

# **APPENDIX 2**

Viability Study

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#### 1. Introduction

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

# 2. Background

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

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

## 3. Methodology

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

Figure 1: Viability Methodology

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

LESS

Cost of creating the asset, including a profit margin

(Construction + fees + finance charges)

=

**RESIDUAL VALUE** 

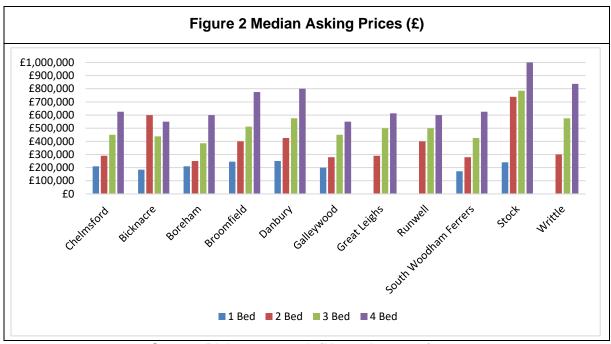
Source: HDH 2023

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

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

### 4. Residential Market

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



Source: Rightmove.co.uk (November 2022)

4.2. To determine the value (£/m²) to use for each residential typology when undertaking the viability testing, new-build sale prices over an 18-month period have been collected from the Land Registry along with each new-build dwelling's gross internal area (GIA) taken from its Environmental Performance Certificate (EPC) – see Appendix 2. A summary of the findings can be seen in Table 1 below.

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

Source: Land Registry and EPC

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

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

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

Source: Land Registry and EPC

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

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

Source: HDH (March 2023)

### Affordable Housing

- 4.7. For this viability model, it has been assumed that the affordable housing tenures will consist of rented in the form of social or affordable rent, first homes, and shared ownership. As per Local Plan policy, it is expected that schemes of 11 or more residential units will provide 35% affordable accommodation. This 35% is formed of 22% affordable/social rent, 9% first homes and 4% shared ownership.
- 4.8. HDH Planning and Development Ltd have undertaken extensive research to establish the most appropriate value assumptions for their Local Plan Viability Update. This study will be following the same value assumptions that they have derived.
- 4.9. For the first homes and shared ownership units, a value of 70% of the open market value has been assumed. Table 5 below details these assumptive values.

Table 5: Shared Ownership & First Homes Price Assumptions (£/m²)				
BF – Chelmsford	£3,430			
BF – South Woodham Ferrers	£3,150			
Urban Flats – Chelmsford	£3,710			
Large GF – Chelmsford	£3,270			
Large GF – South Woodham Ferrers	£3,010			
Medium GF – South West area	£3,430			
Medium GF – Elsewhere	£3,010			
Small GF – all areas	£3,500			

- 4.10. As per the First Homes Planning Advice Note, the national price cap of £250,000 will be applied.
- 4.11. For the affordable rented units, a value of 55% of market value has been assumed. Table 6 below details these assumptive values.

Table 6: Affordable Rented Price Assumptions (£/m²)				
BF – Chelmsford	£2,695			
BF – South Woodham Ferrers	£2,475			
Urban Flats – Chelmsford	£2,915			
Large GF – Chelmsford	£2,570			
Large GF – South Woodham Ferrers	£2,365			
Medium GF – South West area	£2,695			
Medium GF – Elsewhere	£2,365			
Small GF – all areas	£2,750			

4.12. Social rented accommodation is assumed to be 50% of market value. Table 7 below details these assumptive values.

Table 7: Social Rented Price Assumptions (£/m²)					
BF – Chelmsford	£2,450				
BF – South Woodham Ferrers	£2,250				
Urban Flats – Chelmsford	£2,650				
Large GF – Chelmsford	£2,336				
Large GF – South Woodham Ferrers	£2,150				
Medium GF – South West area	£2,450				
Medium GF – Elsewhere	£2,150				
Small GF – all areas	£2,500				

# **Residential Typologies**

- 4.13. Following both the Local Plan Viability Study Including CIL Review January 2018 and the previous SHELAA, an exercise has been undertaken to review the residential typologies to be viability tested.
- 4.14. Based upon emerging housing need and the locations of SHELAA sites that have been promoted to us, the strategic site typologies have been revised. Further,

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

	Table 8: Residential Typologies				
No.	Typology	Units	Min area	Gross to	Form and scale
		per ha	needed (ha)	net ratio	
1	Large GF – 300	35	12.24	70%	Houses only
	units, urban edge				
2	Large GF – 100	35	4.08	70%	Houses only
	units, urban edge				
3	Medium GF – 40	35	1.43	80%	Houses only
	units, urban edge				
4	Medium GF – 20	35 (30)	0.83	80%	Houses only
	units, urban edge				
5	Medium GF – 12	30	0.50	80%	Houses only
	units, urban edge				
6	Large BF – 125	120 (65)	2.75	70%	Houses and flats
	units, urban area				
7	Large BF – 50 units,	65	0.96	80%	Houses and flats
	urban area				
8	Medium BF – 25	35 (65)	0.48	80% (65%)	Houses and flats
	units, urban area				
9	Medium BF – 12	65	0.18	100%	Houses only
	units, urban area				
10	Urban flats BF – 250	80	4.46	70%	Flats only
11	Urban flats BF – 250 HD	160	1.95	80%	Flats only (6+ storeys)
12	Urban flats BF – 155	100	1.94	80%	Flats only
13	Urban flats BF – 155 HD	160	1.21	80%	Flats only (6+ storeys)
14	Urban flats BF – 75 units, urban area	85	1.10	80%	Flats only
15	Urban Flats BF – 35	80	0.44	100%	Flats only
16	Flats BF – 12	75	0.16	100%	Flats only
17	Small GF – 9 units, settlement edge	30	0.30	100%	Houses only
18	Small GF – 4 units, settlement edge	30	0.13	100%	Houses only
19	Green plot, settlement edge	30	0.03	100%	Single house
20	Small BF – 9 units, urban area	45	0.20	100% (90.3%)	Houses and flats
21	Small BF – 6 units, rural area	35 (45)	0.17	75% (80%)	Houses only
22	Brown plot, urban area	30	0.03	100%	Single house
23	Strategic Greenfield	40	150	50%	Mix of family housing

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

# Gypsy & Traveller Pitches and Travelling Showperson's Plots

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

## **Older Person's Housing**

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

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

4.18. It is acknowledged that with the care element included, these typologies will have different assumptive £/m² values to the other residential typologies. HDH

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

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

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

<b>Table 11: SHELAA Development Densities</b>			
Gross site area (ha) Percentage net			
Less than 0.4ha	100%		
0.4ha to 2ha	80%		
Over 2ha	70%		

### 5. Non-Residential Market

5.1. Having reviewed vacancy rates, yields, rents, and the impacts of the Covid pandemic, HDH Planning and Development Ltd have generated updated typologies to cover a range of employment uses reflective of Chelmsford's economic make up. In accordance, the non-residential typologies for the SHELAA have been updated to align with these as detailed in Table 12 below.

	Table 12: Non-Residential Typologies						
No.	Typology	Min area needed (ha)	Gross to net ratio	Form and scale			
31	Offices (Central)	0.025	70%	4 storeys, GIA 2,000m <sup>2</sup>			
32	Offices (Business Park)	0.025	25%	3 storeys, GIA 2,000m <sup>2</sup>			
33	Industrial	1	40%	1 storey, GIA 4,000m <sup>2</sup>			
34	Logistics	1.14	35%	1 storey, GIA 4,000m <sup>2</sup>			
35	Retail (Prime)	0.19	80%	No provision for parking / loading space			
36	Retail (Elsewhere)	0.19	80%	Unspecified			
37	Supermarket	1.33	30%	GIA 4,000m <sup>2</sup>			
38	Retail Warehouse	0.8	50%	GIA 4,000m <sup>2</sup>			

5.2. The Council's own market data (see Appendix 3) further supports these findings and these values are deemed appropriate for use within the SHELAA. All non-residential assumptive values are detailed in Table 13 below.

Table 13: Non-Residential Price Assumptions							
£/m²/year Yield Value (£/m²) Assumption							
Offices (Central)	£280	5.50%	£5,091	£4,826			
Offices (Business Park)	£250	5.50%	£4,545	£4,308			
Industrial	£130	5.00%	£2,600	£2,476			
Logistics	£200	4.25%	£4,706	£4,512			
Retail (Prime)	£300	6.25%	£4,800	£4,518			
Retail (Elsewhere)	£250	7.00%	£3,571	£3,338			
Supermarket	£250	4.50%	£5,556	£5,316			
Retail Warehouse	£200	5.00%	£4,000	£3,628			

# 6. Development Costs

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

#### **Construction Costs**

6.2. The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions for non-residential typologies and residential typologies are detailed below in Table 14. The appropriate BCIS median cost is used across all sites.

	Table	14: Build	Costs			
Rebased to Chelmsford						
Description: Rate per m2 gross i	nternal floor area for the	building Cos	t including prelir	ns.		
Last updated: 11-Mar-2023 05:5	6					
Building function	£/m² gross int	ernal floor ar	ea			
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
New build						
282. Factories						
Generally (20)	1,208	277	672	992	1,418	4,612
Up to 500m2 GFA (20)	1,543	988	1,120	1,308	1,936	2,635
500 to 2000m2 GFA (20)	1,295	277	718	1,159	1,418	4,612
Over 2000m2 GFA (20)	1,010	502	614	824	1,117	2,647
282.1 Advance factories						
Generally (15)	1,062	493	826	1,014	1,293	1,723
Up to 500m2 GFA (15)	1,176	988	998	1,109	1,281	1,549
500 to 2000m2 GFA (15)	1,141	493	956	1,220	1,318	1,723
Over 2000m2 GFA (15)	782	600	667	793	837	1,012
284. Warehouses/stores						
Generally (15)	1,053	417	637	845	1,104	4,855
Up to 500m2 GFA (15)	1,947	700	1,072	1,379	2,309	4,855
500 to 2000m2 GFA (15)	946	496	697	860	1,084	1,711
Over 2000m2 GFA (15)	794	417	586	640	920	1,673
284.1 Advance						
warehouses/stores (15)	790	431	632	743	1,006	1,104
284.2 Purpose built warehouse	es/stores					
Generally (15)	1,122	417	651	847	1,277	4,855
Up to 500m2 GFA (15)	2,245	700	1,341	1,748	2,850	4,855
500 to 2000m2 GFA (15)	931	496	682	847	1,063	1,711
Over 2000m2 GFA (15)	830	417	623	733	985	1,669
320. Offices						

Generally (15)	2,258	1,096	1,599	2,094	2,707	5,438
Air-conditioned						
Generally (15)	2,240	1,305	1,866	2,147	2,599	3,821
1-2 storey (15)	2,187	1,305	1,906	1,975	2,206	3,821
3-5 storey (15)	2,157	1,490	1,720	2,089	2,600	2,998
6 storey or above (20)	2,756	1,901	2,258	2,462	2,789	4,916
Not air-conditioned	,	,	,	, -	,	,
Generally (15)	2,225	1,096	1,508	2,074	2,833	3,761
1-2 storey (15)	2,295	1,272	1,548	2,162	2,833	3,521
3-5 storey (15)	2,110	1,096	1,398	1,546	3,044	3,761
6 storey or above (25)	2,622	2,039	- 1,000	2,709	-	3,028
341.1 Retail warehouses	_,0	2,000		2,. 00		0,020
Generally (25)	1,022	513	771	916	1,084	3,032
Up to 1000m2 (25)	1,150	762	861	971	1,096	3,032
1000 to 7000m2 GFA (25)	1,015	513	773	921	1,124	2,179
344. Hypermarkets, supermarkets	1,010	0.0	110	021	.,	
Generally (35)	1,815	296	1,299	1,758	2,346	3,154
Up to 1000m2 (35)	1,852	1,246	1,200	1,593	2,040	2,975
1000 to 7000m2 GFA (35)	1,840	296	1,272	1,943	2,383	3,154
345. Shops	1,040	290	1,414	1,343	۷,303	3,134
Generally (30)	1 704	661	054	1 /60	2 200	4 FOF
	1,794	661	954 953	1,468	2,300	4,595
1-2 storey (30)	1,813	661	953	1,531	2,323	4,595
447. Care homes for the elderly	0.004	1.001	4.500	4.000	0.050	4.007
Generally (15)	2,061	1,264	1,532	1,933	2,356	4,307
500 to 2000m2 GFA (15)	2,458	1,322	1,350	2,023	3,426	4,307
Over 2000m2 GFA (15)	1,950	1,264	1,637	1,927	2,234	2,951
810.1 Estate housing	1					
Generally (15)	1,460	703	1,245	1,402	1,598	5,065
Single storey (15)	1,653	979	1,406	1,606	1,837	5,065
2-storey (15)	1,406	703	1,217	1,365	1,536	3,067
3-storey (15)	1,530	912	1,281	1,450	1,738	2,996
4-storey or above (15)	3,065	1,494	2,445	2,731	4,108	4,549
810.11 Estate housing detached (15)	1,909	1,064	1,486	1,647	2,046	5,065
810.12 Estate housing semi detache	d					
Generally (15)	1,468	857	1,255	1,434	1,600	2,697
Single storey (15)	1,633	1,054	1,416	1,615	1,799	2,697
2-storey (15)	1,420	857	1,246	1,382	1,553	2,519
3-storey (15)	1,414	1,073	1,141	1,401	1,597	2,066
810.13 Estate housing terraced			•	•	•	
Generally (15)	1,499	884	1,218	1,402	1,644	4,549
Single storey (15)	1,717	1,100	1,425	1,769	1,979	2,399
2-storey (15)	1,433	884	1,206	1,369	1,575	3,067
3-storey (15)	1,554	912	1,257	1,427	1,770	2,996
816. Flats (apartments)	.,00.	0.2	.,	.,	.,	
Generally (15)	1,715	852	1,424	1,618	1,930	5,911
1-2 storey (15)	1,633	1,013	1,373	1,541	1,823	3,365
3-5 storey (15)	1,687	852	1,418	1,612	1,912	3,604
6 storey or above (15)	2,036	1,251	1,666	1,906	2,181	5,911
843. Supported housing	۷,000	1,201	1,000	1,300	۷,۱۵۱	ا ا ق,ق
Generally (15)	1,842	947	1,537	1,712	2,037	3,749
<b>,</b> ,					2,037	
Single storey (15) 2-storey (15)	2,145	1,318	1,698	1,971		3,749
, , ,	1,823	956	1,517	1,659	2,022	3,256
3-storey (15)	1,699	947	1,536	1,622	1,872	2,560
4-storey or above (15)	1,922	1,163	1,525	1,807	1,957	3,600
852. Hotels (15)	2,525	1,318	2,054	2,448	3,108	3,512
853. Motels (20)	1,767	1,477		1,908		1,915
856.1 Dormitories (15)	2,555	1,869	2,176	2,284	3,048	3,284
856.2 Students' residences, halls of	1			1	1	
residence, etc (15)	2,195	1,252	1,959	2,211	2,438	3,572

Source: BCIS

# Space and Accessibility Standards

- 6.3. It is assumed all new dwellings will be in accordance with the Nationally Described Space Standards.
- 6.4. Local Plan Policy DM1 requires provision of accessible standards. In schemes of 10 or more dwellings, 50% must meet M4(2) accessible and adaptable dwellings. Further, in developments of 30 dwellings or more, 5% of new affordable dwellings

- must be built to M4(3)(2)(b) wheelchair accessible dwellings and serve those in affordable housing for rent.
- 6.5. It is acknowledged that provision of enhanced accessibility, wheelchair adaptability and wheelchair accessibility standards Building Regulations M4(2), M4(3)(2)(a) and M4(3)(2)(b) respectively can add additional cost to build. It is assumed these provisions cost £725/dwelling, £14,064/dwelling and £34,964/dwelling respectively.

## Carbon Reduction Standards

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

## Water Efficiency

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

## **EV Charging Points**

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

## **Biodiversity Net Gain**

6.9. The Environment Act 2021 requires delivery of 10% biodiversity net gain in all developments. It is agreed with HDH Planning and Development Ltd that the most suitable cost assumptions to use are those featured within the 'Biodiversity net gain and local nature recovery strategies – Impact Assessment' summarised in Table 15 below. The costs therefore are calculated as an addition to the BCIS costs above as appropriate for each typology.

Table 15: Assumptive Cost of Biodiversity Net Gain					
	On-site provision	Off-site Provision			
Residential greenfield delivery costs	0.1%	2.4%			
as a proportion of build costs					
Residential brownfield delivery costs	<0.1%	0.5%			
as a proportion of build costs					
Industrial - % of land values	0.3%	3.0%			
Prime Commercial - % of land values	0.2%	2.3%			
Other Commercial - % of land values	0.2%	2.6%			

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

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

### S106 Contributions and CIL

6.11. The Council often seek contribution from developers to mitigate the impact of development. These contributions are then spent on improving a wide range of local infrastructure, and includes – but is not limited to – the services and facilities detailed in Table 16 below:

Table 16: Infrastructure funded by S106 & CIL contributions			
Theme	Infrastructure		
Housing	Affordable housing		
	Specialist Residential Accommodation		
	Self-build and custom build dwellings		
Green and Blue Infrastructure	Recreation and leisure facilities		
	Environmental mitigation		
Physical Infrastructure	Highways, access, and transport		
	Flood protection and water management		
	Utilities		
Community Infrastructure	Early years, childcare and education		
	Health and social wellbeing		
	Social and community facilities		
	Public realm and public art		
	Other community infrastructure		

Source: Chelmsford Infrastructure Delivery Plan, 2019.

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

# Community Infrastructure Levy (CIL)

6.13. In 2014, Chelmsford City Council established a CIL Charging Schedule for different types of development. Each year since, this rate has increased using an index of inflation. Table 17 below details the current rates:

Table 17: CIL Charge – 2023 index					
Type of development					
Residential	£125 per sqm	£186.45 (£200.11)			
Retail – convenience	£150 per sqm	£223.74 (£240.13)			
Retail – all other retail	£87 per sqm	£129.77 (£139.27)			
All other uses	£0 per sqm	£0.00			

Source: Chelmsford City Council, 2024.

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

Table 18: CIL Instalments Policy			
Amount of CIL	Amount of CIL Number of Payment periods and amounts		
liability	instalments		
Any amount less than £10,000	2	50% of the chargeable amount <sup>1</sup> within 90 days of the commencement <sup>2</sup> date, the remaining 50% of the chargeable amount within 150 days of the commencement date	
Amounts equal to or greater than £10,000 and less than £40,000	3	25% of the chargeable amount within 90 days of the commencement date, 25% of the chargeable amount within 270 days of the commencement date, and the remaining 50% of the chargeable amount within 360 days of the commencement date	
Amounts equal to or greater than £40,000 and less than £100,000	5	20% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 360 days, 480 days and 570 days of the commencement date	
Amounts equal to or greater than £100,000	5	10% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 450 days, 570 days, and 720 days of the commencement date	

<sup>1</sup> This is the amount as set out in the liability notice

Source: Chelmsford City Council, 2014

# Specialist Residential Accommodation

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

# Open Space

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

Table 19: Quantity standard for Open Space				
Type of Open Space Quantity standard (ha/1,000 popular				
Accessible Open Space				
Allotments and community gardens	0.30			
Amenity green space	0.40			
Play space (children)	0.05			
Play space (youth)	0.05			
Strategic Open Space				
Parks and recreation grounds	1.65			
Natural and Semi-Natural open Space				
Natural and semi-natural green space	1.0			

<sup>2</sup> The commencement date is the commencement notice date as advised by the developer under CIL Regulations 67

- 6.17. Using the average occupancy rate of 2.4 persons per dwelling, the amount of open space per dwelling is calculated as per the below:
  - Number of households per 1,000 populations: 1,000/2.4 = **417dwellings**
  - Accessible Local Open Space per dwelling: 8,000sqm/417 = 19sqm/dwelling
  - Strategic Open Space: 16,500sqm/417 = 40sqm/dwelling
  - Natural / Semi-Natural Open Space: 10,000sqm/417 = 24sqm/dwelling
- 6.18. Thresholds based upon the number of dwellings to be provided on site determine the type and amount of Open Space that is required, as detailed in Table 20:

Table 20: Thresholds for the provision of Open Space			
Size of Scheme	Provision		
Less than 10 dwellings	No provision expected on-site		
10-29 dwellings	Accessible Local Open Space required		
	on-site at 19sqm per dwelling		
30 or more dwellings	Accessible Local Open Space required		
	on-site at 19sqm per dwelling, plus		
	Strategic Open Space required on-site at		
	40sqm/dwelling, plus Natural/Semi-		
	Natural Open Space required on-site at		
	24sqm per dwelling		

- 6.19. Where sites are unable to accommodate the Open Space requirement onsite, a commuted sum to pay in lieu is required to cover the cost of off-site provision. This is set out within the Planning Obligations Supplementary Planning Document (POSPD) and the Open Space Planning Advice Note and is secured through S106. The rates required are as follows:
  - For sites of 10 dwellings or more where the Local Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,063/dwelling
  - For sites of 30 dwellings or more where the Strategic Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,052/dwelling
  - For sites of 30 dwellings or more where the Natural/Semi-Natural Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £811/dwelling
- 6.20. In accordance with the POSPD, maintenance contributions are required for all Open Space provided on-site when responsibility for the long-term maintenance resides with Chelmsford City Council or a Parish or Town Council. This is required for 25 years after completion.
- 6.21. The rates for Open Space maintenance are as follows:
  - Local Open Space = £164/dwellings
- 6.22. Strategic Open Space = £1,014/dwelling (£1,107)
  - Natural Open Space = £93/dwelling

## Tree Planting

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

## Recreational disturbance Avoidance Mitigation Strategy (RAMS)

6.24. For all residential typologies, a contribution for RAMS is required at an indexed rate of £156.76 (£163.86) per dwelling (2023/24). This is as set out within the Essex Coat Recreational disturbance Avoidance & Mitigation Strategy (RAMS) – Habitats Regulations Assessment Strategy Document 2018-2038 and secured through S106.

# Chelmsford City Council Monitoring Costs

- 6.25. A resource cost is involved in the monitoring of infrastructure coming forward and progressing through to delivery. Monitoring costs have been calculated to be as follows:
- 6.26. Strategic sites: £840/obligation
- 6.27. Other sites: £350/obligation
- 6.28. Affordable housing: £100/affordable dwelling

## **Essex County Council Planning Obligations**

- 6.29. Also secured within S106 are contributions towards infrastructure including education, employment and skills, highways, sustainable travel, libraries and flood and water management. All of which are delivered by the County Council.
- 6.30. Accounting for all required contributions, we have estimated the total S106 costs to be as detailed in Table 21 below. Note, these are estimates and are separate from the CIL contributions detailed above.

	Table 21: S106 contribution per unit					
No	Typology	S106 per unit (£/unit)				
1-5	Greenfield sites	£16,500				
6-8	Brownfield sites	£14,000				
10-15	Flatted schemes	£8,500				
9, 16-22	Sites of 20 dwellings and less	£2,000				
23	Strategic Greenfield – 3,000	£50,000				
24	Strategic Greenfield – 2,000	£40,000				
25	Strategic Greenfield – 1,500	£40,000				
26	Large Greenfield – 1,000	£40,000				
27	Large Greenfield - 500	£25,000				
28	Strategic Brownfield – 500	£25,000				

### **Other Development Costs**

6.31. All other development costs have been calculated/determine by HDH Planning and Development Ltd. Table 22 below provides a summary of the assumptions to be used for these, with justification of their values to be provided by HDH Planning and Development Ltd within their Local Plan Viability Update.

Table 22: 0	Other Appraisal Assumptions
Site Costs	5% on smaller sites
	15% on larger sites
Abnormals	On Brownfield sites only – 5% of BCIS costs
Professional Fees	8% of build costs
Contingencies	5% on Brownfield sites and Strategic sites
	2.5% on all other typologies
VAT	Assumed not to arise or that it is recovered in full
Interest Rate	7.5% per annum
Developers return	17.5% on residential development
	15% on non-residential
Voids	Three-month void period
Acquisition costs	1% agents
	0.5% legal fees
Disposal costs	3.5%

# 7. Viability Appraisals

- 7.1. The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that high-level assumptions have been made in order to gain an overall indication of viability likeliness. There are a range of factors unique to each site that may impact upon deliverability. However, in having developed and utilised typologies for the SHELAA, these appraisals offer a strong indication as to whether a site, compliant with Local Plan policies, is likely to be viable for development or not.
- 7.2. The Residual Value has been calculated for each residential and non-residential typology. Where appropriate, residential typologies have been tested twice once assuming the site lies within South Woodham Ferrers, and once assuming the site lies somewhere else within the Chelmsford administrative area; and non-residential typologies have been tested twice once assuming the site is greenfield, and once assuming the site is brownfield.
- 7.3. A traffic light system has been applied to visually distinguish the outcomes of the appraisals.
  - Green indicated that the Residual Value per hectare exceeds the Benchmark Land Value per hectare and therefore suggests that the typology is likely viable for development.
  - Amber indicates that the Residual Value per hectare falls below the Benchmark Land Value but above the Existing Use Value per hectare and therefore suggests that viability of the typology is marginal.
  - Red indicates that the Residual Value per hectare falls below the Existing
    Use Value per hectare and therefore that the typology is likely unviable for
    development.
- 7.4. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at strategic sites, Chelmsford and elsewhere. Details of the full Appraisals can be seen in Appendix 5.

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

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

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

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

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

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

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

	Table 25: Residual Values – Non-residential uses										
Typology	Residual Land	Existing Use	Viability Threshold	Residual Value							
	Worth (Site)	Value (£/ha)	(£/ha)	(£/ha)							
31 Offices	(Central)										
Greenfield	1,901,208	25,000	530,000	26,616,915							
Brownfield	1,458,108	1,100,000	1,100,000	5,103,377							
32 Offices	(Business Park)										
Greenfield	909,882	25,000	530,000	3,412,056							
Brownfield	459,639	1,100,000	1,100,000	574,549							
33 Industri	al										
Greenfield	3,116,519	25,000	530,000	3,116,519							
Brownfield	2,675,514	1,100,000	1,100,000	2,675,514							
34 Logistic	s										
Greenfield	10,679,559	25,000	530,000	9,344,614							
Brownfield	10,276,519	1,100,000	1,320,000	8,991,954							
35 Retail (F	Prime)										
Greenfield	207,773	25,000	530,000	11,081,207							
Brownfield	184,403	1,100,000	1,320,000	9,834,837							

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

# 8. Reflecting the Appraisal Outcomes within the SHELAA

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

# 9. Appendices

Appendix 1: Sale asking prices split by area

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

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

Appendix 4: Employment unit asking prices

Appendix 5: Residential appraisals – Chelmsford & Elsewhere

Appendix 6: Residential appraisals – South Woodham Ferrers

Appendix 7: Residential appraisals – Older person's accommodation

Appendix 8: Non-residential appraisals

Appendix 1: Sale asking prices split by area

Properties for s	sale in Rura	I Villages Sou	th: September	2022					
•		1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
	Studio	Flat	House	Flat	House	Flat	House	House	House
CM3 8				£234,995	£280,000		£1,800,000	£995,000	£2,750,000
Rettendon							£825,000	£625,000	£1,800,000
East								,	
Hanningfield							£750,000	£625,000	£925,000
Woodham									
Ferrers							£750,000		£650,000
							£565,000		
							£530,000		
							£530,000		
							£470,000		
							£465,000		
CM4 9 &									
CM4 0				£1,150,000	£575,000		£1,125,000	£3,700,000	£2,000,000
Stock					£550,000		£955,000	£1,950,000	£1,895,000
Margaretting					£550,000		£800,000	£1,585,000	£1,695,000
							£775,000	£1,350,000	£1,495,000
							£775,000	£999,995	£1,450,000
							£675,000	£899,995	
								£775,000	
								£710,000	
CM11 1					£1,500,000		£930,000	£1,900,000	£3,950,000
Ramsden									
Heath							£579,950	£1,600,000	£2,000,000
Downham							£425,000	£1,475,000	£1,700,000
								£1,275,000	£1,550,000
								£550,000	£950,000
								£550,000	£875,000
								£525,000	Í
SS11 7			£240,000	£344,995	£500,000		£800,000	£800,000	£1,395,000
Runwell				£325,000	£475,000		£650,000	£700,000	£874,995
Battlesbridge				£241,500	£400,000		£650,000	£650,000	£850,000
				£230,000	£400,000		£650,000	£649,995	£800,000
					£365,000		£650,000	£640,000	£750,000
					£350,000		£600,000	£625,000	£709,995
					£325,000		£600,000	£625,000	£700,000
					2020,000		£550,000	£625,000	2.00,000
							£550,000	£600,000	
							£550,000	£600,000	
							£500,000	£587,995	
							£460,000	£585,000	
							£450,000	£579,995	
							£450,000	£575,000	
							2430,000	£550,000	
								£550,000 £550,000	
								£550,000	
								£550,000	
								£550,000 £540,000	
								£504,995	
								£450,000	
Tatala	0			0	40	0	20	£425,000	00
Totals	0	0	1	6	12	0	32	40	22
Total		4	I	l		1	1	1	
properties	113								

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

Dannell	0470 000			0000 000	0700 000	0005 000	0550,000
Roxwell Good Easter	£170,000			£390,000 £280,000	£700,000 £600.000	£625,000 £600,000	£550,000
Newlands				£200,000	2000,000	2000,000	
Spring					£550,000	£600,000	
North Chelmsford					£525,000	£575,000	
					£500,000	£539,950	
					£500,000	£535,000	
					£495,000	£500,000	
					£465,000		
					£450,000 £450,000		
					£450,000 £450,000		
					£440,000		
					£439,995		
					£435,000		
					£425,000		
					£420,000		
					£400,000		
					£375,000		
CM1 7		£265,000		£409,995	£600,000	£795,000	£4,000,000
Broomfield				£400,000	£550,000	£730,000	£1,350,000
South East				0005 000	0505.000	0700 000	04 000 000
Springfield				£325,000	£525,000	£700,000	£1,300,000
				£325,000	£495,000 £465,000	£700,000 £625,000	£697,500 £687,500
					£465,000	£625,000 £600,000	2007,500
					£425,000	£550,000	
					£425,000	£525,000	
					£425,000	2020,000	
					£380,000		
CM3 1			£210,000	£300,000	£725,000	£1,050,000	£650,000
Great & Little Leighs			£180,000		£650,000	£650,000	
Great Waltham			Í		£550,000	£625,000	
Pleshey					£525,000	£570,000	
Ford End					£425,000	£550,000	
					£425,000	£550,000	
					£425,000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
					£400,000		
CM3 3		£190,000	£695,000	£825,000	£700,000	£1,895,000	£2,500,000
Boreham			£625,000	£460,000	£600,000	£1,895,000	£1,495,000
Little Waltham			£475,000	£450,000	£600,000	£1,600,000	£1,100,000
			£250,000	£450,000	£599,995	£1,075,000	£900,000
				£399,999	£575,000	£995,000	£900,000
				£325,000	£575,000	£950,000	
				£290,000	£575,000 £560,000	£950,000 £895,000	
					£560,000	£750,000	
					£535,000	£750,000	
					£500,000	£700,000	
					£500,000	£675,000	
					£495,000	£660,000	
					£475,000	£625,000	
					£425,000	£590,000	
					£400,000	£425,000	
CM3 4	£275,000		£500,000	£660,000	£400,000 £950,000	£425,000 £2,250,000	£3,250,000
Danbury	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000	£425,000 £2,250,000 £1,200,000	£2,000,000
Danbury Little Baddow	£275,000		£500,000	,	£400,000 £950,000 £675,000 £625,000	£425,000 £2,250,000 £1,200,000 £975,000	£2,000,000 £1,250,000
Danbury	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000	£2,000,000 £1,250,000 £1,000,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000	£2,000,000 £1,250,000 £1,000,000 £900,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £900,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £900,000 £895,000	£2,000,000 £1,250,000 £1,000,000 £900,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £900,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £900,000 £895,000 £875,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £875,000 £775,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £875,000 £775,000 £775,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £875,000 £775,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £725,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £725,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £725,000 £725,000 £725,000 £725,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £875,000 £775,000 £775,000 £750,000 £750,000 £725,000 £725,000 £700,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £725,000 £725,000 £700,000 £700,000 £700,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £725,000 £725,000 £700,000 £700,000 £700,000 £600,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £450,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £725,000 £725,000 £725,000 £700,000 £700,000 £675,000 £675,000 £675,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £425,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £425,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £725,000 £725,000 £725,000 £700,000 £700,000 £675,000 £675,000 £675,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000
Danbury Little Baddow	£275,000		£500,000	£600,000	£400,000 £950,000 £675,000 £625,000 £500,000 £500,000 £475,000 £450,000 £450,000 £450,000 £450,000 £425,000	£425,000 £2,250,000 £1,200,000 £975,000 £900,000 £900,000 £895,000 £875,000 £775,000 £775,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000 £750,000	£2,000,000 £1,250,000 £1,000,000 £900,000 £800,000

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

Properties for s	ale in Chelm	sford Centra	I & North: Ser	otember 2022					
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM1 1		£995,000		£360,000	£525,000	£585,000	£450,000	£480,000	
Chelmsford		£265,000		£360,000	£440,000	,	£425,000	,	
Town Centre		£265,000		£350,000			£385,000		
		£260,000		£325,000			£365,000		
		£257,000		£325,000			£360,000		
		£250,000		£315,000					
		£250,000		£310,000					
		£250,000		£300,000					
		£245,000		£300,000					
		£240,000		£290,000					
		£240,000		£290,000					
		£240,000		£290,000					
		£240,000		£280,000					
		£230,000		£275,000					
		£220,000		£265,000					
		£210,000		£260,000					
		£210,000		£250,000					
		£210,000		£250,000					
		£200,000		£250,000					
		£200,000 £200,000		£240,000 £240,000					
		£200,000 £190,000		£240,000 £230,000					
		£190,000 £190,000		£230,000 £225,000					
		£190,000 £190,000		£225,000 £225,000					
		2190,000		£215,000					
				£215,000 £175,000					
				£175,000					
CM1 2		£230.000	£200,000	£295,000	£420,000		£700,000	£925,000	£1,350,000
Town Centre West		£210,000	£200,000	£295,000	£385,000		£595,000	£725,000	£1,200,000
Melbourne		2210,000	2200,000	£280,000	£375,000		£470,000	£700,000	£800,000
Chignal Estate				£280,000	£350,000		£425,000	£650,000	£735,000
Westlands				£260,000	£330,000		£425,000 £425,000	£537,500	£650,000
Westialius				£250,000			£425,000 £400,000	£485,000	£575,000
				£245,000			£385,000	£465,000	£575,000 £550,000
				£180,000			£385,000		2000,000
				2100,000			£375,000		
							£360,000		
							£350,000		
							£310,000		
							£300,000		
CM1 6		£230,000		£419,950	£425,000		£599,950	£1,200,000	£850,000
Springfield		£200,000		£374,950	£394,995		£575,000	£869,950	£595,000
Beaulieu Park		£150,000		£369,950	£375,000		£565,000	£800,000	, , , ,
				£369,950			£475,000	£675,000	
				£289,950			£450,000	£675,000	
				£289,950			£425,000	£575,000	
				£215,000			£425,000	£450,000	
				£210,000			£416,500	£440,000	
				£200,000			£400,000		
				£195,000			£390,000		
				£190,000			£380,000		
				£160,000			£375,000		
				£150,000			£350,000		
CM2 5 & CM2 6	£130,000	£270,000	£315,000	£300,000	£430,000	£270,000	£610,000	£1,250,000	£1,800,000
Colchester Road		£250,000	£185,000	£295,000	£375,000		£450,000	£650,000	£1,250,000
Chelmer Village		£240,000		£290,000	£370,000		£450,000	£600,000	£1,200,000
Chancellor Park		£210,000		£275,000	£340,000		£450,000	£550,000	£850,000
Springfield Park Road		£210,000		£270,000			£425,000	£550,000	£600,000

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

Properties for s	sale in Chelm	sford South	& East: Septe	mber 2022					
		1x Bed	1x Bed	2x Bed	2x Bed	3x Bed	3x Bed	4x Bed	5x Bed +
	Studio	Flat	House	Flat	House	Flat	House	House	House
CM2 0		£250,000		£395,000	£550,000		£575,000	£1,000,000	£1,500,000
Chelmsford		£210,000		£350,000	£470,000		£575,000	£875,000	£1,450,000
Old									
Moulsham		£200,000		£325,000	£400,000		£550,000	£795,000	£750,000
London									
Road		£185,000		£325,000	£350,000		£550,000	£550,000	£750,000
New Writtle									
Street		£180,000		£325,000	£350,000		£485,000		
		£175,000		£325,000			£450,000		
		£165,000		£320,000			£425,000		
				£300,000			£390,000		
				£290,000					
				£290,000					
				£290,000					
				£275,000					
				£270,000					
				£250,000					
				£250,000					
				£240,000					
				£230,000					
				£225,000					
				£220,000					
				£215,000					
				£210,000					
				£200,000					
CM2 7	£125,000	£220,000		£359,995	£325,000		£1,250,000	£1,400,000	£2,000,000
Great									
Baddow East		£190,000		£359,995			£595,000	£1,100,000	£1,650,000
Sandon		£180,000		£330,000			£575,000	£825,000	£1,500,000
Howe Green		£170,000		£180,000			£550,000	£515,000	£1,200,000
		£160,000					£550,000	£500,000	£950,000
		£150,000					£475,000	£500,000	£895,000
							£425,000		
							£425,000		
							£400,000		
							£300,000		
							£270,000		
CM2 8		£170,000		£275,000	£550,000		£1,095,000	£925,000	£1,600,000
Galleywood				£210,000	£399,000		£925,000	£800,000	£1,075,000
West									
Hanningfield				£200,000	£350,000		£675,000	£695,000	£550,000
Tile Kiln				£200,000			£650,000	£680,000	£500,000
				£200,000			£650,000	£650,000	£475,000
				£200,000			£650,000	£650,000	
							£650,000	£650,000	
							£550,000	£625,000	
							£525,000	£580,000	
							£525,000	£575,000	
							£500,000	£575,000	
							£499,995	£525,000	
							£450,000	£525,000	
							£450,000	£525,000	
							£450,000	£500,000	
							£400,000	£500,000	
							£375,000	£500,000	
							£350,000	£499,995	
							£350,000	£475,000	
							£350,000	£425,000	
CM2 9		£250,000		£315,000	£525,000		£800,000	£825,000	£1,450,000
Great									
Baddow West		£220,000		£225,000	£450,000		£545,000	£750,000	£725,000
Moulsham									
Lodge		£200,000		£220,000	£375,000		£525,000	£700,000	£640,000

Beehive									
		0000 000			0005.000		0505.000	0700 000	0005 000
Lane		£200,000			£365,000		£525,000	£700,000	£625,000
Wood Street		£180,000			£325,000		£500,000	£699,995	£600,000
		£150,000			£300,000		£500,000	£625,000	£600,000
							£499,995	£600,000	
							£475,000	£575,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£440,000		
							£430,000		
							£425,000		
							£425,000		
							£350,000		
Totals	1	20	0	35	15	0	55	41	21
Total									
properties	188								
Median	£125,000	£182,500	#NUM!	£270,000	£375,000	#NUM!	£499,995	£600,000	£895,000

	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM3 5 & CM3 7		£169,995	£250,000	£230,000	£479,995	£230,000	£700,000	£800,000	£900,000
South Woodham		Í	,	,	ŕ	,	,	ŕ	ŕ
Ferrers				£220,000	£310,000		£375,000	£725,000	£825,000
				£200,000	£299,995		£375,000	£675,000	£785,00
				£200,000	£290,000		£370,000	£650,000	£625,00
				,	£275,000		£320,000	£650,000	Í
					£230,000			£625,000	
								£625,000	
								£575,000	
								£550,000	
								£550,000	
								£525,000	
								£500,000	
								£489,995	
								£489,995	
								£485,000	
								£475,000	
								£475,000	
								£475,000	
								£455,000	
								£450,000	
								£350,000	
Totals	0	1	1	4	6	1	5	21	4
Total properties	43								
Median	N/A	£169 995	£250,000	£210,000	£294 998	£230,000	£375 000	£525,000	£805 000

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

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

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

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£290,000	05/02/2021	F			42	WALTHAM GLEN		CHELMSFORD	CM2 9EL	72	£4,028
£435,000	05/02/2021	D			4	ELDER CLOSE		CHELMSFORD	CM1 4FU	100	£4,350
£330,000	05/02/2021	F	FLAT 14		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,783
£344,995	05/02/2021	F	38	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,792
£480,000	10/02/2021	D			51	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,364
£399,000	12/02/2021	D			36	MOORTOWN PLACE	LITTLE WALTHAM	CHELMSFORD	CM3 3FZ	86	£4,640
£400,000	12/02/2021	D			49	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	86	£4,651
£331,000	19/02/2021	F	30	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,662
£330,000	19/02/2021	F	FLAT 10		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,783
£235,000	22/02/2021	F	FLAT 44	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	33	£7,121
£225,000	22/02/2021	F	FLAT 48	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£7,500
£340,995	25/02/2021	F	40	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,803
£530,000	26/02/2021	D			19	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,492
£580,000	26/02/2021	D			40	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	128	£4,531
£450,000	26/02/2021	S			16	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	96	£4,688
£405,000	26/02/2021	D			14	WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3GP	86	£4,709
£690,000	26/02/2021	D			22	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	204	£3,382
£569,500	26/02/2021	T			228	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,651
£570,000	26/02/2021	T			232	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,654
£590,000	26/02/2021	T			224	WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,782
£230,000	26/02/2021	F			29	WALTHAM GLEN		CHELMSFORD	CM2 9EL	59	£3,898
£321,155	26/02/2021	F	26	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,460
£260,495	26/02/2021	F	19	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	53	£4,915
£439,995	01/03/2021	S			13	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	92	£4,783
£560,000	02/03/2021	D			61	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	128	£4,375
£436,995	04/03/2021	D			9	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	92	£4,750
£380,000	05/03/2021	F	FLAT 11		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	84	£4,524
£455,000	12/03/2021	D			1	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL	93	£4,892
£470,000	15/03/2021	D			3	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,653
£545,000	19/03/2021	D			2	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL	118	£4,619
£525,995	24/03/2021	D			21	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,458
£451,995	25/03/2021	D			36	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	93	£4,860
£430,000	26/03/2021	D			94	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	90	£4,778
£399,995	26/03/2021	D			4	RYE FIELD CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FQ	87	£4,598
£430,000	26/03/2021	D			2	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	91	£4,725
£453,995	26/03/2021	D			1	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	93	£4,882
£159,750	26/03/2021	T	FLAT		35	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	77	£2,075
£460,000	26/03/2021	F	FLAT 1		236 38	WHARF ROAD	CDEATLEICHE	CHELMSFORD	CM2 6LP	136	£3,382
£530,000	29/03/2021	D F	47	LIILL COURT	38	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,492 £4,981
£258,995	30/03/2021	D	17	HILL COURT	16	VICTORIA ROAD	LITTLE \A/ALTILA \$ 4	CHELMSFORD	CM1 1SP	52	
£750,000	31/03/2021	D D			7	WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD CHELMSFORD	CM3 3GP	190 100	£3,947 £4,400
£440,000	31/03/2021 01/04/2021	F	FLAT 7		56	FOXGLOVE AVENUE RAILWAY STREET		CHELMSFORD	CM1 4FX	70	£4,400 £4,643
£325,000 £750,000	09/04/2021	D	FLAT /		59	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM1 1QS CM3 3GN	190	£3,947
£330,000	09/04/2021	F	FLAT 8		56	RAILWAY STREET	LITTLE WALTHAM	CHELMSFORD	CM1 1QS	68	£4,853
£325,000	15/04/2021	F	FLAT 5		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,853 £4,710
£625,000	19/04/2021	D	FLATO		55	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	147	£4,710 £4,252
£295,000	21/04/2021	F	FLAT 8	346A	23	BADDOW ROAD	LITTLE WALTHAM	CHELMSFORD	CM2 9RA	89	£3,315
1293,000	21/04/2021	ı	FLAT 0	340A		DADDOW ROAD		CHELIVISFORD	CIVIZ 3NA	69	13,313

Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£585,000	23/04/2021	D			106	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	131	£4,466
£900,000	23/04/2021	D			9	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3GD	244	£3,689
£330,000	28/04/2021	F	FLAT 9		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£4,925
£340,000	28/04/2021	F	FLAT 13		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£5,075
£525,000	29/04/2021	D			17	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,449
£250,000	29/04/2021	F	1	HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,808
£775,000	30/04/2021	D			4	TAYLOR VIEW	SPRINGFIELD	CHELMSFORD	CM1 6DG	185	£4,189
£315,000	30/04/2021	F	FLAT 2		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	70	£4,500
£595,000	30/04/2021	D			1	CLOVER DRIVE		CHELMSFORD	CM1 4FT	59	£10,085
£240,000	04/05/2021	 F	FLAT 39	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	41	£5,854
£625,000	17/05/2021	D			31	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	147	£4,252
£422,500	19/05/2021	D			34	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	91	£4,643
£350,000	21/05/2021	F	FLAT 4		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£5,224
£670,000	28/05/2021	D			3	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	160	£4,188
£331,995	28/05/2021	F	29	HILL COURT		VICTORIA ROAD	5112111 221 2112	CHELMSFORD	CM1 1SP	66	£5,030
£750,000	10/06/2021	D			29	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	190	£3,947
£495,000	10/06/2021	D			67	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,500
£185,000	11/06/2021	F	FLAT 47	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£6,167
£465,000	17/06/2021	D			63	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,844
£580,000	18/06/2021	D			46	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	138	£4,203
£265,995	18/06/2021	F			89	REGINA ROAD		CHELMSFORD	CM1 1JF	63	£4,222
£342,995	21/06/2021	F			97	REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,635
£331,995	24/06/2021	F			83	REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,486
£334,995	24/06/2021	F			85	REGINA ROAD		CHELMSFORD	CM1 1JF	71	£4,718
£590,000	25/06/2021	D			128	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	130	£4,538
£659,995	25/06/2021	D			9	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,882
£343,995	25/06/2021	F			106	REGINA ROAD		CHELMSFORD	CM1 1JF	73	£4,712
£349,995	25/06/2021	F			104	REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,730
£343,995	25/06/2021	F			111	REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,778
£679,995	29/06/2021	D			10	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	160	£4,250
£580,000	29/06/2021	D			50	ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	138	£4,203
£475,000	29/06/2021	D			1	BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,703
£322,500	29/06/2021	F	FLAT 12		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,743
£649,995	30/06/2021	D			7	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,824
£670,000	30/06/2021	D			3	CLOVER DRIVE		CHELMSFORD	CM1 4FT	173	£3,873
£580,000	30/06/2021	D			52	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	148	£3,919
£460,000	30/06/2021	D			32	HORNBEAM GARDENS		CHELMSFORD	CM1 4GH	108	£4,259
£340,995	23/07/2021	F			105	REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,736
£225,000	30/07/2021	F	FLAT 45	ROSEBERY HOUSE, 41		SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£7,500
£250,000	02/08/2021	D			3	TANGLEWOOD PLACE		CHELMSFORD	CM3 4FP	178	£1,404
£337,995	02/08/2021	F			98	REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,694
£260,000	19/08/2021	F			87	REGINA ROAD		CHELMSFORD	CM1 1JF	52	£5,000
£265,995	20/08/2021	F			101	REGINA ROAD		CHELMSFORD	CM1 1JF	52	£5,115
£654,995	31/08/2021	D			6	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	170	£3,853
£529,995	09/09/2021	D			43	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	114	£4,649
£265,995	09/09/2021	F			102	REGINA ROAD		CHELMSFORD	CM1 1JF	51	£5,216
£659,995	17/09/2021	D			47	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	170	£3,882
£679,995	17/09/2021	D			11	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	160	£4,250
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Price Paid	Date	Property Type	SAON	PAON		Street	Locality	Town	Postcode	sqm	£/sqm
£490,000	23/09/2021	D			1	GRANTHAM DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6DY	110	£4,455
£261,995	24/09/2021	F			88	REGINA ROAD		CHELMSFORD	CM1 1JF	51	£5,137
£315,000	06/10/2021	F			23	WALTHAM GLEN		CHELMSFORD	CM2 9EL	83	£3,795
£525,500	14/10/2021	S			33	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	146	£3,599
£335,995	15/10/2021	F			84	REGINA ROAD		CHELMSFORD	CM1 1JF	71	£4,732
£295,000	27/10/2021	F	FLAT 3		56	RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,338
£516,995	29/10/2021	D			40	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	114	£4,535
£232,000	29/11/2021	F		4 HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,462
£669,995	30/11/2021	D			4	FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	160	£4,187
£679,995	03/12/2021	D			14	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	160	£4,250
£669,995	17/12/2021	D			12	LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,941
£699,950	17/12/2021	D			2	STAINES DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6FR	181	£3,867
£230,000	27/01/2022	F			93	REGINA ROAD		CHELMSFORD	CM1 1JF	50	£4,600
£679,995	31/01/2022	D			44	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	116	£5,862
£250,000	31/01/2022	F			86	REGINA ROAD		CHELMSFORD	CM1 1JF	50	£5,000
£240,000	01/02/2022	F		3 HILL COURT		VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,615
£342,995	25/04/2022	F			8	REGINA ROAD		CHELMSFORD	CM1 1QY	78	£4,397
£258,995	25/04/2022	F			5	REGINA ROAD		CHELMSFORD	CM1 1QY	52	£4,981
£264,995	28/04/2022	F			19	REGINA ROAD		CHELMSFORD	CM1 1QY	52	£5,096
£344,995	29/04/2022	F			30	REGINA ROAD		CHELMSFORD	CM1 1QY	71	£4,859
£575,995	03/05/2022	D			45	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	136	£4,235

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

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

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

£262,000	08/01/2021	T 5	54	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	61	£4,295
£580,000	08/01/2021	D 3	32	HOWARD DRIVE		CHELMSFORD	CM2 6PE	136	£4,265
£360,000	08/01/2021	S 14	12	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	85	£4,235
£320,000	08/01/2021	Т 3	34	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	79	£4,051
£500,000	08/01/2021	D	6	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT	125	£4,000
£422,500	08/01/2021	S 2	26	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	111	£3,806
£340,000	08/01/2021	S 10	)4	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	93	£3,656
£142,500	08/01/2021	F 4	18	PEARCE MANOR		CHELMSFORD	CM2 9XH	40	£3,563
£262,000	08/01/2021	Т 3	36	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	75	£3,493
£320,000	08/01/2021	S 1	10	ST MARGARETS ROAD		CHELMSFORD	CM2 6DR	92	£3,478
£310,000	08/01/2021	Т 8	31	SHELLEY ROAD		CHELMSFORD	CM2 6ES	93	£3,333
£512,000	08/01/2021	S 1	12	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	157	£3,261
£590,000	08/01/2021	S 6	59	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	185	£3,189
£340,000	11/01/2021	T 11	L8	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	55	£6,182
£475,000	11/01/2021	D 1	14	NIBLICK GREEN		CHELMSFORD	CM3 3FS	101	£4,703
£288,000	11/01/2021	Т 2	29	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EG	64	£4,500
£377,000	11/01/2021	S 1	13	BADDOW HALL AVENUE		CHELMSFORD	CM2 7BN	89	£4,236
£255,000	11/01/2021	T 5	50	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE	65	£3,923
£405,000	11/01/2021	Т 3	30	DOWNSWAY		CHELMSFORD	CM1 6TU	112	£3,616
£505,000	11/01/2021	D 3	38	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	142	£3,556
£365,000	11/01/2021	T 1	10	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	112	£3,259
£360,000	11/01/2021	S 1	16	TYTHE BARN WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	116	£3,103
£184,000	12/01/2021	F 9	98	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	41	£4,488
£350,000	12/01/2021	T 9	93	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£4,321
£260,000	12/01/2021	F 3	39	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	63	£4,127
£570,000	12/01/2021	D 1	16	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	145	£3,931
£507,000	12/01/2021	D	1	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	129	£3,930
£188,000	12/01/2021	F 3	30	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	50	£3,760
£720,000	12/01/2021	D TRESCO		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4DY	192	£3,750
£335,000	13/01/2021	S 1	19	FRASER CLOSE		CHELMSFORD	CM2 0TD	45	£7,444
£840,000	13/01/2021	D 4	17	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SQ	165	£5,091
£770,000	13/01/2021	S 17	73	WOOD STREET		CHELMSFORD	CM2 8BJ	167	£4,611
£491,750	13/01/2021	Т	2	MANOR ROAD		CHELMSFORD	CM2 0ER	121	£4,064
£437,000	13/01/2021	D 1	17	PERTWEE DRIVE		CHELMSFORD	CM2 8DY	108	£4,046
£670,000	13/01/2021	D 42	27	BADDOW ROAD		CHELMSFORD	CM2 7QL	169	£3,964
£289,000	13/01/2021	T 14	14	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF	84	£3,440
£333,000	14/01/2021	D 2	21	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	67	£4,970
£325,000	14/01/2021	S 11	l1	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DT	78	£4,167
£560,000	14/01/2021	D	1	PINES ROAD		CHELMSFORD	CM1 2EY	143	£3,916
£360,000	15/01/2021	D THE WOOD		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DW	65	£5,538
£292,500	15/01/2021	S 1	15	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	59	£4,958
£520,000	15/01/2021	D 3	31	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	107	£4,860
£317,500	15/01/2021	T 13		LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JW	74	£4,291
£467,000	15/01/2021		50	HONEY CLOSE		CHELMSFORD	CM2 9SP	109	£4,284
£218,000	15/01/2021		72	HARBERD TYE		CHELMSFORD	CM2 9GJ	51	£4,275
£520,000	15/01/2021		17	THIRD AVENUE		CHELMSFORD	CM1 4EX	122	£4,262
£430,000	15/01/2021	S 19	91	LINNET DRIVE		CHELMSFORD	CM2 8AH	104	£4,135
£502,500	15/01/2021		72	DORSET AVENUE		CHELMSFORD	CM2 9UB	129	£3,895
£350,000		S 17		BADDOW ROAD		CHELMSFORD	CM2 7PZ	90	£3,889
222,200	-,-, -==	<del>_</del>		-					-,

