85,679	£117,656	£135,930	£238,114	£139,003	£166,804
Heath	£107,500	£60,300	£118,808	£125,116	£218,224	£133,795	£160,554
Bede	£106,000	£79,370	£97,787	£138,288	£164,117	£125,712	£150,854
Kingswood	£80,998	£125,422	£92,053	£124,294	£162,142	£120,389	£144,466
Abbey	£71,411	£80,159	£96,790	£118,037	£217,000	£110,238	£132,286
Arbury	£73,600	£109,250	£98,308	£127,193	£173,103	£127,772	£153,326
Galley Common	£63,950		£102,718	£141,422	£184,613	£143,518	£172,222
Exhall		£97,467	£109,393	£131,766	£172,480	£134,003	£160,803



Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties Nov-13	All Properties Updated by IR 20%
<b>Poplar</b>	£57,500	£85,343	£96,812	£132,495	£179,967	£119,935	£143,922
<b>Bar Pool</b>	£59,950	£99,950	£95,374	£118,571	£166,958	£115,232	£138,278
<b>Wem Brook</b>	£71,225	£112,225	£99,609	£121,604	£115,725	£114,727	£137,673
<b>Camp Hill</b>		£87,300	£91,889	£107,007	£155,980	£104,909	£125,891
<b>Overall</b>	£75,664	£97,871	£103,900	£143,233	£231,179	£147,522	£177,026

### Available New Build properties for sale – September to November 2016

Source: DSP research – based on [www.rightmove.co.uk](http://www.rightmove.co.uk) ; various house builders' & estate agents' websites; associated / follow-up enquiries as relevant.

- 4.5 The table below (2a) provides information, so far as found through web-searching and enquiries, on new build properties for sale – as at September 2016, using the Nuneaton & Bedworth Ward areas only. A further update of new build property values and 'soundbites' from local sales offices follow this section. The noted property sizes are as were supplied with the agent's / developer's details or, where those were not stated, estimated – e.g. from agents' or other floor plans / dimensions (*Note: estimated dwelling sizes are shown in italics*).

*Table 2a: Available new build property.*

Address	Description	Price	Size (m <sup>2</sup> )	Price per m <sup>2</sup>	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>Camp Hill</b>								
<b>Flats</b>								
Queen Elizabeth Road	2 Bed Flat	£126,000	65.3	£1,930	£1,833	£1,737	£2,123	Barratt Homes
Queen Elizabeth Road	2 Bed Flat	£125,000	65.4	£1,911	£1,816	£1,720	£2,102	Bairstow Eves
Brights Road	2 Bed Flat	£86,950	56.0	£1,553	£1,475	£1,397	£1,708	Martin & Co
<b>Average</b>		<b>£112,650</b>	<b>62.2</b>	<b>£1,798</b>	<b>£1,708</b>	<b>£1,618</b>	<b>£1,978</b>	

Address	Description	Price	Size (m <sup>2</sup> )	Price per m <sup>2</sup>	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>Camp Hill</b>								
<b>Houses</b>								
Queen Elizabeth Road	3 Bed Semi	£183,500	52.53	£3,493	£3,319	£3,144	£3,843	Barratt Homes
Queen Elizabeth Road	3 Bed Terrace	£183,000	82.3	£2,223	£2,112	£2,001	£2,446	Bairstow Eves
Queen Elizabeth Road	3 Bed Semi	£175,200	n/a	n/a	n/a	n/a	n/a	Bairstow Eves
Queen Elizabeth Road	3 Bed Detached	£172,500	n/a	n/a	n/a	n/a	n/a	Bairstow Eves
Queen Elizabeth Road	3 Bed Semi	£160,000	n/a	n/a	n/a	n/a	n/a	Bairstow Eves
Copper Beech Road	3 Bed Terrace	£157,950	83.8	£1,885	£1,791	£1,697	£2,074	Lovell Homes
Queen Elizabeth Road	3 Bed Semi	£153,500	53.5	£2,870	£2,726	£2,583	£3,157	Bairstow Eves
Copper Beech Road	3 Bed Terrace	£153,500	83.8	£1,832	£1,740	£1,649	£2,015	Lovell Homes
Copper Beech Road	3 Bed Terrace	£152,950	83.8	£1,825	£1,734	£1,643	£2,008	Lovell Homes
Copper Beech Road	3 Bed Terrace	£152,950	83.8	£1,825	£1,734	£1,643	£2,008	Lovell Homes
Queen Elizabeth Road	2 Bed Terrace	£145,000	60.9	£2,382	£2,263	£2,144	£2,620	Barratt Homes
Copper Beech Road	2 Bed Terrace	£132,950	72.4	£1,837	£1,745	£1,653	£2,021	Lovell Homes
Copper Beech Road	2 Bed Terrace	£131,950	69.0	£1,912	£1,816	£1,721	£2,103	Lovell Homes
Copper Beech Road	3 Bed Terrace	£122,360	83.7	£1,462	£1,389	£1,316	£1,608	Lovell Homes
<b>Average</b>		<b>£155,522</b>	<b>73.6</b>	<b>£2,141</b>	<b>£2,034</b>	<b>£1,927</b>	<b>£2,355</b>	
<b>Abbey</b>								
<b>Flats</b>								
Newdegate Street	Studio Flat	£325,000	n/a	n/a	n/a	n/a	n/a	A Smiths

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Newdegate Street	2 Bed Flat	£70,000	54.0	£1,297	£1,232	£1,167	£1,426	A Smiths
Newdegate Street	2 Bed Flat	£70,000	54.0	£1,297	£1,232	£1,167	£1,426	A Smiths
Newdegate Street	1 Bed Flat	£65,000	41.6	£1,564	£1,486	£1,408	£1,720	A Smiths
Newdegate Street	Studio Flat	£60,000	37.2	£1,613	£1,532	£1,452	£1,774	A Smiths
Newdegate Street	Studio Flat	£60,000	37.2	£1,613	£1,532	£1,452	£1,774	A Smiths
<b>Average</b>		<b>£142,040</b>	<b>44.8</b>	<b>£1,477</b>	<b>£1,403</b>	<b>£1,329</b>	<b>£1,624</b>	
<b>Weddington</b>								
<b>Houses</b>								
Church Fields	5 Bed Detached House	£499,995	152.1	£3,288	£3,123	£2,959	£3,616	Davidsons Homes
Church Fields	4 Bed Detached House	£419,995	114.0	£3,684	£3,499	£3,315	£4,052	Davidsons Homes
Church Fields	4 Bed Detached House	£329,995	117.6	£2,806	£2,665	£2,525	£3,086	Davidsons Homes
Church Fields	4 Bed Detached House	£324,995	109.1	£2,980	£2,831	£2,682	£3,278	Davidsons Homes
Church Fields	4 Bed Detached House	£319,995	115.91	£2,761	£2,623	£2,485	£3,037	Davidsons Homes
Lower Farm	4 Bed Detached House	£316,995	73.2	£4,330	£4,113	£3,897	£4,763	Taylor Wimpey
Church Fields	4 Bed Detached House	£315,000	104.7	£3,008	£2,857	£2,707	£3,309	Davidsons Homes
Church Fields	4 Bed Detached House	£315,000	109.7	£2,871	£2,727	£2,584	£3,158	Davidsons Homes
Weddington Road	4 Bed Detached House	£315,995	119.1	£2,653	£2,520	£2,387	£2,918	Alan Cooper
Weddington Road	4 Bed Detached House	£314,995	119.8	£2,628	£2,497	£2,366	£2,891	Taylor Wimpey

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Weddington Road	4 Bed Detached House	£312,995	123.9	£2,526	£2,399	£2,273	£2,778	Taylor Wimpey
Church Fields	4 Bed Detached House	£312,995	123.9	£2,526	£2,400	£2,274	£2,779	Davidsons Homes
Church Fields	4 Bed Detached House	£299,995	122.4	£2,452	£2,329	£2,206	£2,697	Alan Cooper
Church Fields	4 Bed Detached House	£299,995	122.4	£2,452	£2,329	£2,206	£2,697	Davidsons Homes
Lower Farm	4 Bed Detached House	£294,995	102.9	£2,867	£2,723	£2,580	£3,153	Taylor Wimpey
Weddington Road	4 Bed Detached House	£292,995	113.5	£2,581	£2,452	£2,323	£2,839	Taylor Wimpey
Church Fields	3 Bed Terrace	£290,000	94.6	£3,067	£2,913	£2,760	£3,373	Davidsons Homes
Weddington Road	4 Bed Detached House	£283,995	88.6	£3,205	£3,045	£2,884	£3,525	Taylor Wimpey
Weddington Road	4 Bed Detached House	£282,995	88.6	£3,194	£3,034	£2,874	£3,513	Taylor Wimpey
Lower Farm	4 Bed Detached House	£279,995	88.6	£3,160	£3,002	£2,844	£3,476	Taylor Wimpey
Weddington Road	3 Bed Detached	£269,995	79.7	£3,389	£3,220	£3,050	£3,728	Davidsons Homes
Church Fields	3 Bed Detached	£244,995	86.5	£2,833	£2,691	£2,549	£3,116	Davidsons Homes
Weddington Road	3 Bed Terrace	£219,995	87.4	£2,517	£2,392	£2,266	£2,769	Taylor Wimpey
Lower Farm	3 Bed Terrace	£224,995	100.8	£2,232	£2,121	£2,009	£2,456	Taylor Wimpey
Weddington Road	3 Bed Terrace	£219,995	80.5	£2,735	£2,598	£2,461	£3,008	Taylor Wimpey
Weddington Road	3 Bed Terrace	£205,995	80.5	£2,561	£2,433	£2,304	£2,817	Taylor Wimpey
Weddington Road	3 Bed Terrace	£197,995	80.5	£2,461	£2,338	£2,215	£2,707	Taylor Wimpey



Address	Description	Price	Size (m <sup>2</sup> )	Price per m <sup>2</sup>	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Weddington Road	2 Bed Terrace	£173,995	64.0	£2,719	£2,583	£2,447	£2,991	Taylor Wimpey
<b>Average</b>		<b>£292,210</b>	<b>102.3</b>	<b>£2,874</b>	<b>£2,731</b>	<b>£2,587</b>	<b>£3,162</b>	
<b>Weddington</b>								
<b>Flats</b>								
Weddington Road	2 Bed Flat	£159,950	n/a	n/a	n/a	n/a	n/a	Loveitts
<b>Average</b>		<b>£159,950</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
<b>St. Nicolas</b>								
<b>Houses</b>								
The Long Shoot	5 Bed Detached	£403,250	139.6	£2,888	£2,743	£2,599	£3,177	Bellway
Royal Park	4 Bed Detached	£358,250	n/a	n/a	n/a	n/a	n/a	Alan Cooper
The Long Shoot	4 Bed Detached	£358,250	125.0	£2,867	£2,724	£2,580	£3,154	Bellway
Royal Park	4 Bed Detached	£342,250	n/a	n/a	n/a	n/a	n/a	Alan Cooper
The Long Shoot	4 Bed Detached	£345,250	125.1	£2,760	£2,622	£2,484	£3,036	Bellway
Royal Park	4 Bed Detached	£345,250	n/a	n/a	n/a	n/a	n/a	Alan Cooper
The Long Shoot	4 Bed Detached	£312,500	117.0	£2,671	£2,537	£2,404	£2,938	Bellway
The Long Shoot	4 Bed Detached	£299,995	118.6	£2,529	£2,403	£2,277	£2,782	Bellway
The Long Shoot	4 Bed Detached	£299,995	109.3	£2,744	£2,607	£2,469	£3,018	Bellway
The Long Shoot	4 Bed Detached	£276,995	102.5	£2,702	£2,567	£2,432	£2,972	Bellway
<b>Average</b>		<b>£334,199</b>	<b>119.6</b>	<b>£2,737</b>	<b>£2,600</b>	<b>£2,463</b>	<b>£3,011</b>	
<b>Whitestone</b>								
<b>Houses</b>								
Lutterworth Road	5 Bed Detached	£489,950	152.7	£3,209	£3,048	£2,888	£3,529	Bloor Homes
Lutterworth Road	4 Bed Detached	£409,950	81.8	£5,014	£4,763	£4,513	£5,515	Bloor Homes

Address	Description	Price	Size (m <sup>2</sup> )	Price per m <sup>2</sup>	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Lutterworth Road	5 Bed Detached	£379,950	134.6	£2,824	£2,682	£2,541	£3,106	Bloor Homes
Lutterworth Road	4 Bed Detached	£317,950	87.1	£3,652	£3,470	£3,287	£4,018	Bloor Homes
Lutterworth Road	4 Bed Detached	£315,950	90.4	£3,497	£3,322	£3,147	£3,847	Bloor Homes
<b>Average</b>		<b>£382,750</b>	<b>109.3</b>	<b>£3,639</b>	<b>£3,457</b>	<b>£3,275</b>	<b>£4,003</b>	
<b>Poplar</b>								
<b>Flats</b>								
10 Coney Lane	2 Bed Flat	£110,000	62.6	£1,758	£1,670	£1,582	£1,934	Cloud 9 Estates
<b>Average</b>		<b>£110,000</b>	<b>62.6</b>	<b>£1,758</b>	<b>£1,670</b>	<b>£1,582</b>	<b>£1,934</b>	
<b>Heath</b>								
<b>Houses</b>								
Mavor Drive	2 Bed Semi	£135,000	n/a	n/a	n/a	n/a	n/a	Your Move
Mavor Drive	2 Bed Semi	£130,000	n/a	n/a	n/a	n/a	n/a	Your Move
Mavor Drive	2 Bed Semi	£130,000	n/a	n/a	n/a	n/a	n/a	Your Move
Mavor Drive	2 Bed Semi	£108,000	n/a	n/a	n/a	n/a	n/a	Your Move
Mavor Drive	2 Bed Semi	£104,000	n/a	n/a	n/a	n/a	n/a	Your Move
Mavor Drive	2 Bed Semi	£104,000	n/a	n/a	n/a	n/a	n/a	Your Move
<b>Average</b>		<b>£118,500</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	

4.6 Table 2b below provides the new build average price analysis of the above data by ward area where available. From further analysis of the data below, the overall average new build price per sq.m equates to £2,304/m<sup>2</sup>, including a 5% for the reduction from asking price.

**Table 2b: New Build Average Price Analysis (£) per m2**

Settlement	Average Price per m2*		Overall Average**
	Flats	Houses	
<b>Camp Hill</b>	£1,708	£2,034	<b>£1,964</b>
<b>Abbey</b>	£1,403	n/a	<b>£1,403</b>
<b>Weddington</b>	n/a	£2,731	<b>£2,731</b>
<b>St Nicholas</b>	n/a	£2,600	<b>£2,600</b>
<b>Whitestone</b>	n/a	£3,457	<b>£3,457</b>
<b>Poplar</b>	£1,670	n/a	<b>£1,670</b>
<b>Heath</b>	n/a	n/a	<b>n/a</b>

4.7 Since the gathering of the new builds data above in September 2016, we have since carried out a further latest update of available new build property in the Borough as follows in Table 2c below.

**Table 2c – Updated Available New Builds Research (November 2016)**

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>Bede</b>								
<b>No Properties Found</b>								
<b>Poplar</b>								
<b>Flats</b>								
Flat 8, 10 Coney Lane	2 Bed Flat	£110,000	71.51	£1,538	£1,461	£1,384	£1,692	Cloud 9 Estates
<b>Average</b>		<b>£110,000</b>	<b>71.51</b>	<b>£1,538</b>	<b>£1,461</b>	<b>£1,384</b>	<b>£1,692</b>	
<b>Houses</b>								
<b>No Properties Found</b>								
<b>Bulkington</b>								
<b>Flats</b>								
<b>Same as Poplar</b>								
<b>Exhall</b>								
<b>Houses/Flats</b>								

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>No Properties Found</b>								
<b>Heath</b>								
<b>Houses</b>								
Mavor Drive	2 Bed Semi	£135,000	58.2	£2,320	£2,204	£2,088	£2,552	Your Move
Mavor Drive	2 Bed Semi	£130,000	n/a	n/a	n/a	n/a	n/a	Your Move
Mavor Drive	2 Bed Semi	£130,000	n/a	n/a	n/a	n/a	n/a	Your Move
Mavor Drive	2 Bed Terrace	£108,000	58.2	£1,856	£1,763	£1,670	£2,041	Your Move
Mavor Drive	2 Bed Terrace	£104,000	n/a	n/a	n/a	n/a	n/a	Reeds Rains
Mavor Drive	2 Bed Semi	£104,000	n/a	n/a	n/a	n/a	n/a	Your Move
<b>Average</b>		<b>£118,500</b>	<b>58.2</b>	<b>£2,088</b>	<b>£1,983</b>	<b>£1,879</b>	<b>£2,296</b>	
<b>Flats</b>								
<b>No Properties Found</b>								
<b>Slough</b>								
<b>Houses/Flats</b>								
<b>No Properties Found</b>								
<b>Arbury Houses/</b>								
<b>Flats</b>								
<b>No Properties Found</b>								
<b>Kingswood Houses/</b>								
<b>Flats</b>								
<b>No Properties Found</b>								
<b>Galley Common</b>								
<b>Houses/Flats</b>								
<b>No Properties Found</b>								
<b>Camp Hill</b>								
<b>Houses</b>								
Queen Elizabeth Road	3 Bed Detached	£185,000	82.0	£2,256	£2,143	£2,030	£2,482	Barratt Homes
Queen Elizabeth Road	3 Bed Semi	£183,500	82.0	£2,238	£2,126	£2,014	£2,462	Barratt Homes
Copper Beech Road	3 Bed Semi	£160,000	86.9	£1,842	£1,750	£1,658	£2,026	Lovell Homes
Queen Elizabeth Road	3 Bed Semi	£160,000	86.9	£1,842	£1,750	£1,658	£2,026	Barratt Homes
Copper Beech Road	3 Bed Terrace	£157,950	83.8	£1,885	£1,791	£1,697	£2,074	Lovell Homes
Copper Beech Road	3 Bed Terrace	£152,950	83.8	£1,825	£1,734	£1,643	£2,008	Lovell Homes



Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Queen Elizabeth Road	2 Bed Terrace	£145,000	66.1	£2,194	£2,084	£1,974	£2,413	Barratt Homes
Queen Elizabeth Road	2 Bed Terrace	£143,000	66.1	£2,163	£2,055	£1,947	£2,380	Barratt Homes
Copper Beech Road	2 Bed Detached	£141,950	73.9	£1,922	£1,826	£1,730	£2,114	Lovell Homes
Saxon Rise	3 Bed Semi	£137,625	n/a	n/a	n/a	n/a	n/a	Bairstow Eves
Copper Beech Road	2 Bed Terrace	£132,950	72.4	£1,837	£1,745	£1,653	£2,021	Lovell Homes
Copper Beech Road	2 Bed Terrace	£131,950	69.0	£1,912	£1,816	£1,721	£2,103	Lovell Homes
Copper Beech Road	3 Bed Semi	£128,000	86.9	£1,474	£1,400	£1,326	£1,621	Lovell Homes
Copper Beech Road	3 Bed Terrace	£126,360	83.8	£1,508	£1,433	£1,357	£1,659	Lovell Homes
<b>Average</b>		<b>£126,360</b>	<b>78.7</b>	<b>£1,915</b>	<b>£1,819</b>	<b>£1,724</b>	<b>£2,107</b>	
<b>Bar Pool</b>								
<b>Houses/Flats</b>								
<b>No Properties Found</b>								
<b>Abbey</b>								
<b>Houses/Flats</b>								
<b>No Properties Found</b>								
<b>Weddington</b>								
<b>Houses</b>								
Church Fields	5 Bed Detached	£505,995	181.6	£2,786	£2,646	£2,507	£3,064	Davidsons Homes
Church Fields	4 Bed Detached	£349,995	134.5	£2,603	£2,472	£2,342	£2,863	Davidsons Homes
Lower Farm	4 Bed Detached	£318,995	108.9	£2,930	£2,784	£2,637	£3,223	Taylor Wimpey
Lower Farm	4 Bed Detached	£316,995	108.9	£2,912	£2,766	£2,621	£3,203	Taylor Wimpey
Church Fields	4 Bed Detached	£315,000	119.1	£2,644	£2,512	£2,380	£2,909	Alan Cooper
Weddington Road	4 Bed Detached	£312,995	123.9	£2,526	£2,399	£2,273	£2,778	Taylor Wimpey
Church Fields	4 Bed Detached	£309,995	110.4	£2,808	£2,668	£2,527	£3,089	Davidsons Homes

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Weddington Road	4 Bed Detached	£299,995	115.9	£2,588	£2,458	£2,329	£2,846	Taylor Wimpey
Church Fields	4 Bed Detached	£299,995	125.7	£2,387	£2,268	£2,148	£2,626	Alan Cooper
Church Fields	4 Bed Detached	£299,995	107.1	£2,801	£2,661	£2,521	£3,081	Taylor Wimpey
Lower Farm	4 Bed Detached	£294,995	104.2	£2,831	£2,689	£2,548	£3,114	Taylor Wimpey
Weddington Road	4 Bed Detached	£292,995	113.5	£2,581	£2,452	£2,323	£2,839	Davidsons Homes
Church Fields	4 Bed Detached	£279,995	86.3	£3,246	£3,084	£2,921	£3,571	Davidsons Homes
Weddington Road	4 Bed Detached	£277,995	107.1	£2,595	£2,466	£2,336	£2,855	Taylor Wimpey
Weddington Road	4 Bed Detached	£274,995	82.3	£3,341	£3,174	£3,007	£3,676	Davidsons Homes
Church Fields	3 Bed Detached	£272,995	108.7	£2,512	£2,386	£2,261	£2,763	Taylor Wimpey
Weddington Road	3 Bed Detached	£264,995	89.0	£2,976	£2,827	£2,679	£3,274	Davidsons Homes
Church Fields	3 Bed Detached	£264,995	78.9	£3,358	£3,190	£3,022	£3,694	Davidsons Homes
Church Fields	3 Bed Detached	£259,995	99.1	£2,625	£2,494	£2,362	£2,887	Davidsons Homes
Church Fields	3 Bed Semi	£246,995	89.8	£2,750	£2,612	£2,475	£3,025	Taylor Wimpey
Weddington Road	3 Bed Detached	£224,995	75.3	£2,988	£2,839	£2,690	£3,287	Taylor Wimpey
Lower Farm	3 Bed Terrace	£221,995	100.8	£2,203	£2,092	£1,982	£2,423	Taylor Wimpey
Weddington Road	3 Bed Terrace	£221,995	100.8	£2,203	£2,092	£1,982	£2,423	Taylor Wimpey
Church Fields	3 Bed Semi	£209,995	74.3	£2,827	£2,686	£2,545	£3,110	Davidsons Homes
<b>Average</b>		<b>£289,162</b>	<b>106.1</b>	<b>£2,751</b>	<b>£2,613</b>	<b>£2,476</b>	<b>£3,026</b>	
<b>Flats</b>								
Weddington Road	2 Bed Flat	£159,950	n/a	n/a	n/a	n/a	n/a	Loveitts
<b>Average</b>		<b>£159,950</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
<b>St Nicholas</b>								

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
<b>Houses</b>								
The Long Shoot	4 Bed Detached	£361,745	129.2	£2,799	£2,659	£2,519	£3,079	Bellway
Royal Park	4 Bed Detached	£358,250	n/a	n/a	n/a	n/a	n/a	Alan Cooper
The Long Shoot	4 Bed Detached	£348,750	119.1	£2,929	£2,783	£2,636	£3,222	Alan Cooper
Royal Park	4 Bed Detached	£345,250	n/a	n/a	n/a	n/a	n/a	Alan Cooper
Royal Park	4 Bed Detached	£345,250	n/a	n/a	n/a	n/a	n/a	Alan Cooper
The Long Shoot	4 Bed Detached	£312,500	129.2	£2,418	£2,297	£2,176	£2,660	Bellway
The Long Shoot	4 Bed Detached	£291,196	118.5	£2,458	£2,335	£2,213	£2,704	Bellway
The Long Shoot	4 Bed Detached	£290,600	118.1	£2,461	£2,338	£2,215	£2,707	Bellway
The Long Shoot	4 Bed Detached	£289,396	112.7	£2,568	£2,440	£2,311	£2,825	Bellway
The Long Shoot	4 Bed Detached	£223,196	90.2	£2,474	£2,350	£2,227	£2,721	Bellway
The Long Shoot	4 Bed Detached	£221,596	102.1	£2,171	£2,062	£1,954	£2,388	Bellway
<b>Average</b>		<b>£307,975</b>	<b>114.9</b>	<b>£2,535</b>	<b>£2,408</b>	<b>£2,281</b>	<b>£2,788</b>	
<b>Whitestone</b>								
<b>Houses</b>								
Lutterworth Road	5 Bed Detached	£484,950	165.9	£2,923	£2,777	£2,631	£3,215	Bloor Homes
Lutterworth Road	5 Bed Detached	£484,950	165.9	£2,923	£2,777	£2,631	£3,215	Bloor Homes
Lutterworth Road	4 Bed Detached	£379,950	165.9	£2,290	£2,176	£2,061	£2,519	Bloor Homes
Lutterworth Road	4 Bed Detached	£365,950	133.1	£2,749	£2,612	£2,474	£3,024	Bloor Homes
Lutterworth Road	4 Bed Detached	£316,950	133.1	£2,381	£2,262	£2,143	£2,619	Bloor Homes
Lutterworth Road	4 Bed Detached	£315,950	133.1	£2,374	£2,255	£2,136	£2,611	Bloor Homes

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Lutterworth Road	4 Bed Detached	n/a	141.8	n/a	n/a	n/a	n/a	Bloor Homes
Lutterworth Road	4 Bed Detached	n/a	141.8	n/a	n/a	n/a	n/a	Bloor Homes
Lutterworth Road	4 Bed Detached	n/a	133.1	n/a	n/a	n/a	n/a	Bloor Homes
<b>Average</b>		<b>£391,450</b>	<b>149.5</b>	<b>£2,607</b>	<b>£2,476</b>	<b>£2,346</b>	<b>£2,868</b>	
<b>Wem Brook</b>								
<b>Houses/Flats</b>								
<b>No Properties Found</b>								
<b>Attleborough</b>								
<b>Houses/Flats</b>								
<b>No Properties Found</b>								

4.8 Table 2d below provides the updated new build average price analysis of the above data by ward area where available. From further analysis of the data below, the overall average new build price per sq.m equates to £2,332/m<sup>2</sup>, including a 5% for the reduction from asking price. This indicates since the first stage data collection in September/October 2016, new build house prices have increased by approximately 1.2%.

*Table 2d – Updated New Build Average Price Analysis (£) per m2*

Settlement	Average Price per m2*		Overall Average
	Flats	Houses	
<b>Poplar</b>	£1,461	n/a	<b>£1,461</b>
<b>Heath</b>	n/a	£1,983	<b>£1,983</b>
<b>Camp Hill</b>	n/a	£1,819	<b>£1,819</b>
<b>Weddington</b>	n/a	£2,613	<b>£2,613</b>
<b>St Nicholas</b>	n/a	£2,408	<b>£2,408</b>
<b>Whitestone</b>	n/a	£2,476	<b>£2,476</b>
<b>Total Overall Average</b>			<b>£2,332</b>



4.9 In addition to the two sets of new builds research above, DSP also contacted various new build sales offices in the Borough, providing the latest up to date market information / commentary.

- **Lovell Homes: Copper Beech road, Eaton view Development** – 23 Completed New builds consisting 3 Bed Semi-Detached and 3 Bed Terrace properties, with 36 still in construction (houses only). The latest Phase 2 began in July and saw sales double with the sales agent selling 13 housing at the beginning of August alone. Currently no affordable housing incorporated in this development, only open market. Affordable housing was incorporated on a different part of the site at an earlier stage. The rental properties for sale from the ‘Rental Portfolio’ have now also been sold.
- **Davidson Homes: Church Fields, Weddington** – Development of 268 homes (multi-phase) comprising 3, 4 and 5 bedroom houses. Phase 1 sold 31 units and Phase 2 has so far sold 44 units meaning that 28% of the overall target has been achieved. All properties are selling at asking price and no deductions/ discounts have been taken. Sales manager explained that the development was “*proving very popular and there seemed to be a real buzz around it*”.

