D|S|P Housing & Development Consultants

Appendix III

Market and Values Research

For: Nuneaton & Bedworth Borough Council Community Infrastructure Levy & Borough Plan Viability Assessment

Final

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Contents

EGi property resource extracts for research base follow the above.

1.0 Introduction

1.1 As noted within the main report, this research document acts as a market report and provides comprehensive research analysis into property values (commercial and residential), land values, build costs (BCIS), general market commentary and wider economic conditions. Collectively, this research aims to help inform assumption setting for the residential and commercial appraisals stage and underpins the whole basis of the study by building a picture of values patterns and levels in the Nuneaton and Bedworth Borough.

1.2 This report will also enable the Council to review and monitor the source data and update where necessary in the future if required.

Note: It should be acknowledged that this is high level work and a great deal of variance is seen in practice from scheme to scheme.

2.0 Residential Market Review – November 2013

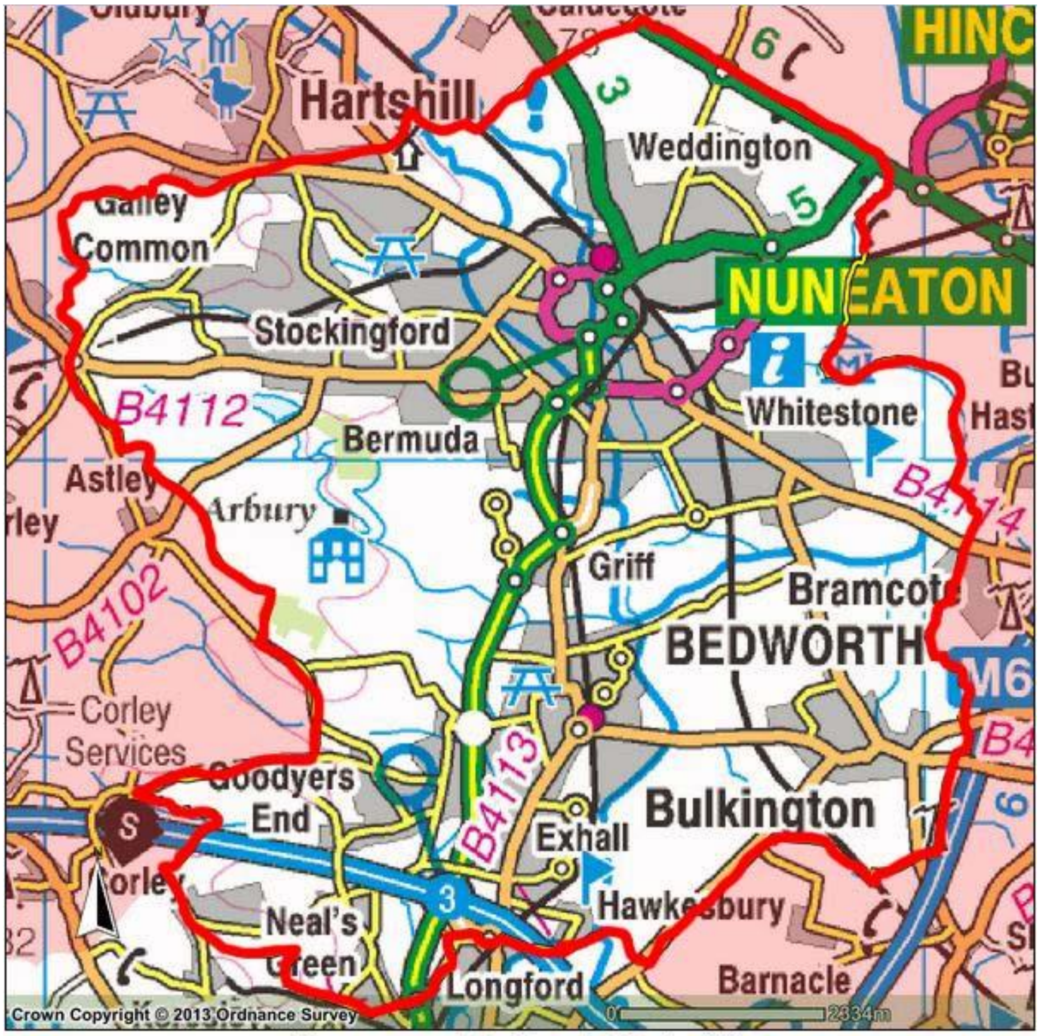
Source: www.rightmove.co.uk

2.1 Research based on ward areas within the Borough (17 in total), these ward areas were then subsequently divided into the assumed local market areas as described by the Council in their Borough Plan – Preferred Options document.

2.2 The following maps provide, firstly; the location of the Borough; and secondly the names and locations of the 17 wards within the Borough.

Figure 1: Nuneaton & Bedworth Borough Council Location Map

Source: www.election-maps.co.uk



Nuneaton and Bedworth District (B)
Source data: 1:250 000 Scale Colour Raster

Figure 2: Nuneaton & Bedworth Borough Council Ward Location Map

Source: DSP

3.0 Re-sale Rightmove Research by ward area – November 2013

Source: www.rightmove.co.uk

3.1 The tables below show sales data collected from RightMove at November2013 (based on the settlement hierarchy noted previously) for a range of different housing types from detached 4- bed properties to 1-bed flats.

Table 1a: Galley Common *(71 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£135,000	£162,325	£191,865
Semi-Detached	n/a	£106,980	£135,899	£137,475
Terraced	n/a	£91,999	£112,044	n/a
Flats	£63,950	n/a	£91,999	£106,980
Bungalows	n/a	£125,000	£125,000	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£63,950	£63,950	£63,950	£63,950	£63,950	£63,950
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£102,718	£65,000	£100,000	£100,000	£109,975	£135,000
3-Bed Houses	£141,422	£89,000	£124,963	£137,975	£158,713	£187,500
4-Bed Houses	£184,613	£119,950	£165,000	£185,000	£210,975	£225,000
2-Bed Bungalows	£125,000	£125,000	£125,000	£125,000	£125,000	£125,000
3-Bed Bungalows	£125,000	£125,000	£125,000	£125,000	£125,000	£125,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1b: Camp Hill *(71 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£199,995	£197,475
Semi-Detached	n/a	£83,975	£127,100	n/a
Terraced	n/a	£92,680	£88,987	£128,317
Flats	n/a	£87,300	£92,680	£83,975
Bungalows	n/a	£197,000	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	£87,300	£76,950	£83,450	£89,950	£92,475	£95,000
2-Bed Houses	£91,889	£60,000	£81,875	£93,475	£99,950	£125,000
3-Bed Houses	£107,007	£50,000	£85,000	£97,475	£135,612	£199,995
4-Bed Houses	£155,980	£119,950	£130,000	£135,000	£159,950	£235,000
2-Bed Bungalows	£197,000	£197,000	£197,000	£197,000	£197,000	£197,000
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1c: Weddington *(66 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£220,734	£257,473
Semi-Detached	n/a	£142,724	£172,068	£213,100
Terraced	n/a	£152,450	£129,950	n/a
Flats	£83,475	£79,113	£152,450	£142,724
Bungalows	n/a	£196,633	£218,000	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£83,475	£82,000	£82,738	£83,475	£84,213	£84,950
2-Bed Flats	£79,113	£74,000	£74,750	£77,475	£81,838	£87,500
2-Bed Houses	£144,669	£124,950	£135,488	£139,973	£144,988	£189,950
3-Bed Houses	£188,472	£124,950	£167,463	£187,475	£210,000	£299,995
4-Bed Houses	£227,891	£199,950	£209,963	£221,250	£241,838	£269,995
2-Bed Bungalows	£196,633	£179,950	£189,975	£200,000	£204,975	£209,950
3-Bed Bungalows	£218,000	£185,000	£195,000	£210,000	£215,000	£285,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1d: St Nicolas *(86 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£204,481	£280,064
Semi-Detached	n/a	£130,000	£175,408	£237,498
Terraced	n/a	n/a	£149,973	n/a
Flats	£82,000	£90,580	n/a	£130,000
Bungalows	n/a	£181,238	£215,613	£249,950

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£82,000	£82,000	£82,000	£82,000	£82,000	£82,000
2-Bed Flats	£90,580	£70,000	£75,000	£94,950	£94,950	£118,000
2-Bed Houses	£130,000	£130,000	£130,000	£130,000	£130,000	£130,000
3-Bed Houses	£191,762	£117,500	£169,995	£195,000	£211,238	£274,950
4-Bed Houses	£277,560	£175,000	£232,500	£249,975	£294,995	£585,000
2-Bed Bungalows	£181,238	£140,000	£173,750	£190,000	£197,488	£204,950
3-Bed Bungalows	£215,613	£187,500	£193,125	£197,475	£219,963	£280,000
4-Bed Bungalows	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950

Table 1e: Abbey *(102 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£141,975	£260,000
Semi-Detached	n/a	£102,000	£125,603	£225,000
Terraced	n/a	£96,529	£104,663	£170,000
Flats	£71,411	£80,159	£96,529	£102,000
Bungalows	n/a	n/a	£149,995	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£71,411	£59,950	£66,000	£69,950	£74,950	£87,500
2-Bed Flats	£80,159	£49,000	£70,000	£80,000	£96,475	£99,950
2-Bed Houses	£96,790	£79,950	£86,950	£90,000	£104,995	£120,000
3-Bed Houses	£118,037	£75,000	£98,475	£115,000	£134,475	£165,000
4-Bed Houses	£217,000	£150,000	£190,000	£225,000	£240,000	£280,000
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	£149,995	£149,995	£149,995	£149,995	£149,995	£149,995
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1f: Bar Pool *(51 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£153,298	£176,360
Semi-Detached	n/a	£95,725	£125,965	n/a
Terraced	n/a	£95,234	£106,697	£119,950
Flats	£59,950	£99,950	£95,234	£95,725
Bungalows	n/a	n/a	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£59,950	£59,950	£59,950	£59,950	£59,950	£59,950
2-Bed Flats	£99,950	£99,950	£99,950	£99,950	£99,950	£99,950
2-Bed Houses	£95,374	£76,950	£90,749	£94,975	£101,613	£115,000
3-Bed Houses	£118,571	£69,950	£103,713	£120,950	£139,950	£169,950
4-Bed Houses	£166,958	£119,950	£149,950	£163,450	£194,200	£205,000
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1g: Kingswood *(83 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£155,105	£194,975
Semi-Detached	n/a	n/a	£128,030	£210,000
Terraced	n/a	£92,053	£94,482	£124,300
Flats	£80,998	£125,422	£92,053	n/a
Bungalows	n/a	£151,370	£129,950	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£80,998	£72,000	£76,499	£80,998	£85,496	£89,995
2-Bed Flats	£125,422	£88,500	£127,950	£129,950	£141,500	£142,500
2-Bed Houses	£92,053	£57,000	£85,088	£92,473	£104,988	£120,000
3-Bed Houses	£124,294	£84,950	£99,961	£122,500	£141,875	£194,950
4-Bed Houses	£162,142	£105,000	£133,450	£162,450	£197,488	£210,000
2-Bed Bungalows	£151,370	£139,950	£139,950	£147,000	£160,000	£169,950
3-Bed Bungalows	£129,950	£129,950	£129,950	£129,950	£129,950	£129,950
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1h: Arbury *(68 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£145,822	£210,328
Semi-Detached	n/a	£127,950	£137,945	n/a
Terraced	n/a	£92,380	£109,322	£120,988
Flats	£73,600	£109,250	£92,380	£127,950
Bungalows	n/a	£140,648	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£73,600	£62,000	£64,213	£73,725	£83,113	£84,950
2-Bed Flats	£109,250	£89,950	£99,950	£100,000	£122,475	£129,950
2-Bed Houses	£98,308	£60,000	£81,238	£103,475	£116,713	£127,950
3-Bed Houses	£127,193	£15,000	£116,238	£134,973	£147,125	£178,000
4-Bed Houses	£173,103	£14,950	£151,249	£172,950	£212,488	£258,950
2-Bed Bungalows	£140,648	£105,000	£127,498	£149,995	£158,473	£166,950
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1i: Wem Brook *(57 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£178,713	n/a
Semi-Detached	n/a	£116,975	£117,907	n/a
Terraced	n/a	£95,750	£96,284	£115,725
Flats	£71,225	£112,225	£95,750	£116,975
Bungalows	n/a	n/a	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£71,225	£67,500	£69,363	£71,225	£73,088	£74,950
2-Bed Flats	£112,225	£74,000	£82,250	£114,975	£144,950	£144,950
2-Bed Houses	£99,609	£70,000	£74,950	£94,950	£116,975	£149,950
3-Bed Houses	£121,604	£35,000	£91,238	£115,000	£139,950	£247,500
4-Bed Houses	£115,725	£108,950	£112,338	£115,725	£119,113	£122,500
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1j: Attleborough *(89 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£239,500	£225,655	£264,637
Semi-Detached	n/a	£122,500	£157,283	£294,982
Terraced	n/a	£102,685	£101,683	£140,000
Flats	£79,950	£138,650	£102,685	£122,500
Bungalows	n/a	£130,950	£235,000	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£79,950	£79,950	£79,950	£79,950	£79,950	£79,950
2-Bed Flats	£138,650	£59,950	£75,000	£144,950	£229,000	£229,000
2-Bed Houses	£120,088	£93,950	£95,000	£100,000	£122,500	£239,500
3-Bed Houses	£172,182	£75,000	£119,998	£160,000	£181,250	£795,000
4-Bed Houses	£262,868	£140,000	£214,975	£249,950	£302,500	£450,000
2-Bed Bungalows	£130,950	£121,950	£126,450	£130,950	£135,450	£139,950
3-Bed Bungalows	£235,000	£170,000	£202,500	£235,000	£267,500	£300,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1k: Whitestone *(84 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£213,786	£279,358
Semi-Detached	n/a	n/a	£191,365	£206,632
Terraced	n/a	n/a	£109,975	n/a
Flats	n/a	£89,950	n/a	n/a
Bungalows	n/a	£165,569	£210,000	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	£89,950	£89,950	£89,950	£89,950	£89,950	£89,950
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	£199,922	£94,950	£171,863	£189,950	£229,963	£299,950
4-Bed Houses	£274,036	£19,950	£215,000	£239,950	£269,995	£795,000
2-Bed Bungalows	£165,569	£139,995	£142,950	£149,950	£169,950	£225,000
3-Bed Bungalows	£210,000	£210,000	£210,000	£210,000	£210,000	£210,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1l: Bulkington *(51 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£219,427	£290,543
Semi-Detached	n/a	£141,633	£172,194	£177,450
Terraced	n/a	£109,950	£123,725	n/a
Flats	£65,000	£88,317	£109,950	£141,633
Bungalows	n/a	£159,663	n/a	£340,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£65,000	£65,000	£65,000	£65,000	£65,000	£65,000
2-Bed Flats	£88,317	£75,000	£77,475	£79,950	£94,975	£110,000
2-Bed Houses	£123,529	£84,950	£109,950	£124,950	£142,450	£150,000
3-Bed Houses	£182,704	£50,000	£144,963	£180,975	£213,749	£299,950
4-Bed Houses	£265,411	£174,950	£189,950	£249,950	£298,950	£485,000
2-Bed Bungalows	£159,663	£100,000	£146,200	£149,975	£168,713	£237,500
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	£340,000	£340,000	£340,000	£340,000	£340,000	£340,000

Table 1m: Bede *(44 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£169,963	£209,950
Semi-Detached	n/a	£98,733	£136,661	£134,950
Terraced	n/a	£94,950	£103,650	£143,283
Flats	£106,000	£79,370	£94,950	£98,733
Bungalows	n/a	£175,000	£225,000	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£106,000	£100,000	£103,000	£106,000	£109,000	£112,000
2-Bed Flats	£79,370	£62,000	£75,000	£79,950	£89,950	£89,950
2-Bed Houses	£97,787	£85,000	£89,338	£94,975	£101,950	£121,995
3-Bed Houses	£138,288	£70,999	£120,000	£142,000	£174,950	£175,000
4-Bed Houses	£164,117	£124,950	£138,700	£152,450	£196,200	£209,950
2-Bed Bungalows	£175,000	£175,000	£175,000	£175,000	£175,000	£175,000
3-Bed Bungalows	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1n: Slough *(52 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£162,466	£231,966
Semi-Detached	n/a	£121,633	£132,064	£275,000
Terraced	n/a	£105,725	£116,483	n/a
Flats	£59,950	£85,679	£105,725	£121,633
Bungalows	n/a	£199,470	£239,950	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£59,950	£59,950	£59,950	£59,950	£59,950	£59,950
2-Bed Flats	£85,679	£74,950	£79,975	£89,950	£89,950	£95,000
2-Bed Houses	£117,656	£104,950	£109,088	£114,975	£123,700	£135,000
3-Bed Houses	£135,930	£50,000	£124,950	£137,950	£157,475	£179,950
4-Bed Houses	£238,114	£224,995	£229,950	£229,950	£238,475	£275,000
2-Bed Bungalows	£199,470	£134,950	£167,500	£175,000	£249,950	£269,950
3-Bed Bungalows	£239,950	£239,950	£239,950	£239,950	£239,950	£239,950
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1o: Heath *(62 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£176,648	£236,835
Semi-Detached	n/a	£122,580	£124,853	£87,950
Terraced	n/a	£99,950	£106,613	n/a
Flats	£107,500	£60,300	£99,950	£122,580
Bungalows	n/a	£180,080	£199,950	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£107,500	£105,000	£106,250	£107,500	£108,750	£110,000
2-Bed Flats	£60,300	£49,950	£55,475	£61,000	£65,475	£69,950
2-Bed Houses	£118,808	£99,950	£112,488	£122,475	£127,250	£129,950
3-Bed Houses	£125,116	£69,950	£99,988	£123,725	£144,963	£195,000
4-Bed Houses	£218,224	£87,950	£223,996	£229,950	£237,738	£275,000
2-Bed Bungalows	£180,080	£125,000	£162,950	£167,500	£175,000	£269,950
3-Bed Bungalows	£199,950	£179,950	£189,950	£199,950	£209,950	£219,950
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1p: Exhall *(75 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£182,161	£195,693
Semi-Detached	n/a	£80,000	£115,733	£109,975
Terraced	n/a	£114,292	£135,686	£135,000
Flats	n/a	£97,467	£114,292	£80,000
Bungalows	n/a	£149,967	£179,967	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	£97,467	£74,950	£89,950	£104,950	£108,725	£112,500
2-Bed Houses	£109,393	£80,000	£104,975	£112,950	£116,450	£129,950
3-Bed Houses	£131,766	£70,000	£101,238	£126,250	£150,000	£249,995
4-Bed Houses	£172,480	£100,000	£143,750	£177,500	£202,463	£234,950
2-Bed Bungalows	£149,967	£130,000	£139,950	£147,450	£162,488	£169,950
3-Bed Bungalows	£179,967	£139,950	£154,975	£170,000	£199,975	£229,950
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

Table 1q: Poplar *(62 properties)*

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£175,550	£197,463
Semi-Detached	n/a	£107,817	£125,554	£124,950
Terraced	n/a	£94,273	£116,380	£165,000
Flats	£57,500	£85,343	£94,273	£107,817
Bungalows	n/a	£117,000	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£57,500	£55,000	£56,250	£57,500	£58,750	£60,000
2-Bed Flats	£85,343	£65,000	£70,000	£72,500	£104,950	£110,000
2-Bed Houses	£96,812	£64,950	£85,700	£89,950	£114,950	£124,995
3-Bed Houses	£132,495	£85,000	£103,113	£132,450	£158,713	£198,500
4-Bed Houses	£179,967	£124,950	£168,750	£184,975	£204,950	£209,950
2-Bed Bungalows	£117,000	£117,000	£117,000	£117,000	£117,000	£117,000
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

3.2 Overall Analysis Summary – Re-sale property based

3.2.1 We have converted those sales figures collected in the previous tables into £ per sq. m. rates using estimated approximate floor sizes typical for each respective type of property. These rates have then been sorted highest to lowest demonstrating those most valuable and least valuable settlements within the Borough.

Table 2a: Average Asking Prices Analysis – Flats and Houses (£ per sq. m*)

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

* assuming units were all as per DSP sizes used for modelling purposes.

3.2.2 The further three tables below provide the average asking prices for flats, houses and bungalows taken from the research as carried out and displayed within the previous tables.

Table 2b: Average Asking Price Analysis – Flats and Houses

1 Bed Flat	-	£75,664
2 Bed Flat	-	£97,871
2 Bed House	Terraced	£97,375
	Semi-Detached	£116,477
	Detached	£187,250
3 Bed House	Terraced	£105,320
	Semi-Detached	£138,223
	Detached	£190,886
4 Bed House	Terraced	£132,911
	Semi-Detached	£197,495
	Detached	£250,850

Table 2c: Average Asking Price Analysis – Flats and Houses – Sorted by 'All Properties'

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Whitestone		£89,950		£199,922	£274,036	£237,470
St Nicolas	£82,000	£90,580	£130,000	£191,762	£277,560	£220,849
Attleborough	£79,950	£138,650	£120,088	£172,182	£262,868	£182,301
Bulkington	£65,000	£88,317	£123,529	£182,704	£265,411	£181,020
Weddington	£83,475	£79,113	£144,669	£188,472	£227,891	£173,835
Galley Common	£63,950		£102,718	£141,422	£184,613	£143,518
Slough	£59,950	£85,679	£117,656	£135,930	£238,114	£139,003
Exhall		£97,467	£109,393	£131,766	£172,480	£134,003
Heath	£107,500	£60,300	£118,808	£125,116	£218,224	£133,795
Arbury	£73,600	£109,250	£98,308	£127,193	£173,103	£127,772
Bede	£106,000	£79,370	£97,787	£138,288	£164,117	£125,712
Kingswood	£80,998	£125,422	£92,053	£124,294	£162,142	£120,389
Poplar	£57,500	£85,343	£96,812	£132,495	£179,967	£119,935
Bar Pool	£59,950	£99,950	£95,374	£118,571	£166,958	£115,232
Wem Brook	£71,225	£112,225	£99,609	£121,604	£115,725	£114,727
Abbey	£71,411	£80,159	£96,790	£118,037	£217,000	£110,238
Camp Hill		£87,300	£91,889	£107,007	£155,980	£104,909
Overall	**£75,664**	**£97,871**	**£103,900**	**£143,233**	**£231,179**	**£147,522**

Table 2d: Average Asking Price Analysis – Bungalows – Sorted by 'All Properties'

Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Weddington	£196,633	£218,000		£209,988
Slough	£199,470	£239,950		£206,217
St Nicolas	£181,238	£215,613	£249,950	£204,150
Bede	£175,000	£225,000		£200,000
Camp Hill	£197,000			£197,000
Heath	£180,080	£199,950		£185,757
Attleborough	£130,950	£235,000		£182,975
Bulkington	£159,663		£340,000	£179,700
Whitestone	£165,569	£210,000		£172,974
Exhall	£149,967	£179,967		£159,967
Abbey		£149,995		£149,995
Kingswood	£151,370	£129,950		£147,800
Arbury	£140,648			£140,648
Galley Common	£125,000	£125,000		£125,000
Poplar	£117,000			£117,000
Bar Pool	n/a			
Wem Brook	n/a			
Overall	£165,445	£201,916	£294,975	£179,788

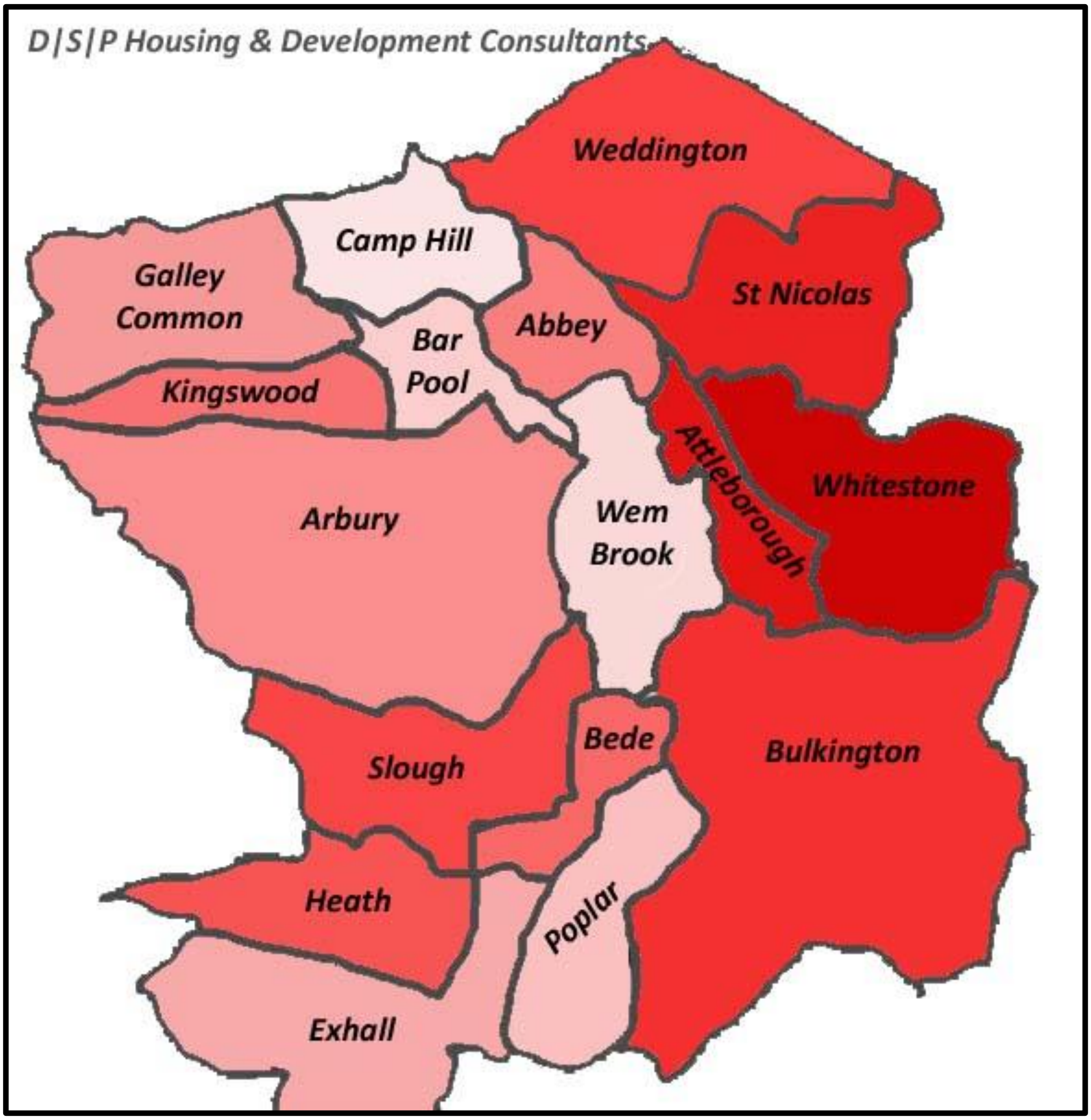
Table 2e: Average Asking Price Analysis - Bungalows

Average Asking Price Analysis - Bungalows		
2 Bed Bungalow	-	£165,445
3 Bed Bungalow	-	£201,916
4 Bed Bungalow	-	£294,975

4.0 Values Heat Map

4.1 Heat map by ward area based on the values analysis above, indicating the lowest value areas as the lightest red / pink colour to the highest value areas as the darkest red colour. This provides an indicative picture of value patterns throughout the Borough.

Figure 4: DSP Values Heat Map



5.0 Re-sale Rightmove Research analysed by Local Market Area (November 2013) *Source: www.rightmove.co.uk*

5.1 The following provides the above Rightmove research by ward area then analysed by the seven identified local market areas comprising: -

- Abbey & Wem Brook
- Arbury & Stockingford
- Bedworth North & West
- Bede & Poplar
- Camp Hill & Galley Common
- Weddington & St. Nicolas
- Whitestone & Bulkington

Table 3: Market Areas (£ 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
Weddington & St. Nicolas	£1,655	£1,442	£1,831	£2,036	£2,079	£1,902
Whitestone & Bulkington	£1,300	£1,486	£1,647	£2,014	£2,158	£1,902
Abbey & Wem Brook	£1,484	£1,839	£1,407	£1,445	£1,588	£1,545
Bedworth North & West	£1,675	£1,352	£1,537	£1,378	£1,677	£1,523
Bede & Poplar	£1,635	£1,457	£1,351	£1,412	£1,378	£1,416
Arbury & Stockingford	£1,430	£1,859	£1,270	£1,298	£1,339	£1,405
Camp Hill & Galley Common	£1,066	£1,455	£1,469	£1,308	£1,362	£1,337

6.0 Zoopla Residential Values Research

Zoopla Sourced example data 11/11/2013

6.1 The heat map below provide an indication as to the strength of residential values in the Nuneaton and Bedworth Borough.

Figure 5: Overall Borough Heat Map

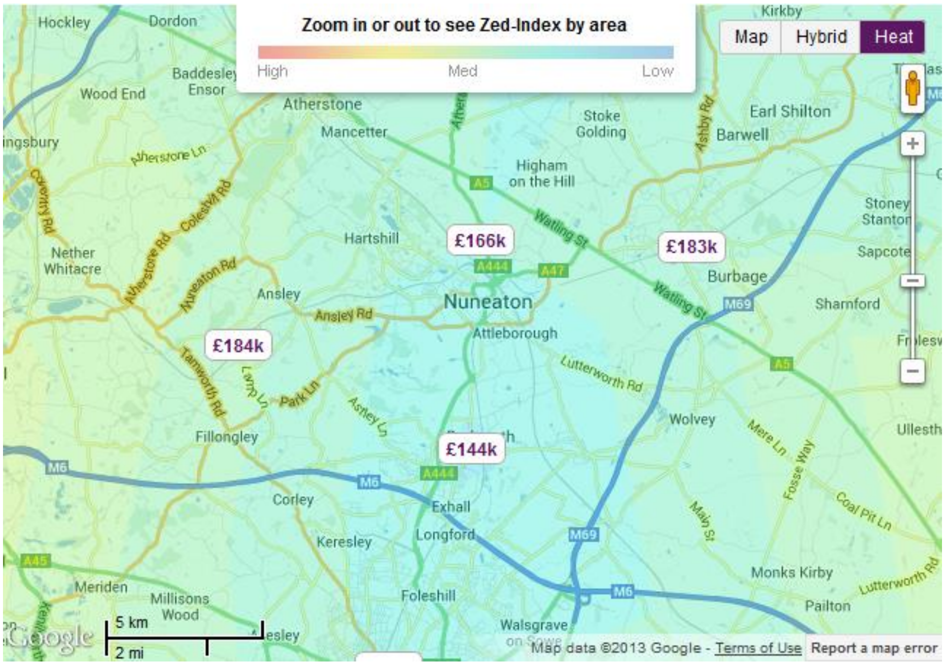


Figure 6: Nuneaton Heat Map focus

6.2 The following Zoopla sourced data provides average values data for the main settlements within the Nuneaton and Bedworth Borough. See tables 4a – 4c below.