1507.000   15017/201   P											
15/01/2021   T	£270,000	15/01/2021	D		1	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	70	£3,857
FFS,000   15/01/201   T	£152,000	15/01/2021	F		19	CROCUS WAY		CHELMSFORD	CM1 6XP	41	£3,707
E370,000   15,701,7021   F	£240,000	15/01/2021	Т		39	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	65	£3,692
E197,000	£765,000	15/01/2021	Т		5	WINDLEY TYE		CHELMSFORD	CM1 2GR	210	£3,643
E300,000	£370,000	15/01/2021	D		14	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	102	£3,627
E45,000 15/01/2021 0 71 ASH GROVE CHEMSFORD CM1 7PT 113 £3,319 L 645,000 15/01/2021 0 71 ASH GROVE CHEMSFORD CM2 9TT 123 £3,239 £250,000 15/01/2021 5 22 HILLARY CLOSE CHEMSFORD CM1 7RR 8 2 £3,049 £47,000 18/01/2021 F 6 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7R 69 £4,203 £230,000 18/01/2021 F 6 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7R 69 £4,203 £230,000 18/01/2021 F 6 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7R 69 £4,203 £230,000 18/01/2021 T 49 GAINSGROUGH GRSCERT CHEMSFORD CM2 FW 69 £4,203 £230,000 18/01/2021 D 43 GAINSGROUGH GRSCERT CHEMSFORD CM2 FW 69 £4,203 £250,000 18/01/2021 D 43 GAINSGROUGH GRSCERT CHEMSFORD CM2 FW 69 £4,203 £250,000 19/01/2021 T 35 ALEXANDER MEWS SANDON CHEMSFORD CM2 FW 69 £4,203 £250,000 19/01/2021 T 35 ALEXANDER MEWS SANDON CHEMSFORD CM2 FW 69 £4,972 £259,000 19/01/2021 T 51 £50,000 CHEMSFORD CM2 FW 69 £4,425 £250,000 20/01/2021 T 51 £50,000 CHEMSFORD CM3 EW 69 £4,425 £250,000 20/01/2021 T 51 £50,000 CHEMSFORD CM3 EW 69 £4,425 £250,000 20/01/2021 T 51 £50,000 CHEMSFORD CM3 EW 69 £4,425 £250,000 CHEMSFORD CM3 EW 69 £4,425 £250,000 20/01/2021 T 51 £50,000 CHEMSFORD CM3 EW 69 £4,426 £250,000 CHEMSFORD CM3 EW	£197,500	15/01/2021	F		29	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	56	£3,527
## 255,000   15/91/2021   5   2   14   14   15   15   16   16   16   16   16   16	£300,000	15/01/2021	Т		14	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ	89	£3,371
\$250,000   \$1501/2021   \$   \$   \$   \$   \$   \$   \$   \$   \$	£375,000	15/01/2021	S		25	WEAR DRIVE		CHELMSFORD	CM1 7PT	113	£3,319
E470,000   18/01/2021   F   G ARMSTRONG GIBBS COURT   THE CAUSEWAY   GREAT BADDOW   CHELMSFORD   CM1 2/D   103   E4,563	£405,000	15/01/2021	D		71	ASH GROVE		CHELMSFORD	CM2 9JT	123	£3,293
£290,000   13/01/2021 F	£250,000	15/01/2021	S		22	HILLARY CLOSE		CHELMSFORD	CM1 7RR	82	£3,049
E230,000	£470,000	18/01/2021	S		152	CHIGNAL ROAD		CHELMSFORD	CM1 2JD	103	£4,563
F182,500   18/01/2021   T	£290,000	18/01/2021	F 6	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,203
£155,000         18/01/2021         D         133         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 TWS         \$173         £3,179           £252,000         18/01/2021         5         22         CAMBREUL CLOSE         CHELMSFORD         CM2 TT         5         £4,971           £395,000         18/01/2021         5         1.5         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £2,99.995         1.9/01/2021         5         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,972         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,971         £4,072         £4,071         £4,071         £4,072         £4,071         £4,172	£230,000	18/01/2021	F		4	RIVER TERRACE		CHELMSFORD	CM2 6FW	60	£3,833
£252,000         19/01/2021         T         33         ALEXANDER MEWS         SANDON         CHELMSFORD         CM 27T         57         £5,175           £329,000         19/01/2021         D         16         COWORIE WAY         SPRINGFIELD         CHELMSFORD         CM 26 GL         85         £4,697           £299,995         19/01/2021         T         01-feb         VALLEY COTTAGES         TABORS HILL         GREAT BADDOW         CHELMSFORD         CM 2 9TW         68         £4,412           £39,000         19/01/2021         T         01-feb         VALLEY COTTAGES         TABORS HILL         GREAT BADDOW         CHELMSFORD         CM 2 9TW         68         £4,412           £39,000         19/01/2021         T         HOMELIEGH         RUNSELL GREEN         DANBURY         CHELMSFORD         CM 2 9E         75         £3,933           £345,000         20/01/2021         T         HOMELIEGH         RUNSELL GREEN         DANBURY         CHELMSFORD         CM 2 6M         63         £4,978           £320,000         20/01/2021         T         35         CHELMSFORD         CM 2 6M         63         £4,978           £320,000         20/01/2021         T         15         SET         3	£262,500	18/01/2021	Т		49	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	82	£3,201
E352,000	£550,000	18/01/2021	D		135	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	173	£3,179
E395,000	£295,000	19/01/2021	Т		35	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£5,175
E299,995	£522,000	19/01/2021	S		22	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	105	£4,971
E540,000         19/01/2021         T         01-Feb         VALLEY COTTAGES         TABORS HILL         GREAT BADDOW         CHEMSFORD         CM2 78P         138         E3,913           £292,000         13/01/2021         T         53         HAWFINCH WALK         CHELMSFORD         CM2 88E         75         £3,883           £302,000         20/01/2021         T         148         UPPER BRIDGE ROAD         CHELMSFORD         CM2 60B         70         £4,929           £301,000         20/01/2021         T         35         CHELMSFORD         CM2 60B         70         £4,929           £323,000         20/01/2021         D         2         COX CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 64H         63         £4,678           £323,000         20/01/2021         T         15         PERTWEE DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NT         82         £4,688           £325,000         20/01/2021         F         FLA55         3         CLINARD SQUARE         CHELMSFORD         CM3 5NT         82         £4,688           £125,000         20/01/2021         F         66         RAMSHAW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NT	£395,000	19/01/2021	D		16	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	85	£4,647
E232,000	£299,995	19/01/2021	S		38	LOFTIN WAY		CHELMSFORD	CM2 9TW	68	£4,412
## E520,000	£540,000	19/01/2021	T 01-Feb	VALLEY COTTAGES		TABORS HILL	GREAT BADDOW	CHELMSFORD	CM2 7BP	138	£3,913
£345,000         20/01/2021         T         148         UPPER BRIDGE ROAD         CHELMSFORD         CM2 08B         70         £4,929           £310,000         20/01/2021         T         35         CHELMSFORD         CM2 68H         63         £4,778           £325,000         20/01/2021         D         S         COXS CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SSL         69         £4,638           £350,000         20/01/2021         F         FLAT 55         3         CUNARD SQUARE         CHELMSFORD         CM1 SSL         £4,608           £350,000         20/01/2021         F         FLAT 55         3         CUNARD SQUARE         CHELMSFORD         CM1 SSL         £4,608           £350,000         20/01/2021         F         66         RAMSHAW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SSW         130         £3,377           £817,500         21/01/2021         D         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 SUB M2         £9,377           £1,275,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM2 RW BU         £9,955	£292,000	19/01/2021	Т		53	HAWFINCH WALK		CHELMSFORD	CM2 8BE	75	£3,893
£345,000         20/01/2021         T         148         UPPER BRIDGE ROAD         CHELMSFORD         CM2 088         70         £4,929           £300,000         20/01/2021         T         35         CHELMSF ROAD         CHELMSFORD         CM2 6NH         63         £4,638           £350,000         20/01/2021         F         FLAT 55         3         CUNARD SQUARE         CHELMSFORD         CM1 1AU         51         £4,608           £350,000         20/01/2021         F         FLAT 55         3         CUNARD SQUARE         CHELMSFORD         CM1 1AU         51         £4,608           £350,000         20/01/2021         F         FLAT 55         66         RAMSHAW DRIVE         CHELMSFORD         CM3 SWT         82         £4,608           £215,000         20/01/2021         F         66         RAMSHAW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SWW         130         £3,377           £817,500         21/01/2021         D         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 GWB         \$3         £4,057           £817,500         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD	£520,000		D	HOMELEIGH		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	98	
## ## ## ## ## ## ## ## ## ## ## ## ##	£345,000		Т		148	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	70	
£320,000         20/01/2021         D         2         COX CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SL         69         £4,638           £235,000         20/01/2021         F         FLAT 55         3         CUNARD SQUARE         CHELMSFORD         CM3 5NT         82         £4,268           £215,000         20/01/2021         F         66         RANSHAW DRIVE         CHELMSFORD         CM2 6UB         53         £4,057           £439,000         20/01/2021         S         28         OVERMEAD DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 6UB         53         £4,057           £817,500         21/01/2021         D         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UQ         N/A         #VALUE!           £750,000         21/01/2021         D         IVY HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UJ         129         £5,814           £10,000,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,915           £10,000,000         21/01/2021         D         THE GABLES         NORTH HILL	£301,000		Т		35			CHELMSFORD	CM2 6NH	63	
£235,000         20/01/2021         F         FLAT 55         3         CUNARD SQUARE         CHELMSFORD         CM1 1AU         51         £4,608           £350,000         20/01/2021         T         15         PETRIVED RINE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NT         82         £4,268           £215,000         20/01/2021         F         66         RAMSHAW DRIVE         CHELMSFORD         CM2 6U         S3         £4,057           £439,000         20/01/2021         S         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM3 5SW         130         £3,377           £817,500         21/01/2021         D         INF HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8U         N/A         #VALUE!           £327,000         21/01/2021         T         T         S         1         NEW WRITTLE STREET         CHELMSFORD         CM2 8U         129         £5,814           £1,275,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,717           £1,275,000         21/01/2021         D         ROWAN BARN         CHALK END <td></td> <td></td> <td>D</td> <td></td> <td>2</td> <td></td> <td>SOUTH WOODHAM FERRERS</td> <td></td> <td></td> <td></td> <td></td>			D		2		SOUTH WOODHAM FERRERS				
£350,000         20/01/2021         T         15         PERTWEE DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SNT         82         £4,268           £215,000         20/01/2021         F         66         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         53         £4,057           £439,000         20/01/2021         D         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UQ         N/A         #VAILUE!           £750,000         21/01/2021         D         INV HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UQ         N/A         #VAILUE!           £327,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM2 0RR         66         £4,955           £1,000,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,717           £1,275,000         21/01/2021         D         ROWAN BARN         CHALK END         ROWANEL         CHELMSFORD         CM1 4LN         81         £4,537           £360,000         21/01/2021         T         G         GOUCESTER AVENUE<											
£215,000         20/01/2021         F         66         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         53         £4,057           £439,000         20/01/2021         S         QVERMEAD DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SW         130         £3,377           £817,500         21/01/2021         D         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UJ         129         £5,814           £327,000         21/01/2021         D         IVY HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UJ         129         £5,814           £327,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM2 8UJ         129         £5,814           £1,275,000         21/01/2021         D         ROWAN BARN         CHALK END         ROXWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         4         GOUCESTER AVENUE         CHELMSFORD         CM1 4UR         81         £4,444           £365,000         21/01/2021         S         10         A         EAST HANNINGFIELD ROAD         RETTENDON COMM					15	·	SOUTH WOODHAM FERRERS				
£439,000         20/01/2021         S         28         OVERMEAD DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SW         130         £3,377           £817,500         21/01/2021         D         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UJ         N/A         #VALUE!           £327,000         21/01/2021         T         1         NEW WRITTLE STREET         CHELMSFORD         CM2 8UJ         129         £5,814           £327,000         21/01/2021         T         1         NEW WRITTLE STREET         CHELMSFORD         CM2 0R         66         £4,955           £1,000,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,717           £365,000         21/01/2021         D         ROWAN BARN         CHALK END         ROXWELL         CHELMSFORD         CM1 4UI         81         £4,421           £365,000         21/01/2021         T         4         69         SUNRISE AVENUE         CHELMSFORD         CM1 4UI         81         £4,244           £365,000         21/01/2021         S         10         EAST HANNINGHELD         RETTENDON COMMON	£215.000		F		66	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	53	
£817,500         21/01/2021         D         CLAVER HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UQ         N/A         #VALUE!           £750,000         21/01/2021         T         INY HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UJ         129         £5,814           £327,000         21/01/2021         T         +         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,717           £1,275,000         21/01/2021         D         ROWAN BARN         CHALK END         ROXWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         +         69         SUNRISE AVENUE         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         S         108         GLOUCESTER AVENUE         CHELMSFORD         CM1 4LB         18         £4,244           £365,000         21/01/2021         S         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM1 4BV         103         £4,141           £385,000         21/01/2021         D         10A         EAST HANNINGFIELD         <			S		28		SOUTH WOODHAM FERRERS			130	
£750,000         21/01/2021         D         IVY HOUSE         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8UJ         129         £5,814           £327,000         21/01/2021         T         1         NEW WRITTLE STREET         CHELMSFORD         CM2 0RR         66         £4,955           £1,000,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,717           £1,275,000         21/01/2021         D         ROWAN BARN         CHALK END         ROWWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         ROWAN BARN         CHALK END         ROWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         ROWAN BARN         CHALK END         ROWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         ROWAN BARN         CHALK END         ROWELL         CHELMSFORD         CM1 4LIN         81         £4,444           £365,000         21/01/2021         S         10         A         EAST HANNINGFIELD ROAD				CLAVER HOUSE			WEST HANNINGFIELD			N/A	
£327,000         21/01/2021         T         1         NEW WRITTLE STREET         CHELMSFORD         CM2 ORR         66         £4,955           £1,000,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,717           £1,275,000         21/01/2021         D         ROWAN BARN         CHALK END         ROXWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         69         SUNRISE AVENUE         CHELMSFORD         CM1 4JN         81         £4,444           £365,000         21/01/2021         S         108         GLOUCESTER AVENUE         CHELMSFORD         CM1 4JN         81         £4,444           £426,500         21/01/2021         S         108         GLOUCESTER AVENUE         CHELMSFORD         CM2 9LF         85         £4,294           £426,500         21/01/2021         S         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM1 4BY         103         £4,141           £585,000         21/01/2021         T         4         SWALLOW PATH         SANDON         CHELMSFORD         CM3 8EG         150											
£1,000,000         21/01/2021         D         THE GABLES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         212         £4,717           £1,275,000         21/01/2021         D         ROWAN BARN         CHALK END         ROXWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         69         SUNRISE AVENUE         CHELMSFORD         CM1 4JN         81         £4,444           £365,000         21/01/2021         S         108         GLOUCESTER AVENUE         CHELMSFORD         CM2 9LF         85         £4,294           £426,500         21/01/2021         S         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM1 4BY         103         £4,141           £585,000         21/01/2021         T         4         SWALLOW PATH         CHELMSFORD         CM2 8XT         78         £3,900           £298,500         21/01/2021         T         CARTREF         4         SWALLOW PATH         CHELMSFORD         CM2 8XT         78         £3,827           £1,050,000         21/01/2021         T         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 8XT					1						
£1,275,000         21/01/2021         D         ROWAN BARN         CHALK END         ROXWELL         CHELMSFORD         CM1 4LG         281         £4,537           £360,000         21/01/2021         T         69         SUNRISE AVENUE         CHELMSFORD         CM1 4JN         81         £4,444           £365,000         21/01/2021         S         108         GLOUCESTER AVENUE         CHELMSFORD         CM2 9LF         85         £4,294           £426,500         21/01/2021         S         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM1 4BY         103         £4,141           £585,000         21/01/2021         D         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM3 8EG         150         £3,900           £298,500         21/01/2021         T         4         SWALLOW PATH         CHELMSFORD         CM2 8KT         78         £3,827           £1,050,000         21/01/2021         D         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 7RW         315         £3,333           £230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75				THE GABLES			LITTLE BADDOW				
£360,000         21/01/2021         T         69         SUNRISE AVENUE         CHELMSFORD         CM1 4JN         81         £4,444           £365,000         21/01/2021         S         108         GLOUCESTER AVENUE         CHELMSFORD         CM2 9LF         85         £4,294           £426,500         21/01/2021         S         123         PATCHING HALL LANE         CHELMSFORD         CM1 4BY         103         £4,141           £585,000         21/01/2021         D         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM3 8EG         150         £3,900           £298,500         21/01/2021         T         4         SWALLOW PATH         CHELMSFORD         CM2 8XT         78         £3,827           £1,050,000         21/01/2021         D         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 7RW         315         £3,333           £230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75         £3,067           £1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,075      <											
£365,000         21/01/2021         S         108         GLOUCESTER AVENUE         CHELMSFORD         CM2 9LF         85         £4,294           £426,500         21/01/2021         S         123         PATCHING HALL LANE         CHELMSFORD         CM1 4BY         103         £4,141           £585,000         21/01/2021         D         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM3 8EG         150         £3,900           £298,500         21/01/2021         T         4         SWALLOW PATH         CHELMSFORD         CM2 8XT         78         £3,827           £1,050,000         21/01/2021         D         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 7RW         315         £3,333           £230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75         £3,067           £1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,075           £650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 1DQ         107					69						
£426,500         21/01/2021         S         123         PATCHING HALL LANE         CHELMSFORD         CM1 4BY         103         £4,141           £585,000         21/01/2021         D         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM3 8EG         150         £3,900           £298,500         21/01/2021         T         4         SWALLOW PATH         CHELMSFORD         CM2 8XT         78         £3,827           £1,050,000         21/01/2021         D         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 7RW         315         £3,333           £230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75         £3,067           £1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,139           £650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 4DZ         169         £6,139           £640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM3 3NB											
£585,000         21/01/2021         D         10A         EAST HANNINGFIELD ROAD         RETTENDON COMMON         CHELMSFORD         CM3 8EG         150         £3,900           £298,500         21/01/2021         T         4         SWALLOW PATH         CHELMSFORD         CM2 8XT         78         £3,827           £1,050,000         21/01/2021         D         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 7RW         315         £3,333           £230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75         £3,067           £1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,139           £650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 1DQ         107         £6,075           £640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         127         £5,039           £337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD											
£298,500         21/01/2021         T         4         SWALLOW PATH         CHELMSFORD         CM2 8XT         78         £3,827           £1,050,000         21/01/2021         D         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 7RW         315         £3,333           £230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75         £3,067           £1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,139           £650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 1DQ         107         £6,075           £640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         127         £5,039           £337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YU         116         £4,763           £552,500         22/01/2021         D         7         WINDWARD WAY         SOUTH WOODHAM FERRERS         CHELMSFORD				10Δ	123		RETTENDON COMMON				
£1,050,000         21/01/2021         D         CARTREF         MAYES LANE         SANDON         CHELMSFORD         CM2 7RW         315         £3,333           £230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75         £3,067           £1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,139           £650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 1DQ         107         £6,075           £640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         127         £5,039           £337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7AY         68         £4,956           £552,500         22/01/2021         D         7         WINDWARD WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YU         116         £4,763				20/1	Δ		ALTERDOR COMMON				
£230,000         21/01/2021         F         52         COURTLANDS         CHELMSFORD         CM1 4DD         75         £3,067           £1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,139           £650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 1DQ         107         £6,075           £640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         127         £5,039           £337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7AY         68         £4,956           £552,500         22/01/2021         D         7         WINDWARD WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YU         116         £4,763				CARTREE	7		SANDON				
£1,037,500         22/01/2021         D         WILDCROFT         FITZWALTER LANE         DANBURY         CHELMSFORD         CM3 4DZ         169         £6,139           £650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 1DQ         107         £6,075           £640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         127         £5,039           £337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7AY         68         £4,956           £552,500         22/01/2021         D         7         WINDWARD WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YU         116         £4,763				Guille	52		57.11DON				
£650,000         22/01/2021         S         10         DUFFRIES CLOSE         GREAT WALTHAM         CHELMSFORD         CM3 1DQ         107         £6,075           £640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         127         £5,039           £337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7AY         68         £4,956           £552,500         22/01/2021         D         7         WINDWARD WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YU         116         £4,763				WILDCROET	32		DANBLIDY				
£640,000         22/01/2021         D         14         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         127         £5,039           £337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7AY         68         £4,956           £552,500         22/01/2021         D         7         WINDWARD WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YU         116         £4,763				WILDCROFT	10						
£337,000         22/01/2021         S         8         PENSHURST DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7AY         68         £4,956           £552,500         22/01/2021         D         7         WINDWARD WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YU         116         £4,763											
£552,500 22/01/2021 D 7 WINDWARD WAY SOUTH WOODHAM FERRERS CHELMSFORD CM3 5YU 116 £4,763											
T 300 000 2700 700 1 0 100 100 100 100 100 100 100											
£186,500 22/01/2021 T 14 ANSON CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5YJ 40 £4,663		7770177071	I		14	ANSON CLUSE	SOUTH WOODHAW FERRERS	CHELINISFURD	CIVI3 5YJ	40	£4,003
£320,000 22/01/2021 T 44 PYMS ROAD CHELMSFORD CM2 8PY 72 £4,444			т		44	DVMC DOAD		CHELMCEORD	CNA2 ODV	72	C4 444

£230,000	22/01/2021	F FLAT 10	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	54	£4,259
£225,000	22/01/2021	F		11	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	53	£4,245
£476,500	22/01/2021	D		6	GUNSON GATE		CHELMSFORD	CM2 9NZ	113	£4,217
£135,000	22/01/2021	F		11	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£4,091
£260,000	22/01/2021	Т		132	FOREST DRIVE		CHELMSFORD	CM1 2TT	65	£4,000
£245,000	22/01/2021	F		78	CHELMER ROAD		CHELMSFORD	CM2 6AB	63	£3,889
£600,000	22/01/2021	Т		38	TELFORD PLACE		CHELMSFORD	CM1 7QZ	159	£3,774
£280,000	22/01/2021	S		20	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	76	£3,684
£305,000	22/01/2021	S		6	FOREST DRIVE		CHELMSFORD	CM1 2TR	83	£3,675
£795,000	22/01/2021	D		62	TELFORD PLACE		CHELMSFORD	CM1 7QZ	218	£3,647
£275,000	22/01/2021	S		14	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	76	£3,618
£428,000	22/01/2021	D		14	SMITHERS DRIVE		CHELMSFORD	CM2 7JP	120	£3,567
£330,000	22/01/2021	S		32	PEDLARS CLOSE	DANBURY	CHELMSFORD	CM3 4JE	93	£3,548
£810,000	22/01/2021	D	SANDONS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	232	£3,491
£370,000	22/01/2021	S		38	GLENDALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS	110	£3,364
£300,000	22/01/2021	S		5	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	97	£3,093
£195,000	22/01/2021	F		65	WOOD STREET		CHELMSFORD	CM2 9BQ	76	£2,566
£318,000	22/01/2021	Т		17	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	128	£2,484
£215,000	24/01/2021	F		10	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	57	£3,772
£440,000	25/01/2021	D		34	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	70	£6,286
£450,000	25/01/2021	S		5	SECOND AVENUE		CHELMSFORD	CM1 4ET	82	£5,488
£309,000	25/01/2021	D		5	PARK AVENUE		CHELMSFORD	CM1 2AB	58	£5,328
£405,000	25/01/2021	T	45A		PYMS ROAD		CHELMSFORD	CM2 8PX	81	£5,000
£533,000	25/01/2021	S		2	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	122	£4,369
£325,000	25/01/2021	S		19	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	76	£4,276
£439,000	25/01/2021	D		2	PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY	103	£4,262
£335,000	25/01/2021	S		9	NORTH AVENUE		CHELMSFORD	CM1 2AL	84	£3,988
£535,000	25/01/2021	D		89	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	137	£3,905
£410,000	25/01/2021	D		1	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA	116	£3,534
£180,000	25/01/2021	F FLAT 7	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	52	£3,462
£425,000	25/01/2021	S		10	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	138	£3,080
£180,000	25/01/2021	F		56	CHURCHILL RISE		CHELMSFORD	CM1 6FD	59	£3,051
£322,500	26/01/2021	S		14	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	62	£5,202
£390,000	26/01/2021	S		25	LOFTIN WAY		CHELMSFORD	CM2 9TW	75	£5,200
£430,000	26/01/2021	S		54	NALLA GARDENS		CHELMSFORD	CM1 4AX	84	£5,119
£740,000	26/01/2021	D		513	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA	157	£4,713
£625,000	26/01/2021	S		66	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	144	£4,340
£605,000	26/01/2021	D	PEBBLESTONES		TWITTEN LANE		CHELMSFORD	CM2 8QR	146	£4,144
£450,000	26/01/2021	S	. 255225. 5.425	75	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	110	£4,091
£475,000	26/01/2021	S		5	LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QG	119	£3,992
£298,000	26/01/2021	D		28	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EA	89	£3,348
£302,500	26/01/2021	T		52	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DX	102	£2,966
£265,000	27/01/2021	<u>·</u> F		11	GRACE BARTLETT GARDENS	2 OILLIN MAI	CHELMSFORD	CM2 9FW	58	£4,569
£245,000	27/01/2021	T		63	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,083
£350,000	27/01/2021	S		16	LEWIS DRIVE	330111 WOODIN IN LERRERS	CHELMSFORD	CM2 9EF	89	£3,933
£350,000		S		47	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	96	£3,646
£395,000	27/01/2021	<u> 7</u> Т		2	FRIARS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7FP	110	£3,591
£523,000	27/01/2021	D		50	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL	148	£3,531
£325,000	27/01/2021	D		17	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	92	£3,533
1323,000	27/01/2021			1/	LLLIO / CLOJL	330111 WOODIIAWI I ERIKERS	CITELIVISI OND	CIVID DIIN		13,333

£140,000	27/01/2021	F 219	MEADGATE AVENUE		CHELMSFORD	CM2 7NJ	42	£3,333
£360,000	28/01/2021	T 4 BURRELLS COTTAGES	THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	34	£10,588
£535,000	28/01/2021	S 118	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ	85	£6,294
£515,000	28/01/2021	D 31	MILL LANE	DANBURY	CHELMSFORD	CM3 4LB	85	£6,059
£510,000	28/01/2021	S 15	FIRST AVENUE		CHELMSFORD	CM1 1RX	95	£5,368
£298,000	28/01/2021	S 43	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£5,321
£760,000	28/01/2021	S 46	HAMLET ROAD		CHELMSFORD	CM2 0ET	151	£5,033
£726,500	28/01/2021	D 10	FIRST AVENUE		CHELMSFORD	CM1 1RU	145	£5,010
£618,000	28/01/2021	D 11	POTTERY LANE		CHELMSFORD	CM1 4HH	130	£4,754
£370,000	28/01/2021	T 24	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£4,744
£366,000	28/01/2021	S 25	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	81	£4,519
£492,500	28/01/2021	S 41	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF	126	£3,909
£496,000	29/01/2021	F 7 MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	79	£6,278
£212,000	29/01/2021	F 36	GARDENERS		CHELMSFORD	CM2 8YU	35	£6,057
£520,000	29/01/2021	D 72	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	98	£5,306
£375,000	29/01/2021	S 111	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LJ	75	£5,000
£740,000	29/01/2021	D 7	ACRES END		CHELMSFORD	CM1 2XR	155	£4,774
£312,500	29/01/2021	S 14	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	66	£4,735
£180,000	29/01/2021	T 44	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£4,615
£395,000	29/01/2021	S 6	BIRDIE CLOSE	BROOMFIELD	CHELMSFORD	CM3 3FW	86	£4,593
£375,000	29/01/2021	T 25	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU	82	£4,573
£332,000	29/01/2021	S 8	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	74	£4,486
£400,000	29/01/2021	S 94	SWISS AVENUE		CHELMSFORD	CM1 2AF	94	£4,255
£180,000	29/01/2021	F 21	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	46	£3,913
£305,000	29/01/2021	S 346	LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,910
£410,000	29/01/2021	D 40	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	107	£3,832
£299,995	29/01/2021	F 6	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,797
£200,000	29/01/2021	F 2	GILSON CLOSE		CHELMSFORD	CM2 6XD	53	£3,774
£440,000	29/01/2021	D 6	KAY CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RU	120	£3,667
£180,000	29/01/2021	F 5	MITTON VALE		CHELMSFORD	CM2 6UZ	51	£3,529
£203,000	29/01/2021	F 73	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR	58	£3,500
£622,000	29/01/2021	S 33	TELFORD PLACE		CHELMSFORD	CM1 7QZ	189	£3,291
£135,000	29/01/2021	F 69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	42	£3,214
£280,000	29/01/2021	T 5	DEAN WAY		CHELMSFORD	CM1 3DB	90	£3,111
£150,000	29/01/2021	T 39	BRADFORD STREET		CHELMSFORD	CM2 0BG	50	£3,000
£435,000	29/01/2021	S 101	AVON ROAD		CHELMSFORD	CM1 2JX	153	£2,843
£305,000	29/01/2021	S 47	WOOD STREET		CHELMSFORD	CM2 9BQ	114	£2,675
£220,000	29/01/2021	F 137	WHEATFIELD WAY		CHELMSFORD	CM1 2RB	84	£2,619
£615,000	01/02/2021	D 14	LODGE AVENUE		CHELMSFORD	CM2 7EA	97	£6,340
£540,000	01/02/2021	D GRANT HILL	MOULSHAM THRIFT		CHELMSFORD	CM2 8BP	86	£6,279
£402,500	01/02/2021	D 5		BOREHAM	CHELMSFORD	CM3 3EE	69	£5,833
£305,000	01/02/2021	T 32		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	67	£4,552
£381,999	01/02/2021	T 60	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	84	£4,548
£375,000	01/02/2021	D 4	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	84	£4,464
£308,000	01/02/2021			BOREHAM	CHELMSFORD	CM3 3JL	69	£4,464
£575,000	01/02/2021	D 2A RETTENDON PLACE COTTAGES		RETTENDON COMMON	CHELMSFORD	CM3 8DR	137	£4,197
£310,000	01/02/2021	S 13	IRIS CLOSE		CHELMSFORD	CM1 6XS	74	£4,189
£320,000	01/02/2021	T 52		CHELMER VILLAGE	CHELMSFORD	CM2 6QL	78	£4,103
£127,500	01/02/2021			SPRINGFIELD	CHELMSFORD	CM2 6GB	43	£2,965
2227,550	-1,02,2021				222	5 <b>12</b> 000		22,505

£310,000	02/02/2021	Т	22	LONGMEADS CLOSE	WRITTLE	CHELMSFORD	CM1 3NE	75	£4,133
£439,000	02/02/2021	Т	34	FOREFIELD GREEN		CHELMSFORD	CM1 6YU	137	£3,204
£350,000	02/02/2021	Т	28	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG	113	£3,097
£1,125,000	03/02/2021	D	59	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	N/A	#VALUE!
£980,000	03/02/2021	D TANFIELD V	LLA	TANFIELD TYE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UD	173	£5,665
£322,500	03/02/2021	S	4	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	57	£5,658
£282,500	03/02/2021	S	2	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	50	£5,650
£725,000	03/02/2021	D 190A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NR	142	£5,106
£368,000	03/02/2021	D	59	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	77	£4,779
£340,000	03/02/2021	S	5	EDWARD DRIVE		CHELMSFORD	CM2 9ER	75	£4,533
£419,000	03/02/2021	Т	93	MILDMAY ROAD		CHELMSFORD	CM2 0DS	93	£4,505
£612,000	03/02/2021	D	9	JIGGER GARDENS		CHELMSFORD	CM3 3FR	147	£4,163
£357,500	03/02/2021	S	36	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,157
£740,000	03/02/2021	Т	38	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	183	£4,044
£372,000	03/02/2021	T	58	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	92	£4,043
£312,500	03/02/2021	S	7	STORMS WAY		CHELMSFORD	CM2 6NU	81	£3,858
£567,500	03/02/2021	D	21	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	151	£3,758
£425,000	03/02/2021	D	7	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	115	£3,696
£347,500	03/02/2021	S	22	MASCALLS WAY		CHELMSFORD	CM2 7NS	132	£2,633
£342,000	04/02/2021	S	13	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	71	£4,817
£380,000	04/02/2021	S	35	LANGDALE GARDENS		CHELMSFORD	CM2 9QH	81	£4,691
£321,000	04/02/2021	S	18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£4,586
£1,252,000	04/02/2021	D MOUNTNEY	S	ELM LANE	ROXWELL	CHELMSFORD	CM1 4NJ	280	£4,471
£114,000	04/02/2021	F	47	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,385
£298,000	04/02/2021	F	56	DUNN SIDE		CHELMSFORD	CM1 1BY	70	£4,257
£320,000	04/02/2021	S	23	SHERWOOD DRIVE		CHELMSFORD	CM1 3DL	86	£3,721
£575,000	04/02/2021	D	40	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	167	£3,443
£325,000	05/02/2021	S	66	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT	56	£5,804
£255,000	05/02/2021	T	162	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	48	£5,313
£300,000	05/02/2021	T	51	ROMAN ROAD		CHELMSFORD	CM2 0HB	57	£5,263
£312,500	05/02/2021	S	148	MOULSHAM STREET		CHELMSFORD	CM2 0LD	60	£5,208
£500,000	05/02/2021	D	75	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	96	£5,208
£525,000	05/02/2021	D	4	MALTESE ROAD		CHELMSFORD	CM1 2PA	102	£5,147
£322,500	05/02/2021	T	184	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	63	£5,119
£600,000	05/02/2021	D	10	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	123	£4,878
£360,000	05/02/2021	T	26	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	74	£4,865
£425,000	05/02/2021	S	1	HOE STREET	ROXWELL	CHELMSFORD	CM1 4LX	88	£4,830
£615,000	05/02/2021	S	86	VICARAGE ROAD		CHELMSFORD	CM2 9PH	128	£4,805
£509,000	05/02/2021	D	80	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,586
£350,000	05/02/2021	F	29	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,545
£237,500	05/02/2021	F	37	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	54	£4,398
£1,350,000	05/02/2021	D	30	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	315	£4,286
£690,000	05/02/2021	D	10	WHITE TREE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AL	171	£4,035
£259,000	05/02/2021	F	47	BURNELL GATE		CHELMSFORD	CM1 6ED	65	£3,985
£480,000	05/02/2021	D	24	LISTER TYE		CHELMSFORD	CM2 9LS	122	£3,934
£290,000	05/02/2021	Т	31	FOREST DRIVE		CHELMSFORD	CM1 2TS	74	£3,919
£1,100,000	05/02/2021	D	17	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA	285	£3,860
£315,000	05/02/2021	T	33	LUCAS AVENUE		CHELMSFORD	CM2 9JL	82	£3,841
£850,000	05/02/2021	D	8	WINCKFORD CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3NU	222	£3,829
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£450,000	05/02/2021	D	47	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	119	£3,782
£340,000	05/02/2021	Т	15	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL	90	£3,778
£332,000	05/02/2021	S	14	HENNIKER GATE		CHELMSFORD	CM2 6QH	89	£3,730
£885,000	05/02/2021	D	15	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	238	£3,718
£470,000	05/02/2021	S	3	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	127	£3,701
£175,000	05/02/2021	F	18	DELAMERE ROAD		CHELMSFORD	CM1 2TG	48	£3,646
£315,000	05/02/2021	Т	4	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	90	£3,500
£375,000	05/02/2021	D	4	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY	115	£3,261
£348,000	05/02/2021	Т	45	THE RIDINGS		CHELMSFORD	CM2 9RR	107	£3,252
£200,000	05/02/2021	S	137	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	66	£3,030
£480,000	06/02/2021	S 5	SANDFORD MILL COTTAGES	SANDFORD MILL LANE	GREAT BADDOW	CHELMSFORD	CM2 7RT	129	£3,721
£540,000	08/02/2021	D	9	EMBERSON CROFT		CHELMSFORD	CM1 4FD	108	£5,000
£905,000	08/02/2021	D	OAKWOOD HOUSE	WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF	185	£4,892
£175,000	08/02/2021	F	22	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	42	£4,167
£310,000	08/02/2021	Т	3	RUTLAND ROAD		CHELMSFORD	CM1 4BL	75	£4,133
£274,000	08/02/2021	Т	12	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE	82	£3,341
£572,000	08/02/2021	D	13	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	172	£3,326
£355,000	08/02/2021	Т	34	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	108	£3,287
£318,500	09/02/2021	S	11	MORRIS ROAD		CHELMSFORD	CM2 6EU	86	£3,703
£335,000	10/02/2021	S	18	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	52	£6,442
£1,300,000	10/02/2021	D	46	MALTESE ROAD		CHELMSFORD	CM1 2PA	230	£5,652
£320,000	10/02/2021	T	30	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	68	£4,706
£325,000	10/02/2021	Т	12	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	70	£4,643
£385,000	10/02/2021	S	91	LUCAS AVENUE		CHELMSFORD	CM2 9JN	88	£4,375
£387,500	10/02/2021	Т	5	MANOR ROAD		CHELMSFORD	CM2 0ER	90	£4,306
£518,000	10/02/2021	D	65	TORQUAY ROAD		CHELMSFORD	CM1 7NX	124	£4,177
£178,250	10/02/2021	F 6	HODGE COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1SD	44	£4,051
£520,000	10/02/2021	S	100	CANNON LEYS		CHELMSFORD	CM2 8PD	137	£3,796
£675,000	10/02/2021	D	LEA COTTAGE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	182	£3,709
£492,000	10/02/2021	S	84	DORSET AVENUE		CHELMSFORD	CM2 9UB	136	£3,618
£385,000	10/02/2021	S	2	CRAISTON WAY		CHELMSFORD	CM2 8EB	112	£3,438
£230,000	10/02/2021	S	39	DORSET AVENUE		CHELMSFORD	CM2 9UA	89	£2,584
£360,000	11/02/2021	D	11	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	65	£5,538
£207,000	11/02/2021	Т	11	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	39	£5,308
£925,000	11/02/2021	D	HAWTHORN BARN	CHALK END	ROXWELL	CHELMSFORD	CM1 4LG	190	£4,868
£307,000	11/02/2021	S	18	TULIP CLOSE		CHELMSFORD	CM1 6XA	70	£4,386
£185,000	11/02/2021	F	1	GILSON CLOSE		CHELMSFORD	CM2 6XD	45	£4,111
£350,000	11/02/2021	S	22	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	91	£3,846
£612,500	11/02/2021	Т	81	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GF	177	£3,460
£267,500	11/02/2021	T	21	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX	78	£3,429
£655,000	11/02/2021	S	30	FIRST AVENUE		CHELMSFORD	CM1 1RU	205	£3,195
£218,000	12/02/2021	S	7	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	38	£5,737
£205,000	12/02/2021	F 23	LYTTLETON HOUSE, 64	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	37	£5,541
£316,666	12/02/2021	Т	13	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	65	£4,872
£275,000	12/02/2021		35	FLINTWICH MANOR		CHELMSFORD	CM1 4YP	57	£4,825
£275,000	12/02/2021	T	67	ROXWELL ROAD		CHELMSFORD	CM1 2NT	57	£4,825
£496,000	12/02/2021		16	BRUCE ROAD	WRITTLE	CHELMSFORD	CM1 3EE	103	£4,816
£505,000	12/02/2021	D	44	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	112	£4,509
£310,000	12/02/2021		13A	BROOK VIEW	SANDON	CHELMSFORD	CM2 7RG	71	£4,366
	,,					2220. 00	2 7.1.0		,500

£211,000         12/02/2021         F         42         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB           £715,000         12/02/2021         D         DEBEN HOUSE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 8RN         1           £141,000         12/02/2021         F         34         CULVER RISE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WG           £200,000         12/02/2021         F         FLAT 91         WELLS CRESCENT         VIADUCT ROAD         CHELMSFORD         CM1 1GR	53 £4,245 50 £4,220 72 £4,157
£715,000         12/02/2021         D         DEBEN HOUSE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 8RN         1           £141,000         12/02/2021         F         34         CULVER RISE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WG           £200,000         12/02/2021         F         FLAT 91         WELLS CRESCENT         VIADUCT ROAD         CHELMSFORD         CM1 1GR	
£141,000         12/02/2021         F         34         CULVER RISE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WG           £200,000         12/02/2021         F         FLAT 91         WELLS CRESCENT         VIADUCT ROAD         CHELMSFORD         CM1 1GR	'2 £∆ 157
£200,000 12/02/2021 F FLAT 91 WELLS CRESCENT VIADUCT ROAD CHELMSFORD CM1 1GR	
	34 £4,147
£448 000 12/02/2021 S 5 EMRERSON CROET CHELMSCORD CM1 4ED 1	19 £4,082
	14 £3,930
	32 £3,811
	97 £3,763
	91 £3,704
	06 £3,613
	35 £3,500
£203,000 12/02/2021 F 26 GERARD GARDENS CHELMSFORD CM2 9GD	59 £3,441
£200,000 12/02/2021 F 394 SPRINGFIELD ROAD CHELMSFORD CM2 6AT	52 £3,226
£630,000 12/02/2021 D 4 GLOVERS GREAT LEIGHS CHELMSFORD CM3 1PY 1	98 £3,182
£512,500 12/02/2021 S 46 FAIRWAY DRIVE CHELMSFORD CM3 3FH 1	53 £3,144
£265,000 12/02/2021 T 70 CLYDE CRESCENT CHELMSFORD CM1 2LL	90 £2,944
£2,735,000 15/02/2021 D 116 MOULSHAM STREET CHELMSFORD CM2 0JN N//	#VALUE!
£327,000 15/02/2021 T 44 PRIMROSE HILL CHELMSFORD CM1 2RH	55 £5,031
£630,000 15/02/2021 D 3 BRITTEN CRESCENT CHELMSFORD CM2 7EP 1	34 £4,701
£355,000 15/02/2021 T 51 SOUTH PRIMROSE HILL CHELMSFORD CM1 2RF	79 £4,494
£325,000 15/02/2021 S 7 ALDRIDGE CLOSE CHELMSFORD CM2 6QG	74 £4,392
£220,000 15/02/2021 F 24 GOODIER ROAD CHELMSFORD CM1 2GG	51 £4,314
£455,000 15/02/2021 D 1 BROOMHALL GARDENS CHELMSFORD CM1 7GE 1	18 £3,856
£380,000 15/02/2021 T 8 HART STREET CHELMSFORD CM2 0RY 1	01 £3,762
£475,000 15/02/2021 S 3 DORSET AVENUE CHELMSFORD CM2 9TZ 1	27 £3,740
	70 £1,005
£732,000 16/02/2021 D 27 GALLEYWOOD ROAD GREAT BADDOW CHELMSFORD CM2 8DH	57 £12,842
	58 £5,690
	92 £4,413
	57 £4,125
	30 £4,063
	08 £4,005
	55 £4,000
	16 £3,879
	98 £3,242
	36 £6,105
	19 £5,663
	73 £5,205
, , , , ,	95 £5,105
, , , , ,	17 £4,615
	50 £4,208
	37 £4,195
	95 £3,947
·	93 £3,947 94 £3,798
	03 £3,786
	18 £3,475
	95 £3,421
	51 £1,557
	51 £1,557 51 £5,574

## FIRST CONTROL D											
\$480,000   \$480,000   \$180,000											£5,526
E60,000   18/07/2021   T   39   MART MURNON QUATER   CHILMSFORD   CAI 27   73   E4,722   E646,000   18/07/2021   D   9   CUTON GROVE   SPRINGFELD   CHILMSFORD   CAI 276   A   339   E4,472   E646,000   18/07/2021   S   2   UNISWODO CLOSE   SPRINGFELD   CHILMSFORD   CAI 276   A   339   E4,474   E6412,500   18/07/2021   S   2   UNISWODO CLOSE   SOUTH WOODHAMFERRER   CHILMSFORD   CAI 276   A   339   E4,454   E631,000   18/07/2021   S   8   HAWWINDO CLOSE   SOUTH WOODHAMFERRER   CHILMSFORD   CAI 276   A   339   E4,454   E631,000   18/07/2021   D   6   2   CREENIGW ROAD   SOUTH WOODHAMFERRER   CHILMSFORD   CAI 276   A   330   E60,000   18/07/2021   D   30   THE GROVE   B   CAI 276   E6413,000   18/07/2021   D   8   BOOKSIDE   MARIN ROAD   FORD END   CHILMSFORD   CAI 276   E6413,000   18/07/2021   D   BROOKSIDE   MARIN ROAD   FORD END   CHILMSFORD   CAI 276   E6413,000   18/07/2021   T   B   B   B   CAI 276   E6413,000   18/07/2021   T   B   B   CAI 276   E6413,000   18/07/2021   T   B   B   CAI 276   E6413,000   18/07/2021   T   B   CAI 276   E6413,000											
18/02/2012   T											
FAME							LITTLE BADDOW				
F415,200	£345,000	18/02/2021	Т		39	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	73	£4,726
##   ##   ##   ##   ##   ##   ##   #	£646,000	18/02/2021	D		9	CUTON GROVE	SPRINGFIELD		CM2 6TA	139	£4,647
F35,000   18/01/2021   5   2   MISANK   CHEMSFORD OM 267X   87   64,300   653,000   18/01/2021   D   22   MISGOT YTE   SPRINGFIELD   CHEMSFORD OM 266A   130   64,077   653,7000   18/01/2021   D   30   THE GROVE   CHEMSFORD OM 350X   128   64,039   6403,000   18/01/2021   D   30   THE GROVE   CHEMSFORD OM 350X   128   64,039   6403,000   18/01/2021   D   BROOKSIDE   MAIN ROAD   CHEMSFORD OM 34 M8   116   61,966   6443,000   18/01/2021   D   BROOKSIDE   MAIN ROAD   CHEMSFORD OM 31 LL 108   63,935   641,000   18/01/2021   T   33   CORRELIUS YALE   CHEMSFORD OM 31 LL 108   63,935   641,000   18/01/2021   T   31   CHEMSFORD OM 34 M8   116   61,966   644,500   18/01/2021   T   31   CHEMSFORD OM 34 M8   116   61,966   644,500   644	£412,500	18/02/2021	S		22	LINGWOOD CLOSE	DANBURY	CHELMSFORD	CM3 4QE	90	£4,583
ESS_00.00   18/01/2021   D   CRESSEVIEW RADA   SPRINGFEID   CHIMSFORD CM_3 CK. 12.8   64,097	£310,000		S		8	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	68	£4,559
ESTINOBED   18/07/2021   D			S					CHELMSFORD	CM2 6YX		£4,310
E403,000   18/07/2021   D	£530,000	18/02/2021	D		22	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	130	£4,077
6   FIVE ACRES   DANBURY   CHEMSFORD   CM3 ANN   116   £3.965	£517,000	18/02/2021	D		62	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GX	128	£4,039
E425,000   18/02/2021 T	£403,000	18/02/2021	D		30	THE GROVE	BICKNACRE	CHELMSFORD	CM3 4XB	100	£4,030
E410,000   18/02/2021 T	£460,000	18/02/2021	D		6	FIVE ACRES	DANBURY	CHELMSFORD	CM3 4NB	116	£3,966
EBULEN WALK	£425,000	18/02/2021	D	BROOKSIDE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	108	£3,935
E188,540   13/02/2021 F	£410,000	18/02/2021	T		33	CORNELIUS VALE		CHELMSFORD	CM2 6GY	107	£3,832
£155,000         18/02/2021         F         42         BRYANTINK         SPRINGFIELD         CHELMSFORD         CW 26CZ         \$8         £2,845           £525,000         19/02/2021         5         56         GLEBE CRESCENT         BROOMFIELD         CHELMSFORD         CW1 7BJ         64         #C6,250           £325,000         19/02/2021         5         56         GLEBE CRESCENT         BROOMFIELD         CHELMSFORD         CW1 7BJ         64         £6,250           £325,000         19/02/2021         5         9         LONGMORE AVENUE         CHELMSFORD         CW1 7BJ         64         £60,193           £420,000         19/02/2021         5         14         COOK PLACE         CHELMSFORD         CW1 7BJ         19         £60,193           £740,000         19/02/2021         7         14         COOK PLACE         CHELMSFORD         CM1 9BJ         19         £65,733           £385,000         19/02/2021         7         14         MICAWBER WAY         CHELMSFORD         CM1 4UG         76         £5,066           £275,000         19/02/2021         7         FLAT3         ONSLOW HOUSE         BROOMFIELD ROAD         CHELMSFORD         CM1 4UG         76         £6,931	£300,000	18/02/2021	T		1	BULLEN WALK		CHELMSFORD	CM2 8YF	85	£3,529
E53,000	£188,540	18/02/2021	F		203	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,367
E400,000 19/02/2021 S 9 10A/BMOR AVENUE	£165,000	18/02/2021	F		42	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ	58	£2,845
## E325,000	£525,000	19/02/2021	D		4	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	N/A	#VALUE!
## ## ## ## ## ## ## ## ## ## ## ## ##	£400,000	19/02/2021	S		56	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	64	£6,250
F300,500	£325,000	19/02/2021	S		9	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	54	£6,019
£740,000         19/02/2021         D         \$22         PARADISE ROAD         WRITTLE         CHELMSFORD         CM1 3HP         139         £5,24           £380,000         19/02/2021         T         14         MICAWBER WAY         CHELMSFORD         CM1 LIG         76         £5,066           £300,000         19/02/2021         T         67         ROWELL ROAD         CHELMSFORD         CM1 LIG         76         £4,911           £275,000         19/02/2021         T         67         HENNIKER GATE         CHELMSFORD         CM1 SW         58         £4,911           £275,000         19/02/2021         F         FLAT         ONSLOW HOUSE         BROOMFIELD ROAD         CHELMSFORD         CM1 SW         58         £4,911           £610,000         19/02/2021         D         FAIRLAWNS, 5         BICKNACRE ROAD         EAST HANNINGFIELD         CHELMSFORD         CM2 BAZ         123         £4,569           £970,000         19/02/2021         D         WOODCROFT         EAST HANNINGFIELD ROAD         SANDON         CHELMSFORD         CM2 FAZ         123         £4,569           £942,500         19/02/2021         T         12         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 FA	£420,000	19/02/2021	D		43	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	73	£5,753
## ## ## ## ## ## ## ## ## ## ## ## ##	£308,500	19/02/2021	S		14	COOK PLACE		CHELMSFORD	CM2 6TW	54	£5,713
£300,000         19/02/2021         T         69         ROXWELL ROAD         CHELMSFORD         CM1 2NT         61         £4,918           £275,000         19/02/2021         T         67         HENNIKER GATE         CHELMSFORD         CM2 65D         56         £4,911           £275,000         19/02/2021         F         FLAT 3         ONSLOW HOUSE         BROOMFIELD ROAD         CHELMSFORD         CM1 1SW         58         £4,741           £650,000         19/02/2021         D         FAIRLAWNS, 5         BICKNACRE ROAD         EAST HANNINGFIELD         CHELMSFORD         CM3 8AN         130         £4,659           £970,000         19/02/2021         D         WOODCROFT         EAST HANNINGFIELD ROAD         SANDON         CHELMSFORD         CM2 6AZ         123         £4,559           £442,500         19/02/2021         T         12         BUCKLEBURY HEATH         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 7CU         213         £4,554           £30,000         19/02/2021         S         BARKLANDS DRIVE         CHELMSFORD         CM3 7SV         58         £4,515           £955,000         19/02/2021         S         34         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS	£740,000	19/02/2021	D		52	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	139	£5,324
£300,000         19/02/2021         T         69         ROXWELL ROAD         CHELMSFORD         CM1 2NT         61         £4,918           £275,000         19/02/2021         T         67         HENNIKER GATE         CHELMSFORD         CM2 65D         56         £4,911           £275,000         19/02/2021         F         FLAT 3         ONSLOW HOUSE         BROOMFIELD ROAD         CHELMSFORD         CM1 1SW         58         £4,741           £650,000         19/02/2021         D         FAIRLAWNS, 5         BICKNACRE ROAD         EAST HANNINGFIELD         CHELMSFORD         CM3 8AN         130         £4,659           £970,000         19/02/2021         D         WOODCROFT         EAST HANNINGFIELD ROAD         SANDON         CHELMSFORD         CM2 6AZ         123         £4,559           £442,500         19/02/2021         T         12         BUCKLEBURY HEATH         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 7CU         213         £4,554           £30,000         19/02/2021         S         BARKLANDS DRIVE         CHELMSFORD         CM3 7SV         58         £4,515           £955,000         19/02/2021         S         34         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS	£385,000	19/02/2021	T		14	MICAWBER WAY		CHELMSFORD	CM1 4UG	76	£5,066
E275,000			Т		69			CHELMSFORD		61	
£610,000         19/02/2021         D         FAIRLAWNS, 5         BICKNACRE ROAD         EAST HANNINGFIELD         CHELMSFORD         CM3 8AN         130         £4,692           £552,000         19/02/2021         D         BISHOPS COURT GARDENS         CHELMSFORD         CM2 76Z         123         £4,569           £970,000         19/02/2021         D         WOODCROFT         EAST HANNINGFIELD ROAD         SANDON         CHELMSFORD         CM2 70Z         213         £4,554           £263,000         19/02/2021         T         12         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         58         £4,534           £442,500         19/02/2021         S         8         PARKLANDS DRIVE         CHELMSFORD         CM1 7RI         98         £4,515           £955,000         19/02/2021         S         34         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS         213         £4,484           £370,000         19/02/2021         S         34         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS         213         £4,515           £300,000         19/02/2021         S         79         CROCUS WAY         CHELMSFORD         CM1 6M	£275,000	19/02/2021	Т		67	HENNIKER GATE		CHELMSFORD	CM2 6SD	56	£4,911
£610,000         19/02/2021         D         FAIRLAWNS, 5         BICKNACRE ROAD         EAST HANNINGFIELD         CHELMSFORD         CM3 8AN         130         £4,692           £552,000         19/02/2021         D         BISHOPS COURT GARDENS         CHELMSFORD         CM2 76Z         123         £4,569           £970,000         19/02/2021         D         WOODCROFT         EAST HANNINGFIELD ROAD         SANDON         CHELMSFORD         CM2 70Z         213         £4,554           £263,000         19/02/2021         T         12         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         58         £4,534           £442,500         19/02/2021         S         8         PARKLANDS DRIVE         CHELMSFORD         CM1 7RI         98         £4,515           £955,000         19/02/2021         S         34         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS         213         £4,484           £370,000         19/02/2021         S         34         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS         213         £4,515           £300,000         19/02/2021         S         79         CROCUS WAY         CHELMSFORD         CM1 6M			F FLAT 3	ONSLOW HOUSE		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	58	
## E562,000							EAST HANNINGFIELD			130	
£970,000         19/02/2021         D         WOODCROFT         EAST HANNINGFIELD ROAD         SANDON         CHELMSFORD         CM2 7TQ         213         £4,554           £263,000         19/02/2021         T         12         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         58         £4,534           £442,500         19/02/2021         S         8         PARKLANDS DRIVE         CHELMSFORD         CM1 7RJ         98         £4,515           £955,000         19/02/2021         S         3         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS         213         £4,884           £370,000         19/02/2021         S         15         SHEPPARD DRIVE         CHELMSFORD         CM2 GQE         83         £4,458           £300,000         19/02/2021         S         79         CROCUS WAY         CHELMSFORD         CM1 6XJ         69         £4,348           £350,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 6XJ         69         £4,240           £400,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD <t< td=""><td></td><td></td><td>D</td><td>-,</td><td>11</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>			D	-,	11						
£263,000         19/02/2021         T         12         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         58         £4,534           £442,500         19/02/2021         S         8         PARKLANDS DRIVE         CHELMSFORD         CM1 7RI         98         £4,515           £955,000         19/02/2021         S         34         THE STRET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS         213         £44,484           £370,000         19/02/2021         S         15         SHEPPARD DRIVE         CHELMSFORD         CM2 6QE         83         £4,458           £300,000         19/02/2021         S         79         CROCUS WAY         CHELMSFORD         CM1 6XJ         69         £4,348           £365,000         19/02/2021         D         4         PARKLED COURT         BROOMFIELD ROAD         CHELMSFORD         CM3 3BX         84         £4,345           £210,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM3 3BX         84         £4,345           £210,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM3 5X				WOODCROFT			SANDON				
£442,500         19/02/2021         S         8         PARKLANDS DRIVE         CHELMSFORD         CM1 7RJ         98         £4,515           £955,000         19/02/2021         S         34         THE STREET         LITTLE WALTHAM         CHELMSFORD         CM3 3NS         213         £4,484           £370,000         19/02/2021         S         15         SHEPPARD DRIVE         CHELMSFORD         CM2 6QE         83         £4,458           £300,000         19/02/2021         S         79         CROCUS WAY         CHELMSFORD         CM1 6XJ         69         £4,348           £365,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM3 3BX         84         £4,345           £210,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1RY         50         £4,340           £400,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1RY         50         £4,340           £400,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD <t< td=""><td></td><td></td><td></td><td></td><td>12</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>					12						
## F955,000											
£370,000         19/02/2021         S         15         SHEPPARD DRIVE         CHELMSFORD         CM2 6QE         83         £4,458           £300,000         19/02/2021         S         79         CROCUS WAY         CHELMSFORD         CM1 6XJ         69         £4,348           £365,000         19/02/2021         D         SEABROOK GARDENS         BOREHAM         CHELMSFORD         CM3 BXX         84         £4,345           £210,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 RY         50         £4,200           £400,000         19/02/2021         S         DUNMORE ROAD         CHELMSFORD         CM2 GRY         96         £4,167           £200,000         19/02/2021         F         LAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM3 SXZ         48         £4,167           £1,300,000         19/02/2021         F         LAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM3 SXZ         48         £4,167           £1,300,000         19/02/2021         D         12A         HYDE LANE         DANBURY         CHELMSFORD         CM3 4QX         314         £4,140							LITTLE WALTHAM				
## ## ## ## ## ## ## ## ## ## ## ## ##							EITTEE WATERIANN				
£365,000         19/02/2021         D         SEABROOK GARDENS         BOREHAM         CHELMSFORD         CM3 3BX         84         £4,345           £210,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1RY         50         £4,200           £400,000         19/02/2021         S         38         DUNMORE ROAD         CHELMSFORD         CM2 6RY         96         £4,167           £200,000         19/02/2021         F         3         KEATS SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5XZ         48         £4,167           £1,300,000         19/02/2021         D         12A         HYDE LANE         DANBURY         CHELMSFORD         CM3 4QX         314         £4,167           £393,500         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM3 1NS         130         £4,077           £310,000         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM1 6TX         98         £4,015           £310,000         19/02/2021         T         78         RULAND ROAD         CHELMSFORD         CM1 4BH         78         £3,966											
£210,000         19/02/2021         F         FLAT 19         CHANCELLOR COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1RY         50         £4,200           £400,000         19/02/2021         S         38         DUNMORE ROAD         CHELMSFORD         CM2 6RY         96         £4,167           £200,000         19/02/2021         F         3         KEATS SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5XZ         48         £4,167           £1,300,000         19/02/2021         D         12A         HYDE LANE         DANBURY         CHELMSFORD         CM3 4QX         314         £4,140           £530,000         19/02/2021         D         204         MAIN ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NS         130         £4,077           £393,500         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM1 6TX         98         £4,015           £310,000         19/02/2021         T         78         RUTLAND ROAD         CHELMSFORD         CM1 6TX         98         £4,015           £583,000         19/02/2021         T         78         RUTLAND ROAD         SPRINGFIELD         CHELMSFORD         CM1 6BA         147 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>BORFHAM</td> <td></td> <td></td> <td></td> <td></td>							BORFHAM				
£400,000         19/02/2021         S         38         DUNMORE ROAD         CHELMSFORD         CM2 6RY         96         £4,167           £200,000         19/02/2021         F         3         KEATS SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5XZ         48         £4,167           £1,300,000         19/02/2021         D         12A         HYDE LANE         DANBURY         CHELMSFORD         CM3 4QX         314         £4,140           £530,000         19/02/2021         D         204         MAIN ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NS         130         £4,077           £393,500         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM1 6TX         98         £4,015           £310,000         19/02/2021         T         78         RUTLAND ROAD         CHELMSFORD         CM1 6TX         98         £4,015           £583,000         19/02/2021         D         10         LOUVAIN DRIVE         SPRINGFIELD         CHELMSFORD         CM1 4BH         78         £3,966           £230,000         19/02/2021         F         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966				CHANCELLOP COLIPT			DONLITAIN				
£200,000         19/02/2021         F         3         KEATS SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5XZ         48         £4,167           £1,300,000         19/02/2021         D         12A         HYDE LANE         DANBURY         CHELMSFORD         CM3 4QX         314         £4,140           £530,000         19/02/2021         D         204         MAIN ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NS         130         £4,077           £393,500         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM1 6TX         98         £4,015           £310,000         19/02/2021         T         78         RUTLAND ROAD         CHELMSFORD         CM1 4BH         78         £3,974           £583,000         19/02/2021         D         10         LOUVAIN DRIVE         SPRINGFIELD         CHELMSFORD         CM1 4BH         78         £3,974           £230,000         19/02/2021         D         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966           £365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 1RP         11				CHANCELLON COOK!	20						
£1,300,000         19/02/2021         D         12A         HYDE LANE         DANBURY         CHELMSFORD         CM3 4QX         314         £4,140           £530,000         19/02/2021         D         204         MAIN ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NS         130         £4,077           £393,500         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM1 6TX         98         £4,015           £310,000         19/02/2021         T         78         RUTLAND ROAD         CHELMSFORD         CM1 4BH         78         £3,974           £583,000         19/02/2021         D         10         LOUVAIN DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BA         147         £3,966           £230,000         19/02/2021         F         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966           £365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZW         93         £3,925           £465,000         19/02/2021         D         5         ARAGON ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RP         119							SOUTH WOODHAM FERDERS				
£530,000         19/02/2021         D         204         MAIN ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NS         130         £4,077           £393,500         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM1 6TX         98         £4,015           £310,000         19/02/2021         T         78         RUTLAND ROAD         CHELMSFORD         CM1 4BH         78         £3,974           £583,000         19/02/2021         D         10         LOUVAIN DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BA         147         £3,966           £230,000         19/02/2021         F         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966           £365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZW         93         £3,925           £465,000         19/02/2021         D         5         ARAGON ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RP         119         £3,908				12Δ	3						
£393,500         19/02/2021         D         14         LEYBOURNE DRIVE         CHELMSFORD         CM1 6TX         98         £4,015           £310,000         19/02/2021         T         78         RUTLAND ROAD         CHELMSFORD         CM1 4BH         78         £3,974           £583,000         19/02/2021         D         10         LOUVAIN DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BA         147         £3,966           £230,000         19/02/2021         F         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966           £365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZW         93         £3,925           £465,000         19/02/2021         D         5         ARAGON ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RP         119         £3,908				128	204						
£310,000         19/02/2021         T         78         RUTLAND ROAD         CHELMSFORD         CM1 4BH         78         £3,974           £583,000         19/02/2021         D         10         LOUVAIN DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BA         147         £3,966           £230,000         19/02/2021         F         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966           £365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZW         93         £3,925           £465,000         19/02/2021         D         5         ARAGON ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RP         119         £3,908							GREAT LEIGHS				
£583,000         19/02/2021         D         LOUVAIN DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BA         147         £3,966           £230,000         19/02/2021         F         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966           £365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZW         93         £3,925           £465,000         19/02/2021         D         5         ARAGON ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RP         119         £3,908											
£230,000         19/02/2021         F         38         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         58         £3,966           £365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZW         93         £3,925           £465,000         19/02/2021         D         5         ARAGON ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RP         119         £3,908							CDDINCTIFID				
£365,000         19/02/2021         S         152         INCHBONNIE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZW         93         £3,925           £465,000         19/02/2021         D         5         ARAGON ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RP         119         £3,908							SPKINGFIELD				
£465,000 19/02/2021 D 5 ARAGON ROAD GREAT LEIGHS CHELMSFORD CM3 1RP 119 £3,908							COLITIL MOODILANA EEROESS				
E339,4UU 19/02/2021 I 24A WOODHALL ROAD CHELMSFORD CM1 4AA 89 £3,813				244	5		GREAT LEIGHS				
	±339,400	19/02/2021		24A		WOODHALL KOAD		CHELINISFORD	CIVIT 4AA	89	£3,813

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

£1,025,000	25/02/2021		4	NORTH DRIVE		CHELMSFORD	CM2 7EU	215	£4,767
£585,000	25/02/2021	D	51	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QL	128	£4,570
£250,000	25/02/2021	F	2	CREANCE COURT		CHELMSFORD	CM2 0NP	56	£4,464
£445,000	25/02/2021	D	80	WATERSON VALE		CHELMSFORD	CM2 9PB	100	£4,450
£300,000	25/02/2021		40	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	73	£4,110
£555,000	25/02/2021	D 1A		FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	141	£3,936
£400,000	25/02/2021		114	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	105	£3,810
£340,000	25/02/2021	Т	55	GARDENERS		CHELMSFORD	CM2 8YU	91	£3,736
£260,000	25/02/2021		61	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,514
£260,000	25/02/2021	Т	13	TRENT ROAD		CHELMSFORD	CM1 2LG	76	£3,421
£360,000	25/02/2021	Т	40	PAWLE CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7AZ	108	£3,333
£425,000	25/02/2021	Т	11	FALCONS MEAD		CHELMSFORD	CM2 0NN	129	£3,295
£470,000	25/02/2021		8	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	162	£2,901
£225,000	25/02/2021	Т	46	ST MARGARETS ROAD		CHELMSFORD	CM2 6DT	90	£2,500
£1,225,000	26/02/2021		ARD HOUSE, 2A	RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NY	N/A	#VALUE!
£720,000	26/02/2021	D EASTLE		CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	92	£7,826
£625,000	26/02/2021	S	3	WALTERS CLOSE		CHELMSFORD	CM2 8NU	93	£6,720
£205,000	26/02/2021	F 13 OXNEY	/ PLACE, 210	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	32	£6,406
£550,000	26/02/2021	S	34	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	89	£6,180
£330,000	26/02/2021	S	6	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	56	£5,893
£570,000	26/02/2021	D	38	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	101	£5,644
£390,000	26/02/2021	S	36	SKERRY RISE		CHELMSFORD	CM1 4EG	75	£5,200
£370,000	26/02/2021	Т	214	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG	72	£5,139
£755,000	26/02/2021	D	116	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	147	£5,136
£875,000	26/02/2021	D LANCE	RS	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	177	£4,944
£230,000	26/02/2021	S	77	WOOD STREET		CHELMSFORD	CM2 9BQ	48	£4,792
£175,000	26/02/2021	F	35	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	37	£4,730
£545,000	26/02/2021	S	33	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£720,000	26/02/2021	D	51	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	157	£4,586
£167,500	26/02/2021	F	52	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	37	£4,527
£265,000	26/02/2021	S	25	OCKELFORD AVENUE		CHELMSFORD	CM1 2AW	59	£4,492
£372,500	26/02/2021	T	138	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	83	£4,488
£237,000	26/02/2021	S	24	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	53	£4,472
£235,000	26/02/2021	F	26	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	53	£4,434
£695,000	26/02/2021	D	48	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	157	£4,427
£725,000	26/02/2021	T	20	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	164	£4,421
£312,500	26/02/2021	S	24	LOFTIN WAY		CHELMSFORD	CM2 9TN	71	£4,401
£695,000	26/02/2021	S	53	VICARAGE ROAD		CHELMSFORD	CM2 9BT	158	£4,399
£320,000	26/02/2021	S	104	SUNRISE AVENUE		CHELMSFORD	CM1 4JR	73	£4,384
£330,000	26/02/2021	S	13	EDWARD DRIVE		CHELMSFORD	CM2 9ER	76	£4,342
£442,500	26/02/2021	T	29	HARDY CLOSE		CHELMSFORD	CM1 1AE	102	£4,338
£185,000	26/02/2021	F	109	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	45	£4,111
£780,000	26/02/2021	D	30	SANDFORD ROAD		CHELMSFORD	CM2 6DQ	190	£4,105
£525,000	26/02/2021	S	20	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	128	£4,102
£205,000	26/02/2021	F	118	WAVENEY DRIVE		CHELMSFORD	CM1 7QA	50	£4,100
£586,000	26/02/2021	D	26	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	144	£4,069
£301,000	26/02/2021	T	6	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN	76	£3,961
£300,000	26/02/2021	T	20	PRIMULA WAY		CHELMSFORD	CM1 6QT	76	£3,947
£232,500	26/02/2021		62	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	60	£3,875
1232,330	20,02,2021		ÜŽ	LOLINI SIN DINIVE		C. LEIVISI OND	CIVIZ OIL	- 00	13,073