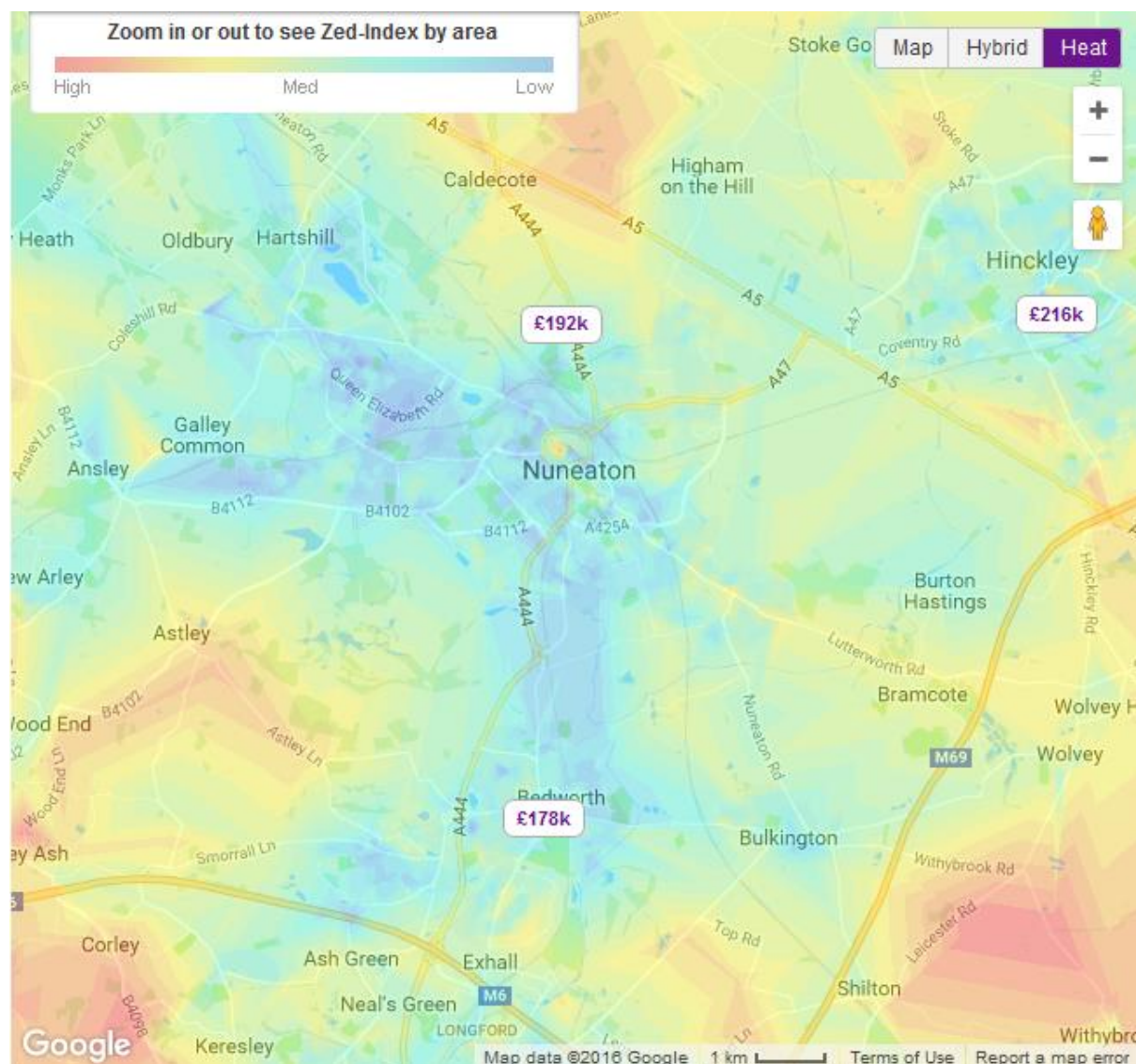
**Updated Zoopla sourced average values data (current area statistics)**

(Source of information in maps and tables on this and following pages: [www.zoopla.co.uk](http://www.zoopla.co.uk))

4.10 Indicative “Heat” Map - The Zoopla sourced “heat” map below provides further indication as to the variable strength of residential values in Nuneaton & Bedworth Borough. These present a relative picture. The “cooler” colours (blues) indicate the general extent of lower values, relative to the “warmer” colours - through yellow to red – indicating at a similar high level the typically mid to higher value areas.

*See Figure 1 on the following page.*

**Figure 1: Nuneaton & Bedworth overall**



**4.11** The tables below provide an analysis of the Zoopla ‘Average Current Values Estimate’ data (as at September/October 2016) searched on settlement. This data was not available for all settlements, but provides a further source for considering house price trends; in making judgements over an appropriate uplift level to the previous values basis (seen through the range of Value Levels – VIs) to inform assumptions for current stage review sample development scenario appraisals. Table 3b below provides the latest updated picture from late November 2016.

**Table 3a: Zoopla Average Price Analysis (£ per m<sup>2</sup>) – September/October 2016**

Settlement	Houses		Flats		Overall Average
	Average £ per sq.ft.	Average £ per sq.m.	Average £ per sq.ft.	Average £ per sq.m.	
Nuneaton	£187	£2,012	£168	£1,808	£1,910
Bedworth	£168	£1,804	£135	£1,453	£1,628
Bulkington	£206	£2,217	n/a	n/a	£2,217
Keresley	n/a	n/a	n/a	n/a	n/a
Ash Green	£164	£1,765	n/a	n/a	£1,765
Neals Green	n/a	n/a	n/a	n/a	n/a
<b>Average</b>	<b>£181</b>	<b>£1,949</b>	<b>£152</b>	<b>£1,630</b>	<b>£1,880</b>

**Table 3b: Zoopla Average Price Analysis (£ per m<sup>2</sup>) - November 2016**

Settlement	Houses		Flats		Overall Average
	Average £ per sq.ft.	Average £ per sq.m.	Average £ per sq.ft.	Average £ per sq.m.	
Nuneaton	£194	£2,083	£175	£1,883	£1,983
Bedworth	£179	£1,926	£143	£1,539	£1,732
Bulkington	£223	£2,399	n/a	n/a	£2,399
Keresley	n/a	n/a	n/a	n/a	n/a
Ash Green	£172	£1,851	n/a	n/a	£1,851
Neals Green	n/a	n/a	n/a	n/a	n/a
<b>Average</b>	<b>£192</b>	<b>£2,065</b>	<b>£159</b>	<b>£1,711</b>	<b>£1,991</b>

4.12 As a further analysis, comparing the latest available Zoopla area stats data with the data collected in September / October 2016 indicates an increase in values of approximately 6%.

**Overall market analysis - House price trends (summary), further review approach and assumptions informed by the above – Increase relative to Value Levels (VIs) used in base assessments.**

- 4.13 From review of the Land Registry, Zoopla, available new build property and other market reporting as outlined above, DSP considers that for the current assessment purpose an appropriate approach is to assume a 20% residential sales values uplift from our previous values assumptions. This position is formed from overviewing the range of sources considered here and in our view, represents a suitable, prudent approach.
- 4.14 The previous Nuneaton & Bedworth viability assessment used VIs representing sales values across an overall range of £1,500/m<sup>2</sup> to £2,500/m<sup>2</sup> in £200/m<sup>2</sup> increments – a range of 6 Value Levels (VIs) overall.
- 4.15 For the current review purpose, we propose to add 20% to each of the previous VIs. The table below provides this updated picture – range of values with indicative applicability by location – as follows (also imported to Appendix I):

*See Table 4 on the following page.*

**Table 4: Value Levels – October 2016 Updated Assumptions****October 2016 Study Value Assumptions - updated by 20% (Land Registry)**

<b>Open Market Value</b>	<b>VL1</b>	<b>VL2</b>	<b>VL3</b>	<b>VL4</b>	<b>VL5</b>	<b>VL6+</b>
<b>1 Bed Flat</b>	£90,000	£102,000	£114,000	£126,000	£138,000	£150,000
<b>2 Bed Flat</b>	£126,000	£142,800	£159,600	£176,400	£193,200	£210,000
<b>2 Bed House</b>	£142,200	£161,160	£180,120	£199,080	£218,040	£237,000
<b>3 Bed House</b>	£180,000	£204,000	£228,000	£252,000	£276,000	£300,000
<b>4 Bed House</b>	£234,000	£265,200	£296,400	£327,600	£358,800	£390,000
<b>Value House (£/m2)</b>	<b>£1,800</b>	<b>£2,040</b>	<b>£2,280</b>	<b>£2,520</b>	<b>£2,760</b>	<b>£3,000</b>

*Sheltered Housing - Previous value assumptions update by 10% (based on Land Registry) at VL5 £2,530, VL6 £2,750, VL7 £3,300, VL8 £3,850, VL9 £4,400 and VL10 £4,950.*



## 5 BCIS Build Costs Analysis

- 5.1 The tables below provide a comparison analysis between the build costs adopted within the previous Viability Study in 2013/2014 and the most recently available non-forecast data for residential property as at August 2016. This data indicates an increase of approximately 29% in build costs during the intervening period for residential development.

*Table 5: BCIS Data Analysis – Q2 2013 to August 2016 (latest non-forecast data)*

Building Function	Primary Sub Class	Q2 2013	Aug-16	% Difference
		Lower Quartile	Lower Quartile	
<b>Housing Mixed Developments</b>	n/a	£919	£907	-1%
<b>Estate Housing</b>	Generally	£695	£879	26%
	Single Storey	£784	£987	26%
	2-storey	£686	£870	27%
	3-storey	£655	£840	28%
	4-storey or above	n/a	n/a	n/a
	Estate Housing Detached	£751	£940	25%
<b>Estate Housing Semi-Detached</b>	Generally	£696	£888	28%
	Single Storey	£801	£1,026	28%
	2-storey	£693	£879	27%
	3-storey	£614	£797	30%
<b>Estate Housing Terraced</b>	Generally	£690	£873	27%
	Single Storey	£729	£925	27%
	2-storey	£695	£871	25%
	3-storey	£658	£840	28%
<b>Flats (Apartments)</b>	Generally	£790	£1,033	31%
	1-2 Storey	£778	£1,006	29%
	3-5 Storey	£779	£1,020	31%
	6+ Storey	£939	£1,283	37%
<b>One-off' Housing Detached (3 units or less)</b>	Generally	£989	£1,244	26%
	Single Storey	£933	£1,153	24%
	2-storey	£1,013	£1,574	55%
	3-storey	£1,482	£1,976	33%
	4-storey or above	£1,908	£2,152	13%
<b>One-off' Housing Semi-Detached (3 units or less)</b>	n/a	£861	£1,026	19%
<b>One-off' Housing Terraced (3 units or less)</b>	n/a	£831	£993	19%

Building Function	Primary Sub Class	Q2 2013	Aug-16	% Difference
		Lower Quartile	Lower Quartile	
<b>Sheltered Housing</b>	<b>Generally</b>	<b>£822</b>	<b>£1,108</b>	<b>35%</b>
	Single Storey	£749	£1,164	55%
	2-storey	£814	£1,067	31%
	3-storey	£884	£1,111	26%
	4-storey or above	£767	£1,101	44%
<b>Total Average increase in build costs</b>				<b>29%</b>

Relevant functions  **23%**

## **6 Commercial Market, Rents & Yields (information as available)**

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### **6.1 Sources used:**

- CoStar based on searches for retail (all types, including larger supermarkets and convenience stores), offices, industrial/warehousing, distribution warehousing together with hotel data where available. This information will comprise of both lease and sales comparables within the Borough. ([www.costar.co.uk](http://www.costar.co.uk) – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms).
- Valuation Office Agency (VOA) – latest Ratings List
- Yield Guide November 2016 extracts by Knight Frank.
- Others – RICS market information; property advertised; web-based research

## 7 Commercial Economic Context Summary

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### **RICS Commercial Property Market Survey Q3 2016**

#### 7.1 Headline reads: *'Sentiment recovering gradually'*

- *Near term capital value and rental projections climb out of negative territory but remain modest*
- *Industrial sector sees solid demand growth but the picture remains subdued for offices and retail*
- *All-sector rent expectations remain marginally negative in Central London*

#### 7.2 *"The Q3 2016 RICS UK Commercial property market survey shows sentiment recovering slightly after sharp deterioration seen at the end of Q2 in the wake of the EU vote. At the headline level, both rental and capital value projections returned to positive territory but remain significantly more subdued relative to the start of the year. Nevertheless, expectations improved to some extent across most parts of the UK, although feedback remains cautious in London.*

#### 7.3 *In terms of the occupier market, national tenant demand returned to growth at the all-property level having stagnated in the Q2. However, the sector breakdown reveals the industrial sector was the only area of the market in which occupier demand increased, with the retail and office sectors displaying little change. Alongside this, availability continues to decline most markedly in the industrial sector, with a net balance of 27% more respondents reporting decline in supply (as opposed to a rise). Meanwhile, headline availability declined marginally in the office sector and remained broadly unchanged across retail space. When viewed at a regional level, occupier demand increased and availability fell across most parts of the UK. London, however, is one exception. In the capital, demand fell for the second consecutive quarter, with the office sector reportedly posting the steepest decline. This was met by a modest rise in availability in all but the industrial sector.*

#### 7.4 *In an extra question in the Q3 survey, members were asked if they had seen any evidence of firms looking to relocate away from the UK in response to the EU referendum outcome. Nationally, a majority of 86% had not seen any such enquiries, although 14% reported they had seen firms looking to relocate. When the results were disaggregated, Northern Ireland (36%), the West Midlands (27%) and Central London (26%) returned*

*the highest proportion of respondents which had seen evidence of firms looking to move away from the UK.*

- 7.5** *Contributors were also asked if they expect to see an increase in business moving away from Britain over the next two years. On a UK-wide basis, two thirds of the respondents answered 'No'. However, a significant 33% did feel some firms would look to relocate part of their business in response to the Brexit vote. Again, Northern Ireland (71%) displayed the highest share of respondents who felt firms were likely to move compared to all other parts of the UK. In Central London, 47% expect some businesses to relocate over the coming two years.*
- 7.6** *Despite the uncertain outlook for occupier demand given the current climate, surveyors do expect rents to increase, albeit modestly, in the near term. Indeed, the headline rent expectations series recovered to +13% following a reading of -7% in Q2. Nevertheless, projections are only modestly positive in the office and retail sectors, while the industrial area of the market is expected to post reasonably solid gains. At the all-property level, London and Scotland were the only two areas in which near term rent expectations did not move into positive territory.*
- 7.7** *On the investment side of the market, the investment enquiries gauge retraced part of the steep fall seen last quarter. At the headline level, a net balance of +9% of respondents noted an increase in investment enquiries (up from -16% in Q2). The industrial sector was once again the strongest performer while the picture remains subdued across the other two sectors we monitor. The foreign demand indicator did move into marginally positive territory across all areas of the market, with the sharp depreciation in sterling commonly cited as a key factor drawing in overseas demand.*
- 7.8** *Interestingly, despite the relatively weak tone across most indicators of the market, Central London experienced the sharpest pick-up in foreign investment enquiries compared to all other areas of the UK. Foreign purchasers look to be capitalising on the opportunity to buy prime assets across the capital given the significant discount provided by the weak pound, along with price reductions seen in July and August. This chimes with the slight shift in members' perceptions on current valuations. Whereas at the start of the year, 79% of respondents perceived commercial real estate to be overprices in Central London, this proportion fell to 51% in Q3. Nationally, 80% of*



*respondents continue to sense commercial property to be either at or below fair value at present (unchanged from Q2).*

**7.9** *Capital value expectations recovered noticeably at the three and twelve month horizons. For the next twelve months, a net balance of 24% more respondents expect capital values to increase, rather than decline. Contributors are most optimistic toward the prospects for capital value growth in the prime industrial and office market. At the other end of the spectrum, secondary retail continues to exhibit the weakest expectations. Across London as a whole, capital value projections are pointing to a more or less flat trend over the coming twelve months, although prime industrial and retail units are expected to see some growth in prices. With the exception of Scotland (where projections are flat) all other areas/countries across the UK are anticipated to post headline capital value gains over the year ahead.*

**7.10** *During the previous quarter, the proportion of respondents nationally sensing the market had entered the early stages of a downturn increased sharply from 8% to 36%. This proportion fell back to 21% this time out, with the initial shock of Brexit vote fading to some normality returning to market.”*

#### **Savills: Commercial Market in Minutes October 2016**

**7.11** *Headline reads: ‘The impact of Brexit still being assessed’*

#### **Rising Yields**

**7.12** *“During July, most of the 13 property sectors saw yields increase from where they were when previously published. The remaining few had an upward trend arrow. The impact of Brexit saw the average yield across all sectors rise to 4.86% in July, a similar level to June 2014, but 39 basis points above the average in February 2016. September saw yields move lower for two sectors as the negative sentiment, in reaction to Brexit, has receded.*

**7.13** *Clear signs have emerged from buyers that long income and annuity type investments with fixed uplifts are maintaining their value. Overall, Brexit has catalysed the sales of assets and increased liquidity in the market.*

- 7.14 *Following the EU Referendum decision, the equity markets fell, as would be expected with a major economy entering a period of uncertainty. The stock market indices have already shown recovery. The impact on consumer and business confidence is the more important driver and this will be lower in the short-term.*
- 7.15 *The effects unwind and the property markets begin to feel the inevitable impacts, news flow was dominated by the restrictions placed on redemptions from the open-ended retail funds. This created some forced selling of assets. Also, construction sentiment is at a seven-year low and finance directors and consumer confidence have both taken a severe knock, but also shown recovery.*
- 7.16 *According to data from the investment association, net retail sales for property funds saw minus £1.5bn in June 2016 followed by minus £792m in July, the latest figures available (see Graph 1). In comparison, for May, equity funds net sales were minus £2.2bn. there has been a flight to fixed income (+£2.7bn) during the five month from March to July.”*

#### **Forecast revision**

- 7.17 *“The key question, for the UK property market, has been how the current level of uncertainty impacts on UK property returns and for how long.*
- 7.18 *There has been a mixed response from buyers and sellers in the market. The initial turmoil created a perception of deep discounting, but this was not supported two weeks later. There will be a reduction in values, but the positive developments in political leadership and clarity required on the process of leaving the EU will assist with stability. RealFor have updated their forecasts to reflect Brexit.”*

## 8 Yield Guide – November 2016

8.1 The table below provides the relevant most up to date extracts from the Knight Frank Yield Guide as at November 2016.

*Table 6 – Knight Frank Yield Guide (November 2016)*

Sector	Nov-16	Market Sentiment
<b>High Street Retail</b>		
Bond Street	2% - 2.25%	Stable
Oxford Street	2.25%	Stable
Prime Shops	4.00%	Stable
Regional Cities	4.75%	Stable
Good Secondary	6% - 6.25%	Stable
Secondary Tertiary	10%+	Negative
<b>Shopping Centres</b>		
Regionally Dominant (£200+ psf Zone A)	4.25%+	Stable
Dominant Prime	5%+	Stable
Town Dominant	6.50%	Stable
Secondary	9.00%	Stable
<b>Out of Town Retail</b>		
Open A1/Fashion Parks	4.5%+	Stable
Secondary Open A1 Parks	6%+	Negative
Bulky Goods Parks	6.00%	Stable
Secondary Bulky Goods Parks	7.00%	Negative
Solus Open A1	5.00%	Stable
Solus Bulky (c.50,000 sq ft let to strong covenant)	6.00%	Stable
<b>Leisure</b>		
Leisure Parks	5.25%	Stable
<b>Specialist Sectors</b>		
Dept. Stores Prime (with fixed uplifts)	5.25%	Stable
Car Showrooms (20yrs with fixed uplifts & manufacturer covenant)	4.50%	Stable
Car Showrooms (20yrs with fixed uplifts & dealer covenant)	5.25%	Stable
Budget Hotels	4.75%	Stable
Student Accommodation (Prime London - direct let)	4.50%	Stable
Student Accommodation (Prime Regional - direct let)	5.50%	Stable

Sector	Nov-16	Market Sentiment
Student Accommodation (Prime London - 25yr lease Annual RPI)	4.00%	Stable
Student Accommodation (Prime Regional - 25yr lease Annual RPI)	5.00%	Stable
Healthcare (Elderly Care 30yrs indexed linked reviews)	4.50%	Stable
<b>Foodstores</b>		
Annual RPI increases	4.25%	Stable
Open market reviews	5.00%	Negative
<b>Warehouse &amp; Industrial Space</b>		
Prime Distribution/Warehousing (20yr income)	4.25% - 4.5%	Stable
Prime Distribution/Warehousing (15yr income)	5.00%	Stable
Secondary Distribution	6.50%	Stable
SE Estate (exec London & Heathrow)	4.75% - 5%	Stable
Good Modern RoUK Estate	5.50%	Stable
Secondary Estates	7.00%	Stable
<b>Offices</b>		
City Prime	4.25%+	Stable
West End Prime	3.50%	Stable
Major Regional Cities	5.00%	Stable
SE Towns	5.25%	Stable
SE Business Parks	5.35%	Stable
<b>Bonds and Rates</b>		
Libor 3mth	0.40%	n/a
Base Rate	0.25%	n/a
5yr swap rates	0.83%	n/a
10yr gilts redemption yield	1.19%	n/a

*\*based on rack rented properties and disregards bond type transactions*

*\*\*this yield guide is for indicative purposes only and was prepared on the 9th November 2016 by Knight Frank*

## 9 Commercial Property Values Data

### CoStar Commercial Values Data

- 9.1 The CoStar research below is based on available lease and sales comparables within the Nuneaton and Bedworth Borough covering retail (all types), offices and industrial/warehousing. We have included the analysis summary for both lease and sales comparables only with the full data set provided at the rear of this Appendix.
- 9.2 Notes: CoStar is a market leading comprehensive subscription based commercial property intelligence resource used and informed by a wide range of Agents and other property firms, to provide commercial real estate information and analytics. CoStar conducts extensive, ongoing research to provide and maintain a comprehensive database of commercial and real estate information where subscribers are able to analyse, interpret and gain insight into commercial property values, availability as well as general commercial market conditions.
- 9.3 Figure 2a and 2b below provides the CoStar lease and sales comparable summary analysis for retail uses generally with the full data set provided at the rear of this Appendix.

*Figure 2a – CoStar Lease Comparables Analytics – Retail (generally)*

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
<b>216</b>	<b>£12.85</b>	<b>£9.74</b>	<b>17</b>

#### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	152	£3.83	£12.85	£14.66	£49.69
Achieved Rent Per SF	171	£2.39	£9.74	£13.21	£100.66
Net Effective Rent Per SF	28	£2.16	£8.65	£13.54	£36.36
Asking Rent Discount	107	-72.7%	13.3%	0.0%	69.0%
Rent Free Months	79	0	3	2	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	153	1	17	11	121
Deal Size	216	130	2,180	869	110,000
Lease Deal in Years	174	1.0	7.4	6.0	27.7
Floor Number	188	GRND	GRND	GRND	3

*Figure 2b – CoStar Sales Comparables Analytics – Retail (generally)*



**Quick Stats Report**

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£800,000	£872,500	£872,500	£945,000	2
Sold Transactions	£63,000	£3,933,628	£329,000	£67,500,000	35
Centre Size					
For Sale & UC/Pending	6,722 SF	10,161 SF	10,161 SF	13,600 SF	2
Sold Transactions	335 SF	17,035 SF	3,795 SF	204,447 SF	96
Price per SF					
For Sale & UC/Pending	£58.82	£85.87	£99.70	£140.58	2
Sold Transactions	£19.77	£158.27	£97.93	£482.19	35
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.20%	8.49%	7.83%	13.10%	20
Days on Market					
For Sale & UC/Pending	173	296	296	420	2
Sold Transactions	10	207	77	1,339	25
Sale Price to Asking Price Ratio					
Sold Transactions	70.91%	93.43%	96.33%	107.14%	16
Totals					
For Sale & UC/Pending	Asking Price Total: £1,745,000		Total For Sale Transactions:		2
Sold Transactions	Total Sales Volume: £137,676,978		Total Sales Transactions:		96
	Total Included in Analysis: £139,421,978		Total Included in Analysis:		98
Survey Criteria					
basic criteria: Type of Property - <b>Retail</b> ; Sale Status - <b>Under Offer, Sold</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Nuneaton &amp; Bedworth (Coventry)</b>					

9.4 Figure 3a and 3b below provides the CoStar lease and sales comparable summary analysis for Offices with the full data set provided at the rear of this Appendix.

*Figure 3a – CoStar Lease Comparables Analytics – Offices*

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
<b>13</b>	<b>£6.73</b>	<b>£6.99</b>	<b>22</b>

**SUMMARY STATISTICS**

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	13	£4.89	£6.73	£10.00	£10.13
Achieved Rent Per SF	9	£5.84	£6.99	£10.00	£10.13
Net Effective Rent Per SF	1	£10.13	£10.13	£10.13	£10.13
Asking Rent Discount	9	0.0%	1.6%	0.0%	10.0%
Rent Free Months	3	1	1	1	1

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	13	1	22	18	46
Deal Size	13	105	1,511	411	7,016
Lease Deal in Years	9	3.0	7.3	5.0	25.0
Floor Number	11	1	1	1	2

**Figure 3b – CoStar Sales Comparables Analytics – Offices****Quick Stats Report**

Comps Statistics					
	Low	Average	Median	High	Count
<b>Office</b>					
Price					
For Sale & UC/Pending	£310,000	£330,000	£330,000	£350,000	2
Sold Transactions	£65,000	£1,269,412	£225,000	£15,000,000	18
NIA					
For Sale & UC/Pending	4,227 SF	4,821 SF	4,821 SF	5,415 SF	2
Sold Transactions	100 SF	19,275 SF	4,500 SF	304,000 SF	39
Price per SF					
For Sale & UC/Pending	£64.64	£68.45	£68.99	£73.34	2
Sold Transactions	£7.39	£46.08	£44.53	£506.86	18
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.50%	5.50%	5.50%	5.50%	1
Days on Market					
For Sale & UC/Pending	84	321	321	558	2
Sold Transactions	6	402	366	1,003	9
Sale Price to Asking Price Ratio					
Sold Transactions	50.80%	90.38%	92.95%	100.00%	16

9.5 Figure 4a and 4b below provides the CoStar lease and sales comparable summary analysis for Industrial with the full data set provided at the rear of this Appendix.

**Figure 4a – CoStar Lease Comparables Analytics – Industrial**

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
<b>4</b>	<b>£9.50</b>	<b>£8.94</b>	<b>28</b>

**SUMMARY STATISTICS**

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	4	£9.50	£9.50	£9.50	£9.50
Achieved Rent Per SF	1	£8.94	£8.94	£8.94	£8.94
Net Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	1	5.9%	5.9%	5.9%	5.9%
Rent Free Months	1	12	12	12	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	4	6	28	24	57
Deal Size	4	2,697	3,190	2,699	4,665
Lease Deal in Years	1	5.0	5.0	5.0	5.0
Floor Number	-	-	-	-	-

**Figure 4b – CoStar Sales Comparables Analytics – Industrial****Quick Stats Report**

Comps Statistics					
	Low	Average	Median	High	Count
<b>Light Industrial</b>					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£275,000	£680,000	£280,000	£1,485,000	3
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	3,238 SF	19,862 SF	7,733 SF	53,525 SF	5
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£27.74	£31.87	£37.91	£86.47	3
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	9.54%	9.54%	9.54%	9.54%	1
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	128	163	172	189	3
Sale Price to Asking Price Ratio					
Sold Transactions	84.86%	92.73%	93.33%	100.00%	3
<b>Industrial</b>					
Price					
For Sale & UC/Pending	£175,000	£285,000	£285,000	£395,000	2
Sold Transactions	£50,000	£990,836	£260,000	£14,400,000	77
NIA					
For Sale & UC/Pending	3,709 SF	5,922 SF	5,922 SF	8,135 SF	2
Sold Transactions	164 SF	31,323 SF	9,122 SF	550,050 SF	139
Price per SF					
For Sale & UC/Pending	£47.18	£48.13	£47.87	£48.56	2
Sold Transactions	£4.40	£31.98	£38.93	£135.68	77
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	6.20%	7.81%	7.86%	9.54%	12
Days on Market					
For Sale & UC/Pending	113	679	679	1,245	2
Sold Transactions	10	411	308	1,899	66
Sale Price to Asking Price Ratio					
Sold Transactions	52.00%	93.80%	97.14%	105.76%	54

**VOA 'Ratings List' Commercial Property Data**

**9.6** The VOA data contained in the table below provides a summary of the rents for shops, retail warehouses, convenience stores, offices and industrial warehousing.