Table 4a: Nuneaton

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	**£257,358**	£201	3.7	£241,004
Semi-detached	**£147,699**	£165	3.0	£142,190
Terraced	**£109,973**	£142	2.7	£104,782
Flats	**£101,149**	£152	1.8	£91,613

Period	Average Price Paid (£)	No. of Sales
Last year	£159,526	942
Last 3 years	£154,944	2,932
Last 5 years	£154,267	4,722
Last 7 years	£156,115	7,927

Average current value estimate: **£165,822**
Average current asking price: **£201,048**

Table 4b: Bedworth

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	**£215,256**	£155	3.5	£186,611
Semi-detached	**£134,445**	£156	2.9	£125,692
Terraced	**£104,491**	£113	2.8	£99,150
Flats	**£90,738**	£91	1.9	£66,423

Period	Average Price Paid (£)	No. of Sales
Last year	£127,665	267
Last 3 years	£132,085	858
Last 5 years	£132,242	1,463
Last 7 years	£137,398	2,530

Average current value estimate: **£143,692**

Average current asking price: **£161,467**

Table 4c: Bulkington

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	**£256,632**	£177	3.3	£162,785
Semi-detached	**£162,736**	£157	3.0	£149,685
Terraced	**£120,021**	-	2.7	£128,500
Flats	**£98,057**	-	2.0	£58,500

Period	Average Price Paid (£)	No. of Sales
Last year	£145,475	48
Last 3 years	£162,638	145
Last 5 years	£157,931	267
Last 7 years	£159,934	413

Average current value estimate: **£175,733**

Average current asking price: **£195,777**

7.0 New Build Properties for Sale - November 2013

Source: DSP research - www.rightmove.co.uk; various house builders' & estate agents' websites

7.1 The tables below provide information, so far as found through web-searching and enquiries, on new build properties for sale - between October and November 2013. As noted above, the data has been collected from RightMove and based on ward area. Property sizes are as supplied with details or, where those were not stated, estimated – e.g. from agents' or other floor plans are noted in *italics.*

Table 5: New Build Properties for Sale November 2013 – *searched by ward area*

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Camp Hill Ward								
Flats								
Saxon Rise	2 Bed Flat	£112,000	58.6	£1,911	£1,816	£1,720	£2,102	Bairstow Eves Countrywide
	2 Bed Flat	£110,000	58.6	£1,877	£1,783	£1,689	£2,065	
Average		**£111,000**	**58.6**	**£1,894**	**£1,799**	**£1,705**	**£2,084**	
Houses								
Queen Elizabeth Road	3 Bed Terrace	£150,000	*105.0*	£1,429	£1,357	£1,286	£1,571	Bairstow Eves Countrywide
	3 Bed Terrace	£147,000	79.5	£1,850	£1,757	£1,665	£2,034	Barratt
	3 Bed Terrace	£144,000	76.9	£1,873	£1,779	£1,685	£2,060	
	4 Bed Semi	£169,500	107.7	£1,573	£1,495	£1,416	£1,731	
	3 Bed Semi	£165,000	100.9	£1,635	£1,553	£1,471	£1,798	
	3 Bed Semi	£164,500	100.9	£1,630	£1,549	£1,467	£1,793	
	3 Bed Semi	£158,500	83.2	£1,906	£1,811	£1,715	£2,097	
Sycamore Road	4 Bed Townhouse	£149,950	*110.4*	£1,358	£1,290	£1,222	£1,494	Lovell
	3 Bed Terrace	£140,000	98.2	£1,426	£1,354	£1,283	£1,568	
	3 Bed Terrace	£140,000	70.6	£1,983	£1,884	£1,785	£2,181	
	3 Bed Terrace	£135,000	*70.4*	£1,918	£1,822	£1,726	£2,109	
Saxon Rise	3 Bed Terrace	£146,000	*78.2*	£1,867	£1,774	£1,680	£2,054	Bairstow Eves Countrywide
	3 Bed Terrace	£143,500	76.9	£1,866	£1,773	£1,679	£2,053	
Tuttle Hill	3 Bed Terrace	£144,995	*76.1*	£1,907	£1,811	£1,716	£2,097	Redrow
	2 Bed Terrace	£122,995	*67.5*	£1,822	£1,731	£1,640	£2,004	
	4 Bed Detached	£199,995	*103.7*	£1,929	£1,833	£1,736	£2,122	
	3 Bed Detached	£197,995	94.9	£2,085	£1,981	£1,877	£2,294	

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
	4 Bed Detached	£194,995	121.0	£1,612	£1,531	£1,450	£1,773	
Average		**£156,329**	**90.1**	**£1,759**	**£1,671**	**£1,583**	**£1,935**	
Weddington Ward								
Houses								
Old Hinckley Road	3 Bed Semi	£169,950	*76.9*	£2,209	£2,098	£1,988	£2,430	Wright & Wright
Average		**£169,950**	**76.9**	**£2,209**	**£2,098**	**£1,988**	**£2,430**	
Kingswood Ward								
Houses								
Haunchford Road, Stockingford	2 Bed Semi (Bungalow)	£136,950	n/a	n/a	n/a	n/a	n/a	n/a
	2 Bed Terrace	£119,950	*70.2*	£1,708	£1,623	£1,538	£1,879	Lovietts
Talbot Close, Stockingford	2 Bed Terrace	£117,950	*70.2*	£1,680	£1,596	£1,512	£1,848	
	2 Bed Terrace	£114,950	*69.1*	£1,664	£1,580	£1,497	£1,830	
Church Road	4 Bed Detached	£204,950	*92.7*	£2,212	£2,101	£1,991	£2,433	Wright & Wright
	4 Bed Detached	£203,950	*90.6*	£2,251	£2,139	£2,026	£2,476	
	4 Bed Detached	£201,950	91.2	£2,214	£2,104	£1,993	£2,436	
	4 Bed Detached	£196,950	*90.1*	£2,186	£2,077	£1,967	£2,404	Lovietts
	3 Bed Detached	£179,950	*95.1*	£1,892	£1,797	£1,703	£2,081	Wright & Wright
Average		**£164,172**	**83.7**	**£1,976**	**£1,877**	**£1,778**	**£2,173**	
Slough Ward								
Houses								
Croft Road, Bedworth	3 Bed Semi	£159,950	*71.4*	£2,239	£2,127	£2,015	£2,463	Reeds Rains
	2 Bed Semi	£135,000	*68.1*	£1,982	£1,883	£1,784	£2,181	
Average		£147,475	69.8	£2,111	£2,005	£1,900	£2,322	
Heath Ward								
Houses								
Cardigan Road, Bedworth	3 Bed Terrace	£105,000	*62.4*	£1,683	£1,599	£1,515	£1,851	Reeds Rains
	3 Bed Terrace	£105,000	*62.4*	£1,683	£1,599	£1,515	£1,851	
Average		**£105,000**	**62.4**	**£1,683**	**£1,599**	**£1,515**	**£1,851**	

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Arbury Ward								
Flats								
Bermuda Road	2 Bed Flat	£99,995	*58.3*	£1,715	£1,629	£1,544	£1,887	Lovietts
Average		**£99,995**	**58.3**	**£1,715**	**£1,629**	**£1,544**	**£1,887**	
Houses								
Bermuda Road	3 Bed Semi	£159,995	n/a	n/a	n/a	n/a	n/a	Lovietts
	3 Bed Detached	£192,995	88.0	£2,193	£2,083	£1,974	£2,412	
	3 Bed Detached	£184,995	88.0	£2,102	£1,997	£1,892	£2,312	
Average		**£179,328**	**88.0**	**£2,148**	**£2,040**	**£1,933**	**£2,362**	
Wem Brook								
Flats								
Griff Way	2 Bed Flat	£102,500	53.1	£1,930	£1,834	£1,737	£2,123	Taylor Wimpey
	2 Bed Flat	£99,995	53.1	£1,883	£1,789	£1,695	£2,071	
Average		**£101,248**	**53.1**	**£1,907**	**£1,811**	**£1,716**	**£2,097**	
Houses								
Griff Way	3 Bed Detached	£174,950	80.2	£2,181	£2,072	£1,963	£2,400	Taylor Wimpey
	4 Bed Detached	£235,000	101.0	£2,327	£2,210	£2,094	£2,559	
Average		**£204,975**	**90.6**	**£2,254**	**£2,141**	**£2,029**	**£2,479**	

8.0 New Build Properties for Sale – *Update August - September 2014*

Source: DSP research - www.rightmove.co.uk; various house builders' & estate agents' websites

Table 6: New Build Properties for Sale Update – *searched by settlement*

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Flats								
Bedworth								
Chapel Street, Bedworth	2 Bed Flat	£110,000	*60*	£1,833	£1,742	£1,650	£2,017	Pointons
Chapel Street, Bedworth	2 Bed Flat	£110,000	*60*	£1,833	£1,742	£1,650	£2,017	Pointons
Chapel Street, Bedworth	2 Bed Flat	£110,000	*60*	£1,833	£1,742	£1,650	£2,017	Pointons
Chapel Street, Bedworth	2 Bed Flat	£110,000	*60*	£1,833	£1,742	£1,650	£2,017	Pointons
Chapel Street, Bedworth	2 Bed Flat	£110,000	*60*	£1,833	£1,742	£1,650	£2,017	Pointons
Chapel Street, Bedworth	2 Bed Flat	£110,000	*60*	£1,833	£1,742	£1,650	£2,017	Pointons
Chapel Street, Bedworth	2 Bed Flat	£110,000	*60*	£1,833	£1,742	£1,650	£2,017	Pointons
	Average:	**£110,000**	**60**	**£1,833**	**£1,742**	**£1,650**	**£2,017**	
Nuneaton								
Wisteria Way, Nuneaton	2 Bed Flat	£124,995	*68.2*	£1,833	£1,741	£1,649	£2,016	Maison
Queen Elizabeth Road, Nuneaton	2 Bed Flat	£118,000	*58.7*	£2,010	£1,910	£1,809	£2,211	Barratt Homes
Queen Elizabeth Road, Nuneaton	2 Bed Flat	£105,000	*59.2*	£1,774	£1,685	£1,596	£1,951	Barratt Homes
Queen Elizabeth Road, Nuneaton	2 Bed Flat	£105,000	*59.2*	£1,774	£1,685	£1,596	£1,951	Barratt Homes
Queen Elizabeth Road, Nuneaton	2 Bed Flat	£105,000	*59.2*	£1,774	£1,685	£1,596	£1,951	Barratt Homes
	Average:	**£111,599**	**61**	**£1,833**	**£1,741**	**£1,650**	**£2,016**	
Stockingford								
Griff Way, Stockingford	2 Bed Flat	£104,995	*52.8*	£1,989	£1,889	£1,790	£2,187	Taylor Wimpey
Griff Way, Stockingford	2 Bed Flat	£104,995	*52.8*	£1,989	£1,889	£1,790	£2,187	Taylor Wimpey
Griff Way, Stockingford	2 Bed Flat	£102,950	*52.8*	£1,950	£1,852	£1,755	£2,145	Taylor Wimpey
Griff Way,	2 Bed Flat	£102,500	*52.8*	£1,941	£1,844	£1,747	£2,135	Taylor

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Stockingford								Wimpey
Griff Way, Stockingford	2 Bed Flat	£102,500	*52.8*	£1,941	£1,844	£1,747	£2,135	Taylor Wimpey
	Average:	**£103,588**	**53**	**£1,962**	**£1,864**	**£1,766**	**£2,158**	
Houses								
Bedworth								
Jeffery Close, Bedworth	3 Bed Detached	£150,000	75.4	£1,989	£1,890	£1,790	£2,188	Reeds Rains
	Average:	**£150,000**	**75**	**£1,989**	**£1,890**	**£1,790**	**£2,188**	
Nuneaton								
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£346,750	*125*	£2,774	£2,635	£2,497	£3,051	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£346,750	*121*	£2,866	£2,722	£2,579	£3,152	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£346,250	*121*	£2,862	£2,718	£2,575	£3,148	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£346,250	*121*	£2,862	£2,718	£2,575	£3,148	Bellway
Heritage View, Long Shoot, Nuneaton	4 Bed Detached	£340,000	*120*	£2,833	£2,692	£2,550	£3,117	Davidson Homes
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£333,250	*123.6*	£2,696	£2,561	£2,427	£2,966	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£333,250	*123.6*	£2,696	£2,561	£2,427	£2,966	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£333,250	*120.5*	£2,766	£2,627	£2,489	£3,042	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£333,250	*123.6*	£2,696	£2,561	£2,427	£2,966	Bellway
Heritage View, Long Shoot, Nuneaton	4 Bed Detached	£330,000	*120*	£2,750	£2,613	£2,475	£3,025	Davidson Homes
Heritage View, Long Shoot, Nuneaton	4 Bed Detached	£325,000	*113*	£2,876	£2,732	£2,588	£3,164	Davidson Homes
Heritage View, Long Shoot, Nuneaton	4 Bed Detached	£310,000	*113*	£2,743	£2,606	£2,469	£3,018	Davidson Homes
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£309,995	*120*	£2,583	£2,454	£2,325	£2,842	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£295,750	*120*	£2,465	£2,341	£2,218	£2,711	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£295,250	*120*	£2,460	£2,337	£2,214	£2,706	Bellway
Royal Park, Long Shoot, Nuneaton	4 Bed Detached	£289,950	*120*	£2,416	£2,295	£2,175	£2,658	Bellway

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Camp Hill Road, Nuneaton	3 Bed Detached	£209,950	*91.7*	£2,290	£2,175	£2,061	£2,518	Redrow Homes
Waterlilly Way, Nuneaton	4 Bed Detached	£205,000	105	£1,952	£1,855	£1,757	£2,148	Hawkins
Camp Hill Road, Nuneaton	4 Bed Detached	£194,995	*111.5*	£1,749	£1,661	£1,574	£1,924	Redrow Homes
Queen Elizabeth Road, Nuneaton	4 Bed Terrace	£172,000	*85*	£2,024	£1,922	£1,821	£2,226	Barratt Homes
Queen Elizabeth Road, Nuneaton	4 Bed Terrace	£172,000	*85*	£2,024	£1,922	£1,821	£2,226	Barratt Homes
Queen Elizabeth Road, Nuneaton	3 Bed Terrace	£170,000	*112.2*	£1,515	£1,439	£1,364	£1,667	Barratt Homes
Queen Elizabeth Road, Nuneaton	3 Bed Terrace	£170,000	*112.2*	£1,515	£1,439	£1,364	£1,667	Barratt Homes
Queen Elizabeth Road, Nuneaton	3 Bed Terrace	£170,000	*92.1*	£1,846	£1,754	£1,661	£2,030	Barratt Homes
Queen Elizabeth Road, Nuneaton	3 Bed Semi	£167,000	*92.1*	£1,813	£1,723	£1,632	£1,995	Barratt Homes
Queen Elizabeth Road, Nuneaton	3 Bed Semi	£167,000	*87.3*	£1,913	£1,817	£1,722	£2,104	Barratt Homes
Sycamore Road, Nuneaton	3 Bed Terrace	£140,000	*73.1*	£1,915	£1,819	£1,724	£2,107	Lovell
Sycamore Road, Nuneaton	3 Bed Terrace	£140,000	*73.1*	£1,915	£1,819	£1,724	£2,107	Lovell
Queen Elizabeth Road, Nuneaton	2 Bed Semi	£130,000	*61.2*	£2,124	£2,018	£1,912	£2,337	Barratt Homes
Queen Elizabeth Road, Nuneaton	2 Bed Semi	£120,000	*61.2*	£1,961	£1,863	£1,765	£2,157	Barratt Homes
	Average:	**£251,430**	**106**	**£2,330**	**£2,213**	**£2,097**	**£2,563**	
Stockingford								
Griff Way, Stockingford	4 Bed Detached	£222,500	*80*	£2,781	£2,642	£2,503	£3,059	Taylor Wimpey
St Pauls Park, Stockingford	4 Bed Detached	£218,000	*108.3*	£2,013	£1,912	£1,812	£2,214	Lovietts
St Pauls Park, Stockingford	4 Bed Detached	£199,995	*96.9*	£2,064	£1,961	£1,858	£2,270	Lovietts
Griff Way, Stockingford	3 Bed Terrace	£161,000	*66.3*	£2,428	£2,307	£2,186	£2,671	Taylor Wimpey
Griff Way, Stockingford	3 Bed Terrace	£159,995	*66.3*	£2,413	£2,293	£2,172	£2,655	Taylor Wimpey
Griff Way, Stockingford	3 Bed Terrace	£159,995	*66.3*	£2,413	£2,293	£2,172	£2,655	Taylor Wimpey
Griff Way,	2 Bed	£139,950	*60.3*	£2,321	£2,205	£2,089	£2,553	Taylor

Address	Description	Price	Size (m2)	Price per m2	Price Less 5%	Price Less 10%	Price Plus 10%	Developer / Agent
Stockingford	Terrace							Wimpey
Griff Way, Stockingford	2 Bed Terrace	£139,950	*60.3*	£2,321	£2,205	£2,089	£2,553	Taylor Wimpey
Haunchwood Road, Stockingford	2 Bed Semi	£136,950	*68*	£2,014	£1,913	£1,813	£2,215	Lovietts
Haunchwood Road, Stockingford	2 Bed Semi	£136,950	*68*	£2,014	£1,913	£1,813	£2,215	Lovietts
Griff Way, Stockingford	2 Bed Terrace	£131,950	*60.3*	£2,188	£2,079	£1,969	£2,407	Taylor Wimpey
Haunchwood Road, Stockingford	2 Bed Terrace	£119,950	*62.8*	£1,910	£1,815	£1,719	£2,101	Lovietts
Haunchwood Road, Stockingford	2 Bed Terrace	£118,950	*62.8*	£1,894	£1,799	£1,705	£2,084	Lovietts
Talbot Close, Stockingford	2 Bed Terrace	£117,950	*63.5*	£1,857	£1,765	£1,672	£2,043	Lovietts
Talbot Close, Stockingford	2 Bed Terrace	£117,500	*63.5*	£1,850	£1,758	£1,665	£2,035	Lovietts
Talbot Close, Stockingford	2 Bed Terrace	£114,950	*63.5*	£1,810	£1,720	£1,629	£1,991	Lovietts
Talbot Close, Stockingford	2 Bed Terrace	£114,950	*63.5*	£1,810	£1,720	£1,629	£1,991	Lovietts
	Average:	**£147,734**	**69**	**£2,124**	**£2,018**	**£1,911**	**£2,336**	

Note: Floor areas from agent / house builder provided sales information or (where shown in italics) estimated by DSP from available floor plans or similar.

9.0 Re-sale Vs New Build Analysis

9.1 The following table shows the comparison between the re-sale Rightmove research and the new build values.

Note: New build values are only compared with the corresponding settlements in the Rightmove research.

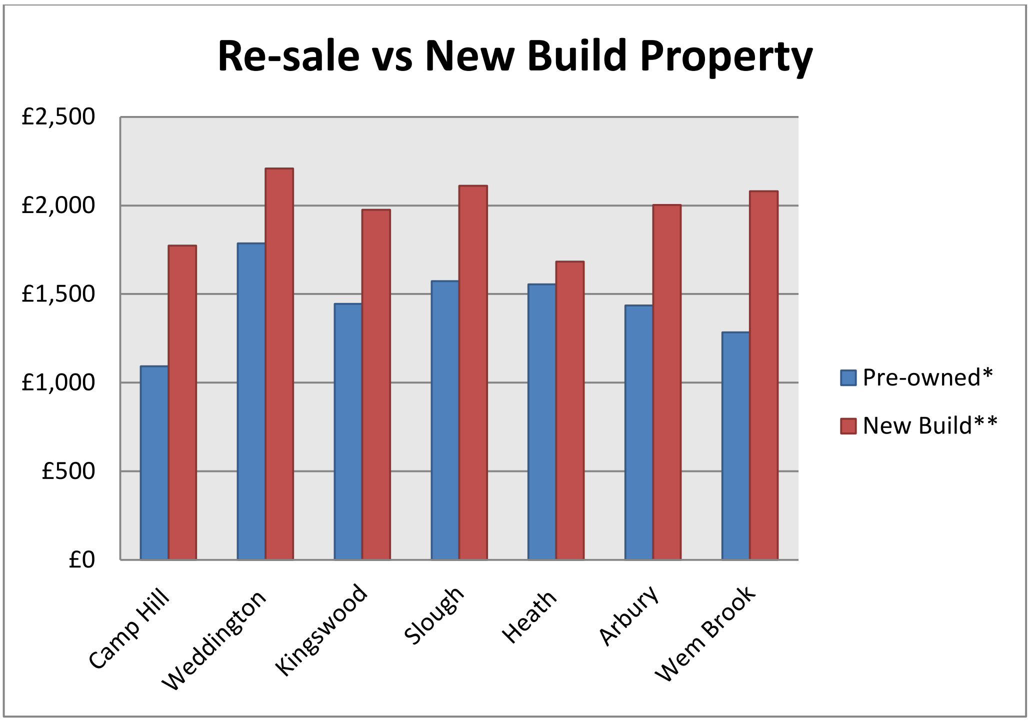
Table 7: Re-sale vs New Build (£ per sq. m) – *by ward area*

Ward / Settlement	Pre-owned*	New Build**	Difference (£)
Camp Hill	£1,380	£1,773	£393
Weddington	£1,458	£2,209	£751
Kingswood	£1,307	£1,976	£669
Slough	£1,352	£2,111	£759
Heath	£1,462	£1,683	£221
Arbury	£1,812	£2,004	£192
Wem Brook	£1,440	£2,080	£640
		Average:	**£518**

**'All properties'*

*** Combined average of both flats and houses*

Figure 7: Re-sale vs New Build Graph (£ per sq. m)



**'All Properties'   ** Combined average of both flats and houses*

10.0 Sheltered Housing Research (November 2013)

The following table indicates available new build sheltered housing within a 10 mile radius of Nuneaton. We noted two schemes currently subject to planning at Hinckley and Alcester together with one scheme which has received planning approval but construction has not yet started at Atherstone.

Table 8a: Sheltered Housing Values Research

Address	Description	Comments	Price (£)	Size	Price per sq. m	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
Arbury Garth, Stockingford	2 Bed Flat	**Re-Sale**	**£142,500**	70	£2,036	£1,629	£1,832	£1,934	£2,239	Lovietts
Arbury Garth, Stockingford	2 Bed Flat	**Re-Sale**	**£131,950**	70	£1,885	£1,508	£1,697	£1,791	£2,074	Lovietts
Arbury Garth, Stockingford	2 Bed Flat	**Re-Sale**	**£127,950**	68	£1,882	£1,505	£1,693	£1,788	£2,070	Lovietts
Bede Village, Hospital Lane, Bedworth	2 Bed Flat	**Re-Sale**	**£130,000**	64	£2,031	£1,625	£1,828	£1,930	£2,234	Richmond Village
Richmond Village, Bedworth	1 Bed Flat	**Re-Sale**	**£110,000**	*50*	£2,200	£1,760	£1,980	£2,090	£2,420	Pointers
Bull Ring, Nuneaton	1 Bed Flat	**Re-Sale**	**£62,000**	*45*	£1,378	£1,102	£1,240	£1,309	£1,516	Alan Cooper
155 Kenilworth Road, Balsall Common, Coventry	1 Bed Flat	**Re-Sale**	**£69,950**	50	£1,390	£1,112	£1,251	£1,321	£1,529	McCarthy & Stone
550 Kenilworth Road, Coventry	1 Bed Flat	**Re-Sale**	**£145,000**	*42*	£3,452	£2,762	£3,107	£3,280	£3,798	McCarthy & Stone
Southbank Road, Kenilworth	1 Bed Flat	**New Build**	**£239,950**	*45*	£5,332	£4,266	£4,799	£5,066	£5,865	McCarthy & Stone
	2 Bed Flat	**New Build**	**£299,950**	61	£4,901	£3,921	£4,411	£4,656	£5,391	

Table 8b: New builds and re-sale analysis

Description	Average Price	Average Price per sq. m	Average Price Less 20%	Average Price Less 10%	Average Price Less 5%	Average Price Plus 10%
1 Bed Flat	£129,225	£2,888	£2,310	£2,599	£2,744	£3,177
2 Bed Flat	£166,470	£2,547	£2,511	£2,825	£2,825	£2,982

New Builds ONLY

Description	Average Price	Average Price per sq. m	Average Price Less 20%	Average Price Less 10%	Average Price Less 5%	Average Price Plus 10%
1 Bed Flat	£239,950	£5,332	£4,266	£4,799	£5,066	£5,865
2 Bed Flat	£299,950	£4,901	£3,921	£4,411	£4,656	£5,391

11.0 Economic Context

11.1 **Bank of England**

The current official Bank Rate (Base Rate) has remained at 0.5% - since being reduced to that level in March 2009.

11.2 The Agent's Summary of Business Conditions (October 2013) stated:

- *Growth in demand and output had gathered pace.*
- *Underlying consumer confidence and spending had picked up a little further on a year ago.*
- *Demand for housing had continued to strengthen.*
- *Investment intentions remained modestly positive and showed signs of improvement.*
- *Growth in manufacturing output for domestic and overseas markets had picked up.*
- *Business services turnover growth had strengthened as work volumes increased.*
- *Construction output growth had continued to increase as house-building activity rose, though there were rising reports of capacity constraints starting to bite.*
- *Corporate credit availability and demand had increased a little.*
- *Payment terms between companies had lengthened in some cases, notably in retail and construction.*
- *Employment intentions had risen in business services.*
- *Recruitment difficulties had tightened a little but remained marginally below normal.*
- *Capacity utilisation had continued to recover towards normal in manufacturing. There remained some slack in services, more so in consumer-facing than in business-to-business firms.*
- *The annual rate of growth in labour costs per employee remained modest, but there were early signs of upward pressure for some roles.*
- *Annual growth in the cost of raw materials had eased.*
- *Inflation in manufacturers' output prices and business services prices remained muted.*
- *Consumer price inflation had remained stable, but was expected to ease in food.*

12.0 Housing Market Context

12.1 **Land Registry**

12.1.1 The **September 2013 Land Registry House Price Index Report** (released 28th October 2013) provided the following information, in summary, in terms of market trends:

12.2 **Sales Volumes**

- *"The September data shows a monthly price change of 1.5 per cent.*
- *The annual price change now stands at 3.4 per cent, bringing the average house price in England and Wales to £167,063.*
- *The number of property transactions has increased over the last year. From April to July 2012 there was an average of 53,698 sales per month. In the same months a year later, the figure was 62,034."*

12.3 The September 2013 report stated: -

12.3.1 For England Wales overall:

- Annual change in average house prices 3.4% (positive)
- Monthly change in average house prices 1.5% (positive)
- Average price £167,063

12.3.2 For West Midlands overall:

- Annual change in average house prices 2.0% (positive)
- Monthly change in average house prices 0.0% (neutral)
- Average price £130,443

12.3.3 For Warwickshire overall:

- Annual change in average house prices 2.9% (positive)
- Monthly change in average house prices 0.1% (increase)
- Average price £165,225

12.3.4 This data indicates that Warwickshire is outperforming the West Midlands as a whole but falls behind England and Wales overall.

Source: www.landregistry.gov.uk

12.4 House Price Index Report (January 2007 – November 2013)

Figure 8: Average Price - West Midlands vs Warwickshire Region

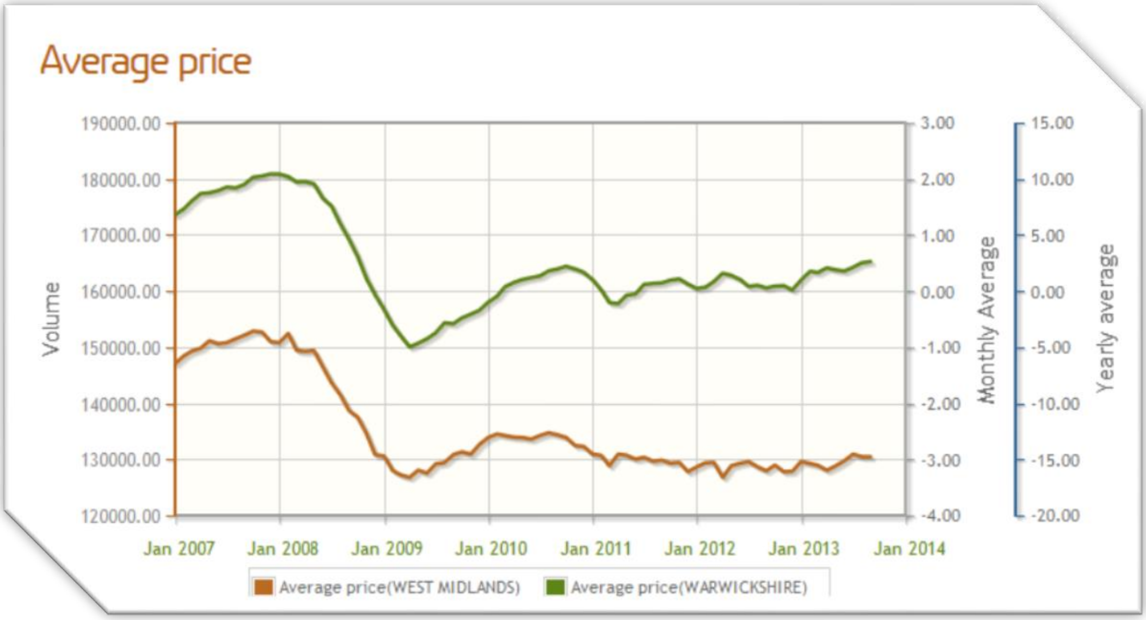


Figure 9: Sales Volume - West Midlands vs Warwickshire Region

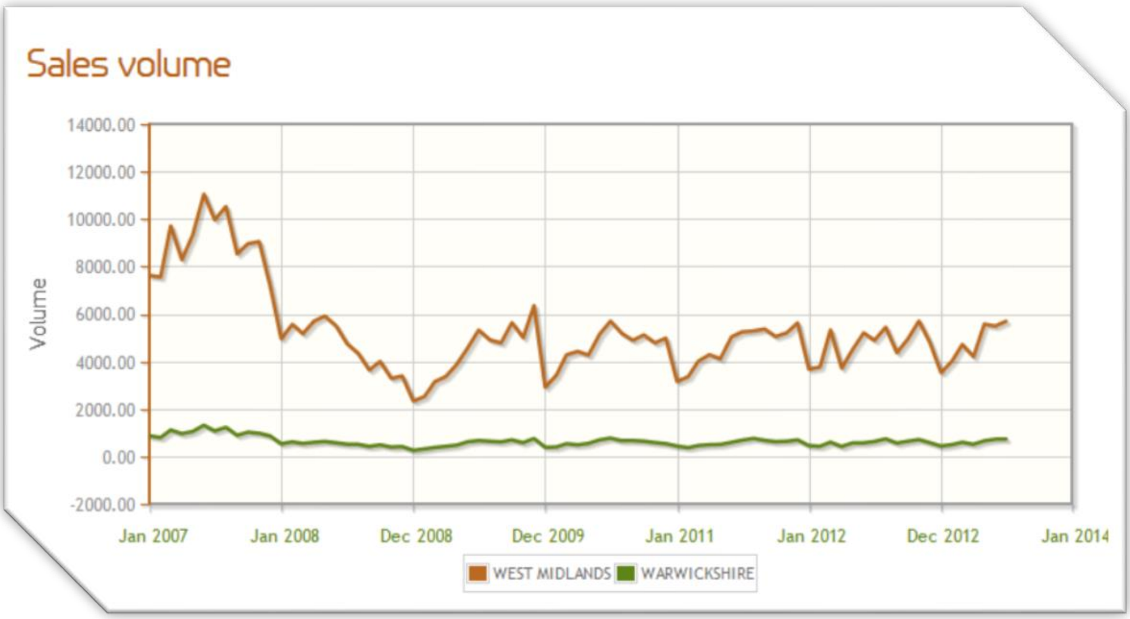


Figure 10: House Price Index - West Midlands vs Warwickshire Region

Table 9: Land Registry – House Price Index Data Warwickshire vs West Midlands

Date	Index		Notes
	WEST MIDLANDS	WARWICKSHIRE	
Jan-07	250.36	268.88	
Feb-07	252.7	270.56	
Mar-07	254.15	272.73	
Apr-07	255.04	274.75	
May-07	257.26	274.96	
Jun-07	256.39	275.54	
Jul-07	256.7	276.53	
Aug-07	257.87	276.31	
Sep-07	258.96	277.29	
Oct-07	260.2	279.25	
Nov-07	259.91	279.58	**PEAK West Midlands**
Dec-07	257	280.16	**PEAK Warwickshire**
Jan-08	256.73	280.14	
Feb-08	259.48	279.43	
Mar-08	254.35	277.99	
Apr-08	254.07	278.05	
May-08	254.32	277.45	
Jun-08	249.33	273.41	
Jul-08	244.59	271.38	
Aug-08	240.88	266.4	

Date	Index		Notes
	WEST MIDLANDS	WARWICKSHIRE	
Sep-08	236.07	262.04	
Oct-08	234.09	257.31	
Nov-08	229.02	251.2	
Dec-08	222.65	246.76	
Jan-09	222.32	242.75	
Feb-09	217.84	238.31	
Mar-09	216.55	235.42	
Apr-09	215.79	232.41	**TROUGH for West Midlands and Warwickshire**
May-09	218	233.42	
Jun-09	217.09	234.65	
Jul-09	219.88	236.24	
Aug-09	220.29	239.05	
Sep-09	222.67	238.82	
Oct-09	223.54	240.39	
Nov-09	222.83	241.43	
Dec-09	225.74	242.47	
Jan-10	227.91	244.73	
Feb-10	228.96	246.37	
Mar-10	228.5	249	
Apr-10	228.01	250.19	
May-10	227.88	251	
Jun-10	227.41	251.55	
Jul-10	228.48	251.98	
Aug-10	229.32	253.4	
Sep-10	228.73	253.93	
Oct-10	227.92	254.66	
Nov-10	225.49	253.94	
Dec-10	225.22	253.01	
Jan-11	222.87	251	
Feb-11	222.47	248.08	
Mar-11	219.33	244.64	
Apr-11	222.86	244.36	
May-11	222.53	246.67	
Jun-11	221.34	247.04	
Jul-11	221.89	249.68	
Aug-11	220.73	249.94	
Sep-11	221.04	250.09	
Oct-11	220.16	250.83	
Nov-11	220.36	251.2	
Dec-11	217.52	249.78	
Jan-12	218.98	248.54	
Feb-12	220.22	248.89	
Mar-12	220.37	250.44	
Apr-12	215.78	252.74	

Date	Index		Notes
	WEST MIDLANDS	WARWICKSHIRE	
May-12	219.33	252.17	
Jun-12	220.08	251.03	
Jul-12	220.6	249.1	
Aug-12	219.04	249.4	
Sep-12	217.79	248.69	
Oct-12	219.54	249.17	
Nov-12	217.53	249.29	
Dec-12	217.65	248.15	
Jan-13	220.65	250.9	
Feb-13	220.02	253.27	
Mar-13	219.45	252.96	
Apr-13	217.95	254.23	
May-13	219.26	253.7	
Jun-13	220.81	253.34	
Jul-13	222.82	254.36	
Aug-13	222.13	255.62	
Sep-13	222.06	255.99	**Most recent available data**

12.4.1 The rows highlighted in yellow indicate (in order of appearance):

- *Market peak – West Midlands and Warwickshire*
- *Market trough – West Midlands and Warwickshire*
- *Most recent available market data – West Midlands and Warwickshire*

Note: Data for the two most recent months are not used as comparisons due to the lag in the registration of sold properties.

12.4.2 For the Warwickshire region, the above HPI data shows a 10.14% increase in values since the market trough in April 2009; the same data for the whole West Midlands region shows an increase in values of 2.9%.

12.5 Land Registry House Price Index Report – *Update September 2014*

12.5.1 The **July 2014 Land Registry House Price Index Report** (released 28th August 2014) provided the following information, in summary, in terms of market trends:

12.5.2 **Sales Volumes**

- *"The July data shows a monthly price change of 1.7 per cent.*
- *The annual price change now stands at 7.2 per cent, bringing the average house price in England and Wales to £175,653.*
- *The number of property transactions has increased over the last year. From February to May 2013 there was an average of 54,334 sales per month. In the same months a year later, the figure was 68,448*

12.6 The July 2014 report stated: -

12.6.1 For England Wales overall:

- Annual change in average house prices 7.2% (positive)
- Monthly change in average house prices 1.7% (positive)
- Average price £175,653

12.6.2 For West Midlands overall:

- Annual change in average house prices 4.1% (positive)
- Monthly change in average house prices 0.8% (positive)
- Average price £135,641

12.6.3 For Warwickshire overall:

- Annual change in average house prices 6.4% (positive)
- Monthly change in average house prices 0.5% (increase)
- Average price £174,361

12.6.4 This data indicates that Warwickshire is outperforming the West Midlands as a whole but falls behind England and Wales overall.

12.7 House Price Index Report *Update* November 2013 – September 2014

Figure 11: House Price Index - Warwickshire Region

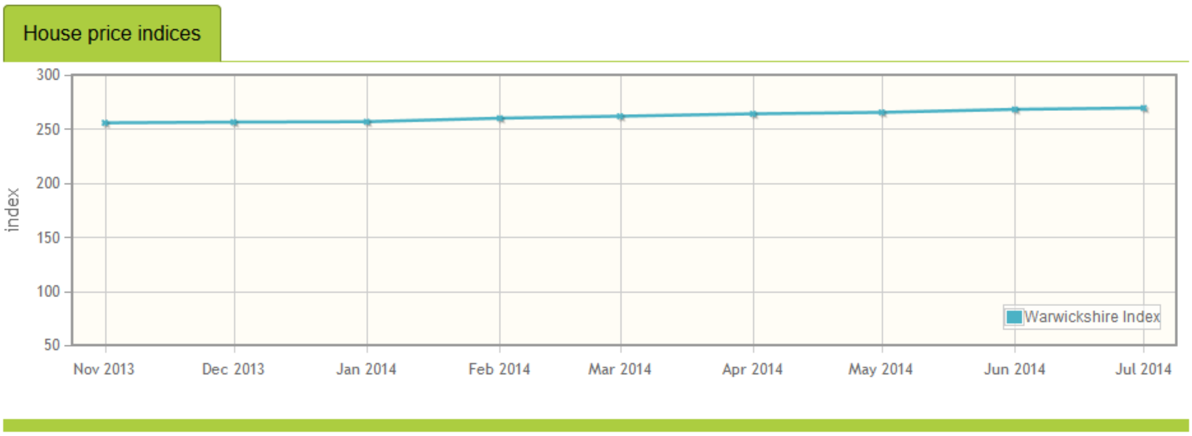


Table 10: House Price Index – Warwickshire vs West Midlands

Date	Index Warwickshire	Index West Midlands
Nov-13	255.7	210.1
Dec-13	256.3	211.32
Jan-14	256.67	212.31
Feb-14	259.95	212.61
Mar-14	261.76	212.9
Apr-14	263.98	214.4
May-14	265.35	214.56
Jun-14	268.1	214.4
Jul-14	269.43	215.19

12.7.1 Since the research carried out in November 2013 the above data region indicates that house prices have increased by 5.3% for the Warwickshire, in comparison the West Midlands region only saw a rise of 2.4% during this period (November 2013 – September 2014).

12.8 Office for National Statistics (ONS) – House Price Index (August 2013)

NOTE: Previously published by the Department for Communities and Local Government (DCLG)

12.8.1 The latest UK house price index statistics (mix-adjusted) produced by the Office for National Statistics (ONS) were released on 13st August 2013.

12.8.2 The key points from the release were:

- *"In the 12 months to June 2013 UK house prices increased by 3.1%, up from a 2.9% increase in the 12 months to May 2013.*
- *House price growth remains stable across most of the UK, although prices in London are increasing faster than the UK average.*
- *The year-on-year increase reflected growth of 3.3% in England and 4.3% in Wales, offset by falls of 0.9% in Scotland and 0.4% in Northern Ireland.*
- *Annual house price increases in England were driven by London (8.1%), the West Midlands (3.1%) and the South East (2.9%).*
- *Excluding London and the South East, UK house prices increased by 1.0% in the 12 months to June 2013.*
- *On a seasonally adjusted basis, UK house prices increased by 0.4% between May and June 2013.*
- *In June 2013, prices paid by first-time buyers were 3.9% higher on average than in June 2012. For owner-occupiers (existing owners) prices increased by 2.7% for the same period."*

NOTE: The index is calculated using mortgage financed transactions that are collected via the Regulated Mortgage Survey by the Council of Mortgage Lenders.