## REW ROAD GREAT BODOW CHEMSTORD CHEMSTORD CAT 70 156 £1,776 £1,000 £100 £100 £1,701 £1 £1,705 £1,705 £1,000 £1,000 £100 £1,000										
141,000	£400,000	26/02/2021	S	46	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	106	£3,774
2217.500   26/02/2021   F   31 TRELLODGE	£320,000	26/02/2021	S	19	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	85	£3,765
225,000   26/02/2021   F   31 TYRELLODGE	£414,000	26/02/2021	D	22	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	111	£3,730
200,000   26/02/2021   F	£217,500	26/02/2021	F	21	GLEBE ROAD		CHELMSFORD	CM1 1QG	61	£3,566
250,000   25,007,201   F	£265,000	26/02/2021	F 31	TYRELL LODGE	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	80	£3,313
E190,000   2-60/2/2021   F	£289,995	26/02/2021	Т	13	HOBART CLOSE		CHELMSFORD	CM1 2ES	88	£3,295
\$472,000   26,007,0021   F	£200,000	26/02/2021	F	19	MURCHISON CLOSE		CHELMSFORD	CM1 2ER	61	£3,279
FATE   1.000	£190,000	26/02/2021	F	2	SQUIRE STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RU	58	£3,276
E127,500	£170,000	26/02/2021	F	24	CLEMATIS TYE		CHELMSFORD	CM1 6GL	54	£3,148
E180,000	£422,500	26/02/2021	D	31	HARNESS CLOSE		CHELMSFORD	CM1 6UU	139	£3,040
FEBOOOD   1601/2021 F   9 NEWCOMBE COURT   SURFESS SPRINGS   CHEMSFORD CM3 156   76   E2224	£227,500	26/02/2021	F	56	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	75	£3,033
FEX.000	£180,000	26/02/2021	F	43	HOBART CLOSE		CHELMSFORD	CM1 2ES	61	£2,951
F472.500   28/07.2021 T	£169,000	26/02/2021	F	103	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	76	£2,224
E85,000   01/93/2021   D   81 SPRINGFIED ROAD   CHELMSFORD   CM2 501   N/A   MALUEL   E45,500   01/93/2021   S   10 NORTON ROAD   CHELMSFORD   CM2 20P   2 E4,496   E51,000   01/93/2021   F   65 STAPLEFORD LOSS   CHELMSFORD   CM2 8R8   105   E4,837   E4,850   CM2 9R8   36   E4,837   E35,600   01/93/2021   S   6 CANCORD LOSS   CHELMSFORD   CM2 8R6   83   E4,711   E4,771   E35,600   01/93/2021   S   6 CANCORD LOSS   CHELMSFORD   CM2 9R6   83   E4,731   E35,600   01/93/2021   S   397   MAIN ROAD   BROOMFIELD   CHELMSFORD   CM2 9R6   83   E4,731   E35,600   01/93/2021   D   10 KINGS WAY   SOUTH WOODHAM FERRERS   CHELMSFORD   CM2 9R6   E4,563   E4	£62,000	26/02/2021	F 9	NEWCOMBE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£1,319
E455,000	£472,500	28/02/2021	Т	27	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	100	£4,725
E\$10,000 01/03/2021 D	£305,000	01/03/2021	D	81	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL	N/A	#VALUE!
E174,000 01/03/2021 F	£455,000	01/03/2021	S	10	NORTON ROAD		CHELMSFORD	CM1 2QP	92	£4,946
## 636,000 01/03/2021 S	£510,000	01/03/2021	D	2	GREY LADYS		CHELMSFORD	CM2 8RB	105	
## ## ## ## ## ## ## ## ## ## ## ## ##	£174,000	01/03/2021	F	65	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	36	£4,833
## 186,000 01/03/2021 5 10 10 KINSS WAY SOUTH WOODHAM FERRERS CHELMSFORD CM3 5CH 80 545,55   ## 186,000 01/03/2021 T 16 LUCAS AVENUE CHELMSFORD CM3 5CH 80 545,55   ## 186,000 01/03/2021 T 16 LUCAS AVENUE CHELMSFORD CM2 7QH 121 64,32   ## 186,000 01/03/2021 T 48 10 KINSS WAY SOUTH WOODHAM FERRERS CHELMSFORD CM2 7QH 121 64,32   ## 186,000 01/03/2021 T 48 10 KINSS WAY SOUTH WOODHAM FERRERS CHELMSFORD CM2 7QH 121 64,32   ## 186,000 01/03/2021 T 48 10 KINSS WAY SOUTH WOODHAM FERRERS CHELMSFORD CM2 7QH 121 64,32   ## 186,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 7QH 121 65 64,000   ## 186,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ 210 63,976   ## 186,000 01/03/2021 S 19 AVON ROAD CHELMSFORD CM2 8UJ 210 63,976   ## 186,000 01/03/2021 D 131 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM1 2UK 87 63,862   ## 186,000 01/03/2021 D 131 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 8UG 124 63,765   ## 186,000 01/03/2021 D 132 CHELMSFORD DW1 RETTENDON COMMON CHELMSFORD CM2 7QG 145 63,655   ## 186,000 01/03/2021 D 14 SONTERS DOWN RETTENDON COMMON CHELMSFORD CM3 8UG 103 62,757   ## 186,500 01/03/2021 D 14 COPLAND CLOSE BROOMFIELD CHELMSFORD CM1 3CK 161 62,557   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,557   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,557   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,558   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,558   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,558   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,558   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,558   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM1 3CK 161 62,558   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE HILL CHELMSFORD CM2 9SE 65 63,346   ## 186,500 02/03/2021 T 184 2 SOUTH PRIMROSE CHELMSFORD CM2 9SE 6	£396,000	01/03/2021	S	6	CANFORD CLOSE		CHELMSFORD	CM2 9RG	83	£4,771
## 635,000 01/03/2021 T 16 LICAS AVENUE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5QH 80 #4,553 #500 01/03/2021 T 16 LICAS AVENUE CHELMSFORD CM2 7QH 12 #4,257 #500,000 01/03/2021 S 46 LONGFIELD ROAD CHELMSFORD CM2 7QH 121 #4,352 #500,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM1 7IF 65 #4,000 #6385,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ 210 #3,376 #224,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ 210 #3,376 #224,000 01/03/2021 D THE SWALLOWS CHURCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ 210 #3,376 #234,000 01/03/2021 D THE SWALLOWS CHURCH ROAD CHELMSFORD CM2 8UJ 210 #3,376 #234,000 01/03/2021 D THE SWALLOWS CHURCH ROAD CHELMSFORD CM2 8UZ 57 #3,390 MOOD DALE GREAT BADDOW CHELMSFORD CM2 8UZ 57 #3,390 MOOD DALE GREAT BADDOW CHELMSFORD CM2 8UZ 124 #3,774 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 144 #3,774 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,774 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 D THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 T THE SWALLOWS CM2 7QG 145 #3,055 M24 #3,000 01/03/2021 T THE SWALLOWS CM2 7QG 145 *4,000 01/03/2021 T THE SWALLOWS CM2 7QG 145 *4,000 01/03/2021 T THE SWALLOWS CM2 7QG 145 *4,000 01/03/2021 T THE SWALLOWS CM2 7QG 145 *4	£360,000		S	397	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,675
## ## ## ## ## ## ## ## ## ## ## ## ##										
## 1500,000 01/03/2021 S				16				· · · · · · · · · · · · · · · · · · ·		
£260,000         01/03/2021         T         49         WATERHOUSE LANE         CHELMSFORD         CM1 2TE         65         £4,000           £835,000         01/03/2021         D         THE SWALLOWS         CHURCH ROAD         WEST HANNINGFIELD         CHELMSFORD         CM2 8LJ         210         £3,976           £324,000         01/03/2021         F         30         WOOD DALE         GREAT BADDOW         CHELMSFORD         CM2 8LZ         57         £3,936           £348,000         01/03/2021         S         19         AVON ROAD         CHELMSFORD         CM1 2IX         87         £3,862           £488,000         01/03/2021         D         31         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 70G         124         £3,665           £284,000         01/03/2021         D         14         SONTERS DOWN         RETTENDON COMMON         CHELMSFORD         CM2 70G         145         £3,655           £340,000         01/03/2021         T         20         PARKINSON DRIVE         CHELMSFORD         CM2 70G         145         £3,655           £440,000         01/03/2021         T         20         PARKINSON DRIVE         CHELMSFORD         CM1 3GS         161				·						
£835,000         01/03/2021         D         THE SWALLOWS         CHURCH ROAD         WEST HANNINGFIELD         CHEMSFORD         CM2 8UJ         210         £3,976           £224,000         01/03/2021         F         30         WOOD DALE         GRAT BADDOW         CHELMSFORD         CM2 8EZ         57         £3,976           £36,000         01/03/2021         D         31         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SVG         124         £3,774           £458,000         01/03/2021         D         32         CHELMER LEA         CHELMSFORD         CM2 7QG         145         £3,655           £284,000         01/03/2021         D         14         SONTERS DOWN         RETTENDON COMMON         CHELMSFORD         CM2 7QG         145         £3,655           £440,000         01/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM1 3GS         161         £2,547           £462,500         02/03/2021         T         4         COPLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7DT         87         £5,316           £1365,000         02/03/2021         T         4         COPLAND CLOSE         BROOMFIELD         CHELMSFORD										
£224,000         01/03/2021         F         30         WOOD DALE         GREAT BADDOW         CHELMSFORD         CM2 EZZ         57         £3,930           £336,000         01/03/2021         S         19         AVON ROAD         CHELMSFORD         CM1 2JX         87         £3,862           £486,000         01/03/2021         D         31         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SYG         124         £3,755           £284,000         01/03/2021         D         32         CHELMSFORD         CM2 OG         145         £3,655           £410,000         01/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM3 8EU         103         £2,547           £440,000         01/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM1 3BS         161         £2,547           £440,500         02/03/2021         D         4         COPLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7DT         87         £5,316           £385,000         02/03/2021         T         42         SOUTH PRIMAROSE HILL         CHELMSFORD         CM2 7DT         87         £5,185           £175,000         02						WEST HANNINGFIELD				
£336,000         01/03/2021         S         19         AVON ROAD         CHELMSFORD         CM1 2IX         87         £3,862           £468,000         01/03/2021         D         31         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5VG         124         £3,774           £530,000         01/03/2021         D         14         SONTERS DOWN         RETTENDON COMMON         CHELMSFORD         CM3 8EU         103         £2,757           £410,000         01/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM1 3GS         161         £2,547           £462,500         02/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM1 3GS         161         £2,547           £365,000         02/03/2021         T         3         NURSERY ROAD         CHELMSFORD         CM2 9PJ         70         £5,214           £280,000         02/03/2021         T         42         SOUTH PRIMISOS HILL         CHELMSFORD         CM2 9PJ         70         £5,185           £1175,000         02/03/2021         F         142         REDMAYNE DRIVE         CHELMSFORD         CM1 2RG         54         £5,185           £1175,000										
£468,000         01/03/2021         D         31         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YG         124         £3,774           £530,000         01/03/2021         D         14         SONTERS DOWN         RETTENDON COMMON         CM2 70G         145         £3,655           £428,000         01/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM3 3GS         161         £2,757           £440,000         02/03/2021         D         4         COPLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7DT         87         £5,316           £365,000         02/03/2021         T         3         NURSERY ROAD         CHELMSFORD         CM1 7DT         87         £5,316           £175,000         02/03/2021         T         4         SOUTH PRIMITIONSE HILL         CHELMSFORD         CM2 9PJ         70         £5,185           £175,000         02/03/2021         F         42         SOUTH PRIMITIONSE HILL         CHELMSFORD         CM2 9PJ         70         £5,185           £195,000         02/03/2021         F         42         SOUTH PRIMITIONSE HILL         CHELMSFORD         CM2 7AN         86         £4,861			S							
## ## ## ## ## ## ## ## ## ## ## ## ##						SOUTH WOODHAM FERRERS				
£284,000         01/03/2021         D         14         SONTERS DOWN         RETTENDON COMMON         CHELMSFORD         CM3 8EU         103         £2,757           £410,000         01/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM1 3GS         161         £2,547           £462,500         02/03/2021         D         4         COPLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7DT         87         £5,316           £365,000         02/03/2021         T         3         NURSERY ROAD         CHELMSFORD         CM2 9PJ         70         £5,214           £280,000         02/03/2021         T         42         SOUTH PRIMROSE HILL         CHELMSFORD         CM1 2RG         54         £5,185           £175,000         02/03/2021         S         142         REDMAYNE DRIVE         CHELMSFORD         CM2 9XE         36         £4,861           £397,500         02/03/2021         S         14         PARKLANDS DRIVE         CHELMSFORD         CM1 7RJ         85         £4,065           £250,000         02/03/2021         T         61         SAWKINS AVENUE         CHELMSFORD         CM1 7RJ         85         £4,065           £250,000         02/						333111133111111111111111111111111111111				
£410,000         01/03/2021         T         204         PARKINSON DRIVE         CHELMSFORD         CM1 3GS         161         £2,547           £462,500         02/03/2021         D         4         COPLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7DT         87         £5,316           £365,000         02/03/2021         T         3         NURSERY ROAD         CHELMSFORD         CM2 9PJ         70         £5,214           £280,000         02/03/2021         T         42         SOUTH PRIMROSE HILL         CHELMSFORD         CM2 9PJ         70         £5,218           £175,000         02/03/2021         F         142         REDMAYNE DRIVE         CHELMSFORD         CM2 9XE         36         £4,861           £397,500         02/03/2021         S         GILMORE WAY         CHELMSFORD         CM2 7AN         86         £4,862           £345,500         02/03/2021         T         61         SAWKINS AVENUE         CHELMSFORD         CM1 7RJ         85         £4,062           £250,000         02/03/2021         T         3         AVENUE         CHELMSFORD         CM1 7RJ         85         £4,662           £250,000         02/03/2021         T         3         AVE						RETTENDON COMMON		· · · · · · · · · · · · · · · · · · ·		
£462,500         02/03/2021         D         4         COPLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7DT         87         £5,316           £365,000         02/03/2021         T         3         NURSERY ROAD         CHELMSFORD         CM2 9PJ         70         £5,214           £175,000         02/03/2021         T         42         SOUTH PRIMROSE HILL         CHELMSFORD         CM2 9XE         36         £4,861           £397,500         02/03/2021         F         142         REDMAYNE DRIVE         CHELMSFORD         CM2 9XE         36         £4,861           £397,500         02/03/2021         S         9         GILMORE WAY         CHELMSFORD         CM2 7AN         86         £4,622           £345,500         02/03/2021         S         14         PARKLANDS DRIVE         CHELMSFORD         CM1 7RI         85         £4,065           £250,000         02/03/2021         T         61         SAWKINS AVENUE         CHELMSFORD         CM1 7RI         85         £4,065           £425,000         02/03/2021         D         23         WAVENEY DRIVE         CHELMSFORD         CM2 9SE         65         £3,846           £425,000         02/03/2021         T         <						METTERISON COMMISSION				
£365,000         02/03/2021         T         3         NURSERY ROAD         CHELMSFORD         CM2 9PJ         70         £5,214           £280,000         02/03/2021         T         42         SOUTH PRIMROSE HILL         CHELMSFORD         CM1 2RG         54         £5,185           £175,000         02/03/2021         F         142         REDMAYNE DRIVE         CHELMSFORD         CM2 9XE         36         £4,861           £397,500         02/03/2021         S         9         GILMORE WAY         CHELMSFORD         CM2 9XE         36         £4,862           £345,500         02/03/2021         S         14         PARKLANDS DRIVE         CHELMSFORD         CM1 7RI         85         £4,065           £250,000         02/03/2021         T         61         SAWKINS AVENUE         CHELMSFORD         CM2 9SE         65         £3,846           £425,000         02/03/2021         D         23         WAVENEY DRIVE         CHELMSFORD         CM1 7RX         112         £3,795           £302,500         02/03/2021         T         36         FINCHLAND VIEW         SOUTH WOODHAM FERRES         CHELMSFORD         CM1 5GA         £1         £3,735           £302,500         02/03/2021         T </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>BROOMFIELD</td> <td></td> <td></td> <td></td> <td></td>						BROOMFIELD				
£280,000         02/03/2021         T         42         SOUTH PRIMROSE HIILL         CHELMSFORD         CM1 2RG         54         £5,185           £175,000         02/03/2021         F         142         REDMAYNE DRIVE         CHELMSFORD         CM2 9XE         36         £4,861           £397,500         02/03/2021         S         9         GILMORE WAY         CHELMSFORD         CM1 7RI         86         £4,662           £345,500         02/03/2021         S         14         PARKLANDS DRIVE         CHELMSFORD         CM1 7RI         85         £4,065           £250,000         02/03/2021         T         61         SAWKINS AVENUE         CHELMSFORD         CM2 9SE         65         £3,846           £425,000         02/03/2021         D         23         WAVENEY DRIVE         CHELMSFORD         CM1 7PX         112         £3,795           £302,500         02/03/2021         T         36         FINCHLAND VIEW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GA         81         £3,735           £350,000         02/03/2021         T         21         HAWFINCH WALK         CHELMSFORD         CM2 8BD         99         £3,535           £345,000         02/03/2021 <td< td=""><td></td><td></td><td></td><td>3</td><td></td><td>5110011111225</td><td></td><td></td><td></td><td></td></td<>				3		5110011111225				
£175,000       02/03/2021       F       142       REDMAYNE DRIVE       CHELMSFORD       CM2 9XE       36       £4,861         £397,500       02/03/2021       S       9       GILMORE WAY       CHELMSFORD       CM2 7AN       86       £4,622         £345,500       02/03/2021       S       14       PARKLANDS DRIVE       CHELMSFORD       CM1 7RI       85       £4,065         £250,000       02/03/2021       T       61       SAWKINS AVENUE       CHELMSFORD       CM2 9SE       65       £3,846         £425,000       02/03/2021       D       23       WAVENEY DRIVE       CHELMSFORD       CM2 9SE       65       £3,846         £430,500       02/03/2021       T       36       FINCHLAND VIEW       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5GA       81       £3,735         £350,000       02/03/2021       T       21       HAWFINCH WALK       CHELMSFORD       CM2 8BD       99       £3,535         £345,000       02/03/2021       S       104       PINES ROAD       CHELMSFORD       CM1 2DL       108       £3,194         £615,000       02/03/2021       D       589       GALLEYWOOD ROAD       CHELMSFORD       CM2 8BS       195       £3,254										
£397,500         02/03/2021         S         9 GILMORE WAY         CHELMSFORD         CM2 7AN         86         £4,622           £345,500         02/03/2021         S         14 PARKLANDS DRIVE         CHELMSFORD         CM1 7RJ         85         £4,065           £250,000         02/03/2021         T         61 SAWKINS AVENUE         CHELMSFORD         CM2 9SE         65         £3,846           £425,000         02/03/2021         D         23 WAVENEY DRIVE         CHELMSFORD         CM1 7PX         112         £3,795           £302,500         02/03/2021         T         36 FINCHLAND VIEW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GA         81         £3,735           £350,000         02/03/2021         T         21 HAWFINCH WALK         CHELMSFORD         CM2 8BD         99         £3,535           £345,000         02/03/2021         S         104 PINES ROAD         CHELMSFORD         CM1 2DL         108         £3,194           £615,000         02/03/2021         D         589 GALLEYWOOD ROAD         CHELMSFORD         CM2 8BS         195         £3,231           £905,000         03/03/2021         D         26 ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,231										
£345,500         02/03/2021         S         14         PARKLANDS DRIVE         CHELMSFORD         CM1 7RJ         85         £4,065           £250,000         02/03/2021         T         61         SAWKINS AVENUE         CHELMSFORD         CM2 9SE         65         £3,846           £425,000         02/03/2021         D         23         WAVENEY DRIVE         CHELMSFORD         CM1 7PX         112         £3,795           £302,500         02/03/2021         T         36         FINCHLAND VIEW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GA         81         £3,735           £350,000         02/03/2021         T         21         HAWFINCH WALK         CHELMSFORD         CM2 8BD         99         £3,535           £345,000         02/03/2021         S         104         PINES ROAD         CHELMSFORD         CM2 8BD         199         £3,194           £615,000         02/03/2021         D         589         GALLEYWOOD ROAD         CHELMSFORD         CM1 2DL         108         £3,194           £905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,254           £470,000         03/03/2021         D<										
£250,000         02/03/2021         T         61         SAWKINS AVENUE         CHELMSFORD         CM2 9SE         65         £3,846           £425,000         02/03/2021         D         23         WAVENEY DRIVE         CHELMSFORD         CM1 7PX         112         £3,795           £302,500         02/03/2021         T         36         FINCHLAND VIEW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GA         81         £3,735           £350,000         02/03/2021         T         21         HAWFINCH WALK         CHELMSFORD         CM2 8BD         99         £3,535           £345,000         02/03/2021         S         104         PINES ROAD         CHELMSFORD         CM1 2DL         108         £3,194           £615,000         02/03/2021         D         589         GALLEYWOOD ROAD         CHELMSFORD         CM2 8BS         195         £3,214           £905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM2 8BS         195         £3,231           £1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/20										
£425,000         02/03/2021         D         23         WAVENEY DRIVE         CHELMSFORD         CM1 7PX         112         £3,795           £302,500         02/03/2021         T         36         FINCHLAND VIEW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GA         81         £3,735           £350,000         02/03/2021         T         21         HAWFINCH WALK         CHELMSFORD         CM2 8BD         99         £3,535           £345,000         02/03/2021         S         104         PINES ROAD         CHELMSFORD         CM1 2DL         108         £3,194           £615,000         02/03/2021         D         589         GALLEYWOOD ROAD         CHELMSFORD         CM2 8BS         195         £3,154           £905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,231           £1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,0										
£302,500         02/03/2021         T         36         FINCHLAND VIEW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GA         81         £3,735           £350,000         02/03/2021         T         21         HAWFINCH WALK         CHELMSFORD         CM2 8BD         99         £3,535           £345,000         02/03/2021         S         104         PINES ROAD         CHELMSFORD         CM1 2DL         108         £3,194           £615,000         02/03/2021         D         589         GALLEYWOOD ROAD         CHELMSFORD         CM2 8BS         195         £3,154           £905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,231           £1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,000         03/03/2021         T         54         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         41         £4,512										
£350,000         02/03/2021         T         21         HAWFINCH WALK         CHELMSFORD         CM2 8BD         99         £3,535           £345,000         02/03/2021         S         104         PINES ROAD         CHELMSFORD         CM1 2DL         108         £3,194           £615,000         02/03/2021         D         589         GALLEYWOOD ROAD         CHELMSFORD         CM2 8BS         195         £3,154           £905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,231           £1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,000         03/03/2021         T         54         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         41         £4,512						SOUTH WOODHAM FERREPS				
£345,000         02/03/2021         S         104         PINES ROAD         CHELMSFORD         CM1 2DL         108         £3,194           £615,000         02/03/2021         D         589         GALLEYWOOD ROAD         CHELMSFORD         CM2 8BS         195         £3,154           £905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,231           £1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,000         03/03/2021         T         54         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         41         £4,512						300111 WOODIIAWI I EMENS				
£615,000         02/03/2021         D         589         GALLEYWOOD ROAD         CHELMSFORD         CM2 8BS         195         £3,154           £905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,231           £1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,000         03/03/2021         T         54         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         41         £4,512										
£905,000         03/03/2021         D         26         ROXWELL ROAD         CHELMSFORD         CM1 2PP         173         £5,231           £1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,000         03/03/2021         T         54         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         41         £4,512										
£1,200,000         03/03/2021         D         4         HYDE GREEN         DANBURY         CHELMSFORD         CM3 4QU         255         £4,706           £470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,000         03/03/2021         T         54         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         41         £4,512										
£470,000         03/03/2021         D         43         AUDLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1RS         103         £4,563           £185,000         03/03/2021         T         54         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         41         £4,512						DANIDI IDV				
£185,000 03/03/2021 T 54 JEFFCUT ROAD CHELMSFORD CM2 6XN 41 £4,512				<u> </u>						
P. C.						GREAT LEIGHS				
14 SUNSELL VIEW DANBURY CHELMSFURD CM3 4PE 104 £4,476						DANDUDY				
	±465,500	03/03/2021	υ	14	KUNSELL VIEW	DAINBUKY	CHELIVISFORD	CIVI3 4PE	104	£4,4/b

£337,500	03/03/2021		UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,441
£392,500	03/03/2021	D 16	HOLLIS LOCK		CHELMSFORD	CM2 6RR	89	£4,410
£410,000	03/03/2021	D 61	ARBOUR LANE		CHELMSFORD	CM1 7RG	94	£4,362
£345,000	03/03/2021	T 127	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,259
£595,000	03/03/2021		POLLARDS GREEN		CHELMSFORD	CM2 6UL	140	£4,250
£325,000	03/03/2021	T 55	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	77	£4,221
£385,000	03/03/2021	D 154	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	132	£2,917
£192,000	03/03/2021	F 16	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	70	£2,743
£165,000	03/03/2021	F 224	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	67	£2,463
£595,000	04/03/2021	D MILL FARM	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	N/A	#VALUE!
£545,000	04/03/2021	D 10	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE	103	£5,291
£410,000	04/03/2021	S 1	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP	91	£4,505
£303,500	04/03/2021	T 21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£3,891
£445,000	04/03/2021	D 1	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	118	£3,771
£162,000	04/03/2021	F 104	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	43	£3,767
£195,000	04/03/2021	F 74	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	53	£3,679
£530,000	05/03/2021	D 119	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL	84	£6,310
£379,950	05/03/2021	S 21	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	68	£5,588
£364,000	05/03/2021	D 2	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	69	£5,275
£800,000	05/03/2021	D ROSE COTTAGE	WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4AL	152	£5,263
£510,000	05/03/2021	D PEMBROKE	MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	99	£5,152
£329,000	05/03/2021	Т 6	UPPER BRIDGE ROAD		CHELMSFORD	CM2 ORT	64	£5,141
£493,000	05/03/2021	T 49	GOLDLAY ROAD		CHELMSFORD	CM2 0EL	96	£5,135
£460,000	05/03/2021	D 36	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	90	£5,111
£625,000	05/03/2021	D 8	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GA	123	£5,081
£263,000	05/03/2021	T 3	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	53	£4,962
£550,000	05/03/2021	S 15	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	111	£4,955
£418,000	05/03/2021	S 8	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	86	£4,860
£285,000	05/03/2021	Т 3	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	61	£4,672
£197,000	05/03/2021	F 16 KRESTON HOUSE, 66	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	43	£4,581
£500,000	05/03/2021	S 7	FIRST AVENUE		CHELMSFORD	CM1 1RX	110	£4,545
£395,000	05/03/2021	S 17	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	87	£4,540
£205,000	05/03/2021	F 108	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	46	£4,457
£115,500	05/03/2021	F 16	MEARNS PLACE		CHELMSFORD	CM2 6TT	26	£4,442
£171,500	05/03/2021	F 161	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	39	£4,397
£340,000	05/03/2021	T 21	SEYMOUR STREET		CHELMSFORD	CM2 0RX	78	£4,359
£410,000	05/03/2021	S 51	CHICHESTER DRIVE		CHELMSFORD	CM1 7SA	95	£4,316
£405,000	05/03/2021	D 1	ROBERT CLOSE		CHELMSFORD	CM2 6FJ	94	£4,309
£330,000	05/03/2021	T 21	GRANGER ROW		CHELMSFORD	CM1 4WF	77	£4,286
£345,000	05/03/2021	T 45	MEON CLOSE		CHELMSFORD	CM1 7QG	81	£4,259
£370,000	05/03/2021	S 9	NORTH DELL		CHELMSFORD	CM1 6UP	88	£4,205
£655,000	05/03/2021	D 9	BRAMLEY PLACE		CHELMSFORD	CM2 9TF	159	£4,119
£612,000	05/03/2021	D 18	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HY	149	£4,107
£227,500	05/03/2021	F 7 JOSEPH COURT	WRITTLE ROAD		CHELMSFORD	CM1 3WQ	56	£4,063
£165,000	05/03/2021	F 27	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	41	£4,024
£250,000	05/03/2021	F 32	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£380,000	05/03/2021	S 17	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	97	£3,918
£192,500	05/03/2021	F 62	WICKHAM CRESCENT	D.G.I. WICHE	CHELMSFORD	CM1 4WD	51	£3,775
£330,000	05/03/2021		TUGBY PLACE		CHELMSFORD	CM1 4VL	88	£3,750
1330,000	03/03/2021	12	TOODITEACE		CITELIVISI OND	CIVIT TALL	00	13,730

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E391,000   Sy3/3/2021   S   S   SECURE PADA   CHELMSFORD   CHELMSFORD   CHELMSFORD   CM1 3DL   S   3,235   177,000   Sy3/3/2021   F   S   S   S   S   S   S   S   S   178,000   Sy3/3/2021   F   S   S   S   S   S   S   S   S   189,000   Sy3/3/2021   S   S   S   S   S   S   S   S   S   189,000   Sy3/3/2021   S   S   S   S   S   S   S   S   189,000   Sy3/3/2021   S   S   S   S   S   S   S   S   189,000   Sy3/3/2021   S   S   S   S   S   S   S   S   189,000   Sy3/3/2021   S   S   S   S   S   S   S   S   S   189,000   Sy3/3/2021   S   S   S   S   S   S   S   S   S										
E7270,000   65/83/2021   5   3   5   5   5   5   5   5   5   5										
E370,000 (9,03)2021 F										
E390,000   65,03,02021   5	£270,000	05/03/2021	S	19	SHERWOOD DRIVE		CHELMSFORD	CM1 3DL		£3,253
630,000   65,032/201   F	£170,000	05/03/2021	F	3	FILLIOLL CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UY	56	£3,036
658,000   65,93/2021   T				109						
6830,000   08/03/2021 S				6		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	104	
F395,000   08/03/2021   S   S   S   VAN INDEMANS LANE   CHILMSFORD   CM 901   12   F4,875	£281,000	05/03/2021	Т	4	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	122	£2,303
F595,000										-
ESS.0.000   08/03/2021   F   10   LYTILETON HOUSE, 64   RROOMFELD ROAD   CHELMSFORD CML 15W   45   64,800			D	19	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WZ		£7,115
E382,000   08/03/2021   F					VAN DIEMANS LANE		CHELMSFORD		122	
## 1385.000	£510,000	08/03/2021	S	23	KINGSTON CRESCENT			CM2 6DN	110	£4,636
F358,000   08/03/2021   D   ROBIN COTTAGE   GRANGE ROAD   PLESHEY   CHELMSFORD   CM3 1HZ   24   64,199	£207,000	08/03/2021	F 10 LYTTLETON	I HOUSE, 64	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	45	£4,600
E520,000   08/03/2021 D   ROBIN COTTAGE   GRANGE ROAD   PLESHEY   CHELMSFORD   CM3 1HZ   124   E4, 194   E550,000   08/03/2021 F   5   YARWOOD ROAD   CHELMSFORD   CM2 6E1   85   E4, 118   E158,000   08/03/2021 F   7   WIPORD CHASE   CHELMSFORD   CM2 6E2   85   E4, 118   E158,000   08/03/2021 F   7   WIPORD CHASE   CHELMSFORD   CM2 6E2   42   E3, 762   E225,000   08/03/2021 F   20   GERAND GARDON   SOUTH WOODHAM FERRERS   CHELMSFORD   CM3 5DE   80   E2, 813   E1, 150,000   09/03/2021 F   20   GERAND GARDON   CHELMSFORD   CM3 5DE   80   E2, 813   E1, 150,000   09/03/2021 D   MALTINGS HOUSE   MAIN ROAD   BOREHAM   CHELMSFORD   CM3 5DE   60   E2, 100   CM3 5DE	£382,500	08/03/2021	S	170	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AH	87	£4,397
ESB0.000   08/03/2021   T	£368,000	08/03/2021	S	63	PADDOCK DRIVE		CHELMSFORD	CM1 6UX	85	£4,329
## 155,000 08/03/2021 F	£520,000	08/03/2021	D ROBIN COT	TAGE	GRANGE ROAD	PLESHEY	CHELMSFORD	CM3 1HZ	124	£4,194
£158,000         08/03/2021         F         7         WIDFORD CHASE         CHELMSFORD         CM 285Z         42         £3,762           £225,000         08/03/2021         5         33         TRINIT ROW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM 29 GD         50         £2,813           £109,000         08/03/2021         D         MALTINGS HOUSE         MAIN ROAD         BOREHAM         CHELMSFORD         CM 3 3ID         57         £6,842           £1,090,000         09/03/2021         D         HOLYHOCKS         NATHANIS LANE         WRITTLE         CHELMSFORD         CM 3 3ID         57         £6,842           £13,000         09/03/2021         S         HOLYHOCKS         NATHANIS LANE         WRITTLE         CHELMSFORD         CM 14 59         60         £5,283           £252,000         09/03/2021         S         62         BOUCHERS MAZE         A         LIBERSFY LOSE         CHELMSFORD         CM 14 59         54         £4,667           £490,000         09/03/2021         T         37         SYLARK WAIX         SOUTH WOODHAM FERRERS         CHELMSFORD         CM 17 X         108         £4,530           £104,000         09/03/2021         F         31         SPECKER COURT	£580,000	08/03/2021	D	2	BUCKLEYS		CHELMSFORD	CM2 7DY	139	£4,173
## 255,000 08/03/2021 S 20 GERARD GARDENS CHEMSFORD CM3 SDE 80 £2,103 £390,000 08/03/2021 D MALTINGS HOUSE MAIN ROAD BOREHAM CHEMSFORD CM3 3D 57 £6,842 £1,090,000 09/03/2021 D HOLVHOCKS NATHANS LANE WRITLE CHEMSFORD CM3 3D 57 £6,842 £1,090,000 09/03/2021 S 4 AUBREY CLOSE CHEMSFORD CM1 SRF 161 £6,770 £1317,000 09/03/2021 S 4 AUBREY CLOSE CHEMSFORD CM1 SRF 161 £6,770 £490,000 09/03/2021 S 62 BOUCHERS MEAD CHEMSFORD CM1 SRF 161 £6,677 £490,000 09/03/2021 D 60 LONGSHOTS CLOSE CHEMSFORD CM1 SRF 161 £6,667 £490,000 09/03/2021 T 37 SYLYARK WALK CHEMSFORD CM2 SRA 86,667 £4,360 £104,000 09/03/2021 F 19 SPENCER COURT SOUTH WOODHAM FERRERS CHEMSFORD CM2 SRA 86 £4,360 £450,000 09/03/2021 D SHIELING BICKNACKE ROAD DANBURY CHEMSFORD CM3 SRW 27 £3,852 £450,000 09/03/2021 T S SILVEN BICKNACKE ROAD DANBURY CHEMSFORD CM3 SR 133 £3,647 £450,000 09/03/2021 T S SILVEN BICKNACKE ROAD DANBURY CHEMSFORD CM3 SRF 133 £3,647 £450,000 09/03/2021 T S SILVEN BICKNACKE ROAD DANBURY CHEMSFORD CM3 SRF 122,050 09/03/2021 T S SILVEN BICKNACKE ROAD DANBURY CHEMSFORD CM3 SRF 122,050 09/03/2021 T S SILVEN BICKNACKE ROAD DANBURY CHEMSFORD CM3 SRF 47 £12,255 £12,000 09/03/2021 T S SILVEN BICKNACKE ROAD DANBURY CHEMSFORD CM3 SRF 47 £12,255 £12,000 09/03/2021 T S SILVEN BICKNACKE ROAD BOREHAM CHEMSFORD CM3 SRF 47 £12,255 £12,000 09/03/2021 T S SILVEN BICKNACKE ROAD BOREHAM CHEMSFORD CM3 SRF 47 £12,255 £12,000 09/03/2021 D S THE HUTCH NEW COURT ROAD CHEMSFORD CM1 SRP 140 £5,266 £15,000 09/03/2021 D S THE HUTCH NEW COURT ROAD CHEMSFORD CM1 SRP 140 £5,266 £15,000 09/03/2021 D S THE HUTCH NEW COURT ROAD CHEMSFORD CM1 SRF 140 £5,266 £13,000 01/03/2021 D S THE HUTCH NEW COURT ROAD CHEMSFORD CM2 SR2 51 £4,303 £13,300 £13,000 £10,000 £1,	£350,000	08/03/2021	Т	5	YARWOOD ROAD		CHELMSFORD	CM2 6EJ	85	£4,118
£105,000         08/33/2021         F         20         GERARD GARDENS         CHELMSFORD         CM2 9GD         50         £2,100           £390,000         09/03/2021         D         MALTINGS HOUSE         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3JD         57         £6,842           £1,090,000         09/03/2021         S         HOLLYHOKS         NATHANS LANE         WRITTLE         CHELMSFORD         CM1 3FF         161         £6,770           £317,000         09/03/2021         S         £62         BOUCHERS MEAD         CHELMSFORD         CM1 4EI         60         £5,283           £490,000         09/03/2021         D         60         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DX         108         £4,537           £475,000         09/03/2021         T         37         SYLMAR WAIK         CHELMSFORD         CM1 7DX         108         £4,537           £485,000         09/03/2021         T         37         SYLMAR WAIK         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 2DX         £4,537           £485,000         09/03/2021         T         SHELING         BICKARGE ROAD         DANBURY         CHELMSFORD         CM1 4DX         32         £5,252 <t< td=""><td>£158,000</td><td>08/03/2021</td><td>F</td><td>7</td><td>WIDFORD CHASE</td><td></td><td>CHELMSFORD</td><td>CM2 8SZ</td><td>42</td><td>£3,762</td></t<>	£158,000	08/03/2021	F	7	WIDFORD CHASE		CHELMSFORD	CM2 8SZ	42	£3,762
£590,000         09/33/2021         D         MALTINOS HOUSE         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3ID         57         £6,822           £1,000,000         09/03/2021         D         HOLLYHOCKS         NATHANS LANE         WRITTLE         CHELMSFORD         CM1 4EI         60         £5,283           £252,000         09/03/2021         S         62         BOUCHERS MEAD         CHELMSFORD         CM1 6PI         54         £4,667           £490,000         09/03/2021         D         60         LONSHOTS CLOSE         CHELMSFORD         CM1 6PI         54         £4,667           £490,000         09/03/2021         T         37         SYYLYAR WALK         CHELMSFORD         CM2 8BA         86         £4,360           £104,000         09/03/2021         T         37         SYYLYAR WALK         CHELMSFORD         CM3 SWQ         27         £3,852           £485,000         09/03/2021         D         SHELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM3 SWQ         27         £3,852           £4220,000         09/03/2021         T         FLATS         TRELAWN         CHURK ROAD         CHELMSFORD         CM1 4PI         129         £3,488	£225,000	08/03/2021	S	33	TRINITY ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5DE	80	£2,813
£1,990,000         09/03/2021         D         HOLLYHOCKS         NATHANS LANE         WRITTLE         CHELMSFORD         CM1 3RF         161         £6,770           £317,000         09/03/2021         S         4         AUBREY CLOSE         CHELMSFORD         CM1 4EJ         60         £5,283           £325,000         09/03/2021         D         60         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DX         108         £4,350           £104,000         09/03/2021         T         37         SKYLARK WALK         CHELMSFORD         CM2 88A         86         £4,350           £485,000         09/03/2021         D         SHELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM3 5WQ         27         £3,852           £485,000         09/03/2021         T         3         EMBERSON GROFT         CHELMSFORD         CM1 4EJ         129         £3,488           £220,000         09/03/2021         T         3         EMBERSON GROFT         CHELMSFORD         CM1 4EJ         129         £3,488           £220,000         09/03/2021         T         T         SR         TUTAND ROAD         CHELMSFORD         CM1 4EJ         129         £3,488           £220,000	£105,000	08/03/2021	F	20	GERARD GARDENS		CHELMSFORD	CM2 9GD	50	£2,100
E317,000 09/03/2021 S 62 8DUCHERS MEAD CHEMSFORD CM1 4EJ 60 E5,283 E490,000 09/03/2021 D 60 LONGSHOTS CLOSE CHEMSFORD CM1 6PJ 54 E4,667 E490,000 09/03/2021 T 37 SKYLARK WALK CHEMSFORD CM1 7PJ 18 E4,530 E435,000 09/03/2021 F 19 SPECKER COURT SOUTH WOODHAM FERRERS CHEMSFORD CM2 8BA 86 E4,360 E435,000 09/03/2021 F 19 SPECKER COURT SOUTH WOODHAM FERRERS CHEMSFORD CM3 4R 133 E3,647 E435,000 09/03/2021 F 19 SPECKER COURT SOUTH WOODHAM FERRERS CHEMSFORD CM3 4R 133 E3,647 E455,000 09/03/2021 F F FLAT 8 TRELAWN CHURCH ROAD DANBURY CHEMSFORD CM3 4R 133 E3,648 E155,000 09/03/2021 F FLAT 8 TRELAWN CHURCH ROAD BOREHAM CHEMSFORD CM3 4R 133 E3,648 E155,000 09/03/2021 T 58 RUTLAND ROAD CHEMSFORD CM3 4R 130 E3,648 E155,000 09/03/2021 T 58 RUTLAND ROAD CHEMSFORD CM3 4R 130 E3,648 E155,000 09/03/2021 T 58 RUTLAND ROAD CHEMSFORD CM3 4R 130 E3,648 E155,000 09/03/2021 D 1 LONGLEAT CLOSE CHEMSFORD CM1 4BH 77 E2,857 E150,000 09/03/2021 D 1 LONGLEAT CLOSE CHEMSFORD CM1 4BH 77 E2,857 E150,000 09/03/2021 D 1 LONGLEAT CLOSE CHEMSFORD CM1 4BH 77 E2,858 E150,000 10/03/2021 D 1 THE HUTCH NEW COURT ROAD CHEMSFORD CM1 4BH 77 E2,858 E150,000 10/03/2021 D 1 THE HUTCH NEW COURT ROAD CHEMSFORD CM1 4BH 10 E5,286 E500,000 10/03/2021 D 1 THE HUTCH NEW COURT ROAD CHEMSFORD CM1 4BH 10 E5,286 E500,000 10/03/2021 D 1 THE HUTCH NEW COURT ROAD CHEMSFORD CM1 4BH 10 E5,286 E500,000 10/03/2021 D 1 THE HUTCH NEW COURT ROAD CHEMSFORD CM1 4BH 10 E5,286 E500,000 10/03/2021 D 1 THE HUTCH NEW COURT ROAD CHEMSFORD CM1 4BH 10 E5,286 E5,280 E5,28	£390,000	09/03/2021	D MALTINGS	HOUSE	MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JD	57	£6,842
## 252,000 09/33/2021 D 60 LONGSHOTS CLOSE CHEIMSFORD CM1 6PJ 54 £4,667 £490,000 09/03/2021 T 37 SEYLARK WALK CHEIMSFORD CM2 8BA 86 £4,360 £104,000 09/03/2021 T 9 SPENCER COURT SOUTH WOODHAM FERRERS CHEIMSFORD CM3 5WQ 27 £3,852 £485,000 09/03/2021 T 3 SHIELING BICKINACER ROAD DANBURY CHEIMSFORD CM3 4PK 133 £3,852 £450,000 09/03/2021 T 3 SHIELING BICKINACER ROAD DANBURY CHEIMSFORD CM3 4PK 133 £3,852 £450,000 09/03/2021 T 3 SHIELING BICKINACER ROAD BOREHAM CHEIMSFORD CM3 4PK 133 £3,852 £220,000 09/03/2021 T 5 SR RUTLAND ROAD BOREHAM CHEIMSFORD CM3 4PK 132 £3,255 £220,000 09/03/2021 T 5 SR RUTLAND ROAD CHEIMSFORD CM3 4PK 12,255 £40,000 09/03/2021 D 1 LONGLEAT CLOSE CHEIMSFORD CM1 4PK 77 £2,875 £615,000 09/03/2021 D 1 LONGLEAT CLOSE CHEIMSFORD CM1 4PK 77 £2,875 £615,000 09/03/2021 D 1 LONGLEAT CLOSE CHEIMSFORD CM1 4PK 77 £2,875 £615,000 09/03/2021 D 1 LONGLEAT CLOSE CHEIMSFORD CM1 4PK 77 £2,875 £615,000 09/03/2021 D 1 LONGLEAT CLOSE CHEIMSFORD CM1 4PK 22,278 £200,000 10/03/2021 D 1 THE HUTCH NEW COURT ROAD CHELMSFORD CM1 5PK 140 £5,286 £520,000 10/03/2021 D 1 LITTLE NETL CHEIMSFORD CM1 5PK 140 £62,886 £53,000 10/03/2021 D 1 LITTLE NETL CHEIMSFORD CM1 5PK 140 £64,771 £33,000 10/03/2021 D 1 LITTLE NETL CHEIMSFORD CM1 5PK 24,771 £35 HOLIMANS BOREHAM CHEIMSFORD CM3 5PK 22,4363 £333,000 10/03/2021 T 3 5 HOLIMANS BOREHAM CHEIMSFORD CM3 5PK 22,4363 £33,000 10/03/2021 S 5 5 HOLIMANS BOREHAM CHEIMSFORD CM3 5PK 22,4363 £33,000 10/03/2021 S 5 5 HOLIMANS BOREHAM CHEIMSFORD CM3 5PK 22,4363 £33,000 10/03/2021 S 5 5 SHELLEY ROAD CHEIMSFORD CM3 5PK 22,550 CM3 5PK 24,122 £33,550 10/03/2021 S 5 SHELLEY ROAD CHEIMSFORD CM2 5PK 5PK 22,550 CM3 5PK 24,553 \$1 LONG BRANDOCKS WRITTLE CHEIMSFORD CM3 5PK 22,550 CM3 5PK 24,553 \$1 LONG BRANDOCKS WRITTLE CHEIMSFORD CM3 5PK 22,550 CM3 5PK 24,553 \$1 LONG BRANDOCKS WRITTLE CHEIMSFORD CM3 5PK 22,550 CM3 5PK 24,553 \$1 LONG BRANDOCKS WRITTLE CHEIMSFORD CM3 5PK 22,550 CM3 5PK 24,553 \$1 LONG BRANDOCKS WRITTLE CHEIMSFORD CM3 5PK 22,550 CM3 5PK 24,553 \$1 LONG BRANDOCKS WRITTLE CHEIMSFORD CM3 5PK 22,550 C	£1,090,000	09/03/2021	D HOLLYHOO	KS	NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	161	£6,770
£499,000         09/03/2021         D         60         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DX         108         £4,537           £375,000         09/03/2021         T         37         SKYLARK WALK         CHELMSFORD         CM2 8BA         86         £4,360           £104,000         09/03/2021         F         SHIELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM3 5WQ         27         £3,852           £485,000         09/03/2021         T         SHIELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM3 4RI         133         £3,647           £450,000         09/03/2021         T         SHIELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM1 4FB         129         £3,488           £153,000         09/03/2021         F         FLAT 8         TRELAWN         CHURCH ROAD         BOREHAM         CHELMSFORD         CM1 4BH         77         £2,857           £120,000         09/03/2021         T         S         RUTLAND ROAD         CHELMSFORD         CM1 4BH         77         £2,857           £140,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 15F         140	£317,000	09/03/2021	S	4	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	60	£5,283
£499,000         09/03/2021         D         60         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DX         108         £4,537           £375,000         09/03/2021         T         37         SKYLARK WALK         CHELMSFORD         CM2 8BA         86         £4,360           £104,000         09/03/2021         F         SHIELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM3 5WQ         27         £3,852           £485,000         09/03/2021         T         SHIELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM3 4RI         133         £3,647           £450,000         09/03/2021         T         SHIELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM1 4FB         129         £3,488           £153,000         09/03/2021         F         FLAT 8         TRELAWN         CHURCH ROAD         BOREHAM         CHELMSFORD         CM1 4BH         77         £2,857           £120,000         09/03/2021         T         S         RUTLAND ROAD         CHELMSFORD         CM1 4BH         77         £2,857           £140,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 15F         140	£252,000	09/03/2021	S	62	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	54	£4,667
## £104,000 09/03/2021 F	£490,000	09/03/2021	D	60	LONGSHOTS CLOSE		CHELMSFORD		108	£4,537
£485,000         09/03/2021         D         SHIELING         BICKNACRE ROAD         DANBURY         CHELMSFORD         CM3 4JR         133         £3,647           £485,000         09/03/2021         T         3         EMBERSON CROFT         CHELMSFORD         CM1 4FD         129         £3,488           £153,000         09/03/2021         F         FLAT 8         TRELAWN         CHURCH ROAD         BOREHAM         CHELMSFORD         CM1 4FD         129         £3,488           £220,000         09/03/2021         T         S8         RUTAND ROAD         CHELMSFORD         CM1 4BH         77         £2,857           £615,000         09/03/2021         D         THE HUTCH         WESTFIELD AVENUE         CHELMSFORD         CM1 4DQ         221         £2,783           £740,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 4FF         £40         £5,286           £820,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 4VL         109         £4,771           £310,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 4VL         109         £4,771	£375,000	09/03/2021	Т	37	SKYLARK WALK		CHELMSFORD	CM2 8BA	86	£4,360
## E450,000 09/03/2021 T	£104,000	09/03/2021	F	19	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	27	£3,852
£153,000         09/03/2021         F         FLAT 8         TRELAWN         CHURCH ROAD         BOREHAM         CHELMSFORD         CM3 3EF         47         £3,255           £220,000         09/03/2021         T         ESS         SR         RUILAND ROAD         CHELMSFORD         CM1 4BH         77         £2,857           £615,000         09/03/2021         D         1         LONGLEAT CLOSE         CHELMSFORD         CM1 4DQ         221         £2,783           £740,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 1SF         140         £5,286           £800,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM2 6BZ         161         £4,969           £520,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 4VL         109         £4,771           £520,000         10/03/2021         T         4         WESTFIELD AVENUE         CHELMSFORD         CM1 4VL         109         £4,771           £520,000         10/03/2021         T         4         WESTFIELD AVENUE         CHELMSFORD         CM1 4VL         109         £4,772           <	£485,000	09/03/2021	D SHIELING		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4JR	133	£3,647
£153,000         09/03/2021         F         FLAT 8         TRELAWN         CHURCH ROAD         BOREHAM         CHELMSFORD         CM3 3EF         47         £3,255           £220,000         09/03/2021         T         ESS         SR         RUILAND ROAD         CHELMSFORD         CM1 4BH         77         £2,857           £615,000         09/03/2021         D         1         LONGLEAT CLOSE         CHELMSFORD         CM1 4DQ         221         £2,783           £740,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 1SF         140         £5,286           £800,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM2 6BZ         161         £4,969           £520,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 4VL         109         £4,771           £520,000         10/03/2021         T         4         WESTFIELD AVENUE         CHELMSFORD         CM1 4VL         109         £4,771           £520,000         10/03/2021         T         4         WESTFIELD AVENUE         CHELMSFORD         CM1 4VL         109         £4,772           <			Т	3					129	-
£615,000         09/03/2021         D         1         LONGLEAT CLOSE         CHELMSFORD         CM1 4DQ         221         £2,783           £740,000         10/03/2021         D         4         WESTFIELD AVENUE         CHELMSFORD         CM1 1SF         140         £5,286           £800,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM1 6SF         161         £4,969           £520,000         10/03/2021         D         1         LITTLE NELL         CHELMSFORD         CM1 4VL         109         £4,771           £310,000         10/03/2021         T         23         MOUNTBATTEN WAY         CHELMSFORD         CM1 6FE         69         £4,493           £685,000         10/03/2021         T         35         HOLMANS         BOREHAM         CHELMSFORD         CM2 8QQ         157         £4,363           £338,000         10/03/2021         T         35         HOLMANS         BOREHAM         CHELMSFORD         CM3 8QQ         157         £4,363           £497,500         10/03/2021         S         3         CHARLTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SNA         75         £3,893           £497,500 <td>£153,000</td> <td>09/03/2021</td> <td>F FLAT 8 TRELAWN</td> <td></td> <td>CHURCH ROAD</td> <td>BOREHAM</td> <td>CHELMSFORD</td> <td>CM3 3EF</td> <td>47</td> <td>£3,255</td>	£153,000	09/03/2021	F FLAT 8 TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£3,255
## F740,000			Т	58	RUTLAND ROAD		CHELMSFORD	CM1 4BH	77	-
## F740,000	£615,000	09/03/2021	D	1	LONGLEAT CLOSE		CHELMSFORD	CM1 4DQ	221	£2,783
£800,000         10/03/2021         D         THE HUTCH         NEW COURT ROAD         CHELMSFORD         CM2 6BZ         161         £4,969           £520,000         10/03/2021         D         1         LITTLE NELL         CHELMSFORD         CM1 4VL         109         £4,771           £310,000         10/03/2021         T         23         MOUNTBATTEN WAY         CHELMSFORD         CM1 6FE         69         £4,493           £685,000         10/03/2021         D         10         COLVIN CHASE         GALLEYWOOD         CHELMSFORD         CM2 8QQ         157         £4,363           £338,000         10/03/2021         T         35         HOLMANS         BOREHAM         CHELMSFORD         CM3 SNA         75         £3,893           £497,500         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SNA         75         £3,893           £430,000         10/03/2021         S         51         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3LL         131         £3,798           £320,000         10/03/2021         S         9         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,721	£740.000		D	4	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	140	£5.286
£520,000         10/03/2021         D         1         LITTLE NELL         CHELMSFORD         CM1 4YL         109         £4,771           £310,000         10/03/2021         T         23         MOUNTBATTEN WAY         CHELMSFORD         CM1 6FE         69         £4,493           £685,000         10/03/2021         D         10         COLVIN CHASE         GALLEYWOOD         CHELMSFORD         CM2 8QQ         157         £4,363           £338,000         10/03/2021         T         35         HOLMANS         BOREHAM         CHELMSFORD         CM3 3EY         82         £4,122           £292,000         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 3EY         82         £4,122           £497,500         10/03/2021         S         51         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         131         £3,798           £320,000         10/03/2021         S         59         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,721           £431,250         10/03/2021         S         35         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120         £3,				 I						
£310,000         10/03/2021         T         23         MOUNTBATTEN WAY         CHELMSFORD         CM1 6FE         69         £4,493           £685,000         10/03/2021         D         10         COLVIN CHASE         GALLEYWOOD         CHELMSFORD         CM2 8QQ         157         £4,363           £338,000         10/03/2021         T         35         HOLMANS         BOREHAM         CHELMSFORD         CM3 SEY         82         £4,122           £292,000         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SNA         75         £3,893           £497,500         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SNA         75         £3,893           £497,500         10/03/2021         S         51         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         131         £3,798           £320,000         10/03/2021         S         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,711           £431,250         10/03/2021         S         SWHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120										
£685,000         10/03/2021         D         10         COLVIN CHASE         GALLEYWOOD         CHELMSFORD         CM2 8QQ         157         £4,363           £338,000         10/03/2021         T         35         HOLMANS         BOREHAM         CHELMSFORD         CM3 3EY         82         £4,122           £292,000         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NA         75         £3,893           £497,500         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NA         75         £3,893           £497,500         10/03/2021         S         51         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         131         £3,798           £320,000         10/03/2021         S         59         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,721           £431,250         10/03/2021         S         35         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120         £3,593           £540,000         10/03/2021         D         6         LONGMEAD AVENUE         GREAT BADDOW         CHELM				<del>_</del>						
£338,000         10/03/2021         T         35         HOLMANS         BOREHAM         CHELMSFORD         CM3 3EY         82         £4,122           £292,000         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NA         75         £3,893           £497,500         10/03/2021         S         51         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3JL         131         £3,798           £320,000         10/03/2021         S         59         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,721           £431,250         10/03/2021         S         35         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120         £3,559           £540,000         10/03/2021         D         6         LONGMEAD AVENUE         GREAT BADDOW         CHELMSFORD         CM2 7EE         152         £3,553           £340,000         10/03/2021         T         4         CHURCHILL RISE         CHELMSFORD         CM2 7EE         152         £3,333           £340,000         10/03/2021         T         126         HULLBRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         C						GALLEYWOOD				
£292,000         10/03/2021         S         3         CHARLOTTE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NA         75         £3,893           £497,500         10/03/2021         S         51         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         131         £3,798           £320,000         10/03/2021         S         59         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,721           £431,250         10/03/2021         S         35         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120         £3,594           £540,000         10/03/2021         D         6         LONGMEAD AVENUE         GREAT BADDOW         CHELMSFORD         CM2 7EE         152         £3,553           £340,000         10/03/2021         T         4         CHURCHILL RISE         CHELMSFORD         CM1 6FD         102         £3,333           £340,000         10/03/2021         T         126         HULLBRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LL         102         £3,333           £2,250,000         10/03/2021         D         SMALLWATER LODGE         MAIN ROAD         BICKNACRE         CHELMSFO										
£497,500         10/03/2021         S         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         131         £3,798           £320,000         10/03/2021         S         59         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,721           £431,250         10/03/2021         S         35         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120         £3,594           £540,000         10/03/2021         D         6         LONGMEAD AVENUE         GREAT BADDOW         CHELMSFORD         CM2 7EE         152         £3,553           £340,000         10/03/2021         T         4         CHURCHILL RISE         CHELMSFORD         CM1 6FD         102         £3,333           £340,000         10/03/2021         T         126         HULLBRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LL         102         £3,333           £2,250,000         10/03/2021         D         SMALLWATER LODGE         MAIN ROAD         BICKNACRE         CHELMSFORD         CM3 4HN         725         £3,103           £462,750         10/03/2021         T         13         GREENWOOD CLOSE         CHELMSFORD         CM2 6PW         160										-
£320,000         10/03/2021         S         59         SHELLEY ROAD         CHELMSFORD         CM2 6ES         86         £3,721           £431,250         10/03/2021         S         35         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120         £3,594           £540,000         10/03/2021         D         6         LONGMEAD AVENUE         GREAT BADDOW         CHELMSFORD         CM2 7EE         152         £3,553           £340,000         10/03/2021         T         4         CHURCHILL RISE         CHELMSFORD         CM1 6FD         102         £3,333           £340,000         10/03/2021         T         126         HULLBRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LL         102         £3,333           £2,250,000         10/03/2021         D         SMALLWATER LODGE         MAIN ROAD         BICKNACRE         CHELMSFORD         CM3 4HN         725         £3,103           £462,750         10/03/2021         T         13         GREENWOOD CLOSE         CHELMSFORD         CM2 6PW         160         £2,892										
£431,250         10/03/2021         S         35         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         120         £3,594           £540,000         10/03/2021         D         6         LONGMEAD AVENUE         GREAT BADDOW         CHELMSFORD         CM2 7EE         152         £3,553           £340,000         10/03/2021         T         4         CHURCHILL RISE         CHELMSFORD         CM1 6FD         102         £3,333           £340,000         10/03/2021         T         126         HULLBRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LL         102         £3,333           £2,250,000         10/03/2021         D         SMALLWATER LODGE         MAIN ROAD         BICKNACRE         CHELMSFORD         CM3 4HN         725         £3,103           £462,750         10/03/2021         T         13         GREENWOOD CLOSE         CHELMSFORD         CM2 6PW         160         £2,892						•••••				
£540,000         10/03/2021         D         6         LONGMEAD AVENUE         GREAT BADDOW         CHELMSFORD         CM2 7EE         152         £3,553           £340,000         10/03/2021         T         4         CHURCHILL RISE         CHELMSFORD         CM1 6FD         102         £3,333           £340,000         10/03/2021         T         126         HULLBRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LL         102         £3,333           £2,250,000         10/03/2021         D         SMALLWATER LODGE         MAIN ROAD         BICKNACRE         CHELMSFORD         CM3 4HN         725         £3,103           £462,750         10/03/2021         T         13         GREENWOOD CLOSE         CHELMSFORD         CM2 6PW         160         £2,892						SPRINGFIELD				
£340,000       10/03/2021       T       4       CHURCHILL RISE       CHELMSFORD       CM1 6FD       102       £3,333         £340,000       10/03/2021       T       126       HULLBRIDGE ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5LL       102       £3,333         £2,250,000       10/03/2021       D       SMALLWATER LODGE       MAIN ROAD       BICKNACRE       CHELMSFORD       CM3 4HN       725       £3,103         £462,750       10/03/2021       T       13       GREENWOOD CLOSE       CHELMSFORD       CM2 6PW       160       £2,892										
£340,000       10/03/2021       T       126       HULLBRIDGE ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5LL       102       £3,333         £2,250,000       10/03/2021       D       SMALLWATER LODGE       MAIN ROAD       BICKNACRE       CHELMSFORD       CM3 4HN       725       £3,103         £462,750       10/03/2021       T       13       GREENWOOD CLOSE       CHELMSFORD       CM2 6PW       160       £2,892				<del>_</del>		GILLAT DADDOW				
£2,250,000         10/03/2021         D         SMALLWATER LODGE         MAIN ROAD         BICKNACRE         CHELMSFORD         CM3 4HN         725         £3,103           £462,750         10/03/2021         T         13         GREENWOOD CLOSE         CHELMSFORD         CM2 6PW         160         £2,892				•		SOUTH WOODHAM FERRERS				
£462,750 10/03/2021 T 13 GREENWOOD CLOSE CHELMSFORD CM2 6PW 160 £2,892										
						DICKIVACIL				-
1500,000 10/05/2021 0 2 51 VINCENTS NOAD CHELWISTOND CIVIZ 5F5 105 12,150										
	1300,000	10/03/2021			31 VIINCLINIS RUAD		CHLLINISFORD	CIVIZ JF3	103	12,130