*Note: the full data set has not been included due to the size.*

**Table 7: VOA Summary Rents Data**

<b>Type</b>	<b>£/m2 Minimum Average Rental Indications</b>	<b>£/m2 1st Quartile Rental Indications</b>	<b>£/m2 Median Rental Indications</b>	<b>£/m2 3rd Quartile Rental Indications</b>	<b>£/m2 Maximum Average Rental Indications</b>
Retail Warehousing	£27.24	£79.51	£89.73	£123.75	£144.00
Shops	£21.37	£58.63	£84.45	£141.35	£579.10
Supermarkets	£202.40	£206.69	£210.98	£215.27	£219.57
Convenience Stores	£33.65	£57.97	£63.29	£79.33	£143.86
Offices	£38.59	£62.18	£68.88	£87.24	£310.90
Industrial / Warehousing	£21.40	£35.78	£45.12	£55.86	£64.41

## 10 Land Values Economic Context

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### Savills Market in Minutes: UK Residential Development Land- November 2016

- 10.1 **Headline reads:** *“Caution prevails in the land market after Brexit vote”*
- 10.2 *“There is caution in the land market due to uncertainty after the EU referendum across much of the UK leading to falls in land value in some areas.*
- 10.3 *Land values have stagnated or fallen over the last three months according to our development land index. Only our UK urban development land index has seen a slight increase in value.*
- 10.4 *Whilst in many markets prices have remained static, overall our UK greenfield development land index has fallen 0.4% in Q3 2016 reflecting increased caution by land buyers. Urban development land values have increased by just 0.1% in Q3 2016.*
- 10.5 **More neutral sentiment** - *Since the EU referendum, sentiment in the development land market is more neutral for both greenfield and urban land. Land buyers are prepared to take less risk in buying sites and in some cases hurdle rates have been increased.*
- 10.6 **Where are the price falls?** *Most areas of the country have seen no changes to land values since June with low levels of transactions being part of the picture. The small shift in the UK-wide index results reflects price fall seen in parts of the county including Kent, Cornwall and Scotland.*
- 10.7 **Land price growth in some markets** - *Land buyers caution means that there is a focus towards lower risk site. There is continued activity and prices are holding up, or even slightly increasing, for the best sites. The best sites tend to be those in economically strong markets where house price growth has not peaked.*
- 10.8 *Demand has been maintained for greenfield sites in locations west and north of London including around Milton Keynes, Newbury and reading. Markets such as Cheltenham have also continued to see sales of smaller sites. In and around Bristol, both major and regional housebuilders are competing for land where supply levels have not been keeping up with the growth of the city.*



- 10.9 *City centre sites in Birmingham have seen continued demand as underlying regeneration stimulus such as HS2 and the demand for Build-to-Rent have supported land value growth. Investors who had previously focused on London are looking for opportunities beyond the capital and are supporting the demand for sites in the city.*
- 10.10 *An eye on sales rates - Housebuilders are watching sales rates on new build developments closely to understand the current market, alongside other market indicators”.*

**Knight Frank: Residential Development Land Index Q3 2016**

- 10.11 *Headline reads: ‘Post-EU referendum easing in development land prices’*
- 10.12 *‘Residential development land slipped again in Q3 2016 for English Greenfield sites and those in prime residential London, while prices were unchanged for urban brownfield sites.*
- 10.13 *Key Facts: -*
- *‘Residential development land values for English greenfield land dipped by 0.4% in Q3, taking the annual decline to 3.9%*
  - *Prime central London site values are down 10.3% year-on-year*
  - *Urban brownfield land values remain unchanged in Q3, and are up 6% on an annual basis.’*
- 10.14 *“Greenfield development land prices declined by 0.4% in Q3, meaning they have fallen by 2.6% between April and the end of September, and by 3.9% over 12 months*
- 10.15 *In prime central London, and prices are down by 10.3% on the year, and are now at around the same levels as June 2014.*
- 10.16 *The declines seen in both of these markets reflect the increased hurdle rates being put in place by developers and housebuilders in the face of the uncertainty around Brexit, and the potential resulting impact on the UK economy.*

- 10.17 *In some cases, where developers depend on a range of funding, increased demands from lenders are resulting in further squeezes on margins for land prices.*
- 10.18 *In central London, the change in economic climate, coupled with changed to policy around purchases taxes, is leading to developers moving their attention from larger schemes in the centre to those further out. This, in time, could start to weigh on unit numbers being delivered into market.*
- 10.19 *A recent survey by Lloyds bank highlighted the uncertainty around Brexit, with more than a third of housebuilders identifying the process of leaving the UE as the biggest challenge faced by the industry.*
- 10.20 *However, housebuilders overall remain optimistic about the outlook for the sector, non-withstanding longer-term issues around skills and planning.*
- 10.21 *The current dynamics of the land market, especially across the English market for greenfield land, was highlighted by Persimmon, the UK's third-largest housebuilders by turnover, which recently announced it was easing the rate at which it was acquiring land in the face of current macro political and economic uncertainty around Brexit.*
- 10.22 *The market is not homogenous however. Land agents report that there is still substantial demand for smaller sites which are well-located, especially to those close to cities or towns showing a level of economic outperformance.*
- 10.23 *Urban residential development land prices remained unchanged in Q3, but prices are still up 6% year-on-year, mirroring the outperformance of housing markets in urban centres, including the mid and outer zones of London, where average capital values mean there is a wide pool of demand which is not being matched by supply.*

### England Greenfield Development Land Index

Date	Index	12-month % change	6-month % change	3-month % change
Sep-14	107.51	3.7%	1.2%	0.2%
Dec-14	107.57	2.3%	0.3%	0.1%
Mar-15	105.68	-0.5%	-1.7%	-1.8%
Jun-15	104.70	-2.4%	-2.7%	-0.9%
Sep-15	104.48	-2.8%	-1.1%	-0.2%
Dec-15	104.64	-2.7%	-0.1%	0.2%
Mar-16	103.08	-2.5%	-1.3%	-1.5%
Jun-16	100.75	-3.8%	-3.7%	-2.3%
Sep-16	100.36	-3.9%	-2.6%	-0.4%

### Urban Development Land Index

Date	Index	12-month % change	6-month % change	3-month % change
Sep-15	109.12		5.9%	2.9%
Dec-15	111.85	11.9%	5.5%	2.5%
Mar-16	116.91	13.4%	7.1%	4.5%
Jun-16	115.62	9.1%	3.4%	-1.1%
Sep-16	115.62	6.0%	-1.1%	0.0%

**10.24** The text here relates to the principles will be referred to in the main body text of the viability assessment report – e.g. within Chapter 3.

**10.25** Land value in any given situation should reflect specific viability influencing factors, such as:

- the existing use scenario;
- planning potential and status / risk (as an indication and depending on circumstances, planning risk factors may equate to a reduction from a “with planning” land value by as much as 75%);
- development potential – scale, type, etc. (usually subject to planning) and;
- development constraints – including site conditions and necessary works, costs and obligations (including known abnormal factors);
- development plan policies

- 10.26** It follows that the planning policies and obligations will have a bearing on land value; as has been recognised by examiners and Planning Inspectors.
- 10.27** In order to consider the likely viability of local plan policies in relation to any development scheme relevant to the Local Plan, the outturn results of the development appraisals (the RLVs viewed in £/ha terms) need to be somehow measured against a comparative level of land value. This is a key part of the context for reviewing the strength of the results as those change across the range of assumptions on sales values (GDVs) and crucially including the effect of local plan policies (including affordable housing), and other sensitivity tests.
- 10.28** This comparison process is, as with much of strategic level viability assessment, not an exact science. It involves judgements and the well-established acknowledgements that, as with other appraisal aspects, land values will in practice vary from scheme to scheme as well as being dependent to some extent on timing in relation to market conditions and other wider influences such as Government policy. The levels of land values selected for this comparison context are often known as ‘benchmark’ land values, ‘viability tests’ (as referred to in our results tables – Appendices II and IV) or similar. They are not fixed in terms of creating definite cut-offs or steps in viability, but in our experience they serve well in terms of adding a layer of filtering to the results, to help enable the review of those; they help to highlight the tone of the RLV results and therefore the changing strength of relationship between the values (GDVs) and development costs as the appraisal inputs (assumptions) change.
- 10.29** As suitable (appropriate and robust) context for a high level review of this nature, DSP’s practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons in this way. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those. This approach reflects the land supply picture that the Council expects to see.
- 10.30** The land value comparison levels are not fixed or even guides for use on scheme specifics; they are purely for this assessment purpose. In our experience, sites will come forward at alternative figures – including in some cases beneath the levels assumed for this purpose. We have considered land values in a way that supports an appropriately “buffered” type view.

- 10.31 To inform these land value comparisons or benchmarks we sought to find examples of recent land transactions locally. In this case we received few indications from the various soundings we took and sources we explored. In the usual and appropriate way for such a study, we also reviewed information sourced as far as possible from the VOA, previous research / local studies / advice provided by the Council, through seeking local soundings, EGi; and from a range of property and land marketing websites. Details, so far as available and publishable, are provided in this Appendix – see below.**
- 10.32 In terms of the VOA, data available for comparison has reduced significantly since the July 2009 publication of its Property Market Report (PMR), with data provided only on a limited regional basis in the later reporting. The VOA now no longer produces a PMR and suggests that caution should be used when viewing or using its data. Nevertheless, in areas where it is available, the data can provide useful indicators, certainly in terms of trends.**
- 10.33 This consideration of land values assumes all deductions from the GDV covered by the development costs assumptions.**
- 10.34 Agricultural land values reported by the VOA and a range of other sources are indicated to be circa £20,000/ha in existing use. The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations in such scenarios would not go beyond these levels – they could well do in a range of circumstances.**
- 10.35 Land value judgements for the assessment purpose are based on seeking to ensure a competitive return to a willing landowner, as is recognised through the RICS guidance on ‘Financial Viability in Planning’ (RICS GN 94/2012 – as noted below), the NPPF requirements and other papers on viability assessment such as noted within Report Chapters 1 and 2.**
- 10.36 The consideration of land value – whether in the RICS’ terms (see below) or more generally for this context, involves looking at any available examples (‘comparables’)**



to inform a view on market value and may well also involve considering land value relating to an existing or alternative use ('EUV' or 'AUV'). Existing use value may also be referred to as 'CUV' (i.e. current use value). In addition, there may be an element of premium (an over-bid or incentive) over 'EUV' or similar required to enable the release of land for development.

- 10.37 The HCA's draft document 'Transparent Viability Assumptions' that accompanies its Area Wide Viability Model suggested that *'the rationale of the development appraisal process is to assess the residual land value that is likely to be generated by the proposed development and to compare it with a benchmark that represents the value required for the land to come forward for development'*. This benchmark is referred to as threshold land value in that example: *'Threshold land value is commonly described as existing use value plus a premium, but there is not an authoritative definition of that premium, largely because land market circumstances vary widely'*. Further it goes on to say that *'There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied'*.
- 10.38 RICS Guidance<sup>1</sup> refers to site value in the following *'Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan... The residual land value (ignoring any planning obligations and assuming planning permission is in place) and current use value represent the parameters within which to assess the level of any planning obligations'*.
- 10.39 The Local Housing Delivery Group report<sup>2</sup> chaired by Sir John Harman, notes that *'Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model*

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<sup>1</sup> Financial Viability in planning – RICS Guidance note (August 2012)

<sup>2</sup> Local Housing Delivery Group – Viability Testing Local Plans (June 2012)

*(making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.*

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

**10.41** Any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative uses on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.

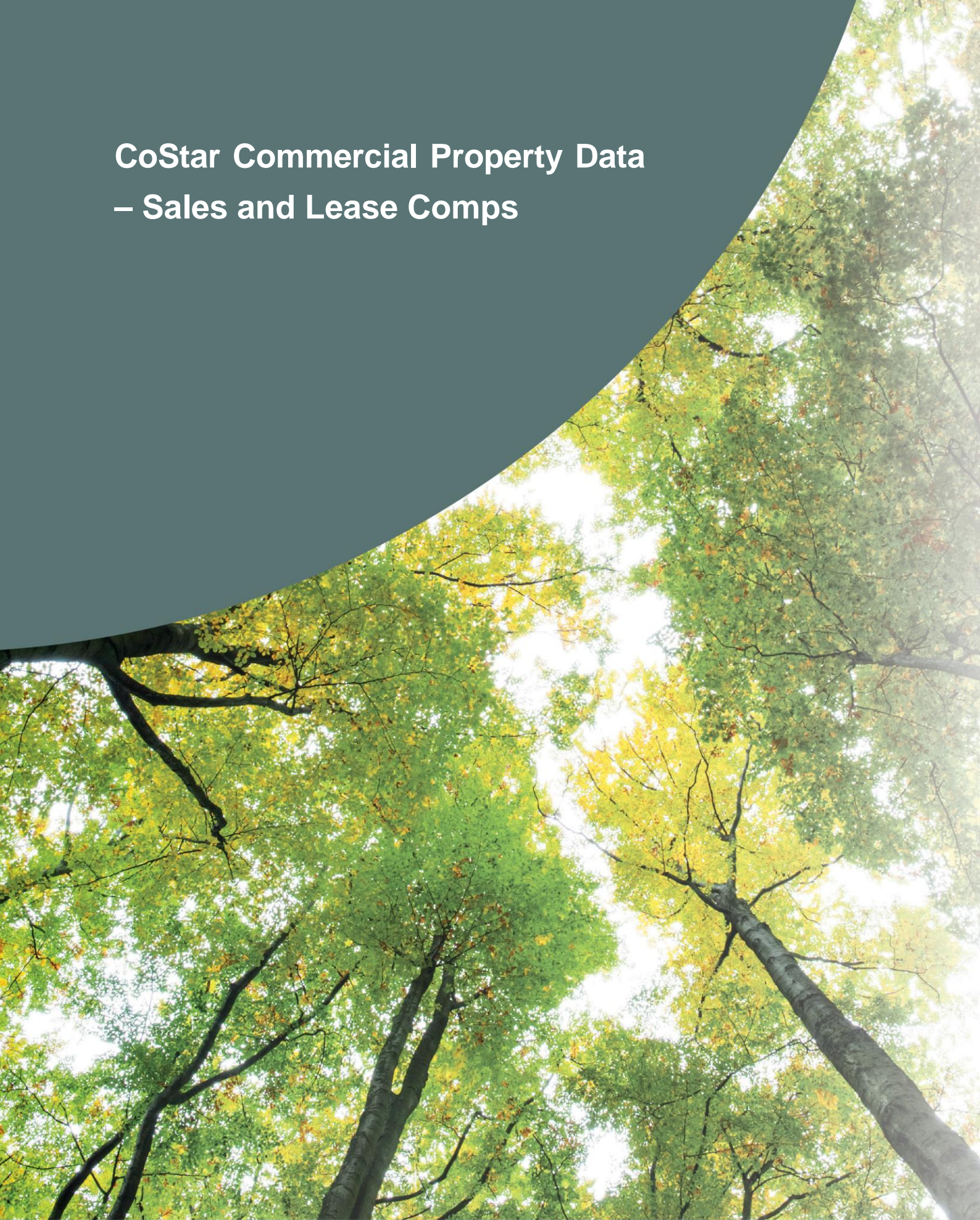
**10.42** In summary, reference to the land value benchmarks range as outlined within the report and shown within the Appendix II and IV results summary table footnotes (range overall £250,000/ha to £1,250,000/ha), as informed by the information review, have been formulated with reference to the principles outlined above and are considered appropriate.

**DSP Nuneaton & Bedworth Borough Council Local Plan & CIL - Viability Update  
Appendix III Version 5 ends (November 2016)**

**Extracts from CoStar to follow**



# CoStar Commercial Property Data – Sales and Lease Comps





## Lease Comps Summary

## Lease Comps Report

Deals

27

8

Asking Rent Per SF

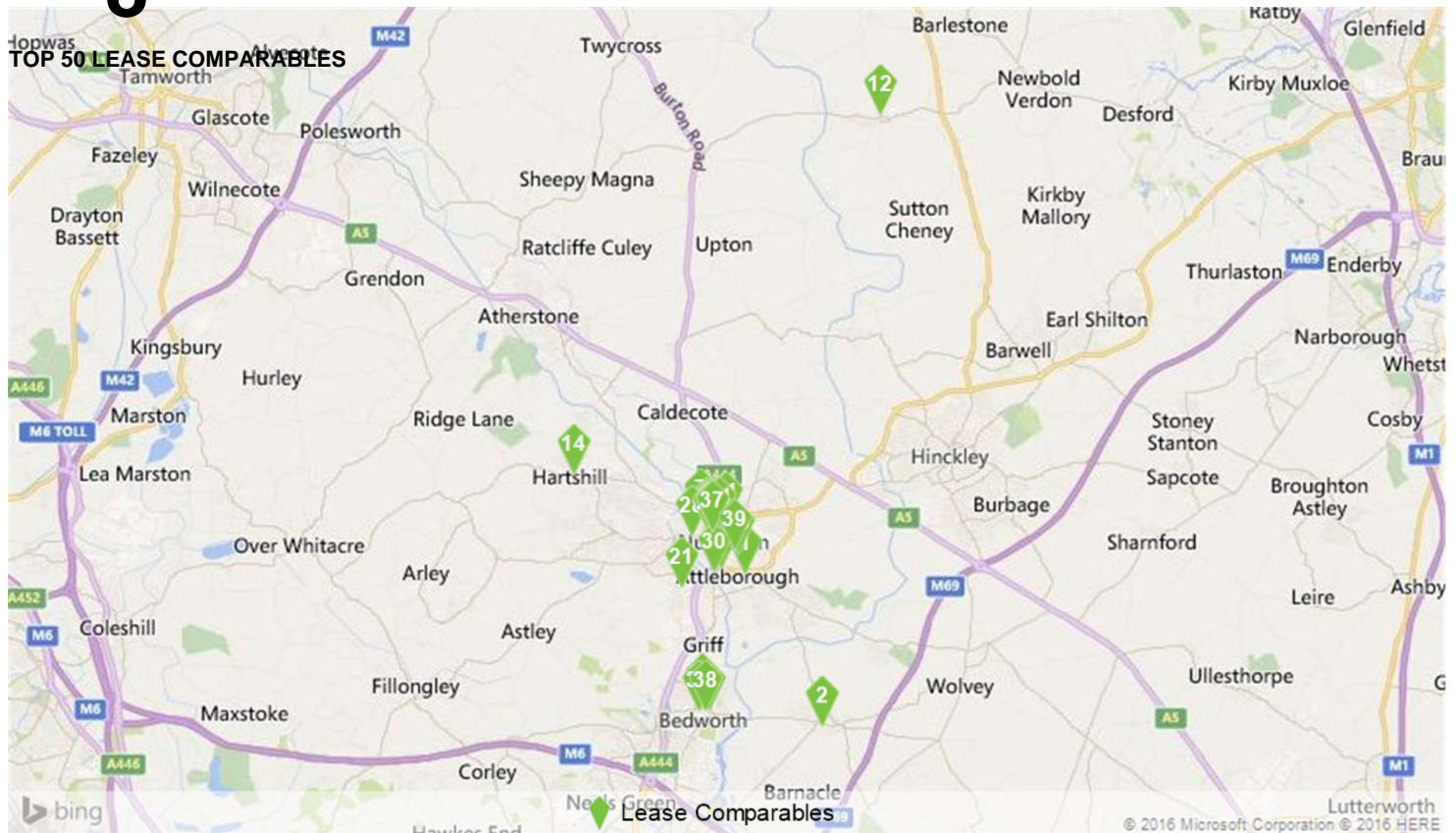
£12.83

Achieved Rent Per SF

£12.60







Avg. Months On Market

17



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	157	£3.83	£12.83	£14.66	£49.69
Achieved Rent Per SF	176	£2.39	£12.60	£13.36	£100.66
Net Effective Rent Per SF	29	£2.16	£11.12	£13.93	£92.24
Asking Rent Discount	110	-847.4%	6.6%	0.0%	69.0%
Rent Free Months		0	3	2	12
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	168	1	17	11	121
Deal Size	278	100	1,839	1,001	29,468
Lease Deal in Years	194		8.1		
Floor Number	213	GRND	GRND	GRND	3

		★★★★★	519					
		★★★★★	454					
		★★★★★	500					
		★★★★★	344					
		★★★★★	1,218					
		★★★★★	729					
		★★★★★	1,135					
		★★★★★	1,157					
		★★★★★	169					
		★★★★★	1,159					
		★★★★★	3,340					
		★★★★★	452					
		★★★★★	724					
		★★★★★	1,230					
		★★★★★	247					
		★★★★★	1,380					
		★★★★★	3,035					
		★★★★★	993					
		★★★★★	380					
		★★★★★	2,830					
		★★★★★	436					

# Lease Comps Summary









## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
0 2 George St	★★★★★	2,239	GRND	30/11/2016	New	£13.97/fri	Asking
1 44 Leicester St	★★★★★	654	GRND	10/11/2016	New	£15.71/fri	Effective
2 Abbeygate Shopping Cen... Harefield Rd	★★★★★	370	GRND,1	01/11/2016	New	£25.00/fri	Effective
3 4 Bridge St	★★★★★	6,341	GRND	05/10/2016	New	£34.88	Effective
3 Abbeygate Shopping Cen... Harefield Rd	★★★★★	2,508	GRND,1	05/10/2016	New	£15.60/fri	Asking
4 22 Market Pl	★★★★★	2,443	GRND	05/10/2016	New	-	-
5 24 All Saints Sq	★★★★★	7135	GRND,1	01/10/2016	New	£11.89/fri	Asking
6 Wheatsheaf Ct @ Upper ...	★★★★★	3,869	GRND	01/10/2016	New	£19.40/fri	Asking
7 Chivers Coton Craft Centre Avenue Rd	★★★★★	2,286	GRND	13/09/2016	New	£9.20/fri	Asking
8 18 All Saints Sq	★★★★★	1,447	GRND,1	11/09/2016	New	£11.65/fri	Asking
3 Abbeygate Shopping Cen... Abbeygate Shopping Centre	★★★★★	2,878	GRND,1	15/08/2016	New	£4.36/fri	Effective
3 Abbeygate Shopping Cen... Harefield Rd	★★★★★	452	GRND	11/08/2016	New	£27.65/fri	Asking
9 114 Abbey St	★★★★★	3,809	GRND	05/08/2016	New	£8.29/fri	Effective
10 113 Abbey St	★★★★★	1,297	GRND	19/07/2016	New	£7.97/fri	Effective
11 23 Main St	★★★★★	495	GRND	24/06/2016	New	£32.31	Effective
12 16 All Saints Sq	★★★★★	1670	GRND,1	09/06/2016	New	£92.24/fri	Effective
13 The Chase Public House Colleshill Rd	★★★★★	2,599	GRND	02/06/2016	New	£5.90/fri	Effective
14 4 Abbey St	★★★★★	10,460	GRND,1	31/05/2016	New	£15.11	Effective
15 46 Attleborough Rd	★★★★★	486	GRND	27/05/2016	New	£17.11/fri	Achieved
16 4-6 Congreve Walk	★★★★★	2,981	GRND,1	24/05/2016	New	£5.66/fri	Effective
51 King St	★★★★★	1,131	GRND	13/05/2016	New	£14.91/fri	Effective
Abbeygate Shopping Cen...	-	2,239	GRND,1	01/05/2016	New	£10.05/fri	Effective 09/12/2016



# Lease Comps Summary

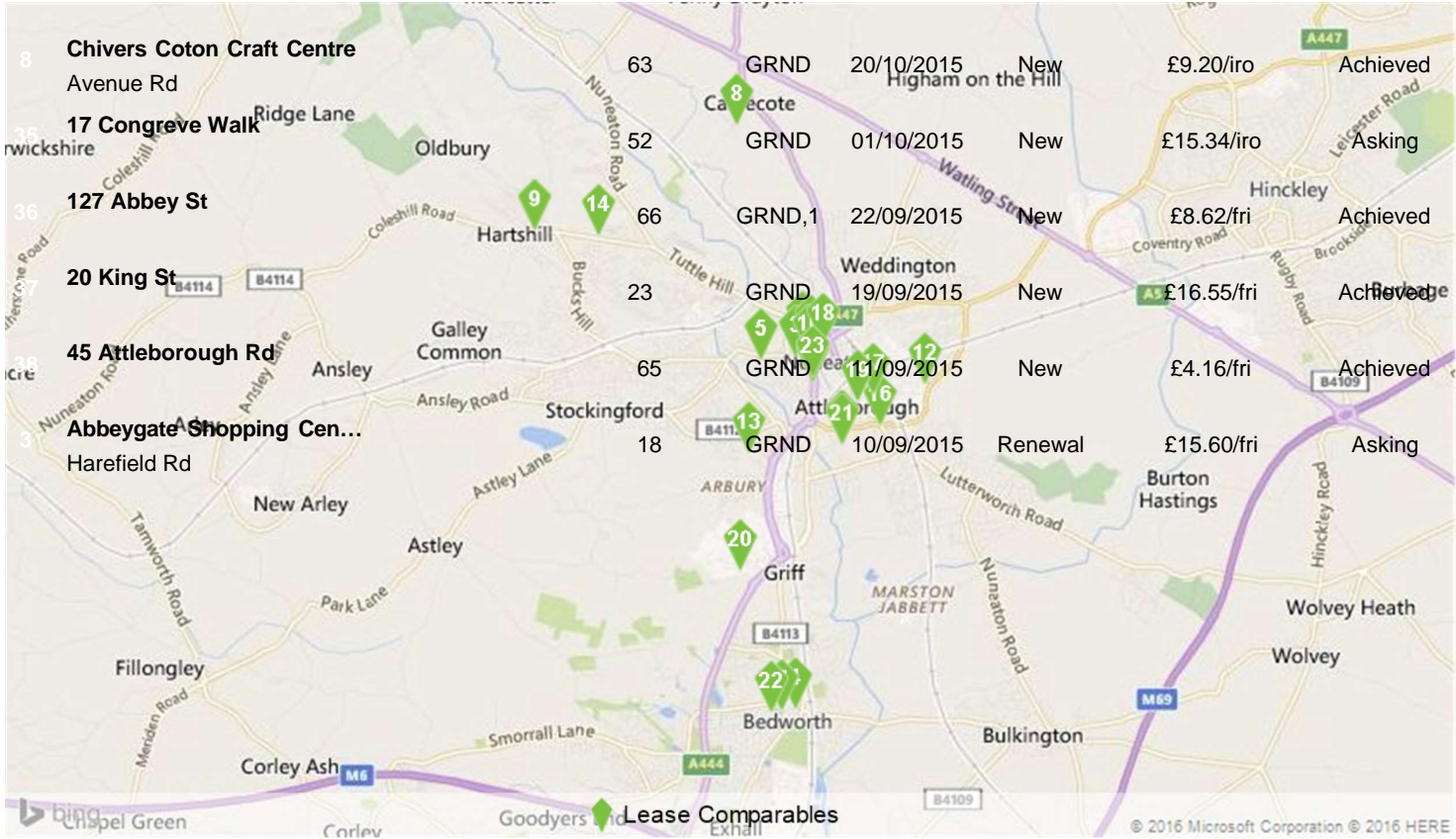
## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 <b>Abbeygate Shopping Cen...</b> 22 Harefield Rd	★★★★★	293	GRND,1	01/05/2016	New	£10.05/fri	Effective
 <b>11 Congreve Walk</b>	★★★★★	850	GRND	25/04/2016	New	£13.95/iro	Effective
 <b>1B Stratford St</b>	★★★★★	163	GRND	22/04/2016	New	£22.02/fri	Effective
 <b>Hamilton Way</b>	★★★★★	6521	GRND	13/04/2016	New	£9.50/fri	Asking
 <b>126 Abbey St</b>	★★★★★	1,500	GRND	07/04/2016	New	£6.60/fri	Effective
 <b>132 Abbey St</b>	★★★★★	423	Unkwn	05/04/2016	New	-	-
 <b>16 Abbey St</b>	★★★★★	5,165	GRND	01/04/2016	New	£12.24	Effective
 <b>Ropewalk Shopping Centre</b> Chapel St	★★★★★	1,268	GRND	01/04/2016	New	£15.51/fri	Achieved
<b>Ropewalk Shopping Centre</b> Chapel St		86	Unkwn	01/04/2016	New	£21.00	Achieved
<b>9 Harefield Rd</b>		17	GRND,1-2	31/03/2016	New	£16.23	Asking
<b>21B-21C Queens Rd</b>		73	GRND,1	17/03/2016	New	£11.14	Achieved
<b>126 Queens Rd</b>		52	GRND	11/03/2016	New	£15.49/fri	Effective
<b>Ropewalk Shopping Centre</b> Chapel St		69	GRND	28/02/2016	New	£18.09/fri	Asking
<b>21A Queens Rd</b>		07	GRND,1	28/02/2016	New	£13.26/fri	Effective
<b>Ropewalk Shopping Centre</b> Chapel St		95	GRND	01/02/2016	New	£36.36	Effective
<b>13 Coventry Rd</b>		67	GRND	29/01/2016	New	£36.25/iri	Effective
<b>Abbeygate Shopping Cen...</b> Harefield Rd		00	GRND,1	25/01/2016	New	-	-
<b>Units A-C</b> Regent St		460	GRND	20/01/2016	New	£2.16	Effective
<b>Wheatsheaf Ct @ Upper ...</b>		36	GRND	04/01/2016	New	£20.64/fri	Achieved
<b>11-15 All Saints Sq</b>		81	GRND	01/01/2016	New	£11.24/fri	Achieved
<b>3 Abbey St</b>		31	GRND,1-3	01/11/2015	New	£10.61/fri	Asking