Source: www.ons.gov.uk

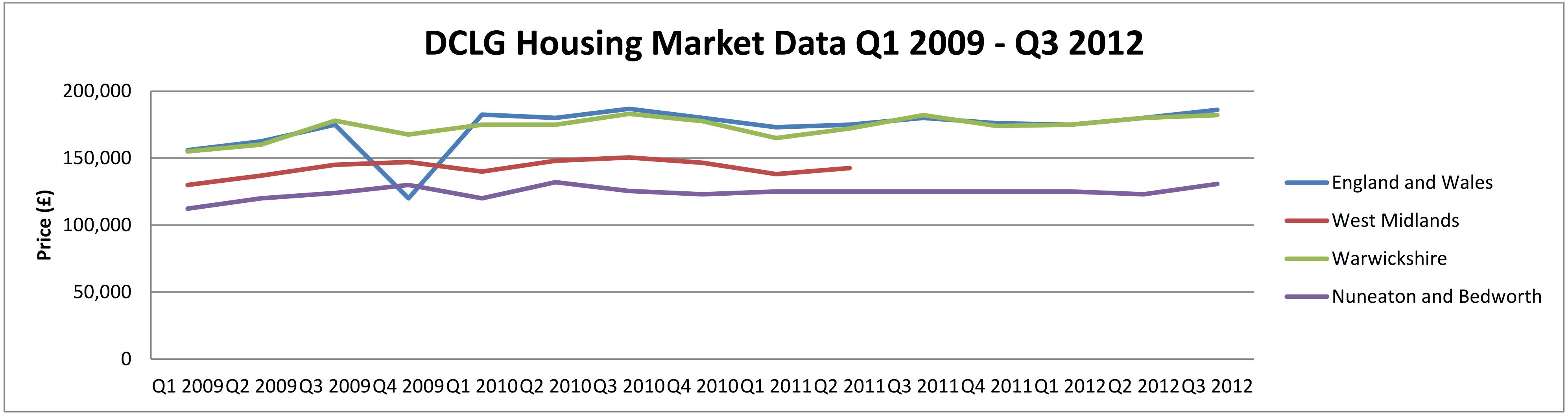
12.9 DCLG Housing Market Data (Table 582)

Note: median house prices based on Land Registry Data from Q1 2009 – Q3 2012 (most recent available data)

Table 11: DCLG Average House Price Data – Q1 2009 to Q3 2012

Location	Q1 2009	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012
England and Wales	156,000	162,500	174,950	120,000	182,500	180,000	186,709	180,000	173,000	175,000	180,000	175,999	175,000	180,000	186,000
West Midlands	130,000	137,000	145,000	147,000	140,000	147,970	150,500	146,500	138,000	142,500	-	-	-	-	-
Warwickshire	155,000	160,000	178,000	167,500	175,000	175,000	182,973	177,500	165,000	172,000	182,000	174,011	175,000	180,000	182,000
Nuneaton and Bedworth	112,250	120,000	124,000	130,000	119,950	132,000	125,500	123,000	125,000	125,000	124,999	125,000	125,000	123,000	130,750

Figure 12: DCLG Average House Price Data – Q1 2009 to Q3 2012



12.9.1 Notes on the above DCLG data:

- 17% increase in values for the Warwickshire region since Q1 2009 to Q3 2012 (most recent available data);
- 16% increase in values for the Nuneaton and Bedworth Borough since Q1 2009 to Q3 2012 (most recent available data);
- 19% increase in values for England since Q1 2009 to the most recent available data (Q3 2012).

12.10 **RICS Residential Market Report (September 2013)**

Headline reads: *"Sales follow prices higher"*

12.10.1 Key points: -

- *"Headline price and price expectations net balances reach their highest level in over 10 years*
- *Continued growth in new buyer enquiries pushes 3 month sales expectations to a series high*
- *12 month price and sales expectations also reach new highs"*

12.10.2 *"The September 2013 RICS Residential Market Survey highlights a further improvement in housing market conditions. Measures of activity continue to strengthen with the headline newly agreed sales net balance, at 58, only slightly down from last month's series high. Meanwhile the sales-to-stock ratio went up to 29, its highest level since late 2009, as average sales per surveyor grew marginally and average stocks declined slightly.*

12.10.3 *While the improvement in the economy may be playing a role in releasing some of the pent-up demand for housing that will have grown during the years of the financial crisis, official stimulus measures such as the Bank of England's Funding for Lending scheme and the government's Help to Buy initiative have also had important roles to play in driving this recovery. Indeed, anecdotal evidence from responses to this survey suggests the latter policy, in particular, is now having an effect in boosting activity.*

12.10.4 *Both the headline price and price expectations net balances, at 54 and 48 respectively, are at their highest levels since mid-2002. Price expectations are being* *fuelled by the substantial growth in new buyer enquiries which is continuing to outstrip the rise in new sales instructions by a large margin.*

12.10.5 *With 49% more respondents reporting increases in new buyer enquiries this month and only 10% more doing likewise for new instructions to sell, the pressure on prices is evident. Growth in demand has now outstripped growth in new instructions in every month since February. This firm trend in demand has led the sales expectations net balance to reach its highest reading in the 15 year history of the series.*

12.10.6 *The survey's more quantitative indicators also reflect this improvement in market conditions with respondents now expecting prices to increase by 2.6% over the next 12 months and by an average of 4.9% per annum over the coming five years. For London, the latest results suggest that prices could rise by substantially more than this over the latter time period (an annual average of over 9% according to contributors to the survey).*

12.10.7 *Delving a little further into the regional numbers, prices are reported to have increased (albeit only modestly according to some survey participants) in all areas apart from the North and price expectations are now positive across the country. London and the South East remain the areas under the greatest price pressures with the overwhelming number of respondents in each region pointing to price rises.*

12.10.8 *In the rental market, conditions have changed little over the month. Tenant demand and new landlord instructions continue to increase, with the former outstripping the latter. Expectations are for growth of 1.8% in rents over the next 12 months and an average increase of 4.5% per year over the next 5 years (the comparable figures for London are 1.9% and 6% respectively)."*

12.10.9 The survey is based on surveyors' and agents' soundings. A selection of comments from the West Midlands region generally was noted as follows:

- *"September activity is very similar to the 2 previous months with good levels of activity."*
- *"Strong level of sales but still no major impact on values."*
- *"There are not as many new sales properties as we would expect at this time of year. There are more buyer enquiries below £300,000."*

- *"Distinct air of bullishness up to the £500,000 stamp duty threshold. Still lots of down trading. Good houses are selling very quickly and with several bidders. Prices are nudging upward as new stock is in short supply"*
- *"'Help to Buy' has had little bearing in this region and clients see no benefit in market intervention at present. The government should avoid interference in used stock market."*
- *"There is increased general activity within the housing market, especially at the lower end."*
- *"A busy start to the month which has not been sustained and towards the end of September a reduction in levels of enquiry and new property coming to the market. Still genuine buyers emerging but not in the same volume as earlier this year."*
- *"Following a busy summer, levels of enquiry are not in the same volume as earlier this year. We have seen a reduction in new properties coming to the market, although many pre-appraisals still to be converted to sales."*
- *"With more property now for sale, this is generating higher levels of enquiry and sales remain good. Slight reduction in new properties coming to the market, although we have a positive outlook for the autumn."*
- *"September started well but as month has progressed, levels of enquiry and new property coming for sale have reduced. Buy to Let investors still purchasing and more first time buyers identified. However, volume of new property being built in the area could impact on sales of existing stock."*
- *"The market has been underpinned by the Bank of England keeping interest rates low for the next 3 years. This has stimulated the buy to let market with the prospect of better returns and as a hedge against inflation."*
- *"Following positive publicity the market is showing slight signs of buoyancy, however it is far too early to start celebrating."*
- *"Things are definitely picking up. Lots of new instructions and quite a few offers being agreed."*
- *"Better feel to things with more buyers and sales. This is not a boom - just a return to a more normal and predictable market. The lower end particularly busy but overpriced property just sits there watching the world go by!"*
- *"A fairly hit and miss market month to month with the market getting more and more difficult the higher the price range."*
- *"Quiet summer holiday but by the middle to end of September it began to pick up."*

- *"Slow start to the month with new buyer enquiries down compared to August."*
- *"Help to buy is boosting sales to first time buyers. There is no property bubble outside the London market. Media comments about the market getting out of control are not helpful"*

12.11 **RICS Residential Market Report Update - July 2014**

Headline reads: *"Rotation away from capital"*

12.11.1 Key points: -

- *"Buyer enquiries stabilise as instructions edge upwards*
- *Price momentum remains firm for now*
- *Sales growth slows but expectations for future transactions still remain positive"*

12.11.2 *"The July 2014 RICS Residential Market Survey shows that at the headline level, buyer demand has stabilised and sales growth has moderated. New instructions have now increased very modestly for two consecutive months but despite this, price momentum for the time being remains firm.*

12.11.3 *That said, while the national picture appears to be broadly resilient, the London indicators are going into reverse. In the capital, enquiries and sales are now falling, instructions are rising sharply and price momentum, whilst positive, is fading rapidly with the net balance falling to 10 from 30 last month and 50 the month before.*

12.11.4 *A key uncertainty at this stage is how much of what we are now seeing merely represents a pause for breath or a genuine turning point. The Mortgage Market Review (MMR) recommendations - introduced at the end of April and requiring lenders to conduct a more rigorous assessment of potential borrowers - are widely cited by members for, at the very least, slowing the pace at which new loans are being sanctioned. However, it remains to be seen whether the impact of the MMR will prove to be temporary once lenders are acclimatised to the new regime. Significantly, sales expectations at the twelve month time horizon still remain upbeat, albeit less so than earlier in the year, with a net balance reading of +31.*

12.11.5 *Even if this proves to be the case, there may be other factors at play exerting a more lasting impact on the market. First, affordability is stretched particularly but not exclusively in London. Second, this may be compounded by expectations of rising interest rates. Third, the Bank of England (BoE) is far more willing to signal its unease* *with regard to market developments and their risks than it has been in the past. Indeed, it has gone out of its way to engineer a change of mood, through a series of high profile verbal interventions and warnings, particularly in relation to the London market.*

12.11.6 *Looking forward, at the national level surveyors expect price momentum to remain robust in the near term, reflecting what remains for the time being a very tight market. Indeed, the sales-to-stock ratio, which measures market slack, increased to 41 in July, its highest level since 2007 and well above the long run average of 33. However, there is some evidence that surveyors are paring back their longer term bullishness; price expectations at the 5 year horizon have edged down from 5.9% per annum in March to 4.7% per annum presently, while in London they have fallen from 9.3% to 4.6%, much closer to the national average.*

12.11.7 *Although the pace of activity may be shifting down a gear at the national level, this trend is not fully synchronised across the UK. In Northern Ireland and Scotland in particular - which are not included in the survey's headline level data - sales momentum remains quite strong.*

12.11.8 *In the lettings sector, tenant demand accelerated in the three months to July (using the quarterly seasonally adjusted data), while new landlord instructions actually fell slightly for the first time since autumn 2010. Against this backdrop, rental expectations continue to edge upwards. Indeed, rents are now projected by surveyors to increase by 2.5% over the next twelve months."*

12.11.9 The survey is based on surveyors' and agents' soundings. The most relevant agent comment local to the Nuneaton and Bedworth Borough is as follows:

"Sales levels are easing back as buyers struggle with mortgage applications being too intrusive and worries over potential interest rate rises." **Solihull**

13.0 Residential Values Summary

13.1 Overall, for the purposes of this strategic overview of development viability for CIL, we decided to focus our appraisals around the following values range - represented by what we refer to as Values Levels 1 to 6 (1 being the lowest level trialled; 6 the highest). These were aligned to the areas in which these value levels are found – see below. As in all areas, values are always mixed to some extent within particular localities and for particular sites.

Table 12: Residential Values Summary

Open Market Value & Value Indications	VL1	VL2	VL3	VL4	VL5	VL6 +
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	£112,500	£127,500	£142,500	£157,500	£172,500	£187,500
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 (£/sq. m)	**£1,500**	**£1,700**	**£1,900**	**£2,100**	**£2,300**	**£2,500**

13.2 The table above assumes the following dwelling gross internal floor areas (these are purely for the purpose of the above market dwelling price illustrations):

1-bed flat at 50 sq. m (543 sq. ft.) 2-bed flat at 60 sq. m (652 sq. ft.)

2-bed house at 75 sq. m (815 sq. ft.) 3-bed house at 95 sq. m (1032 sq. ft.)

4-bed house at 125 sq. m (1358 sq. ft.)

14.0 Commercial Context - Market, Rents & Yields (information as available)

14.1 Sources used:

- EGi (Estates Gazette Interactive) based on searches for (TBC) – EGi reporting extracts follow these sections – all detail not quoted here (Source: EGi – www.egi.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) Rating List
- Others – RICS market information; property advertised; web-based research
- Any available local soundings – indications / examples

14.2 **RICS Commercial Property Market Survey Q2 2013**

Headline reads: *"Rent expectations positive across all sectors"*

14.2.1 Key points: -

- *Rent expectations positive across all sectors at the headline level*
- *Occupier demand increases for each sector in most parts of the country*
- *Capital values and investment transactions expected to rise*

14.2.2 *"The Q3 RICS UK Commercial Property Market Survey points to further improvement in both the occupier and investment markets. In the occupier segment, demand rose and availability fell, pushing up rent expectations for the second successive quarter. Meanwhile in the investment market, a higher number of enquiries are underpinning capital value expectations at the headline level. Within the occupier market, demand increased across each sector whilst available space contracted for a second consecutive quarter. Demand performance was exceptionally strong within London however, all four broad regional blocks experienced a significant rise in tenant interest.*

14.2.3 *In line with demand performance, the RICS rent expectations series sustained its upward trend, with a greater net balance of respondents anticipating rents to increase in the coming three months. This represents the first quarter in which rent expectations have been positive for all sectors, at the same time, since mid-2007. A strengthening market has lessened the need for inducements and this has been reflected in a negative reading for this series for the first time in six years.*

14.2.4 *Conditions continue to improve in the investment market with the net balance reading for both enquiries and expected transactions moving further into positive territory. On the back of this, capital values are projected to increase at the headline level over the coming quarter.*

14.2.5 *The outlook for the retail sector, particularly weak in recent surveys, is now showing some improvements. Both rent and capital value expectations for the quarter ahead turned positive at the national level, on the back of a pick-up in demand.*

14.2.6 *By way of contrast, the industrial sector continues to strengthen with increased demand and reduced availability being reported. Rent expectations are now positive across all four regional blocks for this sector of the commercial market.*

14.2.7 *Meanwhile, the net balance of surveyors reporting increased development starts rose to its best level since the early part of 2007. This activity indicator was strongest in London and still slightly negative in the north.*

14.2.8 *Over the next twelve months, rents are expected to rise by around 2% in the office sector, 3.4% in the industrial sector and 0.5% in the retail sector. On the same basis, capital values are anticipated to rise 1.4% in retail, 2.9% in office and 3.6% in the industrial sector. London continues to lead the way with respondents anticipating rents to rise 4.8% over the coming year. Rents are expected to increase in the South East by an average of 2.3%."*

14.2.9 Noted below are a range of surveyor's comments on the commercial market from the wider region: -

"Severe shortage of industrial stock ahead, as there is still virtually no development." **Coventry**

"By and large the commercial property market in the West Midlands area generally is flat lining and we are not seeing the same resurgence as is being experienced by our colleagues in the residential property market sector in recent months" **West Midlands area**

"Although the market seemed to quieten a little during the main summer holiday period there are already signs that things are picking up again as we move into autumn." **Litchfield**

"Increase in enquiry levels is as yet not reflected in increased deal numbers" **Litchfield**

"Shortage of stock, enquiries up, particularly off back of Land Rover." **Solihull**

14.3 **RICS Commercial Property Market Survey Update Q2 2014**

Headline reads: *"Recovery continues to develop a more balanced tone"*

14.3.1 Key points: -

- *"Occupier market continues to tighten*
- *Outlook for capital values remains firm*
- *More balance to the recovery in regional and sectoral terms"*

14.3.2 *"The Q2 2014 RICS UK Commercial Property Market Survey results show that performance continues to strengthen, both on the occupier and investment sides of the market. Moreover, the data again suggests momentum is also building in areas outside of London and the South East.*

14.3.3 *Starting with the occupier market, growth in tenant demand remains firm, at the all-property level and across each sector, with the industrial segment exhibiting the strongest results. Alongside this, availability appears to be contracting at the fastest pace on record, albeit the office and industrial sectors account for the bulk of this trend (68% of respondents identified the conversion of office space into residential as a factor weighing on supply in their markets). Furthermore, the value of incentive packages continues to fall, marking the fourth period in succession in which a decline has been reported. Against this backdrop, rental expectations picked up further, suggesting gains will accelerate in the near term.*

14.3.4 *From a regional perspective, demand now appears to be rising quicker in the broad groupings of the Midlands/Wales and the North, than in London and the South East. That said, the lack of supply remains most pronounced in London, leading to more elevated rental expectations. Nevertheless, rents are expected to see material growth (in each of the four regional aggregates) across all areas of the market going* *forward. 38% of respondents reported an increase in speculative development over the past twelve months, which may help to ease supply pressures in the longer term. This trend was most visible in London, where 71% of members stated that speculative development had increased.*

14.3.5 *In the investment market, enquiries continue to build at a healthy rate and this is expected to translate into further meaningful growth in completed transactions going forward. Significantly, the investment enquiries series shows investor interest has now been increasing, across all sectors, on a consistent basis for the last 18 months. What's more, the rise in office sector demand has been outpaced by both industrial and retail units in each of the last two quarters (a strong sign of a more balanced recovery coming through). Capital values are projected to remain on their upward trajectory as a result of the expected improvement in investment activity.*

14.3.6 *The prospects for robust capital value growth are becoming increasingly widespread, with the pace of gains anticipated to pick up materially in the north of the country. Although the London market remains the standout performer, the underlying results are firming across all four regional blocks. Critically, 77% of respondents reported that investor interest has extended beyond primary assets, and into secondary (at least), while 20% stated that investor appetite had moved into tertiary assets*."

14.3.7 Noted below are a range of surveyor's comments on the commercial market from the wider region: -

"The market continues to show signs of improvement with a steady rise in demand particularly within the industrial sector and for freehold properties. However, with a few exceptions this does not yet appear to be sparking any new speculative development and there is therefore likely to be a shortage of modern good quality properties for a period of time" **Litchfield**

"The improving economy is driving demand with a shortfall in modern stock. Further design and builds coming through for industrial with some speculative starts" **Coventry**

14.4 **Savills: Commercial Market in Minutes (November 2013)**

Headline reads: *"Prime / Secondary yield gap starting to close"*

14.4.1 "*Six out of the 13 sectors that we monitor either saw yields harden this month, or are expected to harden in the next few months. This means that the UK average prime yield is now 5.27%, a full quarter point lower than it was at the beginning of this year.*

14.4.2 *While this hardening is just the continuation of a trend that has been going on for the last two years, the recent trend in average and secondary yields indicates that maybe an inflexion point has been released in the UK property market over the last three months.*

14.4.3 *The IPD All Property average equivalent yield stood at 7.43% at the end of September, having peaked at 7.53% in May 2013. This means that the spread between prime and average has narrowed from 232 basis points to 224bps over the last four months.*

14.4.4 *Secondary yields, at least on the valuation-based indices, have shown less inward shift over the last three months - only moving in from 10.09% to 10.07%. However, market evidence indicates that the movement has been more substantial, and thus we would suggest that the point has now been reached when the spread between prime and secondary yields is starting to close.*

14.4.5 *2014 will see an acceleration of this trend with the investment markets moving ahead of the leasing markets. The faster than expected economic recovery will stimulate a recovery in the leasing markets, and this will in turn lead to a decline in investor risk-aversion and an acceptance of the merits of good quality Grade B property across the UK. We also expect to see a rise in interest in development funding, with lower hurdles for pre-letting as confidence in the leasing markets rises."*

14.4.6 **Rental growth is starting to go positive**

One of the most common questions that investors have been asking this year has been "when will there be some rental growth outside London?" The short answer to this question is "now", with more than half of the subsectors on the IPD monthly index showing flat or positive rental growth on a three month annualised basis.

14.4.7 *The office and industrial sectors are leading this recovery, with rising rents across the majority of regions.*

14.4.8 *The retail property subsectors generally remain fairly depressed. Cyclical and structural change continue to keep vacancy rates high, and retailer demand selective. However, we expect this to change in 2014, as rents on some secondary centres and pitches stop re-rating and begin to rise*

14.4.9 **Is the UK economic recovery broad-based, or just about shoppers and homeowners?**

"The dominant economic stories this month have been about the sharp rise in consumer confidence, and steady upgrading of UK economic forecasts for 2014 and beyond.

14.4.10 The biggest contribution to economic growth in Q2 2013 was consumer spending, which accounted for the majority of that quarter's growth, despite real income growth falling. We have written many times in this note that a recovery in consumer confidence is vital for the UK economy, and it now seems that rising job security is feeding through to less precautionary saving in many UK households.

14.4.11 The housing market has also played its part, with residential investment rising in Q2, along with transactional activity and prices.

14.4.12 The story in the rest of the economy is more moribund, with business investment remaining low, and companies still choosing to sit on their historically very large levels of cash. However, the usually reliable forward looking PMIs (Graph 3) are indicating that a strong pick-up in investment is coming, and that a rise in export activity is also expected as the US and Japanese economies look likely to recover faster than many people expected.

14.4.13 This all points to a more balanced economic recovery in 2014, with the consumer still playing a strong part, but this also being supported by a pick-up in corporate investment and export activity.

14.4.14 The latest consensus view for UK GDP growth in 2014 is for a near-trend rise of 2.2%. This is almost a full 100bps more optimistic than the consensus view a year ago. Thereafter, the UK is forecast to grow at a steady (but below trend) 2% per annum."

14.5 **Savills Commercial Market in Minutes Update July 2014**

Headline reads: "*Retail yields hardening"*

14.5.1 *"June saw the average prime yield harden from 4.98% to 4.84%. This is the largest monthly downward shift in yields since early 2010, and it was predominantly driven by the retail sector.*

14.5.2 *Four out of six retail subsectors saw a quarter point hardening in yields this month, though Foodstores saw a quarter point rise in yield due to concerns about long-term interest in the sector from the annuity funds.*

14.5.3 *Amongst the office and industrial sectors, only M25 Offices and Industrial Multi-lets saw a hardening in their prime yield this month.*

14.5.4 *The rise in investor interest in retail property is being driven by several factors. Firstly, there is a rising acceptance that the retail economy is improving. While real average earnings growth is still flat, consumer confidence is now at its highest level since 2005, and retail sales growth is recovering. The second reason is the increasing acceptance that the structural change in retailing that has been driven by the rise in internet sales is not a terminal issue for traditional retailers. The proportion of retail sales that is being spent on the internet is still rising, but so is the volume that is being spent in-store. The days of the argument being clicks versus bricks have now passed as retailers and landlords have got used to an omni-channel world.*

14.5.5 *We expect to see continuing investor demand for retail assets, particularly dominant shopping centres and bulky goods retail warehouse parks.*

14.5.6 *Generally the first half of 2014 has seen better than expected capital value growth across all sectors. This is particularly true outside London. As a result of this we have revised our forecasts for this year upwards, with prime capital growth on all sectors expected to average 10% this year, before slowing to 4.4%pa over the next five years."*

Figure 13: Prime Equivalent Yields – *Source: Savills*

TABLE 1

Prime equivalent yields

	Jun 13	May 14	Jun 14
West End Offices	3.50%	3.25%	3.25%
City Offices	4.75%	4.50%	4.50%
Offices M25	6.00%	5.50%	5.25%
Provincial Offices	6.00%	5.25%	5.25%↓
High Street Retail	4.75%	4.50%	4.50%
Shopping Centres	5.00%	4.75%	4.50%↓
Retail Warehouse (open A1)	5.25%↓	4.75%↓	4.50%
Retail Warehouse (restricted)	6.00%↓	5.50%↓	5.25%
Foodstores	4.50%	4.25%↑	4.50%
Industrial Distribution	6.00%	5.25%	5.25%↓
Industrial Multi-lets	6.00%↓	5.50%↓	5.25%↓
Leisure Parks	6.25%	6.00%↓	5.75%
Regional Hotels	7.00%	6.50%	6.50%

Table source: Savills. Arrows indicate expected short term movement

14.5.7 Rental growth now positive for all three main sectors

"The latest IpD monthly index (May 2014) shows that average rental growth on a three month annualised basis is now positive for office, retail and industrial. The big change in recent months has been the flattening out of retail rents with retail warehousing in particular now showing three month annualised growth of 1.05%.

14.5.8 *On the same measure all Office rental growth is running at 5.27%pa (with City and West end offices delivering growth of over 10%), and all Industrial rents rising at 1.97%pa. We expect this trend to continue for the remainder of 2014, making this the first year since the downturn that all three main sectors have shown positive rental growth.*

14.5.9 *Generally the drivers of rental growth over the next five years are expected to be broadly similar across all three sectors. In particular, the development pipeline outside London is forecast to be very restrained, and this will lead to a steady fall in grade a vacancies across all sectors.*

14.5.10 *The demand-side is also expected to show a solid recovery. Both the Manufacturing and Services pMIs are showing robust month-on-month rises in activity, and this will feed through into business expansion in the remainder of the year and beyond.*

14.5.11 *Rental growth prospects are generally improving, and our mid-year update now has average annual rental growth over the next five years for industrials of 1-2%pa, for offices of 1.5-5%pa, and retail at 0.5%pa to 3%pa. We will be going into these in more detail in our mid-year cross sector update later this month."*

14.5.12 **Is an early interest rate rise likely?**

"Mark Carney's recent comment that an interest rate rise could happen "sooner than markets currently expect" has led to a flurry of speculation and comment that the MpC has swung towards a more hawkish view on the future. However, the rationale for this view is hard to find.

14.5.13 *While much of the comment about this perceived change of stance has focused on house price growth, we mustn't lose sight of the fact that the sole focus of the MpC is to maintain inflation at its target level. Given that the May CpI release showed that core inflation is running at 1.5%pa, there appears to be very little rationale for an imminent rise in the base rate. Indeed, service sector inflation fell to 2.3% in May, a record low.*

14.5.14 *Wage growth also remains anti-inflationary, with April's data showing that average weekly earnings fell by 1.7% year on year.*

14.5.15 *We suspect that Mr Carney's speech was designed to get people used to the idea that rates will go up, not to herald an earlier than forecast rise.*

14.5.16 *In the commercial property markets it is clear that lenders are lowering margins to compensate for the rise in the five-year swap. Thus we do not see a rate rise, when it happens, as a particular risk to the property market recovery. We remain of the view* *that a gentle rise in rates from Spring 2015 is the most likely path, and this will have little impact on property yields."*

15.0 Commercial Property Data sourced from the Valuation Office Agency (VOA) Rating List – Rental indications

15.1 VOA research based on main settlement areas, comprising two principal town centres (Nuneaton and Bedworth) as described in the Council's 'Preferred Options' document.

15.2 The following types of commercial property were researched, only on properties of >100m^2:

- Shops / premises
- Offices
- Retail Warehousing
- Industrial Warehousing
- Supermarkets
- Convenience stores

Note: Land values and 'other' commercial property types, such as hotels and care homes are considered later.