£560,000	11/03/2021	S		217	BEEHIVE LANE		CHELMSFORD	CM2 9SH	102	£5,490
£630,000	11/03/2021	D	THE BUNGALOW		INGATESTONE ROAD	HIGHWOOD	CHELMSFORD	CM1 3QY	115	£5,478
£237,500	11/03/2021	F	40A		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	46	£5,163
£542,000	11/03/2021	Т		35	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,632
£415,000	11/03/2021	S		54	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL	99	£4,192
£191,000	11/03/2021	F FLAT 2	DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG	46	£4,152
£621,500	11/03/2021	D		31	ROUS CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QF	154	£4,036
£442,500	11/03/2021	S		48	BEEHIVE LANE		CHELMSFORD	CM2 9RP	110	£4,023
£365,000	11/03/2021	Т		26	HAVENGORE		CHELMSFORD	CM1 6JR	95	£3,842
£297,500	11/03/2021	Т		1	NORFOLK DRIVE		CHELMSFORD	CM1 4AG	86	£3,459
£296,000	11/03/2021	Т		9	RUSKIN ROAD		CHELMSFORD	CM2 6HN	94	£3,149
£570,000	12/03/2021	Т		2	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4FH	N/A	#VALUE!
£320,000	12/03/2021	S		1	LAWN LANE		CHELMSFORD	CM1 6NP	26	£12,308
£295,000	12/03/2021	S		3	WILLOW GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 8RA	47	£6,277
£336,500	12/03/2021	S		16	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	63	£5,341
£285,000	12/03/2021	S		91	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	54	£5,278
£430,000	12/03/2021	S		133	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	84	£5,119
£485,000	12/03/2021	D		21	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	96	£5,052
£580,000	12/03/2021	D		6	OLD SCHOOL FIELD		CHELMSFORD	CM1 7HU	116	£5,000
£625,000	12/03/2021	S		22	WOOLMERS MEAD	PLESHEY	CHELMSFORD	CM3 1HH	127	£4,921
£432,500	12/03/2021	S	19B		BEECHES ROAD		CHELMSFORD	CM1 2RX	88	£4,915
£297,500	12/03/2021	S		10	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	61	£4,877
£335,000	12/03/2021	Т		16	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	69	£4,855
£545,000	12/03/2021	D		15	LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR	115	£4,739
£475,000	12/03/2021	S		69	MILDMAY ROAD		CHELMSFORD	CM2 0DR	101	£4,703
£345,000	12/03/2021	S		70	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	74	£4,662
£395,000		S		15	MEWS COURT		CHELMSFORD	CM2 9PF	85	£4,647
£325,000	12/03/2021	S		7	KIRK PLACE		CHELMSFORD	CM2 6TN	70	£4,643
£435,000		T		4	WHITLEY LINK		CHELMSFORD	CM2 9FX	95	£4,579
£165,000	12/03/2021	F		81	CHESTER PLACE		CHELMSFORD	CM1 4NQ	37	£4,459
£650,000	12/03/2021	D		6	RUNSELL CLOSE	DANBURY	CHELMSFORD	CM3 4PQ	146	£4,452
£385,000	12/03/2021	S		35	HOLLIS LOCK	-	CHELMSFORD	CM2 6RR	87	£4,425
£315,000	12/03/2021	T		77	SANDFORD ROAD		CHELMSFORD	CM2 6DE	72	£4,375
£446,000	12/03/2021	S	100A		WRITTLE ROAD		CHELMSFORD	CM1 3BU	102	£4,373
£332,000	12/03/2021	T		51	BAKER STREET		CHELMSFORD	CM2 0SA	77	£4,312
£423,000	12/03/2021	S		23	CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU	101	£4,188
£190,000	12/03/2021	F		58	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	46	£4,130
£295,500	12/03/2021	F		12	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	72	£4,104
£325,000	12/03/2021	S		186	CHIGNAL ROAD		CHELMSFORD	CM1 2JE	81	£4,012
£240,000	12/03/2021	F		18	WICKS PLACE		CHELMSFORD	CM1 2GH	62	£3,871
£278,000	12/03/2021	T		1	PEARL SQUARE		CHELMSFORD	CM2 9FP	72	£3,861
£565,000	12/03/2021	S		62	GREENWAYS		CHELMSFORD	CM1 4EF	151	£3,742
£770,000	12/03/2021	D		146	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	208	£3,702
£375,000	12/03/2021	D		116	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	104	£3,606
£415,000	12/03/2021	T		20	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	116	£3,578
£293,000	12/03/2021	T		6	PLOVER WALK	***************************************	CHELMSFORD	CM2 8XX	82	£3,573
£280,500	12/03/2021	T		14	HATFIELD GROVE		CHELMSFORD	CM1 3DF	81	£3,463
£520,000	12/03/2021	T		67	CORNELIUS VALE		CHELMSFORD	CM2 6GY	170	£3,059
£288,000	12/03/2021			26	ST MICHAELS WALK		CHELMSFORD	CM2 8SG	95	£3,032
2200,000	12,00,2021			20	I. MICHAELO WITE		C	C 050	- 33	20,032

£193,000	12/03/2021	F		90	COVAL LANE		CHELMSFORD	CM1 1TG	66	£2,924
£324,000	12/03/2021	Т		8	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	120	£2,700
£360,000	12/03/2021	S		45	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	154	£2,338
£342,000	14/03/2021	S		58	MEON CLOSE		CHELMSFORD	CM1 7QQ	86	£3,977
£335,000	15/03/2021	Т		5	BUCKINGHAM COURT	SPRINGFIELD	CHELMSFORD	CM2 6XW	N/A	#VALUE!
£410,000	15/03/2021	S		37	BEEHIVE LANE		CHELMSFORD	CM2 9TQ	N/A	#VALUE!
£525,000	15/03/2021	D	BARNARDS		THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QN	100	£5,250
£390,000	15/03/2021	S		2	FAIRWAY		CHELMSFORD	CM2 9TX	76	£5,132
£477,500	15/03/2021	Т		13	RIVERSIDE		CHELMSFORD	CM2 6LL	94	£5,080
£415,000	15/03/2021	S		61	RUBENS GATE		CHELMSFORD	CM1 6GW	86	£4,826
£350,000	15/03/2021	S		33	KINGS ROAD		CHELMSFORD	CM1 4HR	76	£4,605
£490,000	15/03/2021	S		5	YELDHAM LOCK		CHELMSFORD	CM2 6RP	108	£4,537
£285,000	15/03/2021	Т		50	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	63	£4,524
£265,000	15/03/2021	Т		6	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,492
£460,000	15/03/2021	D		18	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	104	£4,423
£515,000	15/03/2021	S		15	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	119	£4,328
£575,000	15/03/2021	D		142	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	136	£4,228
£550,000	15/03/2021	D		9	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN	131	£4,198
£480,000	15/03/2021	S		74	DORSET AVENUE		CHELMSFORD	CM2 9UB	117	£4,103
£545,000	15/03/2021	S		67	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	138	£3,949
£335,000	15/03/2021	S		5	AVON ROAD		CHELMSFORD	CM1 2JX	85	£3,941
£380,000	15/03/2021	S	WEST WARREN COTTAGE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RU	98	£3,878
£395,000	15/03/2021	S		7	CANUDEN ROAD		CHELMSFORD	CM1 2SU	102	£3,873
£195,000	15/03/2021	F		61	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	52	£3,750
£510,000	15/03/2021	D		120	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	147	£3,469
£398,000	15/03/2021	S		76	RAVENSBOURNE DRIVE		CHELMSFORD	CM1 2SL	129	£3,085
£375,000	15/03/2021	S		28	BERWICK AVENUE		CHELMSFORD	CM1 4AS	125	£3,000
£1,075,000	16/03/2021	D	MEADOW VIEW		CHIGNAL ROAD	CHIGNAL SMEALEY	CHELMSFORD	CM1 4SY	N/A	#VALUE!
£580,000	16/03/2021	S		27	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	N/A	#VALUE!
£380,000	16/03/2021	D	SIROA		BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LP	59	£6,441
£380,000	16/03/2021	Т		75	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	79	£4,810
£280,000	16/03/2021	F FLAT 4	1 ST. JOHNS COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JD	61	£4,590
£585,000	16/03/2021	D		10	SPALDING WAY		CHELMSFORD	CM2 7NZ	128	£4,570
£292,000	16/03/2021	S		25	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	66	£4,424
£256,000	16/03/2021	F		57	BURNELL GATE		CHELMSFORD	CM1 6ED	58	£4,414
£425,000	16/03/2021	\$		30	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	103	£4,126
£367,500	16/03/2021	T		26	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	91	£4,038
£430,000	16/03/2021	T		62	MANOR ROAD	3.1	CHELMSFORD	CM2 0ER	109	£3,945
£610,000	16/03/2021	D		8	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	171	£3,567
£435,000	16/03/2021	D		24	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF	125	£3,480
£290,000	16/03/2021	F		26	HAYES CLOSE		CHELMSFORD	CM2 ORN	87	£3,333
£470,000	16/03/2021	S		62	GILMORE WAY		CHELMSFORD	CM2 7AP	142	£3,310
£1,400,000	17/03/2021	D		5	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	233	£6,009
£375,000	17/03/2021	D		2	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR	68	£5,515
£475,000	17/03/2021	S		15	MALTESE ROAD	300 III WOODIIAWII EMILIA	CHELMSFORD	CM1 2PB	88	£5,398
£310,000	17/03/2021	S		6	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	58	£5,345
£305,000	17/03/2021	S		46	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	66	£4,621
£315,000	17/03/2021	T		64	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	79	£3,987
	11/03/2021			U-T	TIDENTO NOAD	JOOTH WOODHAW LINENS	CITELITISI OND	C1713 310	,,	13,307
£238,000	17/03/2021	T		46	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	63	£3,778

17/08/2001   T											
FAMELON   SOUTH WOODHAM FERRERS   CHEMSFORD   CM3 9FT   338   E3,225   F140,000   18,003/2021   D   39   WALLACC CRESCENT   CHEMSFORD   CM2 9GN   M2   FVALUE   CRESCOND   CM3 9GN   M3   FVALUE   CRESCOND   CM3 9GN   CM3 9GN   M3   FVALUE   CRESCOND   CM3 9GN   CM3	£290,000	17/03/2021	Т		15	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP		£3,718
E49,000   18/03/2011   0   59   WALLACE CRISCENT   CHEMSFORD   MAY 90   MALAND CRESCENT   CHEMSFORD   MAY 90   MALAND CRESCENT   CHEMSFORD   MAY 90   MALAND CRESCENT   CHEMSFORD   MAY 90   MAY 90   MALAND CRESCENT   CHEMSFORD   MAY 90   MAY 90   MALAND CRESCENT   CHEMSFORD   MAY 90   MAY	£210,005		F		31	SALTER PLACE		CHELMSFORD	CM2 6UU	58	£3,621
F48,000   18,093,001   0   50   WALLACC CRESCENT	£445,000		D		34	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT		
F610,000   18/03/2021   D   20 SHEDRICK   SPRINGFIELD   CHEMSFORD   CM2 66   86 E45,765   E270,000   18/03/2021   S   18/03/2021   T   18/03	£140,000	18/03/2021	Т		124	LINNET DRIVE		CHELMSFORD	CM2 8AG	N/A	#VALUE!
\$40,000   \$18/93/9021   D	£430,000	18/03/2021	D		59	WALLACE CRESCENT		CHELMSFORD	CM2 9QN	51	£8,431
1270.000	£610,000	18/03/2021	D		5	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PP	105	£5,810
E435,000	£400,000	18/03/2021	D		20	SHELDRICK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	86	£4,651
##   ##   ##   ##   ##   ##   ##   #	£270,000	18/03/2021	S		18	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,576
F700.000   18/03/2021   T	£435,000	18/03/2021	S		18	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	97	£4,485
## 1805.000   18/03/2021   D	£375,000	18/03/2021	S		28	REMBRANDT GROVE		CHELMSFORD	CM1 6GH	94	£3,989
E900,000   18/03/2021   F   75.A	£700,000	18/03/2021	D	SHEPHERDS		OLD CHURCH ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BG	184	£3,804
265,000   18/03/2021 F	£305,000	18/03/2021	Т		243	BADDOW ROAD		CHELMSFORD	CM2 7QA	85	£3,588
E450,000   18/03/2021 T	£900,000	18/03/2021	D		110	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DT	259	£3,475
E1F6,000 18/03/2021 T	£205,000	18/03/2021	F	75A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	60	£3,417
E730,000	£450,000	18/03/2021	Т		6	CROZIER TERRACE		CHELMSFORD	CM2 6YW	132	£3,409
E88,000	£176,000	18/03/2021	Т		38	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	66	£2,667
F530,000	£730,000	19/03/2021	D	TUDOR HOUSE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
E657,500         19/03/2021         S         203         BEEHIVE LANE         CHEMSFORD         CM2 9SH         130         £5,08           £450,000         19/03/2021         D         113         WELER GROVE         CHELMSFORD         CM1 2YI         106         £5,000           £550,000         19/03/2021         D         7         MILDMAYS         DANBURY         CHELMSFORD         CM1 4YI         106         £5,000           £555,000         19/03/2021         D         80         BACK ROAD         WRITTLE         CHELMSFORD         CM3 4DP         112         £6,000           £555,000         19/03/2021         F         48         LOCKSIDE MARINA         CHELMSFORD         CM2 6HF         63         £4,762           £755,000         19/03/2021         F         48         LOCKSIDE MARINA         CHELMSFORD         CM2 6HF         63         £4,762           £755,000         19/03/2021         S         CORNER COTTAGE         LARKS LANE         GREAT WALTHAM         CHELMSFORD         CM1 2BF         £4,762           £225,000         19/03/2021         S         CORNER COTTAGE         LARKS LANE         GREAT WALTHAM         CHELMSFORD         CM1 2BF         £4,650           £225,000	£880,000	19/03/2021	D		25	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	100	£8,800
£450,000         19/03/2021         D         113         WATERROUSE LANE         CHELMSFORD         CM1 2/Y         106         £5,000           £50,000         19/03/2021         D         7         MILDMAYS         DANBURY         CHELMSFORD         CM1 4/Y         106         £5,000           £550,000         19/03/2021         D         80         BACK ROAD         WRITTLE         CHELMSFORD         CM1 3PD         112         £5,000           £550,000         19/03/2021         F         48         LOKSDIE MARINA         CHELMSFORD         CM1 3PD         112         £4,777           £750,000         19/03/2021         D         1         RIDDIFORD DRIVE         CHELMSFORD         CM1 268         158         £4,747           £650,000         19/03/2021         S         CORNER COTTAGE         LARS LANE         GREAT WALTHAM         CHELMSFORD         CM1 3ED         143         £4,650           £200,000         19/03/2021         S         ORNER COTTAGE         LARS LANE         GREAT WALTHAM         CHELMSFORD         CM1 75R         66         £4,470           £420,000         19/03/2021         S         ORNER COTTAGE         LARS LANE         CHELMSFORD         CM1 25         46         £4,480	£430,000	19/03/2021	D		3	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£5,181
£530,000         19/03/2021         D         13         WELLER GROVE         CHELMSFORD         CM1 4VJ         106         £5,000           £530,000         19/03/2021         D         80         BACK ROAD         WRITTLE         CHELMSFORD         CM1 3PD         112         £5,000           £530,000         19/03/2021         F         48         LOCKSIDE MARINA         NRITTLE         CHELMSFORD         CM1 3PD         112         £4,777           £500,000         19/03/2021         D         1         RIDIODO DRIVE         CHELMSFORD         CM1 2GB         158         £4,747           £665,000         19/03/2021         S         CORNER COTTAGE         LARKS LANE         GREAT WALTHAM         CHELMSFORD         CM1 3DA         143         £4,550           £295,000         19/03/2021         F         39         HOBRAT CLOSE         CHELMSFORD         CM1 2ES         46         £4,348           £465,500         19/03/2021         F         39         HOBRAT CLOSE         CHELMSFORD         CM1 1ES         46         £4,348           £465,500         19/03/2021         T         CHERRY GAMDEN ROAD         GREAT WALTHAM         CHELMSFORD         CM1 1ES         46         £4,348 <t< td=""><td>£657,500</td><td>19/03/2021</td><td>S</td><td></td><td>203</td><td>BEEHIVE LANE</td><td></td><td>CHELMSFORD</td><td>CM2 9SH</td><td>130</td><td>£5,058</td></t<>	£657,500	19/03/2021	S		203	BEEHIVE LANE		CHELMSFORD	CM2 9SH	130	£5,058
## F550,000	£450,000	19/03/2021	D		113	WATERHOUSE LANE		CHELMSFORD	CM1 2RY	90	£5,000
### ### ##############################	£530,000	19/03/2021	D		13	WELLER GROVE		CHELMSFORD	CM1 4YJ	106	
## BOOK ## BOO	£560,000	19/03/2021	D		7	MILDMAYS	DANBURY	CHELMSFORD	CM3 4DP	112	£5,000
F750,000	£535,000	19/03/2021	D		80	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	112	£4,777
E665,000	£300,000	19/03/2021	F		48	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	63	£4,762
£295,000         19/03/2021         S         2         TURKEY OAKS         CHELMSFORD         CM1 7SR         66         £4,470           £200,000         19/03/2021         F         39         HOBBART CLOSE         CHELMSFORD         CM1 2ES         46         £4,388           £462,500         19/03/2021         T         61         MARCONI ROAD         GRAT WALTHAM         CHELMSFORD         CM3 1DH         108         £4,282           £364,000         19/03/2021         T         61         MARCONI ROAD         GRAT WALTHAM         CHELMSFORD         CM1 1IR         87         £4,184           £485,000         19/03/2021         S         5         CONDOR GATE         CHELMSFORD         CM1 1IR         87         £4,184           £600,000         19/03/2021         D         79         WRITTLE ROAD         CHELMSFORD         CM1 3BS         15         £3,974           £903,250         19/03/2021         D         12         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £30,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM1 2U         84         £3,889           £131,500	£750,000	19/03/2021	D		1	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	158	£4,747
£200,000         19/03/2021         F         39         HOBART CLOSE         CHELMSFORD         CM1 2ES         46         £4,348           £462,500         19/03/2021         S         77         CHERRY GARDEN ROAD         GREAT WALTHAM         CHELMSFORD         CM1 1DH         108         £4,282           £364,000         19/03/2021         S         61         MARCONI ROAD         CHELMSFORD         CM1 1DH         87         £4,184           £485,000         19/03/2021         S         5         CONDOR GATE         CHELMSFORD         CM3 3FU         118         £4,110           £600,000         19/03/2021         D         9         WRITTLE ROAD         CHELMSFORD         CM1 3BS         151         £3,974           £630,000         19/03/2021         D         12         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         D         23         DUNMORE ROAD         CHELMSFORD         CM1 6BF         229         £3,889           £320,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM1 2U         84         £3,810           £198,000         19/03/2021 F <td>£665,000</td> <td>19/03/2021</td> <td>S</td> <td>CORNER COTTAGE</td> <td></td> <td>LARKS LANE</td> <td>GREAT WALTHAM</td> <td>CHELMSFORD</td> <td>CM3 1AD</td> <td>143</td> <td>£4,650</td>	£665,000	19/03/2021	S	CORNER COTTAGE		LARKS LANE	GREAT WALTHAM	CHELMSFORD	CM3 1AD	143	£4,650
£462,500         19/03/2021         S         77         CHERRY GARDEN ROAD         GREAT WALTHAM         CHELMSFORD         CM3 1DH         108         £4,282           £364,000         19/03/2021         T         61         MARCONI ROAD         CHELMSFORD         CM3 1DH         108         £4,282           £485,000         19/03/2021         S         5         CONDOR GATE         CHELMSFORD         CM3 3FU         118         £4,110           £600,000         19/03/2021         D         79         WRITTLE ROAD         CHELMSFORD         CM1 3BS         151         £3,974           £630,000         19/03/2021         D         9         WRITTLE ROAD         CHELMSFORD         CM1 3BS         151         £3,974           £630,000         19/03/2021         D         9         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM2 6RV         £62,889           £320,000         19/03/2021         F         8         4         £3,810           £198,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         SPRINGFIELD         CHELMSFORD	£295,000	19/03/2021	S		2	TURKEY OAKS		CHELMSFORD	CM1 7SR	66	£4,470
£462,500         19/03/2021         S         77         CHERRY GARDEN ROAD         GREAT WALTHAM         CHELMSFORD         CM3 1DH         108         £4,282           £364,000         19/03/2021         T         61         MARCONI ROAD         CHELMSFORD         CM3 1DH         108         £4,282           £485,000         19/03/2021         S         5         CONDOR GATE         CHELMSFORD         CM3 3FU         118         £4,110           £600,000         19/03/2021         D         79         WRITTLE ROAD         CHELMSFORD         CM1 3BS         151         £3,974           £630,000         19/03/2021         D         9         WRITTLE ROAD         CHELMSFORD         CM1 3BS         151         £3,974           £630,000         19/03/2021         D         9         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM2 6RV         £62,889           £320,000         19/03/2021         F         8         4         £3,810           £198,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         SPRINGFIELD         CHELMSFORD	£200,000	19/03/2021	F		39	HOBART CLOSE		CHELMSFORD	CM1 2ES	46	£4,348
£364,000         19/03/2021         T         61         MARCONI ROAD         CHELMSFORD         CM1 1LR         87         £4,184           £485,000         19/03/2021         S         5         CONDOR GATE         CHELMSFORD         CM3 3FU         118         £4,110           £600,000         19/03/2021         D         79         WRITTLE ROAD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         D         12         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         D         23         DUNMORE ROAD         CHELMSFORD         CM2 6RY         162         £3,889           £320,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM2 6RY         162         £3,889           £131,500         19/03/2021         F         S         ARMSHAW DRIVE         CHELMSFORD         CM2 6UB         52         £3,808           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 6UB         52         £3,808           £131,500         19/03/2021 <td></td> <td></td> <td>S</td> <td></td> <td>77</td> <td></td> <td>GREAT WALTHAM</td> <td></td> <td></td> <td>108</td> <td></td>			S		77		GREAT WALTHAM			108	
£485,000         19/03/2021         S         CONDOR GATE         CHELMSFORD         CM3 3FU         118         £4,110           £600,000         19/03/2021         D         79         WRITTLE ROAD         CHELMSFORD         CM1 3BS         151         £3,974           £903,250         19/03/2021         D         12         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         D         23         DUNMORE ROAD         CHELMSFORD         CM2 6RY         162         £3,889           £320,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM2 6UB         52         £3,889           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 6UB         52         £3,808           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 6UB         52         £3,808           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 6UB         52         £3,808 <t< td=""><td></td><td></td><td></td><td></td><td>61</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>					61						
£600,000         19/03/2021         D         79         WRITTLE ROAD         CHELMSFORD         CM1 3BS         151         £3,974           £903,250         19/03/2021         D         12         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         S         23         DUMMORE ROAD         CHELMSFORD         CM2 6RY         162         £3,889           £320,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM2 6UB         52         £3,808           £198,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 6UB         52         £3,808           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8UH         35         £3,757           £165,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM3 5SS         44         £3,750           £618,500         19/03/2021         D         3         LEEFORD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 4WT											
£903,250         19/03/2021         D         12         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         229         £3,944           £630,000         19/03/2021         D         23         DUNMORE ROAD         CHELMSFORD         CM2 6RY         162         £3,889           £320,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM1 2LJ         84         £3,810           £198,000         19/03/2021         F         S         34         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         52         £3,889           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8UH         35         £3,757           £165,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8UH         35         £3,757           £165,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SS         44         £3,750           £618,500         19/03/2021         D         43         LEEFORD         SOUTH WOODHAM FERRERS         CHELMSFORD					79						
£630,000         19/03/2021         D         23         DUNMORE ROAD         CHELMSFORD         CM2 6RY         162         £3,889           £320,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM1 2U         84         £3,810           £198,000         19/03/2021         F         B         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 6BI         32         £3,810           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8IH         35         £3,757           £165,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8IH         35         £3,757           £165,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SS         44         £3,757           £618,500         19/03/2021         D         3         LEEFORD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SS         44         £3,750           £336,000         19/03/2021         D         4         BARBROOK WAY         BICKNACRE </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>SPRINGFIFLD</td> <td></td> <td></td> <td></td> <td></td>							SPRINGFIFLD				
£320,000         19/03/2021         S         27         CLYDE CRESCENT         CHELMSFORD         CM1 2LI         84         £3,810           £198,000         19/03/2021         F         SA         34         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         52         £3,808           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8JH         35         £3,757           £165,000         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8JH         35         £3,757           £165,000         19/03/2021         F         SPRINGBOK HOUSE         HEYCROFT WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SS         44         £3,750           £618,500         19/03/2021         D         29         WINCHLESEA DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         T         9         MARKLAY DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         D         13         BARBROOK WAY							3				
£198,000         19/03/2021         F         SPINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 6UB         52         £3,808           £131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8JH         35         £3,757           £165,000         19/03/2021         F         32         ABBOTSLEIGH ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SS         44         £3,750           £618,500         19/03/2021         D         3         LEEFORD         CHELMSFORD         CM1 4WT         165         £3,748           £535,000         19/03/2021         D         4         29         WINCHELSEA DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 9TL         143         £3,741           £336,000         19/03/2021         T         9         MARKLAY DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         D         13         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         110         £3,636           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD <td></td>											
£131,500         19/03/2021         F         FLAT 6         SPRINGBOK HOUSE         HEYCROFT WAY         CHELMSFORD         CM2 8JH         35         £3,757           £165,000         19/03/2021         F         32         ABBOTSLEIGH ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SS         44         £3,750           £618,500         19/03/2021         D         3         LEEFORD         CHELMSFORD         CM1 4WT         165         £3,748           £535,000         19/03/2021         D         29         WINCHELSEA DRIVE         CHELMSFORD         CM2 9TL         143         £3,741           £336,000         19/03/2021         T         9         MARKLAY DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         D         13         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         110         £3,636           £218,000         19/03/2021         F         82         HARBERD TYE         CHELMSFORD         CM2 9GJ         62         £3,316           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,3487 <td></td>											
£165,000         19/03/2021         F         32         ABBOTSLEIGH ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SS         44         £3,750           £618,500         19/03/2021         D         3         LEEFORD         CHELMSFORD         CM1 4WT         165         £3,748           £535,000         19/03/2021         D         29         WINCHELSEA DRIVE         CHELMSFORD         CM2 9TL         143         £3,741           £336,000         19/03/2021         T         9         MARKLAY DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         D         13         BARBBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         110         £3,636           £218,000         19/03/2021         F         82         HARBERD TYE         CHELMSFORD         CM2 9GJ         62         £3,516           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,348           £385,000         19/03/2021         S         25         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,313           £275,				SPRINGBOK HOUSE	3-1						
£618,500         19/03/2021         D         3         LEEFORD         CHELMSFORD         CM1 4WT         165         £3,748           £535,000         19/03/2021         D         29         WINCHELSEA DRIVE         CHELMSFORD         CM2 9TL         143         £3,741           £336,000         19/03/2021         T         9         MARKLAY DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         D         13         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         110         £3,636           £218,000         19/03/2021         F         82         HARBERD TYE         CHELMSFORD         CM2 9GJ         62         £3,516           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,487           £385,000         19/03/2021         S         25         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,377           £275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM1 6AH         204         £3,015           £615,000         19/03/2021				5GBGK 11003E	32		SOUTH WOODHAM FERRERS				
£535,000         19/03/2021         D         29         WINCHELSEA DRIVE         CHELMSFORD         CM2 9TL         143         £3,741           £336,000         19/03/2021         T         9         MARKLAY DRIVE         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         D         13         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         110         £3,636           £218,000         19/03/2021         F         82         HARBERD TYE         CHELMSFORD         CM2 9GJ         62         £3,516           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,487           £385,000         19/03/2021         S         25         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,377           £275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM2 8EW         83         £3,313           £615,000         19/03/2021         D         43         ALBEMARLE LINK         SPRINGFIELD         CHELMSFORD         CM1 6AH         204         £3,015							300 TH WOODHAW LERRENS				
£336,000         19/03/2021         T         9         MARKLAY DRIVE         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 5NP         92         £3,652           £400,000         19/03/2021         D         13         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         110         £3,636           £218,000         19/03/2021         F         82         HARBERD TYE         CHELMSFORD         CM2 9GJ         62         £3,516           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,487           £385,000         19/03/2021         S         25         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,377           £275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM2 8EW         83         £3,313           £615,000         19/03/2021         D         43         ALBEMARLE LINK         SPRINGFIELD         CHELMSFORD         CM1 6AH         204         £3,015											
£400,000         19/03/2021         D         13         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         110         £3,636           £218,000         19/03/2021         F         82         HARBERD TYE         CHELMSFORD         CM2 9GJ         62         £3,516           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,487           £385,000         19/03/2021         S         25         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,377           £275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM2 8EW         83         £3,313           £615,000         19/03/2021         D         43         ALBEMARLE LINK         SPRINGFIELD         CHELMSFORD         CM1 6AH         204         £3,015							SOLITH WOODHAM EEDDERS				
£218,000         19/03/2021         F         82         HARBERD TYE         CHELMSFORD         CM2 9GJ         62         £3,516           £415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,487           £385,000         19/03/2021         S         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,377           £275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM2 8EW         83         £3,313           £615,000         19/03/2021         D         43         ALBEMARLE LINK         SPRINGFIELD         CHELMSFORD         CM1 6AH         204         £3,015											
£415,000         19/03/2021         D         40         THE DRIVE         CHELMSFORD         CM1 4JS         119         £3,487           £385,000         19/03/2021         S         25         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,377           £275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM2 8EW         83         £3,313           £615,000         19/03/2021         D         43         ALBEMARLE LINK         SPRINGFIELD         CHELMSFORD         CM1 6AH         204         £3,015							DICKIVACKE				
£385,000         19/03/2021         S         25         AVON ROAD         CHELMSFORD         CM1 2JX         114         £3,377           £275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM2 8EW         83         £3,313           £615,000         19/03/2021         D         43         ALBEMARLE LINK         SPRINGFIELD         CHELMSFORD         CM1 6AH         204         £3,015											
£275,000         19/03/2021         T         66         NOAKES AVENUE         CHELMSFORD         CM2 8EW         83         £3,313           £615,000         19/03/2021         D         43         ALBEMARLE LINK         SPRINGFIELD         CHELMSFORD         CM1 6AH         204         £3,015											
£615,000 19/03/2021 D 43 ALBEMARLE LINK SPRINGFIELD CHELMSFORD CM1 6AH 204 £3,015											
· · · · · ·							SDRINGEIELD				
133,000 13/03/2021 F 3 WILL VIEW COURT ROXWELL CHELMISTORD CMI 4YY 51 £3,000											
	1153,000	19/03/2021	Г		3	WILL VIEW COURT	KUXWELL	CHELIVISFURD	CIVIT 411	51	13,000

£282,000	19/03/2021	Т	10	CATHERINE CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UX	94	£3,000
£305,000		Т	6	CHURCH GREEN	BROOMFIELD	CHELMSFORD	CM1 7BD	49	£6,224
£365,000	22/03/2021	S	26	VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	64	£5,703
£350,000		Т	3	ANCHOR TERRACE		CHELMSFORD	CM2 0JX	70	£5,000
£350,000	22/03/2021	S	11	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN	81	£4,321
£935,000	22/03/2021	D	54	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	218	£4,289
£495,000	22/03/2021	D	53	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	118	£4,195
£345,000		S	12	SAWKINS CLOSE		CHELMSFORD	CM2 9SA	85	£4,059
£870,000	22/03/2021	D	144	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY	215	£4,047
£372,500	22/03/2021		45	TOWN CROFT		CHELMSFORD	CM1 4JX	95	£3,921
£725,000	22/03/2021	D	74	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AF	205	£3,537
£500,000	22/03/2021	Т	15	QUEEN STREET		CHELMSFORD	CM2 0JS	149	£3,356
£115,000	22/03/2021		VENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	47	£2,447
£349,000	23/03/2021	S	18	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	66	£5,288
£910,000	23/03/2021	D ELK	(INS COTTAGE	COCK LANE	HIGHWOOD	CHELMSFORD	CM1 3RB	177	£5,141
£508,000	23/03/2021	D	9	WIGGINS VIEW	SPRINGFIELD	CHELMSFORD	CM2 6GP	107	£4,748
£367,500	23/03/2021	S	18	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	78	£4,712
£325,000	23/03/2021	Т	17	NEW WRITTLE STREET		CHELMSFORD	CM2 ORR	71	£4,577
£327,000	23/03/2021	Т	290	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	73	£4,479
£337,000	23/03/2021	S	403	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,377
£920,000	23/03/2021	D	20	ROBINSON GATE	SPRINGFIELD	CHELMSFORD	CM1 6AT	213	£4,319
£432,000	23/03/2021	D	24	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UQ	107	£4,037
£630,000	23/03/2021	F	6	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	157	£4,013
£400,000	23/03/2021	Т	2	PEEL ROAD		CHELMSFORD	CM2 6AQ	101	£3,960
£340,000	23/03/2021	S	24	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AJ	87	£3,908
£455,000	23/03/2021	D	13	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR	123	£3,699
£325,000	23/03/2021	Т	35	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	88	£3,693
£144,000	23/03/2021	F	107	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	39	£3,692
£275,000	23/03/2021	Т	12	MOSS WALK		CHELMSFORD	CM2 9ED	79	£3,481
£410,000	23/03/2021	S	58	NICKLEBY ROAD		CHELMSFORD	CM1 4UF	119	£3,445
£725,000	23/03/2021	Т	56	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	234	£3,098
£755,000	23/03/2021	D ME	RRION	MAIN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PA	447	£1,689
£495,000	24/03/2021	S	17	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	72	£6,875
£500,000	24/03/2021	S	20	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NQ	81	£6,173
£610,000	24/03/2021	D WY	OMING	RIGNALS LANE		CHELMSFORD	CM2 8QU	99	£6,162
£1,800,000	24/03/2021	D WC	OODLANDS	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SY	325	£5,538
£625,000	24/03/2021	D	105	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND	117	£5,342
£408,000	24/03/2021	D	128	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,165
£335,000	24/03/2021	Т	29	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	70	£4,786
£287,500	24/03/2021	Т	1	RIVERSIDE PLACE	WRITTLE	CHELMSFORD	CM1 3EU	61	£4,713
£315,000	24/03/2021	S	5	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	71	£4,437
£350,000	24/03/2021	D	2	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	79	£4,430
£475,000	24/03/2021	D	113	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	108	£4,398
£232,500	24/03/2021	F 2 THE	E GABLES	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	55	£4,227
£345,000	24/03/2021	S 23A	P	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	84	£4,107
£200,000	24/03/2021	F	129	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	50	£4,000
£330,000	24/03/2021	T 5 P	ERTWEE MEWS	WRITTLE ROAD		CHELMSFORD	CM1 3BL	87	£3,793
£375,000	24/03/2021	S 4 WC	OODSIDE COTTAGES	NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	99	£3,788
£325,000	24/03/2021	S	21	BOYNE DRIVE		CHELMSFORD	CM1 7QW	86	£3,779
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£782,000	24/03/2021				14	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	215	£3,637
£356,000	24/03/2021	S			46	CHESTNUT WALK		CHELMSFORD	CM1 4JT	98	£3,633
£336,600	24/03/2021	D			45	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	94	£3,581
£290,000	24/03/2021	Т			6	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA	83	£3,494
£490,000	24/03/2021	D			23	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	141	£3,475
£388,000	24/03/2021	S			20	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	113	£3,434
£476,000	24/03/2021	S			8	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	150	£3,173
£161,250	24/03/2021	F			25	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	59	£2,733
£262,000	24/03/2021	F		84C		BROOMFIELD ROAD		CHELMSFORD	CM1 1SS	98	£2,673
£160,000	24/03/2021	T			303	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AX	65	£2,462
£80,850	24/03/2021	F FLAT	T 54	WELLS CRESCENT		VIADUCT ROAD		CHELMSFORD	CM1 1GR	62	£1,304
£578,000	25/03/2021	T	5	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR	98	£5,898
£215,000	25/03/2021	T			30	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,119
£795,000	25/03/2021	D			11	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DL	164	£4,848
£460,000	25/03/2021	D		36A		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	95	£4,842
£698,500	25/03/2021	D			28	GORDON ROAD		CHELMSFORD	CM2 9LL	150	£4,657
£360,000	25/03/2021	S			64	CORPORATION ROAD		CHELMSFORD	CM1 2AR	81	£4,444
£350,000	25/03/2021	S			24	BAKER STREET		CHELMSFORD	CM2 0SF	80	£4,375
£338,000	25/03/2021	S			10	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	78	£4,333
£520,000	25/03/2021	D			9	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	126	£4,127
£464,500	25/03/2021	S			13	UPPER BRIDGE ROAD		CHELMSFORD	CM2 ORT	113	£4,111
£338,000	25/03/2021	S			34	SADDLE RISE		CHELMSFORD	CM1 6SX	83	£4,072
£316,500	25/03/2021	T			79	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	78	£4,058
£380,000	25/03/2021	S			49	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	94	£4,043
£360,000	25/03/2021	Т			54	BISHOP ROAD		CHELMSFORD	CM1 1PX	95	£3,789
£650,000	25/03/2021	D			121	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	175	£3,714
£1,050,000	25/03/2021	D		SANBURY		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	283	£3,710
£675,000	25/03/2021	D			67	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	182	£3,709
£350,000	25/03/2021	Т			276	BADDOW ROAD		CHELMSFORD	CM2 9QX	97	£3,608
£175,000	25/03/2021	F			114	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	50	£3,500
£322,500	25/03/2021	Т			9	RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH	108	£2,986
£122,500	25/03/2021	F	24	WATERHOUSE COURT		BURGESS SPRINGS	-	CHELMSFORD	CM1 1QZ	93	£1,317
£695,000	26/03/2021	D		SIGNPOST COTTAGE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	N/A	#VALUE!
£400,000	26/03/2021	Т			116	HEATH DRIVE	-	CHELMSFORD	CM2 9HG	66	£6,061
£490,000	26/03/2021	S			13	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	88	£5,568
£292,500	26/03/2021	T			10	BEEHIVE LANE		CHELMSFORD	CM2 9SX	57	£5,132
£690,000	26/03/2021	D			103	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	135	£5,111
£317,500	26/03/2021	T			230	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	68	£4,669
£670,000	26/03/2021	D			23	OLD BELL LANE	RETTENDON COMMON	CHELMSFORD	CM3 8EH	145	£4,621
£540,000	26/03/2021	D			24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,538
£300,000	26/03/2021	F			16	MARY MUNNION QUARTER	3 II DI DO II	CHELMSFORD	CM2 9FT	67	£4,478
£285,000	26/03/2021	D			19	FOXGLOVE WAY		CHELMSFORD	CM1 6QS	65	£4,385
£520,000	26/03/2021	S			13	WIDFORD GROVE		CHELMSFORD	CM2 9AT	119	£4,370
£454,000	26/03/2021	D			5	DAFFODIL WAY		CHELMSFORD	CM1 6XB	104	£4,365
£212,500	26/03/2021	S			16	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	49	£4,337
£334,000	26/03/2021	T			2	PYMS ROAD	300111 WOODHAWI LINKENS	CHELMSFORD	CM2 8PY	78	£4,337
£610,000	26/03/2021	D		ROSEMARY COTTAGE	2	HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW	143	£4,266
£372,500	26/03/2021	S		NOSLIVIANT COTTAGE	33	MAGNOLIA CLOSE	LITTLE LEIGHS	CHELMSFORD	CM2 9HU	88	£4,233
£318,800	26/03/2021				356	LINNET DRIVE		CHELMSFORD	CM2 8AL	76	£4,233
1318,800	20/03/2021	I de la companya de			330	LIIVINET DRIVE		CHELIVISTURD	CIVIZ 8AL	70	14,195

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

£344,000	29/03/2021			4	OSEA WAY		CHELMSFORD	CM1 6JT	95	£3,621
£372,000	29/03/2021	Т		110	LIME WALK		CHELMSFORD	CM2 9NJ	103	£3,612
£280,000	29/03/2021	Т		23	HAREWOOD ROAD		CHELMSFORD	CM1 3DQ	83	£3,373
£360,000	29/03/2021	S		14	HARROW WAY		CHELMSFORD	CM2 7AS	107	£3,364
£690,200	29/03/2021		WILLOW HOUSE		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	221	£3,123
£520,000	29/03/2021	S		5	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	172	£3,023
£250,000	29/03/2021		1 GROOMS COTTAGE		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DE	108	£2,315
£321,000	30/03/2021	D	TANGLEWOOD		BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LS	N/A	#VALUE!
£427,500	30/03/2021	S		29	DANE ROAD		CHELMSFORD	CM1 2SS	40	£10,688
£450,000	30/03/2021	D		1	KERBY RISE		CHELMSFORD	CM2 6UY	68	£6,618
£447,000	30/03/2021	S		12	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	87	£5,138
£260,000	30/03/2021	Т		34	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	52	£5,000
£400,000	30/03/2021			4	WEYMOUTH ROAD		CHELMSFORD	CM1 6LW	81	£4,938
£435,000	30/03/2021	D		28	GILMORE WAY		CHELMSFORD	CM2 7AW	89	£4,888
£327,525	30/03/2021	D		70	WRITTLE ROAD		CHELMSFORD	CM1 3BU	68	£4,817
£336,000	30/03/2021	S		6	HILLARY CLOSE		CHELMSFORD	CM1 7RP	80	£4,200
£600,000	30/03/2021	D		38	CANFORD CLOSE		CHELMSFORD	CM2 9RG	147	£4,082
£385,000	30/03/2021	S		9	RECTORY CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3LT	98	£3,929
£285,000	30/03/2021	Т		13	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	78	£3,654
£700,000	30/03/2021	S		12	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	196	£3,571
£300,000	30/03/2021	Т		7	MAYDENE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND	86	£3,488
£200,000	30/03/2021	F		18	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	60	£3,333
£176,000	30/03/2021	F FLAT 10	TRELAWN		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	54	£3,259
£373,000	30/03/2021	S		3	NABBOTT ROAD		CHELMSFORD	CM1 2SW	120	£3,108
£345,000	30/03/2021	S		15	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	116	£2,974
£370,000	30/03/2021	T		15	BERWICK AVENUE		CHELMSFORD	CM1 4AN	125	£2,960
£345,000	30/03/2021	S		44	GREEN LANE	ROXWELL	CHELMSFORD	CM1 4NA	124	£2,782
£660,000	30/03/2021	D		21	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	245	£2,694
£195,000	31/03/2021	F		41	GERARD GARDENS		CHELMSFORD	CM2 9GD	30	£6,500
£740,000	31/03/2021	D	CORNER WAYS		LINKS DRIVE		CHELMSFORD	CM2 9AW	124	£5,968
£470,627	31/03/2021	F	2 MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	83	£5,670
£340,000	31/03/2021	Т		134	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	64	£5,313
£820,000	31/03/2021	D	FIRCROFT		LINKS DRIVE		CHELMSFORD	CM2 9AW	157	£5,223
£459,500	31/03/2021	D	CYGNETS		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	89	£5,163
£402,000	31/03/2021	D		51	GOODWIN CLOSE	-	CHELMSFORD	CM2 9GX	80	£5,025
£260,000	31/03/2021	F FLAT 34	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	52	£5,000
£535,000	31/03/2021	D		43	BROOK END ROAD SOUTH		CHELMSFORD	CM2 6NZ	108	£4,954
£675,000	31/03/2021	D		7	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	142	£4,754
£195,000	31/03/2021	T		42	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	42	£4,643
£535,000	31/03/2021	D		17	CONDOR GATE	22	CHELMSFORD	CM3 3FU	116	£4,612
£425,000	31/03/2021	D		7	THE LAURELS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	94	£4,521
£610,000	31/03/2021	D	78A		MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QW	140	£4,357
£435,000	31/03/2021	S	, 5,1	11	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY	100	£4,350
£161,000	31/03/2021	F		73	CHESTER PLACE	2.4400111	CHELMSFORD	CM1 4NQ	38	£4,237
£190,000	31/03/2021	F FLAT 1	BURWOOD COURT	,,	GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	48	£3,958
£315,000	31/03/2021	T	DOMINIOUD COUNT	9	ARBOUR LANE		CHELMSFORD	CM1 7RG	80	£3,938
£365,000	31/03/2021	T		47	MARCONI ROAD		CHELMSFORD	CM1 1LR	94	£3,883
£330,000	31/03/2021	S		19	JOHNSON ROAD		CHELMSFORD	CM2 7JL	85	£3,882
£325,000	31/03/2021			156	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DP	84	£3,869
1323,000	31/03/2021	•		130	GALLET WOOD NOAD	GREAT BADDOW	CHELINISI OND	CIVIZ ODP	04	13,009

£202,500	31/03/2021	F	66	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	53	£3,821
£535,000	31/03/2021	D	77	WRITTLE ROAD		CHELMSFORD	CM1 3BS	142	£3,768
£290,000	31/03/2021	Т	150	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	82	£3,537
£550,000	31/03/2021	D	28	CORPORATION ROAD		CHELMSFORD	CM1 2AR	158	£3,481
£210,000	31/03/2021	F	198	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	63	£3,333
£141,000	31/03/2021	F FLAT 27	HOGARTH COURT	REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£2,878
£465,000	01/04/2021	S	38	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	64	£7,266
£351,000	01/04/2021	S	10	SKERRY RISE		CHELMSFORD	CM1 4EG	53	£6,623
£275,000	01/04/2021	S	4	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£6,548
£453,500	01/04/2021	F 29	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	79	£5,741
£567,000	01/04/2021	D	10	THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS	102	£5,559
£465,000	01/04/2021	D	4	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE	86	£5,407
£493,348	01/04/2021	S 1	PARK COTTAGES	CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	97	£5,086
£256,000	01/04/2021	F	10	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	51	£5,020
£260,000	01/04/2021	T	25	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	52	£5,000
£715,000	01/04/2021	D	11	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	152	£4,704
£280,000	01/04/2021	S	15	MALVERN CLOSE		CHELMSFORD	CM1 2HL	60	£4,667
£330,000	01/04/2021	Т	104	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	71	£4,648
£350,000	01/04/2021	S	14	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	76	£4,605
£395,000	01/04/2021	S	27	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN	87	£4,540
£380,000	01/04/2021	S	IVY COTTAGE	RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	84	£4,524
£345,000	01/04/2021	Т	52	RUSHLEYDALE		CHELMSFORD	CM1 6JX	77	£4,481
£465,000	01/04/2021	S	46	WRITTLE ROAD		CHELMSFORD	CM1 3BU	104	£4,471
£654,000	01/04/2021	D	DOVEDALE	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	147	£4,449
£260,000	01/04/2021	S	3	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	59	£4,407
£440,000	01/04/2021	S	13	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	102	£4,314
£174,000	01/04/2021	F	26	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	41	£4,244
£292,000	01/04/2021	S	36	TYTHE CLOSE		CHELMSFORD	CM1 6SU	72	£4,056
£210,000	01/04/2021	F	24	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£4,038
£826,500	01/04/2021	D	2	VICARAGE CLOSE	ROXWELL	CHELMSFORD	CM1 4LR	205	£4,032
£130,000	01/04/2021	F	16	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£3,939
£630,000	01/04/2021	D	8	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP	162	£3,889
£230,000	01/04/2021	F	11	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£3,833
£221,000	01/04/2021	F	147A	BEELEIGH LINK		CHELMSFORD	CM2 6PH	60	£3,683
£405,000	01/04/2021	D	40	CRAISTON WAY		CHELMSFORD	CM2 8EB	111	£3,649
£220,000	01/04/2021	F 3	WHITE HOUSE, 2	SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£220,000	01/04/2021	F 5	WHITE HOUSE, 2	SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£207,000	01/04/2021	F	8	GOODIER ROAD		CHELMSFORD	CM1 2GG	60	£3,450
£190,000	01/04/2021	F 4	WHITE HOUSE, 2	SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£190,000	01/04/2021	F 6	WHITE HOUSE, 2	SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£280,000	01/04/2021	Т	36	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	87	£3,218
£470,000	01/04/2021	D	157	BEELEIGH LINK		CHELMSFORD	CM2 6PH	170	£2,765
£320,000		S	12	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	124	£2,581
£299,995	06/04/2021	S	36	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,172
£320,000	06/04/2021	Т	22	LILY CLOSE		CHELMSFORD	CM1 6YN	66	£4,848
£460,000	06/04/2021	Т	3	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	101	£4,554
£450,000		S	10	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3EH	103	£4,369
£335,000	06/04/2021	S	108	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,036
£265,000			63	FOREST DRIVE		CHELMSFORD	CM1 2TT	66	£4,015
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£410,000	06/04/2021			55	RAVENSBOURNE DRIVE		CHELMSFORD	CM1 2SL	105	£3,905
£230,000	06/04/2021	F		23	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,710
£600,000	06/04/2021		THATCHED COTTAGE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AY	178	£3,371
£610,000	07/04/2021	D		66	FOURTH AVENUE		CHELMSFORD	CM1 4HA	102	£5,980
£460,000	07/04/2021			70	BEECHES ROAD		CHELMSFORD	CM1 2RX	101	£4,554
£390,000	07/04/2021	S		17	LEACH CLOSE		CHELMSFORD	CM2 7DS	87	£4,483
£305,000	07/04/2021	Т		77	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG	69	£4,420
£225,000	07/04/2021	F		24	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	52	£4,327
£191,000	07/04/2021	F FLAT 6	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN	45	£4,244
£350,000	07/04/2021	Т		37	RECTORY LANE		CHELMSFORD	CM1 1RE	86	£4,070
£300,000	07/04/2021	Т		12	HILL ROAD		CHELMSFORD	CM2 6HW	75	£4,000
£440,000	07/04/2021	D		2	THE LAURELS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	121	£3,636
£440,000	07/04/2021	Т		77	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	158	£2,785
£1,380,000	08/04/2021	D		8	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	238	£5,798
£1,280,000	08/04/2021	S	MOOR HALL COTTAGE			NEWNEY GREEN	CHELMSFORD	CM1 3SE	256	£5,000
£317,000	08/04/2021	D		41	VIOLET CLOSE		CHELMSFORD	CM1 6XG	70	£4,529
£398,000	08/04/2021	S		105	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	89	£4,472
£320,000	08/04/2021	Т		16	ROSE GLEN		CHELMSFORD	CM2 9EN	72	£4,444
£320,000	08/04/2021	D		62	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,444
£297,000	08/04/2021	Т		49	BISHOP ROAD		CHELMSFORD	CM1 1PY	76	£3,908
£467,650	08/04/2021	D		39	HONEY CLOSE		CHELMSFORD	CM2 9SP	130	£3,597
£200,000	08/04/2021	F 25	5 BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	63	£3,175
£680,000	08/04/2021	Т :	1 THE KEYS		BOYTON CROSS LANE	ROXWELL	CHELMSFORD	CM1 4LE	352	£1,932
£173,500	09/04/2021	F		178	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	30	£5,783
£435,000	09/04/2021	Т		7	CHANCERY PLACE	WRITTLE	CHELMSFORD	CM1 3DY	81	£5,370
£330,000	09/04/2021	S	ENDICOT		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,000
£355,000	09/04/2021	Т		21	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	72	£4,931
£275,000	09/04/2021	Т		11	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	56	£4,911
£250,000	09/04/2021	Т		25	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	54	£4,630
£500,000	09/04/2021	D		7	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL	108	£4,630
£635,000	09/04/2021	D		9	ACRES END		CHELMSFORD	CM1 2XR	139	£4,568
£400,000	09/04/2021	D		28	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	90	£4,444
£249,995	09/04/2021	S		96	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	57	£4,386
£113,500	09/04/2021	F		43	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,365
£400,000	09/04/2021	S		11	HEDGECOCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
£435,000	09/04/2021	S		40	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	102	£4,265
£260,000	09/04/2021	D		43	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	61	£4,262
£317,000	09/04/2021	Т		17	EDDY DOWNS		CHELMSFORD	CM1 4FH	76	£4,171
£382,000	09/04/2021	S		6	MILLFIELDS	DANBURY	CHELMSFORD	CM3 4LE	92	£4,152
£318,000	09/04/2021	S		56	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	77	£4,130
£575,000	09/04/2021	S	WILLOWS		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	141	£4,078
£300,000	09/04/2021	Т		33	MURRELL LOCK		CHELMSFORD	CM2 6SW	74	£4,054
£360,000	09/04/2021	D		40	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	90	£4,000
£395,000	09/04/2021	D		21	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD	99	£3,990
£196,000	09/04/2021	F		90	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	54	£3,630
£450,000	09/04/2021	S		2	HEATH DRIVE		CHELMSFORD	CM2 9HD	125	£3,600
£150,000	09/04/2021	F		42	SPRING RISE		CHELMSFORD	CM2 8SH	42	£3,571
£350,000	09/04/2021	T		328	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	99	£3,535
£198,000	09/04/2021			10	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	58	£3,414
2230,000	33,0.,2321	-		-0	22. 2 02002		2.122.110. 0.10	52 2 05	- 50	20, .2 .