Offices















































Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease			Rents	
			Floor	Sign Date	Type	Rent	Rent Type
Bus Station Harefield Rd		93	GRND	01/11/2015	New	£13.65/iro	Effective
7 Leicester St		19	GRND	01/11/2015	New	£13.42/iro	Effective
Chivers Coton Craft Centre Avenue Rd		63	GRND	20/10/2015	New	£9.20/iro	Achieved
17 Congreve Walk		52	GRND	01/10/2015	New	£15.34/iro	Asking
127 Abbey St		66	GRND,1	22/09/2015	New	£8.62/fri	Achieved
20 King St		23	GRND	19/09/2015	New	£16.55/fri	Achieved
45 Attleborough Rd		65	GRND	11/09/2015	New	£4.16/fri	Achieved
Abbeygate Shopping Cen... Harefield Rd		18	GRND	10/09/2015	Renewal	£15.60/fri	Asking
							


Lease Comps Summary

Lease Comps Report

Deals		Asking Rent Per SF		Achieved Rent Per SF		Avg. Months On Market	
	14		£9.10		£7.88		17
	1						
	TOP 50 LEASE COMPARABLES						
							
							
							
							
							
							
							
							
							
							
							
	SUMMARY STATISTICS						
	Rent		Deals	Low	Average	Median	High
	Asking Rent Per SF		83 1,936	£2.23	£9.10	£10.00	£27.88
	Achieved Rent Per SF		84 2,023	£2.23	£7.88	£10.00	£25.48
	Net Effective Rent Per SF		18	£2.16	£6.66	£9.69	£20.93
	Asking Rent Discount		53 5,521	-77.6%	18.6%	10.0%	68.0%
	Rent Free Months		21	0	4	2	
			325				
	Lease Attributes		Deals	Low	Average	Median	High
	Months on Market		110 361	0	17	13	87
	Deal Size		141	100	1,388	572	13,182
	Lease Deal in Years		790	0.2	4.0	3.0	25.0
	Floor Number		74	BSMT	GRND	GRND	2

		★★★★★	325				
		★★★★★	486				
		★★★★★	365				
		★★★★★	565				
		★★★★★	1,786				
		★★★★★	1,529				
		★★★★★	1,404				
		★★★★★	800				
		★★★★★	667				
		★★★★★	105				
		★★★★★	365				
		★★★★★	325				
		★★★★★	315				
		★★★★★	411				
		★★★★★	475				
		★★★★★	320				
		★★★★★	445				
		★★★★★	500				
		★★★★★	341				
		★★★★★	2,006				
		★★★★★	480				

## Lease Comps Report









Industrial

fective

25	1st							
01/08/2016	New							
£4.91/fri	Asking		36	Unkwn	01/04/2015	New		
64	GRND		23	GRND,1	22/12/2014	New	£5.40/fri	Effective
01/06/2016	New	7						
£10.34/fri	Asking	7	21	GRND	02/12/2014	New	£8.62	Effective
		1						
		s	25	2nd	27/10/2014	New	£20.93/iri	Effective
67	GRND,1	0		GRND	30/09/2014	New	£18.38/fri	Effective
14/03/2016	New	1						
£10.27/fri	Effective	/	61				£8.33/fri	Effective
		5	90	GRND	01/08/2014	New		
53	1st	2		Unkwn	01/06/2014	New	£15.47	Achieved
01/02/2016	New	0						09/12/2016
£10.13/iro	Effective	1						
		5						
48	GRND	N						
31/12/2015	New	e						
£9.24/fri	Effective	w						
		£						
36	2nd	A						
12/11/2015	New	s						
£6.37	Asking	k						
		i						
25	GRND	n						
01/10/2015	New	g						
£10.02/iro	Asking							
65	1st		40					
01/10/2015	New							
£10.00/iro	Asking							
50	GRND							
01/09/2015	New							
£11.57	Asking							
45	GRND							
02/08/2015	New							
£11.00	Asking							
85	GRND,1							
24/07/2015	New							
£2.16	Effective							
-								
80	1st							
13/07/2015	New							
£10.42/fri	Effective							
17	GRND,1-2							
01/07/2015	New							
£7.77/fri								

Lease Comparables

		★★★★★	2,744				
		★★★★★	3,238				
		★★★★★	4,196				
		★★★★★	490				
		★★★★★	4,792				
		★★★★★	1,000				
		★★★★★	29,894				
		★★★★★	1,101				
		★★★★★	3,216				
		★★★★★	2,410				
		★★★★★	9,772				
		★★★★★	2,152				
		★★★★★	1,938				
		★★★★★	7,046				
		★★★★★	26,350				
		★★★★★	41,911				
		★★★★★	4,920				
		★★★★★	2,152				
		★★★★★	4,206				
		★★★★★	2,677				
		★★★★★	4,786				

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Evans Business Centre	★★★★☆	5,054	Dunns Close				
Creation Cottage							
Freer St	★★★★☆	5,068					
Evans Business Centre			Dunns Close				
Evans Business Centre	★★★★☆	3,419	Dunns Close				
21-25 Tennant St							
5 Bond Gate Chambers	★★★★☆	3,400					
1 4A Bond Gate	★★★★☆	2,468					
Albion Ct							
6,017	★★★★☆						
Bermuda Innovation Centre			St Davids Way				
1,300 Kingsway House	★★★☆☆						
King St							
8 Kingsway House	★★★★☆	12,885					
King St							
1 Kingsway House	★★★★☆	5,211					
King St							
2,410 Evans Business Centre	★★★★☆		Dunns Close				
Evans Business Centre			Dunns Close				
2,744 Kingsway House	★★★★☆						
King St							
4,063 Evans Business Centre	★★★☆☆		Dunns Close				
Evans Business Centre			Dunns Close				
750 Evans Business Centre	★★★☆☆		Dunns Close				
Evans Business Centre			Dunns Close				
1,526 Kingsway House	★★★☆☆						
King St							
5 7,067 Topps House	★★★☆☆						
101 Park Rd							
2 5,354 7 Coventry St	★★★★☆						
1,517	★★★☆☆						
2,421	★★★★☆						
1,450	★★★☆☆						
5 17,767	★★★★☆						
1 157,260	★★★★☆						

25	ive			05	1st	26/07/2013	New	£9.00	Achieved
Un									
kw									
n	65	GRND		65	1st	26/07/2013	New	£9.00	Achieved
01/	01/03/2014	New							
06/	£10.19	Effective							
20				25	GRND	16/07/2013	New	£8.86	Effective
14									
Ne	65	GRND	★★★★★	1,450	GRND	14/07/2013	New	£10.40	Effective
w	01/01/2014	New		15					
£1	£10.77	Effective							
5.4			★★★★★	1,913	1st	26/03/2013	New	£10.00	Achieved
7				11					
Ac	86	GRND	★★★★★	3,503	GRND	01/12/2012	New	-	-
hie	02/12/2013	New		75					
ve	£2.80/fri	Effective							
d			★★★★★	2,421	GRND	01/12/2012	New	-	-
	29	1st		20					
86	29/09/2013	New	★★★★★	41,911	GRND	01/12/2012	New	-	-
G	£6.86	Achieved		45					
RN			★★★★★						
D	04	GRND,1	★★★★★	1,450	GRND	01/12/2012	New	-	-
17/	01/09/2013	New		00					
03/	£6.76/fri	Asking	★★★★★	1,000	1st	11/10/2012	New	£10.00	Achieved
20				41					
14			★★★★★						
Ne	00	GRND	★★★★★	1,450	GRND,1	02/10/2012	New	£7.98/fri	Achieved
w	01/08/2013	New		06					
£1	£7.00	Effective							
6.4									
6/									
fri	67	1st		80	1st	01/10/2012	New	£8.33/fri	Asking
Eff	26/07/2013	New							
ect	£9.00	Achieved							

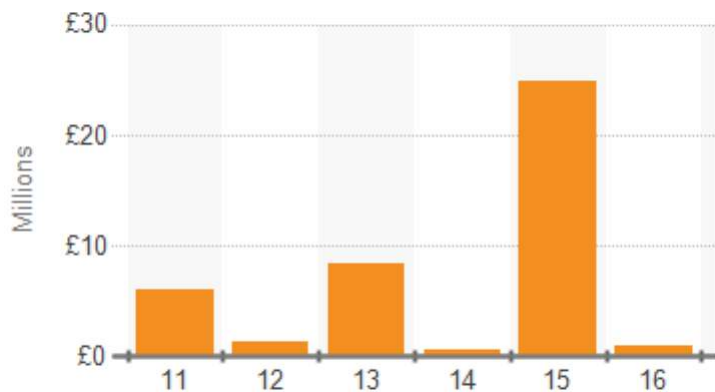
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Page 3

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# Lease Comps Summary

Property Name - Address	Rating	SF Leased	Lease		Rents		
			Floor	Sign Date	Type	Rent	Rent Type
<b>Evans Business Centre</b> Dunns Close		65	GRND	03/09/2012	New	-	-
<b>Attleborough Rd</b>		21	GRND,1	24/07/2012	New	£6.69	Asking
<b>Attleborough Rd</b>		84	GRND,1	24/07/2012	New	£8.39	Asking
<b>Evans Business Centre</b> Dunns Close		65	GRND	27/06/2012	New	£16.99	Achieved
<b>Attleborough Rd</b>		54	GRND,1	24/06/2012	New	£6.55	Asking
<b>24A Coton Rd</b>		87	1-2	11/05/2012	New	£5.90/fri	Achieved
<b>Evans Business Centre</b> Dunns Close		00	GRND	01/05/2012	New	£10.99	Achieved
<b>Evans Business Centre</b> Dunns Close		60	Unkwn	01/05/2012	New	£10.99	Achieved







# Lease Comps Summary

Deals

21

Asking Rent Per SF

£4.72

Achieved Rent Per SF

£4.69






Comps Report

Avg. Months On Market

13

1

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS					
Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	161	£1.92	£4.72	£5.23	£22.50
Achieved Rent Per SF	125	£1.58	£4.69	£4.76	£20.63
Effective Rent Per SF	65	£1.94	£4.32	£4.55	£8.16
Asking Rent Discount	96	-36.5%	9.5%	0.0%	71.5%
Rent Free Months		0	2	0	
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	176	1	13	8	79
Deal Size	211	325	7,713	2,573	304,000
Lease Deal in Years	136	0.1	4.8	3.0	
Floor Number	126	GRND	GRND	GRND	MEZZ

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# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease Floor	Sign Date	Type	Rents	
						Rent	Rent Type
		Holman Way					
2		261 Weddington Rd Pool Rd					
		Pioneer Units Kelsey Close Kingfisher Ct					
		Greenwood Court Veasey Close Weddington Ter					
6		64 Victoria Rd Anker Ct Alliance Close Eastboro Flds					
		Tungsten Court Tungsten Ct Slingsby Close					
1		Kingfisher Ct Pipers Ln					
		2 Gresham Rd					
		Liberty Way					
		Tungsten Court Teal Way Holman Way					
		Ptarmigan Pl Alliance Close Buckingham Close					









	16	92	GRND,1	24/06/2016	New	£3.65/fri	Effective
	New	00	GRND	02/06/2016	New	£5.50/fri	Asking
	£6	894	GRND	31/05/2016	New	£3.17/fri	Asking
	.4	01	GRND	25/05/2016	New	£7.27/fri	Effective
	9/						
	Ef						
	fe						
	cti						
	ve	16	GRND,M	20/05/2016	New	£4.04/fri	Effective
	96	10	GRND,M	12/05/2016	New	£4.56/fri	Effective
	G	72	GRND,M	11/05/2016	New	£3.12/fri	Effective
	R	52	GRND	11/05/2016	New	£6.01/fri	Effective
	N						
	D,						
	M						
	21						
	/0						
	7/						
	20	38	GRND	09/05/2016	New	£5.52/fri	Effective
	16						
	N	46	GRND,1	03/05/2016	New	£4.54/fri	Effective
	e	350	GRND	30/04/2016	New	£3.61/fri	Effective
	w	911	GRND,1	29/04/2016	New	£5.01/fri	Effective
	£5						
	.0						
	0						
	A						
	sk						
	in						
	g	20	GRND,1	20/04/2016	New	£4.67/fri	Effective
		52	GRND	06/04/2016	New	£6.51/fri	Achieved
	90	06	GRND,1	24/01/2016	New	£4.11/fri	Effective
	GR	77	GRND,1	01/01/2016	New	£4.48/fri	Effective
	ND						
	24/						
	06/						
	20						
	16						
	Ne						
	w						
	£8.						
	16/	86	GRND,1	18/12/2015	New	£5.54/fri	Effective
	fri						
	Eff	-	5,054	GRND	01/10/2015	New	£4.95/fri
	ect						Effective
	ive						09/12/2016

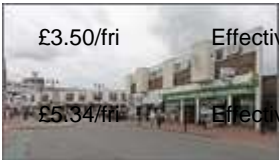


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# Lease Comps Summary

Property Name - Address		Rating	SF Leased	Lease Floor	Sign Date	Type	Lease Comps Report
Buckingham Close							
17 Seymour Rd Eastboro Fields Hammond Close							
2	34			Unit 1-3 Hammond Close Caldwell Rd			
Frisby Court Slingsby Close Holman Way							
2				Holman Way Caldwell Rd Holman Way 29 Leicester St Slingsby Close			
Frisby Court Slingsby Close Park St							
Holman Way							
Frisby Court Slingsby Close Alliance Close							
Slingsby Close King Edward Rd							
Bermuda 157 Bermuda Rd							
2	7						

	9/2015	New	835	GRND,M	10/06/2015	New	£3.34/fri	Effective
G	£1.94/fri							
R	Effective		57	GRND	10/06/2015	New	£3.50/fri	Effective
N								
D	19	GRND,1	46	GRND,M	02/06/2015	New	£5.34/fri	Effective
0	07/08/2015							
1/	New		44	GRND,M	01/06/2015	New	£3.28/fri	Effective
1	£4.80/fri							
0/	Effective							
2								
	00	GRND	63	GRND,1	01/06/2015	New	£5.15/fri	Effective
5	17/07/2015							
N	New		50	GRND	29/05/2015	New	£5.53/fri	Effective
e	£3.75/fri						Image Coming Soon	
w	Effective		26	GRND	11/05/2015	New	£4.91/fri	Effective
£								
4.								
9	68	GRND						
5/	01/07/2015		67	GRND	01/05/2015	New	-	-
fri	New							
£	£3.91/fri							
	Effective		54	GRND,1,	01/05/2015	New	£4.20/fri	Asking
cti								
v	17	GRND						
e	24/06/2015		17	GRND	28/04/2015	New	£5.93/fri	Effective
	New							
6	£5.15		21	GRND	27/04/2015	New	£5.37/fri	Effective
8	Effective							
G								
R			50	GRND	20/04/2015	New	£5.17/fri	Asking
N	26	GRND						
	15/06/2015							
M	New		767	GRND	07/04/2015	New	£3.50/fri	Asking
2	£5.24/fri							
8/	Effective		,260	GRND	01/03/2015	New	-	-
0	e							

09/12/2016



## Lease Comps Summary

Lease						Rents	
Property Name - Address	Rating	SF Leased	Floor	Sign Date	Type	Rent	Rent Type
Slingsby Close		50	GRND	02/02/2015	New	£5.17/fri	Asking
3 Eastboro Court		13	GRND	01/02/2015	New	£3.73/fri	Effective
Eastboro Ct							
25 Slingsby Close		03	GRND,1	26/01/2015	New	£4.69/fri	Effective
Alliance Close		21	GRND	07/01/2015	New	£5.78	Effective
2 Gresham Rd		911	GRND,1	01/01/2015	New	£5.50/fri	Effective
1 Slingsby Close		50	GRND	15/12/2014	New	£5.17/fri	Achieved
Greenwood Court		00	GRND	02/12/2014	New	£5.50/fri	Asking
Veasey Close							
Slingsby Close		50	GRND	01/12/2014	New	£5.17/fri	Effective



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## Sales Comps - Retail

Sales Volume	Survey	Min	Max	Sales	Survey	Min	Max
Transactions	96	-	-	Sale Price Per SF	£186	£20	£482
Sold SF	1,491,108	335	204,447	Avg Sale Price (Mil.)	£4.0	£0.1	£68
Sales Volume (Mil.)	£133	£0.1	£68	Yield	8.6%	5.2%	13.1%
Avg SF	15,532	335	204,447	Percent Leased	91.9%	33.7%	100%



For Sale	Survey	Min	Max	Properties	Survey	Min	Max
Listings	2	-	-	Existing SF	727,032	335	204,447
For Sale SF	33,766	6,722	13,600	Vacancy Rate	6.4%	0.0%	100%
For Sale Volume (Mil.)	£3.6	£0.8	£0.9	Rent Per SF	£18.85	£6.59	£42.15
Asking Price Per SF	£108	£59	£141	12 Mo. Absorption	-5,932	-13,600	3,298
Asking Price (Mil.)	£1.8	£0.8	£0.9	12 Mo. Leasing SF	29,606	0	10,519



Sales Volume

Average Sale Price Per SF









Yield

















## Sales Comps - Retail (Detail)

Portfolio		PENDING
3 Retail buildings in Bedworth, WAR, having total size of 6,722 SF.		
Asking Price: £945,000	Sale Type: Investment	
Price/SF: £140.58	# Properties: 3	
Days on Market: 182	Total Size: 6,722 SF	
Sale Status: Pending	Total Land Area: 0 AC	
Net Initial Yield: -	Sale Conditions: -	
4 Abbey St		SOLD
Nuneaton, CV11 5BP	Warwickshire County	
Sale Date: 19/09/2002	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1982 Age: 20	
Price/SF: -	NIA: 993 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2329569	Sale Conditions: -	
Research Status: Confirmed		
5 Abbey St		SOLD
Nuneaton, CV11 5BP	Warwickshire County	
Sale Date: 19/09/2002	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1970 Age: 32	
Price/SF: -	NIA: 804 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2329591	Sale Conditions: -	
Research Status: Confirmed		
6-9 Abbey St		SOLD
Nuneaton, CV11 5BP	Warwickshire County	
Sale Date: 22/08/1997	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1982 Age: 15	
Price/SF: -	NIA: 7,406 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2367368	Sale Conditions: -	
Research Status: Confirmed		
6-9 Abbey St		SOLD
Nuneaton, CV11 5BP	Warwickshire County	
Sale Date: 30/06/1989	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1982 Age: 7	
Price/SF: -	NIA: 7,406 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2401459	Sale Conditions: -	
Research Status: Confirmed		
13-14 Abbey St		SOLD
Nuneaton, CV11 5BT	Warwickshire County	
Sale Date: 04/11/1986	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1963 Age: 23	
Price/SF: -	NIA: 6,342 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2383648	Sale Conditions: -	
Research Status: Confirmed		







## Sales Comps - Retail (Detail)

125-125A Abbey St			SOLD
<b>Nuneaton, CV11 5BZ</b> Sale Date: <b>19/05/2014 (17 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3050713</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1960 Age: 54</b> NIA: <b>6,159 SF</b> Sale Conditions: -
			
130 Abbey St			SOLD
<b>Nuneaton, CV11 5BZ</b> Sale Date: <b>23/08/2013 (92 days on mkt)</b> Sale Price: <b>£329,000 - Confirmed</b> Price/SF: <b>£59.93</b> Reversionary Yield: - Net Initial Yield: <b>13.10%</b> Comp ID: <b>2824685</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1910 Age: 103</b> NIA: <b>5,490 SF</b> Sale Conditions: -
			
130 Abbey St			SOLD
<b>Nuneaton, CV11 5BZ</b> Sale Date: <b>07/07/1998</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2473016</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1910 Age: 88</b> NIA: <b>5,490 SF</b> Sale Conditions: -
			
130 Abbey St			SOLD
<b>Nuneaton, CV11 5BZ</b> Sale Date: <b>05/02/1992</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2360676</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1910 Age: 82</b> NIA: <b>5,490 SF</b> Sale Conditions: -
			
130 Abbey St			SOLD
<b>Nuneaton, CV11 5BZ</b> Sale Date: <b>13/10/1999</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2418666</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1910 Age: 89</b> NIA: <b>5,490 SF</b> Sale Conditions: -
			
White Swan - All Saints Sq			SOLD
<b>Bedworth, CV12 8LP</b> Sale Date: <b>16/08/2010</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2388258</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1936 Age: 73</b> NIA: <b>5,271 SF</b> Sale Conditions: -
			

## Sales Comps - Retail (Detail)







12 All Saints Sq			SOLD
<b>Bedworth, CV12 8LU</b> Sale Date: <b>01/12/1994</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2383313</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1960 Age: 34</b> NIA: <b>3,013 SF</b> Sale Conditions: -
			
4 Bridge St			SOLD
<b>Nuneaton, CV11 4DZ</b> Sale Date: <b>31/03/1990</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2329011</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Renov 1985</b> NIA: <b>344 SF</b> Sale Conditions: -
			
4 Bridge St			SOLD
<b>Nuneaton, CV11 4DZ</b> Sale Date: <b>06/06/1986</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2387169</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Renov 1985</b> NIA: <b>344 SF</b> Sale Conditions: -
			
4 Bridge St			SOLD
<b>Nuneaton, CV11 4DZ</b> Sale Date: <b>28/07/1989</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2401571</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Renov 1985</b> NIA: <b>344 SF</b> Sale Conditions: -
			
117 Bulkington Rd			SOLD
<b>Bedworth, CV12 9ED</b> Sale Date: <b>31/01/2012</b> Sale Price: <b>£90,000 - Confirmed</b> Price/SF: <b>£239.36</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2455921</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1904 Age: 107</b> NIA: <b>376 SF</b> Sale Conditions: -
			
14-16 - Bull St			SOLD
<b>Nuneaton, CV11 4JX</b> Sale Date: <b>25/09/2014 (99 days on mkt)</b> Sale Price: <b>£150,000 - Confirmed</b> Price/SF: <b>£276.24</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3134647</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront Retail/Residential</b> Year Built/Age: <b>Built 1920 Age: 94</b> NIA: <b>543 SF</b> Sale Conditions: -
			

## Sales Comps - Retail (Detail)







11-12 Bull St			SOLD
<b>Nuneaton, CV11 4JX</b> Sale Date: <b>05/02/2015 (28 days on mkt)</b> Sale Price: <b>£100,000 - Confirmed</b> Price/SF: <b>£75.53</b> Reversionary Yield: - Net Initial Yield: <b>10.31%</b> Comp ID: <b>3353771</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1910 Age: 105</b> NIA: <b>1,324 SF</b> Sale Conditions: <b>Auction Sale</b>
			
4 Camp Hill Rd			SOLD
<b>Nuneaton, CV10 0JH</b> Sale Date: <b>12/12/1989</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2339872</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>1,442 SF</b> Sale Conditions: -
			
Salutation Inn - 31 Chancery Ln			SOLD
<b>Nuneaton, CV10 0PB</b> Sale Date: <b>04/10/2010</b> Sale Price: <b>£175,000 - Confirmed</b> Price/SF: <b>£19.77</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2405245</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1899 Age: 111</b> NIA: <b>8,850 SF</b> Sale Conditions: -
			
Ropewalk Shopping Centre - Chapel St			SOLD
<b>Nuneaton, CV11 5TZ</b> Sale Date: <b>15/01/2006</b> Sale Price: <b>£67,500,000 - Confirmed</b> Price/SF: <b>£330.16</b> Reversionary Yield: - Net Initial Yield: <b>5.20%</b> Comp ID: <b>2462388</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 2005</b> NIA: <b>204,447 SF</b> Sale Conditions: -
			
Ropewalk Shopping Centre - Chapel St			SOLD
<b>Nuneaton, CV11 5TZ</b> Sale Date: <b>02/07/2015 (268 days on mkt)</b> Sale Price: <b>£24,300,000 - Confirmed</b> Price/SF: <b>£118.86</b> Reversionary Yield: - Net Initial Yield: <b>8.30%</b> Comp ID: <b>3342281</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 2005 Age: 10</b> NIA: <b>204,447 SF</b> Sale Conditions: <b>Distress Sale</b>
			
Whitehorse Cottage - 39 Church Rd			SOLD
<b>Nuneaton, CV10 0LU</b> Sale Date: <b>16/01/2015 (123 days on mkt)</b> Sale Price: <b>£155,000 - Confirmed</b> Price/SF: <b>£161.96</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3361683</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront Retail/Residential</b> Year Built/Age: <b>Built 1956 Age: 59</b> NIA: <b>957 SF</b> Sale Conditions: <b>Auction Sale</b>
			



## Sales Comps - Retail (Detail)



1-2 Church St			SOLD
<b>Nuneaton, CV11 4AH</b> Sale Date: <b>01/04/2010</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: <b>6.75%</b> Comp ID: <b>2462384</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1970 Age: 40</b> NIA: <b>23,514 SF</b> Sale Conditions: -	
The Institute - Church Road Stockingford			SOLD
<b>Nuneaton, CV10 8LG</b> Sale Date: <b>31/07/2012 (159 days on mkt)</b> Sale Price: <b>£275,000</b> Price/SF: <b>£42.02</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2520276</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailHealth Club</b> Year Built/Age: <b>Built 1950 Age: 62</b> NIA: <b>6,544 SF</b> Sale Conditions: -	
The Chase Public House - Coleshill Rd			SOLD
<b>Nuneaton, CV10 0PH</b> Sale Date: <b>01/05/2015</b> Sale Price: <b>£175,000 - Confirmed</b> Price/SF: <b>£57.66</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3300099</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailBar</b> Year Built/Age: <b>Built 1910 Age: 105</b> NIA: <b>3,035 SF</b> Sale Conditions: -	
Units 1 - 6B - Retail Unit, Unit 6A - Copper Beech Rd			SOLD
<b>Nuneaton, CV10 9FD</b> Sale Date: <b>30/04/2013</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2753082</b> Research Status: <b>Unconfirmed</b>		<b>Warwickshire County</b> Unit Type: <b>1,049 SF Retail Unit</b> Year Built/Age: <b>Built 2009 Age: 3</b> NIA: <b>1,049 SF</b> Sale Conditions: -	
1 Coton Rd			SOLD
<b>Nuneaton, CV11 5TQ</b> Sale Date: <b>15/04/2014</b> Sale Price: <b>£150,000 - Confirmed</b> Price/SF: <b>£89.71</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3023224</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1898 Age: 115</b> NIA: <b>1,672 SF</b> Sale Conditions: -	
Former King William IV Public House - 70 Coton Rd			SOLD
<b>Nuneaton, CV11 5TS</b> Sale Date: <b>04/12/2014</b> Sale Price: <b>£160,000 - Confirmed</b> Price/SF: <b>£177.98</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3285012</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1900 Age: 114</b> NIA: <b>899 SF</b> Sale Conditions: <b>Auction Sale</b>	