Table 13a: Shops and Premises

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
Nuneaton					
4, ABBEY GATE, NUNEATON, WARWICKSHIRE, CV11 4EH	SHOP AND PREMISES	145.2	£550	£46,000	**£316.80**
UNIT 15-16 ABBEY GATE CENTRE, ABBEY GATE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	188.5	£350	£34,500	**£183.02**
UNIT 6, ABBEY GATE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	249	£350	£34,500	**£138.55**
3, ABBEY GREEN, NUNEATON, WARWICKSHIRE, CV11 5DR	SHOP AND PREMISES	120.6	£220	£8,500	**£70.48**
8-10, ABBEY GREEN, NUNEATON, WARWICKSHIRE, CV11 5DR	SHOP AND PREMISES	238	£220	£18,500	**£77.73**
17-18, ABBEY GREEN, NUNEATON, WARWICKSHIRE, CV11 5DR	SHOP AND PREMISES	143.8	£220	£9,900	**£68.85**
23 UPPER ABBEY STREET & 1-2, ABBEY GREEN, NUNEATON, WARWICKSHIRE, CV11 5DN	SHOP AND PREMISES	285.3	£220	£15,000	**£52.58**
32-34, ABBEY GREEN, NUNEATON, WARWICKSHIRE, CV11 5DT	SHOP AND PREMISES	189.16	£200	£20,500	**£108.37**
1, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BP	SHOP AND PREMISES	218.9	£400	£31,000	**£141.62**
4, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BP	SHOP AND PREMISES	106.5	£400	£19,250	**£180.75**
5, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BP	SHOP AND PREMISES	154.1	£400	£31,500	**£204.41**
6-9, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BP	SHOP AND PREMISES	456.1	£400	£57,500	**£126.07**
11, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BP	SHOP AND PREMISES	167.3	£350	£27,000	**£161.39**
23A, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BT	SHOP AND PREMISES	126.9	£230	£17,000	**£133.96**
23B, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BT	SHOP AND PREMISES	106.6	£230	£11,750	**£110.23**
43-44, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5DE	SHOP AND PREMISES	290.2	£110	£16,750	**£57.72**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
106, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	SHOP AND PREMISES	155.52	£220	£8,400	**£54.01**
109-111, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	SHOP AND PREMISES	823.3	£220	£43,000	**£52.23**
116, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	SHOP AND PREMISES	142.7	£260	£19,000	**£133.15**
120, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	SHOP AND PREMISES	112.2	£260	£19,250	**£171.57**
123, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BZ	SHOP AND PREMISES	336.2	£320	£30,500	**£90.72**
125, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BZ	SHOP AND PREMISES	613.6	£300	£33,750	**£55.00**
126, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BZ	SHOP AND PREMISES	415.2	£320	£29,250	**£70.45**
127, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BZ	SHOP AND PREMISES	158.6	£350	£16,000	**£100.88**
128, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BZ	SHOP AND PREMISES	148.93	£375	£21,000	**£141.01**
UNIT 1, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	1219.3	£75	£94,500	**£77.50**
UNIT 10, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	154	£350	£24,000	**£155.84**
UNIT 13, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	123.7	£350	£19,250	**£155.62**
UNIT 14, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	129.3	£350	£20,000	**£154.68**
UNIT 18, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	130.2	£350	£23,750	**£182.41**
UNIT 35, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	109.4	£350	£20,500	**£187.39**
UNIT 40, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	110.9	£350	£19,000	**£171.33**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 41, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	113	£350	£18,250	**£161.50**
UNITS 38 & 39, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	213	£350	£37,250	**£174.88**
UNITS 42-44, ABBEYGATE SHOPPING CENTRE, NUNEATON, WARWICKSHIRE, CV11 4HL	SHOP AND PREMISES	485	£350	£61,000	**£125.77**
1-3, ABBEYGATE, NUNEATON, WARWICKSHIRE, CV11 4EJ	SHOP AND PREMISES	343.46	£425	£41,250	**£120.10**
14, ARBURY ROAD, NUNEATON, WARWICKSHIRE, CV10 7NA	SHOP AND PREMISES	132.3	£90	£7,800	**£58.96**
80, ARBURY ROAD, NUNEATON, WARWICKSHIRE, CV10 7NB	SHOP AND PREMISES	240.4	£90	£8,700	**£36.19**
105, ARBURY ROAD, NUNEATON, WARWICKSHIRE, CV10 7NJ	SHOP AND PREMISES	172.2	£120	£11,750	**£68.23**
120, ARBURY ROAD, NUNEATON, WARWICKSHIRE, CV10 7NB	SHOP AND PREMISES	123.5	£90	£3,600	**£29.15**
158 A-B, ARBURY ROAD, NUNEATON, WARWICKSHIRE, CV10 7ND	SHOP AND PREMISES	103.5	£90	£6,800	**£65.70**
373, ARBURY ROAD, NUNEATON, WARWICKSHIRE, CV10 7NG	SHOP AND PREMISES	336	£90	£3,600	**£10.71**
36-38, ATTLEBOROUGH ROAD, NUNEATON, WARWICKSHIRE, CV11 4JG	SHOP AND PREMISES	221.8	£100	£10,500	**£47.34**
42, BOND STREET, NUNEATON, WARWICKSHIRE, CV11 4DA	SHOP AND PREMISES	131.7	£120	£6,200	**£47.08**
43-45, BRADESTONE ROAD, NUNEATON, WARWICKSHIRE, CV11 4QR	SHOP AND PREMISES	172.4	£90	£10,000	**£58.00**
13-14, BRIDGE STREET, COTON, NUNEATON, WARWICKSHIRE, CV11 5UD	SHOP AND PREMISES	168.68	£90	£6,000	**£35.57**
1, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DZ	SHOP AND PREMISES	132.87	£450	£17,500	**£131.71**
4, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DZ	SHOP AND PREMISES	125.7	£400	£22,000	**£175.02**
11, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DX	SHOP AND PREMISES	197.7	£375	£30,750	**£155.54**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
12, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DX	SHOP AND PREMISES	181.98	£375	£20,000	**£109.90**
13, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DX	SHOP AND PREMISES	164.12	£400	£22,000	**£134.05**
14-15, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DX	SHOP AND PREMISES	557.1	£405	£60,500	**£108.60**
16, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DX	SHOP AND PREMISES	315.1	£415	£36,000	**£114.25**
17, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DX	SHOP AND PREMISES	188.1	£425	£29,000	**£154.17**
DEBENHAMS, BRIDGE STREET, NUNEATON, WARWICKSHIRE, CV11 4DX	SHOP AND PREMISES	5163	£40	£206,000	**£39.90**
11-12, BULL STREET, NUNEATON, WARWICKSHIRE, CV11 4JX	SHOP AND PREMISES	123.7	£90	£5,700	**£46.08**
UNIT 3 HORESTON GRANGE SHOPPING CENTRE, CAMBORNE DRIVE, NUNEATON, WARWICKSHIRE, CV11 6GU	SHOP AND PREMISES	198.8	£260	£18,000	**£90.54**
UNIT 7 HORESTON GRANGE SHOPPING CENTRE, CAMBORNE DRIVE, NUNEATON, WARWICKSHIRE, CV11 6GU	SHOP AND PREMISES	199	£260	£16,500	**£82.91**
UNIT 9 HORESTON GRANGE SHOPPING CENTRE, CAMBORNE DRIVE, NUNEATON, WARWICKSHIRE, CV11 6GU	SHOP AND PREMISES	210.2	£260	£31,500	**£149.86**
199, CAMP HILL ROAD, NUNEATON, WARWICKSHIRE, CV10 0JR	SHOP AND PREMISES	129.1	£110	£4,900	**£37.96**
46, CENTRAL AVENUE, NUNEATON, WARWICKSHIRE, CV11 5BB	SHOP AND PREMISES	138.1	£110	£8,000	**£57.93**
1-2, CHURCH STREET, NUNEATON, WARWICKSHIRE, CV11 4AH	SHOP AND PREMISES	1857	£320	£116,000	**£62.47**
43, CHURCH STREET, NUNEATON, WARWICKSHIRE, CV11 4AD	SHOP AND PREMISES	130.7	£320	£14,000	**£107.12**
PT GND FLR 3, CHURCH STREET, NUNEATON, WARWICKSHIRE, CV11 4AH	SHOP AND PREMISES	221.32	£320	£41,750	**£188.64**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
SHOP OFF MAIN ENTRANCE AT GEORGE ELIOT HOSPITAL, COLLEGE STREET, NUNEATON, WARWICKSHIRE, CV10 7DJ	SHOP AND PREMISES	100.2	£325	£32,500	**£324.35**
4A, CONISTON WAY, NUNEATON, WARWICKSHIRE, CV11 6DG	SHOP AND PREMISES	102.4	£80	£4,800	**£46.88**
6A-8A, CONISTON WAY, NUNEATON, WARWICKSHIRE, CV11 6DG	SHOP AND PREMISES	322.85	£80	£9,800	**£30.35**
2, COPPER BEECH ROAD, NUNEATON, WARWICKSHIRE, CV10 9FB	SHOP AND PREMISES	426.5	£100	£22,500	**£52.75**
19, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TJ	SHOP AND PREMISES	106.6	£185	£8,100	**£75.98**
108, CROFT ROAD, NUNEATON, WARWICKSHIRE, CV10 7DN	SHOP AND PREMISES	263.7	£115	£9,600	**£36.41**
183, EDWARD STREET, NUNEATON, WARWICKSHIRE, CV11 5QU	SHOP AND PREMISES	105.9	£80	£2,850	**£26.91**
ATTLEBOROUGH ARCADE, GEORGE STREET, NUNEATON, WARWICKSHIRE, CV11 4LA	SHOP AND PREMISES	131.4	£110	£10,500	**£79.91**
4, HAREFIELD ROAD, NUNEATON, WARWICKSHIRE, CV11 4HD	SHOP AND PREMISES	120.5	£400	£22,250	**£184.65**
11, HAREFIELD ROAD, NUNEATON, WARWICKSHIRE, CV11 4HA	SHOP AND PREMISES	906.9	£350	£70,500	**£77.74**
20, HAREFIELD ROAD, NUNEATON, WARWICKSHIRE, CV11 4HH	SHOP AND PREMISES	140.9	£325	£16,500	**£117.10**
OMNIBUS STATION, HAREFIELD ROAD, NUNEATON, WARWICKSHIRE, CV11 4HB	SHOP AND PREMISES	180.2	£325	£19,250	**£106.83**
153, HEATH END ROAD, NUNEATON, WARWICKSHIRE, CV10 7JB	SHOP AND PREMISES	385.7	£90	£11,750	**£30.46**
UNIT 8, HORESTON GRANGE SHOPPING CENTRE, CAMBORNE DRIVE, NUNEATON, WARWICKSHIRE, CV11 6GU	SHOP AND PREMISES	236.8	£260	£32,250	**£136.19**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNITS 5-6, HORESTON GRANGE SHOPPING CENTRE, CAMBORNE DRIVE, NUNEATON, WARWICKSHIRE, CV11 6GU	SHOP AND PREMISES	308.26	£260	£40,250	**£130.57**
6-8, MANOR COURT ROAD, NUNEATON, WARWICKSHIRE, CV11 5HY	SHOP AND PREMISES	253.1	£110	£7,200	**£28.45**
10-12, MANOR COURT ROAD, NUNEATON, WARWICKSHIRE, CV11 5HY	SHOP AND PREMISES	183.6	£110	£5,300	**£28.87**
2A, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EA	SHOP AND PREMISES	189.6	£500	£30,500	**£160.86**
2, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EA	SHOP AND PREMISES	125.1	£500	£27,000	**£215.83**
4, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EA	SHOP AND PREMISES	193.1	£600	£42,250	**£218.80**
12, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EE	SHOP AND PREMISES	322	£675	£64,500	**£200.31**
13, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EE	SHOP AND PREMISES	252.4	£675	£52,000	**£206.02**
14, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EE	SHOP AND PREMISES	470.6	£675	£79,500	**£168.93**
15, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EE	SHOP AND PREMISES	322.1	£675	£60,500	**£187.83**
18, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EF	SHOP AND PREMISES	126.3	£675	£30,750	**£243.47**
BOOTS, MARKET PLACE, NUNEATON, WARWICKSHIRE, CV11 4EA	SHOP AND PREMISES	1461.7	£550	£121,000	**£82.78**
1 & 1ST FLR OVER 1-9, NEW CENTURY WAY, NUNEATON, WARWICKSHIRE, CV11 5NE	SHOP AND PREMISES	469.24	£160	£25,000	**£53.28**
4-6, NEWDEGATE STREET, NUNEATON, WARWICKSHIRE, CV11 4EL	SHOP AND PREMISES	309.17	£400	£48,000	**£155.25**
8, NEWDEGATE STREET, NUNEATON, WARWICKSHIRE, CV11 4EL	SHOP AND PREMISES	153.6	£400	£23,250	**£151.37**
15, NEWDEGATE STREET, NUNEATON, WARWICKSHIRE, CV11 4EJ	SHOP AND PREMISES	109.77	£425	£29,000	**£264.19**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
22, NEWDEGATE STREET, NUNEATON, WARWICKSHIRE, CV11 4EU	SHOP AND PREMISES	73	£300	£15,000	**£205.48**
35, NEWDEGATE STREET, NUNEATON, WARWICKSHIRE, CV11 4ER	SHOP AND PREMISES	327.62	£450	£36,000	**£109.88**
47-49, NEWDEGATE STREET, NUNEATON, WARWICKSHIRE, CV11 4ER	SHOP AND PREMISES	193.84	£300	£23,500	**£121.23**
10, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JW	SHOP AND PREMISES	646.8	£650	£103,000	**£159.25**
21B, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JT	SHOP AND PREMISES	281.4	£550	£44,000	**£156.36**
21C, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JT	SHOP AND PREMISES	293.9	£550	£43,500	**£148.01**
42-44, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JX	SHOP AND PREMISES	278.9	£320	£23,750	**£85.16**
46, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JX	SHOP AND PREMISES	30.1	£320	£7,200	**£239.20**
69, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5LA	SHOP AND PREMISES	101.4	£160	£7,600	**£74.95**
70A, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JZ	SHOP AND PREMISES	173.3	£180	£8,900	**£51.36**
CLAIRES ACCESSORIES, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JL	SHOP AND PREMISES	102	£650	£32,000	**£313.73**
WATERSTONE'S, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JL	SHOP AND PREMISES	343.2	£650	£62,000	**£180.65**
2-3, RAVEN WAY, NUNEATON, WARWICKSHIRE, CV11 6SG	SHOP AND PREMISES	131.8	£120	£12,000	**£91.05**
UNIT 10, ROPE WALK, CHAPEL STREET, NUNEATON, WARWICKSHIRE, CV11 5TZ	SHOP AND PREMISES	226.4	£675	£46,750	**£206.49**
UNIT 11, ROPE WALK, CHAPEL STREET, NUNEATON, WARWICKSHIRE, CV11 5TZ	SHOP AND PREMISES	117.3	£675	£43,750	**£372.98**
UNIT 20, ROPE WALK, CHAPEL STREET, NUNEATON, WARWICKSHIRE, CV11 5TZ	SHOP AND PREMISES	363.5	£675	£83,000	**£228.34**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 21, ROPE WALK, CHAPEL STREET, NUNEATON, WARWICKSHIRE, CV11 5TZ	SHOP AND PREMISES	341	£750	£91,000	**£266.86**
UNITS 7 & 8, ROPE WALK, CHAPEL STREET, NUNEATON, WARWICKSHIRE, CV11 5TZ	SHOP AND PREMISES	776.6	£675	£127,000	**£163.53**
5, STRATFORD STREET, NUNEATON, WARWICKSHIRE, CV11 5BS	SHOP AND PREMISES	103.28	£350	£15,000	**£145.24**
6-14, STRATFORD STREET, NUNEATON, WARWICKSHIRE, CV11 5BS	SHOP AND PREMISES	620.63	£350	£66,500	**£107.15**
MIDLAND CARPET SUPPLYS LTD, THE GREEN, ATTLEBOROUGH, NUNEATON, WARWICKSHIRE, CV11 4JZ	SHOP AND PREMISES	207.4	£110	£10,500	**£50.63**
216-218A, TOMKINSON ROAD, NUNEATON, WARWICKSHIRE, CV10 8BW	SHOP AND PREMISES	218.26	£110	£11,750	**£53.83**
	Average:	**310.3**	**£321**	**£31,431**	**£124**
Bedworth					
1-3, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8LP	SHOP AND PREMISES	189.1	£300	£27,750	**£146.75**
5, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8NR	SHOP AND PREMISES	149.2	£300	£14,500	**£97.18**
6, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	1068.6	£325	£56,000	**£52.41**
7-9, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8LP	SHOP AND PREMISES	205.17	£300	£29,750	**£145.00**
8, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8LU	SHOP AND PREMISES	267.9	£325	£22,750	**£84.92**
10, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8LU	SHOP AND PREMISES	204.9	£325	£20,000	**£97.61**
11-15, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8LU	SHOP AND PREMISES	514.1	£300	£46,250	**£89.96**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
12, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8LU	SHOP AND PREMISES	291.8	£325	£23,750	**£81.39**
14, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8LU	SHOP AND PREMISES	427.18	£325	£31,500	**£73.74**
16, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	144.5	£350	£18,500	**£128.03**
18, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	114.2	£350	£15,750	**£137.92**
20, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	106	£350	£16,000	**£150.94**
22, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	101.3	£350	£15,750	**£155.48**
24, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	106.7	£350	£15,250	**£142.92**
26, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	108.3	£350	£15,750	**£145.43**
28A, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	100.7	£350	£16,000	**£158.89**
28, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	101.3	£350	£15,500	**£153.01**
30, ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE, CV12 8ND	SHOP AND PREMISES	106.3	£350	£16,250	**£152.87**
44, ARDEN ROAD, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9JJ	SHOP AND PREMISES	101.98	£60	£3,800	**£37.26**
FARM SHOP AT CAMP FARM, BEDWORTH ROAD, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9NR	SHOP AND PREMISES	361	£45	£13,250	**£36.70**
2, CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LY	SHOP AND PREMISES	182	£250	£21,250	**£116.76**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
4-6, CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LY	SHOP AND PREMISES	278.9	£250	£24,750	**£88.74**
8, CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LY	SHOP AND PREMISES	104.7	£250	£11,250	**£107.45**
10-12, CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LY	SHOP AND PREMISES	677.6	£250	£45,500	**£67.15**
11, CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LX	SHOP AND PREMISES	64.32	£250	£10,250	**£159.36**
12B, CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LY	SHOP AND PREMISES	685.4	£250	£34,250	**£49.97**
24-26, DRAYTON ROAD, BEDWORTH, WARWICKSHIRE, CV12 9EY	SHOP AND PREMISES	114.6	£100	£6,700	**£58.46**
95-97, HEATH ROAD, BEDWORTH, WARWICKSHIRE, CV12 0BJ	SHOP AND PREMISES	158.22	£110	£10,500	**£66.36**
2, HIGH STREET, BEDWORTH, WARWICKSHIRE, CV12 8NF	SHOP AND PREMISES	404	£200	£23,250	**£57.55**
6, HIGH STREET, BEDWORTH, WARWICKSHIRE, CV12 8NF	SHOP AND PREMISES	102.6	£225	£10,500	**£102.34**
8, HIGH STREET, BEDWORTH, WARWICKSHIRE, CV12 8NF	SHOP AND PREMISES	91.7	£225	£10,000	**£109.05**
14, HIGH STREET, BEDWORTH, WARWICKSHIRE, CV12 8NF	SHOP AND PREMISES	106.6	£225	£12,500	**£117.26**
16, HIGH STREET, BEDWORTH, WARWICKSHIRE, CV12 8NF	SHOP AND PREMISES	668.5	£225	£40,500	**£60.58**
2-2A, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HT	SHOP AND PREMISES	110.5	£250	£15,000	**£135.75**
4, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HT	SHOP AND PREMISES	105.6	£250	£11,250	**£106.53**
6, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HT	SHOP AND PREMISES	107	£250	£12,250	**£114.49**
7, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HS	SHOP AND PREMISES	88.5	£200	£8,700	**£98.31**
9, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HS	SHOP AND PREMISES	110.3	£200	£10,250	**£92.93**
21-23, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HS	SHOP AND PREMISES	185.4	£180	£20,750	**£111.92**

Address	Description	Size (m^2)	£/m2 Zone A Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
2-3, KINGSWAY HOUSE, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HY	SHOP AND PREMISES	128.4	£170	£15,500	**£120.72**
2, LEICESTER STREET, BEDWORTH, WARWICKSHIRE, CV12 8SY	SHOP AND PREMISES	156.2	£225	£14,750	**£94.43**
4-6, LEICESTER STREET, BEDWORTH, WARWICKSHIRE, CV12 8SY	SHOP AND PREMISES	252.99	£225	£25,500	**£100.79**
8, LEICESTER STREET, BEDWORTH, WARWICKSHIRE, CV12 8SY	SHOP AND PREMISES	211.6	£225	£14,750	**£69.71**
29-31, LEICESTER STREET, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9NQ	SHOP AND PREMISES	144.9	£130	£6,800	**£46.93**
50, MARSTON LANE, BEDWORTH, WARWICKSHIRE, CV12 8DH	SHOP AND PREMISES	218.1	£70	£5,700	**£26.13**
54, MARSTON LANE, BEDWORTH, WARWICKSHIRE, CV12 8DH	SHOP AND PREMISES	107.1	£70	£3,050	**£28.48**
1-3A, MILL STREET, BEDWORTH, WARWICKSHIRE, CV12 8JX	SHOP AND PREMISES	321.2	£225	£33,250	**£103.52**
5-7, MILL STREET, BEDWORTH, WARWICKSHIRE, CV12 8JX	SHOP AND PREMISES	798.1	£225	£38,750	**£48.55**
9A-11, MILL STREET, BEDWORTH, WARWICKSHIRE, CV12 8JX	SHOP AND PREMISES	159.6	£200	£11,250	**£70.49**
1-2, NEWTOWN BUILDINGS, NEWTOWN ROAD, BEDWORTH, WARWICKSHIRE, CV12 8QA	SHOP AND PREMISES	155.1	£120	£12,000	**£77.37**
9, NEWTOWN ROAD, BEDWORTH, WARWICKSHIRE, CV12 8QB	SHOP AND PREMISES	126.6	£110	£5,200	**£41.07**
4/6, OAKLEY COURT, BEDWORTH, WARWICKSHIRE, CV12 0EQ	SHOP AND PREMISES	198.6	£75	£7,000	**£35.25**
92-94, PARK ROAD, BEDWORTH, WARWICKSHIRE, CV12 8LE	SHOP AND PREMISES	112.6	£110	£9,400	**£83.48**
278, SMORRALL LANE, BEDWORTH, WARWICKSHIRE, CV12 0JW	SHOP AND PREMISES	202.4	£80	£7,000	**£34.58**
ODELL ELECTRICS, SPITALFIELDS, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HU	SHOP AND PREMISES	111.4	£130	£7,200	**£64.63**
Average:		**227.7**	**£229**	**£18,010**	**£93**

Note: No available data for Borough or local centres.

Table 13b: Offices

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
Nuneaton					
1ST FLOOR 120A, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	OFFICES AND PREMISES	110.1	£67	£6,900	**£62.67**
1ST FLR 117, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	RESTAURANT & PREMISES	111.83	£68	£7,200	**£64.38**
1ST FLR 130, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BZ	GYM AND PREMISES	243.6	£60	£9,400	**£38.59**
2ND FLOOR 120A, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	OFFICES AND PREMISES	106.3	£69	£5,800	**£54.56**
12, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BT	OFFICES AND PREMISES	109.6	£320	£16,750	**£152.83**
13-14, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BT	OFFICES AND PREMISES	233.4	£320	£37,000	**£158.53**
114B, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	OFFICES AND PREMISES	113.9	£65	£7,100	**£62.34**
114C, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	OFFICES AND PREMISES	132	£65	£8,200	**£62.12**
114D, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	OFFICES AND PREMISES	130.14	£65	£5,800	**£44.57**
124, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BZ	OFFICES AND PREMISES	308.8	£285	£30,000	**£97.15**
129, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BP	OFFICES AND PREMISES	609.5	£375	£56,000	**£91.88**
ABBEY HOUSE 105, ABBEY STREET, NUNEATON, WARWICKSHIRE, CV11 5BX	OFFICES AND PREMISES	103.1	£70	£7,600	**£73.71**
56, ASTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5EJ	OFFICES AND PREMISES	167.4	£58	£8,300	**£49.58**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
24A, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TW	OFFICES AND PREMISES	108.3	£65	£8,200	**£75.72**
25, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TW	OFFICES AND PREMISES	224.9	£65	£17,000	**£75.59**
32, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TW	OFFICES AND PREMISES	135.4	£65	£7,900	**£58.35**
33, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TP	OFFICES AND PREMISES	475.07	£60	£37,250	**£78.41**
37-38, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TW	OFFICES AND PREMISES	179.2	£65	£11,250	**£62.78**
59A, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TS	OFFICES AND PREMISES	232.4	£70	£17,000	**£73.15**
59, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TS	OFFICES AND PREMISES	109.7	£70	£8,200	**£74.75**
GND FLR AT 1, COTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5TQ	OFFICES AND PREMISES	108.8	£275	£14,250	**£130.97**
4, COVENTRY STREET, NUNEATON, WARWICKSHIRE, CV11 5SZ	OFFICES AND PREMISES	364.9	£350	£28,000	**£76.73**
11-15, COVENTRY STREET, NUNEATON, WARWICKSHIRE, CV11 5TD	OFFICES AND PREMISES	236.1	£350	£37,250	**£157.77**
3, DUGDALE STREET, NUNEATON, WARWICKSHIRE, CV11 5QJ	OFFICES AND PREMISES	425.7	£60	£27,500	**£64.60**
29, DUGDALE STREET, NUNEATON, WARWICKSHIRE, CV11 5QN	OFFICES AND PREMISES	384.41	£65	£28,250	**£73.49**
PT 1ST FLR AT 25-27, DUGDALE STREET, NUNEATON, WARWICKSHIRE, CV11 5QJ	OFFICES AND PREMISES	106.5	£69	£8,000	**£75.12**
139, EARLS ROAD, NUNEATON, WARWICKSHIRE, CV11 5HP	OFFICES AND PREMISES	549.23	£60	£38,000	**£69.19**
2A, HENRY STREET, NUNEATON, WARWICKSHIRE, CV11 5SQ	OFFICES AND PREMISES	203.7	£70	£13,500	**£66.27**
72, HIGH STREET, NUNEATON, WARWICKSHIRE, CV11 5DA	OFFICES AND PREMISES	171.5	£65	£10,000	**£58.31**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
2, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JW	OFFICES AND PREMISES	204.4	£650	£48,750	**£238.50**
34A, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5JU	OFFICES AND PREMISES	109.2	£70	£7,000	**£64.10**
CLARENCE HOUSE 181-183, QUEENS ROAD, NUNEATON, WARWICKSHIRE, CV11 5NB	OFFICES AND PREMISES	203.7	£70	£13,000	**£63.82**
119, HILLCREST ROAD, NUNEATON, WARWICKSHIRE, CV10 9HH	OFFICES AND PREMISES	193.5	£58	£10,500	**£54.26**
STRETTON LODGE AT 68, PLOUGH HILL ROAD, NUNEATON, WARWICKSHIRE, CV10 9NY	OFFICES AND PREMISES	176.37	£58	£8,700	**£49.33**
78, WHITTLEFORD ROAD, NUNEATON, WARWICKSHIRE, CV10 9JD	OFFICES AND PREMISES	142.2	£58	£7,600	**£53.45**
7, BARLING WAY, ELIOT PARK, NUNEATON, WARWICKSHIRE, CV10 7RH	OFFICES AND PREMISES	2795.65	£110	£367,500	**£131.45**
DISCOVERY HOUSE 5, BARLING WAY, ELIOT PARK, NUNEATON, WARWICKSHIRE, CV10 7RH	OFFICES AND PREMISES	2766.7	£110	£342,500	**£123.79**
EP1.18, ELIOT PARK INNOVATION CENTRE, BARLING WAY, ELIOT PARK, NUNEATON, WARWICKSHIRE, CV10 7RH	OFFICES AND PREMISES	126.2	£90	£12,000	**£95.09**
EP1.19, ELIOT PARK INNOVATION CENTRE, BARLING WAY, ELIOT PARK, NUNEATON, WARWICKSHIRE, CV10 7RH	OFFICES AND PREMISES	103.1	£90	£9,900	**£96.02**
EP2.14, ELIOT PARK INNOVATION CENTRE, BARLING WAY, ELIOT PARK, NUNEATON, WARWICKSHIRE, CV10 7RH	OFFICES AND PREMISES	103.1	£90	£9,900	**£96.02**
EP2.15-2.17, ELIOT PARK INNOVATION CENTRE, BARLING WAY, ELIOT PARK, NUNEATON, WARWICKSHIRE, CV10 7RH	OFFICES AND PREMISES	231.8	£80	£19,750	**£85.20**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
EP2.2-2.4, ELIOT PARK INNOVATION CENTRE, BARLING WAY, ELIOT PARK, NUNEATON, WARWICKSHIRE, CV10 7RH	OFFICES AND PREMISES	152.1	£90	£14,500	**£95.33**
UNIT 1, THE COURTYARD, GOLDSMITH WAY, ELIOT BUSINESS PARK, NUNEATON, WARWICKSHIRE, CV10 7RJ	OFFICES AND PREMISES	185.6	£115	£24,000	**£129.31**
UNIT 10, THE COURTYARD, GOLDSMITH WAY, ELIOT BUSINESS PARK, NUNEATON, WARWICKSHIRE, CV10 7RJ	OFFICES AND PREMISES	482.2	£115	£63,000	**£130.65**
UNIT 3, THE COURTYARD, GOLDSMITH WAY, ELIOT BUSINESS PARK, NUNEATON, WARWICKSHIRE, CV10 7RJ	OFFICES AND PREMISES	185.6	£115	£24,000	**£129.31**
UNIT 6, THE COURTYARD, GOLDSMITH WAY, ELIOT BUSINESS PARK, NUNEATON, WARWICKSHIRE, CV10 7RJ	OFFICES AND PREMISES	185.6	£115	£24,000	**£129.31**
UNIT 7, THE COURTYARD, GOLDSMITH WAY, ELIOT BUSINESS PARK, NUNEATON, WARWICKSHIRE, CV10 7RJ	OFFICES AND PREMISES	185.6	£115	£24,000	**£129.31**
UNIT 8, THE COURTYARD, GOLDSMITH WAY, ELIOT BUSINESS PARK, NUNEATON, WARWICKSHIRE, CV10 7RJ	OFFICES AND PREMISES	185.6	£115	£24,000	**£129.31**
UNIT 9, THE COURTYARD, GOLDSMITH WAY, ELIOT BUSINESS PARK, NUNEATON, WARWICKSHIRE, CV10 7RJ	OFFICES AND PREMISES	476.2	£115	£59,500	**£124.95**
	Average:	**320.2**	**£125**	**£33,300**	**£90**
Bedworth					
CONFERENCE CENTRE INNOVATION CENTRE, BERMUDA PARK, ST DAVIDS WAY, BEDWORTH, WARWICKSHIRE, CV10 7SD	OFFICES AND PREMISES	1232	£90	£105,000	**£85.23**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
ST DAVIDS OFFICES, BERMUDA PARK, ST DAVIDS WAY, BEDWORTH, WARWICKSHIRE, CV10 7SD	OFFICES AND PREMISES	1621.8	£90	£163,000	**£100.51**
9A, BULKINGTON ROAD, BEDWORTH, WARWICKSHIRE, CV12 9DG	OFFICES AND PREMISES	375.2	£70	£29,500	**£78.62**
15, BULKINGTON ROAD, BEDWORTH, WARWICKSHIRE, CV12 9DG	OFFICES AND PREMISES	138.9	£60	£9,300	**£66.95**
DOVEDALE HOUSE 17, BULKINGTON ROAD, BEDWORTH, WARWICKSHIRE, CV12 9DG	OFFICES AND PREMISES	181	£58	£9,400	**£51.93**
UNITS 3 & 6 9B, BULKINGTON ROAD, BEDWORTH, WARWICKSHIRE, CV12 9DG	OFFICES AND PREMISES	159.7	£70	£12,000	**£75.14**
BEDWORTH & BOROUGH C A B, CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LX	OFFICES AND PREMISES	388.9	£55	£20,500	**£52.71**
THE LOFT 60, GEORGE STREET RINGWAY, BEDWORTH, WARWICKSHIRE, CV12 8BU	OFFICES AND PREMISES	343.1	£70	£23,250	**£67.76**
JOB CENTRE 12, HIGH STREET, BEDWORTH, WARWICKSHIRE, CV12 8NF	OFFICES AND PREMISES	576	£65	£37,250	**£64.67**
5, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HS	OFFICES AND PREMISES	112.6	£200	£8,900	**£79.04**
8-10, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8HT	OFFICES AND PREMISES	208.7	£250	£24,000	**£115.00**
43-47, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8JD	OFFICES AND PREMISES	201	£70	£15,750	**£78.36**
KINGS HOUSE, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8LL	OFFICES AND PREMISES	2232.5	£58	£128,000	**£57.33**
MARSHALL HOUSE 1ST 2ND & 3RD FLOORS 44, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8JA	OFFICES AND PREMISES	316.8	£65	£21,250	**£67.08**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
DOMESTIC & GENERAL GROUP LTD, LEICESTER HOUSE, LEICESTER STREET, BEDWORTH, WARWICKSHIRE, CV12 8JP	OFFICES AND PREMISES	1468.5	£70	£104,000	**£70.82**
COLINTON HOUSE, LEICESTER ROAD, BEDWORTH, WARWICKSHIRE, CV12 8AB	OFFICES AND PREMISES	168.9	£58	£9,900	**£58.61**
WARWICKSHIRE FIRE & RESUE SERVICE, LEICESTER ROAD, BEDWORTH, WARWICKSHIRE, CV12 8AG	OFFICES AND PREMISES	526.6	£58	£20,750	**£39.40**
29, LEICESTER STREET, BEDWORTH, WARWICKSHIRE, CV12 8JP	OFFICES AND PREMISES	129.4	£130	£11,750	**£90.80**
15, LEICESTER STREET, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9NQ	OFFICES AND PREMISES	123.2	£130	£10,000	**£81.17**
4, NEWMAN CLOSE, BEDWORTH, WARWICKSHIRE, CV12 8ST	OFFICES AND PREMISES	182.9	£58	£9,200	**£50.30**
BEADA HOUSE R/O 23-25, NEWTOWN ROAD, BEDWORTH, WARWICKSHIRE, CV12 8QA	OFFICES AND PREMISES	717	£70	£60,500	**£84.38**
TOPPS HOUSE 101, PARK ROAD, BEDWORTH, WARWICKSHIRE, CV12 8LB	OFFICES AND PREMISES	186.4	£58	£10,750	**£57.67**
2ND FLR AT WHITE LION CHAMBERS, RYE PIECE RINGWAY, BEDWORTH, WARWICKSHIRE, CV12 8NF	OFFICES AND PREMISES	268.3	£70	£18,000	**£67.09**
GND & PT 1ST FLR AT WHITE LION CHAMBERS, RYE PIECE RINGWAY, BEDWORTH, WARWICKSHIRE, CV12 8NF	OFFICES AND PREMISES	494.3	£70	£33,000	**£66.76**
GRND & 1ST FLR ELLIOT HOUSE, RYE PIECE RINGWAY, BEDWORTH, WARWICKSHIRE, CV12 8JH	OFFICES AND PREMISES	135.5	£70	£10,500	**£77.49**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
ASHMORE HOUSE, SCHOOL ROAD, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9JB	OFFICES AND PREMISES	102.8	£80	£7,600	**£73.93**
MITRE HOUSE, SCHOOL ROAD, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9JB	OFFICES AND PREMISES	194.7	£80	£14,750	**£75.76**
	Average:	**473.6**	**£84**	**£34,363**	**£72**

Note: No available data for Borough or local centres.

Table 13c: Retail Warehousing

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
Nuneaton					
CARPETRIGHT PLC, NEWTOWN ROAD, NUNEATON, WARWICKSHIRE, CV11 4FN	RETAIL WAREHOUSE AND PREMISES	1076.7	£130	£139,000	**£129.10**
CURRYS SUPERSTORE, NEWTOWN ROAD, NUNEATON, WARWICKSHIRE, CV11 4FX	RETAIL WAREHOUSE AND PREMISES	790	£130	£104,000	**£131.65**
DREAMS PLC, NEWTOWN ROAD, NUNEATON, WARWICKSHIRE, CV11 4HN	RETAIL WAREHOUSE AND PREMISES	336.8	£130	£48,500	**£144.00**
HALFORDS LTD, NEWTOWN ROAD, NUNEATON, WARWICKSHIRE, CV11 5UT	RETAIL WAREHOUSE AND PREMISES	897.4	£130	£126,000	**£140.41**
MFI HOME WORKS, NEWTOWN ROAD, NUNEATON, WARWICKSHIRE, CV11 4HR	RETAIL WAREHOUSE AND PREMISES	2724.1	£93	£250,000	**£91.77**
PETS AT HOME, NEWTOWN ROAD, NUNEATON, WARWICKSHIRE, CV11 4HR	RETAIL WAREHOUSE AND PREMISES	500.7	£130	£68,000	**£135.81**
UNIT 1, REGENT STREET, NUNEATON, WARWICKSHIRE, CV11 4BL	RETAIL WAREHOUSE AND PREMISES	375	£120	£46,500	**£124.00**
UNIT 2, REGENT STREET, NUNEATON, WARWICKSHIRE, CV11 4BL	RETAIL WAREHOUSE AND PREMISES	795.6	£120	£94,500	**£118.78**
UNIT 3, REGENT STREET, NUNEATON, WARWICKSHIRE, CV11 4BL	RETAIL WAREHOUSE AND PREMISES	959.6	£120	£115,000	**£119.84**
DUNELM MILL SHOP, REGENT STREET, NUNEATON, WARWICKSHIRE, CV11 4BL	RETAIL WAREHOUSE AND PREMISES	1447.95	£105	£200,000	**£138.13**
UNIT 2, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	253.6	£90	£24,500	**£96.61**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 3, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	255	£90	£22,750	**£89.22**
UNIT 4, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	254.5	£90	£22,750	**£89.39**
UNIT 5, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	435.1	£90	£41,500	**£95.38**
UNIT 6, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	438.3	£90	£39,250	**£89.55**
UNIT 9, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	575.7	£90	£51,500	**£89.46**
UNIT10, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	323.1	£90	£29,000	**£89.76**
UNIT11, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	326.9	£90	£30,250	**£92.54**
UNITS 7 8 & R/O 9, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	RETAIL WAREHOUSE AND PREMISES	1520.3	£90	£136,000	**£89.46**
COUNTDOWN, WEDDINGTON ROAD, NUNEATON, WARWICKSHIRE, CV10 0AD	RETAIL WAREHOUSE AND PREMISES	1003.7	£60	£58,000	**£57.79**
FOCUS, WEDDINGTON ROAD, NUNEATON, WARWICKSHIRE, CV10 0AD	RETAIL WAREHOUSE AND PREMISES	3140.4	£93	£267,500	**£85.18**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
NEVADA BOBS, WEDDINGTON ROAD, NUNEATON, WARWICKSHIRE, CV10 0AD	RETAIL WAREHOUSE AND PREMISES	398	£75	£28,000	**£70.35**
	Average:	**855.8**	**£102**	**£88,295**	**£105**
Bedworth					
86, KING STREET, BEDWORTH, WARWICKSHIRE, CV12 8JE	RETAIL WAREHOUSE AND PREMISES	319.4	£37.50	£8,700	**£27.24**
R/O 57, NEWTOWN ROAD, BEDWORTH, WARWICKSHIRE, CV12 8QD	RETAIL WAREHOUSE AND PREMISES	1765.7	£35.00	£59,500	**£33.70**
	Average:	**1042.6**	**£36**	**£34,100**	**£30**

Note: No available data for Borough or local centres.