£425,000	09/04/2021	Т			22	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	126	£3,373
£448,650	09/04/2021	S			72	LONGACRE		CHELMSFORD	CM1 3BJ	135	£3,323
£223,000	09/04/2021	T			97	WEST AVENUE		CHELMSFORD	CM1 2DD	68	£3,279
£281,500	09/04/2021	T			21	TRENT ROAD		CHELMSFORD	CM1 2LG	93	£3,027
£600,000	09/04/2021	D			4	FITZWALTER PLACE		CHELMSFORD	CM1 2LX	210	£2,857
£340,000	09/04/2021	T			95	MOULSHAM STREET		CHELMSFORD	CM2 0JF	126	£2,698
£860,000	12/04/2021	D			9	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	187	£4,599
£338,000	12/04/2021	T			8	BARNARD ROAD		CHELMSFORD	CM2 8RR	83	£4,072
£370,000	12/04/2021	S			59	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	98	£3,776
£167,000	12/04/2021	F			48	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	45	£3,711
£250,000	12/04/2021	F			106	HARBERD TYE		CHELMSFORD	CM2 9GJ	68	£3,676
£212,500	12/04/2021	F			73	TAMAR RISE		CHELMSFORD	CM1 7QL	58	£3,664
£550,000	12/04/2021	D			18	ANVIL WAY	SPRINGFIELD	CHELMSFORD	CM1 6SZ	188	£2,926
£515,000	13/04/2021	D			1	THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	81	£6,358
£640,000	13/04/2021	D		LAURELS		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT	103	£6,214
£605,000	13/04/2021	S			6	SECOND AVENUE		CHELMSFORD	CM1 4EU	129	£4,690
£460,000	13/04/2021	D			35	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	101	£4,554
£156,000	13/04/2021	F			3	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	40	£3,900
£184,000	14/04/2021	F			100	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	40	£4,600
£167,500	14/04/2021	F		38A		FOX CRESCENT		CHELMSFORD	CM1 2BH	38	£4,408
£292,000	14/04/2021	T			59	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	68	£4,294
£380,000	14/04/2021	S			31	LABURNUM DRIVE		CHELMSFORD	CM2 9NR	90	£4,222
£250,000	14/04/2021	T			33	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,167
£520,000	14/04/2021	D			27	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	140	£3,714
£375,000	14/04/2021	T	14	DERWENT COURT		HOBART CLOSE		CHELMSFORD	CM1 2FN	110	£3,409
£260,000	15/04/2021	F	1	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	63	£4,127
£890,000	15/04/2021	D			10	BILLERS CHASE	SPRINGFIELD	CHELMSFORD	CM1 6BD	223	£3,991
£325,000	15/04/2021	Т			3	ST JOHNS ROAD		CHELMSFORD	CM2 9PD	86	£3,779
£345,000	15/04/2021	T			61	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	107	£3,224
£315,000	16/04/2021	S			2	SKERRY RISE		CHELMSFORD	CM1 4EG	47	£6,702
£515,000	16/04/2021	D			21	DUNMORE ROAD		CHELMSFORD	CM2 6RY	97	£5,309
£463,000	16/04/2021	D			26	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ	94	£4,926
£390,000	16/04/2021	S			2	CHILTON CLOSE		CHELMSFORD	CM2 9TU	80	£4,875
£440,000	16/04/2021	S			49	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DR	94	£4,681
£210,000	16/04/2021	T			34	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,667
£235,000	16/04/2021	Т			22	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	51	£4,608
£510,000	16/04/2021	S			11	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	114	£4,474
£320,000	16/04/2021	S			51	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	72	£4,444
£345,000	16/04/2021	S			69	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	79	£4,367
£492,500	16/04/2021	D			11	EMBERSON CROFT		CHELMSFORD	CM1 4FD	118	£4,174
£333,500	16/04/2021	F	FLAT 2	KENWOOD HOUSE, 213		NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	80	£4,169
£312,500	16/04/2021	Т		·	40	CRAMPHORN WALK		CHELMSFORD	CM1 2RE	84	£3,720
£570,000	16/04/2021	Т			16	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	157	£3,631
£350,000	16/04/2021				134	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	98	£3,571
£290,000	16/04/2021	S			30	OSPREY WAY		CHELMSFORD	CM2 8AP	90	£3,222
£435,000	16/04/2021	F			47	WHARF ROAD		CHELMSFORD	CM2 6FS	136	£3,199
£535,000	16/04/2021	S			45	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG	170	£3,147
£265,000	16/04/2021	S			27	SAVERNAKE ROAD		CHELMSFORD	CM1 2TJ	85	£3,118
£155,000	16/04/2021	F			124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£3,039
2233,030	_0,0.,2021	•						3.122.113. 3.10	0		25,005

£545,000         17/04/2021         D         7         GORDON CARLTON GARDENS         SPRINGF           £2,350,000         19/04/2021         D         MILL LODGE         GAY BOWERS LANE         DANBUR           £450,000         19/04/2021         S         15         KINGSTON CRESCENT				
		CM1 6AY	152	£3,586
£4E0 000 10/04/2021 \$ 1E VINCCTON CRESCENT		CM3 4FJ	340	£6,912
	CHELMSFORD	CM2 6DN	98	£4,592
£625,000 19/04/2021 D 23 SANDFORD MILL ROAD	CHELMSFORD	CM2 6NS	139	£4,496
	VOODHAM FERRERS CHELMSFORD	CM3 5GS	121	£4,107
£356,000 19/04/2021 T 7 NEW ENGLAND CLOSE BICKNAC	CRE CHELMSFORD	CM3 4XA	98	£3,633
, , ,	VOODHAM FERRERS CHELMSFORD	CM3 5PF	127	£2,953
<u> </u>	VOODHAM FERRERS CHELMSFORD	CM3 5WQ	50	£5,100
£285,500 20/04/2021 T 35 ORANGE TREE CLOSE	CHELMSFORD	CM2 9ND	56	£5,098
£280,000 20/04/2021 T 101 LIME WALK	CHELMSFORD	CM2 9NJ	69	£4,058
£510,000 20/04/2021 D 19 SUTTON MEAD	CHELMSFORD	CM2 6QB	130	£3,923
£162,000 20/04/2021 T 40 BEADLE WAY GREAT LI	EIGHS CHELMSFORD	CM3 1RT	60	£2,700
£257,000 20/04/2021 T 66 PRYORS ROAD GALLEYW	VOOD CHELMSFORD	CM2 8SA	111	£2,315
£400,000 21/04/2021 D 12 WHITEMEAD BROOMF	FIELD CHELMSFORD	CM1 7YB	70	£5,714
£350,000 21/04/2021 S 120 BADDOW HALL CRESCENT	CHELMSFORD	CM2 7BU	65	£5,385
£340,000 21/04/2021 T 18 WALLASEA GARDENS	CHELMSFORD	CM1 6JZ	93	£3,656
£295,000 22/04/2021 T 4 ARBOUR LANE	CHELMSFORD	CM1 7RG	47	£6,277
£670,000 22/04/2021 D 72 PATCHING HALL LANE	CHELMSFORD	CM1 4DB	116	£5,776
£370,000 22/04/2021 T 27 DARRELL CLOSE	CHELMSFORD	CM1 4EL	92	£4,022
£382,500 22/04/2021 D 36 MITCHELL WAY SOUTH V	VOODHAM FERRERS CHELMSFORD	CM3 5PJ	100	£3,825
£310,000 22/04/2021 T 42 CHARNWOOD AVENUE	CHELMSFORD	CM1 2TQ	83	£3,735
£510,000 22/04/2021 D 21 GABLEFIELDS SANDON	CHELMSFORD	CM2 7SP	151	£3,377
£630,000 22/04/2021 D 35 BRICKBARNS GREAT LI	EIGHS CHELMSFORD	CM3 1JJ	197	£3,198
£270,000 22/04/2021 F 55 UPPER BRIDGE ROAD	CHELMSFORD	CM2 0AZ	87	£3,103
£98,000 22/04/2021 F 36 NEWCOMBE COURT BURGESS SPRINGS	CHELMSFORD	CM1 1QN	47	£2,085
	VOODHAM FERRERS CHELMSFORD	CM3 5UG	N/A	#VALUE!
£1,550,000 23/04/2021 D LONGLANDS FARM BOREHAM ROAD GREAT LI	EIGHS CHELMSFORD	CM3 1PR	218	£7,110
£270,000 23/04/2021 T 10 BLACKSMITH CLOSE SPRINGF	TELD CHELMSFORD	CM1 6SY	52	£5,192
£275,000 23/04/2021 T 15 PALMERS CROFT	CHELMSFORD	CM2 6SR	54	£5,093
£390,000 23/04/2021 S 9 WOODSIDE COTTAGES NATHANS LANE EDNEY C		CM1 3RD	77	£5,065
£200,000 23/04/2021 S 96 BROCKENHURST WAY BICKNAC		CM3 4XW	41	£4,878
£370,000 23/04/2021 D 64 HENNIKER GATE	CHELMSFORD	CM2 6SB	78	£4,744
£282,500 23/04/2021 S 18 CHURCH LANE SPRINGF		CM1 7SG	60	£4,708
£340,000 23/04/2021 T 9 ROSE GLEN	CHELMSFORD	CM2 9EN	73	£4,658
£470,000 23/04/2021 D 14 SUTTON MEAD	CHELMSFORD	CM2 6QB	101	£4,653
	VOODHAM FERRERS CHELMSFORD	CM3 5FX	56	£4,643
	CHELMSFORD	CM1 6GB	75	£4,600
		CIVIT OOD	, ,	
£345,000 23/04/2021 S 60 BONINGTON CHASE		CM2 8LA	101	£4 554
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMBERS	ANNINGFIELD CHELMSFORD	CM2 8LA	101 70	£4,554
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAD ADDRESS OF ANTHONYS DRIVE	ANNINGFIELD CHELMSFORD CHELMSFORD	CM2 9EH	70	£4,221
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMED AND CHASE           £295,500         23/04/2021         T         26         ST ANTHONYS DRIVE           £205,000         23/04/2021         F         4         EARLSFIELD DRIVE	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 9EH CM2 6SX	70 50	£4,221 £4,100
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMED AND WE	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW	70 50 83	£4,221 £4,100 £4,036
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMED AND CHASE           £295,500         23/04/2021         T         26         ST ANTHONYS DRIVE           £205,000         23/04/2021         F         4         EARLSFIELD DRIVE           £335,000         23/04/2021         S         409A         SPRINGFIELD ROAD           £406,500         23/04/2021         D         21         PORTERS PARK         BOREHAN	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD M CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW CM3 3BH	70 50 83 103	£4,221 £4,100 £4,036 £3,947
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMED AND WE	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD M CHELMSFORD CHELMSFORD CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW	70 50 83 103 76	£4,221 £4,100 £4,036 £3,947 £3,921
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMED AND WE	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD M CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW CM1 3RU	70 50 83 103 76 79	£4,221 £4,100 £4,036 £3,947 £3,921 £3,797
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMED AND WE	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD M CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW CM1 3RU CM2 9HF	70 50 83 103 76 79 95	£4,221 £4,100 £4,036 £3,947 £3,921 £3,797 £3,789
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAM           £295,500         23/04/2021         T         26         ST ANTHONYS DRIVE           £205,000         23/04/2021         F         4         EARLSFIELD DRIVE           £335,000         23/04/2021         S         409A         SPRINGFIELD ROAD           £406,500         23/04/2021         D         21         PORTERS PARK         BOREHAI           £298,000         23/04/2021         T         101         SPRINGFIELD PARK AVENUE           £300,000         23/04/2021         S         EAST WARREN COTTAGE         ROXWELL ROAD         WRITTLE           £360,000         23/04/2021         S         63         HEATH DRIVE           £295,000         23/04/2021         T         7         SCOTTS WALK	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD M CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW CM1 3RU CM2 9HF CM1 2HB	70 50 83 103 76 79 95 84	£4,221 £4,100 £4,036 £3,947 £3,921 £3,797 £3,789 £3,512
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAMED AND CHASE           £295,500         23/04/2021         T         26         ST ANTHONYS DRIVE           £205,000         23/04/2021         F         4         EARLSFIELD DRIVE           £335,000         23/04/2021         S         409A         SPRINGFIELD ROAD           £406,500         23/04/2021         D         21         PORTERS PARK         BOREHAI           £298,000         23/04/2021         T         101         SPRINGFIELD PARK AVENUE           £300,000         23/04/2021         S         EAST WARREN COTTAGE         ROXWELL ROAD         WRITTLE           £360,000         23/04/2021         S         63         HEATH DRIVE           £295,000         23/04/2021         T         7         SCOTTS WALK           £290,000         23/04/2021         T         5         TYRELLS WAY         GREAT B	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD M CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW CM1 3RU CM2 9HF CM1 2HB CM2 7DP	70 50 83 103 76 79 95 84 83	£4,221 £4,100 £4,036 £3,947 £3,921 £3,797 £3,789 £3,512 £3,494
£345,000         23/04/2021         S         60         BONINGTON CHASE           £460,000         23/04/2021         S         6         SHIP COTTAGES         STOCK ROAD         WEST HAM           £295,500         23/04/2021         T         26         ST ANTHONYS DRIVE           £205,000         23/04/2021         F         4         EARLSFIELD DRIVE           £335,000         23/04/2021         S         409A         SPRINGFIELD ROAD           £406,500         23/04/2021         D         21         PORTERS PARK         BOREHAI           £298,000         23/04/2021         T         101         SPRINGFIELD PARK AVENUE           £300,000         23/04/2021         S         EAST WARREN COTTAGE         ROXWELL ROAD         WRITTLE           £360,000         23/04/2021         S         63         HEATH DRIVE           £295,000         23/04/2021         T         7         SCOTTS WALK	ANNINGFIELD CHELMSFORD CHELMSFORD CHELMSFORD CHELMSFORD M CHELMSFORD	CM2 9EH CM2 6SX CM2 6AW CM3 3BH CM2 6EW CM1 3RU CM2 9HF CM1 2HB	70 50 83 103 76 79 95 84	£4,221 £4,100 £4,036 £3,947 £3,921 £3,797 £3,789 £3,512

C22E 000	22/04/2024	C HAVEN		MAIN DOAD	DETTENDONI COMMAGNI	CHELMCEORD	CN 42 ODD	161	62.010
£325,000	23/04/2021		00	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	161	£2,019
£445,000	26/04/2021		80	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	57	£7,807
£307,000	26/04/2021	F	22	BOND STREET		CHELMSFORD	CM1 1GD	63	£4,873
£355,000		\$		COWLIN MEAD	MOITTIE	CHELMSFORD	CM1 4FJ	78	£4,551
£395,000	26/04/2021	D	158	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	93	£4,247
£242,000	26/04/2021	F	42	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£4,033
£330,000	26/04/2021	S	4	STUART CLOSE		CHELMSFORD	CM2 7AR	83	£3,976
£435,000	26/04/2021	Ť	5	PERRY HILL		CHELMSFORD	CM1 7RD	110	£3,955
£325,000	26/04/2021	T	245	BADDOW ROAD		CHELMSFORD	CM2 7QA	83	£3,916
£205,000	26/04/2021	F	181	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	56	£3,661
£215,000	26/04/2021	F	39	HAIG COURT		CHELMSFORD	CM2 0BH	60	£3,583
£510,000	27/04/2021	D	24	PARK AVENUE		CHELMSFORD	CM1 2AA	86	£5,930
£260,000	27/04/2021	T	30	CHESTER PLACE		CHELMSFORD	CM1 4NQ	48	£5,417
£620,000	27/04/2021	D	8	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	131	£4,733
£479,995	27/04/2021	D	104	SWISS AVENUE		CHELMSFORD	CM1 2AF	109	£4,404
£360,000	27/04/2021	Т	2	GROVE ROAD		CHELMSFORD	CM2 0EY	91	£3,956
£310,000	27/04/2021	T	32	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	84	£3,690
£295,000		S	35	RUBENS GATE		CHELMSFORD	CM1 6GW	52	£5,673
£325,000	28/04/2021	S	18	JEFFERY ROAD		CHELMSFORD	CM2 7BZ	70	£4,643
£310,000	28/04/2021	Т	7	WALTHAM GLEN		CHELMSFORD	CM2 9EL	70	£4,429
£390,000	28/04/2021	S	2	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	94	£4,149
£420,000	28/04/2021	D	16	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	114	£3,684
£550,000	28/04/2021	D	22	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	180	£3,056
£740,000	28/04/2021	Т	13	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF	261	£2,835
£268,000	29/04/2021	F FLAT 5 KENWOOD HOUSE, 213		NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	51	£5,255
£253,500	29/04/2021	S	21	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	53	£4,783
£315,000	29/04/2021	D	29	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	66	£4,773
£248,000	29/04/2021	F	47	HARDY CLOSE		CHELMSFORD	CM1 1AE	55	£4,509
£285,000	29/04/2021	F	102	WATSON HEIGHTS		CHELMSFORD	CM1 1AF	72	£3,958
£392,000	29/04/2021	D	22	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	101	£3,881
£335,000	29/04/2021	D	73	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	89	£3,764
£292,000	29/04/2021	Т	172	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	79	£3,696
£270,000	29/04/2021	Т	23	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	79	£3,418
£415,000	29/04/2021	D	53	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	124	£3,347
£1,025,000	29/04/2021	D TILEHURST		LONDON ROAD	WIDFORD	CHELMSFORD	CM2 8TF	343	£2,988
£80,000	30/04/2021	F	3	DAISY COURT		CHELMSFORD	CM1 6QU	N/A	#VALUE!
£475,000	30/04/2021	D	111	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	87	£5,460
£359,000	30/04/2021	Т	7	QUEEN STREET		CHELMSFORD	CM2 0JS	68	£5,279
£305,000	30/04/2021	S	22	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	58	£5,259
£320,000	30/04/2021	T	35	LUCAS AVENUE		CHELMSFORD	CM2 9JL	65	£4,923
£426,500	30/04/2021	D	34	BRITTEN CRESCENT		CHELMSFORD	CM2 7ER	87	£4,902
£170,000	30/04/2021	F	45	HOMEMEAD	GALLEYWOOD	CHELMSFORD	CM2 8SN	35	£4,857
£1,215,750	30/04/2021	D THE RIDINGS		THE COMMON	GALLEYWOOD	CHELMSFORD	CM2 8JX	252	£4,824
£700,000	30/04/2021	D GRANGE LODGE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	146	£4,795
£220,000	30/04/2021	F	23	MARCONI ROAD		CHELMSFORD	CM1 1LR	46	£4,783
£545,000	30/04/2021	D	4	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	114	£4,781
£425,000	30/04/2021	S	213	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NS	90	£4,722
£367,500	30/04/2021	T	13	WATERHOUSE STREET	***************************************	CHELMSFORD	CM1 2TY	81	£4,537
£512,500	30/04/2021	D	10	CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	113	£4,535
1312,300	30/04/2021	<u> </u>	10	CHOLLEVIII DINVE		CITELIVISI OND	CIVIT TAC	113	17,333

£327,000	30/04/2021	D	10	WEBB CLOSE	SPRINGFIELD	CHELMSFORD	CM2 6GQ	73	£4,479
£319,000	30/04/2021	S	36	KINGS ROAD		CHELMSFORD	CM1 4HP	72	£4,431
£320,000	30/04/2021	F	133	WHARF ROAD		CHELMSFORD	CM2 6FS	73	£4,384
£525,000	30/04/2021	S	36	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	120	£4,375
£335,000	30/04/2021	Т	37	PINES ROAD		CHELMSFORD	CM1 2EY	78	£4,295
£295,000	30/04/2021	F	38	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	70	£4,214
£139,000	30/04/2021	F	1	BELVAWNEY CLOSE		CHELMSFORD	CM1 4YR	33	£4,212
£330,000	30/04/2021	D	10	LETTONS CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GB	81	£4,074
£190,000	30/04/2021	F	88	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043
£390,000	30/04/2021	S	170	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NF	98	£3,980
£455,000	30/04/2021	S	1B	SECOND AVENUE		CHELMSFORD	CM1 4ET	115	£3,957
£215,000	30/04/2021	F	58	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	55	£3,909
£163,000	30/04/2021	F	61	CHESTER PLACE		CHELMSFORD	CM1 4NQ	42	£3,881
£340,000	30/04/2021	S	113	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	88	£3,864
£430,000	30/04/2021	S	62	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	112	£3,839
£362,000	30/04/2021	D	40	LYNDHURST DRIVE	BICKNACRE	CHELMSFORD	CM3 4XL	96	£3,771
£640,000	30/04/2021	D	CHATHAM HALL LODGE	BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LB	171	£3,743
£427,000	30/04/2021	T	6	FALCONS MEAD		CHELMSFORD	CM2 0NN	115	£3,713
£200,000	30/04/2021	S	82	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	54	£3,704
£277,500	30/04/2021	F	1	OAT LEYS		CHELMSFORD	CM1 4FF	75	£3,700
£165,000	30/04/2021	F	28	DOCKWRA LANE	DANBURY	CHELMSFORD	CM3 4RQ	45	£3,667
£205,000	30/04/2021	F	171	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661
£380,000	30/04/2021	S 7	SHIP COTTAGES	STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA	105	£3,619
£350,000	30/04/2021	S	39	PICKWICK AVENUE		CHELMSFORD	CM1 4UR	99	£3,535
£625,000	30/04/2021	S	62	THIRD AVENUE		CHELMSFORD	CM1 4EY	181	£3,453
£465,000	30/04/2021	D	33	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	137	£3,394
£173,000	30/04/2021	F	11	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,392
£897,500	30/04/2021	D	396	BADDOW ROAD		CHELMSFORD	CM2 9RA	265	£3,387
£218,000	30/04/2021	F	187	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	68	£3,206
£490,000	30/04/2021	D	55	QUILP DRIVE		CHELMSFORD	CM1 4YD	155	£3,161
£205,000	30/04/2021	F	16	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	71	£2,887
£1,485,000	04/05/2021	D	THE BREW HOUSE	GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	N/A	#VALUE!
£327,500	04/05/2021	S	23	KINGS ROAD		CHELMSFORD	CM1 4HR	77	£4,253
£415,000	04/05/2021	D	36	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	101	£4,109
£550,000	04/05/2021	S	4	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	154	£3,571
£343,000	04/05/2021	T	53	AVON ROAD		CHELMSFORD	CM1 2JX	101	£3,396
£317,500	04/05/2021	S	110	WRITTLE ROAD		CHELMSFORD	CM1 3BT	107	£2,967
£150,000	04/05/2021	F	1	BEEHIVE LANE		CHELMSFORD	CM2 9SU	57	£2,632
£83,250	04/05/2021	F 13	PRIMULA COURT	PRIMROSE HILL		CHELMSFORD	CM1 2FZ	74	£1,125
£395,000	05/05/2021	S	81	BEEHIVE LANE		CHELMSFORD	CM2 9TJ	90	£4,389
£745,000	05/05/2021	S	HIGHBURY, 171	WOOD STREET		CHELMSFORD	CM2 8BJ	189	£3,942
£300,000	05/05/2021	T	144	BADDOW ROAD		CHELMSFORD	CM2 9QW	78	£3,846
£365,000	06/05/2021	S 3	RETTENDON PLACE COTTAGES	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	65	£5,615
£650,000	06/05/2021	D	58	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JE	118	£5,508
£545,000	06/05/2021	S	30	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£145,500	06/05/2021	F	30	CHURCHILL RISE		CHELMSFORD	CM1 6FD	48	£3,031
£417,000	07/05/2021	D	1	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	N/A	#VALUE!
£460,000	07/05/2021	S	32	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	88	£5,227
£315,000	07/05/2021		16	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	61	£5,164
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£275,000	07/05/2021	Т		12	ASHTON PLACE		CHELMSFORD	CM2 6ST	58	£4,741
£298,000		Т		18	GILSON CLOSE		CHELMSFORD	CM2 6XD	64	£4,656
£232,000	07/05/2021	F		82	STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	50	£4,640
£425,000	07/05/2021	D		102	BEELEIGH LINK		CHELMSFORD	CM2 6RG	97	£4,381
£286,000	07/05/2021	Т		83	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	66	£4,333
£390,000	07/05/2021	D		9	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	91	£4,286
£607,000	07/05/2021	D	KNAVESMIRE		LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QH	145	£4,186
£385,000	07/05/2021	S		6	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	92	£4,185
£375,000	07/05/2021	S		53	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	90	£4,167
£180,000	07/05/2021	F		46	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£3,529
£300,000	07/05/2021	Т		12	SKYLARK WALK		CHELMSFORD	CM2 8BB	86	£3,488
£218,000	07/05/2021	F		46	VICTORIA COURT		CHELMSFORD	CM1 1GP	63	£3,460
£310,000	07/05/2021	S		45	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,263
£280,000	07/05/2021	S		8	TRENT ROAD		CHELMSFORD	CM1 2LQ	86	£3,256
£271,200	07/05/2021	T		13	RUTLAND ROAD		CHELMSFORD	CM1 4BL	86	£3,153
£340,000	07/05/2021	S	BRYTREE		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	110	£3,091
£295,000	07/05/2021	T		74	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	99	£2,980
£730,000	10/05/2021	D	MILL HOUSE		MILL ROAD	GOOD EASTER	CHELMSFORD	CM1 4SL	120	£6,083
£269,000	10/05/2021	T		35	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,804
£340,000	10/05/2021	Т		66	BISHOP ROAD		CHELMSFORD	CM1 1PY	71	£4,789
£440,000	10/05/2021	S		89	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8LT	103	£4,272
£290,000	10/05/2021	S		61	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	71	£4,085
£360,250	10/05/2021	D		14	STIRRUP CLOSE		CHELMSFORD	CM1 6ST	89	£4,048
£210,000	10/05/2021	F	17A		HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	53	£3,962
£190,000	10/05/2021	F FLAT 25	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£3,878
£415,000	10/05/2021	D		159	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	108	£3,843
£365,000	10/05/2021	D		5	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	97	£3,763
£215,000	10/05/2021	F		17	HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	58	£3,707
£495,000	10/05/2021	Т		10	FLEETWOOD SQUARE	SPRINGFIELD	CHELMSFORD	CM1 6AQ	143	£3,462
£915,000	10/05/2021	D		438	BADDOW ROAD		CHELMSFORD	CM2 9RB	268	£3,414
£570,000	10/05/2021	D		9	HOPKINS MEAD		CHELMSFORD	CM2 6SS	188	£3,032
£404,000	11/05/2021	S		127	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,114
£210,000	11/05/2021	F		17	FALCONS MEAD		CHELMSFORD	CM2 0NN	53	£3,962
£313,000	11/05/2021	D		12	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	82	£3,817
£350,000	11/05/2021	S	3A		PITFIELD		CHELMSFORD	CM2 9QY	100	£3,500
£342,000	11/05/2021	T	-	40	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	131	£2,611
£485,000	12/05/2021	D		4	GOLDENACRES		CHELMSFORD	CM1 6YT	101	£4,802
£620,000	12/05/2021	D	MAPLETREE COTTAGE	<u> </u>	BROOK LANE	GREAT BADDOW	CHELMSFORD	CM2 7SX	152	£4,079
£285,000	12/05/2021	T	=== 10/,102	4	LINDEN CLOSE	- 12.11 2.12 2.51	CHELMSFORD	CM2 9JQ	71	£4,014
£550,000	12/05/2021	D		44	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	144	£3,819
£125,000	12/05/2021	F		58	CROCUS WAY		CHELMSFORD	CM1 6XN	47	£2,660
£341,000	13/05/2021	S		49	STEWART ROAD		CHELMSFORD	CM2 9BB	63	£5,413
£615,000	13/05/2021	D		55	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	121	£5,083
£375,000	13/05/2021	S		137	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,518
£805,000	13/05/2021	D		6	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	198	£4,066
£475,000	13/05/2021	S		8	CLINTON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AZ	120	£3,958
£530,000	13/05/2021	D		18	CORNELIUS VALE	L/OT HAMMING ILLD	CHELMSFORD	CM2 6YF	134	£3,955
£525,000	14/05/2021	S		65	FIRST AVENUE		CHELMSFORD	CM1 1RX	84	£6,250
£362,500	14/05/2021	T		23	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	64	£5,664
1302,300	14/03/2021	ı		23	GOLDLAT NOAD		CITELIVISI OND	CIVIZ ULJ		13,004

123,000   14/05/2021   5   2 WHALEDNE COTTAGES   WALTHAM ROAD   BOTEMAM   CHEMSTORD CLOT VIT 70   15,000		4.4 /0.5 /0.004					20251111	0.1511.405.000			0
FASTS.000   14/05/2021   S	£320,000			2 WHALEBONE COTTAGE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3BA	62	£5,161
1405/001   5											
1405/0021   T							WRITTLE				
14/05/2011   5											
Facility											
EST12,000											
E312,000   1A/05/2021   S							ROXWELL				
ERRO,   14/05/2021   S											
E88,000											
E310,000							BOREHAM				
ESS,000											
E35,000											
E95,000					•						
ESS_0,000											
## ## ## ## ## ## ## ## ## ## ## ## ##											
F152,000							SPRINGFIELD				
£153,000         14/05/2021         F         15         CLEMATS TYE         CHELMSFORD         CMI 6GL         53         £2,855           £129,000         14/05/2021         F         131         WOODHALL ROAD         CHELMSFORD         CMI 46         69         £2,855           £260,000         11/05/2021         S         49         HALLOWELL DOWN         SOUTH WOODHAM FERRERS         CHELMSFORD         CMI 35CZ         45         £5,782           £460,000         11/05/2021         S         MILLALME         DANBURY         CHELMSFORD         CMI 36W         21         £5,665           £325,000         11/05/2021         T         39         SKINKER LANE         CHELMSFORD         CMI 28DW         92         £4,779           £355,000         11/05/2021         T         39         SKINKER LANE         CHELMSFORD         CMI 28DW         92         £4,572           £355,000         11/05/2021         T         40         PERCENTROTOR CLOSE         CHELMSFORD         CMI 28DW         92         £4,671           £325,000         11/05/2021         T         47         PERCENTROTOR CLOSE         CHELMSFORD         CMI 26DR         CMI 26DR         CMI 26DR         24,575           £335,000											
## ## ## ## ## ## ## ## ## ## ## ## ##						·					
\$\frac{1}{240,000}  \qu			•								
## FAT 6 QUINLAN COURT, 78 MILL LANE DANBURY CHELMSFORD CM3 4HX 71 £5,634   ## FAT 6 QUINLAN COURT, 78 MILL LANE DANBURY CHELMSFORD CM3 4HX 71 £5,635   ## FAT 6 QUINLAN COURT, 78 MILL LANE DANBURY CHELMSFORD CM3 4HX 71 £5,635   ## FAT 6,000 17/05/2021 T 3 39 SKINNERS LANE CHELMSFORD CM2 & BP 68 £4,779   ## FAT 6,779   ## FAT 6 QUINLAN COURT, 78 MILL LANE CHELMSFORD CM2 & BP 68 £4,779   ## FAT 6,779   ## FAT 6 QUINLAN COURT, 78 MILL LANE CHELMSFORD CM2 & BP 68 £4,779   ## FAT 6,779   ## FAT 6 QUINLAN COURT, 78 MILL LANE CHELMSFORD CM2 & BP 68 £4,779   ## FAT 6,779   ## FAT 6 QUINLAN COURT, 78 MILL LANE CHELMSFORD CM2 & BP 68 £4,779   ## FAT 6,779   ## FAT 6 QUINLAN COURT, 78 MILL LANE CHELMSFORD CM2 & BP 68 £4,779   ## FAT 6,779   ## FAT 6,779   ## FAT 6,779   ## FAT 6 QUINLAN COURT, 78 MILL LANE CHELMSFORD CM2 & BP 68 £4,779   ## FAT 6,779   ## FAT											
F466,000					49						
E335,000 17/05/2021 D 20 POCKINGTON CLOSE CHEMER VILLAGE CHEMSFORD CM2 8RP 68 £4,779 £385,000 17/05/2021 D 12 POCKINGTON CLOSE CHEMER VILLAGE CHEMSFORD CM2 6RP 85 £4,471 £325,000 17/05/2021 T 47 PEREGRINE DRIVE CHEMSFORD CM2 6RP 85 £4,471 £325,000 17/05/2021 T 20 APRIL AND DRIVE BROOMFIELD CHEMSFORD CM2 8RY 74 £4,392 £435,000 17/05/2021 F 20 APRIL AND DRIVE BROOMFIELD CHEMSFORD CM2 8RY 74 £4,392 £435,000 17/05/2021 F 48 UPPER CHASE CHEMSFORD CM2 8RY 74 £4,392 £425,000 17/05/2021 F 48 UPPER CHASE CHEMSFORD CM2 0RN 64 £3,656 £275,000 17/05/2021 F 48 UPPER CHASE CHEMSFORD CM2 0RN 64 £3,556 £275,000 17/05/2021 F 48 UPPER CHASE CHEMSFORD CM2 0RN 64 £3,556 £125,000 17/05/2021 F 49 145 BEELEIGH LINK CHEMSFORD CM2 6RP 64 £3,526 £125,000 18/05/2021 D UCKINGSTOL COTTAGE BLISTREET GREAT BADDOW CHEMSFORD CM2 6RN 15 £3,500 £475,000 18/05/2021 D UCKINGSTOL COTTAGE UDGRESS LANE DANBURY CHEMSFORD CM2 7R N/A WAULEI £489,000 18/05/2021 D UCKINGSTOL COTTAGE UDGRESS LANE DANBURY CHEMSFORD CM3 HW 94 £4,389 £500,000 18/05/2021 S 18/4 MALDON ROAD GREAT BADDOW CHEMSFORD CM2 7D 114 £4,386 £500,000 18/05/2021 S 18/4 MALDON ROAD GREAT BADDOW CHEMSFORD CM2 7D 114 £4,386 £3,360 £35,000 18/05/2021 S 18/4 MALDON ROAD GREAT BADDOW CHEMSFORD CM2 7D 14 £4,386 £3,360 £35,000 19/05/2021 S 18/4 MALDON ROAD GREAT BADDOW CHEMSFORD CM2 7D 14 £4,386 £3,360 £35,000 19/05/2021 S 18/4 MALDON ROAD GREAT BADDOW CHEMSFORD CM2 7D 14 £4,386 £3,360 £35,000 19/05/2021 S 18/4 MALDON ROAD BROOMFIELD CHEMSFORD CM2 7D 14 £4,386 £3,360 £35,000 19/05/2021 S 18/4 MALDON ROAD BROOMFIELD CHEMSFORD CM2 7D 14 £4,386 £3,360 £35,360 £				6 QUINLAN COURT, 78							
£335,000         17/05/2021         D         20         POCKUNGTON CLOSE         CHELMSFORD         CMZ 6SQ         76         £4,671           £335,000         17/05/2021         D         12         YELDHAM LOCK         CHELMSFORD         CMZ 6RP         85         £4,471           £325,000         17/05/2021         T         47         PEREGRINE DRIVE         CHELMSFORD         CMZ 8RY         74         £4,351           £325,000         17/05/2021         T         20         NASH DRIVE         BROOMFIELD         CHELMSFORD         CMZ 08N         64         £2,555           £2275,000         17/05/2021         S         65         MEADGATE AVENUE         CHELMSFORD         CMZ 08N         64         £3,556           £225,000         17/05/2021         F         145         BEELIGH LINK         CHELMSFORD         CMZ 6PH         64         £3,556           £178,500         17/05/2021         F         40         JEFFCUT ROAD         CHELMSFORD         CMZ 6PH         64         £3,556           £469,000         18/05/2021         D         DUCKINGSTOOL COTTAGE         BELL STREET         GREAT BADDOW         CHELMSFORD         CMZ 6NY         N/A         #VAULE!           £409,000 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>GREAT BADDOW</td><td></td><td></td><td></td><td></td></t<>							GREAT BADDOW				
E380,000											
## 235,000							CHELMER VILLAGE				
E335,000 17/05/2021 T 20 NASH DRIVE BROOMFIELD CHELMSFORD CM1 7BG 77 £4,351 £234,000 17/05/2021 F 48 UPPER CHASE CHELMSFORD CM2 08N 64 £3,566 £275,000 17/05/2021 S 65 MEADGATE AVENUE CHELMSFORD CM2 08N 64 £3,566 £275,000 17/05/2021 F 145 BEELEIGH LINK CHELMSFORD CM2 08N 64 £3,566 £225,000 17/05/2021 F 145 BEELEIGH LINK CHELMSFORD CM2 6PH 64 £3,516 £178,500 17/05/2021 F 40 JEFFCUT ROAD CHELMSFORD CM2 6NN 51 £3,500 £475,000 18/05/2021 D DUCKINGSTOOL COTTAGE BELL STREET GREAT BADDOW CHELMSFORD CM2 6NN 51 £3,500 £4575,000 18/05/2021 D LAVENDER COTTAGE LUDGORES LANE DANBURY CHELMSFORD CM2 7IR N/A EVALUEL £469,000 18/05/2021 S 26 RIFFHAMS DRIVE GREAT BADDOW CHELMSFORD CM2 7ND 114 £4,386 £285,000 18/05/2021 S 26 RIFFHAMS DRIVE GREAT BADDOW CHELMSFORD CM2 7ND 114 £4,386 £285,000 18/05/2021 S 180 180 MAY CHELMSFORD CM2 7ND 114 £4,386 £285,000 19/05/2021 S 184 MALDON ROAD GREAT BADDOW CHELMSFORD CM2 7ND 18 £3,553 £18,800 19/05/2021 T 1 125 ROBIN WAY CHELMSFORD CM2 7ND 82 £4,451 £310,000 19/05/2021 T 1 19/05/2021 T											
£234,000         17/05/2021         F         48         UPPER CHASE         CHELMSFORD         CM2 0BN         64         £3,656           £275,000         17/05/2021         S         65         MEADGATE AVENUE         CHELMSFORD         CM2 7NG         78         £3,526           £225,000         17/05/2021         F         145         BEELEGH LINK         CHELMSFORD         CM2 7NG         78         £3,516           £178,500         17/05/2021         F         DUCKINGSTOOL COTTAGE         BELL STREET         GREAT BADDOW         CHELMSFORD         CM2 6XN         51         £3,500           £469,000         18/05/2021         D         DUCKINGSTOOL COTTAGE         BELL STREET         GREAT BADDOW         CHELMSFORD         CM2 7JR         N/A         #VALUE!           £469,000         18/05/2021         D         LAVENDER COTTAGE         LUDGORES LANE         DANBURY         CHELMSFORD         CM2 7JR         N/A         #VALUE!           £489,000         18/05/2021         S         LAVENDER COTTAGE         LUDGORES LANE         DANBURY         CHELMSFORD         CM2 7JR         N/A         #VALUE!           £285,000         18/05/2021         T         CHELMSFORD         CM2 7JR         N/A         £4,51											
£275,000         17/05/2021         S         65         MEADGATE AVENUE         CHELMSFORD         CM2 7NG         78         £3,526           £225,000         17/05/2021         F         145         BEELEIGH LINK         CHELMSFORD         CM2 6PH         64         £3,516           £178,000         17/05/2021         F         DAMED         CHELMSFORD         CM2 6NK         51         £3,500           £475,000         18/05/2021         D         DUCKINGSTOOL COTTAGE         BELL STREET         GREAT BADDOW         CHELMSFORD         CM2 7JR         N/A         #VALUE!           £469,000         18/05/2021         D         LAVENDER COTTAGE         LUDGORES LANE         DANBURY         CHELMSFORD         CM2 7JR         N/A         #VALUE!           £469,000         18/05/2021         T         LAVENDER COTTAGE         LUDGORES LANE         DANBURY         CHELMSFORD         CM2 7JR         N/A         #VALUE!           £50,000         18/05/2021         T         125         ROBIN WAY         GREAT BADDOW         CHELMSFORD         CM2 8AU         83         £3,434           £31,500         19/05/2021         S         184         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 8U         £4,451 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>BROOMFIELD</td> <td></td> <td></td> <td></td> <td></td>							BROOMFIELD				
£225,000         17/05/2021         F         145         BEELEIGH LINK         CHELMSFORD         CM2 6PH         64         £3,516           £178,500         17/05/2021         F         40         JEFFCUT ROAD         CHELMSFORD         CM2 6NN         51         £3,500           £475,000         18/05/2021         D         DUCKINGSTOOL COTTAGE         BELL STREET         GREAT BADDOW         CHELMSFORD         CM2 7JR         N/A         #VALUE!           £469,000         18/05/2021         D         LAVENDER COTTAGE         LUDGORES LANE         DANBURY         CHELMSFORD         CM2 7DD         114         £4,989           £500,000         18/05/2021         S         26         RIFFHAMS DRIVE         GREAT BADDOW         CHELMSFORD         CM2 7DD         114         £4,386           £285,000         18/05/2021         S         26         RIFFHAMS DRIVE         GREAT BADDOW         CHELMSFORD         CM2 7DD         114         £4,386           £285,000         18/05/2021         S         184         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DC         42,451           £310,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM2 7DC         42,45											
E178,500   17/05/2021   F					65						
£475,000         18/05/2021         D         DUCKINGSTOOL COTTAGE         BELL STREET         GREAT BADDOW         CHELMSFORD         CM2 7JR         N/A         #VALUEI           £469,000         18/05/2021         D         LAVENDER COTTAGE         LUDGORES LANE         DANBURY         CHELMSFORD         CM3 4JW         94         £4,989           £500,000         18/05/2021         S         26         RIFFHAMS DRIVE         GREAT BADDOW         CHELMSFORD         CM2 7DD         114         £4,989           £285,000         18/05/2021         T         125         ROBIN WAY         CHELMSFORD         CM2 RAU         83         £3,434           £365,000         19/05/2021         S         184         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DG         82         £4,451           £310,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM2 7DG         82         £4,451           £198,000         19/05/2021         F         4         LITTLECRFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GQ         56         £3,536           £820,000         19/05/2021         D         210         MAIN ROAD         BROOMFIELD         CHELMSFORD <td></td> <td></td> <td></td> <td></td> <td>145</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>					145						
£469,000         18/05/2021         D         LAVENDER COTTAGE         LUDGORES LANE         DANBURY         CHELMSFORD         CM3 4JW         94         £4,989           £500,000         18/05/2021         S         26         RIFFHAMS DRIVE         GREAT BADDOW         CHELMSFORD         CM2 7DD         114         £4,386           £285,000         18/05/2021         T         125         ROBIN WAY         CHELMSFORD         CM2 8AU         83         £3,434           £365,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM2 7DG         82         £4,451           £310,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM3 5GQ         56         £3,563           £198,000         19/05/2021         F         4         LITTLECROFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GQ         56         £3,536           £820,000         19/05/2021         D         20         MAIN ROAD         BROOMFIELD         CHELMSFORD         CM1 7AJ         248         £3,306           £625,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM1 7AJ         248         £3,318 <td></td>											
£500,000         18/05/2021         S         26         RIFFHAMS DRIVE         GREAT BADDOW         CHELMSFORD         CM2 7DD         114         £4,386           £285,000         18/05/2021         T         125         ROBIN WAY         CHELMSFORD         CM2 8AU         83         £3,434           £365,000         19/05/2021         S         184         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DG         82         £4,451           £310,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM2 8EW         87         £3,563           £198,000         19/05/2021         F         4         LITTLECROFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GQ         56         £3,536           £820,000         19/05/2021         D         210         MAIN ROAD         BROOMFIELD         CHELMSFORD         CM1 7AI         248         £3,306           £625,000         19/05/2021         S         MARTINGALE DRIVE         CHELMSFORD         CM1 6FN         196         £3,189           £305,000         19/05/2021         T         48         WHITCHOUSE CRESCENT         CHELMSFORD         CM2 MU         103         £2,961			D	DUCKINGSTOOL COTTA	.GE	BELL STREET	GREAT BADDOW		CM2 7JR	N/A	
£285,000         18/05/2021         T         125         ROBIN WAY         CHELMSFORD         CM2 8AU         83         £3,434           £365,000         19/05/2021         S         184         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DG         82         £4,451           £310,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM2 8EW         87         £3,563           £198,000         19/05/2021         F         4         LITTLECRFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GQ         56         £3,536           £820,000         19/05/2021         D         210         MAIN ROAD         BROOMFIELD         CHELMSFORD         CM1 7AI         248         £3,189           £305,000         19/05/2021         S         50         MARTINGALE DRIVE         CHELMSFORD         CM1 6FN         196         £3,189           £305,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM2 7LW         103         £2,961           £640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM1 4UY         98         £6,531           £297,5	£469,000			LAVENDER COTTAGE						94	£4,989
£365,000         19/05/2021         S         184         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DG         82         £4,451           £310,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM2 8EW         87         £3,563           £198,000         19/05/2021         F         4         LITTLECROFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GQ         56         £3,536           £820,000         19/05/2021         D         210         MAIN ROAD         BROOMFIELD         CHELMSFORD         CM1 7AJ         248         £3,306           £625,000         19/05/2021         S         50         MARTINGALE DRIVE         CHELMSFORD         CM1 6FN         196         £3,189           £305,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM2 7LW         103         £2,961           £640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM2 6UX         55         £5,307           £285,000         20/05/2021         T         138         POLLARDS GREEN         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,3							GREAT BADDOW				
£310,000         19/05/2021         T         97         NOAKES AVENUE         CHELMSFORD         CM2 8EW         87         £3,563           £198,000         19/05/2021         F         4         LITTLECROFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GQ         56         £3,536           £820,000         19/05/2021         D         210         MAIN ROAD         BROOMFIELD         CHELMSFORD         CM1 7AJ         248         £3,306           £625,000         19/05/2021         S         50         MARTINGALE DRIVE         CHELMSFORD         CM1 6FN         196         £3,189           £305,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM2 7LW         103         £2,961           £640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM2 7LW         103         £5,301           £297,500         20/05/2021         T         138         POLLARDS GREEN         CHELMSFORD         CM3 5FN         53         £5,307           £285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,307	£285,000	18/05/2021	Т		125	ROBIN WAY		CHELMSFORD	CM2 8AU	83	£3,434
£198,000         19/05/2021         F         4         LITTLECROFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GQ         56         £3,536           £820,000         19/05/2021         D         210         MAIN ROAD         BROOMFIELD         CHELMSFORD         CM1 7AJ         248         £3,306           £625,000         19/05/2021         S         50         MARTINGALE DRIVE         CHELMSFORD         CM1 6FN         196         £3,189           £305,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM2 7LW         103         £2,961           £640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM1 4UY         98         £6,531           £297,500         20/05/2021         T         138         POLLARDS GREEN         CHELMSFORD         CM2 6UX         55         £5,499           £285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,377           £445,000         20/05/2021         S         54         EGLINTON DRIVE         CHELMSFORD         CM2 6VL         96         £4,635			S		184	MALDON ROAD	GREAT BADDOW	CHELMSFORD			£4,451
£820,000         19/05/2021         D         210         MAIN ROAD         BROOMFIELD         CHELMSFORD         CM1 7AJ         248         £3,306           £625,000         19/05/2021         S         50         MARTINGALE DRIVE         CHELMSFORD         CM1 6FN         196         £3,189           £305,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM2 7LW         103         £2,961           £640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM1 4UY         98         £6,531           £297,500         20/05/2021         T         138         POLLARDS GREEN         CHELMSFORD         CM2 6UX         55         £5,409           £285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 6VL         96         £4,635           £345,000         20/05/2021         S         54         EGLINTON DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 6VL         96         £4,635           £345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059      <											
£625,000         19/05/2021         S         50         MARTINGALE DRIVE         CHELMSFORD         CM1 6FN         196         £3,189           £305,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM2 7LW         103         £2,961           £640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM1 4UY         98         £6,531           £297,500         20/05/2021         T         138         POLLARDS GREEN         CHELMSFORD         CM2 6UX         55         £5,409           £285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,377           £445,000         20/05/2021         S         54         EGLINTON DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 6YL         96         £4,635           £345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059           £214,500         20/05/2021         T         150         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         54         £3,972											
£305,000         19/05/2021         T         48         WHITEHOUSE CRESCENT         CHELMSFORD         CM2 7LW         103         £2,961           £640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM1 4UY         98         £6,531           £297,500         20/05/2021         T         138         POLLARDS GREEN         CHELMSFORD         CM2 6UX         55         £5,409           £285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,377           £445,000         20/05/2021         S         54         EGLINTON DRIVE         CHELMSFORD         CM2 6YL         96         £4,635           £345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059           £214,500         20/05/2021         T         150         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         54         £3,972							BROOMFIELD				
£640,000         20/05/2021         D         13         HAVISHAM WAY         CHELMSFORD         CM1 4UY         98         £6,531           £297,500         20/05/2021         T         138         POLLARDS GREEN         CHELMSFORD         CM2 6UX         55         £5,409           £285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,377           £445,000         20/05/2021         S         54         EGLINTON DRIVE         CHELMSFORD         CM2 6YL         96         £4,635           £345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059           £214,500         20/05/2021         T         150         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         54         £3,972	£625,000		S		50	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	196	£3,189
£297,500         20/05/2021         T         138         POLLARDS GREEN         CHELMSFORD         CM2 6UX         55         £5,409           £285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,377           £445,000         20/05/2021         S         54         EGLINTON DRIVE         CHELMSFORD         CM2 6YL         96         £4,635           £345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059           £214,500         20/05/2021         T         150         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         54         £3,972	£305,000	19/05/2021	T		48	WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW	103	£2,961
£285,000         20/05/2021         S         25         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FN         53         £5,377           £445,000         20/05/2021         S         54         EGLINTON DRIVE         CHELMSFORD         CM2 6YL         96         £4,635           £345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059           £214,500         20/05/2021         T         150         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         54         £3,972			D		13	HAVISHAM WAY		CHELMSFORD	CM1 4UY		£6,531
£445,000         20/05/2021         S         54         EGLINTON DRIVE         CHELMSFORD         CM2 6YL         96         £4,635           £345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059           £214,500         20/05/2021         T         150         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         54         £3,972						POLLARDS GREEN			CM2 6UX		
£345,000         20/05/2021         S         72         AVON ROAD         CHELMSFORD         CM1 2JZ         85         £4,059           £214,500         20/05/2021         T         150         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         54         £3,972	£285,000	20/05/2021	S		25	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	53	£5,377
£214,500 20/05/2021 T 150 RAMSHAW DRIVE CHELMSFORD CM2 6UB 54 £3,972	£445,000	20/05/2021	S		54	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	96	£4,635
	£345,000	20/05/2021	S		72	AVON ROAD		CHELMSFORD	CM1 2JZ		£4,059
£875,000 21/05/2021 D BROOK HOUSE CHELMSFORD ROAD GREAT WALTHAM CHELMSFORD CM3 1AQ 56 £15,625	£214,500	20/05/2021	T		150	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB		£3,972
	£875,000	21/05/2021	D	BROOK HOUSE		CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	56	£15,625

£330,000	21/05/2021	Т	7	RAMSHAW DRIVE		CHELMSFORD	CM2 6US	55	£6,000
£496,000	21/05/2021	D	3	WOOLARDS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NW	84	£5,905
£225,000	21/05/2021		12	POPPY GREEN		CHELMSFORD	CM1 6YD	39	£5,769
£675,000	21/05/2021	S	15	FINCHLEY AVENUE		CHELMSFORD	CM2 9BX	123	£5,488
£1,050,000	21/05/2021	D	2	COMYNS PLACE	WRITTLE	CHELMSFORD	CM1 3ES	193	£5,440
£375,000	21/05/2021	Т	36	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	71	£5,282
£330,000	21/05/2021	S	27	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	63	£5,238
£320,000	21/05/2021	S	12	BRIARSWOOD		CHELMSFORD	CM1 6UH	68	£4,706
£370,000	21/05/2021	S	1	GOSHAWK DRIVE		CHELMSFORD	CM2 8XN	79	£4,684
£315,000	21/05/2021	T 1	24	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ	69	£4,565
£342,500	21/05/2021		18	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	79	£4,335
£255,000	21/05/2021	Т	9	TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB	59	£4,322
£310,000	21/05/2021	D	10	YELDHAM LOCK		CHELMSFORD	CM2 6RP	74	£4,189
£600,000	21/05/2021	D	77	VICARAGE ROAD		CHELMSFORD	CM2 9BT	145	£4,138
£301,000	21/05/2021	T 10	09	HEATH DRIVE		CHELMSFORD	CM2 9HG	73	£4,123
£205,000	21/05/2021	Т	82	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	50	£4,100
£300,000	21/05/2021	S	4	WATERHOUSE LANE		CHELMSFORD	CM1 2TF	75	£4,000
£320,000	21/05/2021	Т	71	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	82	£3,902
£325,000	21/05/2021	Т	70	NOAKES AVENUE		CHELMSFORD	CM2 8EW	85	£3,824
£650,000	21/05/2021	D	1	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	171	£3,801
£195,000	21/05/2021	F	1	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£3,750
£375,000	21/05/2021	S :	28	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	102	£3,676
£360,000	21/05/2021	D	12	GILMORE WAY		CHELMSFORD	CM2 7AN	98	£3,673
£205,000	21/05/2021	F	9	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	57	£3,596
£800,000	21/05/2021	D	12	ROSELAWN FIELDS	BROOMFIELD	CHELMSFORD	CM1 7GB	232	£3,448
£235,000	21/05/2021	Т	21	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	73	£3,219
£405,000	21/05/2021	D	1	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	130	£3,115
£270,000	21/05/2021	S :	25	WEIGHT ROAD		CHELMSFORD	CM2 6LE	92	£2,935
£293,000	21/05/2021	Т :	97	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	119	£2,462
£515,000	24/05/2021	S	3	THE GREEN	SANDON	CHELMSFORD	CM2 7SH	N/A	#VALUE!
£270,000	24/05/2021	T 24	41	AVON ROAD		CHELMSFORD	CM1 2LB	23	£11,739
£182,000	24/05/2021	Т	5	MEARNS PLACE		CHELMSFORD	CM2 6TT	25	£7,280
£425,000	24/05/2021	S	3	CAPEL CLOSE		CHELMSFORD	CM1 7DE	105	£4,048
£327,000	24/05/2021	S	27	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	95	£3,442
£252,000	25/05/2021	F 15 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	45	£5,600
£385,000	25/05/2021	S	9	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	80	£4,813
£325,000	25/05/2021	Т	9	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	70	£4,643
£175,000	25/05/2021		88	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	50	£3,500
£325,000	25/05/2021	S MICHAELMAS		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	112	£2,902
£227,500	26/05/2021	F	12	DEVON MEWS		CHELMSFORD	CM2 0GD	34	£6,691
£360,000	26/05/2021	S 1:	36	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ	77	£4,675
£448,000	26/05/2021	S	37	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	138	£3,246
£670,000	27/05/2021	D YEW TREE COTTAGE		CHURCH ROAD	LITTLE BADDOW	CHELMSFORD	CM3 4BE	N/A	#VALUE!
£390,000	27/05/2021		41	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	72	£5,417
£305,000	27/05/2021		50	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	57	£5,351
£358,000	27/05/2021	Т	1	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	72	£4,972
£197,000	27/05/2021		64	POLLARDS GREEN		CHELMSFORD	CM2 6UH	40	£4,925
£300,000	27/05/2021		43	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	66	£4,545
£522,000	27/05/2021	D	2	BEATTY RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YQ	122	£4,279
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£625,000	27/05/2021	D 1	.42	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB	150	£4,167
£318,000	27/05/2021	Т	24	VARDEN CLOSE		CHELMSFORD	CM1 4XS	78	£4,077
£190,000	27/05/2021	F	5	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	47	£4,043
£331,000	27/05/2021	S	35	THAMES AVENUE		CHELMSFORD	CM1 2LN	86	£3,849
£321,500	27/05/2021	Т	49	MEON CLOSE		CHELMSFORD	CM1 7QG	88	£3,653
£340,000	28/05/2021	Т	35	REDMAYNE DRIVE		CHELMSFORD	CM2 9XG	56	£6,071
£312,500	28/05/2021	S	13	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	56	£5,580
£310,000	28/05/2021	S	20	BANKART LANE		CHELMSFORD	CM2 6TZ	56	£5,536
£285,000	28/05/2021	T	28	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU	53	£5,377
£220,000	28/05/2021	F 36A		THIRD AVENUE		CHELMSFORD	CM1 4EY	44	£5,000
£210,000	28/05/2021	F 51A		FOURTH AVENUE		CHELMSFORD	CM1 4EZ	44	£4,773
£285,000	28/05/2021	T	6	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£4,750
£285,000	28/05/2021	T	3	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	60	£4,750
£345,000	28/05/2021	S	37	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	73	£4,726
£550,000	28/05/2021	S	13	GREENWAYS		CHELMSFORD	CM1 4EF	120	£4,583
£375,000	28/05/2021	D	28	GREAT COB		CHELMSFORD	CM1 6LA	84	£4,464
£310,000	28/05/2021	Т	89	BRADFORD STREET		CHELMSFORD	CM2 0BG	72	£4,306
£365,000	28/05/2021	D	41	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	85	£4,294
£670,000	28/05/2021	D	6	WINDLEY TYE		CHELMSFORD	CM1 2GR	159	£4,214
£475,000	28/05/2021	D	8	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	113	£4,204
£360,000	28/05/2021	D	16	CLARENCE CLOSE		CHELMSFORD	CM2 6SE	86	£4,186
£540,000	28/05/2021	D SHERINGHAM		BIRCHES WALK	GALLEYWOOD	CHELMSFORD	CM2 8TZ	129	£4,186
£227,000	28/05/2021	F 3	07	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,127
£510,000	28/05/2021	S	31	SWISS AVENUE		CHELMSFORD	CM1 2AD	124	£4,113
£314,000	28/05/2021	T	42	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ	77	£4,078
£295,000	28/05/2021	F	53	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	74	£3,986
£435,000	28/05/2021	D	45	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DE	111	£3,919
£222,000	28/05/2021	T	32	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	57	£3,895
£315,000	28/05/2021	T	47	DONALD WAY		CHELMSFORD	CM2 9JE	81	£3,889
£290,000	28/05/2021	T	6	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	77	£3,766
£315,000	28/05/2021	S 1	.42	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	84	£3,750
£330,000	28/05/2021		14	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	89	£3,708
£330,000	28/05/2021	S	75	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	90	£3,667
£190,000	28/05/2021	F	42	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	54	£3,519
£220,000	28/05/2021	F 1	.82	PARKINSON DRIVE		CHELMSFORD	CM1 3GS	63	£3,492
£156,000	28/05/2021		15	WIDFORD PARK PLACE		CHELMSFORD	CM2 8TB	45	£3,467
£265,000	28/05/2021		30	TYDEMANS		CHELMSFORD	CM2 9FH	78	£3,397
£217,000	28/05/2021		.69	POLLARDS GREEN		CHELMSFORD	CM2 6UX	64	£3,391
£305,000	28/05/2021		12	DARRELL CLOSE		CHELMSFORD	CM1 4EL	98	£3,112
£415,000	01/06/2021	S	7	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	58	£7,155
£990,000	01/06/2021	D POPLAR LODGE		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	194	£5,103
£340,000	01/06/2021		69	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	73	£4,658
£412,000	01/06/2021		23	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	90	£4,578
£328,000	01/06/2021		24	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	73	£4,493
£596,000	01/06/2021		65	WIDFORD ROAD		CHELMSFORD	CM2 8SY	141	£4,227
£345,000	01/06/2021		31	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	82	£4,207
£315,000	01/06/2021		13	AVON ROAD		CHELMSFORD	CM1 2LB	77	£4,091
£610,000	01/06/2021	S STONE CROFT		CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1NA	155	£3,935
£430,000	01/06/2021		14	ROSSENDALE	E. TEE EEIGIIG	CHELMSFORD	CM1 2UA	110	£3,909
1430,000	01/00/2021	•		NOSSENDALE		CALLIVISI OND	CIVIT ZUA	110	13,303

£295,000	01/06/2021	T 5	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	81	£3,642
£460,000	01/06/2021	D 11	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	127	£3,622
£405,000	01/06/2021	D 65	PARKLANDS DRIVE		CHELMSFORD	CM1 7SP	119	£3,403
£432,000	02/06/2021	S 36	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	85	£5,082
£550,000	02/06/2021	D 13	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	115	£4,783
£390,000	02/06/2021	S 31	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	90	£4,333
£300,000	02/06/2021	T 412	LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,846
£185,000	02/06/2021	F 211	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£3,776
£425,000	03/06/2021	S 1	WISEMANS COTTAGES	GREAT WALTHAM	CHELMSFORD	CM3 1ET	86	£4,942
£245,000	03/06/2021	F 10 WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£4,900
£262,500	03/06/2021	T 30	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£4,605
£385,000	03/06/2021	T 21	MAYNE CREST		CHELMSFORD	CM1 6UA	88	£4,375
£319,825	03/06/2021	S 3	PYMS ROAD		CHELMSFORD	CM2 8PY	75	£4,264
£326,000	03/06/2021	S 79	PINES ROAD		CHELMSFORD	CM1 2EZ	77	£4,234
£730,000	03/06/2021	D 179	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	173	£4,220
£380,000	03/06/2021	S 111	KEENE WAY		CHELMSFORD	CM2 8NS	101	£3,762
£495,000	03/06/2021	S 12	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	160	£3,094
£220,500	03/06/2021	Т 2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,564
£655,000	04/06/2021	D 9	HAMLET ROAD		CHELMSFORD	CM2 0EU	100	£6,550
£540,000	04/06/2021	S 1 ROSE COTTAGE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	97	£5,567
£205,000	04/06/2021	F 58	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	37	£5,541
£310,000	04/06/2021	S 39	RUBENS GATE		CHELMSFORD	CM1 6GW	59	£5,254
£500,000	04/06/2021	D 116A	SANDFORD ROAD		CHELMSFORD	CM2 6DH	100	£5,000
£323,500	04/06/2021	S 68	STEWART ROAD		CHELMSFORD	CM2 9BD	66	£4,902
£402,500	04/06/2021	S 9	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PW	83	£4,849
£188,000	04/06/2021	F 43	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	40	£4,700
£262,500	04/06/2021	T 12	HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	56	£4,688
£371,000	04/06/2021	S 55	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	80	£4,638
£485,000	04/06/2021	D 46	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,575
£215,000	04/06/2021	T 34	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	47	£4,574
£212,500	04/06/2021	F 44	HARBERD TYE		CHELMSFORD	CM2 9GJ	47	£4,521
£325,000	04/06/2021	T 4	LOMBARDY PLACE		CHELMSFORD	CM1 1PZ	72	£4,514
£335,000	04/06/2021	T 47	LUCAS AVENUE		CHELMSFORD	CM2 9JL	78	£4,295
£385,000	04/06/2021	S 160	CHELMER ROAD		CHELMSFORD	CM2 6AB	94	£4,096
£398,000	04/06/2021	S 162	CHELMER ROAD		CHELMSFORD	CM2 6AB	99	£4,020
£265,000	04/06/2021	T 124	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	66	£4,015
£207,000	04/06/2021	F 38	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	52	£3,981
£315,000	04/06/2021	S 6	PENZANCE CLOSE		CHELMSFORD	CM1 6JJ	82	£3,841
£475,000	04/06/2021	D 51	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	140	£3,393
£295,000	04/06/2021	T 226	DORSET AVENUE		CHELMSFORD	CM2 8YZ	87	£3,391
£720,000	04/06/2021	D 47	SPALDING WAY		CHELMSFORD	CM2 7NZ	225	£3,200
£299,500	04/06/2021	T 153	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	97	£3,088
£139,700	04/06/2021	F 148	DORSET AVENUE		CHELMSFORD	CM2 8YY	46	£3,037
£95,000	04/06/2021	F 27	ALBION COURT		CHELMSFORD	CM2 OUT	39	£2,436
£835,000	04/06/2021	D 2	GUYS FARM	WRITTLE	CHELMSFORD	CM1 3GA	364	£2,294
£260,000	07/06/2021	T 233	BADDOW ROAD		CHELMSFORD	CM2 7PZ	51	£5,098
£335,000	07/06/2021	T 6	FIRTREE RISE		CHELMSFORD	CM2 9HS	69	£4,855
£237,000	07/06/2021	F 183	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	55	£4,309
£460,000	07/06/2021	F 15 RIVERS HOUSE, 129	SPRINGFIELD ROAD	5Gi ILLD	CHELMSFORD	CM2 6JL	109	£4,220
1400,000	37,00,2021	13 111113110031, 123	31 MINGI ILLD NOAD		CALLIVISI OND	CIVIZ UJL	103	17,220