## Sales Comps - Retail (Detail)

Abbeygate Shopping Centre - Harefield Rd			SOLD
<b>Nuneaton, CV11 4HL</b>		<b>Warwickshire County</b>	
Sale Date: <b>01/04/2005</b>	Bldg Type: <b>RetailStorefront</b>		
Sale Price: <b>£16,875,000 - Confirmed</b>	Year Built/Age: <b>Built 1969 Age: 35</b>		
Price/SF: <b>£226.16</b>	NIA: <b>74,614 SF</b>		
Reversionary Yield: -		Sale Conditions: -	
Net Initial Yield: <b>6.30%</b>			
Comp ID: <b>2357470</b>			
Research Status: <b>Confirmed</b>			
Abbeygate Shopping Centre - Harefield Rd			SOLD
<b>Nuneaton, CV11 4HL</b>		<b>Warwickshire County</b>	
Sale Date: <b>31/12/1988</b>	Bldg Type: <b>RetailStorefront</b>		
Sale Price: -	Year Built/Age: <b>Built 1969 Age: 19</b>		
Price/SF: -	NIA: <b>74,614 SF</b>		
Reversionary Yield: -		Sale Conditions: -	
Net Initial Yield: -			
Comp ID: <b>2444491</b>			
Research Status: <b>Confirmed</b>			
Abbeygate Shopping Centre - Harefield Rd			SOLD
<b>Nuneaton, CV11 4HL</b>		<b>Warwickshire County</b>	
Sale Date: <b>13/08/1988</b>	Bldg Type: <b>RetailStorefront</b>		
Sale Price: -	Year Built/Age: <b>Built 1969 Age: 19</b>		
Price/SF: -	NIA: <b>74,614 SF</b>		
Reversionary Yield: -		Sale Conditions: -	
Net Initial Yield: -			
Comp ID: <b>2479719</b>			
Research Status: <b>Confirmed</b>			
Abbeygate Shopping Centre - Harefield Rd			SOLD
<b>Nuneaton, CV11 4HL</b>		<b>Warwickshire County</b>	
Sale Date: <b>11/04/2000</b>	Bldg Type: <b>RetailStorefront</b>		
Sale Price: -	Year Built/Age: <b>Built 1969 Age: 30</b>		
Price/SF: -	NIA: <b>74,614 SF</b>		
Reversionary Yield: -		Sale Conditions: -	
Net Initial Yield: -			
Comp ID: <b>2477333</b>			
Research Status: <b>Confirmed</b>			
Abbeygate Shopping Centre - Harefield Rd			SOLD
<b>Nuneaton, CV11 4HL</b>		<b>Warwickshire County</b>	
Sale Date: <b>19/02/1998</b>	Bldg Type: <b>RetailStorefront</b>		
Sale Price: -	Year Built/Age: <b>Built 1969 Age: 28</b>		
Price/SF: -	NIA: <b>74,614 SF</b>		
Reversionary Yield: -		Sale Conditions: -	
Net Initial Yield: <b>9.30%</b>			
Comp ID: <b>2340437</b>			
Research Status: <b>Confirmed</b>			
Abbeygate Shopping Centre - Harefield Rd			SOLD
<b>Nuneaton, CV11 4HL</b>		<b>Warwickshire County</b>	
Sale Date: <b>11/11/1987</b>	Bldg Type: <b>RetailStorefront</b>		
Sale Price: -	Year Built/Age: <b>Built 1969 Age: 18</b>		
Price/SF: -	NIA: <b>74,614 SF</b>		
Reversionary Yield: -		Sale Conditions: -	
Net Initial Yield: -			
Comp ID: <b>2382231</b>			
Research Status: <b>Confirmed</b>			



## Sales Comps - Retail (Detail)

Abbeygate Shopping Centre - Harefield Rd			SOLD
<b>Nuneaton, CV11 4HL</b> Sale Date: <b>03/03/1989</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2382812</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1969 Age: 19</b> NIA: <b>74,614 SF</b> Sale Conditions: -
			
1 Harefield Rd			SOLD
<b>Nuneaton, CV11 4HA</b> Sale Date: <b>16/07/2015 (36 days on mkt)</b> Sale Price: <b>£90,000 - Confirmed</b> Price/SF: <b>£97.93</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3362050</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>919 SF</b> Sale Conditions: <b>Auction Sale</b>
			
39 11 Harefield Rd			SOLD
<b>Nuneaton, CV11 4HA</b> Sale Date: <b>19/10/1985</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2384543</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>15,114 SF</b> Sale Conditions: -
40 11 Harefield Rd			SOLD
<b>Nuneaton, CV11 4HA</b> Sale Date: <b>21/10/1987</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2395496</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>15,114 SF</b> Sale Conditions: -
41 6 Hayes Rd			SOLD
<b>Nuneaton, CV10 0NH</b> Sale Date: <b>01/01/2012 (101 days on mkt)</b> Sale Price: <b>£143,000 - Confirmed</b> Price/SF: <b>£279.30</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2502943</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1988 Age: 23</b> NIA: <b>512 SF</b> Sale Conditions: -
42 10-16 High St			PENDING
<b>Bedworth, CV12 8NF</b> Asking Price: <b>£800,000</b> Price/SF: <b>£58.82</b> Days on Market: <b>429</b> Sale Status: <b>Pending</b> Net Initial Yield: -			<b>Warwickshire County</b> Sale Type: <b>Investment OR Owner/User</b> Bldg Type: <b>RetailStorefront</b> Bldg Status: <b>Built 1960</b> NIA: <b>13,600 SF</b> Sale Conditions: -







## Sales Comps - Retail (Detail)

<b>43</b>	<b>10-16 High St</b>	<b>SOLD</b>
<b>Bedworth, CV12 8NF</b> <b>Warwickshire County</b> Sale Date: <b>05/08/1989</b> Bldg Type: <b>RetailStorefront</b> Sale Price: - Year Built/Age: <b>Built 1960 Age: 29</b> Price/SF: - NIA: <b>13,600 SF</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2427424</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>44</b>	<b>Retail Unit - 20-42 King St (Part of Multi-Unit)</b>	<b>SOLD</b>
<b>Bedworth, CV12 8HT</b> <b>Warwickshire County</b> Sale Date: <b>21/03/2016 (12 days on mkt)</b> Unit Type: <b>6,526 SF Retail Unit</b> Sale Price: - Year Built/Age: <b>Built 1970 Age: 46</b> Price/SF: - NIA: <b>6,526 SF</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3552708</b> Sale Conditions: <b>Auction Sale</b> Research Status: <b>Research Complete</b>		
<b>45</b>	<b>Retail Unit, Unit 42 - 20-42 King St (Part of Multi-Unit)</b>	<b>SOLD</b>
<b>Bedworth, CV12 8HT</b> <b>Warwickshire County</b> Sale Date: <b>21/03/2016 (12 days on mkt)</b> Unit Type: <b>500 SF Retail Unit</b> Sale Price: - Year Built/Age: <b>Built 1970 Age: 46</b> Price/SF: - NIA: <b>500 SF</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3552708</b> Sale Conditions: <b>Auction Sale</b> Research Status: <b>Research Complete</b>		
<b>46</b>	<b>Liquid &amp; Envy - Leicester Rd</b>	<b>SOLD</b>
<b>Nuneaton, CV11 4BW</b> <b>Warwickshire County</b> Sale Date: <b>20/07/2013 (288 days on mkt)</b> Bldg Type: <b>RetailBar</b> Sale Price: - Year Built/Age: <b>Built 1920 Age: 93</b> Price/SF: - NIA: <b>20,375 SF</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2802023</b> Sale Conditions: - Research Status: <b>Research Complete</b>		
<b>47</b>	<b>1 Little Duke St</b>	<b>SOLD</b>
<b>Nuneaton, CV11 5QA</b> <b>Warwickshire County</b> Sale Date: <b>10/06/2011</b> Bldg Type: <b>RetailStorefront</b> Sale Price: <b>£63,000 - Confirmed</b> Year Built/Age: <b>Built 1957 Age: 54</b> Price/SF: <b>£72.33</b> NIA: <b>871 SF</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2445755</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>48</b>	<b>172-182 Lutterworth Rd</b>	<b>SOLD</b>
<b>Nuneaton, CV11 6PF</b> <b>Warwickshire County</b> Sale Date: <b>25/05/1988</b> Bldg Type: <b>RetailStorefront</b> Sale Price: - Year Built/Age: - Price/SF: - NIA: <b>5,040 SF</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2446756</b> Sale Conditions: - Research Status: <b>Confirmed</b>		







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09/12/2016







## Sales Comps - Retail (Detail)

Fox Inn - 81 Main St			SOLD
<b>Nuneaton, CV13 6AH</b> Sale Date: <b>06/06/2012 (146 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2497954</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailBar</b> Year Built/Age: <b>Built 1933 Age: 78</b> NIA: <b>6,526 SF</b> Sale Conditions: -
			
9-10 Market PI			SOLD
<b>Nuneaton, CV11 4EA</b> Sale Date: <b>24/09/1983</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2383490</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>6,421 SF</b> Sale Conditions: -
			
11 Market PI			SOLD
<b>Nuneaton, CV11 4EE</b> Sale Date: <b>29/07/2016 (72 days on mkt)</b> Sale Price: <b>£475,000 - Confirmed</b> Price/SF: <b>£137.24</b> Reversionary Yield: - Net Initial Yield: <b>7.65%</b> Comp ID: <b>3681224</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1820 Age: 196</b> NIA: <b>3,461 SF</b> Sale Conditions: -
			
11 Market PI			SOLD
<b>Nuneaton, CV11 4EE</b> Sale Date: <b>26/03/1999</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2409205</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1820 Age: 179</b> NIA: <b>3,461 SF</b> Sale Conditions: -
			
13 Market PI			SOLD
<b>Nuneaton, CV11 4EE</b> Sale Date: <b>24/01/2003</b> Sale Price: <b>£933,478 - Confirmed</b> Price/SF: <b>£346.63</b> Reversionary Yield: - Net Initial Yield: <b>5.75%</b> Comp ID: <b>2462847</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1959 Age: 43</b> NIA: <b>2,693 SF</b> Sale Conditions: -
			
15 Market PI			SOLD
<b>Nuneaton, CV11 4EE</b> Sale Date: <b>31/01/1985</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2382479</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>5,229 SF</b> Sale Conditions: -
			

## Sales Comps - Retail (Detail)







18-19 Market PI (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 4EF</b> Sale Date: <b>24/08/2012 (205 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2541395</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>1,341 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale, REO Sale</b>
			
18-19 Market PI (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 4EF</b> Sale Date: <b>17/12/2014 (77 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3226767</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>1,341 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale, Distress Sale</b>
			
19-20 Market PI (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 4EF</b> Sale Date: <b>17/12/2014 (77 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3226767</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1920 Age: 94</b> NIA: <b>3,063 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale, Distress Sale</b>
			
24 Market PI			SOLD
<b>Nuneaton, CV11 4EG</b> Sale Date: <b>01/09/2004</b> Sale Price: <b>£1,460,000 - Confirmed</b> Price/SF: <b>£331.22</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2326571</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>4,408 SF</b> Sale Conditions: -
			
24 Market PI			SOLD
<b>Nuneaton, CV11 4EG</b> Sale Date: <b>22/10/1988</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2385079</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>4,408 SF</b> Sale Conditions: -
			
24 Market PI			SOLD
<b>Nuneaton, CV11 4EG</b> Sale Date: <b>22/10/1988</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2389530</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>4,408 SF</b> Sale Conditions: -
			

## Sales Comps - Retail (Detail)







24 Market PI			SOLD
<b>Nuneaton, CV11 4EG</b> Sale Date: <b>09/05/1987</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2392010</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>4,408 SF</b> Sale Conditions: -	
28A-29 Market PI			SOLD
<b>Nuneaton, CV11 4EG</b> Sale Date: <b>12/10/1995</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2458370</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>918 SF</b> Sale Conditions: -	
31 Market PI			SOLD
<b>Nuneaton, CV11 4EG</b> Sale Date: <b>22/05/2001</b> Sale Price: <b>£326,000 - Confirmed</b> Price/SF: <b>£92.46</b> Reversionary Yield: - Net Initial Yield: <b>7.90%</b> Comp ID: <b>2379438</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailBank</b> Year Built/Age: - NIA: <b>3,526 SF</b> Sale Conditions: -	
11 Newdegate St			SOLD
<b>Nuneaton, CV11 4EJ</b> Sale Date: <b>13/10/1999</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2418634</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>884 SF</b> Sale Conditions: -	
47-49 Newdegate St			SOLD
<b>Nuneaton, CV11 4ER</b> Sale Date: <b>01/08/2010</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2384614</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>2,134 SF</b> Sale Conditions: -	
57 Newtown Rd			SOLD
<b>Bedworth, CV12 8QD</b> Sale Date: <b>02/08/2010</b> Sale Price: <b>£830,000 - Confirmed</b> Price/SF: <b>£42.56</b> Reversionary Yield: - Net Initial Yield: <b>7.00%</b> Comp ID: <b>2326121</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1970 Age: 40</b> NIA: <b>19,500 SF</b> Sale Conditions: -	






## Sales Comps - Retail (Detail)

57 Newtown Rd			SOLD
<b>Bedworth, CV12 8QD</b> Sale Date: <b>24/11/2000</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2378878</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1970 Age: 30</b> NIA: <b>19,500 SF</b> Sale Conditions: -	
65 Nuneaton Rd			SOLD
<b>Bedworth, CV12 8AP</b> Sale Date: <b>01/04/2013 (901 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2726629</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1962 Age: 50</b> NIA: <b>335 SF</b> Sale Conditions: -	
Royal Oak - 56 Oldbury Rd			SOLD
<b>Nuneaton, CV10 0TD</b> Sale Date: <b>30/05/2013 (1 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2781619</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailBar</b> Year Built/Age: <b>Built 1900 Age: 113</b> NIA: <b>2,328 SF</b> Sale Conditions: -	
1 Queens Rd (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 5JL</b> Sale Date: <b>17/12/2014 (77 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3226767</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1995 Age: 19</b> NIA: <b>872 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale, Distress Sale</b>	
1a Queens Rd (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 5JL</b> Sale Date: <b>17/12/2014 (77 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3226767</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1850 Age: 164</b> NIA: <b>991 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale, Distress Sale</b>	
3 Queens Rd (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 5JL</b> Sale Date: <b>17/12/2014 (77 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3226767</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: <b>Built 1800 Age: 214</b> NIA: <b>3,492 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale, Distress Sale</b>	

## Sales Comps - Retail (Detail)

6 Queens Rd			SOLD
<b>Nuneaton, CV11 5JW</b> Sale Date: <b>10/09/2003</b> Sale Price: <b>£785,000 - Confirmed</b> Price/SF: <b>£482.19</b> Reversionary Yield: - Net Initial Yield: <b>7.29%</b> Comp ID: <b>2478498</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1993 Age: 10</b> NIA: <b>1,628 SF</b> Sale Conditions: -	
6 Queens Rd			SOLD
<b>Nuneaton, CV11 5JW</b> Sale Date: <b>05/06/1998</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2463961</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1993 Age: 5</b> NIA: <b>1,628 SF</b> Sale Conditions: -	
7-9 Queens Rd			SOLD
<b>Nuneaton, CV11 5JL</b> Sale Date: <b>01/11/2013 (196 days on mkt)</b> Sale Price: <b>£412,500 - Confirmed</b> Price/SF: <b>£106.34</b> Reversionary Yield: - Net Initial Yield: <b>11.57%</b> Comp ID: <b>2905292</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1984 Age: 29</b> NIA: <b>3,879 SF</b> Sale Conditions: -	
11-15 Queens Rd			SOLD
<b>Nuneaton, CV11 5JL</b> Sale Date: <b>30/06/1982</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2386814</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1909 Age: 73</b> NIA: <b>1,263 SF</b> Sale Conditions: -	
21B-21C Queens Rd			SOLD
<b>Nuneaton, CV11 5JT</b> Sale Date: <b>20/01/1993</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2361953</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>6,193 SF</b> Sale Conditions: -	
25-27 Queens Rd			SOLD
<b>Nuneaton, CV11 5JT</b> Sale Date: <b>16/05/2016 (10 days on mkt)</b> Sale Price: <b>£450,000 - Confirmed</b> Price/SF: <b>£140.32</b> Reversionary Yield: - Net Initial Yield: <b>10.00%</b> Comp ID: <b>3606199</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1952 Age: 64</b> NIA: <b>3,207 SF</b> Sale Conditions: <b>Auction Sale</b>	

## Sales Comps - Retail (Detail)

32-36 Queens Rd			SOLD
<b>Nuneaton, CV11 5JU</b> Sale Date: <b>15/03/2001</b> Sale Price: <b>£1,100,000 - Confirmed</b> Price/SF: <b>£99.18</b> Reversionary Yield: - Net Initial Yield: <b>10.10%</b> Comp ID: <b>2978744</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront Retail/Office</b> Year Built/Age: <b>Built 1979 Age: 21</b> NIA: <b>11,091 SF</b> Sale Conditions: -
			
34 Queens Rd			SOLD
<b>Nuneaton, CV11 5JU</b> Sale Date: <b>15/03/2001</b> Sale Price: <b>£1,100,000 - Confirmed</b> Price/SF: <b>£122.67</b> Reversionary Yield: - Net Initial Yield: <b>10.10%</b> Comp ID: <b>2362627</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>8,967 SF</b> Sale Conditions: -
			
34 Queens Rd			SOLD
<b>Nuneaton, CV11 5JU</b> Sale Date: <b>06/11/1980</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2389833</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>8,967 SF</b> Sale Conditions: -
			
82 37 Queens Rd			SOLD
<b>Nuneaton, CV11 5JT</b> Sale Date: <b>17/05/2012</b> Sale Price: <b>£575,000 - Confirmed</b> Price/SF: <b>£115.69</b> Reversionary Yield: - Net Initial Yield: <b>11.80%</b> Comp ID: <b>2430076</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1922 Age: 89</b> NIA: <b>4,970 SF</b> Sale Conditions: <b>Auction Sale</b>
83 60 Queens Rd			SOLD
<b>Nuneaton, CV11 5JZ</b> Sale Date: <b>26/07/2013 (421 days on mkt)</b> Sale Price: <b>£150,000 - Confirmed</b> Price/SF: <b>£66.08</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2814684</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: <b>Built 1927 Age: 86</b> NIA: <b>2,270 SF</b> Sale Conditions: <b>Auction Sale</b>
84 84 Queens Rd			SOLD
<b>Nuneaton, CV11 5LE</b> Sale Date: <b>01/09/2009</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2417479</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront</b> Year Built/Age: - NIA: <b>746 SF</b> Sale Conditions: -







## Sales Comps - Retail (Detail)

<b>85</b>	<b>124 Queens Rd</b>	<b>SOLD</b>
<b>Nuneaton, CV11 5LG</b> <b>Warwickshire County</b> Sale Date: <b>01/11/2009</b> Bldg Type: <b>Retail</b> Sale Price: <b>£92,000 - Confirmed</b> Year Built/Age: <b>Built 1928 Age: 81</b> Price/SF: <b>£90.46</b> NIA: <b>1,017 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2336957</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>86</b>	<b>Retail Unit - 125-127 Queens Rd</b>	<b>SOLD</b>
<b>Nuneaton, CV11 5LD</b> <b>Warwickshire County</b> Sale Date: <b>01/08/2013 (244 days on mkt)</b> Unit Type: <b>1,221 SF Retail Unit</b> Sale Price: - Year Built/Age: <b>Built 1970 Age: 43</b> Price/SF: - NIA: <b>1,221 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2978860</b> Sale Conditions: - Research Status: <b>Research Complete</b>		
<b>87</b>	<b>Booker - St Georges Way</b>	<b>SOLD</b>
<b>Nuneaton, CV10 7JS</b> <b>Warwickshire County</b> Sale Date: <b>01/02/2013</b> Bldg Type: <b>Retail</b> Sale Price: <b>£7,320,000 - Confirmed</b> Year Built/Age: <b>Built 1985 Age: 28</b> Price/SF: <b>£80.28</b> NIA: <b>91,181 SF</b>		
Reversionary Yield: - Net Initial Yield: <b>7.75%</b> Comp ID: <b>2671454</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>88</b>	<b>1-7 Trafford Dr</b>	<b>SOLD</b>
<b>Nuneaton, CV10 9LP</b> <b>Warwickshire County</b> Sale Date: <b>11/07/1991</b> Bldg Type: <b>Retail</b> Sale Price: - Year Built/Age: - Price/SF: - NIA: <b>2,719 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2467620</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>89</b>	<b>1-7 Trafford Dr</b>	<b>SOLD</b>
<b>Nuneaton, CV10 9LP</b> <b>Warwickshire County</b> Sale Date: <b>11/07/1991</b> Bldg Type: <b>Retail</b> Sale Price: - Year Built/Age: - Price/SF: - NIA: <b>2,719 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2467635</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>90</b>	<b>1-7 Trafford Dr</b>	<b>SOLD</b>
<b>Nuneaton, CV10 9LP</b> <b>Warwickshire County</b> Sale Date: <b>24/05/1993</b> Bldg Type: <b>Retail</b> Sale Price: - Year Built/Age: - Price/SF: - NIA: <b>2,719 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2376124</b> Sale Conditions: - Research Status: <b>Confirmed</b>		

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09/12/2016

## Sales Comps - Retail (Detail)

1-7 Trafford Dr			SOLD
<b>Nuneaton, CV10 9LP</b> Sale Date: <b>06/04/1995</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2404976</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>2,719 SF</b> Sale Conditions: -
			
Punch Bowl Inn - Tuttle HI			SOLD
<b>Nuneaton, CV10 0HS</b> Sale Date: <b>01/12/2012 (355 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2637253</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailBar</b> Year Built/Age: <b>Built 1896 Age: 116</b> NIA: <b>2,000 SF</b> Sale Conditions: -
			
Royal China - Tuttle HI			SOLD
<b>Nuneaton, CV10 0HU</b> Sale Date: <b>01/01/2016 (1,339 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3549453</b> Research Status: <b>In Progress</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront Retail/Residential</b> Year Built/Age: <b>Built 1910 Age: 106</b> NIA: <b>3,298 SF</b> Sale Conditions: -
			
Wickes - Weddington Rd			SOLD
<b>Nuneaton, CV10 0AD</b> Sale Date: <b>01/12/2011</b> Sale Price: <b>£6,000,000 - Confirmed</b> Price/SF: <b>£177.50</b> Reversionary Yield: - Net Initial Yield: <b>6.00%</b> Comp ID: <b>2438489</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailFreestanding</b> Year Built/Age: <b>Built 2005 Age: 6</b> NIA: <b>33,803 SF</b> Sale Conditions: -
			
Land West Of - Weddington Rd			SOLD
<b>Nuneaton, CV10 0AH</b> Sale Date: <b>26/09/1997</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: <b>7.60%</b> Comp ID: <b>2430710</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Retail</b> Year Built/Age: - NIA: <b>27,412 SF</b> Sale Conditions: -
			
Wickes - Weddington Rd			SOLD
<b>Nuneaton, CV10 0AD</b> Sale Date: <b>01/08/2009</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2330117</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailFreestanding</b> Year Built/Age: <b>Built 2005 Age: 3</b> NIA: <b>33,803 SF</b> Sale Conditions: -
			



## Sales Comps - Retail (Detail)

Units 1-4 - Wheatsheaf Ct @ Upper Abbey Street			SOLD
<b>Nuneaton, CV11 5DJ</b> Sale Date: <b>11/04/2013</b> Sale Price: <b>£135,000 - Confirmed</b> Price/SF: <b>£70.42</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2973874</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailStorefront Retail/Residential</b> Year Built/Age: <b>Built 1936 Age: 76</b> NIA: <b>1,917 SF</b> Sale Conditions: -
			
Miners Arms - Whittleford Rd			SOLD
<b>Nuneaton, CV10 9HU</b> Sale Date: <b>23/04/2012</b> Sale Price: <b>£225,000 - Confirmed</b> Price/SF: <b>£59.70</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2430780</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>RetailBar</b> Year Built/Age: - NIA: <b>3,769 SF</b> Sale Conditions: -
			
			
			
			
			

## Sales Comps - Offices

Sales Volume	Survey	Min	Max	Sales	Survey	Min	Max
Transactions	31	-	-	Sale Price Per SF	£53	£8	£500
Sold SF	533,570	100	304,000	Avg Sale Price (Mil.)	£1.7	£0.1	£15
Sales Volume (Mil.)	£20	£0.1	£15	Yield	5.5%	5.5%	5.5%
Avg SF	17,212	100	304,000	Percent Leased	78.1%	0.0%	100%



For Sale	Survey	Min	Max	Properties	Survey	Min	Max
Listings	2	-	-	Existing SF	533,696	100	304,000
For Sale SF	9,642	4,227	5,415	Vacancy Rate	1.4%	0.0%	100%
For Sale Volume (Mil.)	£0.7	£0.3	£0.4	Rent Per SF	£11.72	£7.69	£14.00
Asking Price Per SF	£68	£65	£73	12 Mo. Absorption	-2,037	-5,415	3,573
Asking Price (Mil.)	£0.3	£0.3	£0.4	12 Mo. Leasing SF	1,064	0	1,064



Sales Volume







Average Sale Price Per SF









Yield









## Sales Comps - Offices (Detail)

Samuel Ryder House - Barling Way			SOLD
<b>Nuneaton, CV10 7RH</b>		<b>Warwickshire County</b>	
Sale Date: <b>02/03/2016</b>	Bldg Type: <b>Office</b>		
Sale Price: <b>£15,000,000 - Confirmed</b>	Year Built/Age: <b>Built 1992 Age: 24</b>		
Price/SF: <b>£499.62</b>	NIA: <b>30,023 SF</b>		
Reversionary Yield: -			
Net Initial Yield: <b>5.50%</b>			
Comp ID: <b>3579295</b>	Sale Conditions: <b>Sale Leaseback</b>		
Research Status: <b>Confirmed</b>			
Powell House - Church St			SOLD
<b>Nuneaton, CV11 4DS</b>		<b>Warwickshire County</b>	
Sale Date: <b>15/05/2011</b>	Bldg Type: <b>Office</b>		
Sale Price: <b>£250,000 - Confirmed</b>	Year Built/Age: <b>Built 1973 Age: 37</b>		
Price/SF: <b>£21.93</b>	NIA: <b>11,399 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>2421317</b>	Sale Conditions: -		
Research Status: <b>Confirmed</b>			
Anker House - Coton Rd			SOLD
<b>Nuneaton, CV11 5TS</b>		<b>Warwickshire County</b>	
Sale Date: <b>30/04/2009</b>	Bldg Type: <b>Office</b>		
Sale Price: <b>£200,000 - Confirmed</b>	Year Built/Age: -		
Price/SF: <b>£96.81</b>	NIA: <b>2,066 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>2468791</b>	Sale Conditions: -		
Research Status: <b>Confirmed</b>			
21 Coton Rd			SOLD
<b>Nuneaton, CV11 5TJ</b>		<b>Warwickshire County</b>	
Sale Date: <b>01/09/2006</b>	Bldg Type: <b>Office</b>		
Sale Price: -	Year Built/Age: <b>Built 1957 Age: 49</b>		
Price/SF: -	NIA: <b>780 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>2344230</b>	Sale Conditions: -		
Research Status: <b>Confirmed</b>			
7 Coventry St			SOLD
<b>Nuneaton, CV11 5TD</b>		<b>Warwickshire County</b>	
Sale Date: <b>02/03/2012</b>	Bldg Type: <b>Office</b>		
Sale Price: -	Year Built/Age: <b>Built 1910 Age: 102</b>		
Price/SF: -	NIA: <b>950 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>3095460</b>	Sale Conditions: -		
Research Status: <b>Research Complete</b>			
Units 1-15 - Evans Business Centre - Dunns Clos (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 4NF</b>		<b>Warwickshire County</b>	
Sale Date: <b>29/01/2015</b>	Bldg Type: <b>Office</b>		
Sale Price: -	Year Built/Age: <b>Built 2003 Age: 12</b>		
Price/SF: -	NIA: <b>7,001 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>3248264</b>	Sale Conditions: <b>Bulk/Portfolio Sale</b>		
Research Status: <b>Research Complete</b>			