Table 13d: Industrial Warehousing

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
Nuneaton					
UNITS 1-4, ASTON PARK INDUSTRIAL ESTATE, ASTON ROAD, NUNEATON, WARWICKSHIRE, CV11 5RT	WAREHOUSE AND PREMISES	589.2	£31	£18,750	**£31.82**
BREWERS (BACON BROS PAINTS) LTD, CORPORATION STREET, NUNEATON, WARWICKSHIRE, CV11 5AH	WAREHOUSE AND PREMISES	230.5	£31	£7,000	**£30.37**
EXCLUSIVE BEDS, CORPORATION STREET, NUNEATON, WARWICKSHIRE, CV11 5AH	WAREHOUSE AND PREMISES	147.9	£33	£4,500	**£30.43**
PICTURE PERFECT LTD, CORPORATION STREET, NUNEATON, WARWICKSHIRE, CV11 5AH	WAREHOUSE AND PREMISES	127.33	£33	£3,900	**£30.63**
WAREHOUSE & GARAGES, JAMES STREET, NUNEATON, WARWICKSHIRE, CV11 5ET	WAREHOUSE AND PREMISES	389.3	£32	£11,750	**£30.18**
R/O 14, JODRELL STREET, NUNEATON, WARWICKSHIRE, CV11 5EE	WAREHOUSE AND PREMISES	335.77	£32	£9,800	**£29.19**
9, MEREVALE AVENUE, NUNEATON, WARWICKSHIRE, CV11 5LW	WAREHOUSE AND PREMISES	300.11	£31	£12,500	**£41.65**
UNIT 4, THE ABBEY COMPLEX, MEADOW STREET, NUNEATON, WARWICKSHIRE, CV11 5JF	WAREHOUSE AND PREMISES	295.29	£32	£8,100	**£27.43**
R/O 51, WEBB STREET, NUNEATON, WARWICKSHIRE, CV10 8JG	WAREHOUSE AND PREMISES	166.1	£34	£4,950	**£29.80**
UNITS 1-4, ACTON BUSINESS CENTRE, POOL ROAD, NUNEATON, WARWICKSHIRE, CV10 9AE	WAREHOUSE AND PREMISES	1328.4	£30	£35,750	**£26.91**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNITS 1-5, BALLIN ROAD, NUNEATON, WARWICKSHIRE, CV10 9GA	WAREHOUSE AND PREMISES	3162.7	£46	£140,000	**£44.27**
1, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SP	WAREHOUSE AND PREMISES	567.6	£53	£29,250	**£51.53**
3 COLBECK COURT, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SP	WAREHOUSE AND PREMISES	287.17	£59	£15,000	**£52.23**
UNIT 2 COLBEK COURT, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SR	WAREHOUSE AND PREMISES	104.18	£54	£5,100	**£48.95**
UNIT 1, HAUNCHWOOD PARK IND EST, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SP	WAREHOUSE AND PREMISES	749.9	£43	£25,250	**£33.67**
UNIT 1A, HAUNCHWOOD PARK IND EST, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SP	WAREHOUSE AND PREMISES	565	£43	£21,750	**£38.50**
UNIT 2, HAUNCHWOOD PARK IND EST, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SP	WAREHOUSE AND PREMISES	381.24	£56	£21,500	**£56.39**
UNIT 3, HAUNCHWOOD PARK IND EST, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SP	WAREHOUSE AND PREMISES	430.9	£56	£20,250	**£46.99**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
UNIT 5, HAUNCHWOOD PARK IND EST, HAUNCHWOOD PARK DRIVE, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9SP	WAREHOUSE AND PREMISES	1029.9	£51	£48,000	**£46.61**
J H S BUILDERS MERCHANTS LTD, HAZELL WAY, NUNEATON, WARWICKSHIRE, CV10 9HL	WAREHOUSE AND PREMISES	868.84	£42	£52,000	**£59.85**
R/O 7 & 9, HICKMAN ROAD, GALLEY COMMON, NUNEATON, WARWICKSHIRE, CV10 9NQ	WAREHOUSE AND PREMISES	163.26	£41	£4,800	**£29.40**
UNIT 5, POOL ROAD, NUNEATON, WARWICKSHIRE, CV10 9AE	WAREHOUSE AND PREMISES	176.74	£44	£8,000	**£45.26**
RENAULT TRUCKS COVENTRY, BERMUDA INDUSTRIAL ESTATE, BURLINGTON ROAD, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7QT	WAREHOUSE AND PREMISES	2074.2	£50	£106,000	**£51.10**
DANCE WITH ZOE & CO, BERMUDA ROAD, NUNEATON, WARWICKSHIRE, CV10 7QQ	DANCE STUDIO AND PREMISES	189.83	£44	£12,000	**£63.21**
UNITS 1-2, BUCKINGHAM CLOSE, BERMUDA INDUSTRIAL ESTATE, NUNEATON, WARWICKSHIRE, CV10 7JT	WAREHOUSE AND PREMISES	1028.4	£50	£51,000	**£49.59**
UNITS 11-12, BUCKINGHAM CLOSE, BERMUDA INDUSTRIAL ESTATE, NUNEATON, WARWICKSHIRE, CV10 7JT	WAREHOUSE AND PREMISES	881.05	£50	£43,750	**£49.66**
JEWSON & SONS LTD, CROFT ROAD, NUNEATON, WARWICKSHIRE, CV10 7DL	WAREHOUSE AND PREMISES	1552.48	£41	£71,500	**£46.06**
1A-1B, GRESHAM ROAD, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7QR	WAREHOUSE AND PREMISES	1982.25	£46	£85,500	**£43.13**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
2, GRESHAM ROAD, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7QR	WAREHOUSE AND PREMISES	3966.44	£41	£167,000	**£42.10**
5, GRESHAM ROAD, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7QR	WAREHOUSE AND PREMISES	1692.5	£46	£75,000	**£44.31**
UPS, GRESHAM ROAD, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7QR	WAREHOUSE AND PREMISES	1744.2	£46	£102,000	**£58.48**
HANSON PLC, GRIFF CLARA INDUSTRIAL ESTATE, GRIFF, NUNEATON, WARWICKSHIRE, CV10 7PP	WAREHOUSE AND PREMISES	14389.4	£20	£475,000	**£33.01**
PLOT 1, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7JS	WAREHOUSE AND PREMISES	28361.9	£53	£1,560,000	**£55.00**
COUNTY BUILDING SUPPLIES LTD, HAZELL WAY, NUNEATON, WARWICKSHIRE, CV10 7QQ	WAREHOUSE AND PREMISES	390.3	£36	£17,000	**£43.56**
QUINTON HAZELL LTD, HAZELL WAY, NUNEATON, WARWICKSHIRE, CV10 7JG	WAREHOUSE AND PREMISES	14312.6	£25	£347,500	**£24.28**
TRAVIS PERKINS, HEATH END ROAD, NUNEATON, WARWICKSHIRE, CV10 7HQ	WAREHOUSE AND PREMISES	2120.6	£33	£107,000	**£50.46**
UNIT C1, HEATH END TRADING ESTATE, TENLONS ROAD, NUNEATON, WARWICKSHIRE, CV10 7HN	WAREHOUSE AND PREMISES	192.44	£40	£7,500	**£38.97**
UNITS 1-2, INDUSTRIAL ESTATE, BERMUDA ROAD, NUNEATON, WARWICKSHIRE, CV10 7HU	WAREHOUSE AND PREMISES	860.15	£34	£30,500	**£35.46**
BOOKER LTD, ST GEORGES WAY, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7JS	WAREHOUSE AND PREMISES	8800.57	£40	£352,500	**£40.05**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
DOW AUTOMOTIVE, ST GEORGES WAY, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7JS	WAREHOUSE AND PREMISES	2509.2	£44	£118,000	**£47.03**
ELLIS & EVERARD CHEMICALS LTD, ST GEORGES WAY, BERMUDA, NUNEATON, WARWICKSHIRE, CV10 7JS	WAREHOUSE AND PREMISES	2922.7	£42	£132,000	**£45.16**
UNIT 1, THE BERMUDA TRADE CENTRE, HAMILTON WAY, BERMUDA PARK, NUNEATON, WARWICKSHIRE, CV10 7RA	WAREHOUSE AND PREMISES	887.4	£53	£45,000	**£50.71**
	Average:	**2458.5**	**£41**	**£105,087**	**£42**
Bedworth					
PARCELNET, BERMUDA PARK, ST DAVIDS WAY, BEDWORTH, WARWICKSHIRE, CV10 7SD	WAREHOUSE AND PREMISES	7606.3	£55	£392,500	**£51.60**
ADJ 8, GEORGE STREET RINGWAY, BEDWORTH, WARWICKSHIRE, CV12 8EB	WAREHOUSE AND PREMISES	199.1	£41	£8,400	**£42.19**
DX BUSINESS DIRECT, HARRINGTON WAY, BERMUDA PARK, BEDWORTH, WARWICKSHIRE, CV10 7FT	WAREHOUSE AND PREMISES	3688.5	£44	£169,000	**£45.82**
UNITS D3-D4, MARSTON HALL INDUSTRIAL ESTATE, MARSTON JABBETT, BEDWORTH, WARWICKSHIRE, CV12 9SN	WAREHOUSE AND PREMISES	135.5	£52	£9,000	**£66.42**
ADJ 22, MARSTON LANE, BEDWORTH, WARWICKSHIRE, CV12 9AD	WAREHOUSE AND PREMISES	344.35	£31	£10,750	**£31.22**
UNIT 2 ASHMORE HOUSE INDUSTRIAL ESTATE, SCHOOL ROAD, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9JB	WAREHOUSE AND PREMISES	301.3	£31	£8,900	**£29.54**

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
ROGER SMITH INSTALLATIONS AT WILLOW GRANGE, SHILTON LANE, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9JL	WAREHOUSE AND PREMISES	373.7	£34	£10,750	**£28.77**
DAIRY CREST LTD, WALSINGHAM DRIVE, BEDWORTH, WARWICKSHIRE, CV10 7RS	WAREHOUSE AND PREMISES	26788.7	£55	£1,600,000	**£59.73**
R S COMPONENTS UK LTD, WALSINGHAM DRIVE, BEDWORTH, WARWICKSHIRE, CV10 7RS	WAREHOUSE AND PREMISES	55157.62	£53	£2,170,000	**£39.34**
	Average:	**10510.6**	**£44**	**£486,589**	**£44**

Note: No available data for Borough or local centres.

Table 13e: Supermarkets

Address	Description	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
Nuneaton					
ASDA, NEWTOWN ROAD, NUNEATON, WARWICKSHIRE, CV11 4FL	SUPERSTORE AND PREMISES	9634.5	£205	£1,970,000	**£204.47**
SAINSBURY P L C, VICARAGE STREET, NUNEATON, WARWICKSHIRE, CV11 4XS	SUPERSTORE AND PREMISES	5146.5	£225	£1,150,000	**£223.45**
	Average:	**7390.5**	**£215**	**£1,560,000**	**£214**
Bedworth					
TESCO EXTRA, LEICESTER STREET, BEDWORTH, WARWICKSHIRE, CV12 8SY	SUPERSTORE AND PREMISES	n/a	n/a	£2,130,000	n/a
	Average:	**n/a**	**n/a**	**£2,130,000**	**n/a**

Note: No available data for Borough or local centres.

Table 13f: Convenience Stores

Name	Address	Size (m^2)	£/m2 Headline Annual Rental Indications	Rateable Value	£/m2 Average Annual Rental Indications
Tesco Express	236, CROFT ROAD, NUNEATON, WARWICKSHIRE, CV10 7DP	53.5	£130	£5,300	**£99.07**
Sainsbury's Local	SAINSBURYS LOCAL AT THE ORCHARD, COVENTRY ROAD, EXHALL, COVENTRY, CV7 9NU	357.98	£140	£51,500	**£143.86**
Co-op Local	CO-OP, KEM STREET, NUNEATON, WARWICKSHIRE, CV11 4LH	1550.5	£53	£82,500	**£53.21**
Co-op Local	1, COPPER BEECH ROAD, NUNEATON, WARWICKSHIRE, CV10 9FB	89.4	£100	£7,800	**£87.25**
Co-op Local	CO-OP, SCHOOL ROAD, BULKINGTON, BEDWORTH, WARWICKSHIRE, CV12 9JB	594.64	£130	£41,250	**£69.37**
Aldi Local	ALDI GMBH & CO KG, KINGSWOOD ROAD, NUNEATON, WARWICKSHIRE, CV10 8QY	1195	£125.0	£149,000	**£124.69**
	Average:	**640.2**	**£113**	**£56,225**	**£96**
	Lowest Value (Headline):			**£53.25**	
	Highest Value(Headline):			**£140.00**	

16.0 Other Commercial Research – November 2013

16.1 DSP have carried out additional commercial property values research across the borough. Information has been gathered from various agents as listed in the table below. There was a noted increase in activity across all sectors, this being particularly relevant to the industrial, and development sector.

Note: Additional research on available land for sale is included within the next section.

Table 14: Other Commercial Values Research – *Source: Property search engines and local agents*

Address	Agent	Size (m2 / hectares)	Type	*Price per Sq.m*	Freehold *Guide* Price	Comments
Unit 2 Chestnut Drive, Kelsey Close, Attleborough Fields Industrial Estate	Cartwright Hands	265.23	INDUSTRIAL	£527.84	£140,000	B2/B8 with Offices
Watling Court, Attleborough Fields Industrial Estate	Wards Commercial	332.3	INDUSTRIAL	£586.82	£195,000	Includes parking. Rateable Value £13,000 = £39.12 per sqm
Ptarmigan Place, Attleborough Fields Industrial Estate	Wards Commercial	203.4	INDUSTRIAL	£491.64	£100,000	B2/B8 includes Kitchen and WC facilities
Ptarmigan Place, Attleborough Fields Industrial Estate	Lovietts	112.8	INDUSTRIAL	£664.89	£75,000	Rental quoted at £5,500pa = £48.75 per sqm Potential for mezzanine
Bayton Way, Bayton Road Industrial Estate	Lovietts	318.77	INDUSTRIAL	£470.56	£150,000	Rental quoted at £13,000pa = £39.12 per sqm
Unit 8, Richardson House, Crondal Road, Bayton Road Industrial Estate	Lovietts	758.9	INDUSTRIAL	£480.96	£365,000	Letting may be considered. Rateable Value £16,750
Units 2 and 4 Pool Road, Nuneaton	Lovietts	207.65	INDUSTRIAL	£771	£160,000	
Central Avenue, Nuneaton	Lovietts	342.43	INDUSTRIAL	£350	£120,000	Retail potential. Available to lease at £6,500pa = £18.98 per sqm

Address	Agent	Size (m2 / hectares)	Type	*Price per Sq.m*	Freehold *Guide* Price	Comments
Rear of 82-92 Berrington Road, Nuneaton	Lovietts	493.27	INDUSTRIAL	£426	£210,000	Former joinery workshop / builders yard with ancillary office space. Suitable for other commercial uses subject to the appropriate consents. Rental £20,000pa = £40.54 per sqm
20 Newdegate Street, Nuneaton	Lovietts	539.23	OFFICES	£1,205	£650,000	Previously traded as a bank. Ground floor area already let, upper floors suitable for office use
11-15 Coventry Street, Nuneaton	Lovietts	204.84	OFFICES	£1,928	£395,000	Former banking hall, currently occupied as A2/B1 Offices - potential for A1 Retail. Also available to rent at £32,000pa = £156.2 per sqm
Bulkington Road, Bedworth	Suttons	n/a	RETAIL	n/a	£149,950	End of terrace property with retail space
Bulkington Road, Bedworth	Lovietts	84.5	RETAIL	£1,657	£139,999	Flat let above and separate agreement for advertising board on side elevation - currently produces £360pa
Upper Abbey Street / 1-2 Abbey Green, Nuneaton	Lovietts	246	RETAIL / SHOWROOM	£549	£135,000	Potential for conversion

Note: those rows highlighted grey provide a non-representative price per sqm due to other elements of the property being included within the sale price

17.0 Stakeholder Consultation

17.1 As part of the information gathering process, DSP invited a number of local stakeholders to help contribute by providing local market residential / commercial values information in order to help inform our study assumptions, alongside our own research, experience and judgements – by way of a survey / pro-forma (containing suggested assumptions) supplied by email by DSP for comment. The introductory email contained a short introduction about the project, it also explained the type of information we required and assured participants that any information they may provide would be kept in confidence, respecting commercial sensitivities throughout the whole process.

Table 15: Stakeholders contacted as part of consultation process

A P Commercial	Hallam Land Management
Arbury Estate Office	Hollybush Developments
Arbury Estates	Holt Commercial
Barratt Homes	JS Bloor Ltd
Barton Wilmore	Loades Plc
Bellway Homes	Loveitts
Benfield Homes	Lovell Partnerships
Bidwells	NRS Property
Bloor Homes	Persimmon Homes
Bromford Gate Developments	Prologis Ltd
Cartwright Homes	R J Craddock
Cassidy Developments	Redrow Homes
CBRE	Savills
Crest Homes	Tawneywood Ltd
David Lock Associates	Taylor Wimpey
Deeley	Taylor Woodrow Developments
Gallagher Estates	Westleigh Developments
Glenvarloch Estates	

17.2 The response rate overall was limited. However, this is not unusual for this type of process in DSP's wide experience of undertaking CIL and other strategic level viability testing. There are a range of sensitivities and aspects involved, which were acknowledged by DSP throughout the process.

17.3 However, any information / comments that were provided as a result of this consultation helped to inform and check / support our assumptions and are noted within the 'Feedback Log' (below) and the report text.

17.4 Feedback Log

17.4.1 Market information collected from various local agents / developers operating in the Nuneaton & Bedworth Borough for residential and commercial sales / lettings (general market conditions and values) and, where possible, land values.

Note: Some information provided to DSP through the consultation process is sensitive and is therefore not displayed below. Any land values feedback will be considered in the next section.

17.4.2 Housing development site in Bedworth - the scheme provides 126 units with a mix of flats and houses. Sales agent provided the following values information: - 2-bed flat values indicated between £1,900 - £2,000/m^2, 3-bed semi-detached - circa £2,150/m^2 and 4-bed detached units circa £2,100 - £2,250/m^2. Agents comments they "can't build them quick enough" with the market picking up and 8 units sold in the last two weeks. Also confirms they are currently organising completions for September 2014. Scheme provides 15-20% affordable housing.

17.4.3 Housing development site in Nuneaton with 100% market housing – agent explains they owned the land for a while prior to construction start. Development noted as being on the final phase with the majority of plots almost sold, although sales have quietened down in the run up to Christmas but they are still aiming to sell one unit a week. Proved to be a very popular development, agent notes this may be due to no affordable housing element. Stamp duty thresholds affecting what people are prepared to pay market wide. Agent also noted that they have seen a large proportion of their buyers to be moving up from the southern region. Agent confirmed values information as follows: - 2-bed flats circa £1,600 - £1,650/m^2, 3-bed semi-detached circa £1,900/m^2 and 4-bed detached circa £2,000/m^2.

17.4.4 Commercial agent spoke of the region as a whole to provide a general view of the market. Increase in speculative development, particularly industrial has been seen with occupier demand for grade A due to an “acute shortage”. Landlords tend to be holding out for strong headline rents and longer leases. Agent notes a difference between the North and South of the region with higher rents, take-up and investment to the south along with lower yields and availability rates. Expecting the activity in the industrial market to continue.

18.0 Land Values

18.1 **Context – land values thinking and factors**

The text here relates to the principles referred to in the main body text of the viability assessment report – e.g. within sections 2.1, 2.11 and Chapter 3.

18.2 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

18.3 It follows that the planning policies and obligations, including any CIL, will have a bearing on land value; as has been recognised by CIL examiners and Planning Inspectors.

18.4 In order to consider the likely viability of both local plan policies and CIL 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), trial CIL and other sensitivity tests crucially including the effect of local plan policies (including affordable housing).

18.5 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 IIa to IIb) 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.

18.6 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.

18.7 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 of considering the scope for CIL rates setting.

18.8 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 web-sites. Details, so far as available and publishable, are provided in this Appendix – see below.

18.9 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.

18.10 This consideration of land values assumes all deductions from the GDV covered by the development costs assumptions.

18.11 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.

18.12 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.

18.13 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.

18.14 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*'.

18.15 RICS Guidance[1] 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'.*

18.16 The Local Housing Delivery Group report[2] 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 (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.*

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

18.17 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

[1] Financial Viability in planning – RICS Guidance note (August 2012)
[2] Local Housing Delivery Group – Viability Testing Local Plans (June 2012)

opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.

18.18 In summary, reference to the land value benchmarks range as outlined within the report and shown within the Appendices IIa and IIb results summary tables footnotes (range overall £250,000 to £1.25m/ha), as informed by the information review, have been formulated with reference to the principles outlined above and are considered appropriate.

19.0 Land Values Market Context

19.1 **Knight Frank Residential Development Land Index Q3 2013**

Source: www.knightfrank.co.uk

19.1.1 This was released under the headline: *"Residential development land values climb in Q3"*

- The average value of residential land in England and Wales **rose by 2.7% in Q3 2013**
- **Average land values have risen by 4.3% in the last 12 months**
- **Land values in prime central London climbed by 4.5% in Q3,** taking the annual increase to 13.9%

19.1.2 *"Residential development land values posted another quarter of convincing growth across **England and Wales (excluding London)** between July and September, with the average price of greenfield development land rising by 2.7%, following a 1.2% rise in Q2. This takes the annual rate of growth to 4.3%, up from 1.8% in Q2. Back in Q4 last year, prices were down 0.3% on the year.*

19.1.3 *The rise in land values reflects the increase in house prices being seen around the country as well as rising sales rates experienced by house builders. In fact house builders have seen reservation rates climb after the introduction of the Help to Buy Equity Loan. There have been around 15,000 new home reservations using the scheme since its introduction in April, and the map below shows a slight concentration in the South of England, outside London.*

19.1.4 *This step up in demand coincides with a key phase of the National Planning Policy Framework (NPPF) when many local authorities are still trying to identify sites which* *will deliver adequate levels of housing to meet demand over the next five years. As a result, house builders have been very active in the market, in a bid to help plug the supply gaps. This is reflected in a 30% jump in planning applications for private dwellings over the summer. The increased take-up rate for new homes means that house builders and developers are holding land for shorter periods of time – thereby cutting the cost of capital. This allows more room for land prices to rise.*

19.1.5 *There is also an increased appetite among house builders for strategic land, rather than just the "oven-ready" sites that were most popular in the years after the financial crisis. Whilst it is recognised that strategic sites hold greater risk in terms of planning certainty, the potential returns are much higher. Return on capital employed is now a key driver, which should allay any fears that "land-banking" may become a feature in the market. There is strong interest in sites in and around regional cities where supply has dwindled in recent years."*

19.2 Knight Frank: Residential Development Land Index Update Q1 2014

Headline reads: *"Residential development land values in England and Wales up by 7.3% in year to March 2014"*

19.2.1 Key facts:

- *"Residential development land prices in England and Wales **rose by 0.8% in Q1 2014***
- ***Greenfield land values have climbed 7.3%** in the year to March 2014*
- ***Prime central London land values rose by 4.7%** between January and the end of March, and are up 15.9% on the year"*

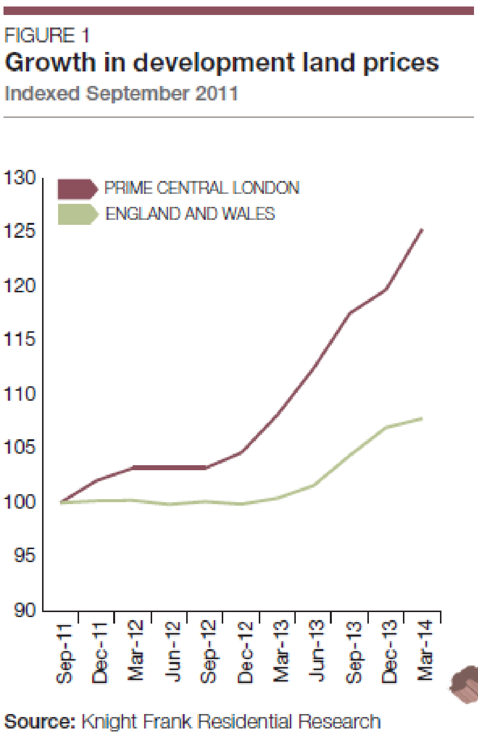
19.2.2 *"Development land values in England and Wales rose for the fifth consecutive quarter in Q1, but the pace of growth was slower than that seen in the three preceding quarters, at 0.8% compared to a 2.4% increase between October and December last year. The direction of travel is still upwards however, with the annual rate of growth rising from 7.1% in 2013 to 7.3% in the 12 months to the end of March.*

19.2.3 *Land prices are rising as the housing markets in many parts of the UK are gaining momentum for the first time since the financial crisis. House prices and transactions have both picked up over the last year in many areas. Sentiment among households has also risen strongly as consumers have become more confident that the UK has truly emerged from recession. The latest Knight Frank/ Market House Price Sentiment*

Index shows that households in every region of the UK felt that the value of their home rose in March. Transaction levels in February this year were nearly 32% higher than in February last year, and at levels not seen since 2007.

19.2.4 *The structural undersupply of homes in the UK is well documented. But demand was constrained in the years following the financial crisis because of a lack of mortgage finance. This problem has been addressed through Funding for Lending, and since March last year, via the Help to Buy Equity Loan. Help to Buy broadened the scope for buyers to climb onto the property ladder, as well encouraging a step up in development activity. So far it has helped more than 16,000 buyers purchase a new home – the regional take-up of the loan is shown in figure 2. The Chancellor's announcement last month that this scheme would be boosted by £6 billion and extended by 4 years to run to 2020 was broadly welcomed in the industry, as it will allow developers to commit to larger-scale projects which take longer to build out."*

Figure 14: Growth in development land Prices and take-up of Help to Buy equity Loans



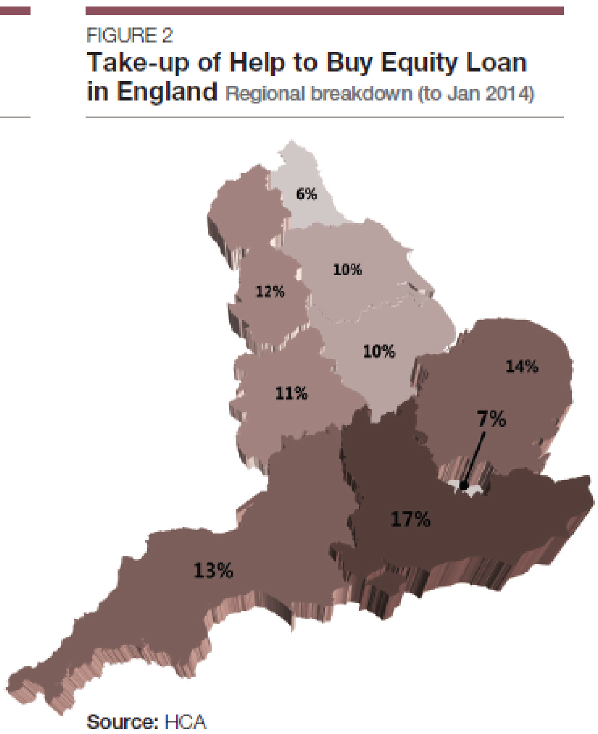


Figure 14: Residential Development Land Index – England and Wales vs Central London

England and Wales Residential Development Land Index

Date	Res dev land index	12-month % change	6-month % change	3-month % change
Sep-11	100.00			
Dec-11	100.18			0.2%
Mar-12	100.22		0.2%	0.0%
Jun-12	99.85		-0.3%	-0.4%
Sep-12	100.11	0.1%	-0.1%	0.3%
Dec-12	99.87	-0.3%	0.0%	-0.2%
Mar-13	100.42	0.2%	0.3%	0.5%
Jun-13	101.60	1.8%	1.7%	1.2%
Sep-13	104.38	4.3%	4.0%	2.7%
Dec-13	106.97	7.1%	5.3%	2.5%
Mar-14	107.79	7.3%	3.3%	0.8%

Prime Central London Residential Development Land Index

Date	Res dev land index	12-month % change	6-month % change	3-month % change
Sep-11	100.00			
Dec-11	102.05			2.1%
Mar-12	103.20		3.2%	1.1%
Jun-12	103.20		1.1%	0.0%
Sep-12	103.20	3.2%	0.0%	0.0%
Dec-12	104.63	2.5%	1.4%	1.4%
Mar-13	108.14	4.8%	4.8%	3.4%
Jun-13	112.45	9.0%	7.5%	4.0%
Sep-13	117.54	13.9%	8.7%	4.5%
Dec-13	119.72	14.4%	6.5%	1.9%
Mar-14	125.33	15.9%	6.6%	4.7%

Source: Knight Frank Residential Research

19.3 Savills: Market in Minutes – UK Residential Development Land November 2013

Headline reads: *"Appetite for strategic and brownfield land returns as builders finance longer term projects".*

19.3.1 *"Average land prices are rising in line with house prices as demand for land continues to grow. Appetite for strategic and brownfield land returns as builders channel debt and equity into longer term projects, and banks find renewed confidence to lend on such sites.*

19.3.2 *Urban land value growth pushed marginally ahead of greenfield land in the year to Q3 2013, up 5% and 5.2% respectively. The pro-development stance of the NPPF and initiatives such as the recently announced 'right to contest' scheme should aid land* *supply going forward. Residential development land in the capital continues to outperform the rest of the country, with values increasing by 13.2% in the year to September 2013."*

19.4 **Savills: Market in Minutes – UK Residential Development Land Update August 2014**

Headline reads: *"Momentum continues to build in the land markets across the country"*

19.4.1 *National greenfield land values grew by 2.7% in Q2 2014, bringing annual growth to 9.8%. Urban values were up 2.1% and 8.5% respectively. Greenfield land values in 'London halo' towns are now back to, or in excess of, their former peak levels. Land values in the north continue to grow off a low base, as the housing market recovery spreads throughout the country.*

19.4.2 *Large serviced greenfield sites are appreciating in value more quickly than small sites as builders seek to replenish their land pipeline.*

19.4.3 *According to Savills survey of agents, there has been a marked uptick in the number of sites coming to market, and in turn, the number of deals done. Material and labour shortages are putting pressure on build costs. This may in turn check the rate of land price growth going forward.*

20.0 Land For Sale – November 2013

Source: www.rightmove.co.uk and various other agents' websites

Table 16: Land for sale in the Nuneaton and Bedworth Borough

Address	**Agent**	**Size (sq. m / hectares)**	***Price per sq. m / ha***	**Freehold *Guide* Price**	**Comments**
Mill Close, Off Lutterworth Road, Nuneaton	Cartwright Hands	0.044	n/a	£150,000	Building plot with planning permission for a 4 bed detached house
Willis Grove, Bedworth	Pointons	0.107	£747,664	£80,000	Planning permission for two semi-detached houses
Clarence Street, Nuneaton	Pointons	n/a	n/a	£320,000	Development opportunity with planning permission for houses and flats
Chancery Lane, Stockingford	Clifton Homes	0.1	£730,000	£73,000	Building plot with planning permission for a detached dwelling
School Lane, Nuneaton	Howkins and Harrison	0.32	£1,328,125	£425,000	Development opportunity with planning permission for two detached houses
School Lane, Nuneaton	Howkins and Harrison	0.16	£1,250,000	£200,000	Development site with planning permission for a detached house
Swallow Stables Quarry Lane, Nuneaton	Lovietts	0.247	£323,887	£80,000	Paddock land including stables
Nuneaton Private Hospital 123 Coventry Road	Rapleys LLP	0.36	£2,083,333	£750,000	PDL with permission to develop into a residential care home
Land east of Weddington Road, Nuneaton	Lambert Smith Hampton	1.16	£10,345	£12,000	Greenfield
British Rail Goods Yard, Midland Road, Nuneaton	Lambert Smith Hampton	0.56	£946,429	£530,000	PDL

Address	Agent	Size (sq. m / hectares)	*Price per sq. m / ha*	Freehold *Guide* Price	Comments
Whitacre Road Industrial Estate, Whitacre Road, Nuneaton	Pugh Auctions	0.44	£77,273	£34,000	Greenfield
Midland Road, Nuneaton	Pugh Auctions	2.46	£174,797	£430,000	Greenfield
Whitacre Road, Nuneaton	Pugh Auctions	0.67	£38,806	£26,000	Greenfield

21.0 DCLG Land Values Data January 2010 – July 2010 (most recent available data)

Table 17: Average valuations of residential building land with outline planning permission (Table 563) – January 2010 – July 2010 (most recent available data)

Weighted average valuation per hectare (£)			Year-on-year change in the average valuation per hectare	
North East	£1,124,891	£1,123,003	-22	-3
North West	£1,363,558	£1,327,120	-22	-12
Yorkshire & the Humber	£1,254,610	£1,250,173	-21	-6
East Midlands	£1,066,995	£1,067,924	-12	0
West Midlands	**£1,599,129**	**£1,571,870**	**-11**	**-2**
East	£2,297,946	£2,298,157	-8	0
South East	£2,330,145	£2,330,618	-10	-3
London	£6,334,546	£6,457,285	-9.5976	5.23226
South West	£1,568,997	£1,501,729	-18.831	-5.2101
England	£2,367,980	£2,371,549	-12.314	-0.2347

22.0 V.O.A. Property Market Report Land Indications

Source: www.voa.gov.uk, stakeholder consultation & site specific viability information

Table 18a: Residential Building Land – West Midlands

NOTE: average figure taken from the January and July figures of each year

2007	2008	2009	2010	2011
£2,305,000	£2,280,000	£1,770,000	£1,610,000	£2,462,500

Table 18b: Residential Building Land Survey Data – July 2010

Region	Small sites (less than 5 houses)	Bulk Land (in excess of 5 hectares)	Sites for flats or maisonettes
	£/Ha	£/Ha	£/Ha
West Midlands	1,770,000	1,620,000	1,950,000
Birmingham	1,620,000	1,440,000	1,530,000
Coventry	1,950,000	1,975,000	2,200,000
Litchfield	1,700,000	1,600,000	1,550,000

Table 18c: Residential Building Land – Suburban land of 0.5ha

Residential Development Land at 1st January 2011		Suburban Land of 0.5 Hectares
Region	**Location**	**£/Ha of Site Area**
West Midlands	Birmingham	£1,235,000
	Stoke	£775,000

Table 18d: Residential Building Land Notes and Analysis

Description	Notes and Price Analysis
Industrial Land (PMR 2011)	Range £0.3m/ha (Stoke quoted) to £0.65m/ha (Birmingham quoted).
Agricultural land value (in existing use) – dairy / arable / mixed – where relevant to greenfield land value enhancement basis only	Range £19,143 to £21,613/ha equipped land. Range £14,820 to £16,673ha un-equipped land.

Appendix III Final

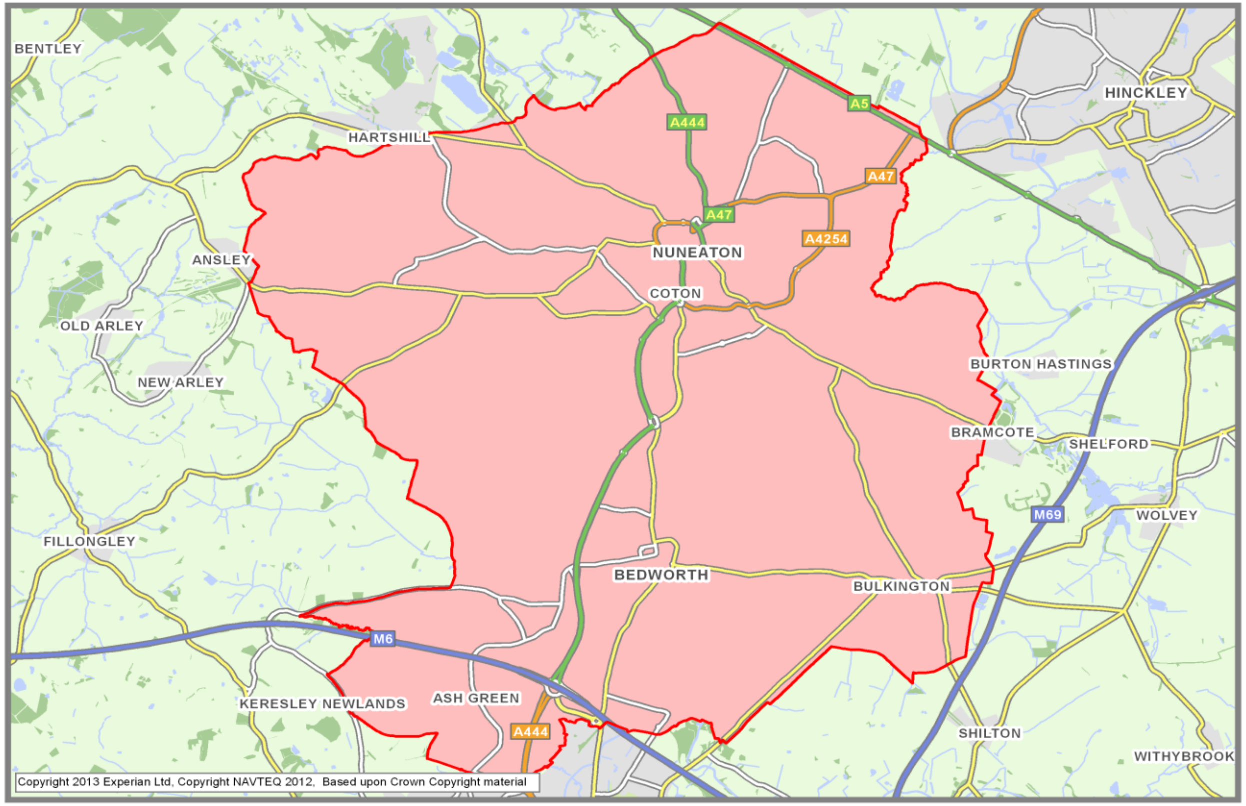
EGi report extracts to follow

EGi Town Report Prepared 26 November 2013

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)

Map of Area

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)



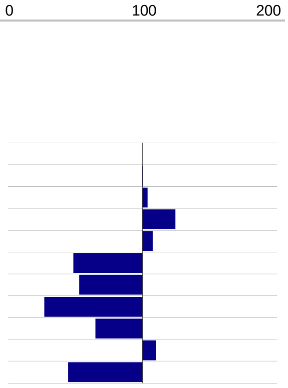
Contents

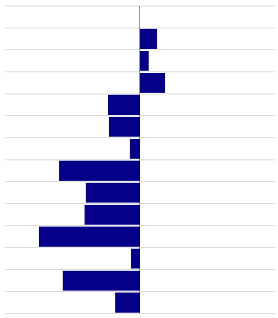
Area: Nuneaton and Bedworth (2012 Districts and Council Areas)

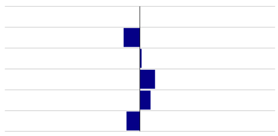
2001 Census Households Profile

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

	Data for area	Data as % for area	Data as % for base	Index av=100
Total Resident Population	119,132	100.0	100.0	100
Total Households	48,696	100.0	100.0	100
Dwelling Type	49,542	100.0	100.0	100
All unshared accommodation	49,471	99.9	99.7	100
- Detached	11,793	23.8	22.9	**104**
- Semi-Detached	18,982	38.3	30.8	**124**
- Terraced (incl. end of terrace)	13,640	27.5	25.6	**108**
- Flat, maisonette or apartment	4,840	9.8	20.0	49
In purpose built block	3,976	8.0	15.1	53
In converted/shared building	514	1.0	3.8	27
In commercial building	350	0.7	1.1	65
- In caravan or other mobile or temporary structure	216	0.4	0.4	**110**
Shared accommodation	71	0.1	0.3	45
Tenure	48,696	100.0	100.0	100
Owner-occupied	37,556	77.1	68.3	**113**
Owned outright	14,971	30.7	28.9	**106**
Owned with mortgage or loan	22,347	45.9	38.7	**118**
Shared Ownership	238	0.5	0.6	77
Social rented	7,470	15.3	19.9	77
Rented from council	6,312	13.0	14.0	93
Other social rented	1,158	2.4	5.9	40
Privately rented	2,796	5.7	9.6	60
Private landlord or letting agency	2,425	5.0	8.4	59
Employer of household member	31	0.1	0.3	25
Relative or friend of household member	279	0.6	0.6	93
Other privately rented	61	0.1	0.3	43
Rent free (England, Wales & Scotland only)	874	1.8	2.2	82
Cars or vans in household	48,676	100.0	100.0	100
No cars or vans	11,754	24.1	27.4	88
1 car or van	21,560	44.3	43.8	**101**
2 cars or vans	12,485	25.6	23.1	**111**
3 cars or vans	2,292	4.7	4.4	**108**
4 cars or vans or more	585	1.2	1.3	90