6230,000 1976/0010 D 142A MACOTES RACE CHEMSTORD CAP 27D 111 (731 1 (732 1 1 1 1 1 1 7 1 1 1 1 7 1 1 1 1 7 1 1 1 1 7 1 1 1 1 7 1 1 1 1 7 1											
E39,500   G7/06/2021   D					2						
E696,000   07/66/2012   0   THE CLD POST HOUSE   NORTH HILL   LITTLE BADDOW   CHEMSFORD   CMS #1 18   E3,140				142A			GREAT BADDOW				
ESS-000   08/08/2012   0   19   LOGG VALE   SPRINGFED   CHEMSFORD   CM2 897   100   ES. 46,00					21						
Figs. 000   08/06/2012   F				THE OLD POST HOUSE							
1880.000   68/06/2021 F			S		52		GREAT BADDOW	CHELMSFORD	CM2 8HY	100	£5,460
135   10   10   10   10   10   10   10   1	£935,000	08/06/2021	D		19	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	213	£4,390
BEENVELANE	£180,000	08/06/2021	F		18	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	44	£4,091
FAT 16   KING GEORGE COUNT   FAT 16   KING GEORGE COUNT   MOULSHAM STREET   CHELMSFORD   CAV 2018   53   4.766   1331,000   09/06/2021   T   27   RUSHLEYOALE   CHELMSFORD   CAV 2018   82   4.6057   1339,959   09/06/2021   S   13   15   15   15   15   15   15   15	£385,000				15	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	72	£5,347
E33,000 09/06/2021 T					237	BEEHIVE LANE			CM2 9SH		£4,821
1337,000   09/06/2021   5	£262,000	09/06/2021	F FLAT 16	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,764
E393.095   09/06/2021 S	£310,000	09/06/2021	Т		42	HAWFINCH WALK		CHELMSFORD	CM2 8BE	72	£4,306
P35,000   99/66/2021   D   19   BRAULEU BOULEVADD   CHEMSFORD CM. 16EA   252   E.3.990	£357,000	09/06/2021	Т		27	RUSHLEYDALE		CHELMSFORD	CM1 6JX	88	£4,057
E310,000   09/06/2021 T	£339,995	09/06/2021	S		15	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY	85	£4,000
237,000   09/06/2021 \$   20   NICHOLSON PLACE   EAST HANNINGRELD   CHEIMSFORD   CM3 8UT   91   63,022	£985,000	09/06/2021	D		19	BEAULIEU BOULEVARD		CHELMSFORD	CM1 6EA	252	£3,909
E35,000	£310,000	09/06/2021	D		231	RUTLAND ROAD		CHELMSFORD	CM1 4BW	93	£3,333
E285,000	£275,000	09/06/2021	T		20	NICHOLSON PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UT	91	£3,022
E55,000	£367,000	10/06/2021	S		4	CHANCELLOR AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6WS	65	£5,646
E120,000 10/06/2021 F	£285,000	10/06/2021	Т		8	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	58	£4,914
### ### ##############################	£550,000	10/06/2021	D		24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,622
## ## ## ## ## ## ## ## ## ## ## ## ##	£120,000	10/06/2021	F		20	DARNAY RISE		CHELMSFORD	CM1 4XA	26	£4,615
£335,000         10/06/2021         T         £9         EGUINTON DRIVE         CHELMSFORD         CM2 6VL         76         £4,08           £320,000         10/06/2021         S         2         ROLLESTONS         WRITTLE         CHELMSFORD         CM3 1T         74         £43,08           £166,500         10/06/2021         F         36         VILLERS PLACE         BOREHAM         CHELMSFORD         CM3 3LW         24         £3,960           £30,000         10/06/2021         D         BOARRELL CLOSE         BOREHAM         CHELMSFORD         CM3 1EA         87         £3,950           £390,000         10/06/2021         T         82         JUMIPER ROAD         BOREHAM         CHELMSFORD         CM3 3EA         87         £3,730           £290,000         10/06/2021         T         82         JUMIPER ROAD         BOREHAM         CHELMSFORD         CM3 3EA         87         £3,730           £230,000         10/06/2021         T         47         SHELLEY ROAD         CHELMSFORD         CM2 6ER         £2         £3,072           £310,000         11/06/2021         T         22         SUMIER ROAS         GOOD EASTER         CHELMSFORD         CM2 6ER         122         £3,074	£700,000	10/06/2021	D		1	HILL CRESCENT		CHELMSFORD	CM2 6HT	154	£4,545
### ### ##############################			Т		89	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	76	
## 166,500 10/06/2021 F			S		2	ROLLESTONS	WRITTLE		CM1 3JT	74	
£400,000         10/06/2021         D         8         DARRELL CLOSE         CHELMSFORD         CM1 4EL         101         £3,960           £303,000         10/06/2021         S         50         PLANTATION ROAD         BOREHAM         CHELMSFORD         CM3 3DX         85         £3,412           £290,000         10/06/2021         T         93         NOAKES AVENUE         CHELMSFORD         CM2 8EW         91         £3,187           £315,000         10/06/2021         T         93         NOAKES AVENUE         CHELMSFORD         CM2 6ER         122         £3,072           £310,000         10/06/2021         S         37         HOUBLON DRIVE         CHELMSFORD         CM2 6ER         122         £3,072           £323,000         11/06/2021         T         22         SOUTHER ROSS         GOOD EASTER         CHELMSFORD         CM2 8SE         110         £2,818           £323,000         11/06/2021         T         22         JUBILEE TERRACE         WOODHAM FERRERS         CHELMSFORD         CM2 8W         45         £5,227           £330,000         11/06/2021         5         28         CROSSWAYS         CHELMSFORD         CM2 9W         76         £5,132           £400,000					36						
## \$130,000			D		8					101	
E290,000					50		BOREHAM				
£290,000         10/06/2021         T         93         NOAKES AVENUE         CHELMSFORD         CM2 8EW         91         £3,187           £375,000         10/06/2021         T         47         SHELEY ROAD         CHELMSFORD         CM2 8E         112         £3,074           £310,000         11/06/2021         S         37         HOUBLON DRIVE         CHELMSFORD         CM2 8E         110         £2,818           £230,000         11/06/2021         T         22         SOUTHER CROSS         GOOD EASTER         CHELMSFORD         CM3 8RH         44         £5,227           £330,000         11/06/2021         T         2         JUBILIET TERRACE         WOODHAM FERRERS         CHELMSFORD         CM3 8RH         45         £5,222           £330,000         11/06/2021         D         5         PETUNIA CRESCENT         CHELMSFORD         CM3 9FP         66         £5,332           £446,000         11/06/2021         T         16         New WRITTLE STREET         CHELMSFORD         CM1 6VP         80         £5,000           £258,000         11/06/2021         D         112         FORTINBASS WAY         GREAT LEIGHS         CHELMSFORD         CM2 9U         10         £4,503           £48			Т		82				CM3 3DX	85	
## \$15,000							-				
## ## ## ## ## ## ## ## ## ## ## ## ##											
£230,000         11/06/2021         T         22         SOUTHER CROSS         GOOD EASTER         CHELMSFORD         CM1 4RX         44         £5,227           £235,000         11/06/2021         T         2         JUBILEE TERRACE         WOODHAM FERRERS         CHELMSFORD         CM3 8RH         45         £5,222           £400,000         11/06/2021         D         5         PETUNIA CRESCENT         CHELMSFORD         CM2 9EP         76         £5,132           £400,000         11/06/2021         D         5         PETUNIA CRESCENT         CHELMSFORD         CM2 9ER         72         £4,583           £486,000         11/06/2021         T         1         6         NEW WRITTLE STREET         CHELMSFORD         CM2 9RR         72         £4,583           £486,000         11/06/2021         S         3         99         SHIMBROOKS         GREAT LEIGHS         CHELMSFORD         CM2 9UL         108         £4,500           £247,000         11/06/2021         T         114         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         58         £4,259           £650,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD <td></td>											
£235,000         11/06/2021         T         2 JUBILEE TERRACE         WOODHAM FERRERS         CHELMSFORD         CM3 8RH         45         £5,222           £390,000         11/06/2021         S         28         CROSSWAYS         CHELMSFORD         CM2 9EP         76         £5,132           £400,000         11/06/2021         D         5         PETUNIA CRESCENT         CHELMSFORD         CM1 6YP         80         £5,000           £330,000         11/06/2021         T         16         NEW WRITTLE STREET         CHELMSFORD         CM2 0RR         72         £4,583           £486,000         11/06/2021         D         112         FORTINBRAS WAY         CHELMSFORD         CM2 9UL         108         £4,500           £258,000         11/06/2021         S         99         SHIMBROOKS         GREAT LEIGHS         CHELMSFORD         CM3 1SG         59         £4,373           £247,000         11/06/2021         T         14         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 1SW         58         £4,259           £650,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 6AP         86         £4,244 <tr< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>GOOD EASTER</td><td></td><td></td><td></td><td></td></tr<>							GOOD EASTER				
£390,000         11/06/2021         S         28         CROSSWAYS         CHELMSFORD         CM2 9EP         76         £5,132           £400,000         11/06/2021         D         5         PETUNIA CRESCENT         CHELMSFORD         CM1 6YP         80         £5,000           £330,000         11/06/2021         T         16         NEW WRITTLE STREET         CHELMSFORD         CM2 0RR         72         £4,583           £486,000         11/06/2021         D         112         FORTINBRAS WAY         CHELMSFORD         CM2 9UL         108         £4,500           £258,000         11/06/2021         S         99         SHIMBROOKS         GREAT LEIGHS         CHELMSFORD         CM3 1SG         59         £4,373           £247,000         11/06/2021         T         114         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         58         £4,259           £650,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 6YP         153         £4,248           £480,000         11/06/2021         T         1A         ROBERT CLOSE         CHELMSFORD         CM2 6FI         102         £4,118           £											
£400,000         11/06/2021         D         5         PETUNIA CRESCENT         CHELMSFORD         CM1 6YP         80         £5,000           £330,000         11/06/2021         T         16         NEW WRITTLE STREET         CHELMSFORD         CM2 0RR         72         £4,583           £486,000         11/06/2021         D         112         FORTINBAS WAY         CHELMSFORD         CM2 9UL         108         £4,500           £228,000         11/06/2021         S         9         SHIMBROOKS         GREAT LEIGHS         CHELMSFORD         CM3 SWS         58         £4,350           £247,000         11/06/2021         T         114         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SWS         58         £4,259           £650,000         11/06/2021         D         1         6         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 far         153         £4,248           £365,000         11/06/2021         T         1         1         8         ROBERT CLOSE         CHELMSFORD         CM1 far         86         £4,244           £480,000         11/06/2021         D         1         A         ROBERT CLOSE         CHELMSFORD         CM2 fold											
£330,000         11/06/2021         T         16         NEW WRITTLE STREET         CHELMSFORD         CM2 ORR         72         £4,583           £486,000         11/06/2021         D         112         FORTINBRAS WAY         CHELMSFORD         CM2 9UL         108         £4,500           £258,000         11/06/2021         S         99         SHIMBROOKS         GREAT LEIGHS         CHELMSFORD         CM3 SWS         58         £4,259           £650,000         11/06/2021         D         99         BROOMFIELD ROAD         CHELMSFORD         CM3 SWS         58         £4,259           £650,000         11/06/2021         D         40         BROOMFIELD ROAD         CHELMSFORD         CM1 IRY         153         £4,248           £365,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 IRY         153         £4,248           £480,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 GPJ         102         £4,118           £480,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 GPJ         102         £4,118           £480,000         11/06/20											
£486,000         11/06/2021         D         112         FORTINBRAS WAY         CHELMSFORD         CM2 9UL         108         £4,500           £258,000         11/06/2021         S         99         SHIMBROOKS         GREAT LEIGHS         CHELMSFORD         CM3 1SG         59         £4,373           £247,000         11/06/2021         T         114         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         58         £4,259           £650,000         11/06/2021         D         99         BROOMFIELD ROAD         CHELMSFORD         CM1 fRY         153         £4,248           £365,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 fRY         86         £4,248           £420,000         11/06/2021         D         1A         ROBERT CLOSE         SPRINGFIELD         CHELMSFORD         CM2 6FJ         102         £4,118           £480,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 6QD         121         £3,967           £210,000         11/06/2021         F         FLAT 5         THE PHOENIX, 41         NEW STREET         CHELMSFORD         CM1 1PT         54											
£258,000         11/06/2021         S         99         SHIMBROOKS         GREAT LEIGHS         CHELMSFORD         CM3 1SG         59         £4,373           £247,000         11/06/2021         T         114         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         58         £4,259           £650,000         11/06/2021         D         99         BROOMFIELD ROAD         CHELMSFORD         CM1 1RY         153         £4,248           £365,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 6AP         86         £4,244           £420,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 6FJ         102         £4,118           £480,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 6FJ         102         £4,118           £490,000         11/06/2021         D         1A         NEW STREET         CHELMSFORD         CM2 6QD         121         £3,967           £210,000         11/06/2021         F         FLAT 5         THE PHOENIX,41         NEW STREET         CHELMSFORD         CM2 8AL         79         £3,889     <											
£247,000         11/06/2021         T         114         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         58         £4,259           £650,000         11/06/2021         D         99         BROOMFIELD ROAD         CHELMSFORD         CM1 1RY         153         £4,248           £365,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 6AP         86         £4,244           £420,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 6FJ         102         £4,118           £480,000         11/06/2021         D         1         2         MILLSON BANK         CHELMSFORD         CM2 6QD         121         £3,967           £210,000         11/06/2021         F         FLAT 5         THE PHOENIX, 41         NEW STREET         CHELMSFORD         CM1 1PT         54         £3,889           £307,200         11/06/2021         T         326         LINNET DRIVE         CHELMSFORD         CM2 8AL         79         £3,809           £285,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9RW         76         £3,696							GREAT LEIGHS				
£650,000         11/06/2021         D         99         BROOMFIELD ROAD         CHELMSFORD         CM1 1RY         153         £4,248           £365,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 6AP         86         £4,244           £420,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 6FJ         102         £4,118           £480,000         11/06/2021         D         2         MILLSON BANK         CHELMSFORD         CM2 6QD         121         £3,967           £210,000         11/06/2021         F         FLAT 5         THE PHOENIX, 41         NEW STREET         CHELMSFORD         CM1 1PT         54         £3,889           £307,200         11/06/2021         T         326         LINNET DRIVE         CHELMSFORD         CM2 8AL         79         £3,889           £285,000         11/06/2021         S         9         LUCKSFIELD WAY         CHELMSFORD         CM2 8HW         77         £3,791           £255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £795,000         11/0											
£365,000         11/06/2021         T         16         BRAGANZA WAY         SPRINGFIELD         CHELMSFORD         CM1 6AP         86         £4,244           £420,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 6FJ         102         £4,118           £480,000         11/06/2021         D         2         MILLSON BANK         CHELMSFORD         CM2 6QD         121         £3,967           £210,000         11/06/2021         F         FLAT 5         THE PHOENIX, 41         NEW STREET         CHELMSFORD         CM1 1PT         54         £3,889           £307,200         11/06/2021         T         326         LINNET DRIVE         CHELMSFORD         CM2 8AL         79         £3,889           £285,000         11/06/2021         S         9         LUCKSFIELD WAY         CHELMSFORD         CM2 8HW         77         £3,801           £255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,699							JOOTH WOODHAWITEINERS				
£420,000         11/06/2021         D         1A         ROBERT CLOSE         CHELMSFORD         CM2 6FJ         102         £4,118           £480,000         11/06/2021         D         2         MILLSON BANK         CHELMSFORD         CM2 6QD         121         £3,967           £210,000         11/06/2021         F         FLAT 5         THE PHOENIX, 41         NEW STREET         CHELMSFORD         CM1 1PT         54         £3,889           £307,200         11/06/2021         T         326         LINNET DRIVE         CHELMSFORD         CM2 8AL         79         £3,889           £285,000         11/06/2021         S         9         LUCKSFIELD WAY         CHELMSFORD         CM2 8HW         77         £3,701           £255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,699           £795,000         11/06/2021         D         64         BEEHIVE LANE         CHELMSFORD         CM2 9RX         221         £3,597							SPRINGEIFLD				
£480,000         11/06/2021         D         2         MILLSON BANK         CHELMSFORD         CM2 6QD         121         £3,967           £210,000         11/06/2021         F         FLAT 5         THE PHOENIX, 41         NEW STREET         CHELMSFORD         CM1 1PT         54         £3,889           £307,200         11/06/2021         T         326         LINNET DRIVE         CHELMSFORD         CM2 8AL         79         £3,889           £285,000         11/06/2021         S         9         LUCKSFIELD WAY         CHELMSFORD         CM2 8HW         77         £3,701           £255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,699           £795,000         11/06/2021         D         64         BEEHIVE LANE         CHELMSFORD         CM2 9RX         221         £3,597				1Δ	10		JEININGI ILLU				
£210,000         11/06/2021         F         FLAT 5         THE PHOENIX, 41         NEW STREET         CHELMSFORD         CM1 1PT         54         £3,889           £307,200         11/06/2021         T         326         LINNET DRIVE         CHELMSFORD         CM2 8AL         79         £3,889           £285,000         11/06/2021         S         9         LUCKSFIELD WAY         CHELMSFORD         CM2 8HW         77         £3,701           £255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,699           £795,000         11/06/2021         D         64         BEEHIVE LANE         CHELMSFORD         CM2 9RX         221         £3,597				IA	2						
£307,200         11/06/2021         T         326         LINNET DRIVE         CHELMSFORD         CM2 8AL         79         £3,889           £285,000         11/06/2021         S         9         LUCKSFIELD WAY         CHELMSFORD         CM2 8HW         77         £3,701           £255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,609           £795,000         11/06/2021         D         64         BEEHIVE LANE         CHELMSFORD         CM2 9RX         221         £3,597				THE BHOCKIN 41	2						
£285,000         11/06/2021         S         9         LUCKSFIELD WAY         CHELMSFORD         CM2 8HW         77         £3,701           £255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,609           £795,000         11/06/2021         D         64         BEEHIVE LANE         CHELMSFORD         CM2 9RX         221         £3,597				INE PHOENIX, 41	226						
£255,000         11/06/2021         F         57         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         69         £3,696           £166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,609           £795,000         11/06/2021         D         64         BEEHIVE LANE         CHELMSFORD         CM2 9RX         221         £3,597											
£166,000         11/06/2021         F         28         MELVILLE HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5FT         46         £3,609           £795,000         11/06/2021         D         64         BEEHIVE LANE         CHELMSFORD         CM2 9RX         221         £3,597											
£795,000 11/06/2021 D 64 BEEHIVE LANE CHELMSFORD CM2 9RX 221 £3,597							COLITIL MOODILANA FERRESC				
							SOUTH WOODHAM FERRERS				
1185,000 11/06/2021 F 133 CKUCUS WAY CHEIMSFORD CM1 6XH 52 £3,558											
	£185,000	11/06/2021	F		133	CKUCUS WAY		CHELINISFURD	CIVIT 6XH	52	£3,558

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

£425,000	18/06/2021	D CLAIR VIEW		VICARAGE ROAD	ROXWELL	CHELMSFORD	CM1 4NB	78	£5,449
£350,000	18/06/2021	T CLAIR VIEW	29	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	67	£5,224
£255,000	18/06/2021		21	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	50	£5,224 £5,100
£258,000	18/06/2021	T	41	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	52	£4,962
£367,500	18/06/2021		1		SOUTH WOODHAM FERRERS			78	
		T	87	BREE HILL MILLFIELDS		CHELMSFORD	CM3 7AD		£4,712
£400,000	18/06/2021				WRITTLE	CHELMSFORD	CM1 3LW	85	£4,706
£263,000	18/06/2021		20 9	BAKER STREET		CHELMSFORD	CM2 0SF	57	£4,614
£385,000 £370,000	18/06/2021	S	43	TOTNES WALK MAPLE DRIVE		CHELMSFORD CHELMSFORD	CM1 6LU CM2 9HR	84 83	£4,583
	18/06/2021	T		HEATHER COURT				64	£4,458
£285,000	18/06/2021		1		COLITILIMOODIIAMA EEDDEDC	CHELMSFORD	CM1 6YQ		£4,453
£399,995	18/06/2021	\$	12	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	90	£4,444
£725,000	18/06/2021	D	5	CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB	167	£4,341
£606,000	18/06/2021	S	51	FIFTH AVENUE		CHELMSFORD	CM1 4HB	140	£4,329
£495,000	18/06/2021	S	14	SYLVAN CLOSE		CHELMSFORD	CM2 9HJ	119	£4,160
£400,000	18/06/2021	D	24	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	97	£4,124
£675,000	18/06/2021	D	10	KINGSTON AVENUE		CHELMSFORD	CM2 6DP	169	£3,994
£158,000	18/06/2021	F	63	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	40	£3,950
£250,000	18/06/2021	F	12	FALCONS MEAD		CHELMSFORD	CM2 0NN	64	£3,906
£412,500	18/06/2021	<u>S</u>	67	PARK AVENUE		CHELMSFORD	CM1 2AB	106	£3,892
£655,000	18/06/2021	D	58	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4XH	172	£3,808
£327,500	18/06/2021	Т	32	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	87	£3,764
£360,000	18/06/2021	S	33	OSPREY WAY		CHELMSFORD	CM2 8AP	96	£3,750
£370,000	18/06/2021	Т	14	RUSHLEYDALE		CHELMSFORD	CM1 6JX	100	£3,700
£330,000	18/06/2021	Т	17	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LQ	90	£3,667
£307,500	18/06/2021	S	22	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	86	£3,576
£358,000	18/06/2021	S	60	ALDER DRIVE		CHELMSFORD	CM2 9EZ	101	£3,545
£360,000	18/06/2021	S	43	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	102	£3,529
£290,000	18/06/2021	T	33	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	83	£3,494
£380,000	18/06/2021	S	16	HAWKHURST CLOSE		CHELMSFORD	CM1 2SN	112	£3,393
£355,000	18/06/2021	Т	9	CHURCHILL RISE		CHELMSFORD	CM1 6FD	106	£3,349
£218,000	18/06/2021	F	30	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	69	£3,159
£197,861	18/06/2021	F 50 MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	63	£3,141
£304,000	18/06/2021	Т	8	WINDSOR WAY		CHELMSFORD	CM1 2TN	103	£2,951
£140,000	18/06/2021	T	16	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	57	£2,456
£450,000	21/06/2021	D 3 BRICKHOUSE COTTA	GES	BRICKHOUSE LANE	BOREHAM	CHELMSFORD	CM3 3JQ	72	£6,250
£450,000	21/06/2021	D	117	POLLARDS GREEN		CHELMSFORD	CM2 6UX	85	£5,294
£740,000	21/06/2021	D NEEDLES		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	142	£5,211
£1,442,000	21/06/2021	D	7	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	279	£5,168
£450,000	21/06/2021	S	21	THIRD AVENUE		CHELMSFORD	CM1 4EX	88	£5,114
£390,000	21/06/2021	S	31	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	77	£5,065
£432,500	21/06/2021	S	38	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	87	£4,971
£332,000	21/06/2021	T	22	MARCONI ROAD		CHELMSFORD	CM1 1QB	68	£4,882
£522,500	21/06/2021	S	3	SECOND AVENUE		CHELMSFORD	CM1 4ET	110	£4,750
£220,000	21/06/2021	T	167	KINGS ROAD		CHELMSFORD	CM1 2BA	47	£4,681
£356,500	21/06/2021	\$	13	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	78	£4,571
£190,000	21/06/2021	F	5	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	42	£4,524
£555,000	21/06/2021	D	47	CORNELIUS VALE		CHELMSFORD	CM2 6GY	128	£4,336
£346,500	21/06/2021	D	25	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	81	£4,278
£350,000	21/06/2021	D	12	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	82	£4,268
2000,000	_1,00,1021				300111110021111111111111111111111111111	2.122.110. 0.10	311.0 3 0.1		,

£560,000 2	21/06/2021	) 1	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	132	£4,242
£307,000 2	21/06/2021	45	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	73	£4,205
£355,000 2	21/06/2021	67	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	85	£4,176
£375,000 2	21/06/2021	19	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	91	£4,121
£777,650 2	21/06/2021	47	VICARAGE ROAD		CHELMSFORD	CM2 9BS	192	£4,050
£870,000 2	21/06/2021	6	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£4,047
£370,000 2	21/06/2021	150	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG	93	£3,978
£197,500 2	21/06/2021	9 STONHAM PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DG	50	£3,950
£835,000 2	21/06/2021	3 THE MANOR HOUSE	ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RY	216	£3,866
£305,000 2	21/06/2021	- 29	SKYLARK WALK		CHELMSFORD	CM2 8BA	79	£3,861
£475,000 2	21/06/2021	GARDEN COTTAGE	COOPERS LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NG	126	£3,770
£631,500 2	21/06/2021	25	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	168	£3,759
£275,000 2	21/06/2021	37	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	80	£3,438
£330,000 2	21/06/2021	3	WEST AVENUE		CHELMSFORD	CM1 2DB	106	£3,113
£545,000 2	21/06/2021	21	OLDBURY AVENUE		CHELMSFORD	CM2 7ED	196	£2,781
£290,000 2	21/06/2021	BIRCHWOOD HOUSE	GOAT HALL LANE		CHELMSFORD	CM2 8PH	131	£2,214
£453,000 2	22/06/2021	6	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	77	£5,883
£650,000 2	22/06/2021	LITTLE CLEATOP	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DP	112	£5,804
£450,000 2	22/06/2021	) 16	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6QA	90	£5,000
£950,000 2	22/06/2021	HOWDENS	PLUMPTRE LANE	DANBURY	CHELMSFORD	CM3 4JL	193	£4,922
£611,000 2	22/06/2021	33	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	135	£4,526
		1 LORDSHIP COTTAGES	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3RP	87	£4,310
	22/06/2021	57	HAWFINCH WALK		CHELMSFORD	CM2 8BE	83	£4,096
	22/06/2021	102	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,043
£347,500 2	22/06/2021	- 45	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	95	£3,658
		288	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	85	£3,612
	22/06/2021	51	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	83	£3,494
	22/06/2021	117 HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	34	£3,382
	23/06/2021	) 14	CHIGNAL ROAD		CHELMSFORD	CM1 2JB	N/A	#VALUE!
		15	HAMLET ROAD		CHELMSFORD	CM2 0EU	74	£5,135
	23/06/2021	682	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	154	£5,130
	23/06/2021	) 107	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	179	£5,084
	23/06/2021	9	BRIDGE CROFT	HOWE STREET	CHELMSFORD	CM3 1RE	112	£4,911
,	23/06/2021	9	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,589
	23/06/2021	5	GREAT GODFREYS	WRITTLE	CHELMSFORD	CM1 3PQ	128	£4,492
		57	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	88	£4,489
	23/06/2021	22	BEELEIGH LINK		CHELMSFORD	CM2 6RG	137	£4,460
	23/06/2021	148	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,444
		21	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,340
		34	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,338
		5 19	CAMPBELL CLOSE	200111	CHELMSFORD	CM2 9BE	127	£4,213
		39	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	82	£4,207
		· 6	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	74	£4,189
	23/06/2021	) 8	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	108	£4,167
	23/06/2021	3	PETERSFIELD		CHELMSFORD	CM1 4EP	105	£4,167
	23/06/2021	68	EGLINTON DRIVE		CHELMSFORD	CM1 4EP	63	£3,889
		21	VIOLET CLOSE		CHELMSFORD	CM1 6XG	68	£3,876
	23/06/2021	) 12	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	152	£3,717
	23/06/2021		PARKINSON DRIVE	JE MINGFIELD	CHELMISFORD	CM1 3GU	161	£3,068
L434,UUU 2	23/00/2021		LWIVIINOON DVIAE		CHELIVISPURD	CIVIT 300	101	L3,008

£935,000	24/06/2021	D	61	STONEHILL ROAD	ROXWELL	CHELMSFORD	CM1 4NS	156	£5,994
£485,000	24/06/2021	D HEATHER COTTAGE		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TE	85	£5,706
£420,000	24/06/2021	D	141	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	75	£5,600
£500,000	24/06/2021	S	2	HULLS LANE	SANDON	CHELMSFORD	CM2 7SA	90	£5,556
£355,000	24/06/2021	S	222	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	69	£5,145
£440,000	24/06/2021	T	28	HARDY CLOSE		CHELMSFORD	CM1 1AE	86	£5,116
£575,000	24/06/2021	D	60	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	116	£4,957
£620,000	24/06/2021	S	21	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	127	£4,882
£685,000	24/06/2021	D	23	GOODIER ROAD		CHELMSFORD	CM1 2GG	142	£4,824
£500,000	24/06/2021	T	67	FIFTH AVENUE		CHELMSFORD	CM1 4HB	105	£4,762
£237,000	24/06/2021	F	21	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	50	£4,740
£245,000	24/06/2021	F	204	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	52	£4,712
£280,000	24/06/2021	F 51 ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	60	£4,667
£469,000	24/06/2021	S	156	CHELMER ROAD		CHELMSFORD	CM2 6AB	102	£4,598
£367,500	24/06/2021	S	11	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	83	£4,428
£103,000	24/06/2021	F 19 WINGROVE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 4ES	24	£4,292
£630,000	24/06/2021	D	40	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	150	£4,200
£285,000	24/06/2021	T	1	CHRISTY AVENUE		CHELMSFORD	CM1 2BG	70	£4,071
£447,500	24/06/2021	S	36	BEECHES CRESCENT		CHELMSFORD	CM1 2FU	110	£4,068
£189,000	24/06/2021	F	100	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,021
£395,000	24/06/2021	S	16	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	100	£3,950
£367,000	24/06/2021	S	23	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	96	£3,823
£170,000	24/06/2021	F	5	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	45	£3,778
£481,000	24/06/2021	D	51	BEELEIGH LINK		CHELMSFORD	CM2 6PH	130	£3,700
£150,000	24/06/2021	F	139	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	49	£3,061
£260,000	24/06/2021	T	39	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	87	£2,989
£590,000	25/06/2021	D	119	WRITTLE ROAD		CHELMSFORD	CM1 3BP	83	£7,108
£183,500	25/06/2021	T 40A		MALTESE ROAD		CHELMSFORD	CM1 2PA	27	£6,796
£685,000	25/06/2021	D	3	VALLETTA CLOSE		CHELMSFORD	CM1 2PT	116	£5,905
£343,000	25/06/2021	S	17	STEWART ROAD		CHELMSFORD	CM2 9BA	59	£5,814
£500,000	25/06/2021	D VICTORIA HOUSE		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PB	89	£5,618
£482,500	25/06/2021	D	61	POLLARDS GREEN		CHELMSFORD	CM2 6UL	86	£5,610
£875,000	25/06/2021	D	68	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY	156	£5,609
£560,000	25/06/2021	D	90	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	100	£5,600
£865,000	25/06/2021	D	16	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	164	£5,274
£537,000	25/06/2021	D	2	ARUN CLOSE		CHELMSFORD	CM1 7QE	102	£5,265
£655,000	25/06/2021	D	18	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JA	128	£5,117
£342,000	25/06/2021	Т	41	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	68	£5,029
£407,000	25/06/2021	S	19	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	81	£5,025
£700,000	25/06/2021	D BRYONY HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	140	£5,000
£195,000	25/06/2021	T	67	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,875
£710,000	25/06/2021	D LOGUIVY		MAYES LANE	SANDON	CHELMSFORD	CM2 7RP	147	£4,830
£315,000	25/06/2021	T	34	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	67	£4,701
£725,000	25/06/2021	D	7	BUCKLAND GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AN	155	£4,677
£425,000	25/06/2021	S	74	WOOD STREET		CHELMSFORD	CM2 9FQ	91	£4,670
£847,500	25/06/2021	D CHERRY TREES		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	183	£4,631
£300,000	25/06/2021	F	13	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	65	£4,615
£330,000	25/06/2021	S	37	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	72	£4,583
£630,000	25/06/2021		109	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND	138	£4,565
_300,000	,,				···-=	2220. 02	5115		,505

COLVEST REACH										
FILES,000   25,006,0201   F   18   BELISCH HIN										
25/06/2012   S   18										
225,000   25/06/2021   F   18 BALEY COURT   18 BALEY COURT   18 BALEY COURT   18 BALEX COURT ON THE STREET   CHEMSTORD   CM. 2075   68 E. 4,79   1233,750   25/06/2021   F   35   CENTEMAY WAY   SPRINGFIED   CHEMSTORD   CM. 18 U   77 E. 4,383   1233,750   25/06/2021   T   31 SYLAMORE WAY   CHEMSTORD   CM. 18 U   77 E. 4,383   1234,750   25/06/2021   T   31 SYLAMORE WAY   CHEMSTORD   CM. 20 M. 19 Z   88 E. 4,261   1235,000   25/06/2021   T   31 SYLAMORE WAY   CHEMSTORD   CM. 20 M. 19 Z   88 E. 4,261   1235,000   25/06/2021   T   27 CHEMSTORD   CM. 20 M. 19 Z   88 E. 4,261   1235,000   25/06/2021   T   28 CHEMSTORD   CM. 20 M. 19 Z   88 E. 4,261   1235,000   25/06/2021   T   T   T   T   T   T   T   T   T			•							
293,000   25,06,2021   T						SOUTH WOODHAM FERRERS				
\$35,000   \$2,000,0021   \$   \$   \$   \$   \$   \$   \$   \$   \$				BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD		48	£4,479
\$35,000   \$2,006/2012   \$   \$9\$   UPPER REIDGE ROAD	£290,000	25/06/2021	Т	16	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	66	£4,394
237,000   25,067,021   T	£337,500		•	35		SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,383
F380,000   25/06/2021   5	£385,000		S	95	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA		£4,326
ESB0.000   25/06/2021   S			<u> </u>	31			CHELMSFORD	CM2 9LZ		£4,261
##   ##   ##   ##   ##   ##   ##   #	£346,000	25/06/2021	S	102	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JJ	82	£4,220
EAST DOOR   25/06/2021 F	£580,000	25/06/2021	D	24	TAPLEY ROAD		CHELMSFORD	CM1 4XY	138	£4,203
#30,000   \$25,66/2021 T   \$3.00 ROAD	£520,000	25/06/2021	S	5	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	124	£4,194
E310,000   25/06/2021   T	£415,000	25/06/2021	F FLAT 3	THE LAWNS	THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE	99	£4,192
E418,000   25/06/2021 T	£304,000	25/06/2021	T	267	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,164
E329,000   25/06/2021 F   9 ALEXANDRA COURT   CHURCH STREET   GREAT BADDOW   CHELMSFORD   CM2 Pth   80 £40,002   25/06/2021 F   S ALEXANDRA COURT   CHURCH STREET   GREAT BADDOW   CHELMSFORD   CM2 Pth   80 £40,000   25/06/2021 S   3 PANDAN (LOSE   WEST HANNINGFELD   CHELMSFORD   CM2 Pth   25/06/2021 S   3 PANDAN (LOSE   WEST HANNINGFELD   CHELMSFORD   CM2 SPP   61,983   22/06/2021 S   25/06/2021 S   24 COLLINGWOOD ROAD   SOUTH WOODHAM FERRERS   CHELMSFORD   CM3 SYP   98 £3,876   22/0000   25/06/2021 D   10 CHURLAMOS   SANDON   CHELMSFORD   CM3 SYP   98 £3,878   25/06/2021 D   10 CHURLAMOS   SANDON   CHELMSFORD   CM2 SPP   61,864   26/05/05/05/05/05/05/05/05/05/05/05/05/05/	£310,000	25/06/2021	T	38	ORCHARD STREET		CHELMSFORD	CM2 0HD	76	£4,079
E220,000 25/06/2021 F 9 ALEXANDRA COURT CHURCH STREET GREAT RADDOW CHEIMSFORD CM2 6VQ 59 61,983 £412,500 25/06/2021 S 3 PANDAN CLOSE WEST HANNINGFIELD CHEIMSFORD CM2 6VQ 59 61,983 £412,500 25/06/2021 S 2 4 COLLINGWOOD ROAD SOUTH WOODHAM FERRERS CHEIMSFORD CM2 6VQ 59 61,983 £220,000 25/06/2021 F 4 STONHAM PLACE CHEIMSFORD CM2 6VG 59 61,3878 £220,000 25/06/2021 F 4 STONHAM PLACE CHEIMSFORD CM2 6VG 57 72,860 £715,000 25/06/2021 T 1 1 CHELMER ROAD CHEIMSFORD CM2 6VG 57 72,860 £715,000 25/06/2021 T 1 1 CHELMER ROAD CHEIMSFORD CM2 6VG 57 72,860 £715,000 25/06/2021 T 1 1 CHELMER ROAD CHEIMSFORD CM2 6VG 180 82,813 £342,000 25/06/2021 T 1 1 CHELMER ROAD CHEIMSFORD CM2 6VG 180 82,813 £342,000 25/06/2021 T 1 1 CHELMER SOAD CHEIMSFORD CM2 6VG 180 82,813 £343,000 25/06/2021 D BADYNGHAMS BANDURY SOURCE GREAT WAITHAM CHEIMSFORD CM3 1VG 19 90 £3,800 £715,000 25/06/2021 D BADYNGHAMS BANDURY SOURCE GREAT WAITHAM CHEIMSFORD CM3 1VG 19 96 £3,773 £358,500 25/06/2021 D BRAIDS BACK LANE EAST HANNINGFIELD CHEIMSFORD CM3 1VG 19 6 £3,733 £530,000 25/06/2021 D BRAIDS BACK LANE EAST HANNINGFIELD CHEIMSFORD CM3 1VG 19 61 £3,743 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 1VG 19 61 £3,743 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 1VG 19 61 £3,743 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 1VG 19 61 £3,743 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 5VG 19 61 £3,744 £640,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £530,000 25/06/2021 F BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £540,000 25/06/2021 D BRAIDS BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £540,000 25/06/2021 F BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £540,000 25/06/2021 F BACK LANE CHEIMSFORD CM3 5VG 145 £3,733 £540,000 25/06/2021 F BACK LANE CHEIMSFORD CM3 5VG 145 £3,553 £540,000 25/06/2021 F BACK LANE CHEIMSFORD CM3 5VG 1	£418,000	25/06/2021	D	2	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	104	£4,019
E235,000   25,06/2021   F	£329,000	25/06/2021	T	22	FIRTREE RISE		CHELMSFORD	CM2 9HS	82	£4,012
## 241,500	£320,000	25/06/2021	F 9	ALEXANDRA COURT	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	80	£4,000
£380,000         25/06/2021         \$         4         STONHAM PLACE         CHELMER ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 VB         98         £3,78           £715,000         25/06/2021         F         4         STONHAM PLACE         CHELMER ROAD         CHELMSFORD         CM2 VB         57         £3,860           £715,000         25/06/2021         T         1         CHELMSRORD         CM2 VB         18         £3,841           £325,000         25/06/2021         T         218         RAINSFORD ROAD         CHELMSFORD         CM2 VB         0         £3,843           £330,000         25/06/2021         D         BADYNGHAMS         BABURY SQUARE         GREAT WALTHAM         CHELMSFORD         CM3 IFD         273         £3,773           £350,000         25/06/2021         D         BABUS         BACK LANE         EAST HANNINGFIELD         CHELMSFORD         CM3 SIY         96         £3,733           £540,000         25/06/2021         D         2         26         EMBERSON CROFT         CHELMSFORD         CM1 SIY         96         £3,733           £540,000         25/06/2021         D         2         26         EMBERSON CROFT         CHELMSFORD         CM3 SIX	£235,000	25/06/2021	F	15	SPRINGFIELD BASIN		CHELMSFORD	CM2 6YQ	59	£3,983
£220,000         25/06/2021         F         4         STONHAM PLACE         CHELMSFORD         CM2 FOR         57         £3,840           £310,000         25/06/2021         D         10         CHALKLANDS         SANDON         CHELMSFORD         CM2 7TH         18         £3,844           £305,000         25/06/2021         T         218         RAINSFORD ROAD         CHELMSFORD         CM2 6VH         80         £3,813           £1,342,000         25/06/2021         D         BADYNGHAMS         BABURS GNAD ROAD         CHELMSFORD         CM1 EPD         90         £3,800           £1,375,000         25/06/2021         D         BADYNGHAMS         BABURS GNAD ROAD         CHELMSFORD         CM1 EPD         90         £3,802           £1,075,000         25/06/2021         D         BABUS         BABURS         GREAT WALTHAM         CHELMSFORD         CM3 SIY         96         £3,733           £530,000         25/06/2021         D         BABUS         BABUS         BABURS         EAST HANNINGFIELD         CHELMSFORD         CM1 4VD         142         £3,732           £530,000         25/06/2021         D         26         EMBERSON CROFT         CHELMSFORD         CM1 4VD         142         £3,732	£412,500	25/06/2021	S	3	PANDAN CLOSE	WEST HANNINGFIELD	CHELMSFORD	CM2 8FP	104	£3,966
E715,000 25/06/2021 T 1 10 CHALKLANDS SANDON CHELMSFORD CM2 67H 186 € 23,844 1 245,000 25/06/2021 T 2 18 ANISYFORD ROAD CM2 67H 186 € 23,843 1 245,000 25/06/2021 T 2 18 ANISYFORD ROAD CM2 67H 186 € 23,843 1 245,000 25/06/2021 D 8ADYNGHAMS BADYNGHAMS BABURY SQUARE GREAT WALTHAM CHELMSFORD CM1 2PD 90 € 25,080 25/06/2021 D 8ADYNGHAMS BABURY SQUARE GREAT WALTHAM CHELMSFORD CM3 1FD 273 € 3,734 € 1,075,000 25/06/2021 D 8ADYNGHAMS BARDIS BARIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 5TV 96 € 26,734 € 1,075,000 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021 D 25/06/2021 D 25/06/2021 D 25/06/2021 F 25/06/2021 D 25/06/2021	£380,000	25/06/2021	S	24	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	98	£3,878
## 1 CHELMER ROAD	£220,000	25/06/2021	F 4	STONHAM PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DG	57	£3,860
£1342,000         25/06/2021         T         218         RAINSFORD ROAD         CHELMSFORD         CM1 2PD         90         £3,800           £1,030,000         25/06/2021         D         BADYNGHAMS         BANBURY SQUARE         GRAT WALTHAM         CHELMSFORD         CM3 5IV         96         £3,734           £1358,000         25/06/2021         D         BACK LANE         EAST HANNINGFIELD         CHELMSFORD         CM3 5IV         96         £3,734           £130,000         25/06/2021         D         BRAIDS         BACK LANE         EAST HANNINGFIELD         CHELMSFORD         CM1 4FD         12         £3,733           £540,000         25/06/2021         S         2         EMBRESON CROFT         CHELMSFORD         CM1 4FD         142         £3,732           £400,000         25/06/2021         S         24         CHEST WALT WALK         CHELMSFORD         CM2 9GX         145         £3,732           £678,000         25/06/2021         S         24         CHEST WALT WALK         CHELMSFORD         CM2 9GX         145         £3,732           £690,000         25/06/2021         S         24         CHEST WALT WALK         CHELMSFORD         CM2 9GX         44         CHEST WALT WALK         CHELMSFORD <td>£715,000</td> <td>25/06/2021</td> <td>D</td> <td>10</td> <td>CHALKLANDS</td> <td>SANDON</td> <td>CHELMSFORD</td> <td>CM2 7TH</td> <td>186</td> <td>£3,844</td>	£715,000	25/06/2021	D	10	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	186	£3,844
E1,030,000 25/06/2021 D BADYNGHAMS BANBURY SQUARE GREAT WALTHAM CHELMSFORD CM3 1FD 273 £3,773 £138,500 25/06/2021 D BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 5IV 96 £3,734 £130,000 25/06/2021 D BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 8IB. 288 £3,733 £530,000 25/06/2021 D 26 EMBERSON CROFT CHELMSFORD CM1 4FD 142 £3,732 £540,000 25/06/2021 S 39 GOODWIN CLOSE CHELMSFORD CM1 4FD 142 £3,732 £401,000 25/06/2021 S 39 GOODWIN CLOSE CHELMSFORD CM2 9GX 145 £3,723 £678,000 25/06/2021 D 8 & CORNELIS VALE CHELMSFORD CM2 9FC 184 £3,685 £235,000 25/06/2021 F 13 AMCOTES PLACE CHELMSFORD CM2 9FC 184 £3,685 £235,000 25/06/2021 T 4 4 DUKES WOOD CLOSE BOREHAM CHELMSFORD CM3 9FL 64 £3,672 £491,000 25/06/2021 F 126 CHELWSFORD DRIVE CHELMSFORD CM3 9FL 55 £3,591 £190,000 25/06/2021 F 126 CHELWSFORD DRIVE CHELMSFORD CM3 9FL 55 £3,591 £190,000 25/06/2021 F 126 CHELWSFORD DRIVE CHELMSFORD CM3 9FL 55 £3,595 £785,000 25/06/2021 T 5 57 CANDYTHE ROAD GALLEYWOOD CHELMSFORD CM3 9FL 53,385 £342,000 25/06/2021 T 5 57 CANDYTHE ROAD GALLEYWOOD CHELMSFORD CM3 9FL 53,385 £342,000 25/06/2021 T 5 57 CANDYTHE ROAD SPRINGFIELD CHELMSFORD CM3 8FL 23,385 £342,000 25/06/2021 T 5 57 CANDYTHE ROAD SPRINGFIELD CHELMSFORD CM3 9FL 23,385 £343,000 25/06/2021 T 5 18 ARLINGTON DURE CHELMSFORD CM3 9FL 23,385 £342,000 25/06/2021 T 5 18 ARLINGTON DURE CHELMSFORD CM3 9FL 23,385 £342,000 25/06/2021 T 5 18 ARLINGTON SQUARE SOUTH WOODHAM FERRES CHELMSFORD CM3 3BZ 97 £3,273 £342,000 25/06/2021 T 1 18 ARLINGTON SQUARE SOUTH WOODHAM FERRES CHELMSFORD CM3 3BZ 97 £3,273 £30,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 3BZ 97 £3,273 £30,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 3BZ 97 £3,273 £30,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 3BZ 97 £3,273 £30,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 3BZ 97 £3,273 £30,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 3BZ 97 £3,273 £30,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 3BZ 97 £3,273 £3,273 £30,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 3BZ 97	£305,000	25/06/2021	Т	1	CHELMER ROAD		CHELMSFORD	CM2 6NH	80	£3,813
E1,030,000 25/06/2021 D BADYNGHAMS BANBURY SQUARE GREAT WAITHAM CHELMSFORD CM3 1FD 273 E3,773 E358,500 25/06/2021 D BRAIDS BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 5DY 96 E3,734 E530,000 25/06/2021 D BRAIDS BRAIDS BACK LANE EAST HANNINGFIELD CHELMSFORD CM3 8BL 288 E3,733 E530,000 25/06/2021 D 26 EMBERSON CROFT CHELMSFORD CM4 16FD 142 E3,732 E540,000 25/06/2021 S 26 EMBERSON CROFT CHELMSFORD CM4 16FD 142 E3,732 E540,000 25/06/2021 S 29 BOODWIN CLOSE CHELMSFORD CM4 14FD 142 E3,732 E540,000 25/06/2021 S 24 CHESTNUT WALK CHELMSFORD CM4 14FD 148 E3,732 E540,000 25/06/2021 D 8 CONNELIUS VALE CHELMSFORD CM4 14FD 148 E3,732 E540,000 25/06/2021 D 8 CONNELIUS VALE CHELMSFORD CM4 14FD 148 E3,732 E540,000 25/06/2021 F 13 AMCOITES PLACE CHELMSFORD CM2 6FF 184 E3,665 E435,000 25/06/2021 F 13 AMCOITES PLACE CHELMSFORD CM2 6FF 184 E3,665 E435,000 25/06/2021 F 126 CHELMSFORD CM2 6FF 184 E3,665 E55 E3,691 E190,000 25/06/2021 F 126 CHELMSFORD CM2 6FF 184 E3,665 E55 E3,691 E190,000 25/06/2021 F 126 CHELMSFORD CM2 6FF 184 E3,665 E55 E3,691 E190,000 25/06/2021 F 126 CHELMSFORD CM2 FWE 185 E3,691 E190,000 25/06/2021 F 126 CHELMSFORD CM2 FWE 185 E3,591 E542,000 25/06/2021 F 126 CHELMSFORD CM2 FWE 185 E3,595 E785,000 25/06/2021 D MILL GATES MARGARETTING ROAD GALLEYWOOD CHELMSFORD CM3 6FF 184 E3,585 E3,595 E342,000 25/06/2021 D MILL GATES MARGARETTING ROAD SPRINGFIELD CHELMSFORD CM1 6FF 102,253 E3,595 E342,000 25/06/2021 D T 1 ST CANDYTUFT ROAD SPRINGFIELD CHELMSFORD CM3 6FF 123,235 E560,000 25/06/2021 T 1 18 ARLINGTON SQUARE SOUTH WOODHAM FERRES CHELMSFORD CM3 78F 221 E3,273 E560,000 25/06/2021 T 1 18 ARLINGTON SQUARE SOUTH WOODHAM FERRES CHELMSFORD CM3 78F 221 E3,273 E560,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 78F 221 E3,273 E560,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM3 78F 221 E3,273 E560,000 25/06/2021 T 1 19 PARKINSON DRIVE CHELMSFORD CM1 26F 27,279 E243,000 25/06/2021 F 1 19 PARKINSON DRIVE CHELMSFORD CM1 26F 27,279 E243,000 25/06/2021 F 1 19 PARKINSON DRIVE CHELMSFORD CM1 4EG 54 E6,426 E455,000	£342,000	25/06/2021	Т	218	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	90	£3,800
## 138,500	£1,030,000		D	BADYNGHAMS		GREAT WALTHAM		CM3 1FD	273	
£530,000         25/06/2021         D         26         EMBERSON CROFT         CHELMSFORD         CM1 4FD         142         £3,732           £540,000         25/06/2021         S         39         GOODWIN CLOSE         CHELMSFORD         CM2 9GX         145         £3,723           £401,000         25/06/2021         S         24         CHESTANUT WALK         CHELMSFORD         CM1 4IU         108         £3,713           £678,000         25/06/2021         D         8         CORNELIUS VALE         CHELMSFORD         CM2 6YF         184         £3,685           £235,000         25/06/2021         F         13         AMCOTES PLACE         CHELMSFORD         CM2 9HZ         64         £3,672           £491,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM3 3FT         135         £3,637           £199,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM3 3FT         135         £3,637           £199,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM1 3GH         33         £3,637           £199,000	£358,500	25/06/2021	D	16		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	96	£3,734
£530,000         25/06/2021         D         26         EMBERSON CROFT         CHELMSFORD         CM1 4FD         142         £3,732           £540,000         25/06/2021         S         39         GOODWIN CLOSE         CHELMSFORD         CM2 9GX         145         £3,723           £401,000         25/06/2021         S         24         CHESTANUT WALK         CHELMSFORD         CM1 4IU         108         £3,713           £678,000         25/06/2021         D         8         CORNELIUS VALE         CHELMSFORD         CM2 6YF         184         £3,685           £235,000         25/06/2021         F         13         AMCOTES PLACE         CHELMSFORD         CM2 9HZ         64         £3,672           £491,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM3 3FT         135         £3,637           £199,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM3 3FT         135         £3,637           £199,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM1 3GH         33         £3,637           £199,000			D	BRAIDS	BACK LANE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BL	288	
E540,000         25/06/2021         S         39         GOODWIN CLOSE         CHELMSFORD         CM2 9GX         145         £3,724           E401,000         25/06/2021         S         24         CHESTNUT WALK         CHELMSFORD         CM1 4IU         108         £3,713           £678,000         25/06/2021         D         B         8         CORNELIUS VALE         CHELMSFORD         CM2 6VF         184         £3,685           £235,000         25/06/2021         F         13         AMCOTES PLACE         CHELMSFORD         CM2 9HZ         64         £3,672           £491,000         25/06/2021         T         4         DUKES WOOD CLOSE         BOREHAM         CHELMSFORD         CM3 3FT         135         £3,672           £491,000         25/06/2021         F         12         CHELWATER         GREAT BADDOW         CHELMSFORD         CM3 3FT         135         £3,672           £199,000         25/06/2021         F         10         MILL GATES         MARGARETTING ROD         GALLEYWOOD         CHELMSFORD         CM1 3GH         53         £3,585           £785,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM1 6VS	£530.000		D	26	EMBERSON CROFT		CHELMSFORD	CM1 4FD	142	
£401,000         25/06/2021         S         24         CHESTNUT WALK         CHELMSFORD         CM1 4JU         108         £3,713           £678,000         25/06/2021         D         8         CORNELIUS VALE         CHELMSFORD         CM2 6YF         184         £3,682           £235,000         25/06/2021         F         13         AMCOTES PLACE         CHELMSFORD         CM2 9HZ         64         £3,687           £491,000         25/06/2021         T         4         DUKES WOOD CLOSE         BOREHAM         CHELMSFORD         CM3 3FT         135         £3,637           £197,500         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM2 7UR         55         £3,591           £199,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM2 7UR         55         £3,591           £199,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM2 8TS         234         £3,585           £342,000         25/06/2021         T         MARGARETTING ROAD         SPRINGFIELD         CHELMSFORD         CM1 6VS         102         £3,353<			S	39				CM2 9GX	145	
£678,000         25/06/2021         D         8         CORNELIUS VALE         CHELMSFORD         CM2 6YF         184         £3,685           £235,000         25/06/2021         F         13         AMCOTES PLACE         CHELMSFORD         CM2 9HZ         64         £3,672           £491,000         25/06/2021         T         4         DUKES WOOD CLOSE         BOREHAM         CHELMSFORD         CM2 9HZ         64         £3,672           £197,500         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM2 7UR         55         £3,591           £190,000         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM2 8TS         23,585           £785,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM2 8TS         234         £3,585           £342,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         SPRINGFIELD         CHELMSFORD         CM1 6YS         102         £3,355           £342,000         25/06/2021         D         D         AND TYLET TOWNORS         DANBURY         CHELMSFORD         CM3 3BZ										
£235,000         25/06/2021         F         13         AMCOTES PLACE         CHELMSFORD         CM2 9HZ         64         £3,672           £491,000         25/06/2021         T         4         DURES WOOD CLOSE         BOREHAM         CHELMSFORD         CM3 3FT         135         £3,637           £197,500         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM7 UR         55         £3,591           £190,000         25/06/2021         F         64         PARKINSON DRIVE         CHELMSFORD         CM1 3GH         53         £3,585           £785,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM2 8TS         234         £3,355           £342,000         25/06/2021         T         T         CANDYTUFT ROAD         SPRINGFIELD         CHELMSFORD         CM1 6VS         102         £3,355           £342,000         25/06/2021         D         T         CANDYTUFT ROAD         SPRINGFIELD         CHELMSFORD         CM1 6VS         102         £3,353           £343,000         25/06/2021         S         12         CLAYPITS ROAD         BOREHAM         CHELMSFORD         CM3 3BZ </td <td></td> <td></td> <td></td> <td>8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td>				8						-
£491,000         25/06/2021         T         4         DUKES WOOD CLOSE         BOREHAM         CHELMSFORD         CM3 3FT         135         £3,637           £197,500         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM2 7UR         55         £3,591           £190,000         25/06/2021         F         64         PARKINSON DRIVE         CHELMSFORD         CM1 3GH         53         £3,585           £785,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM2 8TS         234         £3,355           £342,000         25/06/2021         T         57         CANDYTUFT ROAD         SPRINGFIELD         CHELMSFORD         CM1 6YS         102         £3,355           £430,000         25/06/2021         D         12         CLAPPITS ROAD         BOREHAM         CHELMSFORD         CM3 4RL         131         £3,282           £317,500         25/06/2021         S         12         CLAPPITS ROAD         BOREHAM         CHELMSFORD         CM3 3BZ         97         £3,273           £690,000         25/06/2021         S         12         CLAPPITS ROAD         BOREHAM         CHELMSFORD <td></td> <td></td> <td></td> <td>13</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>				13						
£197,500         25/06/2021         F         126         CHELWATER         GREAT BADDOW         CHELMSFORD         CM2 7UR         55         £3,591           £199,000         25/06/2021         F         64         PARKINSON DRIVE         CHELMSFORD         CM1 3GH         53         £3,585           £785,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM2 8TS         234         £3,355           £342,000         25/06/2021         T         57         CANDYTUFT ROAD         SPRINGFIELD         CHELMSFORD         CM1 6YS         102         £3,353           £430,000         25/06/2021         D         27         HOYNORS         DANBURY         CHELMSFORD         CM3 4RL         131         £3,282           £317,500         25/06/2021         S         12         CLAPPITS ROAD         BORRHAM         CHELMSFORD         CM3 3BZ         97         £3,273           £690,000         25/06/2021         T         18         ARLINGTON SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7BF         221         £3,122           £510,000         25/06/2021         D         71         LONG BRANDOCKS         WRITTLE         CHEL						BORFHAM				· ·
£190,000         25/06/2021         F         64         PARKINSON DRIVE         CHELMSFORD         CM1 3GH         53         £3,585           £785,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM2 8TS         234         £3,355           £342,000         25/06/2021         T         57         CANDYTUFT ROAD         SPRINGFIELD         CHELMSFORD         CM1 6YS         102         £3,353           £430,000         25/06/2021         D         27         HOYNORS         DANBURY         CHELMSFORD         CM3 4RL         131         £3,282           £317,500         25/06/2021         S         12         CLAYPITS ROAD         BOREHAM         CHELMSFORD         CM3 4RL         131         £3,282           £690,000         25/06/2021         T         18         ARLINGTON SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7BF         221         £3,172           £510,000         25/06/2021         D         71         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         164         £3,110           £430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD <t< td=""><td></td><td></td><td></td><td>126</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>				126						
£785,000         25/06/2021         D         MILL GATES         MARGARETTING ROAD         GALLEYWOOD         CHELMSFORD         CM2 8TS         234         £3,355           £342,000         25/06/2021         T         57         CANDYTUFT ROAD         SPRINGFIELD         CHELMSFORD         CM1 6YS         102         £3,353           £430,000         25/06/2021         D         27         HOYNORS         DANBURY         CHELMSFORD         CM3 4RL         131         £3,282           £317,500         25/06/2021         S         12         CLAYPITS ROAD         BOREHAM         CHELMSFORD         CM3 3BZ         97         £3,273           £690,000         25/06/2021         T         18         ARLINGTON SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7BF         221         £3,122           £510,000         25/06/2021         D         71         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         164         £3,110           £430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD         CM1 3GW         157         £2,613           £483,000         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD <td< td=""><td></td><td></td><td><u> </u></td><td></td><td></td><td>CHEAT BABBOTT</td><td></td><td></td><td></td><td></td></td<>			<u> </u>			CHEAT BABBOTT				
£342,000         25/06/2021         T         57         CANDYTUFT ROAD         SPRINGFIELD         CHELMSFORD         CM1 6YS         102         £3,353           £430,000         25/06/2021         D         27         HOYNORS         DANBURY         CHELMSFORD         CM3 4RL         131         £3,282           £317,500         25/06/2021         S         12         CLAYPITS ROAD         BOREHAM         CHELMSFORD         CM3 3BZ         97         £3,273           £690,000         25/06/2021         T         18         ARLINGTON SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7BF         221         £3,122           £510,000         25/06/2021         D         71         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3JL         164         £3,110           £430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD         CM1 3GW         157         £2,739           £243,000         25/06/2021         F         73         WHEATFIELD WAY         CHELMSFORD         CM1 3GW         157         £2,613           £88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM1 4ED <td></td> <td></td> <td></td> <td></td> <td></td> <td>GALLEYWOOD</td> <td></td> <td></td> <td></td> <td></td>						GALLEYWOOD				
£430,000         25/06/2021         D         27         HOYNORS         DANBURY         CHELMSFORD         CM3 4RL         131         £3,282           £317,500         25/06/2021         S         12         CLAYPITS ROAD         BOREHAM         CHELMSFORD         CM3 3BZ         97         £3,273           £690,000         25/06/2021         T         18         ARLINGTON SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7BF         221         £3,122           £510,000         25/06/2021         D         19         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3IL         164         £3,110           £430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD         CM1 3GW         157         £2,739           £243,000         25/06/2021         F         73         WHEATFIELD WAY         CHELMSFORD         CM1 3GW         157         £2,739           £88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM1 6AU         71         £1,246           £347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM1 4EG         54 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>										
£317,500         25/06/2021         S         12         CLAYPITS ROAD         BOREHAM         CHELMSFORD         CM3 3BZ         97         £3,273           £690,000         25/06/2021         T         18         ARLINGTON SQUARE         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 7BF         221         £3,122           £510,000         25/06/2021         D         71         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3JL         164         £3,110           £430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD         CM1 3GW         157         £2,739           £243,000         25/06/2021         F         73         WHEATFIELD WAY         CHELMSFORD         CM1 2RB         93         £2,613           £88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM1 6AU         71         £1,246           £347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM1 4EG         54         £6,426           £455,000         28/06/2021         S         55         LONGSHOTS CLOSE         CHELMSFORD         CM1 4ED         86         £6,186 <td></td>										
£690,000         25/06/2021         T         18         ARLINGTON SQUARE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 7BF         221         £3,122           £510,000         25/06/2021         D         71         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3JL         164         £3,110           £430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD         CM1 3GW         157         £2,739           £243,000         25/06/2021         F         73         WHEATFIELD WAY         CHELMSFORD         CM1 2RB         93         £2,613           £88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM1 6AU         71         £1,246           £347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM1 4EG         54         £6,426           £455,000         28/06/2021         S         55         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DU         71         £6,408           £532,000         28/06/2021         S         28         SIXTH AVENUE         CHELMSFORD         CM1 4ED         86         £6,186										
£510,000         25/06/2021         D         71         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3JL         164         £3,110           £430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD         CM1 3GW         157         £2,739           £243,000         25/06/2021         F         73         WHEATFIELD WAY         CHELMSFORD         CM1 2RB         93         £2,613           £88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM1 6AU         71         £1,246           £347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM1 4EG         54         £6,426           £455,000         28/06/2021         S         55         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DU         71         £6,408           £532,000         28/06/2021         S         28         SIXTH AVENUE         CHELMSFORD         CM1 4ED         86         £6,186										
£430,000         25/06/2021         T         191         PARKINSON DRIVE         CHELMSFORD         CM1 3GW         157         £2,739           £243,000         25/06/2021         F         73         WHEATFIELD WAY         CHELMSFORD         CM1 2RB         93         £2,613           £88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM1 6AU         71         £1,246           £347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM1 4EG         54         £6,426           £455,000         28/06/2021         S         55         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DU         71         £6,408           £532,000         28/06/2021         S         28         SIXTH AVENUE         CHELMSFORD         CM1 4ED         86         £6,186										
£243,000         25/06/2021         F         73         WHEATFIELD WAY         CHELMSFORD         CM1 2RB         93         £2,613           £88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM1 6AU         71         £1,246           £347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM1 4EG         54         £6,426           £455,000         28/06/2021         S         55         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DU         71         £6,408           £532,000         28/06/2021         S         28         SIXTH AVENUE         CHELMSFORD         CM1 4ED         86         £6,186						VVIIIILE				
£88,500         25/06/2021         F         69         CENTENARY WAY         SPRINGFIELD         CHELMSFORD         CM 16AU         71         £1,246           £347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM 14EG         54         £6,426           £455,000         28/06/2021         S         55         LONGSHOTS CLOSE         CHELMSFORD         CM 17DU         71         £6,408           £532,000         28/06/2021         S         28         SIXTH AVENUE         CHELMSFORD         CM 14ED         86         £6,186										
£347,000         28/06/2021         S         32         SKERRY RISE         CHELMSFORD         CM1 4EG         54         £6,426           £455,000         28/06/2021         S         55         LONGSHOTS CLOSE         CHELMSFORD         CM1 7DU         71         £6,408           £532,000         28/06/2021         S         SIXTH AVENUE         CHELMSFORD         CM1 4ED         86         £6,186						SDRINGELELD				
£455,000         28/06/2021         S         LONGSHOTS CLOSE         CHELMSFORD         CM17DU         71         £6,408           £532,000         28/06/2021         S         SIXTH AVENUE         CHELMSFORD         CM14ED         86         £6,186						SPRINGFIELD				
£532,000 28/06/2021 S 28 SIXTH AVENUE CHELMSFORD CM1 4ED 86 £6,186										
										-
1263,000 26/00/2021 I 21 PRIMULA WAY CHELMSFORD CM16Q1 48 £5,938										
	£285,000	28/06/2021	ı	21	PRIIVIULA WAY		CHELINISFORD	CIVIT POLI	48	£5,938