## Sales Comps - Offices (Detail)







The Cube - Edward St			PENDING
<b>Nuneaton, CV11 5RH</b>		<b>Warwickshire County</b>	
Asking Price: <b>£350,000</b>	Sale Type: <b>Owner/User</b>		
Price/SF: <b>£64.64</b>	Bldg Type: <b>Office</b>		
Days on Market: <b>567</b>	Bldg Status: <b>Built 1900</b>		
Sale Status: <b>Pending</b>	NIA: <b>5,415 SF</b>		
Net Initial Yield: -		Sale Conditions: -	
Units 1-2 - The Courtyard - Goldsmith Way			SOLD
<b>Nuneaton, CV10 7RJ</b>		<b>Warwickshire County</b>	
Sale Date: <b>01/05/2007</b>	Bldg Type: <b>Office</b>		
Sale Price: <b>£375,000 - Confirmed</b>	Year Built/Age: <b>Built 2000 Age: 7</b>		
Price/SF: <b>£93.87</b>	NIA: <b>3,995 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>2334421</b>	Sale Conditions: -		
Research Status: <b>Confirmed</b>			
Former Church Premises - Heath End Rd			SOLD
<b>Nuneaton, CV10 7JB</b>		<b>Warwickshire County</b>	
Sale Date: <b>01/09/2010</b>	Bldg Type: <b>Office</b>		
Sale Price: <b>£137,000 - Confirmed</b>	Year Built/Age: -		
Price/SF: <b>£40.02</b>	NIA: <b>3,423 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>2394442</b>	Sale Conditions: -		
Research Status: <b>Confirmed</b>			
Eastboro Court - Hemmdale Business Park			SOLD
<b>Nuneaton, CV11 6GY</b>		<b>Warwickshire County</b>	
Sale Date: <b>01/07/2005</b>	Bldg Type: <b>Office</b>		
Sale Price: -	Year Built/Age: -		
Price/SF: -	NIA: <b>100 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>2395809</b>	Sale Conditions: -		
Research Status: <b>Confirmed</b>			
2A Henry St			SOLD
<b>Nuneaton, CV11 5SQ</b>		<b>Warwickshire County</b>	
Sale Date: <b>01/05/2015 (400 days on mkt)</b>	Bldg Type: <b>Office</b>		
Sale Price: -	Year Built/Age: -		
Price/SF: -	NIA: <b>2,571 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>3424451</b>	Sale Conditions: -		
Research Status: <b>Research Complete</b>			
Kings House - King St			SOLD
<b>Bedworth, CV12 8HY</b>		<b>Warwickshire County</b>	
Sale Date: <b>31/10/2015</b>	Bldg Type: <b>Office</b>		
Sale Price: -	Year Built/Age: <b>Built 1960 Age: 55</b>		
Price/SF: -	NIA: <b>24,225 SF</b>		
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: <b>3469449</b>	Sale Conditions: -		
Research Status: <b>In Progress</b>			

## Sales Comps - Offices (Detail)







124-126 Manor Court Rd			SOLD
<b>Nuneaton, CV11 5HL</b> Sale Date: <b>17/11/2016</b> Sale Price: <b>£380,000 - Confirmed</b> Price/SF: <b>£106.35</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3768023</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1820 Age: 196</b> NIA: <b>3,573 SF</b> Sale Conditions: <b>Auction Sale</b>
			
124-126 Manor Court Rd			SOLD
<b>Nuneaton, CV11 5HL</b> Sale Date: <b>30/09/2015 (303 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3424460</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1820 Age: 195</b> NIA: <b>3,573 SF</b> Sale Conditions: -
			
Mill House - Mill St			SOLD
<b>Nuneaton, CV11 4DL</b> Sale Date: <b>01/03/2008</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2423124</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1997 Age: 10</b> NIA: <b>25,585 SF</b> Sale Conditions: -
			
17 Newdegate St			SOLD
<b>Nuneaton, CV11 4EJ</b> Sale Date: <b>27/11/2001 (6 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2368636</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1954 Age: 47</b> NIA: <b>5,145 SF</b> Sale Conditions: -
			
Newspaper House - 11-15 Newton Rd			PENDING
<b>Nuneaton, CV11 4HP</b> Asking Price: <b>£310,000</b> Price/SF: <b>£73.34</b> Days on Market: <b>93</b> Sale Status: <b>Pending</b> Net Initial Yield: -			<b>Warwickshire County</b> Sale Type: <b>Investment</b> Bldg Type: <b>Office</b> Bldg Status: <b>Built 1994</b> NIA: <b>4,227 SF</b> Sale Conditions: -
			
Beadia House - Newtown Rd			SOLD
<b>Bedworth, CV12 8QB</b> Sale Date: <b>18/09/2014 (457 days on mkt)</b> Sale Price: <b>£510,000 - Confirmed</b> Price/SF: <b>£89.60</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3132301</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1996 Age: 18</b> NIA: <b>5,692 SF</b> Sale Conditions: <b>Redevelopment Project</b>
			









## Sales Comps - Offices (Detail)

Former Etw Building - Oaston Rd			SOLD
<b>Nuneaton, CV11 6JX</b> Sale Date: <b>01/12/2010</b> Sale Price: <b>£127,665 - Confirmed</b> Price/SF: <b>£47.11</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2459428</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1967 Age: 43</b> NIA: <b>2,710 SF</b> Sale Conditions: -
			
1 Orchard St			SOLD
<b>Nuneaton, CV11 4BS</b> Sale Date: <b>04/01/2013 (1,003 days on mkt)</b> Sale Price: <b>£65,000 - Confirmed</b> Price/SF: <b>£103.50</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2638006</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1908 Age: 104</b> NIA: <b>628 SF</b> Sale Conditions: -
			
Former Park House Youth Centre - Riversley Rd			SOLD
<b>Nuneaton, CV11 5QS</b> Sale Date: <b>28/06/2013 (366 days on mkt)</b> Sale Price: <b>£400,000 - Confirmed</b> Price/SF: <b>£62.07</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2809667</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1918 Age: 95</b> NIA: <b>6,444 SF</b> Sale Conditions: -
			
Bermuda Park - St Davids Way			SOLD
<b>Nuneaton, CV10 7SE</b> Sale Date: <b>01/06/2005</b> Sale Price: <b>£2,500,000 - Confirmed</b> Price/SF: <b>£8.22</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2391692</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: - NIA: <b>304,000 SF</b> Sale Conditions: -
			
Bermuda Park - St Davids Way			SOLD
<b>Nuneaton, CV10 7SE</b> Sale Date: <b>23/03/2005</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2349245</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: - NIA: <b>25,928 SF</b> Sale Conditions: -
			
Units 5 & 6 - Eliot Business Park - The Courtyard			SOLD
<b>Nuneaton, CV10 7RH</b> Sale Date: <b>31/01/2011</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2457165</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 2003 Age: 7</b> NIA: <b>3,920 SF</b> Sale Conditions: -
			

## Sales Comps - Offices (Detail)

Units 3-4 - Eliot Business Park - The Courtyard			SOLD
<b>Nuneaton, CV10 7RH</b> Sale Date: <b>31/03/2010</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2327914</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 2007 Age: 2</b> NIA: <b>3,920 SF</b> Sale Conditions: -
			
Units 3-4 - Eliot Business Park - The Courtyard			SOLD
<b>Nuneaton, CV10 7RH</b> Sale Date: <b>01/10/2009</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2330478</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 2007 Age: 2</b> NIA: <b>3,920 SF</b> Sale Conditions: -
			
Plot 1 - The Courtyard			SOLD
<b>Nuneaton, CV10 7RH</b> Sale Date: <b>01/10/2009</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2330495</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: - NIA: <b>30,000 SF</b> Sale Conditions: -
			
Units 5 & 6 - Office Unit, Unit 6 - The Courtyard (Part of Multi-Unit)			SOLD
<b>Nuneaton, CV10 7RH</b> Sale Date: <b>01/10/2014</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3137452</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Unit Type: <b>1,012 SF Office Unit</b> Year Built/Age: <b>Built 2003 Age: 11</b> NIA: <b>1,012 SF</b> Sale Conditions: -
			
Units 5 & 6 - Office Unit, Unit 6 - The Courtyard (Part of Multi-Unit)			SOLD
<b>Nuneaton, CV10 7RH</b> Sale Date: <b>01/10/2014</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3137452</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Unit Type: <b>1,011 SF Office Unit</b> Year Built/Age: <b>Built 2003 Age: 11</b> NIA: <b>1,011 SF</b> Sale Conditions: -
			
3 The Courtyard			SOLD
<b>Nuneaton, CV10 7RH</b> Sale Date: <b>01/04/2011</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2416579</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1990 Age: 20</b> NIA: <b>2,000 SF</b> Sale Conditions: -
			

## Sales Comps - Offices (Detail)

Eliot Business Park - 9 The Courtyard			SOLD
<b>Nuneaton, CV10 7RJ</b> Sale Date: <b>01/08/2012 (469 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2523090</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 2007 Age: 5</b> NIA: <b>4,841 SF</b> Sale Conditions: -	
Manor Court Chambers - Townsend Dr			SOLD
<b>Nuneaton, CV11 6XW</b> Sale Date: <b>01/12/2013</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3137417</b> Research Status: <b>Research Complete</b>		<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1996 Age: 17</b> NIA: <b>8,367 SF</b> Sale Conditions: -	
Design Services Offices - Whitacre Rd			SOLD
<b>Nuneaton, CV11 6BX</b> Sale Date: <b>01/12/2010</b> Sale Price: <b>£200,000 - Confirmed</b> Price/SF: <b>£41.95</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2415174</b> Research Status: <b>Confirmed</b>		<b>Warwickshire County</b> Bldg Type: <b>Office</b> Year Built/Age: <b>Built 1986 Age: 24</b> NIA: <b>4,768 SF</b> Sale Conditions: -	
			
			
			

## Sales Comps - Industrial

Sales Volume	Survey	Min	Max	Sales	Survey	Min	Max
Transactions	85	-	-	Sale Price Per SF	£44	£4	£136
Sold SF	1,305,397	164	208,581	Avg Sale Price (Mil.)	£1.0	£0.0	£14
Sales Volume (Mil.)	£50	£0.0	£14	Yield	7.5%	6.2%	9.5%
Avg SF	15,358	164	208,581	Percent Leased	82.0%	0.0%	100%



For Sale	Survey	Min	Max	Properties	Survey	Min	Max
Listings	2	-	-	Existing SF	1,348,050	846	208,581
For Sale SF	11,844	3,709	8,135	Vacancy Rate	2.5%	0.0%	69.3%
For Sale Volume (Mil.)	£0.6	£0.2	£0.4	Rent Per SF	£3.80	£2.75	£6.50
Asking Price Per SF	£48	£47	£49	12 Mo. Absorption	50,942	-4,358	18,325
Asking Price (Mil.)	£0.3	£0.2	£0.4	12 Mo. Leasing SF	27,609	0	6,476



Sales Volume







Average Sale Price Per SF



Yield









## Sales Comps - Industrial (Detail)







Unit 4 - Alliance Business Park - Alliance Clos			SOLD
<p><b>Nuneaton, CV11 6SQ</b> <b>Warwickshire County</b></p> <p>Sale Date: <b>24/08/2012 (646 days on mkt)</b> Bldg Type: <b>Industrial Warehouse</b>  Sale Price: <b>£330,000 - Confirmed</b> Year Built/Age: <b>Built 1992 Age: 19</b>  Price/SF: <b>£40.75</b> NIA: <b>8,099 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>2551485</b> Sale Conditions: -  Research Status: <b>Confirmed</b></p>			
Units 13-16 - Attleborough Fields Industrial Estate, Unit 15 - Alliance Clos			SOLD
<p><b>Nuneaton, CV11 6SD</b> <b>Warwickshire County</b></p> <p>Sale Date: <b>31/05/2013 (234 days on mkt)</b> Unit Type: <b>1,527 SF Industrial Unit</b>  Sale Price: <b>£68,000 - Confirmed</b> Year Built/Age: <b>Built 1998 Age: 15</b>  Price/SF: <b>£44.53</b> NIA: <b>1,527 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>2758257</b> Sale Conditions: <b>High Vacancy Property</b>  Research Status: <b>Confirmed</b></p>			
Units 13-16 - Attleborough Fields Industrial Estate, Unit 13 - Alliance Clos (Part of Multi-Unit)			SOLD
<p><b>Nuneaton, CV11 6SD</b> <b>Warwickshire County</b></p> <p>Sale Date: <b>24/03/2014 (32 days on mkt)</b> Unit Type: <b>1,388 SF Industrial Unit</b>  Sale Price: - Year Built/Age: <b>Built 1998 Age: 16</b>  Price/SF: - NIA: <b>1,388 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>2990005</b> Sale Conditions: -  Research Status: <b>Research Complete</b></p>			
Units 13-16 - Attleborough Fields Industrial Estate, Unit 13 - Alliance Clos (Part of Multi-Unit)			SOLD
<p><b>Nuneaton, CV11 6SD</b> <b>Warwickshire County</b></p> <p>Sale Date: <b>24/03/2014 (32 days on mkt)</b> Unit Type: <b>1,388 SF Industrial Unit</b>  Sale Price: - Year Built/Age: <b>Built 1998 Age: 16</b>  Price/SF: - NIA: <b>1,388 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>2990005</b> Sale Conditions: -  Research Status: <b>Research Complete</b></p>			
Unit 9-12 - Industrial Unit, Unit 11 - Alliance Clos (Part of Multi-Unit)			SOLD
<p><b>Nuneaton, CV11 6SQ</b> <b>Warwickshire County</b></p> <p>Sale Date: <b>26/03/2014 (121 days on mkt)</b> Unit Type: <b>2,411 SF Industrial Unit</b>  Sale Price: - Year Built/Age: <b>Built 1997 Age: 17</b>  Price/SF: - NIA: <b>2,411 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3018514</b> Sale Conditions: -  Research Status: <b>Research Complete</b></p>			
Unit 9-12 - Industrial Unit, Unit 11 - Alliance Clos (Part of Multi-Unit)			SOLD
<p><b>Nuneaton, CV11 6SQ</b> <b>Warwickshire County</b></p> <p>Sale Date: <b>26/03/2014 (121 days on mkt)</b> Unit Type: <b>365 SF Industrial Unit</b>  Sale Price: - Year Built/Age: <b>Built 1997 Age: 17</b>  Price/SF: - NIA: <b>365 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3018514</b> Sale Conditions: -  Research Status: <b>Research Complete</b></p>			









## Sales Comps - Industrial (Detail)

Units 5-8 - Industrial Unit, Unit 5 & 6 - Alliance Clos (Part of Multi-Unit)			SOLD
<b>Nuneaton, CV11 6SD</b> Sale Date: <b>06/08/2014 (322 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3091981</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Unit Type: <b>1,825 SF Industrial Unit</b> Year Built/Age: <b>Built 1986 Age: 28</b> NIA: <b>1,825 SF</b> Sale Conditions: -
			
Units 5-8 - Industrial Unit, Unit 5 & 6 - Alliance Clos (Part of Multi-Unit)			SOLD
<b>Nuneaton, CV11 6SD</b> Sale Date: <b>06/08/2014 (322 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3091981</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Unit Type: <b>553 SF Industrial Unit</b> Year Built/Age: <b>Built 1986 Age: 28</b> NIA: <b>553 SF</b> Sale Conditions: -
			
Burgage Walk			SOLD
<b>Nuneaton, CV11 5AE</b> Sale Date: <b>01/04/2016 (11 days on mkt)</b> Sale Price: <b>£145,000 - Approximate</b> Price/SF: <b>£66.48</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3572974</b> Research Status: <b>Approximate</b>			<b>Warwickshire County</b> Bldg Type: <b>IndustrialService</b> Year Built/Age: <b>Built 1970 Age: 46</b> NIA: <b>2,181 SF</b> Sale Conditions: -
			
Units 1-6 - Centrovell Trading Estate, - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NG</b> Sale Date: <b>01/02/2016</b> Sale Price: <b>£2,755,000 - Confirmed</b> Price/SF: <b>£51.44</b> Reversionary Yield: - Net Initial Yield: <b>7.57%</b> Comp ID: <b>3535703</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>IndustrialWarehouse</b> Year Built/Age: <b>Built 1994 Age: 21</b> NIA: <b>53,562 SF</b> Sale Conditions: -
			
Flaval House - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NB</b> Sale Date: <b>01/04/2011</b> Sale Price: <b>£375,000 - Confirmed</b> Price/SF: <b>£11.82</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2365009</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>IndustrialWarehouse</b> Year Built/Age: <b>Built 1951 Age: 60</b> NIA: <b>31,715 SF</b> Sale Conditions: -
			
Units 1A-1D - Industrial Unit, Unit 1A - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NE</b> Sale Date: <b>20/03/2013</b> Sale Price: <b>£350,000 - Confirmed</b> Price/SF: <b>£55.77</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2703799</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Unit Type: <b>6,276 SF Industrial Unit</b> Year Built/Age: <b>Built 2008 Age: 4</b> NIA: <b>6,276 SF</b> Sale Conditions: -
			




## Sales Comps - Industrial (Detail)

Units 2A - 2D - Industrial Unit - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NR</b> Sale Date: <b>01/08/2011</b> Sale Price: <b>£346,665 - Confirmed</b> Price/SF: <b>£55.00</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2463337</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Unit Type: <b>6,303 SF Industrial Unit</b> Year Built/Age: <b>Built 2008 Age: 3</b> NIA: <b>6,303 SF</b> Sale Conditions: -
			
Units 2A - 2D - Industrial Unit, Unit 2C - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NR</b> Sale Date: <b>27/05/2016</b> Sale Price: <b>£260,000 - Confirmed</b> Price/SF: <b>£84.17</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3618772</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Unit Type: <b>3,089 SF Industrial Unit</b> Year Built/Age: <b>Built 2008 Age: 8</b> NIA: <b>3,089 SF</b> Sale Conditions: -
			
Units 2A - 2D - Eden Business Park - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NR</b> Sale Date: <b>16/03/2012</b> Sale Price: <b>£238,900 - Confirmed</b> Price/SF: <b>£13.84</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2339240</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>IndustrialWarehouse</b> Year Built/Age: <b>Built 2008 Age: 4</b> NIA: <b>17,265 SF</b> Sale Conditions: -
			
Units 1A-1D - Eden Business Park - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NE</b> Sale Date: <b>01/04/2011</b> Sale Price: <b>£184,620 - Confirmed</b> Price/SF: <b>£9.56</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2371563</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>IndustrialWarehouse</b> Year Built/Age: <b>Built 2008 Age: 2</b> NIA: <b>19,319 SF</b> Sale Conditions: -
			
Units 2A - 2D - Eden Business Park - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NR</b> Sale Date: <b>01/08/2011</b> Sale Price: <b>£170,225 - Confirmed</b> Price/SF: <b>£9.86</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2463316</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>IndustrialWarehouse</b> Year Built/Age: <b>Built 2008 Age: 3</b> NIA: <b>17,265 SF</b> Sale Conditions: -
			
Units 3A - 3G - Industrial Unit, Unit 3D - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NR</b> Sale Date: <b>01/04/2013 (201 days on mkt)</b> Sale Price: <b>£150,000 - Confirmed</b> Price/SF: <b>£68.18</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2827634</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Unit Type: <b>2,200 SF Industrial Unit</b> Year Built/Age: <b>Built 2008 Age: 4</b> NIA: <b>2,200 SF</b> Sale Conditions: -
			

## Sales Comps - Industrial (Detail)

Units 3A - 3G - Industrial Unit, Unit 3D - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NR</b> Sale Date: <b>31/03/2015</b> Sale Price: <b>£140,000 - Confirmed</b> Price/SF: <b>£63.64</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3276444</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Unit Type: <b>2,200 SF Industrial Unit</b> Year Built/Age: <b>Built 2008 Age: 6</b> NIA: <b>2,200 SF</b> Sale Conditions: -
			
Units 3A - 3G - Industrial Unit, Unit 3F - Caldwell Rd			SOLD
<b>Nuneaton, CV11 4NR</b> Sale Date: <b>10/08/2012 (1,722 days on mkt)</b> Sale Price: <b>£137,005 - Confirmed</b> Price/SF: <b>£55.00</b> Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2665894</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Unit Type: <b>2,491 SF Industrial Unit</b> Year Built/Age: <b>Built 2008 Age: 3</b> NIA: <b>2,491 SF</b> Sale Conditions: -
			
Unit A - Digraph Transport - Carbide Ct			SOLD
<b>Nuneaton, CV11 6GZ</b> Sale Date: <b>01/11/2015 (221 days on mkt)</b> Sale Price: <b>£685,000 - Confirmed</b> Price/SF: <b>£79.62</b> Reversionary Yield: - Net Initial Yield: <b>7.18%</b> Comp ID: <b>3508499</b> Research Status: <b>Confirmed</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial</b> Year Built/Age: <b>Built 2017</b> NIA: <b>8,603 SF</b> Sale Conditions: -
			
Units - Industrial Unit, Unit 2 - Central Ave			SOLD
<b>Nuneaton, CV11 5AW</b> Sale Date: <b>04/05/2015 (447 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3300549</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Unit Type: <b>5,105 SF Industrial Unit</b> Year Built/Age: <b>Built 1930 Age: 84</b> NIA: <b>5,105 SF</b> Sale Conditions: -
			
Units 21-31 - Evans Business Centre - Dunns Clos (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 4NF</b> Sale Date: <b>29/01/2015</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3248264</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Light Industrial/Light Manufacturing</b> Year Built/Age: <b>Built 2003 Age: 12</b> NIA: <b>7,733 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale</b>
			
Units 16-20 - Evans Business Centre - Dunns Clos (Part of Portfolio)			SOLD
<b>Nuneaton, CV11 4NF</b> Sale Date: <b>29/01/2015</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3248264</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial</b> Year Built/Age: <b>Built 2003 Age: 12</b> NIA: <b>5,222 SF</b> Sale Conditions: <b>Bulk/Portfolio Sale</b>
			

## Sales Comps - Industrial (Detail)

Nuneaton Ambulance Station - 9 Elliott Way			SOLD
<b>Nuneaton, CV10 7RF</b> Sale Date: <b>30/09/2013 (235 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2852592</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial</b> Year Built/Age: <b>Built 2003 Age: 10</b> NIA: <b>6,313 SF</b> Sale Conditions: -
			
Unit A - Carbide Court - Finch Way			SOLD
<b>Nuneaton, CV11 6GZ</b> Sale Date: <b>30/06/2016 (377 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3667197</b> Research Status: <b>In Progress</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial Warehouse</b> Year Built/Age: <b>Built 2015</b> NIA: <b>5,900 SF</b> Sale Conditions: -
			
Unit D - Carbide Court - Finch Way			SOLD
<b>Nuneaton, CV11 6TQ</b> Sale Date: <b>30/06/2016 (377 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3667198</b> Research Status: <b>In Progress</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial Warehouse</b> Year Built/Age: <b>Built 2015</b> NIA: <b>11,500 SF</b> Sale Conditions: -
			
28 Units B & C - Carbide Court - Finch Way			SOLD
<b>Nuneaton, CV11 6GZ</b> Sale Date: <b>30/06/2016 (377 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3667199</b> Research Status: <b>In Progress</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial Warehouse</b> Year Built/Age: <b>Built 2015</b> NIA: <b>5,900 SF</b> Sale Conditions: -
29 Unit 2 - Bermuda Industrial Estate - Gresham Rd (Part of Multi-Property)			SOLD
<b>Nuneaton, CV10 7QR</b> Sale Date: <b>22/07/2015 (99 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3347888</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial Warehouse</b> Year Built/Age: <b>Built 2001 Age: 13</b> NIA: <b>18,803 SF</b> Sale Conditions: -
30 Unit 1 - Bermuda Industrial Estate - Gresham Rd (Part of Multi-Property)			SOLD
<b>Nuneaton, CV10 7QR</b> Sale Date: <b>22/07/2015 (99 days on mkt)</b> Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3347888</b> Research Status: <b>Research Complete</b>			<b>Warwickshire County</b> Bldg Type: <b>Industrial Warehouse</b> Year Built/Age: <b>Built 1958 Age: 57</b> NIA: <b>21,798 SF</b> Sale Conditions: -

## Sales Comps - Industrial (Detail)

	<b>X Network Services - Harrington Way</b>	<b>SOLD</b>
	Nuneaton, CV10 7SA	Warwickshire County
	Sale Date: 23/06/2014	Bldg Type: Industrial Distribution
	Sale Price: £2,951,000 - Confirmed	Year Built/Age: Built 2001 Age: 13
	Price/SF: £79.76	NIA: 37,000 SF
	Reversionary Yield: -	
	Net Initial Yield: 7.75%	
	Comp ID: 3059119	
	Research Status: Confirmed	Sale Conditions: -
<b>32</b>	<b>C2 - Hazell Way Industrial Estate - Hazell Way</b>	<b>SOLD</b>
	Nuneaton, CV10 7PQ	Warwickshire County
	Sale Date: 28/02/2005	Bldg Type: Industrial Warehouse
	Sale Price: £225,000 - Confirmed	Year Built/Age: Built 1991 Age: 13
	Price/SF: £84.49	NIA: 2,663 SF
	Reversionary Yield: -	
	Net Initial Yield: -	
	Comp ID: 2385376	
	Research Status: Confirmed	Sale Conditions: -
<b>33</b>	<b>C2 - Hazell Way Industrial Estate - Hazell Way</b>	<b>SOLD</b>
	Nuneaton, CV10 7PQ	Warwickshire County
	Sale Date: 30/10/2009	Bldg Type: Industrial Warehouse
	Sale Price: £150,000 - Confirmed	Year Built/Age: Built 1991 Age: 18
	Price/SF: £56.33	NIA: 2,663 SF
	Reversionary Yield: -	
	Net Initial Yield: -	
	Comp ID: 2334152	
	Research Status: Confirmed	Sale Conditions: -
<b>34</b>	<b>Units 1-4 - Industrial Unit, Unit 1 - Holman Way</b>	<b>SOLD</b>
	Nuneaton, CV11 4NS	Warwickshire County
	Sale Date: 01/04/2015 (567 days on mkt)	Unit Type: 7,067 SF Industrial Unit
	Sale Price: £235,000 - Confirmed	Year Built/Age: Built 1989 Age: 26
	Price/SF: £33.25	NIA: 7,067 SF
	Reversionary Yield: -	
	Net Initial Yield: -	
	Comp ID: 3270819	
	Research Status: Confirmed	Sale Conditions: -
<b>35</b>	<b>Units 5-8B - Industrial Unit, Unit 5 - Holman Way</b>	<b>SOLD</b>
	Nuneaton, CV11 4PN	Warwickshire County
	Sale Date: 28/03/2016 (10 days on mkt)	Unit Type: 4,907 SF Industrial Unit
	Sale Price: £150,000 - Approximate	Year Built/Age: Built 1994 Age: 21
	Price/SF: £30.57	NIA: 4,907 SF
	Reversionary Yield: -	
	Net Initial Yield: -	
	Comp ID: 3572993	
	Research Status: Approximate	Sale Conditions: -
<b>36</b>	<b>Units 6-9 - Trident Business Park - Holman Way</b>	<b>SOLD</b>
	Nuneaton, CV11 4PN	Warwickshire County
	Sale Date: 01/06/2012	Bldg Type: Industrial Warehouse
	Sale Price: -	Year Built/Age: Built 2005 Age: 7
	Price/SF: -	NIA: 13,528 SF
	Reversionary Yield: -	
	Net Initial Yield: -	
	Comp ID: 2934599	
	Research Status: Research Complete	Sale Conditions: -