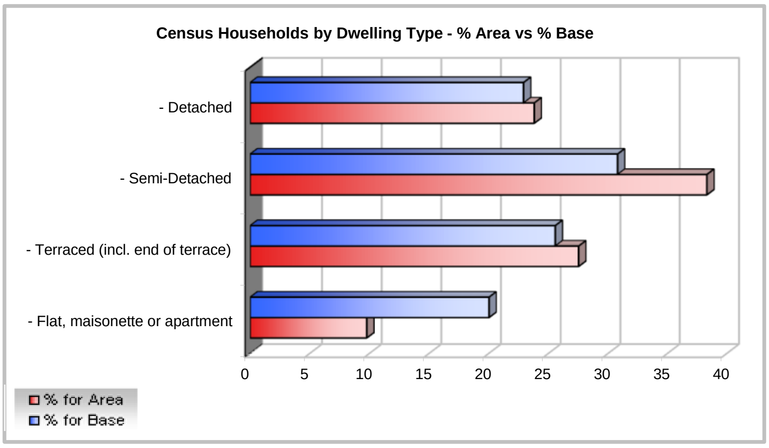


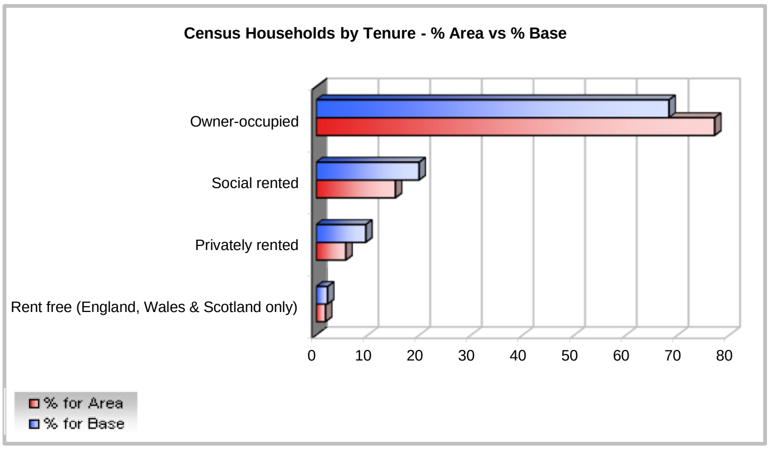




2001 Census Households Profile

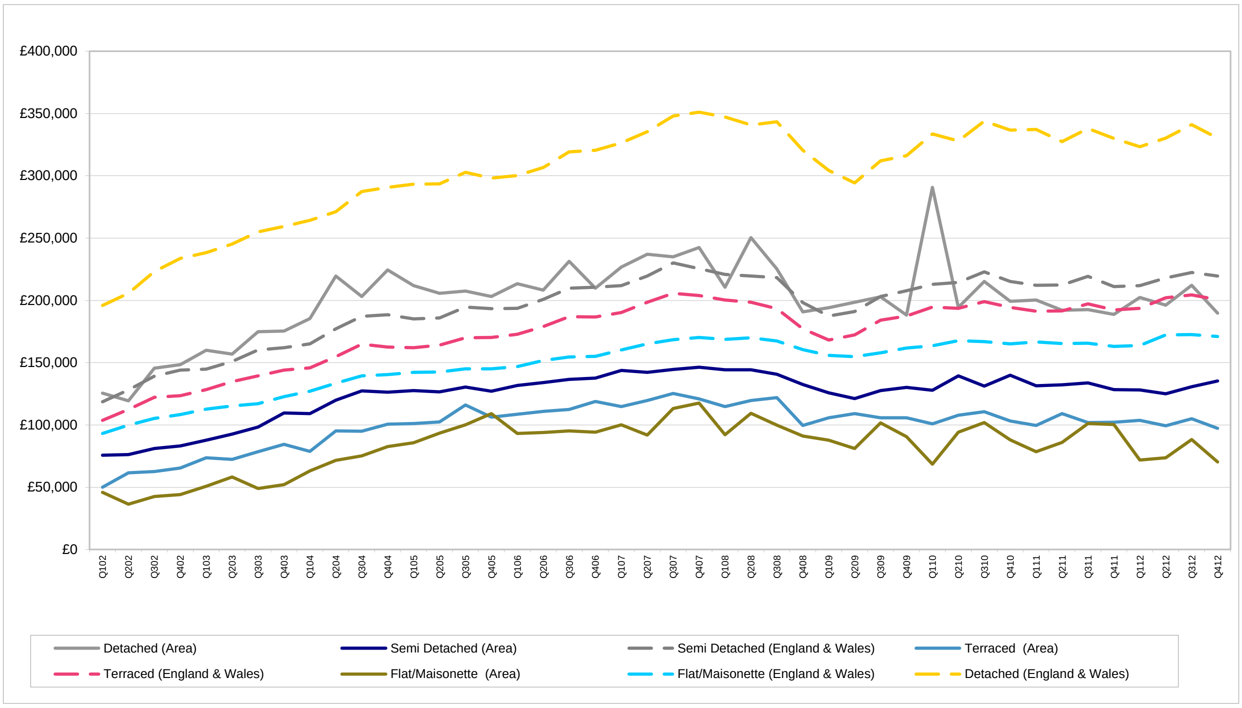
Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain





Residential Property Prices

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain



	Detached (Area)	Detached (England & Wales)	Semi Detached (Area)	Semi Detached (England & Wales)	Terraced (Area)	Terraced (England & Wales)	Flat/Maisonette (Area)	Flat/Maisonette (England & Wales)
Q102	£125,429	£196,044	£75,756	£118,512	£49,940	£103,613	£45,972	£93,150
Q202	£119,415	£205,705	£76,175	£128,151	£61,565	£112,439	£36,423	£99,836
Q302	£145,449	£223,059	£81,137	£139,248	£62,564	£122,311	£42,587	£105,226
Q402	£148,378	£233,596	£83,252	£143,911	£65,335	£123,523	£44,049	£108,325
Q103	£159,851	£238,212	£87,884	£144,905	£73,531	£128,323	£50,833	£112,572
Q203	£156,983	£245,157	£92,685	£150,946	£72,259	£134,896	£58,222	£115,133
Q303	£174,914	£254,895	£98,204	£160,183	£78,646	£139,446	£49,000	£117,104
Q403	£175,303	£259,345	£109,493	£162,054	£84,425	£143,999	£52,031	£122,732
Q104	£185,511	£264,315	£109,176	£165,144	£78,848	£145,877	£63,025	£127,132
Q204	£219,603	£271,079	£119,774	£177,211	£95,278	£154,906	£71,634	£133,433
Q304	£203,015	£287,458	£127,214	£187,136	£94,855	£164,738	£75,136	£139,440
Q404	£224,442	£290,669	£126,259	£188,561	£100,580	£162,640	£82,682	£140,371
Q105	£211,936	£293,287	£127,688	£185,121	£101,170	£162,103	£85,818	£142,110
Q205	£205,629	£293,444	£126,503	£185,914	£102,357	£164,041	£93,311	£142,433
Q305	£207,528	£302,735	£130,371	£194,731	£116,154	£169,897	£100,076	£145,010
Q405	£203,184	£298,099	£127,109	£193,378	£106,373	£170,138	£109,096	£145,021
Q106	£213,335	£300,219	£131,671	£193,745	£108,459	£172,820	£93,193	£146,870
Q206	£208,142	£306,661	£134,023	£200,709	£110,826	£178,961	£94,011	£151,702
Q306	£231,287	£319,137	£136,487	£209,747	£112,520	£186,872	£95,172	£154,479
Q406	£209,677	£320,476	£137,655	£210,616	£118,757	£186,563	£94,090	£155,059
Q107	£226,640	£326,363	£143,884	£211,759	£114,722	£190,281	£100,000	£160,140
Q207	£236,925	£335,484	£142,234	£219,550	£119,649	£198,421	£92,004	£164,999
Q307	£235,048	£348,092	£144,444	£230,083	£125,218	£205,580	£113,216	£168,438
Q407	£242,482	£351,058	£146,252	£225,482	£121,026	£203,822	£117,626	£170,270
Q108	£210,476	£347,179	£144,417	£220,939	£114,710	£200,213	£92,045	£168,706
Q208	£250,307	£340,709	£144,251	£219,663	£119,557	£198,402	£109,259	£170,021
Q308	£225,288	£343,333	£140,712	£218,174	£121,957	£193,256	£99,861	£167,368
Q408	£190,793	£320,534	£132,572	£198,363	£99,574	£177,211	£91,221	£160,545
Q109	£194,232	£304,328	£125,893	£187,464	£105,660	£168,188	£87,747	£155,790
Q209	£198,619	£294,403	£121,241	£190,931	£109,205	£172,387	£81,135	£154,797
Q309	£202,851	£311,996	£127,469	£203,058	£105,689	£184,237	£101,528	£157,786
Q409	£188,345	£316,271	£130,099	£207,763	£105,836	£187,433	£90,625	£161,832
Q110	£290,696	£333,730	£127,804	£212,908	£100,820	£194,672	£68,415	£163,614
Q210	£194,487	£328,031	£139,329	£214,459	£107,823	£193,673	£94,292	£167,544
Q310	£215,179	£343,793	£131,101	£223,007	£110,572	£198,991	£101,808	£166,974
Q410	£199,260	£336,692	£140,045	£215,288	£103,062	£194,266	£88,068	£165,119
Q111	£200,218	£337,241	£131,543	£212,139	£99,527	£191,405	£78,571	£166,616
Q211	£192,023	£327,347	£132,249	£212,276	£109,108	£191,486	£85,938	£165,380
Q311	£192,654	£338,083	£133,806	£219,236	£101,890	£197,313	£101,104	£165,741
Q411	£188,833	£329,912	£128,403	£211,010	£102,154	£192,266	£100,357	£162,917
Q112	£202,427	£323,351	£128,193	£211,763	£103,694	£193,565	£71,786	£163,896
Q212	£196,270	£330,169	£124,965	£217,906	£99,383	£201,993	£73,750	£172,360
Q312	£212,048	£341,089	£130,753	£222,493	£104,866	£204,379	£88,195	£172,431
Q412	£189,797	£330,324	£135,241	£219,650	£97,283	£200,657	£70,370	£171,129

(Not Available for Scotland)
*Please note that if prices are shown as '£0' no data is available for the corresponding centre. Please also note that these quarters relate to financial quarters.

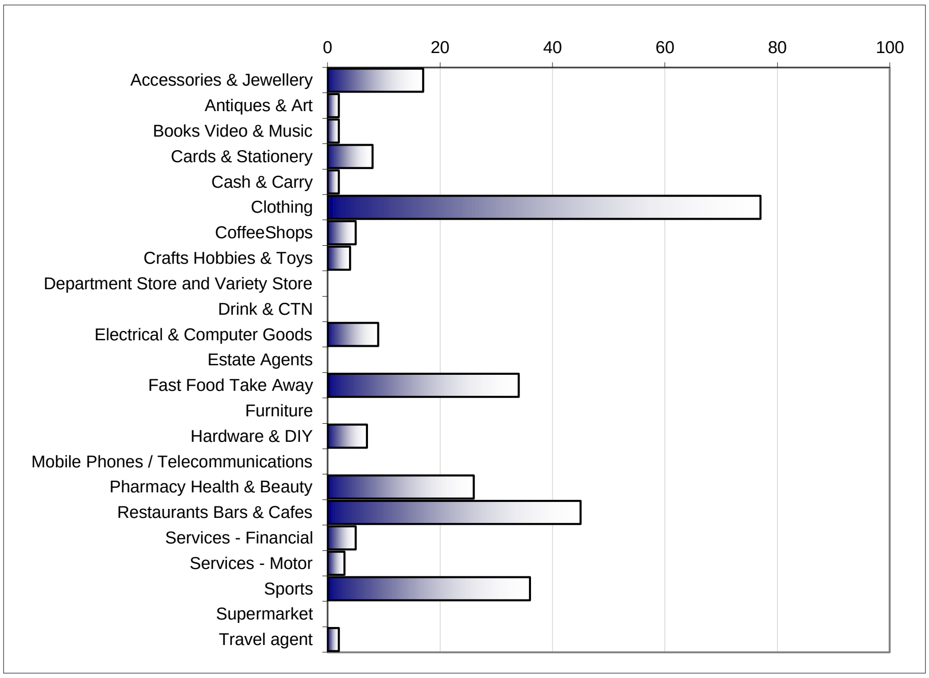
Retail Requirements Profile

Area: Nuneaton and Bedworth (2012 Districts and Counc

Base: Great Britain

Information from EGi's Retail Requirements Service. Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

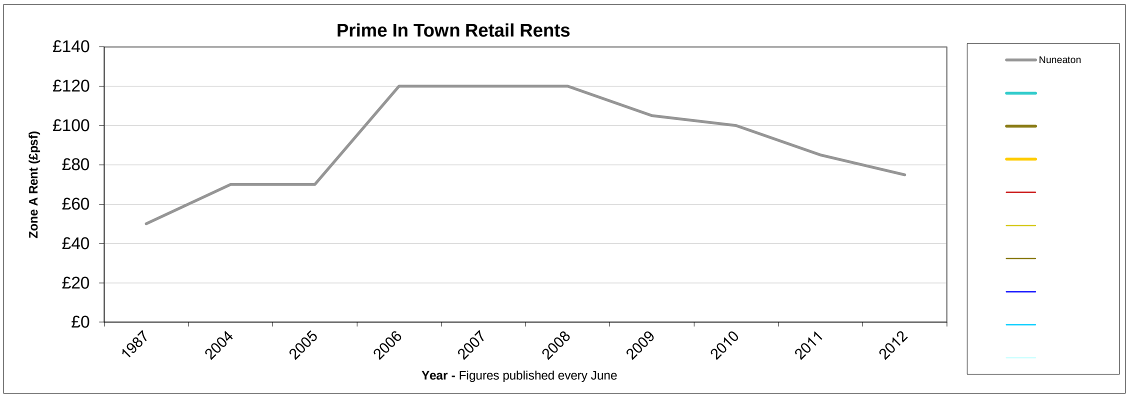
Retailer Type	Number of Requirements in this area
Accessories & Jewellery	17
Antiques & Art	2
Books Video & Music	2
Cards & Stationery	8
Cash & Carry	2
Clothing	77
CoffeeShops	5
Crafts Hobbies & Toys	4
Department Store and Variety Store	0
Drink & CTN	0
Electrical & Computer Goods	9
Estate Agents	0
Fast Food Take Away	34
Furniture	0
Hardware & DIY	7
Mobile Phones / Telecommunications	0
Pharmacy Health & Beauty	26
Restaurants Bars & Cafes	45
Services - Financial	5
Services - Motor	3
Sports	36
Supermarket	0
Travel agent	2



Retail Rents

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

Colliers International has provided its estimated prime retail rents for key In Town locations throughout the UK.



The Colliers International In Town retail rents database is based upon their opinion of the open market Zone A rent in more than 600 shopping locations in the UK.

The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed at £ per sq ft per annum.

In the case of shopping centre locations where the rent payable is the greater of the base Rent (a percentage of of Full Rental Value (typically 80%)) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent).

In assessing their opinion of the open market Zone A rent Colliers International only acknowledge the presence of shopping centres once completed and open to the public.

For further information or requests for data from 1988 to 2003 please contact Mark Charlton, Head of Research and Forecasting, Colliers International, email: mark.charlton@colliers.com tel: 020 7487 1720

*Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2012 are graphed.

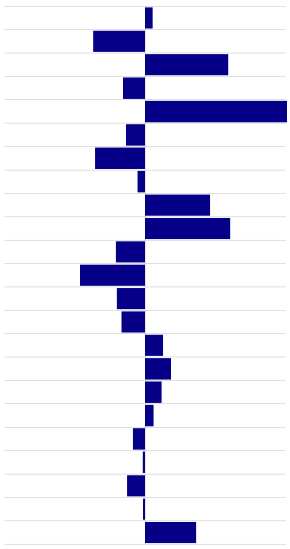
	Estimated Zone A Rents									
Centre	**1987**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**
Nuneaton	£50	£70	£70	£120	£120	£120	£105	£100	£85	£75

Retail Profile

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

A listing of the retailers in this catchment area, by type. Index figures over 100 suggest a greater than usual concentration of this type in this area.

Type of Store	Data for area	Data as % for area	Data for base	Data as % for base	Index av=100
Accessories & Jewellery	6	2%	2,902	2%	**105**
Antiques & Art	1	0%	807	1%	63
Books Video & Music	3	1%	960	1%	**159**
Cards & Stationery	3	1%	1,809	1%	84
Cash & Carry	2	1%	438	0%	**232**
Clothing	37	14%	21,786	16%	86
CoffeeShops	4	1%	3,153	2%	65
Crafts Hobbies & Toys	2	1%	1,077	1%	95
Department Store and Variety Store	14	5%	4,874	4%	**146**
Drink & CTN	9	3%	2,855	2%	**160**
Electrical & Computer Goods	5	2%	3,216	2%	79
Estate Agents	4	1%	3,778	3%	54
Fast Food Take Away	11	4%	7,013	5%	80
Furniture	2	1%	1,225	1%	83
Hardware & DIY	13	5%	5,859	4%	**113**
Mobile Phones / Telecommunications	8	3%	3,440	2%	**118**
Pharmacy Health & Beauty	30	11%	13,664	10%	**112**
Restaurants Bars & Cafes	39	14%	18,711	14%	**106**
Services - Financial	23	8%	12,840	9%	91
Services - Motor	26	10%	13,457	10%	98
Sports	3	1%	1,748	1%	87
Supermarket	18	7%	9,314	7%	98
Travel agent	8	3%	2,989	2%	**136**



Key Retail Profile

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

A listing of key UK retailers and their presence or requirements in this catchment area.
Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

Retailer	Count of branches in this area	Requirements
3 Store	1	-
Argos	1	0
Boots	2	0
Burger King	0	7
Carphone Warehouse	1	4
Claire's	1	0
Clarks	1	2
Costa Coffee	1	0
Domino's	2	-
Dorothy Perkins	1	2
Game	1	0
Greggs	4	0
HMV	1	-
Halfords	1	0
Holland & Barrett	1	0
Iceland	2	2
KFC	2	0
Marks & Spencer	1	-
McDonald's	0	0
Monsoon Accessorize	2	0
New Look	2	0
Next	2	-
Phones 4 U	1	0
Pizza Express	1	0
Instore (Poundstretcher)	0	-
Primark	0	-
Sainsbury's	1	2
Starbucks	0	3
Subway	5	2
Superdrug	2	2
Tesco	2	0
Waterstone's	1	-
WH Smith	2	0

*Please note that if values are '-' then no requirement data is available

Office Availability

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)

Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
15/04/2013	CV11 4DS	Church Street Nuneaton CV11 4DS	To Let	Instant				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3457743
10/04/2013	CV10 7RJ	Unit 1 The Courtyard Eliot Business ParkGoldsmith Way Eliot Business Park NUNEATON CV10 7RJ	To Let	D&P Holt				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3414061
22/03/2013	CV6 4QH	TripointCentral Boulevard Prologis Park COVENTRY CV6 4QH	To Let	D&P Holt				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3453027
01/03/2013	CV11 4DL	Mill HouseMill Street Nuneaton CV11 4DL	For Sale	Lambert Smith Hampton				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3373681
07/02/2013	CV10 7RJ	Units 6 The CourtyardEliot Business Park Nuneaton CV10 7RJ	For Sale,To Let	North Rae Sanders		£7 - 12 Per Sq Ft		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3377716
24/01/2013	CV6 4QH	Unit 4 Oak CourtPilgrims Walk Prologis Park COVENTRY CV6 4QH	For Sale	D&P Holt	83 - 173 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3104453
15/01/2013	CV11 4JJ	Unit 5 Albion Court80 Attleborough Road NUNEATON CV11 4JJ	To Let	D&P Holt				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3425918
11/12/2012	CV7 9ND	Grovelands House - Ground North WingGrovelands J3 Coventry CV7 9ND	To Let	North Rae Sanders				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3126433
29/11/2012	CV10 7RH	Building 6 The Courtyard, Eliot Business Park West Midlands Nuneaton CV10 7RH	For Sale,To Let	Jones Lang LaSalle				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3432799
15/11/2012	CV7 9ND	Grovelands House Grovelands Industrial EstateLongford Road COVENTRY CV7 9ND	To Let,Under Offer	D&P Holt			£0 Per Sq Ft	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3145150
13/11/2012	CV11 6RT	Townsend HouseTownsend Drive Attleborough Fields Business Park Nuneaton CV11 6RT	For Sale,To Let	North Rae Sanders				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3308632
22/10/2012	CV11 6SW	Alliance Close NUNEATON CV11 6SW	For Sale,To Let	Loveitts				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3423916

05/10/2012	CV11 6BY	Unit 8Whitacre Road Nuneaton CV11 6BY	To Let	Howkins and Harrison				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3383500
30/08/2012	CV11 4EL	Heron HouseNewdegate Street Nuneaton CV11 4EL	To Let	Howkins and Harrison				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3381356
01/07/2012	CV10 0BS	Wedding Studio1 Ventnor Street Nuneaton CV10 0BS	For Sale	George and Company				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408372
06/01/2012	CV12 9ED	117Bulkington Road Bedworth CV12 9ED	To Let	Jaitinder Meahet	35 sq m	£5940 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3365977
14/01/2011	CV10 7RH		For Sale	Bromwich Hardy	92 - 188 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3257909
11/05/2010	CV11 4EJ	Newdegate Street Nuneaton CV11 4EJ	To Let	Instant		£125 - 150 Per Sq Ft	£0 Per Sq Ft	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=316700
11/05/2010	CV11 4NF	Caldwell Road Nuneaton CV11 4NF	To Let	Instant			£0 Per Sq Ft	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=372802

Office Deals Listing

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
22/02/2013	CV6 6DP	Exhall Methodist Church, Blackhorse Road, Coventry, Warwickshire, CV6 6DP	Sale	N/A	2397.62 Net sq m	N/A	N/A	N/A
01/01/2013	CV7 9EQ	35 Stephenson Road, Coventry, Warwickshire, CV7 9EQ	Sale	Purchaser: Agema Engineering Limited	191 Net sq m	£550000	N/A	N/A
17/12/2012	CV7 9EJ	Bayton Road Industrial Estate, Bayton Road, Coventry, Warwickshire, CV7 9EJ	Lease	N/A	69.8625 Net sq m	N/A	£64.37	N/A
07/09/2012	CV12 8HT	2b King Street, Bedworth, Warwickshire, CV12 8HT	Lease	N/A	64.3813 Net sq m	N/A	N/A	N/A
01/05/2012	CV11 4JJ	Albion Court, Attleborough Road, Nuneaton, Warwickshire, CV11 4JJ	Lease	Lessee: Barnardos	104.143 Net sq m	N/A	£72.01	N/A
01/12/2011	CV7 8PE	Prologis Park, Ashbrook Court, Central Boulevard, Coventry, Warwickshire, CV7 8PE	Lease	Lessee: Ericsson Limited	4691.75 Net sq m	N/A	£164.15	N/A
10/08/2010	CV6 4QH	Prologis Park, Oak Court, Pilgrims Walk, Coventry, Warwickshire, CV6 4QH	Lease	Lessee: Comau estil	244.519 Net sq m	N/A	£107.64	N/A
10/08/2010	CV6 4QH	Prologis Park, Oak Court, Pilgrims Walk, Coventry, Warwickshire, CV6 4QH	Lease	Lessee: Comau estil	118.729 Net sq m	N/A	£107.64	N/A
15/09/2009	CV11 4AZ	The Vicarage, Vicarage Street, Nuneaton, Warwickshire, CV11 4AZ	Lease	N/A	194.909 Net sq m	N/A	N/A	N/A
23/02/2009	CV11 5TJ	21 Coton Road, Nuneaton, Warwickshire, CV11 5TJ	Lease	N/A	72.4638 Net sq m	N/A	N/A	N/A
15/12/2008	CV11 5SQ	2A Henry Street, Nuneaton, Warwickshire, CV11 5SQ	Sale	N/A	238.852 Net sq m	£210000	N/A	N/A
15/04/2008	CV11 5TQ	1 Coton Road, Nuneaton, Warwickshire, CV11 5TQ	Lease	N/A	49.424 Net sq m	N/A	£101.17	N/A
15/12/2007	CV11 4EJ	26 Market Place, Nuneaton, Warwickshire, CV11 4EJ	Lease	N/A	75.6224 Net sq m	N/A	£62.81	N/A
15/10/2007	CV11 4JY	7A The Square, Nuneaton, Warwickshire, CV11 4JY	Sale	N/A	66.3322 Net sq m	N/A	N/A	N/A
15/06/2007	CV11 4EL	17-19 Newdegate Street, Nuneaton, Warwickshire, CV11 4EL	Lease	N/A	64.4742 Net sq m	N/A	£54.29	N/A
11/05/2007	CV11 4EL	17-19 Newdegate Street, Nuneaton, Warwickshire, CV11 4EL	Lease	N/A	69.5838 Net sq m	N/A	£43.11	N/A

10/05/2007	CV11 6RT	Attleborough Fields Industrial Estate, Exis Court, Veasey Close, Nuneaton, Warwickshire, CV11 6RT	Lease	N/A	148.458 Net sq m	N/A	£64.66	N/A
20/04/2007	CV11 4BH	Nuneaton Railway Station, Bond Street, Nuneaton, Warwickshire, CV11 4BH	Lease	N/A	N/A	N/A	N/A	N/A
11/04/2007	CV11 4EJ	21-25 Newdegate Street, Nuneaton, Warwickshire, CV11 4EJ	Lease	N/A	30.1932 Net sq m	N/A	£236.48	N/A
04/04/2007	CV11 4BH	Nuneaton Railway Station, Bond Street, Nuneaton, Warwickshire, CV11 4BH	Lease	N/A	11.1483 Net sq m	N/A	£89.70	N/A

Planning Applications - Office

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Prologis Park, Ashbrook Court, Central Boulevard, Coventry, Warwickshire, CV7 8PE	PPG	23/11/2012	25/02/2013	Business (B1a), Industrial (B2)	1044	Gross sq m	Nuneaton & Bedworth Borough Council
Site 61d023, Bermuda Park, Nuneaton, Warwickshire, CV10 7SD	PPG	03/08/2009	17/09/2009	Business (B1a)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 40c026, Back Street, Bond Street, Nuneaton, Warwickshire, CV11 4DG	App	09/09/2008		Residential (C3), Retail (A1), Business (B1a)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 116c002, Bayton Road, Coventry, Warwickshire, CV7 9EJ	OutApp	06/08/2007		Business (B1a)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 62B011, Caldwell Road, Nuneaton, Warwickshire, CV11 4QE	App	17/11/2005		Business (B1a), Industrial (B2)	268	Gross sq m	Nuneaton & Bedworth Borough Council
Plot 1, Barling Way, Nuneaton, Warwickshire, CV10 7RH	App	13/06/2005		Business (B1a)	3720	Gross sq m	Nuneaton & Bedworth Borough Council
Land At Former Corner Pin Ph, King Street, Bedworth, Warwickshire, CV12 8JA	App	01/07/2004		Residential (C3), Business (B1a)	1725	Gross sq m	Nuneaton & Bedworth Borough Council
Blackhorse Road, Coventry, Warwickshire, CV7 9FW	App	12/11/2003		Industrial (B2), Business (B1a)	350	Gross sq m	Nuneaton & Bedworth Borough Council
23-27 King Street, Bedworth, Warwickshire, CV12 8HS	App	20/06/2002		Business (B1a)	N/A	Gross sq m	Nuneaton & Bedworth Borough Council
Land At, Tuttle Hill, Nuneaton, Warwickshire, CV10 0HR	App	14/06/2002		Business (B1a), Retail (A1), Industrial (B2)	1456	Gross sq m	Nuneaton & Bedworth Borough Council

Retail Availability

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
10/04/2013	CV10 7QG	Bermuda 157Hazel Way Bermuda Road Nuneaton CV10 7QG	To Let	North Rae Sanders			£0 Per Sq Ft	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=38244
08/04/2013	CV11 4HD		To Let	GVA				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3448676
13/03/2013	CV7 9ER		To Let	Bromwich Hardy	319 sq m	£16000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3451737
08/03/2013	cv11 6rt	1000 to 1500 sq ft.greenwood court 1-6 Veasey Close NUNEATON cv11 6rt	To Let	Willow Management	93 - 836 sq m	£5000 - 7500 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3451046
28/02/2013	CV11 5JW	6 Queens Road NUNEATON CV11 5JW	To Let	D&P Holt				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3338385
05/02/2013	CV10 7RF	Barling way Eliot Park Nuneaton CV10 7RF	For Sale	Colliers International				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3424698
26/01/2013	CV7 9ND	Unit D2Grovelands Industrial Estate Coventry CV7 9ND	To Let	North Rae Sanders				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3420184
15/01/2013	CV11 5BT	13/14 Abbey Street NUNEATON CV11 5BT	To Let	D&P Holt				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=387891
11/01/2013	CV7 9FW	Loades EcoparcBlack Horse Road Coventry CV7 9FW	To Let	Bromwich Hardy	130 - 279 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3436267
19/12/2012	CV7 9QS		For Sale,To Let	Stephen Moore				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3434834
21/11/2012	CV7 9ND	Units C1. Coventry CV7 9ND	To Let	North Rae Sanders				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3428352
24/10/2012	CV12 8NF	6 High Street BEDWORTH CV12 8NF	To Let	D&P Holt	47 - 56 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=343231
05/10/2012	CV11 4DX	15 Bridge StreetBridge Street and Church Street Nuneaton CV11 4DX	To Let	London & Cambridge Properties Ltd (LCP)				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3421177
05/10/2012	CV11 4DX	14 Bridge StreetBridge Street and Church Street Nuneaton CV11 4DX	To Let	London & Cambridge Properties Ltd (LCP)				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3421164
01/10/2012	CV11 5BP	5 Abbey Street Nuneaton CV11 5BP	To Let	Lambert Smith Hampton				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3323166
01/10/2012	CV11 4HD	14 Harefield Road Nuneaton CV11 4HD	To Let	Lambert Smith Hampton	70 - 89 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3323181
12/09/2012	CV11 4DX	15 Bridge Street15 Bridge Street1Bridge Street and Church Street Nuneaton CV11 4DX	To Let	London & Cambridge Properties Ltd (LCP)				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3418294
12/09/2012	CV11 4DX	14 Bridge Street14 Bridge Street1Bridge Street and Church Street Nuneaton CV11 4DX	To Let	London & Cambridge Properties Ltd (LCP)				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3418280

02/08/2012	CV11 6RU	Attleborough HouseTownsend Drive Attleborough Fields Industrial Estate Nuneaton CV11 6RU	For Sale,To Let	North Rae Sanders		£0 Per Sq Ft	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3131033
01/07/2012	CV10 0BS	Wedding Studio1 Ventnor Street Nuneaton CV10 0BS	For Sale	George and Company			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408372

Retail Deals Listing

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
01/02/2013	CV11 4EA	2a Market Place, Nuneaton, Warwickshire, CV11 4EA	Lease	N/A	190.914 Net sq m	N/A	£30000	N/A
01/01/2013	CV12 8LP	7-9 All Saints Square, Bedworth, Warwickshire, CV12 8LP	Lease	N/A	200.855 Net sq m	N/A	£27500	N/A
01/12/2012	CV10 0HS	Punchbowl Public House, Tuttle Hill, Nuneaton, Warwickshire, CV10 0HS	Sale	N/A	1254.46 Net sq m	N/A	N/A	N/A
01/11/2012	CV12 8SX	Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	Lease	N/A	124.861 Net sq m	N/A	£22500	N/A
01/09/2012	CV11 4EA	5-6 Market Place, Nuneaton, Warwickshire, CV11 4EA	Lease	Lessee: Poundland	1670.48 Net sq m	N/A	£190000	N/A
29/08/2012	CV11 4EE	13 Market Place, Nuneaton, Warwickshire, CV11 4EE	Lease	Lessee: Genus UK	250.186 Net sq m	N/A	£35000	N/A
01/07/2012	CV12 8SX	Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	Lease	N/A	122.445 Net sq m	N/A	£22000	N/A
01/06/2012	CV10 0JX	5 Camp Hill Drive, Nuneaton, Warwickshire, CV10 0JX	Lease	N/A	69.529 Net sq m	N/A	£7000	N/A
22/05/2012	CV12 8ND	20 All Saints Square, Bedworth, Warwickshire, CV12 8ND	Lease	Lessee: Joe Richards Fruit & Veg	65.0316 Net sq m	N/A	£18200	N/A
26/04/2012	CV10 9HU	Miners Arms, Whittleford Road, Nuneaton, Warwickshire, CV10 9HU	Sale	N/A	N/A	£160000	N/A	N/A
25/04/2012	CV12 8JF	British Queen, 84 King Street, Bedworth, Warwickshire, CV12 8JF	Sale	N/A	36 Seats	£95000	N/A	N/A
01/03/2012	CV11 5JW	22 Queens Road, Nuneaton, Warwickshire, CV11 5JW	Lease	Lessee: 99p Stores	3771.46 Net sq m	N/A	£220000	N/A
09/01/2012	CV11 5TS	King William IV Public House, 70 Coton Road, Nuneaton, Warwickshire, CV11 5TS	Sale	N/A	24 Seats	£95000	N/A	N/A
01/01/2012	CV11 4JX	The Bull Inn, Bull Street, Nuneaton, Warwickshire, CV11 4JX	Investment Sale	N/A	N/A	N/A	£17000	N/A
12/08/2011	CV11 4BH	Nuneaton Railway Station, Bond Street, Nuneaton, Warwickshire, CV11 4BH	Lease	Lessee: Earlbond110 Limited	50.1672 Net sq m	N/A	£5000	N/A
01/07/2011	CV11 5BP	5 Abbey Street, Nuneaton, Warwickshire, CV11 5BP	Lease	Lessee: Ladbrokes	157.655 Net sq m	N/A	N/A	N/A
26/05/2011	CV10 0AD	Focus Do It All, Weddington Road, Nuneaton, Warwickshire, CV10 0AD	Investment Sale	Lessee: Wickes, Purchaser: Henderson Global Investors	3140 Net sq m	£6000000	N/A	6
19/04/2011	CV11 4JX	The Bull Inn, Bull Street, Nuneaton, Warwickshire, CV11 4JX	Lease	Lessee: Private individual(s), Lessee: Bull and Spice (The)	N/A	N/A	£17000	N/A
15/08/2010	CV11 6SG	6 Raven Way, Nuneaton, Warwickshire, CV11 6SG	Lease	Lessee: Costcutter	152 Net sq m	N/A	N/A	N/A

29/07/2010	CV11 4HD	14 Harefield Road, Nuneaton, Warwickshire, CV11 4HD	Assignment	N/A	97.919 Net sq m	N/A	£21000	N/A

Planning Applications - Retail

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Doorway, 20 High Street, Bedworth, Warwickshire, CV12 8NF	App	14/03/2013		Retail (A1)	N/A	N/A	Nuneaton & Bedworth Borough Council
8 Copper Beech Road, Nuneaton, Warwickshire, CV10 9FB	App	11/01/2013		Retail (A2)	N/A	N/A	Nuneaton & Bedworth Borough Council
The Kingsholme, Abbey Street, Nuneaton, Warwickshire, CV11 5DH	OutApp	09/07/2012		Sui Generis	N/A	N/A	Nuneaton & Bedworth Borough Council
Site At, School Road, Bedworth, Warwickshire, CV12 9JB	App	27/11/2011		Retail (A1)	N/A	N/A	Nuneaton & Bedworth Borough Council
Land At, Bermuda Village, Nuneaton, Warwickshire, CV10 7PW	App	26/08/2011		Residential (C3), Residential (C3), Retail (A1), Assembly & Leisure (D2), Non-resi Institutional (D1), Non-resi Institutional (D1)	650	Gross sq m	Nuneaton & Bedworth Borough Council
5 Abbey Street, Nuneaton, Warwickshire, CV11 5BP	PPG	25/03/2011	01/06/2011	Retail (A2)	N/A	N/A	Nuneaton & Bedworth Borough Council
Dunelm Mill, Regent Street, Nuneaton, Warwickshire, CV11 4BL	PPG	12/11/2010	06/01/2011	Retail (A1)	786	Gross sq m	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	117	Gross sq m	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	5574	Gross sq m	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	N/A	N/A	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	117	Gross sq m	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	5574	Gross sq m	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	N/A	N/A	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	117	Gross sq m	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	5574	Gross sq m	Nuneaton & Bedworth Borough Council
Tesco, Leicester Street, Bedworth, Warwickshire, CV12 8SX	PPG	01/10/2010	22/11/2010	Retail (A3), Retail (A1), Sui Generis	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 40c026, Back Street, Bond Street, Nuneaton, Warwickshire, CV11 4DG	App	09/09/2008		Residential (C3), Retail (A1), Business (B1a)	N/A	N/A	Nuneaton & Bedworth Borough Council
Somerfield Stores, Mill Street, Bedworth, Warwickshire, CV12 8JX	OutApp	28/03/2007		Retail (A1)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 37b006, Sycamore Road, Nuneaton, Warwickshire, CV10 9DR	App	28/07/2006		Residential (C3), Retail (A1)	7	Units	Nuneaton & Bedworth Borough Council
Land At, 16 Abbey Street, Nuneaton, Warwickshire, CV11 5BT	App	23/06/2004		Retail (A2)	N/A	N/A	Nuneaton & Bedworth Borough Council

Shopping Centre Details

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

24/06/2013

Details from EGi's Shopping Centre Research. The Shopping Centre Research database contains information on purpose-built retail schemes - shopping centre, retail park, factory outlet, or shopping park. The database focuses on schemes of in excess of 50.