## \$10,000   28,06/2021 \$ 12A RUBENS GATE
688,000   28/06/2021   5   324   BROOMFIELD ROAD
E450,000
E386,000         28/06/2021         T         4         STEAMER TERRACE         CHELMSFORD         CM1 10P         66         65,242           £380,000         28/06/2021         5         42         FIFTH AVENUE         CHELMSFORD         CM3 IN         70         £5,135           £360,000         28/06/2021         D         53         POLAROS GREEN         CHELMSFORD         CM2 BUH         108         £4,870           £475,000         28/06/2021         D         77         FORHOLES ROAD         CHELMSFORD         CM2 BUH         108         £4,877           £389,000         28/06/2021         D         12         DAIRYMPIE CLOSE         CHELMSFORD         CM2 FW1         £9         £4,947           £28,000         28/06/2021         F         49         FOURTH AVENUE         CHELMSFORD         CM1 FW1         19         £4,746           £48,000         28/06/2021         S         149         BEEHIVE LAINE         SPRINGFIELD         CHELMSFORD         CM1 6BP         97         £4,746           £385,000         28/06/2021         S         149         BEEHIVE LAINE         SPRINGFIELD         CHELMSFORD         CM1 6BP         97         £4,795           £390,000         28/06/2021
E55,000         28/06/2021         S         42         FIFTH AVENUE         CHELMSFORD         CM 14Hb         106         £5,343           £360,000         28/06/2021         D         53         POLIAGES GREEN         CHELMSFORD         CM 26UH         108         £4,847           £475,000         28/06/2021         D         53         POLIAGES GREEN         CHELMSFORD         CM 26UH         108         £4,847           £493,000         28/06/2021         D         12         DIALWAPIE CLOSE         CHELMSFORD         CM 27H         98         £4,847           £490,000         28/06/2021         F         49         FOURTH AVENUE         CHELMSFORD         CM 14FZ         59         £4,746           £440,000         28/06/2021         S         1         WILLE SWELL LINK         SPRINGFIELD         CHELMSFORD         CM 14FZ         59         £4,746           £430,000         28/06/2021         S         149         BEHIVE LANE         CHELMSFORD         CM 14FZ         59         £4,746           £430,000         28/06/2021         S         149         BEHIVE LANE         CHELMSFORD         CM 14FZ         59         £4,746           £4,534         EAST         ARRIVER LANE
£380,000         28/06/2021         S         38 BOOK HILL         LITTLE WALTHAM         CHEMSFORD         CM3 SIN         70         £5,143           £375,000         28/06/2021         D         53 POLLARDS GREN         CHEMSFORD         CM2 GH         647,500         28/06/2021         C         CHEMSFORD         CM2 7HS         98         £4,847           £375,000         28/06/2021         D         12 DALRYMPE CLOSE         CHEMSFORD         CM1 7HS         195         £4,769           £280,000         28/06/2021         S         149         FOURTH AVENUE         CHEMSFORD         CM1 7HS         195         £4,769           £385,000         28/06/2021         S         149         FOURTH AVENUE         CHELMSFORD         CM1 6BP         97         £4,722           £385,000         28/06/2021         S         149         BEHDIVE LUNE         SPRINGFIELD         CHELMSFORD         CM1 6BP         97         £4,722           £385,000         28/06/2021         S         149         BEHDIVE LUNE         SPRINGFIELD         CHELMSFORD         CM1 6BP         97         £4,769           £390,000         28/06/2021         S         14         LASTRIBURE         CHELMSFORD         CM1 6BP         97
E35,000
## E475,000
£930,000         28/06/2021         D         12 DARYMPLE CLOSE         CHELMSFORD         CM1 7RF         195         £4,769           £280,000         28/06/2021         S         49         FOLIANT AVENUE         CHELMSFORD         CM1 6RP         97         £4,742           £460,000         28/06/2021         S         19         BEEHIVE LANE         CHELMSFORD         CM1 6BP         97         £4,742           £390,000         28/06/2021         S         19         BEEHIVE LANE         CHELMSFORD         CM1 6BP         97         £4,765           £390,000         28/06/2021         S         19         BEEHIVE LANE         CHELMSFORD         CM1 6W1         24,675           £390,000         28/06/2021         S         54         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 6W1         85         £4,588           £471,500         28/06/2021         D         28         SIDMOUTH ROAD         CHELMSFORD         CM1 6W1         85         £4,588           £473,500         28/06/2021         F         41         THAMES AVENUE         CHELMSFORD         CM1 6W1         103         £4,538           £455,00         28/06/2021         F         41         THAME
£280,000         28/06/2021         F         49         FOURTH AVENUE         CHELMSFORD         CM1 4EZ         59         £4,746           £460,000         28/06/2021         S         1         WILLIES EWELL LINK         SPRINGFIELD         CHELMSFORD         CM2 956         82         £4,695           £350,000         28/06/2021         S         10         BURNELL GATE         CHELMSFORD         CM1 6ED         111         £4,676           £300,000         28/06/2021         S         15         SAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 6ED         111         £4,676           £300,000         28/06/2021         T         53         TAVISTOCK ROAD         SPRINGFIELD         CHELMSFORD         CM1 6IN         85         £4,588           £471,500         28/06/2021         D         28         SIDMOUTH ROAD         BROOMFIELD         CHELMSFORD         CM1 6IN         85         £4,588           £455,000         28/06/2021         D         9         COURT ROAD         BROOMFIELD         CHELMSFORD         CM1 7EV         118         £4,578           £350,000         28/06/2021         F         41         THAMMES AVENUE         CHELMSFORD         CM1 7EV         118
## ## ## ## ## ## ## ## ## ## ## ## ##
## E285,000
E519,000 28/06/2021 S
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£471,500         28/06/2021         D         28         SIDMOUTH ROAD         CHELMSFORD         CM1 6LR         103         £4,578           £535,000         28/06/2021         D         9         COURT ROAD         BROOMFIELD         CHELMSFORD         CM1 7EW         118         £4,534           £222,500         28/06/2021         F         41         THAMES AVENUE         CHELMSFORD         CM1 2LN         50         £4,450           £360,000         28/06/2021         S         6         MAPLE DRIVE         CHELMSFORD         CM2 9HP         81         £4,444           £300,000         28/06/2021         T         44         SHEPPARD DRIVE         CHELMSFORD         CM2 6QE         68         £4,412           £327,500         28/06/2021         F         104         CHELMSFORD         CM2 6QE         68         £4,412           £350,000         28/06/2021         S         74         LONGSTOMPS AVENUE         CHELMSFORD         CM2 9LB         116         £4,397           £350,000         28/06/2021         T         125         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 3HQ         81         £4,228           £370,000         28/06/2021         T         125
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£222,500         28/06/2021         F         41         THAMES AVENUE         CHELMSFORD         CM1 2LN         50         £4,450           £360,000         28/06/2021         S         6         MAPLE DRIVE         CHELMSFORD         CM2 9HP         81         £4,444           £300,000         28/06/2021         T         44         SHEPPARD DRIVE         CHELMSFORD         CM2 6QE         68         £4,412           £237,500         28/06/2021         F         104         CHELMSFORD         CM2 6QE         68         £4,398           £510,000         28/06/2021         S         104         CHELMSFORD         CM2 9LB         116         £4,397           £350,000         28/06/2021         T         125         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 3HQ         81         £4,321           £370,000         28/06/2021         D         13         MIMOSA CLOSE         CHELMSFORD         CM1 6NW         86         £4,302           £380,000         28/06/2021         D         2         NICKLEBY ROAD         CHELMSFORD         CM1 6NW         86         £4,286           £182,000         28/06/2021         T         24         FLEETWOOD SQUARE         SPRINGFIELD
## ## ## ## ## ## ## ## ## ## ## ## ##
## \$\frac{\capacitant \text{#}}{\capacitant \text{#}} \text{\$\frac{\capacitant \text{#}}{\capacitant \text{#}}} \$\frac{\capaci
£237,500         28/06/2021         F         104         CHELMER ROAD         CHELMSFORD         CM2 6AB         54         £4,398           £510,000         28/06/2021         S         74         LONGSTOMPS AVENUE         CHELMSFORD         CM2 9LB         116         £4,392           £350,000         28/06/2021         T         125         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 8NU         81         £4,321           £370,000         28/06/2021         D         13         MIMOSA CLOSE         CHELMSFORD         CM1 6NW         86         £4,302           £360,000         28/06/2021         D         2         NICKLEBY ROAD         CHELMSFORD         CM1 4UL         84         £4,286           £182,000         28/06/2021         T         3         TUGBY PLACE         CHELMSFORD         CM1 4XL         43         £4,233           £540,000         28/06/2021         T         24         FLEETWOOD SQUARE         SPRINGFIELD         CHELMSFORD         CM1 4AL         43         £4,233           £407,500         28/06/2021         T         3         WOOD LEYS         CHELMSFORD         CM1 4FG         73         £4,014           £407,500         28/06/2021 <t< td=""></t<>
## ## ## ## ## ## ## ## ## ## ## ## ##
£350,000         28/06/2021         T         125         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 3HQ         81         £4,321           £370,000         28/06/2021         D         13         MIMOSA CLOSE         CHELMSFORD         CM1 6NW         86         £4,302           £360,000         28/06/2021         D         2         NICKLEBY ROAD         CHELMSFORD         CM1 4UL         84         £4,286           £182,000         28/06/2021         T         43         TUGBY PLACE         CHELMSFORD         CM1 4XL         43         £4,233           £540,000         28/06/2021         T         24         FLETWOOD SQUARE         SPRINGFIELD         CHELMSFORD         CM1 6AQ         130         £4,154           £293,000         28/06/2021         T         3         WOOD LEYS         CHELMSFORD         CM1 4FG         73         £4,014           £407,500         28/06/2021         S         15         ROLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7ED         102         £3,995           £345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0BB         88         £3,920           £445,000         <
£370,000         28/06/2021         D         13         MIMOSA CLOSE         CHELMSFORD         CM1 6NW         86         £4,302           £360,000         28/06/2021         D         2         NICKLEBY ROAD         CHELMSFORD         CM1 4UL         84         £4,286           £182,000         28/06/2021         T         43         TUGBY PLACE         CHELMSFORD         CM1 4XL         43         £4,233           £540,000         28/06/2021         T         24         FLEETWOOD SQUARE         SPRINGFIELD         CHELMSFORD         CM1 6AQ         130         £4,154           £293,000         28/06/2021         T         3         WOOD LEYS         CHELMSFORD         CM1 4FG         73         £4,014           £407,500         28/06/2021         S         15         ROLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7FD         102         £3,995           £345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM1 6NN         114         £3,904           £445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,750           £450,000         28/06/2021
£360,000         28/06/2021         D         2 NICKLEBY ROAD         CHELMSFORD         CM1 4UL         84         £4,286           £182,000         28/06/2021         T         43         TUGBY PLACE         CHELMSFORD         CM1 4XL         43         £4,233           £540,000         28/06/2021         T         24         FLEETWOOD SQUARE         SPRINGFIELD         CHELMSFORD         CM1 6AQ         130         £4,154           £293,000         28/06/2021         T         3         WOOD LEYS         CHELMSFORD         CM1 4FG         73         £4,014           £407,500         28/06/2021         S         15         ROLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7ED         102         £3,995           £345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0BB         88         £3,920           £445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,904           £315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S
£182,000       28/06/2021       T       43       TUGBY PLACE       CHELMSFORD       CM1 4XL       43       £4,233         £540,000       28/06/2021       T       24       FLEETWOOD SQUARE       SPRINGFIELD       CHELMSFORD       CM1 6AQ       130       £4,154         £293,000       28/06/2021       T       3       WOOD LEYS       CHELMSFORD       CM1 4FG       73       £4,014         £407,500       28/06/2021       S       15       ROLAND CLOSE       BROOMFIELD       CHELMSFORD       CM1 7ED       102       £3,995         £345,000       28/06/2021       T       165       UPPER BRIDGE ROAD       CHELMSFORD       CM2 0BB       88       £3,920         £445,000       28/06/2021       D       15       JACARANDA CLOSE       CHELMSFORD       CM1 6NN       114       £3,904         £315,000       28/06/2021       S       11       ROTHBURY ROAD       CHELMSFORD       CM1 3DD       84       £3,750         £500,000       28/06/2021       S       130       CHELMER ROAD       CHELMSFORD       CM2 6AB       134       £3,731         £440,000       28/06/2021       S       50       BADEN POWELL CLOSE       GREAT BADDOW       CHELMSFORD       CM2 7GA
£540,000         28/06/2021         T         24         FLEETWOOD SQUARE         SPRINGFIELD         CHELMSFORD         CM1 6AQ         130         £4,154           £293,000         28/06/2021         T         3         WOOD LEYS         CHELMSFORD         CM1 4FG         73         £4,014           £407,500         28/06/2021         S         15         ROLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7ED         102         £3,995           £345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0BB         88         £3,920           £445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,904           £315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S         130         CHELMER ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£293,000         28/06/2021         T         3         WOOD LEYS         CHELMSFORD         CM1 4FG         73         £4,014           £407,500         28/06/2021         S         15         ROLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7ED         102         £3,995           £345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0BB         88         £3,920           £445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,904           £315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S         130         CHELMER ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£407,500         28/06/2021         S         15         ROLAND CLOSE         BROOMFIELD         CHELMSFORD         CM1 7ED         102         £3,995           £345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0BB         88         £3,920           £445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,904           £315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S         130         CHELMSF ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0BB         88         £3,920           £445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,904           £315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S         130         CHELMSF ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£345,000         28/06/2021         T         165         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0BB         88         £3,920           £445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,904           £315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S         130         CHELMSF ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£445,000         28/06/2021         D         15         JACARANDA CLOSE         CHELMSFORD         CM1 6NN         114         £3,904           £315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S         130         CHELMSF ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£315,000         28/06/2021         S         11         ROTHBURY ROAD         CHELMSFORD         CM1 3DD         84         £3,750           £500,000         28/06/2021         S         130         CHELMSF ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£500,000         28/06/2021         S         130         CHELMER ROAD         CHELMSFORD         CM2 6AB         134         £3,731           £440,000         28/06/2021         S         50         BADEN POWELL CLOSE         GREAT BADDOW         CHELMSFORD         CM2 7GA         119         £3,697
£440,000 28/06/2021 S 50 BADEN POWELL CLOSE GREAT BADDOW CHELMSFORD CM2 7GA 119 £3,697
£358,000 28/06/2021 S 140 SUNRISE AVENUE CHELMSFORD CM1 4JR 97 £3,691
£450,000 28/06/2021 D 26 FAYREWOOD DRIVE GREAT LEIGHS CHELMSFORD CM3 1GY 123 £3,659
£590,000 28/06/2021 D LYCHGATE HOUSE BACK LANE FORD END CHELMSFORD CM3 1LG 162 £3,642
£235,000 28/06/2021 F 56 PEMBROKE PLACE CHELMSFORD CM1 4AT 70 £3,357
£291,000 28/06/2021 T 101 NOAKES AVENUE CHELMSFORD CM2 8EW 87 £3,345
£330,000 28/06/2021 F 9 SCOTTS WALK CHELMSFORD CM1 2HB 99 £3,333
£205,000 28/06/2021 F 159 WOODHALL ROAD CHELMSFORD CM1 2/10 53 153,306
£1,350,000 29/06/2021 D 28 MALDON ROAD DANBURY CHELMSFORD CM3 4QH N/A #VALUE!
£265,000 29/06/2021 T 47 SUNRISE AVENUE CHELMISFORD CM1 4JN N/A #VALUE!
£710,000 29/06/2021 D 55 VICARAGE ROAD CHELMSFORD CM2 9BT 115 £6,174
£450,000 29/06/2021 D 16 SUTTON MEAD CHELMSFORD CM2 9B1 113 £6,174
£225 000 20/06/2021 \$ CHEIMSEORD CM41 CCIL E7 SE 702
£325,000 29/06/2021 S 34 TYTHE CLOSE CHELMSFORD CM1 6SU 57 £5,702
£325,000         29/06/2021         S         34         TYTHE CLOSE         CHELMSFORD         CM1 6SU         57         £5,702           £870,000         29/06/2021         D         LYNDHURST         RINGTAIL GREEN         FORD END         CHELMSFORD         CM3 1LW         153         £5,686           £710,000         29/06/2021         D         BRADSTOWE         THE COMMON         DANBURY         CHELMSFORD         CM3 4EE         128         £5,547

Figs.000												
2496,000   2966,7021   C   22 OLD COURT   ABBOUR LANE   CHELMSTORD   CM1 7UF   59   55,748	£910,000	29/06/2021	D		GILL HOUSE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	166	£5,482
23/06/07/221   T   22   OLD COURT   ARBOUR LANE   CHEMSFORD   CM1 JUF   59   E5-242	£855,000	29/06/2021	D		WOODVIEW		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	156	£5,481
23/06/07/221   T   22   OLD COURT   ARBOUR LANE   CHEMSFORD   CM1 JUF   59   E5-242	£460,000	29/06/2021	D			8	THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	84	£5,476
E185.000   23/06/2012   F   68   STARLEFORD CLOSE   CHEMISTORD   CM2 0RB   38   E5.139   E6.500   CM2 0RB   23/06/2012   T   78   E5.500   CM2 0RB   23/06/2012   T   78   E5.500   CM2 0RB   E5.139   E6.500   CM3 0RB   E6	£320,000	29/06/2021	Т	21	OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	59	£5,424
First   Firs	£485,000	29/06/2021	D			55	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	91	£5,330
E65,0000	£185,000		F			68	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	36	
229,00,000   29/06/201   T	£435,000	29/06/2021	S			24	AVENUE ROAD		CHELMSFORD	CM2 9TY	87	£5,000
E890,000   29/06/2021 T	£650,000	29/06/2021	D			7	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	133	£4,887
E890,000   29/06/2021 T	£200,000	29/06/2021	T			78	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£4,878
E\$5,000   29/66/2021   T			T			57					80	
E55,000   29/06/2021   F   98 STAMEFORD CLOSE   CHELMSFORD CM2 00X   53 E4,717			T	10	CAUSEWAY COTTAGES			WRITTLE			76	
E\$0,000 29/06/2021 \$ 16 TOOK DRIVE SOUTH WOODHAM FERRERS CHEMKSFORD CM3 SN 77 £4,675 £705,000 29/06/2021 \$ 140 VICARAGE ROAD CHEMKSFORD CM2 ST 152 £4,687 £705,000 29/06/2021 \$ 140 VICARAGE ROAD CHEMKSFORD CM2 ST 152 £4,687 £705,000 29/06/2021 \$ 140 VICARAGE ROAD CHEMKSFORD CM3 SR N 201 £4,478 £795,000 29/06/2021 \$ 15 USISTON DANBURY CHEMKSFORD CM3 SR N 201 £4,478 £795,000 29/06/2021 \$ 2 TH AVENUE DANBURY CHEMKSFORD CM3 SR N 201 £4,478 £795,000 29/06/2021 \$ 2 TH AVENUE DANBURY CHEMKSFORD CM3 SR N 201 £4,405 £4,405 £232,500 29/06/2021 \$ 18 GOODIER ROAD CHEMKSFORD CM3 EA 66 £4,470 £232,500 29/06/2021 \$ 18 GOODIER ROAD CHEMKSFORD CM3 EA 66 £4,405 £4	£525,000	29/06/2021	D			13	LAWN LANE		CHELMSFORD	CM1 6NP	111	£4,730
E\$0,000 29/06/2021 \$ 16 TOOK DRIVE SOUTH WOODHAM FERRERS CHEMKSFORD CM3 SM 77 F4,675 F705,000 29/06/2021 \$ 140 VICARAGE ROAD CHEMKSFORD CM2 SM 77 F4,675 F705,000 29/06/2021 \$ 140 VICARAGE ROAD CHEMKSFORD CM2 SM 77 F4,675 F705,000 29/06/2021 \$ 140 VICARAGE ROAD CHEMKSFORD CM3 SM 78 F4,675 F705,000 29/06/2021 \$ 140 VICARAGE ROAD CHEMKSFORD CM3 SM 78 RM 201 E44/78 F205,000 29/06/2021 \$ 2 TH AVENUE DANBURY CHEMKSFORD CM3 SM 78 RM 201 E44/78 F205,000 29/06/2021 \$ 2 TH AVENUE DANBURY CHEMKSFORD CM3 SM 78 RM 201 E44/78 F205,000 29/06/2021 \$ 18 GOODIER ROAD CHEMKSFORD CM3 E44 OS F44/05 F205,000 29/06/2021 \$ 18 GOODIER ROAD CHEMKSFORD CM3 E44 OS F44/05 F205,000 29/06/2021 \$ 18 GOODIER ROAD CHEMKSFORD CM3 E44 OS F44/05 F205,000 29/06/2021 \$ 18 GOODIER ROAD CHEMKSFORD CM1 E46/05 F30 F44/35 F44/05 F44	£250,000	29/06/2021	F			98	STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	53	£4,717
ESDO,000   29/06/2021   T	£360,000		S			16		SOUTH WOODHAM FERRERS		CM3 5RJ	77	
## 140,000 29/06/201 S	£350,000		T			14	GROVE ROAD		CHELMSFORD	CM2 0EY	75	£4,667
£900,000         23/06/2021         D         \$1.0 ILSTON         DANBURY         CHEMSFORD         CM3 4RR         201         £4.478           £295,000         23/06/2021         \$         \$2.0 THE AVENUE         DANBURY         CHEMSFORD         CM3 4QN         \$2.6 £4.405           £325,500         23/06/2021         \$         \$1.8 B. GODDIER FORD         CHELMSFORD         CM1 2GG         £4.475           £4,475,000         23/06/2021         \$         \$1.8 B. GODDIER FORD         CHELMSFORD         CM1 6BG         337         £4.377           £410,000         23/06/2021         \$         \$1.0 B. B. B. BROOD CLOSE         CHELMSFORD         CM1 6BG         337         £4.377           £450,000         23/06/2021         \$         \$1.0 B. B. BROOD CLOSE         CHELMSFORD         CM1 6BG         337         £4.377           £450,000         23/06/2021         \$         \$1.0 B. B. BELEIGH LINK         CHELMSFORD         CM2 6PH         \$87         £4.327           £550,000         23/06/2021         \$         \$2.3 MINYERNE CLOSE         CHELMSFORD         CM1 6UL         \$87         £4.308           £370,000         23/06/2021         \$         \$2.3 MINYERNE CLOSE         \$1.0 MINSTAND         \$1.0 MINSTAND         \$1.0 MINSTAND			S			140						
## ## ## ## ## ## ## ## ## ## ## ## ##								DANBURY				
F55,000   29/06/2021   5   2   THE AVENUE   DANBUPY   CHEIMSFORD   CM 4QN   126   64,405   126,387   14,475,000   29/06/2021   5   31   SHARDELOW AVENUE   SPRINGFIELD   CHEIMSFORD   CM 126   64,387   64,377   64,387   64,372   645,000   29/06/2021   5   40   HILL VIEW ROAD   CHEIMSFORD   CM 126   64,362   645,000   29/06/2021   5   40   HILL VIEW ROAD   CHEIMSFORD   CM 17   72   6375,000   29/06/2021   5   40   HILL VIEW ROAD   CHEIMSFORD   CM 17   72   72   72   73   73   73   74   74   74   74   74												
£123_500         29/96/2021         F         18         GOODIER ROAD         CHEMSFORD         CM1 2GG         53         £4,387           £147_500         29/96/2021         S         8         BROOD CLOSE         CHEMSFORD         CM1 4XX         94         £4,362           £450_000         29/96/2021         S         40         HIL VIEW ROAD         CHEMSFORD         CM1 7XX         104         £4,272           £375_000         29/96/2021         D         133         BEBEEGE LINK         CHELMSFORD         CM1 7XX         104         £4,272           £375_000         29/96/2021         D         30         HANYSHAM WAY         CHELMSFORD         CM1 4VY         130         £4,308           £370_000         29/96/2021         S         23         WHYVERNECIOSE         CHELMSFORD         CM1 4VY         130         £4,308           £370_000         29/96/2021         S         56         LONGFIELD ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 5WY         £4,239           £177_000         29/96/2021         T         33         ROTHBURY ROAD         CHELMSFORD         CM1 5WY         £4,239           £352_000         29/96/2021         T         21         SHIRE CLOSE <td></td>												
£1,475,000         29/06/2021         D         31         SHARDELOW AVENUE         SPRINGFIELD         CHELMSFORD         CMI 68G         337         £4,377           £410,000         29/06/2021         S         8         DROOD CLOSE         CHELMSFORD         CMI 4XX         94         £4,327           £375,000         29/06/2021         D         173         BEELEIGH LINK         CHELMSFORD         CMI 4VX         130         £4,308           £370,000         29/06/2021         D         30         HAVSHAM WAY         CHELMSFORD         CMI 4UY         130         £4,308           £370,000         29/06/2021         S         23         WHYVERNE CLOSE         CHELMSFORD         CMI 6UE         86         £4,302           £337,000         29/06/2021         S         56         LONGFIDE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CMI 6UE         86         £4,302           £337,000         29/06/2021         F         29         BODMIN ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CMI 6UL         £4,214           £332,000         29/06/2021         T         33         ROTHAMY ROAD         CHELMSFORD         CMI 6UL         £4,214           £352,000         29/06/20						18						
£410,000         29/06/2021         S         8         DRODD CLOSE         CHEMSFORD         CM1 AXX         94         £4,327           £375,000         29/06/2021         S         40         HILL VIEW ROAD         CHELMSFORD         CM1 7RX         104         £4,327           £375,000         29/06/2021         D         30         HAVISHAM WAY         CHELMSFORD         CM1 6W1         130         £4,302           £370,000         29/06/2021         S         23         HAVISHAM WAY         CHELMSFORD         CM1 6W1         86         £4,302           £370,000         29/06/2021         S         56         LONGFIELD ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 5W1         42         £4,232           £177,000         29/06/2021         T         29         BOMBIN ROAD         CHELMSFORD         CM1 5W1         42         £4,214           £332,000         29/06/2021         T         21         SINRE CLOSE         CHELMSFORD         CM1 5W1         42         £4,214           £332,000         29/06/2021         T         21         SINRE CLOSE         CHELMSFORD         CM1 5W1         42         £4,214           £343,000         29/06/2021         T <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>SPRINGFIFI D</td><td></td><td></td><td></td><td></td></td<>								SPRINGFIFI D				
£450,000         29/06/2021         S         40         HILL VIEW ROAD         CHELMSFORD         CM1 7RX         104         £4,327           £75,000         29/06/2021         D         173         BEELEIGH LINK         CHELMSFORD         CM1 FW         £3,310           £370,000         29/06/2021         S         23         MHYVERNE CLOSE         CHELMSFORD         CM1 GU         86         £4,302           £370,000         29/06/2021         S         5         55         LONGFILLD ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 GU         £4,239           £177,000         29/06/2021         F         29         BODMIN ROAD         CHELMSFORD         CM1 GU         £4,214           £335,000         29/06/2021         T         33         ROTHBURY ROAD         CHELMSFORD         CM1 GU         £4,214           £345,000         29/06/2021         T         21         SHIBE CLOSE         CHELMSFORD         CM1 GW         84         £4,107           £355,000         29/06/2021         T         31         CORNI-LOWED DIVE         CHELMSFORD         CM1 GW         84         £4,074           £355,000         29/06/2021         T         33         PARKLANDS DRIVE         CHE								31 MINORIEED				
E375,000   29/06/2021 D   30   AAVISHAM WAY   CHELMSFORD   CMZ 6PH   87   E4,310   E370,000   29/06/2021 S   23   WHYERNE CLOSE   CHELMSFORD   CM1 4UV   130   E4,308   E370,000   29/06/2021 S   23   WHYERNE CLOSE   CHELMSFORD   CM1 4UV   130   E4,308   E370,000   29/06/2021 S   5   5   6   LONGFIELD ROAD   SOUTH WOODHAM FERRERS   CHELMSFORD   CM3 5LL   92   E4,239   E												
ESSO,000         29/06/2021         D         30         HAVISHAM WAY         CHELMSFORD         CM1 4UY         130         £4,308           £370,000         29/06/2021         S         23         WHYVERNE CLOSE         CHELMSFORD         CM1 6UF         86         £4,302           £177,000         29/06/2021         F         29         BODMIN ROAD         CHELMSFORD         CM1 6U         42         £4,214           £352,000         29/06/2021         T         33         ROTHBURY ROAD         CHELMSFORD         CM1 5U         42         £4,214           £345,000         29/06/2021         T         31         CORNELOWER DRIVE         CHELMSFORD         CM1 6FW         84         £4,107           £345,000         29/06/2021         T         31         CORNELOWER DRIVE         CHELMSFORD         CM1 6FW         84         £4,107           £359,900         29/06/2021         T         31         CORNELOWER DRIVE         CHELMSFORD         CM1 6FW         81         £4,004           £535,000         29/06/2021         T         33         RONELOWER DRIVE         CHELMSFORD         CM1 6FW         81         £4,004           £525,000         29/06/2021         T         33         RA												
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E390,000 29/06/2021 F 29 BODMIN ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5IL 92 E4,239 E177,000 29/06/2021 F 29 BODMIN ROAD CHELMSFORD CM1 5ID 84 E4,190 E352,000 29/06/2021 T 33 ROTHBURY ROAD CHELMSFORD CM1 5ID 84 E4,190 E345,000 29/06/2021 T 21 SHIRE CLOSE CHELMSFORD CM1 6FW 84 E4,107 E329,995 29/06/2021 T 31 CORNFLOWER DRIVE CHELMSFORD CM1 6FW 84 E4,107 E355,000 29/06/2021 T 312 MOULSHAM STREET CHELMSFORD CM2 0W 133 E4,023 E350,000 29/06/2021 T 33 PARKLANDS DRIVE CHELMSFORD CM2 0W 133 E4,023 E350,000 29/06/2021 T 33 PARKLANDS DRIVE CHELMSFORD CM2 0W 133 E4,023 E350,000 29/06/2021 D 33 PARKLANDS DRIVE CHELMSFORD CM3 EET 132 E3,977 E440,000 29/06/2021 D 6 KING EDWARDS ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SEE 132 E3,979 E1910,000 29/06/2021 D 6 KING EDWARDS ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E1910,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E33,714 E315,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E33,714 E315,000 29/06/2021 T 1 WOLLDRAW FERRERS CHELMSFORD CM3 SEE 47 E3,809 E33,730 E305,000 29/06/2021 T 1 BARDAY FORD GREAT WALTHAM CHELMSFORD CM3 SEE 47 E3,809 E33,730 E305,000 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5 E4,800 29/06/2021 T 1 BARDAY FORD CM2 SEE 5												
E177,000 29/06/2021 F 29 BODMIN ROAD CHELMSFORD CM1 6LJ 42 £4,214 £352,000 29/06/2021 T 33 ROTHBURY ROAD CHELMSFORD CM1 5DD 84 £4,107 £345,000 29/06/2021 T 21 SHIRE CLOSE CHELMSFORD CM1 6FW 84 £4,107 £329,995 29/06/2021 T 31 CORNFLOWER DRIVE CHELMSFORD CM1 6KY 81 £4,074 £535,000 29/06/2021 T 31 28 MOULSHAM STREET CHELMSFORD CM1 6KY 81 £4,074 £355,000 29/06/2021 T 33 PARKLANDS DRIVE CHELMSFORD CM1 7RI 88 £3,977 £525,000 29/06/2021 S 8 AUGUSTINE WAY BICKNACRE CHELMSFORD CM1 7RI 88 £3,977 £440,000 29/06/2021 D 6 RINE EDWARDS ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 4ET 132 £3,977 £1525,000 29/06/2021 D 6 RINE EDWARDS ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5EE 47 £3,809 £910,000 29/06/2021 D 16 GABLEFIELDS SANDON CHELMSFORD CM2 5FP 245 £3,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM2 5FP 245 £3,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM2 5FP 245 £3,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 47 £3,809 £3,710 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 47 £3,809 £3,710 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 1 WOOLMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 8 CHARLEF ROAD GREAT LEIGHS CHELMSFORD CM3 5FE 67,714 £315,000 29/06/2021 T 1 8 CHARLEF ROAD CHELMSFORD CM3 5FE 67,715 £315,000 29/06/2021 F 5 30 LINNET DRIVE CHELMSFORD CM3 5FR 189,505 £3,000 29/06/2021 F 5 30 LINNET DRIVE CHELMSFORD CM3 5FR 189,505 £3,000 29/06/2021 F 5 30 LINNET DRIVE CHELMSFORD CM3 5FR 189,505 £3,000 29/06/2021 F 5 30 LAMBOURNE CHASE CHELMSFORD CM3 5FR 189,505 £3,000 29/06/2021 F 5 30 LAMBOURNE CHASE CHELMSFORD CM3 5FR 189,505 £4,7870 £455,000 30/06/2021 F 5 31 LAKIN CLOSE CHELMSFORD CM3								SOUTH WOODHAM FERRERS				
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E535,000   29/06/2021   T												
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£525,000         29/06/2021         S         8         AUGUSTINE WAY         BICKNACRE         CHELMSFORD         CM3 4ET         132         £3,977           £440,000         29/06/2021         D         6         KING EDWARDS ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PQ         112         £3,929           £179,000         29/06/2021         F         178         TYLERS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZE         47         £3,809           £910,000         29/06/2021         D         16         GABLEFIELDS         SANDON         CHELMSFORD         CM2 7SP         245         £3,714           £330,250         29/06/2021         T         1         WOLMERS HEY         GREAT WALTHAM         CHELMSFORD         CM3 1DA         89         £3,711           £315,000         29/06/2021         T         8         CHATLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NU         85         £3,706           £327,500         29/06/2021         S         29/06/2021         S         CHELMSFORD         CM1 2EN         90         £3,639           £315,000         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM2 8AW												
£440,000         29/06/2021         D         6         KING EDWARDS ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PQ         112         £3,929           £179,000         29/06/2021         F         178         TYLERS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZE         47         £3,809           £910,000         29/06/2021         D         16         GABLEFIELDS         SANDON         CHELMSFORD         CM2 7SP         245         £3,711           £330,250         29/06/2021         T         1         WOLMERS HEY         GREAT WAITHAM         CHELMSFORD         CM3 1DA         89         £3,711           £315,000         29/06/2021         T         8         CHATLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1DA         89         £3,711           £315,000         29/06/2021         S         20         ARNHEM ROAD         CHELMSFORD         CM1 2EN         90         £3,639           £625,000         29/06/2021         S         580         LINNET DRIVE         CHELMSFORD         CM2 8AW         89         £3,530           £460,000         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 3FH         189 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>RICKNACRE</td> <td></td> <td></td> <td></td> <td></td>								RICKNACRE				
£179,000         29/06/2021         F         178         TYLERS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZE         47         £3,809           £910,000         29/06/2021         D         16         GABLEFIELDS         SANDON         CHELMSFORD         CM2 7SP         245         £3,714           £330,250         29/06/2021         T         1         WOLMERS HEY         GREAT WALTHAM         CHELMSFORD         CM3 1DA         89         £3,711           £315,000         29/06/2021         T         8         CHATLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NU         85         £3,706           £327,500         29/06/2021         S         20         ARNHEM ROAD         CHELMSFORD         CM1 2EN         90         £3,639           £315,000         29/06/2021         S         580         LINNET DRIVE         CHELMSFORD         CM2 8AW         89         £3,539           £662,500         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 3FH         189         £3,505           £460,000         29/06/2021         D         10         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138												
£910,000         29/06/2021         D         16         GABLEFIELDS         SANDON         CHELMSFORD         CM2 7SP         245         £3,714           £330,250         29/06/2021         T         1         WOLMERS HEY         GREAT WALTHAM         CHELMSFORD         CM3 1DA         89         £3,711           £315,000         29/06/2021         T         8         CHATLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NU         85         £3,706           £327,500         29/06/2021         S         20         ARNHEM ROAD         CHELMSFORD         CM1 2EN         90         £3,639           £315,000         29/06/2021         S         580         LINNET DRIVE         CHELMSFORD         CM2 8AW         89         £3,539           £662,500         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 5HH         189         £3,505           £460,000         29/06/2021         D         10         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138         £3,333           £385,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,056												
£330,250         29/06/2021         T         1         WOLMERS HEY         GREAT WALTHAM         CHELMSFORD         CM3 1DA         89         £3,711           £315,000         29/06/2021         T         8         CHATLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 1NU         85         £3,706           £327,500         29/06/2021         S         20         ARNHEM ROAD         CHELMSFORD         CM1 2EN         90         £3,639           £315,000         29/06/2021         S         580         LINNET DRIVE         CHELMSFORD         CM2 8AW         89         £3,539           £662,500         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 3FH         189         £3,505           £460,000         29/06/2021         D         10         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138         £3,333           £385,000         29/06/2021         T         8         CROMPTON STREET         CHELMSFORD         CM1 3FN         £3,1300           £220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,050           £200,000         <												
£315,000         29/06/2021         T         8         CHATLEY ROAD         GREAT LEIGHS         CHELMSFORD         CM3 INU         85         £3,706           £327,500         29/06/2021         S         20         ARNHEM ROAD         CHELMSFORD         CM1 2EN         90         £3,639           £315,000         29/06/2021         S         580         LINNET DRIVE         CHELMSFORD         CM2 8AW         89         £3,539           £662,500         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 3FH         189         £3,505           £460,000         29/06/2021         D         10         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138         £3,333           £385,000         29/06/2021         T         88         CROMPTON STREET         CHELMSFORD         CM1 3GP         123         £3,100           £220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,050           £200,000         29/06/2021         F         31         LAMBOURNE CHASE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5RX         81         £2,469												
£327,500         29/06/2021         S         20         ARNHEM ROAD         CHELMSFORD         CM1 2EN         90         £3,639           £315,000         29/06/2021         S         580         LINNET DRIVE         CHELMSFORD         CM2 8AW         89         £3,539           £662,500         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 3FH         189         £3,505           £460,000         29/06/2021         D         130         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138         £3,333           £385,000         29/06/2021         T         88         CROMPTON STREET         CHELMSFORD         CM1 3GP         123         £3,130           £220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,056           £200,000         29/06/2021         F         30         LAMBOURNE CHASE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 9FF         72         £3,056           £425,000         30/06/2021         S         31         BEECHES ROAD         CHELMSFORD         CM1 2RX         54         £7,870           £315,000												
£315,000         29/06/2021         S         LINNET DRIVE         CHELMSFORD         CM2 8AW         89         £3,539           £662,500         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 3FH         189         £3,505           £460,000         29/06/2021         D         10         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138         £3,333           £385,000         29/06/2021         T         38         CROMPTON STREET         CHELMSFORD         CM1 3GP         123         £3,130           £220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,056           £200,000         29/06/2021         F         112         TALLOW GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5RX         81         £2,469           £425,000         30/06/2021         S         31         BEECHES ROAD         CHELMSFORD         CM1 2RX         54         £7,870           £315,000         30/06/2021         S         11         LAKIN CLOSE         CHELMSFORD         CM2 6RU         44         £7,159								GALAT LLIGHS				
£662,500         29/06/2021         D         130         FAIRWAY DRIVE         CHELMSFORD         CM3 3FH         189         £3,505           £460,000         29/06/2021         D         10         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138         £3,333           £385,000         29/06/2021         T         88         CROMPTON STREET         CHELMSFORD         CM1 3GP         123         £3,130           £220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,056           £200,000         29/06/2021         F         112         TALLOW GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5RX         81         £2,469           £425,000         30/06/2021         S         31         BEECHES ROAD         CHELMSFORD         CM1 2RX         54         £7,870           £315,000         30/06/2021         S         11         LAKIN CLOSE         CHELMSFORD         CM2 6RU         44         £7,159												
£460,000         29/06/2021         D         10         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WX         138         £3,333           £385,000         29/06/2021         T         88         CROMPTON STREET         CHELMSFORD         CM1 3GP         123         £3,130           £220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,056           £200,000         29/06/2021         F         112         TALLOW GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5RX         81         £2,469           £425,000         30/06/2021         S         31         BEECHES ROAD         CHELMSFORD         CM1 2RX         54         £7,870           £315,000         30/06/2021         S         11         LAKIN CLOSE         CHELMSFORD         CM2 6RU         44         £7,159												
£385,000         29/06/2021         T         88         CROMPTON STREET         CHELMSFORD         CM1 3GP         123         £3,130           £220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,056           £200,000         29/06/2021         F         112         TALLOW GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5RX         81         £2,469           £425,000         30/06/2021         S         31         BEECHES ROAD         CHELMSFORD         CM1 2RX         54         £7,870           £315,000         30/06/2021         S         11         LAKIN CLOSE         CHELMSFORD         CM2 6RU         44         £7,159								SOLITH WOODHAM EEPPERS				
£220,000         29/06/2021         F         30         LAMBOURNE CHASE         CHELMSFORD         CM2 9FF         72         £3,056           £200,000         29/06/2021         F         112         TALLOW GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5RX         81         £2,469           £425,000         30/06/2021         S         31         BEECHES ROAD         CHELMSFORD         CM1 2RX         54         £7,870           £315,000         30/06/2021         S         11         LAKIN CLOSE         CHELMSFORD         CM2 6RU         44         £7,159								3001H WOODHAW FERKERS				
£200,000         29/06/2021         F         112         TALLOW GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5RX         81         £2,469           £425,000         30/06/2021         S         31         BEECHES ROAD         CHELMSFORD         CM1 2RX         54         £7,870           £315,000         30/06/2021         S         11         LAKIN CLOSE         CHELMSFORD         CM2 6RU         44         £7,159												
£425,000     30/06/2021     S     31     BEECHES ROAD     CHELMSFORD     CM1 2RX     54     £7,870       £315,000     30/06/2021     S     11     LAKIN CLOSE     CHELMSFORD     CM2 6RU     44     £7,159			<u> </u>					SOLITH MOODHAM EERRERS				
£315,000 30/06/2021 S 11 LAKIN CLOSE CHELMSFORD CM2 6RU 44 £7,159								3001H WOODHAW FERRERS				
·												
1435 DECRIVE LANE CHELMSFUKU CM2 95H /4 £6,689												
	1495,000	30/00/2021	3			195	DEEMIVE LAINE		CHELINISPUKD	CIVIZ 95H	/4	10,089

£365,000 30/06/2021 T 4 CORNF	UELOWED DDIVE	
	NFLOWER DRIVE CHELMSFORD CM1 6XY 63	£5,794
	ELERS HILL LITTLE WALTHAM CHELMSFORD CM3 3LY 211	£5,711
· · ·	RCH ROAD WEST HANNINGFIELD CHELMSFORD CM2 8UJ 87	£5,690
· · ·	VOODS CLOSE GALLEYWOOD CHELMSFORD CM2 8QJ 73	£5,685
	PING JACKS LANE DANBURY CHELMSFORD CM3 4PJ 95	£5,684
£402,500 30/06/2021 D 41 MENIS	ISH WAY CHELMSFORD CM2 6RT 71	£5,669
£665,000 30/06/2021 S 13 LONGS	GSTOMPS AVENUE CHELMSFORD CM2 9BY 118	£5,636
, i i	MER TERRACE CHELMSFORD CM1 1QP 57	£5,614
	GSTOMPS AVENUE CHELMSFORD CM2 9BZ 201	£5,572
£370,000 30/06/2021 D 4 CLARE	ENCE CLOSE CHELMSFORD CM2 6SE 67	£5,522
	RNS PLACE CHELMSFORD CM2 6TT 72	£5,514
£451,000 30/06/2021 S 9 HEATH	TH DRIVE CHELMSFORD CM2 9HB 82	£5,500
£495,000 30/06/2021 D 35 MAYFI	FIELD ROAD WRITTLE CHELMSFORD CM1 3EJ 92	£5,380
£550,000 30/06/2021 D 7 PEART	TREE LANE DANBURY CHELMSFORD CM3 4LS 103	£5,340
£570,000 30/06/2021 S 16 GAINS	ISBOROUGH CRESCENT CHELMSFORD CM2 6DJ 107	£5,327
£510,000 30/06/2021 D 8 PALME	MERS CROFT CHELMSFORD CM2 6SR 96	£5,313
£535,000 30/06/2021 D 13 CARRO	RON MEAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5GH 102	£5,245
£615,000 30/06/2021 D 10 MILDN	MAYS DANBURY CHELMSFORD CM3 4DP 118	£5,212
£380,000 30/06/2021 T 14 CYPRE:	ESS DRIVE CHELMSFORD CM2 9LU 73	£5,205
£433,000 30/06/2021 D 44 WICKH	KHAM CRESCENT CHELMSFORD CM1 4WD 84	£5,155
£380,000 30/06/2021 D 2 CONST	STANCE CLOSE BROOMFIELD CHELMSFORD CM1 7BW 74	£5,135
£334,400 30/06/2021 D 7 BANDH	DHILLS CLOSE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5JW 66	£5,067
£728,000 30/06/2021 D 7 MONT	ITAGU GARDENS CHELMSFORD CM1 6EB 144	£5,056
£475,000 30/06/2021 D 49 LAWN	N LANE CHELMSFORD CM1 6PS 94	£5,053
	CKENHURST WAY BICKNACRE CHELMSFORD CM3 4XW 40	£5,050
	DK HILL LITTLE WALTHAM CHELMSFORD CM3 3LL 69	£5,000
£635,000 30/06/2021 T 17 LONGS	SSTOMPS AVENUE CHELMSFORD CM2 9BY 127	£5,000
	NLAND GARDENS GREAT BADDOW CHELMSFORD CM2 8ZF 86	£4,942
	N ROAD WOODHAM FERRERS CHELMSFORD CM3 8RN 144	£4,861
	MANS ROAD CHELMSFORD CM2 8NW 48	£4,833
	RNAKE ROAD CHELMSFORD CM1 2TJ 65	£4,769
	EN CLOSE CHELMSFORD CM2 9JQ 86	£4,767
	VE ROAD CHELMSFORD CM2 0EY 80	£4,750
· · ·	MEADES CHELMSFORD CM2 OGT 84	£4,720
· · · ·	HIRE AVENUE SPRINGFIELD CHELMSFORD CM2 6QW 84	£4,702
	CE BARTLETT GARDENS CHELMSFORD CM2 9FW 86	£4,680
£690,000 30/06/2021 D LENADA SHIP R		£4,662
·	CUT ROAD CHELMSFORD CM2 6XN 42	£4,643
, i i	GE VALE SPRINGFIELD CHELMSFORD CM1 6AX 119	£4,622
	NELL GATE CHELMSFORD CM1 6ED 56	£4,571
	VERIE ROAD CHELMSFORD CM2 OUD 91	£4,560
	EY CLOSE CHELMSFORD CM2 9SP 100	£4,525
	ROW WAY CHELMSFORD CM2 7AS 89	£4,494
	EY FIELDS EAST HANNINGFIELD CHELMSFORD CM3 8XD 79	£4,494
	10 IOUR STREET CHELMSFORD CM3 0XD 79	£4,494
	RNBOROUGH AVENUE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5FN 56	£4,471
	LK STREET RETTENDON COMMON CHELMSFORD CM3 SPN 56	£4,453
	NTON DRIVE CHELMSFORD CM3 8DE 247  TON DRIVE CHELMSFORD CM2 6YL 59	£4,453 £4,407
	VIEW ROAD CHELMSFORD CM2 6YL 59  VIEW ROAD CHELMSFORD CM1 7RS 83	£4,407 £4,343
1300,300 30/00/2021 3 /5 HILL VI	ALEMA LOND CHEFINISLORD CIAIT \K2 83	14,343

£250,000	30/06/2021	71	'1	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GF	58	£4,310
£705,000	30/06/2021	17	.7	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	165	£4,273
£316,000	30/06/2021	. 17	.7	SHIRE CLOSE		CHELMSFORD	CM1 6FW	74	£4,270
£519,000	30/06/2021	OLD SCHOOL HOUSE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AX	122	£4,254
£440,000	30/06/2021	)	3	QUINION CLOSE		CHELMSFORD	CM1 4UH	104	£4,231
£523,000	30/06/2021	TOUCHDOWN		PIPERS TYE		CHELMSFORD	CM2 8NP	124	£4,218
£350,000	30/06/2021	30	0	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	84	£4,167
£375,000	30/06/2021	. 46	6	CRESCENT ROAD		CHELMSFORD	CM2 7DA	90	£4,167
£360,000	30/06/2021	54	4	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	87	£4,138
£585,000	30/06/2021	DOWNHOUSE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	146	£4,007
£372,500	30/06/2021	21	1	RIVENDELL VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	93	£4,005
£244,250	30/06/2021	59	9	UPPER CHASE		CHELMSFORD	CM2 0BN	61	£4,004
£250,000	30/06/2021	28	8	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£312,500	30/06/2021	BROOK COTTAGE		BARNES MILL ROAD		CHELMSFORD	CM2 6NL	80	£3,906
£515,000	30/06/2021	31	1	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	132	£3,902
£500,000	30/06/2021		6	BAWDEN WAY		CHELMSFORD	CM2 9GY	130	£3,846
£765,000	30/06/2021	THE OAKS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	199	£3,844
£595,000	30/06/2021	150			SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,790
£330,000				WINDSOR WAY		CHELMSFORD	CM1 2TN	88	£3,750
£219,000	30/06/2021	43			BROOMFIELD	CHELMSFORD	CM1 7BU	60	£3,650
£620,000		12		CURZON WAY		CHELMSFORD	CM2 6PF	170	£3,647
£565,000	30/06/2021	28		BEELEIGH LINK		CHELMSFORD	CM2 6RG	155	£3,645
£438,000	30/06/2021	36			BICKNACRE	CHELMSFORD	CM3 4XA	123	£3,561
£445,000				LARCH GROVE		CHELMSFORD	CM2 9LX	125	£3,560
£440,000	30/06/2021	14		IRIS CLOSE		CHELMSFORD	CM1 6XS	124	£3,548
£400,000		71A			BROOMFIELD	CHELMSFORD	CM1 7BU	113	£3,540
£395,000	30/06/2021	) 19		NORTH DELL		CHELMSFORD	CM1 6UP	113	£3,496
£399,995	30/06/2021	33			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	115	£3,478
£650,000	30/06/2021	) 25			GREAT BADDOW	CHELMSFORD	CM2 8DH	193	£3,368
£295,000		. 22	2	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	88	£3,352
£235,000	30/06/2021	37	7	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	72	£3,264
£172,000	30/06/2021	112		KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	56	£3,071
£320,000		14		WEST AVENUE		CHELMSFORD	CM1 2DE	106	£3,019
£197,500	30/06/2021	20 BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	66	£2,992
£350,000		4(		DUFFIELD ROAD		CHELMSFORD	CM2 9RS	122	£2,869
£775,000	30/06/2021	61			SPRINGFIELD	CHELMSFORD	CM1 6AH	276	£2,808
£270,000		12			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	101	£2,673
£137,604	30/06/2021	56		CAVENDISH GARDENS		CHELMSFORD	CM2 6BB	60	£2,293
£300,000	30/06/2021	36			GREAT WALTHAM	CHELMSFORD	CM3 1EN	213	£1,408
£229,000	01/07/2021	37		HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£4,872
£491,000				CHILTON CLOSE		CHELMSFORD	CM2 9TU	110	£4,464
£300,000		36		READERS COURT		CHELMSFORD	CM2 8EX	74	£4,054
£183,000	02/07/2021	355A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	48	£3,813
£240,000	02/07/2021	367		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	71	£3,380
£143,500	02/07/2021	26		FOXGLOVE WAY		CHELMSFORD	CM1 6QS	45	£3,189
£280,000		. 33			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	48	£5,833
£292,500					BROOMFIELD	CHELMSFORD	CM1 7BD	58	£5,043
£291,000		175		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JP	68	£4,279
£320,000	09/07/2021		_	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	103	£3,107
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C1 100 000	00/07/2024	D.	900142249		COLITIEND BOAD	HOWE CREEN	CHELMICEORD	CN 42 7TF	25.0	C2 000
£1,100,000	09/07/2021		GRASSMOOR		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	356	£3,090
£165,000	09/07/2021	F		54	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	58	£2,845
£575,000	12/07/2021	D		162	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DT	109	£5,275
£179,000	12/07/2021	F		186	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	48	£3,729
£179,995	12/07/2021	F		190	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	61	£2,951
£125,000	12/07/2021	F FLAT 93	WELLS CRESCENT		VIADUCT ROAD		CHELMSFORD	CM1 1GR	66	£1,894
£172,000	13/07/2021	F		36	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	46	£3,739
£650,000	14/07/2021	D	ALDERSBROOK	_	BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LS	94	£6,915
£282,500	14/07/2021	S		8	TUGBY PLACE		CHELMSFORD	CM1 4XL	56	£5,045
£310,000	14/07/2021	Т		26	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	72	£4,306
£270,000	14/07/2021	F		53	BURNELL GATE		CHELMSFORD	CM1 6ED	63	£4,286
£273,000	14/07/2021	Т		20	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,200
£395,000	14/07/2021			8	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA	97	£4,072
£225,000	14/07/2021	Т		415	MEADGATE AVENUE		CHELMSFORD	CM2 7NN	60	£3,750
£162,500	15/07/2021	F		96	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,514
£285,000	15/07/2021	F FLAT 9	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW	70	£4,071
£325,000	15/07/2021	Т		30	CRAMPHORN WALK		CHELMSFORD	CM1 2RD	80	£4,063
£220,000	15/07/2021	F		76	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	58	£3,793
£170,000	15/07/2021	Т		79	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	60	£2,833
£455,000	16/07/2021	D		6	DOLBY RISE		CHELMSFORD	CM2 6XQ	90	£5,056
£332,000	16/07/2021	Т		19	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,427
£170,000	16/07/2021	F		36	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	41	£4,146
£593,000	19/07/2021	D	MILESTONE		BIRCHES WALK	GALLEYWOOD	CHELMSFORD	CM2 8TZ	118	£5,025
£320,000	19/07/2021	Т		7	LIONFIELD TERRACE		CHELMSFORD	CM1 7RH	69	£4,638
£515,000	19/07/2021	D		15	ELRONDS REST	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WW	124	£4,153
£405,000	19/07/2021	S		18	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	118	£3,432
£377,000	20/07/2021	D		30	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	94	£4,011
£425,000	20/07/2021	Т		255	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX	123	£3,455
£425,000	21/07/2021	S		84	HILLSIDE GROVE		CHELMSFORD	CM2 9DB	84	£5,060
£339,000	22/07/2021	Т	WELL COTTAGE		BARNES MILL ROAD		CHELMSFORD	CM2 6NL	40	£8,475
£345,000	22/07/2021	S		56	BRUCE GROVE		CHELMSFORD	CM2 9AZ	63	£5,476
£390,000	22/07/2021	S		574	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	81	£4,815
£480,000	22/07/2021	S		6	MILBANK		CHELMSFORD	CM2 6YX	109	£4,404
£280,000	22/07/2021	Т	16A		KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	71	£3,944
£221,000	22/07/2021	F		18	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	60	£3,683
£256,500	23/07/2021		7 OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	33	£7,773
£415,000	23/07/2021	D		10	ALYSSUM CLOSE		CHELMSFORD	CM1 6YF	79	£5,253
£243,500	23/07/2021	T		12	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	54	£4,509
£218,000	23/07/2021	F		31	LAWN LANE	200111100211111111110	CHELMSFORD	CM1 6PR	51	£4,275
£165,000	23/07/2021	T		10	COLYERS REACH		CHELMSFORD	CM2 6RN	39	£4,231
£385,000	23/07/2021	D		15	WESTERINGS	DANBURY	CHELMSFORD	CM3 4ND	102	£3,775
£221,250	23/07/2021	T		13	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,750
£775,000	23/07/2021			27	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN	208	£3,726
£275,000	23/07/2021	T		59	HIGH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HJ	74	£3,726
£580,000	23/07/2021	T		24	ALBATROSS WAY	SILLAI BADDOW	CHELMSFORD	CM3 3FX	160	£3,625
£460,000	23/07/2021	S		4	OAT LEYS		CHELMSFORD	CM1 4FF	129	£3,566
£635,000	26/07/2021	D	CATESBY	4	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	170	£3,735
£94,000	26/07/2021	F	CATESET	32	BOUNDERBY GROVE	WEST HANNINGFIELD	CHELMSFORD	CM1 4XW	26	£3,615
£337,500	27/07/2021			23	SIDMOUTH ROAD		CHELMSFORD	CM1 4XW	55	£6,136
1337,300	27/07/2021	J		23	SIDIVIOUTH NOAD		CHELIVISFURD	CIVIT OFK	22	10,130

£435,000	27/07/2021	D		29	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	96	£4,531
£259,500	27/07/2021	T	4	43	HATFIELD GROVE		CHELMSFORD	CM1 3DF	64	£4,055
£450,000	27/07/2021	D		23	LONGACRE		CHELMSFORD	CM1 3BJ	123	£3,659
£348,000	27/07/2021	D		21	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	100	£3,480
£120,000	27/07/2021	F 105	HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	45	£2,667
£850,000	28/07/2021	D	ACORNS		MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	145	£5,862
£140,000	28/07/2021	F	(	62	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,043
£200,250	29/07/2021	Т		86	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	41	£4,884
£260,000	29/07/2021	T		72	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,643
£375,500	29/07/2021	Т		27	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	81	£4,636
£290,000	29/07/2021	S	17	21	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	67	£4,328
£665,000	29/07/2021	D		31	GARDINER WAY	SPRINGFIELD	CHELMSFORD	CM1 6BS	156	£4,263
£326,050	29/07/2021	T	10	04	HEATH DRIVE		CHELMSFORD	CM2 9HG	81	£4,025
£572,500	29/07/2021	D		3	DENE COURT		CHELMSFORD	CM1 2JQ	164	£3,491
£218,000	30/07/2021	T		84	POLLARDS GREEN		CHELMSFORD	CM2 6UL	41	£5,317
£281,000	30/07/2021	Т		78	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	55	£5,109
£635,000	30/07/2021	D		23	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	129	£4,922
£270,000	30/07/2021	F 14	OLD COURT		ARBOUR LANE		CHELMSFORD	CM1 7UF	55	£4,909
£250,000	30/07/2021	F	2:	18	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£255,000	30/07/2021	F	38	84	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,554
£230,000	30/07/2021	F		13	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	52	£4,423
£280,000	30/07/2021	T		16	ROTHBURY ROAD		CHELMSFORD	CM1 3DE	65	£4,308
£290,000	30/07/2021	T		24	MARCONI ROAD		CHELMSFORD	CM1 1QB	69	£4,203
£205,000	30/07/2021	F		50	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	51	£4,020
£452,000	30/07/2021	Т		32	EMBERSON CROFT		CHELMSFORD	CM1 4FD	114	£3,965
£290,000	30/07/2021	F		45	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	75	£3,867
£435,000	30/07/2021	Т		77	HEATH DRIVE		CHELMSFORD	CM2 9HF	116	£3,750
£381,200	30/07/2021	S		3	RUSHLEYDALE		CHELMSFORD	CM1 6JX	103	£3,701
£455,000	30/07/2021	D		6	LYON CLOSE		CHELMSFORD	CM2 8NY	124	£3,669
£182,000	30/07/2021	F 10	JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	57	£3,193
£120,000	30/07/2021	F		7	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	42	£2,857
£380,000	02/08/2021	S		26	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	70	£5,429
£985,000	02/08/2021	D		20	HAMLET ROAD		CHELMSFORD	CM2 0EU	186	£5,296
£210,000	02/08/2021	Т		24	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	44	£4,773
£742,000	02/08/2021	D		17	CURZON WAY		CHELMSFORD	CM2 6PF	170	£4,365
£391,000	02/08/2021	D		35	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	97	£4,031
£297,000	02/08/2021	T		44	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	81	£3,667
£325,000	02/08/2021	S		11	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	92	£3,533
£210,000	02/08/2021	F		23	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	60	£3,500
£242,500	02/08/2021	S		35	MENDIP ROAD		CHELMSFORD	CM1 2HN	71	£3,415
£174,000	02/08/2021	F		05	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	56	£3,107
£315,000		S		66	DARNAY RISE		CHELMSFORD	CM1 4XA	64	£4,922
£315,000	03/08/2021	S		16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£4,200
£295,000	03/08/2021	S		16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£3,933
£168,000	03/08/2021	F		14	TRENT ROAD		CHELMSFORD	CM1 2LQ	61	£2,754
£565,000	04/08/2021	D		20	ST JAMES PARK		CHELMSFORD	CM1 2JG	101	£5,594
£353,000	04/08/2021	T		17	PADDOCK DRIVE		CHELMSFORD	CM1 6SS	74	£4,770
£650,000	04/08/2021	D		1	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	148	£4,392
£495,000	04/08/2021	S		18	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	121	£4,091
2 /33,000	0.,00,2021	-		_0		J	5E51 OND	5 U/ L		2.,551

£305,000	04/08/2021		36	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	75	£4,067
£720,000	04/08/2021		44	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU	183	£3,934
£855,000	04/08/2021	D SOUTHWINDS		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	218	£3,922
£220,000	04/08/2021		07	DURRANT COURT		CHELMSFORD	CM1 1UE	57	£3,860
£216,000	05/08/2021	T	46	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,800
£400,000	05/08/2021		14	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	91	£4,396
£175,000	05/08/2021		17	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	41	£4,268
£360,000	05/08/2021		20	ROMAN ROAD		CHELMSFORD	CM2 0HA	89	£4,045
£305,000	05/08/2021		28	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,813
£840,000	06/08/2021	D FOXWOOD		MOULSHAM STREET		CHELMSFORD	CM2 0JJ	145	£5,793
£405,000	06/08/2021		12	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LL	71	£5,704
£710,000	06/08/2021	D LYNDALE		TYE GREEN	GOOD EASTER	CHELMSFORD	CM1 4SH	132	£5,379
£510,000	06/08/2021	D :	18	BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UB	95	£5,368
£624,000	06/08/2021	D SALUTISTE		BARRACK ROAD	MASHBURY	CHELMSFORD	CM1 4SE	123	£5,073
£458,000	06/08/2021	S	25	SMITHERS DRIVE		CHELMSFORD	CM2 7JP	95	£4,821
£333,000	06/08/2021	S .	59	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	70	£4,757
£265,000	06/08/2021	T	72	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,732
£280,250	06/08/2021	T :	15	PETREBROOK		CHELMSFORD	CM2 6QJ	60	£4,671
£990,000	06/08/2021	D 12	25	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DR	217	£4,562
£177,000	06/08/2021	Т 5	55	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,425
£1,480,000	06/08/2021	D	49	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	346	£4,277
£299,495	06/08/2021	T	28	READERS COURT		CHELMSFORD	CM2 8EX	74	£4,047
£310,000	06/08/2021	T	38	HATFIELD GROVE		CHELMSFORD	CM1 3DF	81	£3,827
£695,000	06/08/2021	D	19	BURNELL GATE		CHELMSFORD	CM1 6ED	182	£3,819
£230,000	06/08/2021	F	12	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	61	£3,770
£220,000	06/08/2021	F	5	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,548
£135,000	06/08/2021	F 12A		MILDMAY ROAD		CHELMSFORD	CM2 0DX	43	£3,140
£240,000	06/08/2021	S 2	16	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	136	£1,765
£785,000	09/08/2021	D STONEYRIDGE		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	152	£5,164
£385,000	09/08/2021	S 2	26	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	76	£5,066
£825,000	10/08/2021	D STEVENS LODGE		MASHBURY ROAD	CHIGNAL ST JAMES	CHELMSFORD	CM1 4TX	174	£4,741
£139,000	10/08/2021	F 11	12	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	35	£3,971
£412,000	10/08/2021	D :	14	HONEY CLOSE		CHELMSFORD	CM2 9SP	110	£3,745
£320,000	10/08/2021	T 33	74	DORSET AVENUE		CHELMSFORD	CM2 8HD	86	£3,721
£302,500	10/08/2021	T	16	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE	87	£3,477
£260,000	10/08/2021		87	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£2,653
£385,000	11/08/2021		69	DOWNSWAY		CHELMSFORD	CM1 6TT	77	£5,000
£345,000	11/08/2021		62	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	70	£4,929
£265,000	11/08/2021		25	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	58	£4,569
£162,000	11/08/2021		26	GARDENERS		CHELMSFORD	CM2 8YU	41	£3,951
£200,000	11/08/2021		5	BUCKNELLS MEAD	HIGHWOOD	CHELMSFORD	CM1 3RH	58	£3,448
£399,950	11/08/2021	F BANSTREETS HOUSE		BELL STREET		CHELMSFORD	CM2 7JS	119	£3,361
£285,000	11/08/2021		65	ARCHERS WAY		CHELMSFORD	CM2 8SB	89	£3,202
£330,000	12/08/2021		52	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	56	£5,893
£315,000	12/08/2021		11	CARTWRIGHT WALK	**************************************	CHELMSFORD	CM2 6UJ	59	£5,339
£450,000	12/08/2021		49	WILKINSONS MEAD		CHELMSFORD	CM2 6QF	92	£4,891
£585,000	12/08/2021		45	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	121	£4,835
£385,000	12/08/2021		20	NIBLICK GREEN		CHELMSFORD	CM3 3FS	81	£4,753
£440,000	12/08/2021		1	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	97	£4,733
1440,000	12/00/2021	0	1	ANVEN UNOVE	300111 WOODITAWIT LINKERS	CHELINISI OND	CIVID JEJ	31	14,550