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09/12/2016



## Sales Comps - Industrial (Detail)

<b>Units 6-9 - Industrial Unit, Unit 6 - Holman Way (Part of Multi-Unit)</b>		<b>SOLD</b>
Nuneaton, CV11 4PN		Warwickshire County
Sale Date: 19/09/2013 (380 days on mkt)	Unit Type: 3,422 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2005 Age: 8	
Price/SF: -	NIA: 3,422 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2905281	Sale Conditions: -	
Research Status: Research Complete		
<b>38 Units 6-9 - Industrial Unit, Unit 6 - Holman Way (Part of Multi-Unit)</b>		<b>SOLD</b>
Nuneaton, CV11 4PN		Warwickshire County
Sale Date: 19/09/2013 (380 days on mkt)	Unit Type: 546 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2005 Age: 8	
Price/SF: -	NIA: 546 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2905281	Sale Conditions: -	
Research Status: Research Complete		
<b>39 Units 1-4 - Industrial Unit, Unit 4 - Holman Way (Part of Multi-Unit)</b>		<b>SOLD</b>
Nuneaton, CV11 4NS		Warwickshire County
Sale Date: 05/05/2015 (208 days on mkt)	Unit Type: 5,278 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 1989 Age: 26	
Price/SF: -	NIA: 5,278 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3294773	Sale Conditions: -	
Research Status: Research Complete		
<b>40 Units 1-4 - Industrial Unit, Unit 4 - Holman Way (Part of Multi-Unit)</b>		<b>SOLD</b>
Nuneaton, CV11 4NS		Warwickshire County
Sale Date: 05/05/2015 (208 days on mkt)	Unit Type: 1,364 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 1989 Age: 26	
Price/SF: -	NIA: 1,364 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3294773	Sale Conditions: -	
Research Status: Research Complete		
<b>41 Units 6-9 - Industrial Unit, Unit 8-9 - Holman Way (Part of Multi-Unit)</b>		<b>SOLD</b>
Nuneaton, CV11 4PN		Warwickshire County
Sale Date: 01/05/2015 (969 days on mkt)	Unit Type: 4,855 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2005 Age: 10	
Price/SF: -	NIA: 4,855 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3655308	Sale Conditions: -	
Research Status: In Progress		
<b>42 Units 6-9 - Industrial Unit, Unit 8-9 - Holman Way (Part of Multi-Unit)</b>		<b>SOLD</b>
Nuneaton, CV11 4PN		Warwickshire County
Sale Date: 01/05/2015 (969 days on mkt)	Unit Type: 335 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2005 Age: 10	
Price/SF: -	NIA: 335 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3655308	Sale Conditions: -	
Research Status: In Progress		

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09/12/2016

## Sales Comps - Industrial (Detail)

<b>43</b>	<b>Units 6-9 - Industrial Unit, Unit 8-9 - Holman Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Nuneaton, CV11 4PN Warwickshire County		
Sale Date: <b>01/05/2015 (969 days on mkt)</b> Unit Type: <b>164 SF Industrial Unit</b> Sale Price: -      Year Built/Age: <b>Built 2005 Age: 10</b> Price/SF: -      NIA: <b>164 SF</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3655308</b> Sale Conditions: - Research Status: <b>In Progress</b>		
<b>44</b>	<b>Unit to the rear of - James St</b>	<b>SOLD</b>
Nuneaton, CV11 5ET Warwickshire County		
Sale Date: <b>01/11/2014 (243 days on mkt)</b> Bldg Type: <b>IndustrialService</b> Sale Price: <b>£56,000 - Confirmed</b> Year Built/Age: - Price/SF: <b>£66.19</b> NIA: <b>846 SF</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3175812</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>45</b>	<b>Units 1-3 - The Quadrant - Kelsey Clos</b>	<b>SOLD</b>
Nuneaton, CV11 6RS Warwickshire County		
Sale Date: <b>31/05/2015 (432 days on mkt)</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£770,000 - Confirmed</b> Year Built/Age: <b>Built 1980 Age: 35</b> Price/SF: <b>£38.63</b> NIA: <b>19,934 SF</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3361998</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>46</b>	<b>Former Digraph Transport - Kelsey Clos</b>	<b>SOLD</b>
Nuneaton, CV11 6RS Warwickshire County		
Sale Date: <b>31/08/2016 (166 days on mkt)</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: -      Year Built/Age: <b>Built 1990 Age: 26</b> Price/SF: -      NIA: <b>3,998 SF</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3710449</b> Sale Conditions: - Research Status: <b>In Progress</b>		
<b>47</b>	<b>Attleborough Fields Industrial Esta - 5 Kelsey Clos</b>	<b>PENDING</b>
Nuneaton, CV11 6RS Warwickshire County		
Asking Price: <b>£395,000</b> Sale Type: <b>Owner/User</b> Price/SF: <b>£48.56</b> Bldg Type: <b>IndustrialWarehouse</b> Days on Market: <b>122</b> Bldg Status: <b>Built 1985</b> Sale Status: <b>Pending</b> NIA: <b>8,135 SF</b>  Net Initial Yield: - Sale Conditions: -		
<b>48</b>	<b>Units 3 - 4 - Hemdale Business Park - Kingfisher Ct</b>	<b>SOLD</b>
Nuneaton, CV11 6GY Warwickshire County		
Sale Date: <b>01/10/2006</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£236,500 - Confirmed</b> Year Built/Age: <b>Built 2000 Age: 6</b> Price/SF: <b>£24.67</b> NIA: <b>9,585 SF</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2349438</b> Sale Conditions: - Research Status: <b>Confirmed</b>		

## Sales Comps - Industrial (Detail)

<b>Units 1-4 - Industrial Unit, Unit 1 - Liberty Way</b>		<b>SOLD</b>
Nuneaton, CV11 6RZ		Warwickshire County
Sale Date: 10/10/2016 (528 days on mkt)	Unit Type: 3,375 SF Industrial Unit	
Sale Price: £275,000	Year Built/Age: Built 1992 Age: 24	
Price/SF: £81.48	NIA: 3,375 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3725389	Sale Conditions: -	
Research Status: In Progress		
<b>50 Units 1 - 3 - Pool Rd</b>		<b>SOLD</b>
Nuneaton, CV10 9AE		Warwickshire County
Sale Date: 01/08/2012	Bldg Type: Industrial Warehouse	
Sale Price: £390,000 - Confirmed	Year Built/Age: Built 1994 Age: 17	
Price/SF: £32.26	NIA: 12,089 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2614855	Sale Conditions: -	
Research Status: Confirmed		
<b>51 Units 2&amp;4 - Pool Rd</b>		<b>SOLD</b>
Nuneaton, CV10 9AE		Warwickshire County
Sale Date: 01/03/2015 (517 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: £149,000 - Confirmed	Year Built/Age: -	
Price/SF: £66.67	NIA: 2,235 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3270826	Sale Conditions: -	
Research Status: Confirmed		
<b>52 Former Cmg Premises - Pool Rd</b>		<b>SOLD</b>
Nuneaton, CV10 9AE		Warwickshire County
Sale Date: 09/10/2012 (180 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1995 Age: 17	
Price/SF: -	NIA: 1,200 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2576283	Sale Conditions: -	
Research Status: Research Complete		
<b>53 The Former Opportunities Centre - Pool Rd (Part of Multi-Property)</b>		<b>SOLD</b>
Nuneaton, CV10 9AE		Warwickshire County
Sale Date: 20/06/2016 (96 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1985 Age: 31	
Price/SF: -	NIA: 11,421 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3640404	Sale Conditions: -	
Research Status: In Progress		
<b>54 Rear Workshop - The Former Opportunities Centre - Pool Rd (Part of Multi-Property)</b>		<b>SOLD</b>
Nuneaton, CV10 9AE		Warwickshire County
Sale Date: 20/06/2016 (96 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1985 Age: 31	
Price/SF: -	NIA: 2,313 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3640404	Sale Conditions: -	
Research Status: In Progress		

## Sales Comps - Industrial (Detail)

<b>55</b>	<b>Units 20-24 - Industrial Unit, Unit 20 - Ptarmigan PI</b>	<b>SOLD</b>
<b>Nuneaton, CV11 6RX</b> <b>Warwickshire County</b>		
Sale Date: <b>22/08/2016</b> Unit Type: <b>2,677 SF Industrial Unit</b> Sale Price: <b>£145,000 - Confirmed</b> Year Built/Age: <b>Built 1995 Age: 21</b> Price/SF: <b>£54.17</b> NIA: <b>2,677 SF</b>		
Reversionary Yield: - Net Initial Yield: <b>8.05%</b> Comp ID: <b>3692556</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>56</b>	<b>Units 7-16 - Attleborough Fields Ind. Est. - Ptarmigan PI</b>	<b>SOLD</b>
<b>Nuneaton, CV11 6RX</b> <b>Warwickshire County</b>		
Sale Date: <b>01/12/2010</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£97,000 - Confirmed</b> Year Built/Age: <b>Built 1995 Age: 15</b> Price/SF: <b>£5.01</b> NIA: <b>19,361 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2459606</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>57</b>	<b>Units 7-16 - Industrial Unit, Unit 14 - Ptarmigan PI</b>	<b>SOLD</b>
<b>Nuneaton, CV11 6RX</b> <b>Warwickshire County</b>		
Sale Date: <b>21/01/2014 (113 days on mkt)</b> Unit Type: <b>1,227 SF Industrial Unit</b> Sale Price: <b>£70,000 - Confirmed</b> Year Built/Age: <b>Built 1995 Age: 18</b> Price/SF: <b>£57.05</b> NIA: <b>1,227 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2940742</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>58</b>	<b>Salvesen Logistics Ltd - St Davids Way</b>	<b>SOLD</b>
<b>Nuneaton, CV10 7SD</b> <b>Warwickshire County</b>		
Sale Date: <b>01/07/2010</b> Bldg Type: <b>IndustrialDistribution</b> Sale Price: <b>£14,400,000 - Confirmed</b> Year Built/Age: <b>Built 1994 Renov 2003 Age: 15</b> Price/SF: <b>£77.85</b> NIA: <b>184,963 SF</b>		
Reversionary Yield: - Net Initial Yield: <b>7.22%</b> Comp ID: <b>2324588</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>59</b>	<b>Former Lynx - St Davids Way</b>	<b>SOLD</b>
<b>Nuneaton, CV10 7SE</b> <b>Warwickshire County</b>		
Sale Date: <b>01/09/2007</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£6,000,000 - Confirmed</b> Year Built/Age: <b>Built 1998 Age: 9</b> Price/SF: <b>£78.53</b> NIA: <b>76,407 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2416220</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>60</b>	<b>Units 1-7 - Tungsten Court, Unit 4 - Teal Way</b>	<b>SOLD</b>
<b>Nuneaton, CV11 6GZ</b> <b>Warwickshire County</b>		
Sale Date: <b>29/02/2016 (256 days on mkt)</b> Unit Type: <b>2,152 SF Industrial Unit</b> Sale Price: <b>£220,000 - Confirmed</b> Year Built/Age: <b>Built 2016</b> Price/SF: <b>£102.23</b> NIA: <b>2,152 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3605879</b> Sale Conditions: - Research Status: <b>Confirmed</b>		

## Sales Comps - Industrial (Detail)

<b>Units 1-7 - Tungsten Court, Unit 1 - Teal Way</b>	<b>SOLD</b>
Nuneaton, CV11 6GZ	Warwickshire County
Sale Date: 31/01/2016 (227 days on mkt)	Unit Type: 2,152 SF Industrial Unit
Sale Price: £215,200 - Confirmed	Year Built/Age: Built 2016
Price/SF: £100.00	NIA: 2,152 SF
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: 3605862	Sale Conditions: -
Research Status: Confirmed	
<b>62 Units 1-7 - Tungsten Court, Unit 2 - Teal Way</b>	<b>SOLD</b>
Nuneaton, CV11 6GZ	Warwickshire County
Sale Date: 06/04/2016 (293 days on mkt)	Unit Type: 2,152 SF Industrial Unit
Sale Price: £215,000 - Confirmed	Year Built/Age: Built 2016
Price/SF: £99.91	NIA: 2,152 SF
Reversionary Yield: -	
Net Initial Yield: 6.33%	
Comp ID: 3577693	Sale Conditions: -
Research Status: Confirmed	
<b>63 Units 1-7 - Tungsten Court, Unit 5 - Teal Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Nuneaton, CV11 6GZ	Warwickshire County
Sale Date: 31/03/2016 (287 days on mkt)	Unit Type: 2,152 SF Industrial Unit
Sale Price: -	Year Built/Age: Built 2016
Price/SF: -	NIA: 2,152 SF
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: 3605867	Sale Conditions: -
Research Status: In Progress	
<b>64 Units 1-7 - Tungsten Court, Unit 6 - Teal Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Nuneaton, CV11 6GZ	Warwickshire County
Sale Date: 31/03/2016 (287 days on mkt)	Unit Type: 2,615 SF Industrial Unit
Sale Price: -	Year Built/Age: Built 2016
Price/SF: -	NIA: 2,615 SF
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: 3605867	Sale Conditions: -
Research Status: In Progress	
<b>65 Units 1-7 - Tungsten Court, Unit 3 - Teal Way</b>	<b>SOLD</b>
Nuneaton, CV11 6GZ	Warwickshire County
Sale Date: 01/06/2016 (349 days on mkt)	Unit Type: 2,152 SF Industrial Unit
Sale Price: -	Year Built/Age: Built 2016
Price/SF: -	NIA: 2,152 SF
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: 3641975	Sale Conditions: -
Research Status: In Progress	
<b>66 Units 1-7 - Tungsten Court, Unit 7 - Teal Way</b>	<b>SOLD</b>
Nuneaton, CV11 6GZ	Warwickshire County
Sale Date: 01/06/2016 (349 days on mkt)	Unit Type: 2,690 SF Industrial Unit
Sale Price: -	Year Built/Age: Built 2016
Price/SF: -	NIA: 2,690 SF
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: 3641976	Sale Conditions: -
Research Status: In Progress	

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## Sales Comps - Industrial (Detail)

<b>67</b>	<b>Units A-D - Heath End Trading Estate - Tenlons Rd</b>	<b>SOLD</b>
Nuneaton, CV10 7HR Warwickshire County		
Sale Date: <b>01/02/2006</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£50,000 - Confirmed</b> Year Built/Age: <b>Built 1965 Age: 40</b> Price/SF: <b>£4.40</b> NIA: <b>11,366 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2458896</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>68</b>	<b>Unit E - Tenlons Rd</b>	<b>SOLD</b>
Nuneaton, CV10 7HR Warwickshire County		
Sale Date: <b>01/03/2011</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: - Year Built/Age: <b>Built 1973 Age: 37</b> Price/SF: - NIA: <b>2,385 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2422554</b> Sale Conditions: - Research Status: <b>Research Complete</b>		
<b>69</b>	<b>Attleborough House - Townsend Dr</b>	<b>SOLD</b>
Nuneaton, CV11 6TJ Warwickshire County		
Sale Date: <b>01/07/2013 (669 days on mkt)</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£2,750,000 - Confirmed</b> Year Built/Age: <b>Built 1980 Age: 33</b> Price/SF: <b>£13.18</b> NIA: <b>208,581 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>2830645</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>70</b>	<b>Triton Plc - Triton Rd</b>	<b>SOLD</b>
Nuneaton, CV11 4NR Warwickshire County		
Sale Date: <b>01/09/2005</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£7,500,000 - Confirmed</b> Year Built/Age: <b>Built 2000 Age: 5</b> Price/SF: <b>£75.00</b> NIA: <b>100,000 SF</b>		
Reversionary Yield: - Net Initial Yield: <b>6.20%</b> Comp ID: <b>2327086</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>71</b>	<b>Kelly Communications - Veasey Clos</b>	<b>SOLD</b>
Nuneaton, CV11 6RT Warwickshire County		
Sale Date: <b>01/05/2014</b> Bldg Type: <b>IndustrialDistribution</b> Sale Price: <b>£1,475,000 - Confirmed</b> Year Built/Age: <b>Built 1980 Age: 34</b> Price/SF: <b>£75.08</b> NIA: <b>19,645 SF</b>		
Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3311130</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
<b>72</b>	<b>Units 1-4 - Serton Court - Veasey Clos</b>	<b>SOLD</b>
Nuneaton, CV11 6RT Warwickshire County		
Sale Date: <b>27/05/2016 (435 days on mkt)</b> Bldg Type: <b>IndustrialWarehouse</b> Sale Price: <b>£840,000 - Confirmed</b> Year Built/Age: <b>Built 1985 Age: 31</b> Price/SF: <b>£42.39</b> NIA: <b>19,818 SF</b>		
Reversionary Yield: - Net Initial Yield: <b>9.54%</b> Comp ID: <b>3725406</b> Sale Conditions: - Research Status: <b>Confirmed</b>		

## Sales Comps - Industrial (Detail)

<b>Units 1-6A - Exis Court - Veasey Clos</b>		<b>SOLD</b>
Nuneaton, CV11 6RT		Warwickshire County
Sale Date: 01/10/2011	Unit Type: 1,732 SF Industrial Unit	
Sale Price: £235,000 - Confirmed	Year Built/Age: Built 1986 Age: 25	
Price/SF: £135.68	NIA: 1,732 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2338488	Sale Conditions: -	
Research Status: Confirmed		
<b>74 Units 7 - 10 - Exis Court - Veasey Clos</b>		<b>SOLD</b>
Nuneaton, CV11 6RT		Warwickshire County
Sale Date: 20/04/2009	Bldg Type: Industrial Warehouse	
Sale Price: £185,000 - Confirmed	Year Built/Age: Built 1985 Age: 23	
Price/SF: £23.64	NIA: 7,827 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2374181	Sale Conditions: -	
Research Status: Confirmed		
<b>75 Units 7 - 10 - Exis Court - Veasey Clos</b>		<b>SOLD</b>
Nuneaton, CV11 6RT		Warwickshire County
Sale Date: 01/11/2011	Bldg Type: Industrial Warehouse	
Sale Price: £115,000 - Confirmed	Year Built/Age: Built 1985 Age: 26	
Price/SF: £14.69	NIA: 7,827 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2434770	Sale Conditions: -	
Research Status: Confirmed		
<b>76 Units 1-6A - Exis Court - Veasey Clos</b>		<b>SOLD</b>
Nuneaton, CV11 6RT		Warwickshire County
Sale Date: 01/12/2006	Bldg Type: Industrial Warehouse	
Sale Price: £95,000 - Confirmed	Year Built/Age: Built 1986 Age: 20	
Price/SF: £4.53	NIA: 20,969 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2483160	Sale Conditions: -	
Research Status: Confirmed		
<b>77 Units 1-6A - Exis Court, Unit 2 - Veasey Clos</b>		<b>SOLD</b>
Nuneaton, CV11 6RT		Warwickshire County
Sale Date: 30/03/2015 (381 days on mkt)	Unit Type: 1,716 SF Industrial Unit	
Sale Price: £82,500 - Confirmed	Year Built/Age: Built 1986 Age: 29	
Price/SF: £48.08	NIA: 1,716 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3270828	Sale Conditions: -	
Research Status: Confirmed		
<b>78 Units 1-6A - Exis Court, Unit 3 - Veasey Clos (Part of Multi-Unit)</b>		<b>SOLD</b>
Nuneaton, CV11 6RT		Warwickshire County
Sale Date: 01/11/2014 (151 days on mkt)	Unit Type: 1,210 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 1986 Age: 28	
Price/SF: -	NIA: 1,210 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3350938	Sale Conditions: -	
Research Status: Research Complete		

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## Sales Comps - Industrial (Detail)

<b>79</b>	<b>Units 1-6A - Exis Court, Unit 3 - Veasey Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
Nuneaton, CV11 6RT Warwickshire County		
Sale Date: 01/11/2014 (151 days on mkt)      Unit Type: 567 SF Industrial Unit Sale Price: -      Year Built/Age: Built 1986 Age: 28 Price/SF: -      NIA: 567 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 3350938      Sale Conditions: - Research Status: Research Complete		
<b>80</b>	<b>Unts 1-4 - Attleborough Fields Industrial Esta, Unit 3 - Watling Ct</b>	<b>PENDING</b>
Nuneaton, CV11 6GX Warwickshire County		
Asking Price: £175,000      Sale Type: Owner/User Price/SF: £47.18      Unit Type: 3,709 SF Industrial Unit Days on Market: 1254      Bldg Status: Built 2005 Sale Status: Pending      NIA: 10,567 SF Net Initial Yield: - Sale Conditions: -		
<b>81</b>	<b>261 Weddington Rd</b>	<b>SOLD</b>
Nuneaton, CV10 0HE Warwickshire County		
Sale Date: 14/02/2012 (172 days on mkt)      Bldg Type: Light IndustrialLight Manufacturing Sale Price: £280,000 - Confirmed      Year Built/Age: Built 1899 Renov 1995 Age: 112 Price/SF: £86.47      NIA: 3,238 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 2493795      Sale Conditions: - Research Status: Confirmed		
<b>82</b>	<b>Units B - G - Weddington Ter</b>	<b>SOLD</b>
Nuneaton, CV10 0AG Warwickshire County		
Sale Date: 20/06/2011      Bldg Type: IndustrialWarehouse Sale Price: £351,750 - Confirmed      Year Built/Age: Built 1983 Age: 27 Price/SF: £5.24      NIA: 67,180 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 2462849      Sale Conditions: - Research Status: Confirmed		
<b>83</b>	<b>Lomond House - Weddington Ter</b>	<b>SOLD</b>
Nuneaton, CV10 0AG Warwickshire County		
Sale Date: 30/04/2007      Bldg Type: Industrial Sale Price: £340,000 - Confirmed      Year Built/Age: - Price/SF: £101.01      NIA: 3,366 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 2334039      Sale Conditions: - Research Status: Confirmed		
<b>84</b>	<b>Exact House - Whitacre Rd</b>	<b>SOLD</b>
Nuneaton, CV11 6BP Warwickshire County		
Sale Date: 21/05/2014 (994 days on mkt)      Bldg Type: IndustrialWarehouse Sale Price: £1,150,000 - Confirmed      Year Built/Age: Built 1999 Age: 14 Price/SF: £20.31      NIA: 56,620 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 3038468      Sale Conditions: - Research Status: Confirmed		

## Sales Comps - Industrial (Detail)

<b>Nuneaton House - Whitacre Rd</b>		<b>SOLD</b>
Nuneaton, CV11 6BW		Warwickshire County
Sale Date: 29/04/2013 (886 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: £825,000 - Confirmed	Year Built/Age: Built 2010 Age: 2	
Price/SF: £32.73	NIA: 25,210 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2732038	Sale Conditions: Distress Sale	
Research Status: Confirmed		
<b>86 28 - Whitacre Road Ind. Estate - Whitacre Rd</b>		<b>SOLD</b>
Nuneaton, CV11 6BX		Warwickshire County
Sale Date: 01/08/2009	Bldg Type: Industrial Warehouse	
Sale Price: £475,000 - Confirmed	Year Built/Age: Built 2001 Age: 7	
Price/SF: £33.25	NIA: 14,285 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2406735	Sale Conditions: -	
Research Status: Confirmed		
<b>87 Industrial/Office Unit - 1A William St</b>		<b>SOLD</b>
Bedworth, CV12 9DS		Warwickshire County
Sale Date: 28/10/2013 (166 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1975 Age: 38	
Price/SF: -	NIA: 2,068 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2873563	Sale Conditions: -	
Research Status: Research Complete		

## Sales Comps - Land (Detail)

Land Adjacent To - 36 Castle St		SOLD
1	<b>Nuneaton, CV10 0EN</b> Sale on 01/02/2010 - Research Complete Commercial Land of 0.13 AC (5,663 SF)	



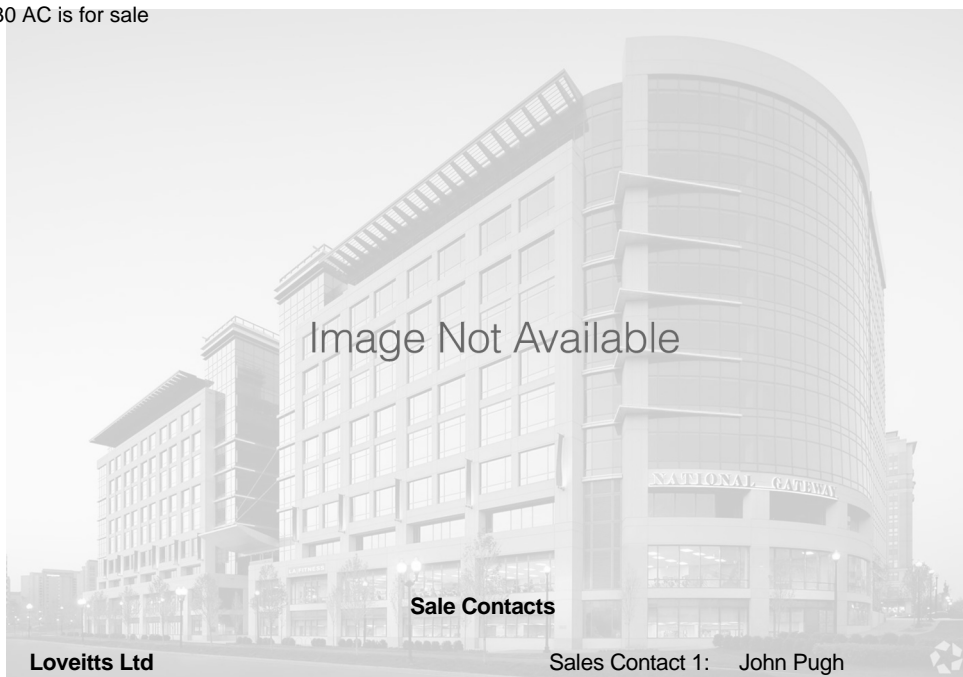
## Sales Comps - Land (Detail)

### The Former Michael Drayton Annexe School Site - Church Rd

Nuneaton, CV10 0SZ

Land of 2.30 AC is for sale

★ ★ ★ ★ ★  
**FOR SALE**



Sales Co: **Loveitts Ltd**

29 Warwick Row  
Coventry, CV1 1DY

Sales Contact 1: John Pugh  
024 7622 8111

#### Sale Contacts

024 7622 8111

#### For Sale Data

Asking Price: -

Sale Type: **Investment**

Land Area: **2.30 AC (100,188 SF)**

Days on Market: **520**

Sale Status: **Under Offer**

#### Transaction Notes

The available space comprises a former school site now cleared of its original buildings and representing an attractive development opportunity. The site which is slightly graded extends to some 2.30 acres in total has an extensive frontage to Church Road although the land widens significantly at the rear to encompass what were formerly the school playing fields. Access to the site is afforded off Church Road.

The property is available freehold with vacant possession on completion.

#### THE TENDER PROCESS;

Informal written tenders in a prescribed format (Form attached to these details) are required to be submitted to the offices of Loveitts, 29 Warwick Row, Coventry CV1 1DY (ref. JRP) by 12 noon on Friday 25th September 2015.

The tenders should be delivered in a sealed envelope and marked 'Tender - Michael Drayton Annexe School Site'.

Ideally unconditional offers are sought and will be given preference over those offers which are conditional on detailed planning approval, etc. However, conditional offers will be considered and judged against all unconditional bids received.

The tender document will require clarification on issues of finance and will require an indication of timescale to exchange and complete.

Sales Comps - Land (Detail)

The Former Michael Drayton Annexe School Site - Church Rd

Land of 2.30 AC is for sale (con't)

★★★★★  
FOR SALE

Current Land Information

ID: 9736389

- Density Allowed: -

Number of Lots: -

Max # of Units: -

Units per Acre: -

Improvements: -
- Proposed Use: -

Land Area: 2.30 AC (100,188 SF)

Min Div Lot Size: -

On-Site Improv: -

Lot Dimensions: -

Owner Type: Government

Location Information

Market: Coventry

Submarket: Warwickshire CC/North Warwickshire

County: Warwickshire



## Sales Comps - Land (Detail)

★★★★★  
**SOLD**

### 138 Church Rd

Nuneaton, CV10 8LG

Sale on 12/12/2015 for £35,000 (£448,717.95/AC) - In Progress

Commercial Land of 0.08 AC (3,398 SF)



**Subject Site Now Cleared**

Buyer & Seller Contact Info

Buyer Type:

Seller Type:

Listing Agent: **Loveitts Ltd**  
**Sally Smith**  
024 7622 8111

#### Transaction Details

ID: 3488923

Sale Date: **12/12/2015 (58 days on market)**

Sale Type: **Investment**

Escrow Length: -

Land Area: **0.08 AC (3,398 SF)**

Sale Price: **£35,000-Confirmed**

Proposed Use: -

Asking Price: **22500**

Price/AC Land Gross: **£448,717.95 (£10.30/SF)**

Sale Conditions: **Auction Sale**

Street Frontage: **29 feet on Church Road**

#### Transaction Notes

An undisclosed buyer has purchased the freehold interest in 0.078 acres of land at auction for £35,000 . Loveitts Ltd acted on behalf of the vendor. The achieved price was confirmed by Loveitts Ltd.