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
Ropewalk Shopping Centre, Chapel Street, Nuneaton, Warwickshire, CV11 5TZ	01/09/2005	19045	Mon-Wed: 09:00-18:00 Thurs: 09:00-20:00 Fri & Sat: 09:00-18:00 Sun: 10:30-16:30	Bhs,H&M,TK Maxx	Richardson Developments Limited
Abbeygate Shopping Centre, Newdegate Street, Nuneaton, Warwickshire, CV11 4EL	01/01/1960	8639	Mon - Sat 09:00 - 17:30; Sun 10:30 - 16:30	Argos,Peacocks	

Industrial Availability

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
16/04/2013	CV7 9EP	23 Brindley Road Bayton Road Industrial Estate Coventry CV7 9EP	For Sale,To Let	Howkins and Harrison				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3450448
08/04/2013	CV11 6BP	Exact HouseWhitacre Road Nuneaton CV11 6BP	To Let	GVA	465 - 5260 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3352849
01/04/2013	CV7 9NH	Unit 1 Crondal RoadExhall Coventry CV7 9NH	For Sale,To Let	Shortland Penn Moore	1008 - 1008 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3455841
01/04/2013	CV7 9EF	43 Bayton RoadExhall Coventry CV7 9EF	For Sale,To Let	Shortland Penn Moore	3786 - 4365 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3406949
01/04/2013	CV11 6BW	Moreton HouseWhitacre Road Nuneaton CV11 6BW	For Sale	Shortland Penn Moore	2323 - 2343 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3415683
15/03/2013	CV7 9EP	Unit 5Brindley Road Bayton Road Industrial Estate Exhall Coventry CV7 9EP	To Let	Howkins and Harrison				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3269869
13/03/2013	CV7 9ER		To Let	Bromwich Hardy	319 sq m	£16000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3451737
13/03/2013	CV11 4NE	Unit 1D, Eden Business Park Caldwell Road Nuneaton CV11 4NE	To Let	North Rae Sanders			£0 Per Sq Ft	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3126018
13/03/2013	CV11 6BP	Exact House Former Gardner AerospaceWhitacre Road Industrial Estate Nuneaton CV11 6BP	For Sale,To Let	North Rae Sanders				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3278028
08/03/2013	cv11 6rt	1000 to 1500 sq ft.greenwood court 1-6 Veasey Close NUNEATON cv11 6rt	To Let	Willow Management	93 - 836 sq m	£5000 - 7500 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3451046
01/03/2013	CV7 9EJ	Unit 642 Bayton Road Bayton Road Industrial Estate Coventry CV7 9EJ	To Let	Shortland Penn Moore				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3392921
25/02/2013	CV7 9NH	5Crondal Road Exhall Coventry CV7 9NH	For Sale	Colliers International				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3440015
07/02/2013	CV10 7QG	Unit 2 Haunchwood ParkBermuda Road Nuneaton CV10 7QG	To Let	North Rae Sanders				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3419839
01/02/2013	CV10 7JT	Units 9 & 10 Buckingham CloseBermuda Industrial Estate Nuneaton CV10 7JT	To Let	Innes England				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3396905
30/01/2013	CV10 7RA	Unit 1 Bermuda Trade CentreSt Davids Way Bermuda Park Nuneaton CV10 7RA	To Let	North Rae Sanders	288 - 864 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3269921
26/01/2013	CV7 9ND	Units C1Units C1Grovelands Industrial Estate Coventry CV7 9ND	To Let	North Rae Sanders			£0 Per Sq Ft	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=310197
26/01/2013	CV7 9ND	Unit D2Grovelands Industrial Estate Coventry CV7 9ND	To Let	North Rae Sanders				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3420184

24/01/2013	CV7 9DB	Unit D2 Grovelands Industrial EstateLongford Road Exhall COVENTRY CV7 9DB	To Let	D&P Holt	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3325673
24/01/2013	CV7 9DB	Unit C1 Grovelands Industrial EstateLongford Road Exhall COVENTRY CV7 9DB	To Let	D&P Holt	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3438983
12/01/2013	CV7 9NH	Bayton Road Industrial EstateCrondal Road Exhall COVENTRY CV7 9NH	For Sale,To Let	D&P Holt	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3434321
12/01/2013	CV7 9NH	Bayton Road Industrial EstateCrondal Road Exhall COVENTRY CV7 9NH	For Sale	D&P Holt	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3434322

Industrial Deals Listing

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
01/01/2013	CV7 9EL	Bayton Road Industrial Estate, Ex CES Premises, Bayton Road, Coventry, Warwickshire, CV7 9EL	Lease	N/A	3625 Net sq m	N/A	N/A	N/A
01/01/2013	CV7 9EL	Bayton Road Industrial Estate, Ex CES Premises, Bayton Road, Coventry, Warwickshire, CV7 9EL	Lease	N/A	1050 Net sq m	N/A	N/A	N/A
01/01/2013	CV7 9EJ	Bayton Road Industrial Estate, Bayton Road, Coventry, Warwickshire, CV7 9EJ	Lease	N/A	339 Net sq m	N/A	£32.40	N/A
01/01/2013	CV11 4NG	Eden Business Park, Caldwell Road, Nuneaton, Warwickshire, CV11 4NG	Lease	N/A	162.486 Net sq m	N/A	N/A	N/A
01/11/2012	CV6 6PA	Amphion Business Park, Mallory Way, Silverstone Drive, Coventry, Warwickshire, CV6 6PA	Lease	N/A	295.429 Net sq m	N/A	£65.98	N/A
01/10/2012	CV7 9EJ	24 Bayton Road, Coventry, Warwickshire, CV7 9EJ	Licence	N/A	11612.8 Net sq m	N/A	N/A	N/A
01/08/2012	CV11 4NG	Eden Business Park, Caldwell Road, Nuneaton, Warwickshire, CV11 4NG	Sale	N/A	231.42 Net sq m	£137005	N/A	N/A
01/06/2012	CV11 4NG	Centrovell Industrial Estate, Caldwell Road, Nuneaton, Warwickshire, CV11 4NG	Lease	N/A	617.336 Net sq m	N/A	£53.28	N/A
01/05/2012	CV6 6PA	Gallagher Business Park, Silverstone Drive, Coventry, Warwickshire, CV6 6PA	Sale	N/A	9707.45 Net sq m	N/A	N/A	N/A
01/03/2012	CV11 4NG	Eden Business Park, Caldwell Road, Nuneaton, Warwickshire, CV11 4NG	Sale	N/A	443.887 Net sq m	£238900	N/A	N/A
01/02/2012	CV7 9NE	Grovelands Industrial Estate, Longford Road, Coventry, Warwickshire, CV7 9NE	Lease	Lessee: Aerocom Metals Limited	2066.43 Net sq m	N/A	£45.75	N/A
01/01/2012	CV7 9NE	Grovelands Industrial Estate, Longford Road, Coventry, Warwickshire, CV7 9NE	Lease	Lessee: Northwood Environmental Limited	1982.16 Net sq m	N/A	£45.75	N/A

01/11/2011	CV7 9EJ	64 Bayton Road, Coventry, Warwickshire, CV7 9EJ	Sale	Purchaser: Private individual(s)	3026.76 Net sq m	N/A	N/A	N/A
26/08/2011	CV6 4QH	Prologis Park, Pilgrims Walk, Coventry, Warwickshire, CV6 4QH	Lease	Lessee: Palm Recycling	5245.08 Net sq m	N/A	£56.51	N/A
27/01/2010	CV7 9EJ	Bayton Road Industrial Estate, Bayton Road, Coventry, Warwickshire, CV7 9EJ	Lease	N/A	352.75 Net sq m	N/A	£36.49	N/A
15/07/2009	CV10 7PQ	Bermuda 157, Hazell Way, Nuneaton, Warwickshire, CV10 7PQ	Lease	N/A	14609.8 Net sq m	N/A	N/A	N/A
15/02/2009	CV11 6GL	Hemdale Business Park, Eastboro Fields, Nuneaton, Warwickshire, CV11 6GL	Lease	N/A	256.317 Net sq m	N/A	£63.34	N/A
15/07/2008	CV7 9EJ	Bayton Road Industrial Estate, Bayton Road, Coventry, Warwickshire, CV7 9EJ	Lease	N/A	274.062 Net sq m	N/A	£43.06	N/A
01/05/2008	CV11 6BY	36 Whitacre Road, Nuneaton, Warwickshire, CV11 6BY	Lease	N/A	238.387 Net sq m	N/A	£50.34	N/A
15/03/2008	CV7 9EP	27A Brindley Road, Coventry, Warwickshire, CV7 9EP	Lease	N/A	241.546 Net sq m	N/A	£45.54	N/A
15/03/2008	CV11 4JD	17 Seymour Road, Nuneaton, Warwickshire, CV11 4JD	Lease	N/A	292.735 Net sq m	N/A	£28.18	N/A

Planning Applications - Industrial

Area: Nuneaton and Bedworth (2012 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Prologis Park, Ashbrook Court, Central Boulevard, Coventry, Warwickshire, CV7 8PE	App	25/03/2013		Industrial (B1/2/8)	N/A	N/A	Nuneaton & Bedworth Borough Council
Prologis Park, Ashbrook Court, Central Boulevard, Coventry, Warwickshire, CV7 8PE	PPG	23/11/2012	25/02/2013	Business (B1a), Industrial (B2)	4590	Gross sq m	Nuneaton & Bedworth Borough Council
Bayton Road Industrial Estate, Crondal Road, Coventry, Warwickshire, CV7 9EJ	App	23/11/2012		Industrial (B2)	1742	Gross sq m	Nuneaton & Bedworth Borough Council
Site 116c002, Bayton Road, Coventry, Warwickshire, CV7 9EJ	OutApp	22/06/2012		Industrial (B1/2/8)	18390	Gross sq m	Nuneaton & Bedworth Borough Council
Prologis Park, Oak Court, Pilgrims Walk, Coventry, Warwickshire, CV6 4QH	PPG	22/04/2011	25/05/2011	Industrial (B2)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 116c002, Bayton Road, Coventry, Warwickshire, CV7 9EJ	PPG	09/02/2011	10/05/2011	Industrial (B1/2/8)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 116c002, Bayton Road, Coventry, Warwickshire, CV7 9EJ	OutApp	20/10/2008		Industrial (B1/2/8)	25060	Gross sq m	Nuneaton & Bedworth Borough Council
Bermuda Park, Bermuda 205, Walsingham Drive, Nuneaton, Warwickshire, CV10 7RS	App	28/02/2008		Industrial (B8)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 62c004, Triton Road, Nuneaton, Warwickshire, CV11 4NR	App	04/12/2007		Industrial (B2)	9	Units	Nuneaton & Bedworth Borough Council
Site 126C003, Silverstone Drive, Coventry, Warwickshire, CV6 6PA	App	26/11/2007		Industrial (B8)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 62B011, Caldwell Road, Nuneaton, Warwickshire, CV11 4QE	App	28/09/2007		Industrial (B1/2/8)	825	Gross sq m	Nuneaton & Bedworth Borough Council
Site 38b002, Tuttle Hill, Nuneaton, Warwickshire, CV10 0HS	App	06/08/2007		Industrial (B1/2/8)	11	Units	Nuneaton & Bedworth Borough Council
Site 39A004, Tuttle Hill, Nuneaton, Warwickshire, CV10 0HS	App	03/01/2007		Industrial (B1/2)	N/A	N/A	Nuneaton & Bedworth Borough Council
Site 124d001, Pilgrims Way, Coventry, Warwickshire, CV6 4QG	App	13/10/2006		Industrial (B1/2/8)	9662	Gross sq m	Nuneaton & Bedworth Borough Council

Site 62B011, Caldwell Road, Nuneaton, Warwickshire, CV11 4QE	App	17/11/2005		Business (B1a), Industrial (B2)	2634	Gross sq m	Nuneaton & Bedworth Borough Council
Site 116c002, Bayton Road, Coventry, Warwickshire, CV7 9EJ	OutApp	12/11/2005		Industrial (B1/2/8)	N/A	N/A	Nuneaton & Bedworth Borough Council
Marston Hall Depot, Bedworth, Warwickshire, CV12 9SD	App	06/02/2004		Industrial (B1/2), General	N/A	N/A	Nuneaton & Bedworth Borough Council
Blackhorse Road, Coventry, Warwickshire, CV7 9FW	App	12/11/2003		Industrial (B2), Business (B1a)	4804	Gross sq m	Nuneaton & Bedworth Borough Council
Mallory Way, Coventry, Warwickshire, CV6 6PB	App	12/02/2003		General, Industrial (B1/2/8)	N/A	N/A	Nuneaton & Bedworth Borough Council
4-5 Bryant Road, Coventry, Warwickshire, CV7 9EN	PPG	11/09/2002	15/01/2003	Industrial (B8)	1862	Gross sq m	Nuneaton & Bedworth Borough Council

EGi Availability Report - Exported 26/11/2013

Street	Town	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Asking rent (£ psm)	Per annum rent	Asking price	Lease length	Agent details
Weddington	Nuneaton	Unit 2	982	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£37.67	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Berrington Road	Nuneaton	Workshop	493	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	10/11/2013	£40.47	£20,000	£0.21 m	Not quoted	Loveitts - Tel: 024 7622 8111
St Georges Way	Nuneaton	Warehouse Unit	2544	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	06/19/2012	Not quoted	Not quoted	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180, DTZ -
Buckingham	Nuneaton	Unit 3	470	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	09/13/2013	Not quoted	£25,250	Not quoted	Not quoted	Innes England - Tel: 0116 255 5455
Hazell Way	Nuneaton	Unit 3	138	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£48.87	£6,750	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Bermuda Road	Nuneaton	Bermuda 157	14226	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	09/10/2007	£29.60	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888
Gresham Road	Nuneaton	Unit 1A & 1B	2004	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	06/19/2012	Not quoted	Not quoted	Not quoted	Not quoted	DTZ - Tel: 0121 200 2050
Hamilton Way	Nuneaton	Unit 01	436	Leasehold	Mixed Industrial -	Industrial	New - New Build		£102.26	Not quoted	Not quoted	Not quoted	Rumsey & Partners - Tel: 020 7499 6619,
Hamilton Way	Nuneaton	Unit	1115	Leasehold	Mixed Industrial -	Industrial	New - New Build (pre-	05/14/2013	Not quoted	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888
Hamilton Way	Nuneaton	Unit	1394	Leasehold	Mixed Industrial -	Industrial	New - New Build (pre-	05/14/2013	Not quoted	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888
Hamilton Way	Nuneaton	Unit	1858	Leasehold	Mixed Industrial -	Industrial	New - New Build (pre-	05/14/2013	Not quoted	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888
Walsingham	Nuneaton	Bermuda 205	19045	Leasehold or	Storage and	Industrial	New - New Build (pre-	09/21/2012	£59.20	Not quoted	Not quoted	Not quoted	GVA - Tel: 08449 020304, North Rae
Pool Road	Nuneaton	Former CMG Premises	111	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	02/21/2013	£67.28	£7,500	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Pool Road	Nuneaton	Unit 2 and Unit 4	208	Freehold	Mixed Industrial -	Industrial	Second-hand Grade	09/23/2013	Not quoted	Not quoted	£0.16 m	Not quoted	Loveitts - Tel: 024 7622 8111
Attleborough	Nuneaton	Unit 1	491	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	03/06/2013	£37.67	£18,500	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Tennant Street	Nuneaton	21-25	166	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	09/12/2013	Not quoted	£5,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Dunns Close	Nuneaton	Unit 3F	231	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		£58.45	£13,500	Not quoted	3 years	Loveitts - Tel: 024 7622 8111
Caldwell Road	Nuneaton	Unit 3D	162	Leasehold	Mixed Industrial -	Industrial	New - New Build	12/14/2011	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Caldwell Road	Nuneaton	Unit 3F	231	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£58.45	£13,500	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Caldwell Road	Nuneaton	Unit 7	3841	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		Not quoted	Not quoted	Not quoted	Not quoted	Altus Edwin Hill - Tel: 0121 788 4600
Holman Way	Nuneaton	Unit 8a	227	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	09/03/2013	Not quoted	£9,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Holman Way	Nuneaton	Unit 8b	255	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	09/03/2013	Not quoted	£9,250	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Park Street	Nuneaton	Unit 6	369	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£45.75	Not quoted	£0.2 m	Not quoted	Loveitts - Tel: 024 7622 8111
Park Street	Nuneaton	Unit 7	391	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£44.89	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Park Street	Nuneaton	Unit 4	490	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£48.44	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Park Street	Nuneaton	Units 8 & 9	497	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£45.32	Not quoted	£0.27 m	Not quoted	Loveitts - Tel: 024 7622 8111
Park Street	Nuneaton	Unit 1	657	Long	Mixed Industrial -	Industrial	Second-hand Grade	08/28/2013	Not quoted	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 0116 255
Central Avenue	Nuneaton	Unit 3	342	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£24.76	Not quoted	£0.12 m	Not quoted	Loveitts - Tel: 024 7622 8111
Central Avenue	Nuneaton	Unit 2	474	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£24.22	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Whitacre Road	Nuneaton	Exact House Premises	5260	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	10/20/2011	£40.37	Not quoted	£1.7 m	Not quoted	GVA - Tel: 08449 020304, North Rae
Whitacre Road	Nuneaton	Unit 8	340	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	12/16/2012	Not quoted	£20,000	Not quoted	3 years	Loveitts - Tel: 024 7622 8111
Eastboro Fields	Nuneaton	Unit 7	238	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Eastboro Fields	Nuneaton	Unit 6	238	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Eastboro Fields	Nuneaton	Unit 5	238	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Eastboro Fields	Nuneaton	Unit 8	262	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Eastboro Fields	Nuneaton	Unit 4	550	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Eastboro Fields	Nuneaton	Unit 9	646	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Veasey Close	Nuneaton	Unit 2	159	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	10/16/2013	£53.28	£8,500	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Ptarmigan Place	Nuneaton	Unit 14	114	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	09/20/2013	£48.22	£5,500	£0.08 m	Not quoted	Loveitts - Tel: 024 7622 8111
Ptarmigan Place	Nuneaton	Unit 13	142	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	05/31/2013	£52.85	£7,500	£0.08 m	3 years	Loveitts - Tel: 024 7622 8111
Ptarmigan Place	Nuneaton	Ground	219	Freehold	Mixed Industrial -	Industrial	Second-hand Grade	06/17/2013	Not quoted	Not quoted	£0.1 m	Not quoted	Wards Commercial - Tel: 01455 251771,
Ptarmigan Place	Nuneaton	Unit 10	224	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£51.34	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111, Wards
Ptarmigan Place	Nuneaton	Unit 11	258	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£47.58	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Ptarmigan Place	Nuneaton	Unit 3	270	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£50.05	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Hammond Close	Nuneaton	Unit 3	270	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	03/13/2013	£49.95	£13,500	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Hammond Close	Nuneaton	Entire Building	520	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	05/29/2013	£42.30	£22,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Alliance Close	Nuneaton	Units 5 & 6	221	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	09/06/2013	Not quoted	£11,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Alliance Close	Nuneaton	Unit 11	258	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	Not quoted	£12,250	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Alliance Close	Nuneaton	Unit 2	352	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	10/14/2013	£59.52	£21,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Alliance Close	Nuneaton	Unit 1	355	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	02/07/2013	£53.50	£9,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
William Street	Bedworth	Entire Building	192	Freehold	Mixed Industrial -	Industrial	Second-hand Grade	05/10/2013	Not quoted	Not quoted	£0.08 m	Not quoted	Loveitts - Tel: 024 7622 8111
Marston Lane	Bedworth	Industrial Development	1174	Freehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	Not quoted	Not quoted	£1 m	Not quoted	Loveitts - Tel: 024 7622 8111
Blackhorse	Coventry	Unit 3	1234	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	07/18/2013	Not quoted	Not quoted	Not quoted	Not quoted	Shortland Penn and Moore Limited - Tel: 024
Bayton Road	Coventry	Phase I	1301	Leasehold	Mixed Industrial -	Industrial	New - New Build		Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Bayton Road	Coventry	Unit 3	370	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	01/16/2013	£31.11	£11,500	Not quoted	Not quoted	Loveitts - Tel: 01926 429268/9
Bayton Road	Coventry	Unit 5	408	Freehold	Mixed Industrial -	Industrial	Second-hand Grade		Not quoted	Not quoted	£0.25 m	Not quoted	Howkins & Harrison Limited - Tel: 01788
Bayton Road	Coventry	Unit C	1880	Leasehold	Storage and	Industrial	Second-hand Grade		£34.98	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888,
Bryant Road	Coventry	Unit 3	370	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	08/09/2013	£31.11	£11,500	£0.15 m	Not quoted	Loveitts - Tel: 024 7622 8111
Bryant Road	Coventry	Unit D	428	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	01/16/2013	£48.44	£20,750	Not quoted	Not quoted	Loveitts - Tel: 01926 53805/ 53227
Brindley Road	Coventry	Unit 7a	220	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		£37.57	£8,250	Not quoted	Not quoted	Reeves & Partners - Tel: 024 7663 3322
Brindley Road	Coventry	Unit 23	651	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	03/05/2013	£27.66	£18,000	£0.33 m	Not quoted	Howkins & Harrison Limited - Tel: 01604
Bayton Way	Coventry	Unit 3	370	Leasehold or	General	Industrial	Second-hand Grade	06/13/2013	Not quoted	£13,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Blackhorse	Coventry	Unit B4	130	Leasehold	Mixed Industrial -	Industrial	New - New Build	01/11/2013	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Blackhorse	Coventry	Unit B3	130	Leasehold	Mixed Industrial -	Industrial	New - New Build	01/11/2013	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Blackhorse	Coventry	Unit B1	130	Leasehold	Mixed Industrial -	Industrial	New - New Build	01/11/2013	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Blackhorse	Coventry	Unit C2	232	Leasehold	Mixed Industrial -	Industrial	New - New Build	01/11/2013	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Blackhorse	Coventry	Unit C1	232	Leasehold	Mixed Industrial -	Industrial	New - New Build	02/11/2013	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Blackhorse	Coventry	Unit A1	279	Leasehold	Mixed Industrial -	Industrial	New - New Build	01/11/2013	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900
Longford Road	Coventry	Unit D2	892	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	06/15/2011	£45.75	Not quoted	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180,
Longford Road	Coventry	Unit C1	1982	Leasehold	Mixed Industrial -	Industrial	New - Refurb	01/24/2013	£42.52	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888,
Crondal Road	Coventry	Unit 16	674	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	07/24/2013	£48.87	£33,000	Not quoted	Not quoted	Shortland Penn and Moore Limited - Tel: 024
Crondal Road	Coventry	Unit 8	759	Freehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	Not quoted	Not quoted	£0.37 m	Not quoted	Loveitts - Tel: 024 7622 8111
Crondal Road	Coventry	Unit 1	1008	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	04/12/2013	£37.67	£38,000	Not quoted	Not quoted	Shortland Penn and Moore Limited - Tel: 024
Crondal Road	Coventry	Unit 2	1408	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	09/12/2013	£38.54	Not quoted	£0.49 m	Not quoted	Shortland Penn and Moore Limited - Tel: 024
Colliery Lane	Coventry	Unit 7/8	678	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		Not quoted	Not quoted	Not quoted	Not quoted	Knight Frank - Tel: 0121 200 2220, Ashtenne
Bayton Road	Coventry	Unit 2	282	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	10/17/2011	Not quoted	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888
Bayton Road	Coventry	Unit 3	401	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	10/17/2011	Not quoted	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888
Paragon Way	Coventry	Unit 15	642	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	12/19/2012	£57.59	£37,000	£0.5 m	Not quoted	Sampson Moore - Tel: 0121 236 3855
Coventry Road	Hinckley	Entire Building	2475	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		Not quoted	£75,000	Not quoted	Not quoted	Budworth Hardcastle - Tel: 01536 483400
Coventry Road	Hinckley	Unit X	192	Leasehold or	Mixed Industrial -	Industrial	New - New Build		£64.58	£12,420	£0.21 m	Not quoted	Wards Commercial - Tel: 01455 251771
Coventry Road	Hinckley	Design & Build	2323	Leasehold or	Mixed Industrial -	Industrial	Design & Build	10/13/2012	Not quoted	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 0116 255
Maple Drive	Hinckley	Unit 5	185	Freehold	Mixed Industrial -	Industrial	New - New Build	10/13/2012	Not quoted	Not quoted	£0.21 m	Not quoted	Lambert Smith Hampton - Tel: 0116 255
Maple Drive	Hinckley	Industrial Units	2323	Leasehold or	Mixed Industrial -	Industrial	Design & Build	01/28/2013	Not quoted	Not quoted	Not quoted	Not quoted	APB Chartered Surveyors - Tel: 0116 254
Dodwells Road	Hinckley	Unit 5	195	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/21/2012	£66.84	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Dodwells Road	Hinckley	Unit 7	368	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	08/28/2013	£48.22	£17,750	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 0116 255
Dodwells Road	Hinckley	Unit 8	398	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	08/28/2013	£44.67	£17,750	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 0116 255
Whittle Road	Hinckley	Unit K	3135	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	11/01/2013	Not quoted	£80,000	£0.9 m	Not quoted	Andrew & Ashwell - Tel: 0116 254 1220

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Street	Town	Unit description	Unit size (sq m)	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Asking rent (£ psm)	Per annum rent	Asking price	Lease length	Agent details
Market Place	Nuneaton	2nd	152	Leasehold	Gymnasium	Assembly &	Not Applicable	05/17/2013	Not quoted	£12,000	Not quoted	6 years	Loveitts - Tel: 024 7622 8111

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Street	Town	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Asking rent (£ psm)	Asking rent (£ psf)	Per annum rent	Asking price	Lease length	Agent details
Eliot Park	Nuneaton	Unit 1	180	Leasehold	Office -	Business (B1a)	Second-hand Grade	08/16/2012	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180
Eliot Park	Nuneaton	Unit 6	182	Leasehold or	Office -	Business (B1a)	New - New Build	06/18/2012	£129.17	£12.00	Not quoted	£0.26 m	Not quoted	Jones Lang LaSalle - Tel: 0121 643
Hilary Road	Nuneaton	Entire Building	1424	Freehold	Car Care	Business (B1c)	Second-hand Grade	11/04/2013	Not quoted	Not quoted	Not quoted	£0.43 m	Not quoted	GVA - Tel: 08449 020304
Ballin Road	Nuneaton	Mixed-Use Development	2891	Leasehold	Office	Business (B1a)	Second-hand Grade	11/21/2012	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Church Street	Nuneaton	Ground and 1st	1059	Leasehold or	Office	Business (B1a)	Second-hand Grade	11/21/2012	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Newdegate	Nuneaton	2nd	598	Leasehold	Office	Business (B1a)	Second-hand Grade		£68.67	£6.38	Not quoted	Not quoted	Not quoted	Howkins & Harrison Limited - Tel:
Newdegate	Nuneaton	1st and 2nd	255	Leasehold	Office	Business (B1a)	Second-hand Grade	11/21/2012	£58.77	£5.46	£15,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Newdegate	Nuneaton	Entire Building	539	Freehold	Office	Business (B1a)	Second-hand Grade	05/03/2013	Not quoted	Not quoted	Not quoted	£0.65 m	Not quoted	Loveitts - Tel: 024 7622 8111
Tennant Street	Nuneaton	Offices and Warehouse	320	Leasehold	Office	Business (B1a)	Second-hand Grade	11/21/2012	Not quoted	Not quoted	£15,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
School Walk	Nuneaton	Entire Building	495	Freehold	Office	Business (B1a)	Second-hand Grade	05/08/2013	Not quoted	Not quoted	Not quoted	£0.3 m	Not quoted	Loveitts - Tel: 024 7622 8111,
Abbey Street	Nuneaton	2nd	100	Leasehold	Office	Business (B1a)	Second-hand Grade	08/09/2013	£84.71	£7.87	£8,500	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Abbey Street	Nuneaton	1st	292	Leasehold	Office	Business (B1a)	Second-hand Grade		£67.49	£6.27	£19,750	Not quoted	Not quoted	AP Retail Consultants - Tel: 01527
Merevale	Nuneaton	Entire Building	266	Leasehold or	Light Industrial /	Business (B1c)	Second-hand Grade	10/07/2013	£71.47	£6.64	£19,000	£0.36 m	Not quoted	Loveitts - Tel: 024 7622 8111
Coton Road	Nuneaton	Entire Building	454	Leasehold	Office	Business (B1a)	Second-hand Grade	11/21/2012	£83.74	£7.78	£38,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Ptarmigan Place	Nuneaton	TNT Office Building	914	Leasehold or	Office -	Business (B1a)	Second-hand Grade	11/21/2012	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111, Jones
Alliance Close	Nuneaton	Entire Building	914	Leasehold	Office	Business (B1a)	Second-hand Grade	03/06/2013	£107.21	£9.96	£98,000	Not quoted	Not quoted	Jones Lang LaSalle - Tel: 0121 643
Townsend Drive	Nuneaton	Entire Building	777	Leasehold or	Office -	Business (B1a)	Second-hand Grade		£85.57	£7.95	Not quoted	£0.78 m	Not quoted	North Rae Sanders - Tel: 024 7663
King Street	Bedworth	3rd Floor Suite	108	Leasehold	Office	Business (B1a)	Second-hand Grade	08/09/2013	£53.82	£5.00	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
King Street	Bedworth	1st Floor Suite	108	Leasehold	Office	Business (B1a)	Second-hand Grade	08/09/2013	£53.82	£5.00	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
King Street	Bedworth	2nd Floor Suite	111	Leasehold	Office	Business (B1a)	Second-hand Grade	08/09/2013	£53.82	£5.00	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Newtown Road	Bedworth	Entire Building	529	Leasehold or	Office	Business (B1a)	Second-hand Grade	06/17/2013	£100.21	£9.31	£53,000	£0.58 m	Not quoted	Shortland Penn and Moore Limited -
Longford Road	Coventry	Ground (part)	207	Leasehold	Office -	Business (B1a)	New - Refurb	11/15/2012	£72.66	£6.75	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663
Colliery Lane	Coventry	2nd	716	Leasehold	Office -	Business (B1a)	Second-hand Grade		£107.64	£10.00	Not quoted	Not quoted	Not quoted	Wareing & Company - Tel: 01926
Coventry Road	Hinckley	Unit Y	115	Leasehold or	Office	Business (B1a)	New - New Build		£64.58	£6.00	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 0116
Coventry Road	Hinckley	Unit M	222	Leasehold or	Office	Business (B1a)	New - New Build		£64.58	£6.00	£14,340	£0.24 m	Not quoted	Lambert Smith Hampton - Tel: 0116
Coventry Road	Hinckley	Marina Court (part)	836	Leasehold or	Office	Business (B1a)	Second-hand Grade		Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 0116

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Street	Town	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Asking rent (£ psm)	Per annum rent	Asking price	Lease length	Agent details
Weddington	Nuneaton	Development Land	1942	Freehold	Land Area	General	Second-hand Grade	11/21/2012	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
The Hedgerows	Nuneaton	Site	2023	Freehold	Land Area	General	Design & Build	12/18/2012	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Bermuda Road	Nuneaton	Storage Land	8094	Leasehold or	Land Area	General	Design & Build		£5.60	Not quoted	Not quoted	Not quoted	North Rae Sanders - Tel: 024 7663 6888
Eliot Way	Nuneaton	Former Ambulance Station	586	Freehold	General	Non-resi	Second-hand Grade	02/01/2013	Not quoted	Not quoted	£0.4 m	Not quoted	FHP Property Consultants - Tel: 0115 950
Bucks Hill	Nuneaton	Development Land	4027	Leasehold	Land Area	General	Second-hand Grade	11/08/2012	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Attleborough	Nuneaton	Site	1335	Freehold	Site Area	General	Design & Build	04/15/2013	Not quoted	Not quoted	£0.4 m	Not quoted	Loveitts - Tel: 024 7622 8111
Caldwell Road	Nuneaton	Total area	3252	Leasehold or	Land Area	General	Design & Build	11/21/2012	£59.20	Not quoted	£0.45 m	Not quoted	Loveitts - Tel: 024 7622 8111, Lambert
Abbey Street	Nuneaton	Development Site	792	Freehold	General Retail	General	Second-hand Grade		Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Midland Road	Nuneaton	Open Storage Land	24281	Leasehold	Land Area	General	Second-hand Grade	11/21/2012	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Queens Road	Nuneaton	Development Site	1748	Freehold	Site Area	General	Second-hand Grade		Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Eastboro Fields	Nuneaton	Land	10117	Leasehold or	Land Area	General	Design & Build	01/30/2013	Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Oaston Road	Nuneaton	Land	1942	Leasehold	Site Area	General	Second-hand Grade		£2.26	Not quoted	Not quoted	Not quoted	Bruton Knowles Limited - Tel: 0121 200
Meadowside	Nuneaton	Development Site	890	Freehold	Site Area	General	Not Applicable	03/01/2013	Not quoted	Not quoted	£0.15 m	Not quoted	D&P Holt Limited - Tel: 024 7655 5180
Lutterworth Road	Nuneaton	Development Land	5463	Freehold	Land Area	General	Design & Build		Not quoted	Not quoted	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180
Bedworth Road	Bedworth	Arable Land	66894	Freehold	Farmland	Rural	Not Applicable	08/09/2013	Not quoted	Not quoted	£0.23 m	Not quoted	Margetts - Tel: 01926 496262, Loveitts -