#### Current Land Information

ID: 9837178

Density Allowed: -

Proposed Use: -

Number of Lots: -

Land Area: **0.08 AC (3,398 SF)**

Max # of Units: -

On-Site Improv: -

Units per Acre: -

Lot Dimensions: -

Improvements: -

Owner Type: -

Street Frontage: **29 feet on Church Road**

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Sales Comps - Land (Detail)

138 Church Rd

Commercial Land of 0.08 AC (3,398 SF) (con't)

★★★★★  
SOLD

Market:  
Submarket:  
County:





## Sales Comps - Land (Detail)

★★★★★  
**SOLD**

### Former Church Site - Park Ave

Nuneaton, CV11 4PG

Sale on 17/09/2015 for £135,000 (£750,000.00/AC) - Research Complete  
Commercial Land of 0.18 AC (7,841 SF)



Buyer & Seller Contact Info

True Buyer: **JCB Computers Ltd**

8 Jury St  
Warwick, CV34 4EW  
024 7671 9800

Buyer Type: **Corporate/User**

Buyer Agent: **No Buyer Agent on Deal**

True Seller: **Coventry & Nuneaton Methodist Church**

Seller Type: **Religious**  
Listing Agent: **Shortland Penn + Moore Ltd**  
**James Compton**  
024 7717 0037

#### Transaction Details

ID: 3413140

Sale Date: **17/09/2015 (253 days on market)**

Escrow Length: **-**

Sale Price: **£135,000-Confirmed**

Sale Type: **Investment**

Land Area: **0.18 AC (7,841 SF)**

Proposed Use: **-**

Price/AC Land Gross: **£750,000.00 (£17.22/SF)**

Street Frontage: **109 feet on Park Avenue**  
**52 feet on School Walk**

Topography: **Level**

#### Transaction Notes

JBC Computers Ltd has purchased the freehold interest in 0.18 acres of land for £135,000 from Coventry & Nuneaton Methodist Church. Shortland Penn + Moore Ltd acted on behalf of the vendor. JBC Computers Ltd were unrepresented. The achieved price was confirmed by James Compton at Shortland Penn + Moore Ltd.



Sales Comps - Land (Detail)

Former Church Site - Park Ave

Commercial Land of 0.18 AC (7,841 SF) (con't)

★★★★★  
SOLD

ID: 9562847

Density Allowed: -

Number of Lots: -

Max # of Units: -

Units per Acre: -

Improvements: -

Topography: Level

Street Frontage: 109 feet on Park Avenue  
52 feet on School Walk

Market: Coventry

Submarket: Warwickshire CC/Nuneaton & Bedworth

County: Warwickshire

Current Land Information

Proposed Use: -


Land Area: 0.18 AC (7,841 SF)

On-Site Improv: -

Lot Dimensions: -

Owner Type: Corporate/User

Location Information





## Sales Comps - Land (Detail)

★★★★★  
**SOLD**

### Land R/o - The Former Opportunities Centre - Pool Rd

Nuneaton, CV10 9AE

Sale on 20/06/2016 - In Progress (Part of Multi-Property)

Commercial Land of 0.13 AC (5,541 SF)



#### Buyer & Seller Contact Info

True Buyer: **Elite Northern Properties Ltd**  
12a Brighton Pl  
Brighton, BN1 1WN

True Seller: **Mr Malcolm Perkins**

Buyer Type: **Developer/Owner-RGNL**  
Buyer Agent: **No Buyer Agent on Deal**

Seller Type: **Individual**  
Listing Agent: **Loveitts Ltd**  
**John Pugh**  
024 7622 8111

#### Transaction Details

ID: 3640404

Sale Date: **20/06/2016 (96 days on market)**  
Escrow Length: **-**  
Sale Price: **-**

Sale Type: **Owner/User**  
Land Area: **0.13 AC (5,541 SF)**  
Proposed Use: **-**

Street Frontage: **51 feet on Pool Road**  
Topography: **Level**

#### Transaction Notes

Elite Northern Properties has purchased the freehold interest in 13,734 sq ft (1,275.9 sq m) of industrial and workshop accommodation and 0.127 acres of land, within The Former Opportunities Centre from Mr Macolm Perkins for £495,000. The quoting price was £495,000. Loveitts Ltd acted on behalf of the vendor. The purchaser was unrepresented. The achieved price was confirmed by Loveitts Ltd.

Sales Comps - Land (Detail)

Land R/o - The Former Opportunities Centre - Pool Rd

Commercial Land of 0.13 AC (5,541 SF) (con't)

★ ★ ★ ★ ★  
SOLD

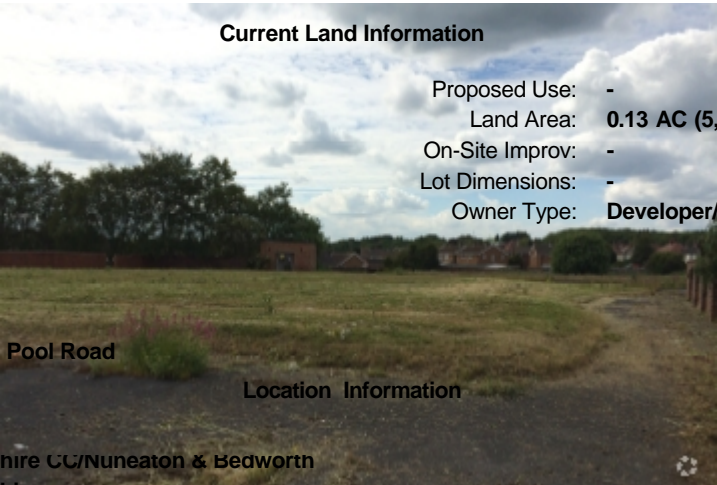
ID: 9978085

Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Topography: Level

Street Frontage: 51 feet on Pool Road

Market: Coventry  
Submarket: Warwickshire CC/Nuneaton & Bedworth  
County: Warwickshire



Proposed Use: -  
Land Area: 0.13 AC (5,541 SF)  
On-Site Improv: -  
Lot Dimensions: -  
Owner Type: Developer/Owner-RGNL

Location Information

## Sales Comps - Land (Detail)

★★★★★  
**SOLD**

### Former Abbey Metals Site - Weddington Rd

Nuneaton, CV10 0AJ

Sale on 01/10/2014 - Research Complete  
Industrial Land of 1.70 AC (74,052 SF)



#### Buyer & Seller Contact Info

True Buyer: **Aldi Stores Ltd**  
Holly Ln  
Atherstone, CV9 2SQ  
0800 042 0800

Buyer Type: **Corporate/User**

True Seller: **Abbey Metal Finishing Company Ltd**  
Linton Park  
Maidstone, ME17 4AB

Listing Agent: **Cartwright Hands Ltd**  
**Guy Hands**  
024 7635 0700

#### Transaction Details

ID: 3424892

Sale Date: **01/10/2014 (204 days on market)**  
Escrow Length: -  
Sale Price: -  
Asking Price: **600000**

Sale Type: **Owner/User**  
Land Area: **1.70 AC (74,052 SF)**  
Proposed Use: -

#### Transaction Notes

Aldi Stores Ltd has purchased the freehold interest in a 1.7 acre (0.69 hectare) plot of land for an undisclosed price. The quoting price was £600,000. Cartwright Hands Ltd acted on behalf of the vendor. Deal confirmed by Cartwright Hands Ltd.

#### Current Land Information

ID: 9349473

Density Allowed: -	Proposed Use: -
Number of Lots: -	Land Area: <b>1.70 AC (74,052 SF)</b>
Max # of Units: -	On-Site Improv: -
Units per Acre: -	Lot Dimensions: -
Improvements: -	Owner Type: <b>Corporate/User</b>

#### Location Information

Market: **Coventry**  
Submarket: **Warwickshire CC/Nuneaton & Bedworth**  
County: **Warwickshire**

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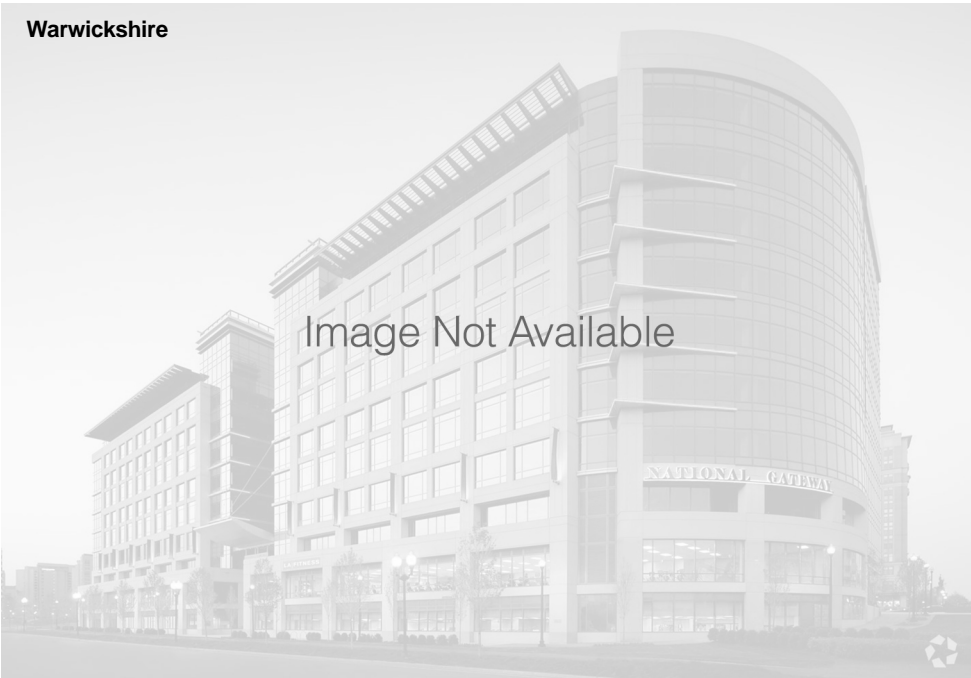
Sales Comps - Land (Detail)

Former Abbey Metals Site - Weddington Rd

Industrial Land of 1.70 AC (74,052 SF) (con't)

★★★★★  
SOLD

County: **Warwickshire**






# 'All Properties' - Land (Detail)

107-115 Attleborough Rd - Land at  
Nuneaton, CV11 4JQ - Nuneaton & Bedworth Submarket



## LAND

Type:	Commercial Land
Land AC:	0.33 AC
Land SF:	14,375 SF

## TRANSPORTATION

Commuter Rail:	2 minute drive to Nuneaton Commuter Rail
Airport:	25 minute drive to Birmingham International Airport

## PROPERTY CONTACTS

Freeholder: Ian Neale Properties

## LAND NOTES

The site comprises a slightly irregular shaped parcel of land extending to some 0.33 acres. The site is situated fronting on to Attleborough Road (B4114) within the Nuneaton area east of Birmingham city centre. It is located within a short distance of Nuneaton's Inner Ring Road and Nuneaton town centre.



# 'All Properties' - Land (Detail)

## Bagworth Rd - The Crabtree

Nuneaton, CV13 0JA - Hinckley & Bosworth Submarket



### LAND

Type: Commercial Land

Land AC: 0.25 AC

Land SF: 11,075 SF

### SALE

For Sale: Price Negotiable

Sale Agent: Shonki Brothers Ltd

Agents: Kal Sangra 0116 254 3373

### TRANSPORTATION

Commuter Rail: 19 minute drive to Hinckley (leics) Commuter Rail

Airport: 26 minute drive to Nottingham East Midlands Airport

### LAND NOTES

The site comprises a plot of land. The land is located in Barlestone, on the corner of Bagworth Road and close to Main Street, within close proximity to Barlestone Town Centre in Warwickshire.



# 'All Properties' - Land (Detail)

## Bedworth Rd - Storage Land/yard

Bedworth, CV12 9LQ - Nuneaton & Bedworth Submarket



### LAND

Type: Commercial Land  
Land AC: 0.92 AC

### TRANSPORTATION

Commuter Rail: 4 minute drive to Bedworth Commuter Rail  
Airport: 26 minute drive to Birmingham International Airport

### LAND NOTES

The site is a level area with some concrete and tarmacadam hard standing and partly bounded with high palisade security fencing. The site is approached from Bedworth Road via a short shared drive with double entrance gates. Situated in a semi rural location 0.75 miles from the centre of Bulkington, 1.4 miles from Bedworth and 5 miles from Nuneaton. The M6 junction 3 is 3.4 miles.



# 'All Properties' - Land (Detail)

## Bedworth By Pass - Former Petrol Filling Station Site

Nuneaton, CV10 7DA - Nuneaton & Bedworth Submarket



### LAND

Type:	Commercial Land
Land AC:	2.22 AC

### TRANSPORTATION

Commuter Rail:	4 minute drive to Nuneaton Commuter Rail
Airport:	21 minute drive to Birmingham International Airport

### LAND NOTES

The property comprises a highly visible former petrol filling station providing a site area of approximately 0.90 acres. The property is located on the southbound carriageway of the A444 Bedworth By Pass, the main arterial road into Nuneaton, which links up to junction 3 of the M6 providing access to Midlands Motorway Network. The commercial heart of Nuneaton is approximately 1 and half miles distant from the subject premises.



# 'All Properties' - Land (Detail)

## Bermuda Rd - Land

Nuneaton, CV10 7QG - Nuneaton & Bedworth Submarket



### LAND

Type:	Commercial Land
Land AC:	2.00 AC
Land SF:	87,120 SF

### TRANSPORTATION

Commuter Rail:	7 minute drive to Nuneaton Commuter Rail
Airport:	25 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises a cleared open storage land with a concrete base to part and a secure palisade fence. The site is located a short distance north of the M6 motorway. The M6 can be accessed by the A444 at Junction 3 of the M6. Alternatively, the M69 motorway at Hinckley can be accessed at Junction 1 for access to the motorway network in a northerly direction.





# 'All Properties' - Land (Detail)

## Caldwell Rd - Triton Point

Nuneaton, CV11 4NR - Nuneaton & Bedworth Submarket



### LAND

Type: Commercial Land  
Land AC: 1.50 AC  
Land SF: 65,340 SF

### SALE

For Sale: £450,000 (£300,000/AC - £6.89/SF)  
Sale Agent: Loveitts Ltd  
Agents: John Pugh 024 7622 8111

### TRANSPORTATION

Commuter Rail: 5 minute drive to Nuneaton Commuter Rail  
Airport: 24 minute drive to Birmingham International Airport

### PROPERTY CONTACTS

Freeholder: Mr Lewis

### LAND NOTES

The site comprises 1.58 acres of land suitable for an industrial development. The site is located within Shepperton Business Park on the southern outskirts of Nuneaton and occupies an end cul-de-sac position in a waterside location immediately adjacent to the Coventry Canal.



# 'All Properties' - Land (Detail)

**36 Castle St**  
Nuneaton, CV10 0EN - North Warwickshire Submarket



**LAND**  
Type: Commercial Land  
Land AC: 0.13 AC

**SALE**  
Last Sale: Sold on 1 Feb 2010

**TRANSPORTATION**  
Commuter Rail: 12 minute drive to Nuneaton Commuter Rail  
Airport: 33 minute drive to Birmingham International Airport

**LAND NOTES**  
Vacant land. Located in Hartshill, 2 1/2 miles from Nuneaton and Atherstone Town Centres.



## 'All Properties' - Land (Detail)

### Church Rd - The Former Michael Drayton Annexe School Site

Nuneaton, CV10 0SZ - North Warwickshire Submarket



#### LAND

Type: Commercial Land  
Land AC: 2.30 AC  
Land SF: 100,188 SF

#### FRONTAGE

Church Road

#### SALE

For Sale: Price Negotiable  
Sale Agent: Loveitts Ltd  
Agents: John Pugh 024 7622 8111

#### TRANSPORTATION

Commuter Rail: 3 minute drive to Nuneaton Commuter Rail  
Airport: 30 minute drive to Birmingham International Airport

#### PROPERTY CONTACTS

Freeholder: Warwickshire County Council

#### LAND NOTES

The site comprises an area of land which is slightly graded and extends to 2.30 acres (0.94 ha) in total. The site is located on the north-western side of Church Road close to its junction with Hayes Road, Victoria Road and School Hill, and is within short walking distance of various village shops, pubs and schools. There are bus services to Nuneaton, Atherstone and beyond from Church Road itself. Nuneaton Trent Valley Railway Station is also nearby and has direct connections to London, Birmingham and other parts of the country.



## 'All Properties' - Land (Detail)

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### 138 Church Rd

Nuneaton, CV10 8LG - Nuneaton & Bedworth Submarket



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#### LAND

Type: Commercial Land

Land AC: 0.08 AC

Land SF: 3,398 SF

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#### FRONTAGE

29' on Church Road

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#### SALE

Last Sale: Sold on 12 Dec 2015 for £35,000 (£448,718/AC - £10.30/SF)

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#### TRANSPORTATION

Commuter Rail: 5 minute drive to Nuneaton Commuter Rail

Airport: 26 minute drive to Birmingham International Airport

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#### LAND NOTES

The site comprises 0.078 acres of land. The site is located on Church Road, which can be accessed from Victoria Road, which via Camphill Road gives easy access to Nuneaton. The property can also be accessed from the A5 by coming up Woodford Lane.

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'All Properties' - Land (Detail)

Hurst Rd - Vacant Land

Bedworth, CV12 8AD - Nuneaton & Bedworth Submarket



LAND

Type:	Commercial Land
Land AC:	3.15 AC

TRANSPORTATION

Commuter Rail:	4 minute drive to Bedworth Commuter Rail
Airport:	22 minute drive to Birmingham International Airport

LAND NOTES

Vacant land is available on a property that was a school. Located near the centre of Bedworth.





'All Properties' - Land (Detail)

King St - Former Corner Pin Public House Site  
Bedworth, CV12 8HS - Nuneaton & Bedworth Submarket



LAND

Type:	Commercial Land
Land AC:	0.13 AC
Land SF:	5,586 SF

TRANSPORTATION

Commuter Rail:	1 minute drive to Bedworth Commuter Rail
Airport:	23 minute drive to Birmingham International Airport

LAND NOTES

The property comprises a vacant site providing 14,521 sq ft of land in a corner position. The property is located in a corner position at the junction of King Street and the B4113 Rye Piece Ringway (Bedworth's Inner Ring Road), close to the commercial heart of the Town. The M6 motorway at Junction 3 is accessed off the B4113 Coventry Road to the south of the town and is approximately two miles distant.



# 'All Properties' - Land (Detail)

**Lutterworth Rd - Former Bramcote Hospital Site**  
Nuneaton, CV11 6QL - Nuneaton & Bedworth Submarket



## LAND

Type:	Commercial Land
Land AC:	3.49 AC
Land SF:	152,024 SF
Dimensions:	Irregular

## USAGE

Proposed Use:	Mixed Use, Single Family Development
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## CURRENT CONDITION

Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
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## FRONTAGE

135' on Lutterworth Road
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## TRANSPORTATION

Commuter Rail:	10 minute drive to Nuneaton Commuter Rail
Airport:	29 minute drive to Birmingham International Airport

## LAND NOTES

The site comprises an irregular shaped 3.49 acre plot of vacant land, with a net development area of 2.91 acres. The site is located off Lutterworth Road (B4114) in Nuneaton and the nearest station is Hinckley Railway Station.



# 'All Properties' - Land (Detail)

## Midland Rd - Former Nuneaton Depot Site

Nuneaton, CV11 5DZ - Nuneaton & Bedworth Submarket

### LAND

Type: Commercial Land  
Land AC: 6.00 AC  
Land SF: 261,360 SF

### TRANSPORTATION

Commuter Rail: 4 minute drive to Nuneaton Commuter Rail  
Airport: 28 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises an extensive area of palisade fenced open storage land laid down to hardcore with a tarmacadam driveway approach. The property is situated immediately adjacent to the Nuneaton to Birmingham railway line on the western outskirts of Nuneaton and is easily accessed off the B4114 Midland road, just beyond Jodrell street.

# 'All Properties' - Land (Detail)

## Oaston Rd - Open Storage Compound

Nuneaton, CV11 6BY - Nuneaton & Bedworth Submarket

### LAND

Type: Commercial Land  
Land AC: 0.48 AC  
Land SF: 20,909 SF

### TRANSPORTATION

Commuter Rail: 4 minute drive to Nuneaton Commuter Rail  
Airport: 29 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises an open storage yard of approximately 0.48 acres (0.2 hectares). The site is located approximately one mile from Nuneaton Town Centre. There are excellent transport links both in and out of the area as the property is in close proximity to Nuneaton Railway Station offering regular services to London and the north. It is also close to the A444, which provides access to the M6 Motorway at Junction 3, in addition the location is convenient for easy access to the A5 Truck Road which skirts the northern fringe of the town.

# 'All Properties' - Land (Detail)

## Park Ave - Former Church Site

Nuneaton, CV11 4PG - Nuneaton & Bedworth Submarket

### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	0.18 AC		
Land SF:	7,841 SF		

### CURRENT CONDITION

Improvements: D1 Non-Residential Institution

### FRONTAGE

109' on Park Avenue  
52' on School Walk

### SALE

Last Sale: Sold on 17 Sep 2015 for £135,000 (£750,000/AC - £17.22/SF)

### TRANSPORTATION

Commuter Rail: 4 minute drive to Nuneaton Commuter Rail  
Airport: 25 minute drive to Birmingham International Airport

### PROPERTY CONTACTS

Freeholder: JCB Computers Ltd  
Prior Freeholder: Coventry & Nuneaton Methodist Church

### LAND NOTES

The site comprises an area of land extending to 0.18 acres (0.07 ha) upon on which sits three detached former Church buildings. The site is level and regularly shaped with boundary fencing/hedges. The site is situated in a densely populated residential area on Park Avenue, close to the Attleborough Road and Avenue Road which provide direct access to Nuneaton Town Centre and Coton Road (A444). It occupies a prominent corner position at the junction of Park Avenue and School Walk/Trinity Walk.



# 'All Properties' - Land (Detail)

## Pipers Ln

Nuneaton, CV10 0RG - North Warwickshire Submarket

### LAND

Type: Commercial Land  
Land AC: 4.50 AC

### TRANSPORTATION

Commuter Rail: 10 minute drive to Atherstone Commuter Rail  
Airport: 28 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises Storage land. The premises are located approximately 3 miles west of Nuneaton town centre off the B4114 Nuneaton to Coleshill Road on the outskirts of Ansley Common. Atherstone is directly to the north of the site being approximately 5 miles with access to the A5. Junction 3 of the M6 is within 8 miles via Nuneaton and the Bedworth bypass A444 dual carriageway.

# 'All Properties' - Land (Detail)

## Pool Rd - Pool Road Industrial Estate

Nuneaton, CV10 9AE - Nuneaton & Bedworth Submarket

### LAND

Type: Industrial Land  
Land AC: 0.40 AC

### TRANSPORTATION

Commuter Rail: 8 minute drive to Nuneaton Commuter Rail  
Airport: 32 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises a yard within a secure fenced site, extending to approximately 0.4 acres. The site forms part of a well established and extremely popular warehouse/industrial location, including yard facilities. Nuneaton Town Centre is situated approximately 1¼ miles south east. Junction 3 of the M6 Motorway is located approximately 5 miles due south – predominantly dual carriageway access via the main A444. Junction 1 of the M69 Motorway is situated approximately 5 miles south east.

# 'All Properties' - Land (Detail)

## Pool Rd

Nuneaton, CV10 9AE - Nuneaton & Bedworth Submarket

### LAND

Type: Commercial Land

Land AC: 0.82 AC

### TRANSPORTATION

Commuter Rail: 8 minute drive to Nuneaton Commuter Rail

Airport: 32 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises a secure hard standing concrete surfaced vacant site of 0.82 acres suitable for storage. The property is located on the Pool Road Industrial Estate which is off the main Coleshill/Nuneaton Road some 1.5 miles west of Nuneaton. It is an established industrial area close to the Camphill Regeneration Zone.

# 'All Properties' - Land (Detail)

## Pool Rd - The Former Opportunities Centre

Nuneaton, CV10 9AE - Nuneaton & Bedworth Submarket

### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	0.13 AC		
Land SF:	5,543 SF		

### FRONTAGE

51' on Pool Road

### SALE

Last Sale: Portfolio of 3 Properties in Nuneaton Sold on 20 Jun 2016 for £495,000

### TRANSPORTATION

Commuter Rail:	7 minute drive to Nuneaton Commuter Rail
Airport:	29 minute drive to Birmingham International Airport

### PROPERTY CONTACTS

Freeholder:	<b>Elite Northern Properties Ltd</b>
Prior Freeholder:	<b>Mr Malcolm Perkins</b>

### LAND NOTES

The site comprises a hardstanding area of storage land extending to 0.127 acres, set behind the Former Opportunities Centre. The site is located on the eastern fringe of the Pool Road Industrial Estate, to the west of the centre of Nuneaton which is an expanding North Warwickshire market town. The principal access into the site is afforded off the B4114 Tuttle Hill via Arrow Way, with Nuneaton Town Centre in close proximity.

# 'All Properties' - Land (Detail)

## Queens Rd - Land at

Nuneaton, CV11 5NA - Nuneaton & Bedworth Submarket

### LAND

Type: Commercial Land  
Land AC: 0.16 AC  
Land SF: 6,970 SF

### FRONTAGE

88' on Queens Road

### SALE

For Sale: £275,000 - 325,000  
Sale Agent: Loveitts Ltd  
Agents: Sally Smith 024 7622 8111

### TRANSPORTATION

Commuter Rail: 8 minute drive to Nuneaton Commuter Rail  
Airport: 25 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises an area of land extending to 0.16 acres. The site is located on the main B4102 Queens Road, leading west from Nuneaton town centre, adjacent to No 267 Queens Road and on the corner of York Street.

# 'All Properties' - Land (Detail)

## The Courtyard - Development Land

Nuneaton, CV10 7RH - Nuneaton & Bedworth Submarket

### LAND

Type: Commercial Land

Land AC: 0.23 AC

### TRANSPORTATION

Commuter Rail: 5 minute drive to Nuneaton Commuter Rail

Airport: 22 minute drive to Birmingham International Airport

### LAND NOTES

The site comprises land which may be suitable for redevelopment. The site is located just off the A444 and provides direct access to Junction 3 of the M6 which is situated less than four miles to the south. The M6 gives direct access to the M69, M1, M42 and M6 and Nuneaton Railway Station is situated approximately two miles distant.



# 'All Properties' - Land (Detail)

## Weddington Rd - Former Abbey Metals Site

Nuneaton, CV10 0AJ - Nuneaton & Bedworth Submarket

### LAND

Type: Industrial Land  
Land AC: 1.70 AC  
Land SF: 74,052 SF

### SALE

Last Sale: Sold on 1 Oct 2014

### TRANSPORTATION

Commuter Rail: 5 minute drive to Nuneaton Commuter Rail  
Airport: 29 minute drive to Birmingham International Airport

### PROPERTY CONTACTS

Freeholder: Aldi Stores Ltd  
Prior Freeholder: Abbey Metal Finishing Company Ltd

### LAND NOTES

The subject site comprises approximately 1.70 acres (0.699 hectares) of development land situated in a prominent position. The subject site occupies a prominent position on the A444 Weddington Road. Nuneaton is a well established commercial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The town benefits from its proximity to the M6 and M69 Motorways and regular rail services to London and the north.