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Street	Town	Unit description	Unit size	Type of tenure	Use type	Grade of space	Date on market	Asking rent (£	Per annum rent	Asking price	Lease length	Agent details
St David's Way	Nuneaton	Restaurant Unit	339	Leasehold	Restaurants and	Second-hand (Retail)	02/27/2013	Not quoted	£55,000	Not quoted	Not quoted	Rumsey & Partners - Tel: 020 7499 6619
Bond Street	Nuneaton	Entire Building	252	Freehold	General Retail	Second-hand (Retail)	11/21/2012	Not quoted	Not quoted	£0.14 m	Not quoted	Loveitts - Tel: 024 7622 8111
Bridge Street	Nuneaton	Retail Unit	160	Leasehold	General Retail	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Not quoted	London & Cambridge Properties Limited -
Bridge Street	Nuneaton	Retail Unit	424	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£40,000	Not quoted	Not quoted	London & Cambridge Properties Limited -
Market Place	Nuneaton	Ground and 1st	210	Leasehold	General Retail	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 01926 53805/ 53227
Market Place	Nuneaton	Entire Building	413	Leasehold	Mixed-use Retail	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Not quoted	White Rose Real Estate Limited - Tel:
Newdegate	Nuneaton	Ground Floor	101	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£26,250	Not quoted	Not quoted	BNP Paribas Real Estate - Tel: 020 7338
Abbey Street	Nuneaton	Ground and 1st	240	Leasehold	General Retail	Second-hand (Retail)	08/16/2013	Not quoted	£32,000	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180
Abbey Street	Nuneaton	Ground	113	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£20,000	Not quoted	Not quoted	SGP Property Services Limited - Tel: 0116
Abbey Street	Nuneaton	Entire Building	194	Freehold	General Retail	Second-hand (Retail)	12/16/2012	Not quoted	Not quoted	£0.23 m	Not quoted	Loveitts - Tel: 024 7622 8111
Abbey Street	Nuneaton	Ground	101	Leasehold	General Retail	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Abbey Street	Nuneaton	Entire Building	390	Leasehold	General Retail	Second-hand (Retail)	11/21/2012	Not quoted	£29,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Upper Abbey	Nuneaton	Entire Building	188	Leasehold	Drinking	Not Applicable	09/04/2013	Not quoted	£25,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111, Colliers
Upper Abbey	Nuneaton	Entire Building	246	Freehold	General Retail	Second-hand (Retail)	08/09/2013	Not quoted	Not quoted	£0.18 m	Not quoted	Loveitts - Tel: 01926 53805/ 53227
Abbey Green	Nuneaton	Entire Building	130	Leasehold	General Retail	Second-hand (Retail)	11/21/2012	Not quoted	£10,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Queens Road	Nuneaton	1st and 2nd	1090	Leasehold	General Retail	Second-hand (Retail)	11/21/2012	Not quoted	£30,000	Not quoted	Not quoted	Loveitts - Tel: 024 7622 8111
Queens Road	Nuneaton	Entire Building	337	Leasehold or	General Retail	Second-hand (Retail)	11/21/2012	Not quoted	£25,000	£0.2 m	Not quoted	Loveitts - Tel: 024 7622 8111
New Century	Nuneaton	Ground	103	Leasehold	General Retail	Second-hand (Retail)	06/01/2012	Not quoted	£17,000	Not quoted	Not quoted	Bruton Knowles Limited - Tel: 0121 200
Chapel Street	Nuneaton	Ground level	103	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£71,000	Not quoted	Not quoted	Williams Gunter Hardwick - Tel: 0117 922
Chapel Street	Nuneaton	Ground level and	135	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£62,000	Not quoted	Not quoted	Briant Champion Long - Tel: 020 7434
Chapel Street	Nuneaton	Ground level	197	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£35,000	Not quoted	Not quoted	Cushman & Wakefield - Tel: 0121 232
Chapel Street	Nuneaton	First Floor	197	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£20,000	Not quoted	Not quoted	Cushman & Wakefield - Tel: 0121 232
Chapel Street	Nuneaton	Ground level	213	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£50,000	Not quoted	Not quoted	Cushman & Wakefield - Tel: 0121 232
Chapel Street	Nuneaton	Ground level and	1095	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£125,000	Not quoted	Not quoted	Cushman & Wakefield - Tel: 0121 232
Bridge Street	Nuneaton	Ground, 1st and 2nd	170	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£27,500	Not quoted	Not quoted	Robertson Brown Limited - Tel: 0121 503
Nuneaton Road	Bedworth	Ground and 1st	102	Freehold	Drinking	Not Applicable	11/21/2012	Not quoted	Not quoted	£0.2 m	Not quoted	Loveitts - Tel: 024 7622 8111
King Street	Bedworth	Ground and 1st	105	Leasehold	General Retail	Second-hand (Retail)	10/04/2013	Not quoted	£13,000	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180
All Saints Square	Bedworth	Entire Building	280	Leasehold	General Retail	Second-hand (Retail)	06/22/2013	Not quoted	£22,000	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180
Congreve Walk	Bedworth	Entire Building	715	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£37,500	Not quoted	Not quoted	Rowley Hughes Thompson - Tel: 0117 970
All Saints Square	Bedworth	Ground and 1st	108	Leasehold	General Retail	Second-hand (Retail)		Not quoted	£19,750	Not quoted	Not quoted	Rowley Hughes Thompson - Tel: 0117 970
High Street	Bedworth	Ground and 1st	106	Leasehold or	Mixed-use Retail	Second-hand (Retail)		Not quoted	Not quoted	Not quoted	Not quoted	D&P Holt Limited - Tel: 024 7655 5180
Rathbone Close	Coventry	Entire Building	286	Freehold	Mixed-use Retail	Second-hand (Retail)		Not quoted	Not quoted	£0.17 m	Not quoted	Howkins & Harrison Limited - Tel: 01788
Coventry Road	Coventry	Drinking	2752	Freehold	Drinking	Not Applicable	10/12/2012	Not quoted	Not quoted	Not quoted	Not quoted	Bromwich Hardy - Tel: 024 7630 8900

EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Lease Length	Vendor/Lessor's Agent	Notes
						Value	UoM			per annum	per sq m			
Bayton Road	Coventry	20/09/2013	Industrial	(B1/B2/B8)	Sale	992	Gross sq m	200,000	0.00	0	0	0.00	Bromwich Hardy	 Date on the market: 19/03/2012 Grade of space: Second-
Caldwell Road	Nuneaton	01/09/2013	Industrial	(B1/B2/B8)	Lease	442	Gross sq m	0	0.00	29,725	62	0.00	North Rae Sanders, Loveitts,	 Flexible lease terms available. Rent on application. Date on
Bayton Way	Coventry	01/08/2013	Industrial	(B1/B2/B8)	Lease	319	Gross sq m	0	0.00	12,500	39	3.00	Bromwich Hardy	Particulars:<a href="http://assets.egi.co.uk/PDFs/2013-04-
Bayton Way	Coventry	01/08/2013	Industrial	(B1/B2/B8)	Sale	496	Gross sq m	200,000	0.00	0	0	0.00	Bromwich Hardy	Rent: On application Freehold: Sale price of £245,000 Grade of
Eliot Park	Nuneaton	01/08/2013	Industrial	(B2)	Investment Sale	3,000	Gross sq m	2,050,000	11.25	230,625	77	0.00		
St Georges Way	Nuneaton	01/08/2013	Industrial	(B1/B2/B8)	Lease	1,490	Gross sq m	0	0.00	80,000	54	10.00	Reeves & Partners	Asking rent per annum: £80000 Grade of space: Second-hand Grade B
Ptarmigan Place,	Nuneaton	01/07/2013	Industrial	(B1/B2/B8)	Sale	133	Gross sq m	70,000	0.00	0	0	0.00	Loveitts, George & Company	 <p> Asking price: £70,000 (Freehold) Grade of space:
Townsend Drive	Nuneaton	01/07/2013	Industrial	(B1/B2/B8)	Sale	15,197	Gross sq m	2,750,000	0.00	0	0	0.00	North Rae Sanders, White Druce &	
Crondal Road	Coventry	01/06/2013	Industrial	(B1/B2/B8)	Lease	4,163	Gross sq m	0	0.00	0	0	10.00	Colliers International	PL ID: 440015 Date on the market: 31/01/2013 Grade of space:
Blackhorse Road	Coventry	01/06/2013	Industrial	(B1/B2/B8)	Lease	130	Gross sq m	0	0.00	9,800	75	10.00	Bromwich Hardy	Particulars:<a href="http://assets.egi.co.uk/PDFs/2013-02-
Hamilton Way, St	Nuneaton	01/06/2013	Industrial	(B1/B2/B8)	Assignment	262	Gross sq m	0	0.00	26,373	100	15.00	Bromwich Hardy	Rental: Asking price of £9.07 per sq ft Total site area of 200 acres
Bayton Road	Coventry	01/05/2013	Industrial	(B1/B2/B8)	Sale	4,365	Gross sq m	0	0.00	0	0	0.00	D&P Holt Limited, Shortland Penn and	 Prices on application. Date on the market: 07/07/2012 Grade
Whitacre Road	Nuneaton	01/05/2013	Industrial	(B1/B2/B8)	Sale	2,342	Gross sq m	850,000	0.00	0	0	0.00	Harris Lamb, Shortland Penn and	Particulars:<a href="http://assets.egi.co.uk/PDFs/2012-10-
Telford Road	Coventry	01/04/2013	Industrial	(B1/B2/B8)	Lease	255	Gross sq m	0	0.00	10,010	39	0.00	Bruton Knowles Limited	 Date on the market: 16/08/2011 Asking rent: £3.64 per Sq Ft
Buckingham Close	Nuneaton	01/04/2013	Industrial	(B1/B2/B8)	Lease	911	Gross sq m	0	0.00	49,035	54	0.00	Innes England	Particulars:<a href="http://assets.egi.co.uk/PDFs/2012-11-06/8030936.pdf"
Caldwell Road	Nuneaton	01/03/2013	Industrial	(B1/B2/B8)	Sale	583	Gross sq m	350,000	0.00	0	0	0.00	Bromwich Hardy	Date on the market: 06/03/2012 Rent/Price on application Grade of
Buckingham Close	Nuneaton	01/03/2013	Industrial	(B1/B2/B8)	Lease	143	Gross sq m	0	0.00	24,994	175	0.00	Innes England	Asking rent: £16.23 per Sq Ft Grade of space: Second-hand Grade B
Bayton Road	Coventry	01/01/2013	Industrial	(B8)	Lease	1,050	Gross sq m	0	0.00	0	0	0.00	North Rae Sanders, Jones Lang	Unit Specification 11,300 sq ft refurbished
Bayton Road	Coventry	01/01/2013	Industrial	(B8)	Lease	3,625	Gross sq m	0	0.00	0	0	0.00	North Rae Sanders, Jones Lang	Unit Specification 39,025 sq ft refurbished
Bayton Road	Coventry	01/01/2013	Industrial	(B1/B2/B8)	Lease	339	Gross sq m	0	0.00	11,000	32	0.00	Shortland Penn and Moore Limited	Asking rent: £3.01 per sq ft
Caldwell Road	Nuneaton	01/01/2013	Industrial	(B1/B2/B8)	Lease	162	Gross sq m	0	0.00	0	0	0.00	Bromwich Hardy	Rent on application. Date on the market: 14/12/2011
Bayton Road	Coventry	20/12/2012	Industrial	(B1/B2/B8)	Lease	353	Gross sq m	0	0.00	13,290	38	0.00	Shortland Penn and Moore Limited	
Silverstone Drive	Coventry	01/12/2012	Industrial	(B1/B2/B8)	Lease	4,225	Gross sq m	0	0.00	0	0	0.00	DTZ	
Mallory Way,	Coventry	01/11/2012	Industrial	(B1/B2/B8)	Lease	295	Gross sq m	0	0.00	19,493	66	0.00	Bruton Knowles Limited	Date on the market: 31/01/2012 Asking rent: £6.13 per Sq Ft A
Buckingham Close	Nuneaton	31/10/2012	Industrial	(B2)	Lease	1,330	Gross sq m	0	0.00	136,002	102	0.00	Innes England	
Bayton Road	Coventry	02/10/2012	Industrial	(B1/B2/B8)	Lease	4,208	Gross sq m	0	0.00	100,109	24	0.00	Shortland Penn and Moore Limited	
Bayton Road	Coventry	01/10/2012	Industrial	(B1/B2/B8)	Licence	11,613	Gross sq m	0	0.00	0	0	0.00	ehB Commercial, Bromwich Hardy	building is capable of sub-division providing accommodation from 10,000 sq.
Crondal Road	Coventry	18/09/2012	Industrial	(B1/B2/B8)	Lease	347	Gross sq m	0	0.00	9,011	26	0.00	Shortland Penn and Moore Limited	Asking rent: £1.87 per sq ft Grade of space: Second-hand Grade B
Caldwell Road	Nuneaton	01/08/2012	Industrial	(B1/B2/B8)	Sale	231	Gross sq m	137,005	0.00	0	0	0.00	Bromwich Hardy	
Silverstone Drive	Coventry	20/06/2012	Industrial	(B2)	Investment Sale	11,148	Gross sq m	6,930,000	8.50	623,535	56	10.00	Fletcher King	Unit one is let to Aston Martin Lagonda Limited on a 10 year lease. Unit 2 is
Caldwell Road	Nuneaton	01/06/2012	Industrial	(B1/B2/B8)	Lease	617	Gross sq m	0	0.00	32,893	53	0.00	North Rae Sanders	 Date on the market: 12/06/2012 Asking rent: £4.95 per sq ft
Silverstone Drive	Coventry	01/05/2012	Industrial	(B8)	Sale	9,707	Gross sq m	0	0.00	0	0	0.00	Cushman & Wakefield	
Forum Drive, Near	Coventry	15/03/2012	Industrial	(B2)	Lease	5,249	Gross sq m	0	0.00	0	0	0.00	Drake Commercial	
Bayton Road	Coventry	01/03/2012	Industrial,	(B2)	Sale	1,814	Gross sq m	0	0.00	0	0	0.00	D&P Holt Limited	
Caldwell Road	Nuneaton	01/03/2012	Industrial	(B1/B2/B8)	Sale	444	Gross sq m	238,900	0.00	0	0	0.00	Bromwich Hardy	
Longford Road	Coventry	01/02/2012	Industrial	(B1/B2/B8)	Lease	2,066	Gross sq m	0	0.00	94,533	46	6.00	North Rae Sanders, D&P Holt Limited	
Longford Road	Coventry	01/01/2012	Industrial	(B1/B2/B8)	Lease	1,982	Gross sq m	0	0.00	90,678	46	0.00	North Rae Sanders, D&P Holt Limited	
Silverstone Drive	Coventry	01/12/2011	Industrial	(B2)	Lease	7,488	Gross sq m	0	0.00	411,070	55	0.00	BNP Paribas Real Estate, North Rae	Asking price at £423,161 per annum.
Longford Road	Coventry	15/10/2011	Industrial	(B2)	Lease	3,948	Gross sq m	0	0.00	170,000	43	0.00	D&P Holt Limited	
Bayton Road	Coventry	15/06/2011	Industrial,	(B2)	Lease	15,793	Gross sq m	0	0.00	0	0	0.00	Bromwich Hardy	

EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Lease Length	Vendor/Lessor's Agent	Notes
						Value	UoM			per annum	per sq m			
Burbages Lane	Coventry	18/02/2013	Leisure	(A4)	Sale	567	Gross sq m	159,000	0.00	0	0	0.00	Shortland Penn and Moore Limited	<u>Tenure</u> The long leasehold interest of the premises is
Tuttle Hill	Nuneaton	01/12/2012	Leisure	(A4)	Sale	1,254	Gross sq m	120,000	0.00	0	0	0.00	Gerald Eve	PL ID: 383951 Date on the market: 01/09/2012
Abbey Street	Nuneaton	06/04/2011	Leisure	(D2)	Lease	209	Gross sq m	0	0.00	10,000	0	10.00	Robert Pinkus & Co	

EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	Total Space UoM	Price	Yield %	Rental Income per annum	Rental Income per sq m	Lease Length	Vendor/Lessor's Agent	Notes
Attleborough Road	Nuneaton	01/07/2013	Offices	(B1a)	Lease	130	Gross sq m	0	0.00	9,500	73	0.00	D&P Holt Limited	Particulars:<a href="http://assets.egi.co.uk/PDFs/2013-02-01/205170.pdf"
Silverstone Drive	Coventry	01/06/2013	Offices	(B1b)	Investment Sale	12,529	Gross sq m	5,910,000	8.00	0	0	0.00	Lambert Smith Hampton	
Holman Way	Nuneaton	15/05/2013	Offices	(B1a)	Lease	616	Gross sq m	0	0.00	0	0	3.00	Loveitts	Particulars:<a href="http://assets.egi.co.uk/PDFs/2013-02-
King Street	Bedworth	02/05/2013	Offices	(B1a)	Sale	201	Gross sq m	190,000	0.00	0	0	0.00	Loveitts	Particulars:<a href="http://assets.egi.co.uk/PDFs/2013-02-
Pilgrims Walk	Coventry	10/04/2013	Offices	(B1b)	Lease	176	Gross sq m	0	0.00	0	0	5.00	North Rae Sanders, D&P Holt Limited	Dedicated parking ratio of 1:271 sq ft net BT E-Location park
Blackhorse Road	Coventry	21/01/2013	Offices	(B1a)	Sale	2,398	Gross sq m	220,000	0.00	0	0	0.00	Shortland Penn and Moore Limited	Price on application.
Stephenson Road	Coventry	01/01/2013	Offices	(B1a)	Sale	191	Gross sq m	550,000	0.00	0	0	0.00	Bromwich Hardy	Freehold: Price on application
Attleborough Road	Nuneaton	01/05/2012	Offices	(B1a)	Lease	104	Gross sq m	0	0.00	7,500	72	4.00	D&P Holt Limited	
Central Boulevard	Coventry	01/12/2011	Offices	(B1a)	Lease	4,692	Gross sq m	0	0.00	770,156	164	0.00	GVA, North Rae Sanders	
Pilgrims Walk	Coventry	01/11/2011	Offices	(B1b)	Lease	206	Gross sq m	0	0.00	0	0	5.00	North Rae Sanders, D&P Holt Limited	
Eliot Park	Nuneaton	23/02/2011	Offices	(B1b)	Sale	182	Gross sq m	0	0.00	0	0	0.00	Jones Lang LaSalle	

EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Lease Length	Vendor/Lessor's Agent	Notes
						Value	UoM			per annum	per sq m			
Eliot Way	Nuneaton	18/10/2013	Other,	(A1)	Sale	586	Gross sq m	230,000	0.00	0	0	0.00	FHP Property Consultants	The land area comprises 0.18 hectares (0.44 acres). Date on the market:
Bayton Road	Coventry	01/03/2012	Industrial,	(B2)	Sale	1,814	Gross sq m	0	0.00	0	0	0.00	D&P Holt Limited	
Bayton Road	Coventry	15/06/2011	Industrial,	(B2)	Lease	15,793	Gross sq m	0	0.00	0	0	0.00	Bromwich Hardy	

EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	UoM	Price	Yield %	Rental Income per annum	per sq m	Lease Length	Start Date	Vendor/Lessor's Agent	Notes
Eliot Way	Nuneaton	18/10/2013	Other,	(A1)	Sale	586	Gross sq m	230,000	0.00	0	0	0.00		FHP Property Consultants	The land area comprises 0.18 hectares (0.44 acres). Date on the
Abbey Street	Nuneaton	01/10/2013	Retail	(A1)	Investment Sale	417	Gross sq m	0	0.00	0	0	0.00		GVA	Freehold retail investment available, fully let to G.R & M.M Blackledge Plc t/a
Barling Way, Eliot Way	Nuneaton	01/09/2013	Retail	(A1)	Sale	1,125	Gross sq m	0	0.00	0	0	0.00		Colliers International	Grade of space: Second-hand (Retail)
Abbey Green	Nuneaton	01/08/2013	Retail	(A1)	Lease	125	Gross sq m	0	0.00	12,750	0	0.00	01/08/2013	Loveitts	PL ID: 426751 Date on the market: 21/11/2012 Asking rent per
Chapel Street	Nuneaton	14/05/2013	Retail	(A1/A2/A3/	Lease	167	Gross sq m	0	0.00	12,000	0	1.00	14/05/2013	Cushman & Wakefield, BTW Shiells	Asking rent per annum: £40000 Unit: 10 Grade of space: Second-
King Street	Bedworth	01/05/2013	Retail	(A1)	Lease	106	Gross sq m	0	0.00	14,000	0	0.00	01/05/2013	D&P Holt Limited	Asking rent per annum: £14000 Date on the market:
Newdegate Street	Nuneaton	01/02/2013	Retail	(A1/A2/A3/	Lease	197	Gross sq m	0	0.00	0	0	10.00	01/02/2013	BNP Paribas Real Estate	Unit: 15/16 Grade of space: Second-hand (Retail)
Market Place	Nuneaton	01/02/2013	Retail	(A1)	Lease	410	Gross sq m	0	0.00	55,000	0	10.00	01/02/2013	Cushman & Wakefield, Rowley	Subject to 5 yearly upward only rent reviews Asking rent per annum:
Market Place	Nuneaton	01/02/2013	Retail	(A1)	Lease	191	Gross sq m	0	0.00	30,000	0	0.00	01/02/2013	Kitchen La Frenais Morgan LLP	Asking rent per annum: £30000 Grade of space: Second-hand (Retail)
All Saints Square	Bedworth	01/01/2013	Retail	(A1)	Lease	201	Gross sq m	0	0.00	27,500	0	0.00	01/01/2013	D&P Holt Limited	Asking rent per annum: £27500
Chapel Street	Nuneaton	05/11/2012	Retail	(A1/A2/A3/	Lease	220	Gross sq m	0	0.00	85,000	0	0.00	05/11/2012	BTW Shiells	Asking rent per annum: £85000 Unit: 21A
Leicester Street	Bedworth	01/11/2012	Retail	(A1)	Lease	125	Gross sq m	0	0.00	22,500	0	6.00	01/11/2012	Wright Silverwood Limited	Offered by way of a new, effectively Full Repairing and Insuring lease, for a
Market Place	Nuneaton	01/09/2012	Retail	(A1)	Lease	1,670	Gross sq m	0	0.00	190,000	0	10.00	01/09/2012	Jones Lang LaSalle	
Market Place	Nuneaton	29/08/2012	Retail	(A1)	Lease	250	Gross sq m	0	0.00	35,000	0	10.00	29/08/2012	Savills	
Leicester Street	Bedworth	01/07/2012	Retail	(A1)	Lease	122	Gross sq m	0	0.00	22,000	0	15.00	01/07/2012	Wright Silverwood Limited	Offered by way of a new, effectively Full Repairing and Insuring lease, for a
Queens Road	Nuneaton	01/03/2012	Retail	(A1)	Lease	3,771	Gross sq m	0	0.00	220,000	0	0.00	01/03/2012	Jones Lang LaSalle	Rent per annum: £220000
Abbey Street	Nuneaton	01/07/2011	Retail	(A1)	Lease	158	Gross sq m	0	0.00	0	0	10.00	01/07/2011	Lambert Smith Hampton	
Weddington Road	Nuneaton	26/05/2011	Retail	(A1) Non	Investment Sale	3,140	Gross sq m	6,000,000	6.00	0	0	0.00			This is one of the 13 former Focus DIY stores that Wickes Building Supplies

EGi -- Comparable Deals/Auctions Data - Exported 26/11/2013

Transaction type	Street	Town	Deal/Auction date	Use type	Total Size	Price	Yield %	Rental income per annum	Rental income per sq m	Lease length (years)	Incentives	Vendor/Lessor's agent
Sale	Coventry Road	Coventry	01/10/2013	Industrial / Distribution	135	£95,000		Not quoted				HEB Chartered Surveyors
Sale	Bayton Road	Coventry	20/09/2013	Industrial / Distribution	992	£200,000		Not quoted				Bromwich Hardy
Lease	Caldwell Road	Nuneaton	01/09/2013	Industrial / Distribution	442	Not quoted		£29,725	£61.89			Bromwich Hardy
Investment Sale	Eliot Park	Nuneaton	01/08/2013	Industrial / Distribution	3,000	£2,050,000	11.25	£230,625	£76.86			
Lease	Bayton Way	Coventry	01/08/2013	Industrial / Distribution	319	Not quoted		£12,500	£39.18	3		Bromwich Hardy
Sale	Bayton Way	Coventry	01/08/2013	Industrial / Distribution	496	£200,000		Not quoted				Bromwich Hardy
Lease	St Georges Way	Nuneaton	01/08/2013	Industrial / Distribution	1,490	Not quoted		£80,000	£53.71	10		Reeves & Partners
Sale	Ptarmigan Place	Nuneaton	01/07/2013	Industrial / Distribution	133	£70,000		Not quoted				George & Company
Sale	Townsend Drive	Nuneaton	01/07/2013	Industrial / Distribution	15,197	£2,750,000		Not quoted				White Druce & Brown
Assignment	Hamilton Way	Nuneaton	01/06/2013	Industrial / Distribution	262	Not quoted		£26,373	£100.43	15		
Lease	Crondal Road	Coventry	01/06/2013	Industrial / Distribution	4,163	Not quoted		Not quoted		10		Colliers International
Lease	Blackhorse Road	Coventry	01/06/2013	Industrial / Distribution	130	Not quoted		£9,800	£75.35	10		Bromwich Hardy
Sale	Bayton Road	Coventry	01/05/2013	Industrial / Distribution	4,365	Not quoted		Not quoted				D&P Holt Limited
Sale	Whitacre Road	Nuneaton	01/05/2013	Industrial / Distribution	2,342	£850,000		Not quoted				Shortland Penn and Moore
Lease	Buckingham	Nuneaton	01/04/2013	Industrial / Distribution	911	Not quoted		£49,035	£53.82			Innes England
Lease	Telford Road	Coventry	01/04/2013	Industrial / Distribution	255	Not quoted		£10,010	£39.14			Bruton Knowles Limited
Lease	Buckingham	Nuneaton	01/03/2013	Industrial / Distribution	143	Not quoted		£24,994	£174.70			Innes England
Sale	Caldwell Road	Nuneaton	01/03/2013	Industrial / Distribution	583	£350,000		Not quoted				Bromwich Hardy
Lease	Ptarmigan Place	Nuneaton	25/02/2013	Industrial / Distribution	100	Not quoted		£4,760	£47.79	3		Loveitts
Lease	Bayton Road	Coventry	01/01/2013	Industrial / Distribution	339	Not quoted		£11,000	£32.40			Shortland Penn and Moore
Lease	Bayton Road	Coventry	01/01/2013	Industrial / Distribution	3,625	Not quoted		Not quoted				North Rae Sanders
Lease	Bayton Road	Coventry	01/01/2013	Industrial / Distribution	1,050	Not quoted		Not quoted				North Rae Sanders
Lease	Caldwell Road	Nuneaton	01/01/2013	Industrial / Distribution	162	Not quoted		Not quoted				Bromwich Hardy
Lease	Bayton Road	Coventry	20/12/2012	Industrial / Distribution	353	Not quoted		£13,290	£37.67			Shortland Penn and Moore
Lease	Harrowbrook	Hinckley	14/11/2012	Industrial / Distribution	2,176	Not quoted		£50,000	£23.04			Wards Commercial
Lease	Buckingham	Nuneaton	31/10/2012	Industrial / Distribution	1,330	Not quoted		£136,002	£102.26			Innes England
Lease	Bayton Road	Coventry	02/10/2012	Industrial / Distribution	4,208	Not quoted		£100,109	£23.79			Shortland Penn and Moore
Licence	Bayton Road	Coventry	01/10/2012	Industrial / Distribution	11,613	Not quoted		Not quoted				ehB Commercial
Lease	Crondal Road	Coventry	18/09/2012	Industrial / Distribution	347	Not quoted		£9,011	£25.94			Shortland Penn and Moore
Lease	Harrowbrook	Hinckley	13/08/2012	Industrial / Distribution	3,074	Not quoted		Not quoted	£22.82			Lambert Smith Hampton
Sale	Caldwell Road	Nuneaton	01/08/2012	Industrial / Distribution	231	£137,005		Not quoted				Bromwich Hardy
Investment Sale	Silverstone Drive	Coventry	20/06/2012	Industrial / Distribution	11,148	£6,930,000	8.50	£623,535	£55.97	10		Fletcher King
Lease	Caldwell Road	Nuneaton	01/06/2012	Industrial / Distribution	617	Not quoted		£32,893	£53.28			North Rae Sanders
Lease	Forum Drive	Coventry	15/03/2012	Industrial / Distribution	5,249	Not quoted		Not quoted				Drake Commercial
Sale	Bayton Road	Coventry	01/03/2012	Industrial / Distribution,	17,313	Not quoted		Not quoted				D&P Holt Limited
Sale	Caldwell Road	Nuneaton	01/03/2012	Industrial / Distribution	444	£238,900		Not quoted				Bromwich Hardy
Lease	Longford Road	Coventry	01/02/2012	Industrial / Distribution	2,066	Not quoted		£94,533	£45.75	6		North Rae Sanders
Lease	Harrowbrook	Hinckley	10/01/2012	Industrial / Distribution	2,817	Not quoted		Not quoted				Innes England
Lease	Longford Road	Coventry	01/01/2012	Industrial / Distribution	1,982	Not quoted		£90,678	£45.75			North Rae Sanders
Lease	Silverstone Drive	Coventry	01/12/2011	Industrial / Distribution	7,488	Not quoted		£411,070	£54.90			BNP Paribas Real Estate
Sale	Bayton Road	Coventry	01/11/2011	Industrial / Distribution	3,027	Not quoted		Not quoted				Bromwich Hardy
Lease	Newton Road	Hinckley	15/10/2011	Industrial / Distribution	2,176	Not quoted		Not quoted		5		North Rae Sanders
Lease	Longford Road	Coventry	15/10/2011	Industrial / Distribution	3,948	Not quoted		£170,000	£43.06			D&P Holt Limited
Lease	Jacknell Road	Hinckley	07/09/2011	Industrial / Distribution	6,096	Not quoted		Not quoted				Knight Frank
Lease	Harrowbrook	Hinckley	27/06/2011	Industrial / Distribution	2,176	Not quoted		Not quoted				Innes England
Lease	Bayton Road	Coventry	15/06/2011	Industrial / Distribution,	56,261	Not quoted		Not quoted				Bromwich Hardy

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EGi -- Comparable Deals/Auctions Data - Exported 26/11/2013

Transaction type	Street	Town	Deal/Auction date	Use type	Total space Size	Price	Yield %	Rental per annum	Lease length (years)	Incentives	Vendor/Lessor's agent
Lease	Abbey Street	Nuneaton	06/04/2011	Leisure	209	Not quoted		£10,000	10		Robert Pinkus & Co

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EGi -- Comparable Deals/Auctions Data - Exported 26/11/2013

Transaction type	Street	Town	Deal/Auction date	Use type	Total Size	Price	Rental income per annum	per sq m	per sq ft	Asking rent?	Lease length (years)	Incentives	Vendor/Lessor's agent
Lease	Attleborough	Nuneaton	01/07/2013	Office	130	Not quoted	£9,500	£72.76	£6.76	Yes			D&P Holt Limited
Lease	Watling Street	Nuneaton	28/05/2013	Office	641	Not quoted	£138,000	£215.28	£20.00				
Lease	Holman Way	Nuneaton	15/05/2013	Office	616	Not quoted	Not quoted				3		Loveitts
Sale	King Street	Bedworth	02/05/2013	Office	201	£190,000	Not quoted						Loveitts
Sale	Blackhorse Road	Coventry	21/01/2013	Office	2,398	£220,000	Not quoted						Shortland Penn and Moore
Sale	Stephenson	Coventry	01/01/2013	Office, General	1,950	£550,000	Not quoted						Bromwich Hardy
Lease	Attleborough	Nuneaton	01/05/2012	Office	104	Not quoted	£7,500	£72.01	£6.69	Yes	4		D&P Holt Limited
Sale	Eliot Park	Nuneaton	23/02/2011	Office	182	Not quoted	Not quoted						Jones Lang LaSalle

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EGi -- Comparable Deals/

Transaction type	Street	Town	Deal/Auction date	Use type	Sub use type	Total space Size	Price	Yield %	Rental per annum	Lease length (years)	Incentives	Vendor/Lessor's agent
Sale	Eliot Way	Nuneaton	18/10/2013	Non Residential Institution	Clinic/Health Centre (D1)	586	£230,000		Not quoted			FHP Property Consultants
Sale	Grange Road	Nuneaton	23/08/2013	Non Residential Institution	Church/Church Hall (D1)	204	£99,500		Not quoted			Shortland Penn and Moore
Sale	Stephenson	Coventry	01/01/2013	General	Storage Area	1,020	Not quoted		Not quoted			Bromwich Hardy
Sale	Stephenson	Coventry	01/01/2013	Office, General	Office (B1a), Storage Area	1,950	£550,000		Not quoted			Bromwich Hardy
Sale	Bayton Road	Coventry	01/03/2012	Industrial / Distribution,	Industrial Park (B1/2/8), Site	17,313	Not quoted		Not quoted			D&P Holt Limited
Lease	Coton Road	Nuneaton	30/12/2011	Non Residential Institution	Clinic/Health Centre (D1)	179	Not quoted		£17,252			
Lease	Bayton Road	Coventry	15/06/2011	Industrial / Distribution,	Industrial Park (B1/2/8), Site	56,261	Not quoted		Not quoted			Bromwich Hardy

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EGi -- Comparable Deals/Auctions Data - Exported 26/11/2013

Transaction type	Street	Town	Deal/Auction date	Use type	Sub use type	Total Size	Price	Yield %	Rental per annum	Lease length (years)	Incentives	Notes	Vendor/Lessor's agent
Investment	Royal Oak Lane	Bedworth	01/11/2013	Leisure	Drinking Establishment	1,457	£295,000		Not quoted			Grade of space: New - Refurb	Fleurets Limited
Investment	Abbey Street	Nuneaton	01/10/2013	Retail	General Retail (A1)	417	Not quoted		Not quoted			Freehold retail investment	GVA
Sale	Barling Way	Nuneaton	01/09/2013	Retail	Showrooms - General (A1)	1,125	Not quoted		Not quoted			Grade of space: Second-hand	Colliers International
Lease	Abbey Green	Nuneaton	01/08/2013	Retail	General Retail (A1)	125	Not quoted		£12,750			PL ID: 426751	Loveitts
Lease	Chapel Street	Nuneaton	14/05/2013	Retail	Shopping Centre (A1/2/3/4/5)	167	Not quoted		£12,000	1		Asking rent per annum: £40000	BTW Shiells
Lease	King Street	Bedworth	01/05/2013	Retail	General Retail (A1)	106	Not quoted		£14,000			Asking rent per annum: £14000	D&P Holt Limited
Lease	Newdegate	Nuneaton	01/02/2013	Retail	Shopping Centre (A1/2/3/4/5)	197	Not quoted		Not quoted	10		Unit: 15/16	BNP Paribas Real Estate
Lease	Market Place	Nuneaton	01/02/2013	Retail	General Retail (A1)	410	Not quoted		£55,000	10		Subject to 5 yearly upward only rent	Rowley Hughes Thompson
Lease	Market Place	Nuneaton	01/02/2013	Retail	General Retail (A1)	191	Not quoted		£30,000			Asking rent per annum: £30000	Kitchen La Frenais Morgan LLP
Lease	All Saints	Bedworth	01/01/2013	Retail	General Retail (A1)	201	Not quoted		£27,500			Asking rent per annum: £27500	D&P Holt Limited
Sale	Tuttle Hill	Nuneaton	01/12/2012	Leisure	Drinking Establishment	1,254	£120,000		Not quoted			PL ID: 383951	Gerald Eve
Lease	Chapel Street	Nuneaton	05/11/2012	Retail	Shopping Centre (A1/2/3/4/5)	220	Not quoted		£85,000			Asking rent per annum: £85000	BTW Shiells
Lease	Leicester Street	Bedworth	01/11/2012	Retail	General Retail (A1)	125	Not quoted		£22,500	6		Offered by way of a new, effectively	Wright Silverwood Limited
Lease	Market Place	Nuneaton	01/09/2012	Retail	General Retail (A1)	1,670	Not quoted		£190,000	10			Jones Lang LaSalle
Lease	Market Place	Nuneaton	29/08/2012	Retail	General Retail (A1)	250	Not quoted		£35,000	10			Savills
Lease	Leicester Street	Bedworth	01/07/2012	Retail	General Retail (A1)	122	Not quoted		£22,000	15		Offered by way of a new, effectively	Wright Silverwood Limited
Lease	Queens Road	Nuneaton	01/03/2012	Retail	General Retail (A1)	3,771	Not quoted		£220,000			Rent per annum: £220000	Jones Lang LaSalle
Lease	Corporation	Nuneaton	01/07/2011	Retail	General Retail (A1)	158	Not quoted		Not quoted	10			Lambert Smith Hampton
Investment	Weddington	Nuneaton	26/05/2011	Retail	Non Food Retail Warehouse	3,140	£6,000,000	6.00	Not quoted			This is one of the 13 former Focus	

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