£375,000	12/08/2021	D		ALDRIDGE C			CHELMSFORD	CM2 6QG	84	£4,464
£170,000	12/08/2021	F	3		ATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	40	£4,250
£375,000	12/08/2021	D				SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	94	£3,989
£399,995	12/08/2021	Т	6			SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	121	£3,306
£377,000	13/08/2021	S	1				CHELMSFORD	CM1 2TY	76	£4,961
£382,500	13/08/2021	D	3	GLADDEN FI	ELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	81	£4,722
£305,000	13/08/2021	Т	1	GRAMPIAN (	GROVE		CHELMSFORD	CM1 2HJ	65	£4,692
£327,000	13/08/2021	S	30	MEADGATE A	AVENUE		CHELMSFORD	CM2 7NL	76	£4,303
£275,000	13/08/2021	Т	31	BADDOW RO	DAD		CHELMSFORD	CM2 7QE	64	£4,297
£377,500	13/08/2021	S	4	PENTLAND A	VENUE		CHELMSFORD	CM1 4AY	90	£4,194
£150,500	13/08/2021	F		HALTWHISTI	E ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,181
£270,000	13/08/2021	F	6	GRACE BART	LETT GARDENS		CHELMSFORD	CM2 9FW	69	£3,913
£675,000	13/08/2021	D		GLOVERS .		GREAT LEIGHS	CHELMSFORD	CM3 1PY	178	£3,792
£215,000	13/08/2021	F 19	LITTLE DOMINIE COURT	FAYREWOOL	DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	60	£3,583
£375,000	13/08/2021	T 21	DERWENT COURT	HOBART CLC	SE		CHELMSFORD	CM1 2FN	107	£3,505
£321,500	13/08/2021	Т	30	DORSET AVE	NUE		CHELMSFORD	CM2 8HD	101	£3,183
£355,000	13/08/2021	S	5	DOWNLEAZE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	116	£3,060
£189,000	13/08/2021	F 18	LITTLE DOMINIE COURT	FAYREWOOL	DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	70	£2,700
£840,000	16/08/2021	D	1	' HORSE & GR	OOM LANE		CHELMSFORD	CM2 8PJ	162	£5,185
£685,000	16/08/2021	D	3	PARK AVENU	IE		CHELMSFORD	CM1 2AA	138	£4,964
£427,500	16/08/2021	D	2	WICKFIELD A	SH		CHELMSFORD	CM1 4UT	87	£4,914
£312,500	16/08/2021	S		COTSWOLD	CRESCENT		CHELMSFORD	CM1 2HS	78	£4,006
£310,000	16/08/2021	Т		FINCHLAND	VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	81	£3,827
£220,000	16/08/2021	F		REYNARDS C	OURT		CHELMSFORD	CM2 7HU	62	£3,548
£195,000	16/08/2021	F FLAT 6	CHANCELLOR COURT	BROOMFIELI	OROAD		CHELMSFORD	CM1 1RY	55	£3,545
£191,500	16/08/2021	F	5				CHELMSFORD	CM2 7NR	79	£2,424
£395,000	17/08/2021	Т	14	FALMOUTH	ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB	73	£5,411
£210,000	17/08/2021	Т	2	B DAWBERRY	PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	42	£5,000
£635,000	17/08/2021	D		KINGSFORD	DRIVE		CHELMSFORD	CM2 6YR	138	£4,601
£267,000	17/08/2021	Т	6				CHELMSFORD	CM1 2JJ	78	£3,423
£1,150,000	18/08/2021	D	WOOLMERS	THE STREET		PLESHEY	CHELMSFORD	CM3 1HQ	78	£14,744
£342,000	18/08/2021	S	2		ROAD		CHELMSFORD	CM2 0EG	70	£4,886
£315,500	18/08/2021	S	3				CHELMSFORD	CM2 6HD	68	£4,640
£350,000	18/08/2021	S	4				CHELMSFORD	CM2 8XL	85	£4,118
£360,500	18/08/2021	D	2		-	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	88	£4,097
£480,000	18/08/2021	D	49A		NGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EQ	130	£3,692
£525,000	18/08/2021	S	WILLOWS	BACK LANE		FORD END	CHELMSFORD	CM3 1LG	150	£3,500
£185,975	18/08/2021	F	2		Œ.		CHELMSFORD	CM1 3GZ	59	£3,152
£330,000	19/08/2021	S	2				CHELMSFORD	CM2 9QL	53	£6,226
£330,000	19/08/2021	S		SPENCER CO		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	60	£5,500
£300,000	19/08/2021	T	7			333 WOODII/WITEIMENS	CHELMSFORD	CM1 6YR	64	£4,688
£526,500	19/08/2021	D		FORTINBRAS			CHELMSFORD	CM2 9JA	115	£4,578
£455,000	19/08/2021	S	11		**/**		CHELMSFORD	CM2 OTJ	105	£4,333
£260,000	19/08/2021	F	5		VF		CHELMSFORD	CM2 6XR	68	£3,824
£410,000	20/08/2021	S	2				CHELMSFORD	CM1 6GH	77	£5,325
£710,000	20/08/2021	S	16				CHELMSFORD	CM2 0AA	139	£5,323
£385,000	20/08/2021	S	3				CHELMSFORD	CM1 2AA	85	£4,529
£410,000	20/08/2021	S					CHELMSFORD	CM1 2AA	92	£4,457
£330,000		S	9				CHELMSFORD	CM2 6EE	75	£4,457
1330,000	20/08/2021	3	9	5 SPRINGFIELL	PANK KUAD		CHELINISPURD	CIVIZ DEE	/5	14,400

£420,499	20/08/2021		ASHMEADS		CHELMSFORD	CM2 9FJ	96	£4,380
£337,000	20/08/2021	T 26	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,377
£337,995	20/08/2021		ROBIN WAY		CHELMSFORD	CM2 8AU	78	£4,333
£490,000	20/08/2021	S 27	PATCHING HALL LANE		CHELMSFORD	CM1 4BT	115	£4,261
£442,500	20/08/2021	T 18	DUKE STREET		CHELMSFORD	CM1 1HL	104	£4,255
£205,000	20/08/2021	F 3	MITTON VALE		CHELMSFORD	CM2 6UZ	49	£4,184
£416,000	20/08/2021	S 18	COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG	100	£4,160
£325,000	20/08/2021	T 58	PYMS ROAD		CHELMSFORD	CM2 8PY	79	£4,114
£324,000	20/08/2021	T 35	HATFIELD GROVE		CHELMSFORD	CM1 3DF	84	£3,857
£660,000	20/08/2021	D 20	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	172	£3,837
£380,000	20/08/2021	T 8	PARK AVENUE		CHELMSFORD	CM1 2AA	100	£3,800
£345,000	20/08/2021	S 181	BADDOW ROAD		CHELMSFORD	CM2 7PZ	91	£3,791
£172,000	20/08/2021	F 8	WEST LAWN		CHELMSFORD	CM2 8SJ	48	£3,583
£475,000	20/08/2021	T 17	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	135	£3,519
£1,360,000	23/08/2021	D CHARNWOOD	LINKS DRIVE		CHELMSFORD	CM2 9AW	262	£5,191
£370,000	23/08/2021	S 117	LINNET DRIVE		CHELMSFORD	CM2 8AG	86	£4,302
£258,750	23/08/2021	T 1	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	65	£3,981
£385,000	23/08/2021	D 54	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	99	£3,889
£240,000	24/08/2021	S 131	HEATH DRIVE		CHELMSFORD	CM2 9HQ	N/A	#VALUE!
£550,000	24/08/2021	D 45	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	63	£8,730
£460,000	24/08/2021	S 44	PENTLAND AVENUE		CHELMSFORD	CM1 4AZ	96	£4,792
£265,000	24/08/2021	F 34	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	62	£4,274
£305,000	24/08/2021	T 77	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	74	£4,122
£315,000	24/08/2021	T 65	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	83	£3,795
£193,000	24/08/2021	F 19	AZALEA COURT		CHELMSFORD	CM1 6YL	51	£3,784
£153,000	24/08/2021	F 50	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	47	£3,255
£1,452,500	25/08/2021	D THE RED HOUSE		COOKSMILL GREEN	CHELMSFORD	CM1 3SJ	206	£7,051
£226,000	25/08/2021	S 42	VERMEER RIDE		CHELMSFORD	CM1 6GA	38	£5,947
£340,000	25/08/2021	T 4	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	64	£5,313
£1,150,000	25/08/2021	D 7	HIGH PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	247	£4,656
£600,000	25/08/2021	D 5	BIRDIE CLOSE		CHELMSFORD	CM3 3FW	133	£4,511
£485,000	25/08/2021	T 7	THE RYLE	WRITTLE	CHELMSFORD	CM1 3JQ	109	£4,450
£211,000	25/08/2021	F 52	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	56	£3,768
£465,000	25/08/2021	S 21	TOTNES WALK		CHELMSFORD	CM1 6LU	128	£3,633
£312,000	25/08/2021	S 47	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	91	£3,429
£165,000	25/08/2021	F 22	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,235
£224,000	25/08/2021	T 2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,605
£790,000	26/08/2021	D 43	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£465,000	26/08/2021	S 28	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	80	£5,813
£476,000	26/08/2021	S 51	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BX	89	£5,348
£565,000	26/08/2021	D 18	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	109	£5,183
£637,000	26/08/2021	S 412	BADDOW ROAD		CHELMSFORD	CM2 9RB	127	£5,016
£490,000	26/08/2021	D 33	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	104	£4,712
£425,000	26/08/2021	S 43	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL	92	£4,620
£430,000	26/08/2021	S 51	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	94	£4,574
£520,000	26/08/2021	D 59	SPALDING WAY		CHELMSFORD	CM2 7NZ	116	£4,483
£220,000	26/08/2021	F 59	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,314
£480,000	26/08/2021	S 1	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	112	£4,286
£200,000	26/08/2021		BROOKLANDS WALK		CHELMSFORD	CM2 9BH	48	£4,167
2200,000	_0,00,2021				J. 122.1101 G11D	3.1.2 33.1		,,

£201,000	26/08/2021	F		132	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	51	£3,941
£460,000	26/08/2021	Т		119	MILDMAY ROAD		CHELMSFORD	CM2 0DS	124	£3,710
£340,000	26/08/2021	Т		23	FIRTREE RISE		CHELMSFORD	CM2 9HS	92	£3,696
£399,995	26/08/2021	S		22	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	112	£3,571
£625,000	26/08/2021	D	SANDON HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	180	£3,472
£416,000	26/08/2021	Т		2	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	124	£3,355
£365,000	27/08/2021	S		2	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ	69	£5,290
£475,000	27/08/2021	D		74	COLYERS REACH		CHELMSFORD	CM2 6RN	93	£5,108
£904,500	27/08/2021	D		59	PERTWEE DRIVE		CHELMSFORD	CM2 8HE	180	£5,025
£280,000	27/08/2021	Т		31	NAVIGATION ROAD		CHELMSFORD	CM2 6HE	59	£4,746
£250,000	27/08/2021	S		60	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	53	£4,717
£176,000	27/08/2021	Т		53	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	39	£4,513
£314,000	27/08/2021	Т		15	KETLEYS		CHELMSFORD	CM2 8YL	70	£4,486
£182,500		Т		20	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ	41	£4,451
£580,000	27/08/2021	D		4	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	132	£4,394
£220,000		F		124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£4,314
£220,000		F		75	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151
£1,035,000		D		17	SIDNEY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BE	253	£4,091
£186,000		Т		24	TAMAR RISE		CHELMSFORD	CM1 7QN	47	£3,957
£445,000	27/08/2021	S		1	LITTELL TWEED		CHELMSFORD	CM2 6SH	113	£3,938
£275,000		F FLAT 3	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW	70	£3,929
£360,000		Т		3	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	92	£3,913
£332,000		Т		73	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW	85	£3,906
£275,000		Т		33	ORANGE TREE CLOSE		CHELMSFORD	CM2 9ND	77	£3,571
£413,000		S	GLENMORE		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF	117	£3,530
£205,000		F FLAT 7	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT	62	£3,306
£290,000		Т	- ,	170	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT	93	£3,118
£112,500		F		45	BRASSIE WOOD		CHELMSFORD	CM3 3FP	59	£1,907
£1,620,000	31/08/2021	D	MEADOWLANDS		SOUTHVIEW ROAD	DANBURY	CHELMSFORD	CM3 4DX	300	£5,400
£367,500	31/08/2021			28	KIRK PLACE		CHELMSFORD	CM2 6TN	70	£5,250
£340,000		S	EBENEZER COTTAGE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,152
£272,500	31/08/2021		WHITTLES HALL, 347		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AN	53	£5,142
£425,000	31/08/2021	D		19	MURRELL LOCK		CHELMSFORD	CM2 6SW	84	£5,060
£522,500	31/08/2021			6	CONDOR GATE		CHELMSFORD	CM3 3FU	118	£4,428
£500,000	31/08/2021			41	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	114	£4,386
£330,000	31/08/2021			21	DELAMERE ROAD		CHELMSFORD	CM1 2TG	84	£3,929
£195,000		F FLAT 24	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	58	£3,362
£195,000	31/08/2021			16	VICTORIA COURT		CHELMSFORD	CM1 1GP	59	£3,305
£117,250		F 23	ECCLES COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1JB	69	£1,699
£495,000	01/09/2021			66	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	82	£6,037
£212,500	01/09/2021			45	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	37	£5,743
£287,500	01/09/2021			130	VICTORIA COURT		CHELMSFORD	CM1 1GP	62	£4,637
£168,000		F		58	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	38	£4,421
£300,000	01/09/2021			22	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	68	£4,412
£307,500		S		9	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	71	£4,331
£196,500			STONHAM PLACE		CHELMER ROAD	233	CHELMSFORD	CM2 6DG	49	£4,010
£205,000	01/09/2021	F	2.3	16	HAIG COURT		CHELMSFORD	CM2 0BH	57	£3,596
£540,000	01/09/2021	•		9	ELM CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8DX	151	£3,576
£350,000		D		13	CHASE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PR	105	£3,333
1330,000	31/03/2021			13	5 (52 DINVE	330111 WOODII/ WITTERNERS	STILLIVIST OND	3113 31 11	103	13,333

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

£725,000	10/09/2021	D		100	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DH	N/A	#VALUE!
£940,000	10/09/2021	D	ROBINS		THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7JW	130	£7,231
£250,000	10/09/2021	Т		9	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,952
£375,000	10/09/2021	Т		34	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	64	£5,859
£350,000	10/09/2021	Т		11	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	61	£5,738
£322,000	10/09/2021	S		4	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	58	£5,552
£300,000	10/09/2021	S		9	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	58	£5,172
£425,000	10/09/2021	S		129	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	84	£5,060
£450,000	10/09/2021		WOODLANDS COTTAGES	<u> </u>	MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	91	£4,945
£260,000	10/09/2021	F FLAT 4	1A		HIGH STREET		CHELMSFORD	CM1 1BE	55	£4,727
£595,000	10/09/2021	S		55	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	129	£4,612
£340,000	10/09/2021	F		60	HARDY CLOSE		CHELMSFORD	CM1 1AE	74	£4,595
£330,000	10/09/2021	Т		17	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	73	£4,521
£425,000	10/09/2021	S		6	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	101	£4,208
£565,000	10/09/2021	D		62	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PU	135	£4,185
£205,000	10/09/2021	F		31	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	49	£4,184
£350,000	10/09/2021	S		64	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3BY	84	£4,167
£560,000	10/09/2021	Т		3	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD	136	£4,118
£339,000	10/09/2021	Т		28	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ	84	£4,036
£675,000	10/09/2021	D		17	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	171	£3,947
£320,000	10/09/2021	Т		42	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	82	£3,902
£320,000	10/09/2021	Т		143	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	83	£3,855
£220,000	10/09/2021	F		38	HOBART CLOSE		CHELMSFORD	CM1 2ES	59	£3,729
£381,000	10/09/2021	T		4	GREAT COB		CHELMSFORD	CM1 6LA	104	£3,663
£205,000	10/09/2021	F		52	CHURCHILL RISE		CHELMSFORD	CM1 6FD	58	£3,534
£250,000	10/09/2021	Т		7	WEIGHT ROAD		CHELMSFORD	CM2 6LE	94	£2,660
£98,000	10/09/2021	F 42	NEWCOMBE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£2,085
£975,000	13/09/2021	D	WOODSIDE COTTAGE		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	177	£5,508
£247,500	13/09/2021	F		19	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	63	£3,929
£870,000	14/09/2021	D		26	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£602,500	14/09/2021	S		8	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	134	£4,496
£345,000	14/09/2021	S		81	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	83	£4,157
£230,000	14/09/2021	F		10	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,898
£305,000	14/09/2021	Т		208	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	80	£3,813
£400,000	14/09/2021	S		1	KENNET WAY		CHELMSFORD	CM1 2JP	116	£3,448
£375,000	15/09/2021	D	LITTLE MOAT COTTAGE		THE STREET	PLESHEY	CHELMSFORD	CM3 1HG	N/A	#VALUE!
£365,000	15/09/2021	T		1			CHELMSFORD	CM1 7QG	86	£4,244
£222,000	15/09/2021	F 19	JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	58	£3,828
£290,000	15/09/2021	T		11	READERS COURT		CHELMSFORD	CM2 8EU	83	£3,494
£410,000	15/09/2021	D		36	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	136	£3,015
£245,999	16/09/2021	T		20	BURTON PLACE	5.12.1. 22.5.13	CHELMSFORD	CM2 6TY	41	£6,000
£475,000	16/09/2021	S		65	THIRD AVENUE		CHELMSFORD	CM1 4EX	86	£5,523
£673,000	16/09/2021	D		22	REDGATES PLACE		CHELMSFORD	CM2 6BG	129	£5,217
£542,500	16/09/2021	D		44	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	112	£4,844
£380,000	16/09/2021	S		102	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	80	£4,750
£425,000	16/09/2021	T		27	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	93	£4,570
£310,000	16/09/2021	T		19	MARIGOLD CLOSE	DIOOMII ILLD	CHELMSFORD	CM1 6XU	68	£4,559
£290,000	16/09/2021	T		6	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY	65	£4,462
£225,000	16/09/2021	F		68	WICKHAM CRESCENT	ONLAT LLIGHS	CHELMSFORD	CM1 4WD	52	£4,462 £4,327
1223,000	10/03/2021	1		08	WICKHAIVI CRESCEIVI		CHELIVISFURD	CIVIT 4VVD	<u>JZ</u>	14,34/

123,000   16/99/201   5											
15/09/0021   F											
18					43						
E110,000   16/09/2021 F				ROBERTS COURT							
15/10/2012   T											
EP\$.000   17/09/2021   T	£180,000	16/09/2021	F		44	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	54	£3,333
E40,000   17/09/2021   T   9 OXNEY PLACE, 210   OXNGAR ROAD   WRITTLE   CHEMSFORD CM 26 FG, 296   LATO, 17/09/2021   F   9 OXNEY PLACE, 210   OXNGAR ROAD   WRITTLE   CHEMSFORD CM 32 FG, 333   CLEANSFORD CM 26 FG, 334   CLEANSFORD CM 26	£311,000	16/09/2021	Т		9	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	97	£3,206
EPTO-000   17/09/2021   F	£785,000	17/09/2021	D	OAK LODGE		SOUTHWOOD CHASE	DANBURY	CHELMSFORD	CM3 4LL	83	£9,458
E710.000   17/09/2021   F	£340,000	17/09/2021	Т		175	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	54	£6,296
E270,000   17/09/2021   F	£470,000		S		7			CHELMSFORD	CM1 4EE		£6,267
E415.000	£210,000	17/09/2021	F 9	OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£5,833
E35,000   17/99/2021 T	£270,000	17/09/2021	F		23	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,192
F30,000   17/99/2021   T	£415,000	17/09/2021	Т		4	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	87	£4,770
F330,000   17/09/2021   F   S GRACE BARTLET GARDNS   CHEIMSFORD CM3 SYW   103   E4,175	£350,000	17/09/2021	S 4	LIONFIELD COTTAGES		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3HQ	75	£4,667
£300,000         17/09/2021         F         5         GRACE BATTLETT GARDENS         CHELMSFORD         CM2 PW         73         £4,150           £310,500         17/09/2021         T         242         LINNET DRIVE         CHELMSFORD         CM2 GLD         36         85,385           £205,500         17/09/2021         T         LEAS PARINE         CHELMSFORD         CM2 AL         80         £3,881           £205,500         17/09/2021         D         FALT 27         SPALDING COURT         CEDAR AVENUE         CHELMSFORD         CM1 2UZ         £7,261           £90,000         17/09/2021         D         BERCEMBATE GAFE         SPRINGFIELD         CHELMSFORD         CM1 800         72         £1,261           £90,000         20/09/2021         D         47         QUILP DRIVE         CHELMSFORD         CM1 4YA         83         £4,699           £123,000         20/09/2021         T         10         SAINTS COURT         RINGS ROAD         CHELMSFORD         CM1 4YS         47         £4,526           £133,000         20/09/2021         T         8         HAWYINCH WALK         CHELMSFORD         CM1 4YS         47         £4,526           £135,000         20/09/2021         T         <	£305,000	17/09/2021	T		164	BADDOW ROAD		CHELMSFORD	CM2 9QW	69	£4,420
£197,500         17/09/2021         F         38         BOSWELS DRIVE         CHEMISFORD         CW 26 LD         50         £3,851           £205,500         17/09/2021         F         F FLAT 27         SPALDING COURT         CEDBAR AVENUE         CHEMISFORD         CW 28 LD         50         £3,851           £675,000         17/09/2021         F         F FLAT 27         SPALDING COURT         CEDBAR AVENUE         CHEMISFORD         CW 31 LUZ         57         £3,651           £90,000         17/09/2021         F         16         REGINERY         SPRINGFIELD         CHEMISFORD         CW 13 LUZ         57         £3,651           £390,000         20/09/2021         F         16         REGINERY CATE         SPRINGFIELD         CHEMISFORD         CW 14VA         83         £4,502           £333,000         20/09/2021         T         1         SAINTS COURT         RINGS ROAD         CHEMISFORD         CW 28 BD         78         £4,552           £435,000         20/09/2021         T         A SAINTS COURT         RINGS ROAD         CHEMISFORD         CW 28 BD         78         £4,552           £435,000         20/09/2021         T         A SAINTS COURT         RINGS ROAD         CHEMISFORD         CW 28 DD<	£430,000	17/09/2021	D		4	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	103	£4,175
## 10,500 17/09/2011 T	£300,000	17/09/2021	F		5	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£4,110
## FLAT 27 SPALDING COURT CEDAR AVENUE	£197,500	17/09/2021	F		36	BOSWELLS DRIVE		CHELMSFORD	CM2 6LD	50	£3,950
F675,000	£310,500	17/09/2021	T		242	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,881
E99,000	£205,500	17/09/2021	F FLAT 27	SPALDING COURT		CEDAR AVENUE		CHELMSFORD	CM1 2UZ	57	£3,605
E39,000	£675,000	17/09/2021	D		30	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JL	207	£3,261
E213,000 20/09/2021 T 8 8 HAWFINCH WALK CHELMSFORD CM1 4FS 47 64,532 E45,000 20/09/2021 S 8 HAWFINCH WALK BROOMFIELD CHELMSFORD CM2 8RD 78 64,526 E45,000 20/09/2021 S 98 BRAMWOODS ROAD CHELMSFORD CM2 7RD 17 64,065 E350,000 20/09/2021 S 98 BRAMWOODS ROAD CHELMSFORD CM2 7RD 91 63,956 E350,000 20/09/2021 S 98 BRAMWOODS ROAD CHELMSFORD CM2 7RD 91 63,956 E350,000 20/09/2021 T 49 EGUINTON DRIVE CHELMSFORD CM2 7RD 91 63,956 E350,000 20/09/2021 T 49 EGUINTON DRIVE CHELMSFORD CM2 7RD 138 E3,456 E350,000 21/09/2021 T 49 EGUINTON DRIVE CHELMSFORD CM2 6VL 138 E3,456 E234,000 21/09/2021 T 4 B GERRAD GARDENS CHELMSFORD CM2 6VL 126 E3,451 E227,000 21/09/2021 T 1 1 LOBELIA CLOSE CHELMSFORD CM2 6VL 126 E3,451 E227,000 21/09/2021 T 1 1 LOBELIA CLOSE CHELMSFORD CM2 6VL 148 E3,456 E227,000 21/09/2021 T 1 1 LOBELIA CLOSE CHELMSFORD CM2 6VL 148 E3,252 E3,350 21/09/2021 T 3 S HARROW WAY CHELMSFORD CM2 6VL 161 E4,262 E313,0,000 12/09/2021 T 3 S HARROW WAY CHELMSFORD CM2 6VL 161 E4,262 E313,0,000 21/09/2021 T 3 S HARROW WAY CHELMSFORD CM2 6VL 161 E4,262 E313,0,000 21/09/2021 D THE THATCHED COTTAGE CHIGHAL ROAD CHIGNAL SMEALEY CHELMSFORD CM2 7AT 88 E3,523 E45,000 22/09/2021 D EASTWYN BACK LANE PLESHEY CHELMSFORD CM3 HL 138 E5,380 E318,000 22/09/2021 D EASTWYN BACK LANE PLESHEY CHELMSFORD CM3 HL 138 E5,380 E318,000 22/09/2021 D EASTWYN BACK LANE PLESHEY CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E3,890 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,821 E4,556 E330,000 22/09/2021 S 9 BEECHES ROAD CHELMSFORD CM1 7DW 84 E4,825 E3,558 E3,0	£90,000	17/09/2021	F		16	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,250
£333,000         20/09/2021         T         8         HAWFINCH WALK         CHELMSFORD         CM2 8BD         78         £4,526           £435,000         20/09/2021         S         44         SCHOOL LANE         BROMFIELD         CHELMSFORD         CM2 7LT         91         £3,956           £395,000         20/09/2021         S         98         BRAMWOODS ROAD         CHELMSFORD         CM2 7LT         91         £3,956           £395,000         20/09/2021         S         18         PERTWEE BINYE         CHELMSFORD         CM2 8DZ         101         £3,951           £395,000         20/09/2021         T         49         EGUINTON DRIVE         CHELMSFORD         CM2 6VL         138         £3,486           £394,000         21/09/2021         T         6         WELLINGTON CLOSE         CHELMSFORD         CM1 2EE         87         £3,448           £394,000         21/09/2021         T         1         LOBELIA CLOSE         CHELMSFORD         CM2 9GD         67         £5,881           £227,000         21/09/2021         F         31         RIVERS HOUSE, 129         SPRINGFIELD ROAD         CHELMSFORD         CM2 9GL         67         £5,881           £310,000         21/09/2021	£390,000	20/09/2021	D		47	QUILP DRIVE		CHELMSFORD	CM1 4YA	83	£4,699
E435,000   20/99/2021   S	£213,000	20/09/2021	F 10	SAINTS COURT		KINGS ROAD		CHELMSFORD	CM1 4FS	47	£4,532
E360,000   20/09/2021   S	£353,000	20/09/2021	T		8	HAWFINCH WALK		CHELMSFORD	CM2 8BD	78	£4,526
E360,000   20/09/2021   S	£435,000		S		44	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR	107	
## ## ## ## ## ## ## ## ## ## ## ## ##					98					91	
## ## ## ## ## ## ## ## ## ## ## ## ##	£395,000	20/09/2021	S		18	PERTWEE DRIVE		CHELMSFORD	CM2 8DZ	101	£3,911
## ## ## ## ## ## ## ## ## ## ## ## ##	£482.500		T		49	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	138	
## 1394,000			T		6						
£227,000         21/09/2021         T         1         LOBELIA CLOSE         CHELMSFORD         CM1 6YE         39         £5,821           £260,000         21/09/2021         F         31         RIVERS HOUSE, 129         SPRINGFIELD ROAD         CHELMSFORD         CM2 6IL         61         £4,262           £310,000         21/09/2021         T         THE THATCHED COTTAGE         CHIGNAL ROAD         CHIGNAL SMEALEY         CHELMSFORD         CM1 4SZ         174         £5,546           £742,500         22/09/2021         D         EASTWYN         BACK LANE         PLESHEY         CHELMSFORD         CM3 1HL         138         £5,380           £318,000         22/09/2021         T         ANCHOR STREET         CHELMSFORD         CM2 0IY         61         £5,213           £405,000         22/09/2021         S         4         BOYNE DRIVE         CHELMSFORD         CM2 0IY         61         £5,213           £405,000         22/09/2021         S         9         BEECHES ROAD         CHELMSFORD         CM1 7QW         84         £4,821           £435,000         22/09/2021         S         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM1 6N         £9,541					38						
£260,000         21/09/2021         F         31         RIVERS HOUSE, 129         SPRINGFIELD ROAD         CHELMSFORD         CM2 GIL         61         £4,262           £310,000         21/09/2021         T         35         HARROW WAY         CHELMSFORD         CM2 7AT         88         £3,523           £965,000         22/09/2021         D         THE THATCHED COTTAGE         CHIGNAL ROAD         CHIGNAL SMEALEY         CHELMSFORD         CM1 4SZ         174         £5,546           £742,500         22/09/2021         D         BACK LANE         PLESHEY         CHELMSFORD         CM3 1HL         138         £5,380           £318,000         22/09/2021         T         S         BACK LANE         PLESHEY         CHELMSFORD         CM2 0JY         61         £5,213           £405,000         22/09/2021         S         S         9         BEECHES ROAD         CHELMSFORD         CM1 7QW         84         £4,821           £390,000         22/09/2021         S         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM1 2RS         82         £4,756           £435,500         22/09/2021         S         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>											
## ## ## ## ## ## ## ## ## ## ## ## ##				RIVERS HOUSE, 129							
£965,000         22/09/2021         D         THE THATCHED COTTAGE         CHIGNAL ROAD         CHIGNAL SMEALEY         CHELMSFORD         CM1 4SZ         174         £5,546           £742,500         22/09/2021         D         EASTWYN         BACK LANE         PLESHEY         CHELMSFORD         CM3 1HL         138         £5,380           £318,000         22/09/2021         T         10         ANCHOR STREET         CHELMSFORD         CM1 70W         84         £4,821           £405,000         22/09/2021         S         24         BOYNE DRIVE         CHELMSFORD         CM1 70W         84         £4,821           £390,000         22/09/2021         S         9         BEECHES ROAD         CHELMSFORD         CM1 2RS         82         £4,756           £835,000         22/09/2021         D         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM3 1BP         185         £4,514           £436,500         22/09/2021         S         80         FALMOUTH ROAD         SPRINGFIELD         CHELMSFORD         CM1 6IA         109         £4,005           £675,000         22/09/2021         S         8         BERWICK AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 6IA			T	,	35						
£742,500         22/09/2021         D         EASTWYN         BACK LANE         PLESHEY         CHELMSFORD         CM3 1HL         138         £5,380           £318,000         22/09/2021         T         10         ANCHOR STREET         CHELMSFORD         CM2 0JY         61         £5,213           £405,000         22/09/2021         S         24         BOYNE DRIVE         CHELMSFORD         CM1 7QW         84         £4,821           £390,000         22/09/2021         S         9         BEECHES ROAD         CHELMSFORD         CM1 2RS         82         £4,756           £835,000         22/09/2021         D         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM3 1BP         185         £4,514           £436,500         22/09/2021         S         80         FALMOUTH ROAD         SPRINGFIELD         CHELMSFORD         CM1 6IA         109         £4,005           £675,000         22/09/2021         D         82         BERWICK AVENUE         CHELMSFORD         CM1 4BD         174         £3,879           £310,000         22/09/2021         S         3         GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,827				THE THATCHED COTTAGE			CHIGNAL SMEALEY				
£318,000         22/09/2021         T         10         ANCHOR STREET         CHELMSFORD         CM2 0JY         61         £5,213           £405,000         22/09/2021         S         24         BOYNE DRIVE         CHELMSFORD         CM1 7QW         84         £4,821           £390,000         22/09/2021         S         9         BEECHES ROAD         CHELMSFORD         CM1 2RS         82         £4,756           £835,000         22/09/2021         D         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM3 IBP         185         £4,514           £436,500         22/09/2021         S         80         FALMOUTH ROAD         SPRINGFIELD         CHELMSFORD         CM1 6JA         109         £4,005           £675,000         22/09/2021         D         82         BERWICKA AVENUE         CHELMSFORD         CM1 4BD         174         £3,827           £310,000         22/09/2021         S         3         GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,827           £310,000         22/09/2021         S         5         TRENT ROAD         CHELMSFORD         CM2 6SN         92         £3,641           £185,000 </td <td></td>											
£405,000         22/09/2021         S         24         BOYNE DRIVE         CHELMSFORD         CM1 7QW         84         £4,821           £390,000         22/09/2021         S         9         BEECHES ROAD         CHELMSFORD         CM1 2RS         82         £4,756           £835,000         22/09/2021         D         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM3 1BP         185         £4,514           £436,500         22/09/2021         S         80         FALMOUTH ROAD         SPRINGFIELD         CHELMSFORD         CM1 6JA         109         £4,005           £675,000         22/09/2021         D         82         BERWICK AVENUE         CHELMSFORD         CM1 4BD         174         £3,879           £310,000         22/09/2021         S         3         GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,879           £310,000         22/09/2021         S         5         TRENT ROAD         CHELMSFORD         CM3 5TS         84         £3,690           £335,000         22/09/2021         T         51         BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,564				27.017111	10		1 2231121				
£390,000         22/09/2021         S         9         BEECHES ROAD         CHELMSFORD         CM1 2RS         82         £4,756           £835,000         22/09/2021         D         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM3 1BP         185         £4,514           £436,500         22/09/2021         S         80         FALMOUTH ROAD         SPRINGFIELD         CHELMSFORD         CM1 6IA         109         £4,005           £675,000         22/09/2021         D         82         BERWICK AVENUE         CHELMSFORD         CM1 4BD         174         £3,879           £310,000         22/09/2021         S         3         GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,827           £310,000         22/09/2021         S         5         TRENT ROAD         CHELMSFORD         CM2 6SN         92         £3,641           £335,000         22/09/2021         T         51         BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,584           £405,000         22/09/2021         F         39         CROCUS WAY         CHELMSFORD         CM2 6SN         49         £5,582											
£835,000         22/09/2021         D         GLEBELANDS         LUCKS LANE         HOWE STREET         CHELMSFORD         CM3 1BP         185         £4,514           £436,500         22/09/2021         S         80         FALMOUTH ROAD         SPRINGFIELD         CHELMSFORD         CM1 6JA         109         £4,005           £675,000         22/09/2021         D         82         BERWICK AVENUE         CHELMSFORD         CM1 4BD         174         £3,879           £310,000         22/09/2021         S         3         GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,827           £310,000         22/09/2021         S         5         TRENT ROAD         CHELMSFORD         CM1 2LG         84         £3,690           £335,000         22/09/2021         T         51         BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,641           £185,000         22/09/2021         F         39         CROCUS WAY         CHELMSFORD         CM1 6XP         52         £3,558           £405,000         22/09/2021         S         32         LINNET DRIVE         CHELMSFORD         CM2 6RN         49         £5,980											
£436,500         22/09/2021         S         80         FALMOUTH ROAD         SPRINGFIELD         CHELMSFORD         CM1 6JA         109         £4,005           £675,000         22/09/2021         D         82         BERWICK AVENUE         CHELMSFORD         CM1 4BD         174         £3,879           £310,000         22/09/2021         S         3         GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,827           £310,000         22/09/2021         S         5         TRENT ROAD         CHELMSFORD         CM1 2LG         84         £3,690           £335,000         22/09/2021         T         51         BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,641           £185,000         22/09/2021         F         39         CROCUS WAY         CHELMSFORD         CM1 6XP         52         £3,558           £405,000         22/09/2021         S         32         LINNET DRIVE         CHELMSFORD         CM2 6RN         49         £5,980           £293,000         23/09/2021         T         52         COLYERS REACH         CHELMSFORD         CM2 6RN         49         £5,980				GLEBELANDS	,		HOWF STREET				
£675,000         22/09/2021         D         82         BERWICK AVENUE         CHELMSFORD         CM1 4BD         174         £3,879           £310,000         22/09/2021         S         3         GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,827           £310,000         22/09/2021         S         5         TRENT ROAD         CHELMSFORD         CM1 2LG         84         £3,690           £335,000         22/09/2021         T         51         BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,641           £185,000         22/09/2021         F         39         CROCUS WAY         CHELMSFORD         CM1 6XP         52         £3,558           £405,000         22/09/2021         S         32         LINNET DRIVE         CHELMSFORD         CM2 8AE         115         £3,522           £293,000         23/09/2021         T         52         COLYERS REACH         CHELMSFORD         CM2 6RN         49         £5,980				GLEBELANDS	80						
£310,000         22/09/2021         S         3 GLENDALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5TS         81         £3,827           £310,000         22/09/2021         S         5 TRENT ROAD         CHELMSFORD         CM1 2LG         84         £3,690           £335,000         22/09/2021         T         51 BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,641           £185,000         22/09/2021         F         39 CROCUS WAY         CHELMSFORD         CM1 6XP         52         £3,558           £405,000         22/09/2021         S         32 LINNET DRIVE         CHELMSFORD         CM2 8AE         115         £3,522           £293,000         23/09/2021         T         52 COLYERS REACH         CHELMSFORD         CM2 6RN         49         £5,980							J. MINOFILLD				
£310,000         22/09/2021         S         TRENT ROAD         CHELMSFORD         CM1 2LG         84         £3,690           £335,000         22/09/2021         T         51         BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,641           £185,000         22/09/2021         F         39         CROCUS WAY         CHELMSFORD         CM1 6XP         52         £3,558           £405,000         22/09/2021         S         32         LINNET DRIVE         CHELMSFORD         CM2 8AE         115         £3,522           £293,000         23/09/2021         T         52         COLYERS REACH         CHELMSFORD         CM2 6RN         49         £5,980							SOLITH WOODHAM EERREDS				
£335,000         22/09/2021         T         51         BARLOWS REACH         CHELMER VILLAGE         CHELMSFORD         CM2 6SN         92         £3,641           £185,000         22/09/2021         F         39         CROCUS WAY         CHELMSFORD         CM1 6XP         52         £3,558           £405,000         22/09/2021         S         32         LINNET DRIVE         CHELMSFORD         CM2 8AE         115         £3,522           £293,000         23/09/2021         T         52         COLYERS REACH         CHELMSFORD         CM2 6RN         49         £5,980							3001H WOODHAW FERRERS				
£185,000         22/09/2021         F         39         CROCUS WAY         CHELMSFORD         CM1 6XP         52         £3,558           £405,000         22/09/2021         S         32         LINNET DRIVE         CHELMSFORD         CM2 8AE         115         £3,522           £293,000         23/09/2021         T         52         COLYERS REACH         CHELMSFORD         CM2 6RN         49         £5,980							CHEIMED VIII AGE				
£405,000     22/09/2021     S     32     LINNET DRIVE     CHELMSFORD     CM2 8AE     115     £3,522       £293,000     23/09/2021     T     52     COLYERS REACH     CHELMSFORD     CM2 6RN     49     £5,980							CHELIVIER VILLAGE				
£293,000 23/09/2021 T 52 COLYERS REACH CHELMSFORD CM2 6RN 49 £5,980											
		22/09/2021									
L ESZUJUU ZSJUMZUZI S LA KUIVAN KUAD LA KUIVAN KUAD LA CHELMSPUKD CMZ UHB 56 E5.714		22/00/2024							LIVIZ BRIV	49	£5.980
	C220 000										
£290,000 23/09/2021 T 127 GANDALFS RIDE SOUTH WOODHAM FERRERS CHELMSFORD CM3 5WS 60 £4,833	£320,000	23/09/2021	S		15	ROMAN ROAD	COUTH MOODHAM FERRES	CHELMSFORD	CM2 0HB	56	£5,714

£338,000	23/09/2021	Т			44	DAFFODIL WAY		CHELMSFORD	CM1 6XE	71	£4,761
£418,000	23/09/2021	D			4	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	89	£4,697
£850,000	23/09/2021	D			13	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	195	£4,359
£368,000	23/09/2021	S			43	TEES ROAD		CHELMSFORD	CM1 7QH	86	£4,279
£575,000	23/09/2021	D			43	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	136	£4,228
£530,000	23/09/2021	D			22	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	127	£4,173
£200,000	23/09/2021	F			405	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,636
£210,000	23/09/2021	F			21	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	63	£3,333
£145,000	23/09/2021	F			92	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085
£635,000	24/09/2021	D			7	PONDS ROAD		CHELMSFORD	CM2 8QP	97	£6,546
£1,000,000	24/09/2021	D		THURSFIELD		MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	164	£6,098
£565,000	24/09/2021	S	2	COPLAND COTTAGES		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TG	100	£5,650
£400,000	24/09/2021	T			28	LUCAS AVENUE		CHELMSFORD	CM2 9JL	74	£5,405
£320,000	24/09/2021	T		21A		ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	60	£5,333
£811,250	24/09/2021	D			5	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	157	£5,167
£950,000	24/09/2021	D			14	MILL LANE	DANBURY	CHELMSFORD	CM3 4LF	184	£5,163
£885,000	24/09/2021	D		GOODDAY COTTAGE		POSTMANS LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SF	176	£5,028
£356,000	24/09/2021	T			42	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	71	£5,014
£470,115	24/09/2021	D			84	BEECHES ROAD		CHELMSFORD	CM1 2RX	94	£5,001
£365,000	24/09/2021	D			1	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	73	£5,000
£292,750	24/09/2021	T			55	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	59	£4,962
£360,000	24/09/2021	T			243	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX	74	£4,865
£570,000	24/09/2021	S			17	SIXTH AVENUE		CHELMSFORD	CM1 4ED	118	£4,831
£622,000	24/09/2021	D			35	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	129	£4,822
£450,000	24/09/2021	D		89A		PYMS ROAD		CHELMSFORD	CM2 8PX	96	£4,688
£290,000	24/09/2021	F		53A		HILL ROAD		CHELMSFORD	CM2 6HP	62	£4,677
£425,000	24/09/2021	S			23	JUNIPER DRIVE		CHELMSFORD	CM2 9HL	93	£4,570
£460,000	24/09/2021	S			37	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	101	£4,554
£415,000	24/09/2021	D			139	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	92	£4,511
£320,000	24/09/2021	Т			2	LAVENDER COURT		CHELMSFORD	CM1 6YH	72	£4,444
£378,500	24/09/2021	S			86	MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£4,401
£515,000	24/09/2021	D			23	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	119	£4,328
£435,000	24/09/2021	S			20	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD	101	£4,307
£300,000	24/09/2021	T			19	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	70	£4,286
£230,000	24/09/2021	F			6	MONTFORT DRIVE	-	CHELMSFORD	CM2 9FN	55	£4,182
£207,500	24/09/2021	F			26	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£4,069
£425,000	24/09/2021	D			17	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	105	£4,048
£190,000	24/09/2021	F			76	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043
£327,000	24/09/2021	T			6	YARWOOD ROAD	2222222111210	CHELMSFORD	CM2 6EJ	81	£4,037
£605,000	24/09/2021	D			20	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	153	£3,954
£500,000	24/09/2021	S			44	BURNELL GATE	•·····•	CHELMSFORD	CM1 6ED	127	£3,937
£430,000	24/09/2021	S			39	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ	110	£3,909
£530,000	24/09/2021	D			54	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	136	£3,897
£467,500	24/09/2021	D			5	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF	123	£3,801
£315,000	24/09/2021	T			8	CLYDE CRESCENT	OILINI DIDDOW	CHELMSFORD	CM1 2LL	85	£3,706
£675,000	24/09/2021	D		DELHAZE HOUSE	3	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	187	£3,610
£395,000	24/09/2021	S		DELITALE HOUSE	4	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	111	£3,559
£315,000	24/09/2021	F	FLAT 1	WELLS CRESCENT	4	MARCONI PLAZA	JOOTH WOODHAWTENNERS	CHELMSFORD	CM1 1GN	90	£3,500
£515,000	24/09/2021	T T	ILAIT	VVELED CINESCEIVI	32	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 fAP	162	£3,179
1313,000	27/03/2021				32	DINOUNTED WAT	JI MINGI ILLD	CITELIVISI OND	CIVIT UAF	102	LJ,1/J

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£255,000	24/09/2021			180	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	95	£2,684
£110,000	24/09/2021	F		32	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	45	£2,444
£135,000	24/09/2021	F		21	UPPER CHASE		CHELMSFORD	CM2 0BN	90	£1,500
£785,000	27/09/2021	S	CHASE COTTAGE			COOKSMILL GREEN	CHELMSFORD	CM1 3SH	N/A	#VALUE!
£877,000	27/09/2021			37	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	144	£6,090
£495,000	27/09/2021	S		7	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	82	£6,037
£480,000	27/09/2021			1	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	90	£5,333
£600,000	27/09/2021	D		76	WATERSON VALE		CHELMSFORD	CM2 9PB	116	£5,172
£490,000	27/09/2021	S		1	NORTH DELL		CHELMSFORD	CM1 6UP	95	£5,158
£375,000	27/09/2021	S		2	ROSSETER CLOSE		CHELMSFORD	CM2 9GL	74	£5,068
£250,000	27/09/2021	F FLAT 38		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,902
£192,500	27/09/2021	F		37	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	40	£4,813
£300,000	27/09/2021	Т		16	STANSTED CLOSE		CHELMSFORD	CM1 2TW	63	£4,762
£425,000	27/09/2021	S		11	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	91	£4,670
£435,000	27/09/2021	S		10	TAPLEY ROAD		CHELMSFORD	CM1 4XY	97	£4,485
£328,000	27/09/2021	F		53	WHARF ROAD		CHELMSFORD	CM2 6FS	74	£4,432
£280,000	27/09/2021	Т		11	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	65	£4,308
£367,000	27/09/2021	S		15	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	86	£4,267
£880,000	27/09/2021	D		218	CHIGNAL ROAD		CHELMSFORD	CM1 4SS	209	£4,211
£357,500	27/09/2021	T		20	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	86	£4,157
£390,000	27/09/2021	S		159	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	96	£4,063
£395,000	27/09/2021	Т		22	ST PETERS ROAD		CHELMSFORD	CM1 2SR	100	£3,950
£550,000	27/09/2021	D		17	THE DRIVE		CHELMSFORD	CM1 4JS	145	£3,793
£295,000	27/09/2021	Т		92	RUTLAND ROAD		CHELMSFORD	CM1 4BH	78	£3,782
£380,000	27/09/2021	S		37	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	102	£3,725
£315,000	27/09/2021	Т		29	HOUBLON DRIVE		CHELMSFORD	CM2 8SE	89	£3,539
£290,000	27/09/2021	Т		12	HAINAULT GROVE		CHELMSFORD	CM1 2TP	82	£3,537
£204,000	27/09/2021	F		37	WEAR DRIVE		CHELMSFORD	CM1 7PT	60	£3,400
£220,000	27/09/2021	F 1	LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,333
£370,000	27/09/2021	T		33	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	123	£3,008
£126,000	27/09/2021	F FLAT 207	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ	43	£2,930
£475,000	28/09/2021	S	CROWBUSH		THE VILLAGE	GREAT WALTHAM	CHELMSFORD	CM3 1AT	59	£8,051
£675,000	28/09/2021	S		45	VICARAGE ROAD		CHELMSFORD	CM2 9BS	115	£5,870
£2,435,000	28/09/2021	D	GREAT GRACES		GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	440	£5,534
£365,000	28/09/2021	S	GREAT GIVICES	26	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN	67	£5,448
£355,000	28/09/2021	T		154	UPPER BRIDGE ROAD	VVIIII I EE	CHELMSFORD	CM2 0BB	69	£5,145
£198,000	28/09/2021	T		28	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£5,077
£320,000	28/09/2021	S		5	MENISH WAY	DICKNACKE	CHELMSFORD	CM2 6RT	65	£4,923
£1,080,000	28/09/2021	D	LONG CROFT	J	WHITES LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1PA	226	£4,779
£540,000	28/09/2021	D	1B		ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NX	122	£4,779 £4,426
£421,900	28/09/2021	D	10	1	FIRS DRIVE	WRITTLE	CHELMSFORD	CM1 3EF	100	£4,426
£490,000	28/09/2021	S		23 9	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	121	£4,050
£555,000	28/09/2021	T			WHITLEY LINK		CHELMSFORD	CM2 9FX	139	£3,993
£313,500	28/09/2021	T		244	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,919
£1,025,000	28/09/2021	D		6	BEAULIEU BOULEVARD	DDOOMETELD	CHELMSFORD	CM1 6EA	262	£3,912
£320,000	28/09/2021	T		155	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ	82	£3,902
£450,000	28/09/2021	S		34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,516
£305,000	28/09/2021	D		66	SALERNO WAY	COLITILIMOODUANA SERRES	CHELMSFORD	CM1 2EH	87	£3,506
£444,600	28/09/2021	5		34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,473

£187,500	28/09/2021	F	121	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,348
£218,500	28/09/2021	F	126	CROMPTON STREET		CHELMSFORD	CM1 3GP	67	£3,261
£205,000	28/09/2021	F	166	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	70	£2,929
£76,000	28/09/2021	F	15	SEARLE CLOSE		CHELMSFORD	CM2 9GB	50	£1,520
£505,000	29/09/2021	D	10	HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA	82	£6,159
£325,000		Т	34	PRIMROSE HILL		CHELMSFORD	CM1 2RH	55	£5,909
£575,000	29/09/2021	D	20	CORNELIUS VALE		CHELMSFORD	CM2 6YF	98	£5,867
£320,000	29/09/2021		13	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH	56	£5,714
£215,000	29/09/2021	Т	2	BINLEY ROAD		CHELMSFORD	CM2 6XJ	40	£5,375
£320,000	29/09/2021	Т	13	PETREBROOK		CHELMSFORD	CM2 6QJ	61	£5,246
£275,000	29/09/2021	Т	20	RIVENDELL VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	53	£5,189
£415,000	29/09/2021	S	11	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX	83	£5,000
£575,000	29/09/2021	D	8	FAIRFAX MEAD		CHELMSFORD	CM2 6UG	115	£5,000
£315,000		S	17	CRESCENT ROAD		CHELMSFORD	CM2 7DA	65	£4,846
£382,000	29/09/2021	Т	14	BRIDGEND CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PD	80	£4,775
£387,500	29/09/2021	D	12	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	83	£4,669
£475,000	29/09/2021	S	9	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	105	£4,524
£197,500	29/09/2021	F	33	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	44	£4,489
£260,000	29/09/2021	Т	110	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,483
£329,950	29/09/2021	D	29	BARN GREEN		CHELMSFORD	CM1 6UG	74	£4,459
£790,000	29/09/2021	D	20	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HZ	185	£4,270
£455,000	29/09/2021	D	39	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	108	£4,213
£416,000	29/09/2021	D	55	PADDOCK DRIVE		CHELMSFORD	CM1 6UX	99	£4,202
£206,000	29/09/2021	F	42	HARBERD TYE		CHELMSFORD	CM2 9GJ	50	£4,120
£478,595	29/09/2021	D	305	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU	118	£4,056
£395,000	29/09/2021	S	32	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£4,031
£385,000	29/09/2021	Т	344	BADDOW ROAD		CHELMSFORD	CM2 9QZ	100	£3,850
£460,000	29/09/2021	D	1	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ	120	£3,833
£350,000	29/09/2021	Т	13	RAYMONDS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NZ	93	£3,763
£200,000	29/09/2021	F	47	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	54	£3,704
£155,000	29/09/2021	F	17	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	42	£3,690
£310,000	29/09/2021	S	35	MEADGATE AVENUE		CHELMSFORD	CM2 7NF	87	£3,563
£438,000	29/09/2021	Т	32	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	128	£3,422
£227,500	29/09/2021	F	24	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	68	£3,346
£160,000	29/09/2021	F	153	MEADGATE AVENUE		CHELMSFORD	CM2 7NH	48	£3,333
£220,000	29/09/2021	F	22	COURTLANDS		CHELMSFORD	CM1 4DD	73	£3,014
£157,500	29/09/2021	F	29	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£2,582
£85,750	29/09/2021	F 15	WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£1,715
£380,000	30/09/2021	S	27	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	N/A	#VALUE!
£317,500	30/09/2021		13	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	N/A	#VALUE!
£425,000	30/09/2021	S	28	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	N/A	#VALUE!
£425,000	30/09/2021	D	78	BEECHES ROAD		CHELMSFORD	CM1 2RX	54	£7,870
£424,550	30/09/2021	D	4	RIGNALS LANE		CHELMSFORD	CM2 8QT	61	£6,960
£810,000	30/09/2021		439	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AP	132	£6,136
£331,000	30/09/2021	T	83	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	56	£5,911
£465,999	30/09/2021	F 51		PRINCES ROAD		CHELMSFORD	CM2 9GE	83	£5,614
£532,500	30/09/2021	S	1	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	96	£5,547
£745,000	30/09/2021	D	35	FIRST AVENUE		CHELMSFORD	CM1 1RX	136	£5,478
£420,000	30/09/2021	D	1	UPPER MOORS	GREAT WALTHAM	CHELMSFORD	CM3 1RB	77	£5,455
2.25,550	20,00,2021			22	One of the control of	2.122.110. 0.10	3 2		23, .33

£320,000	30/09/2021					CHELMSFORD	CM1 4UN	59	£5,424
£385,000	30/09/2021	<u>S</u> 1				CHELMSFORD	CM2 9JS	72	£5,347
£437,000	30/09/2021				GOOD EASTER	CHELMSFORD	CM1 4SJ	82	£5,329
£472,500	30/09/2021	T 100				CHELMSFORD	CM2 9LQ	89	£5,309
£661,166	30/09/2021	D 69				CHELMSFORD	CM1 7NX	128	£5,165
£211,000	30/09/2021	F 38	CUSAK RC	AD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH	41	£5,146
£369,950	30/09/2021	S 31	TEES ROA	D		CHELMSFORD	CM1 7QH	72	£5,138
£325,000	30/09/2021	S 90	WEST AVE	NUE		CHELMSFORD	CM1 2DF	65	£5,000
£440,000	30/09/2021				WRITTLE	CHELMSFORD	CM1 3EB	90	£4,889
£610,000	30/09/2021	S 63	QUEENS R	OAD		CHELMSFORD	CM2 6HB	125	£4,880
£575,000	30/09/2021	D 20			BROOMFIELD	CHELMSFORD	CM1 7HN	119	£4,832
£400,000	30/09/2021	D 24	SUNRISE A	VENUE		CHELMSFORD	CM1 4JP	83	£4,819
£383,000	30/09/2021	T 96	RECTORY	LANE		CHELMSFORD	CM1 1RF	81	£4,728
£320,000	30/09/2021	F 29	GOLDLAY	GARDENS		CHELMSFORD	CM2 0EN	68	£4,706
£367,000	30/09/2021	T 13	HILL ROAD	)		CHELMSFORD	CM2 6HW	78	£4,705
£510,000	30/09/2021	T 105	LONGSHO	TS CLOSE		CHELMSFORD	CM1 7DU	109	£4,679
£500,000	30/09/2021	S ENDYMION	THE TYE		EAST HANNINGFIELD	CHELMSFORD	CM3 8AE	107	£4,673
£357,500	30/09/2021	T 9	HITHER BI	AKERS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JH	77	£4,643
£450,000	30/09/2021	D 128	FAIRWAY	DRIVE		CHELMSFORD	CM3 3FH	97	£4,639
£180,000	30/09/2021	F 53	HURRELL	DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,615
£382,500	30/09/2021	T 183	BEELEIGH	LINK		CHELMSFORD	CM2 6PH	83	£4,608
£280,000	30/09/2021	F 3	COUNTY F	LACE		CHELMSFORD	CM2 0RF	61	£4,590
£195,000	30/09/2021	F 38 ARMSTRONG GIBBS COURT	THE CAUS	EWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	43	£4,535
£285,000	30/09/2021	T 9				CHELMSFORD	CM1 1SE	64	£4,453
£315,000	30/09/2021	T 121	POLLARDS	GREEN		CHELMSFORD	CM2 6UX	71	£4,437
£212,500	30/09/2021	F 51				CHELMSFORD	CM1 2QJ	49	£4,337
£336,000	30/09/2021	S 73	MAIN ROA	AD.	BROOMFIELD	CHELMSFORD	CM1 7BU	78	£4,308
£332,500	30/09/2021	T 2	MARCONI	ROAD		CHELMSFORD	CM1 1QB	78	£4,263
£590,000	30/09/2021	D 65	FAIRWAY	DRIVE		CHELMSFORD	CM3 3FG	140	£4,214
£455,000	30/09/2021	T 34	HUNTERS	WAY		CHELMSFORD	CM1 6FL	108	£4,213
£465,000	30/09/2021	S 12			GREAT BADDOW	CHELMSFORD	CM2 8EQ	112	£4,152
£415,000	30/09/2021	D 50				CHELMSFORD	CM2 9FN	101	£4,109
£345,000	30/09/2021	T 30				CHELMSFORD	CM1 3BX	85	£4,059
£523,000	30/09/2021	S 27				CHELMSFORD	CM1 4HB	130	£4,023
£505,000	30/09/2021	D 1				CHELMSFORD	CM1 3BJ	126	£4,008
£323,000	30/09/2021	T 37				CHELMSFORD	CM1 6XB	81	£3,988
£772,500	30/09/2021	D 68				CHELMSFORD	CM2 9RX	194	£3,982
£227,500	30/09/2021	F 56				CHELMSFORD	CM2 9LQ	58	£3,922
£450,000	30/09/2021	S 12				CHELMSFORD	CM1 6FL	115	£3,913
£390,000	30/09/2021	S 78				CHELMSFORD	CM2 8NR	101	£3,861
£212,000	30/09/2021	F 114				CHELMSFORD	CM1 7QA	55	£3,855
£315,000	30/09/2021	S 14				CHELMSFORD	CM2 9EL	82	£3,841
£265,000	30/09/2021	F 3 BAILEY COURT		TTLE STREET		CHELMSFORD	CM2 0FS	69	£3,841
£387,500	30/09/2021	T 318				CHELMSFORD	CM2 9QX	102	£3,799
£486,000	30/09/2021	S 12				CHELMSFORD	CM1 1TF	128	£3,797
£450,000	30/09/2021	D 47			DANBURY	CHELMSFORD	CM3 4LS	119	£3,782
£310,000	30/09/2021	T 65				CHELMSFORD	CM1 2TE	82	£3,782
£395,000	30/09/2021	S 590		OOD ROAD		CHELMSFORD	CM2 8BX	105	£3,762
£330,000	30/09/2021					CHELMSFORD	CM1 4AY	88	£3,750
1330,000	30/03/2021		FLINILAINI	AVENUE		CHELIVISI OND	CIVIT 4A1	00	13,730

£550,000	30/09/2021	D			89	HUMBER ROAD		CHELMSFORD	CM1 7PF	147	£3,741
£245,000	30/09/2021	F			82	CHELMER ROAD		CHELMSFORD	CM2 6AB	66	£3,712
£505,000	30/09/2021	S			2	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	137	£3,686
£340,000	30/09/2021	S			77	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	94	£3,617
£158,000	30/09/2021	F			41	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	44	£3,591
£200,000	30/09/2021	F			185	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	56	£3,571
£390,000	30/09/2021	D			18	SUSSEX CLOSE	BOREHAM	CHELMSFORD	CM3 3ED	111	£3,514
£330,000	30/09/2021	T			4	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	97	£3,402
£312,500	30/09/2021	T			12	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	93	£3,360
£341,500	30/09/2021	T			14	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	102	£3,348
£300,000	30/09/2021	T			75	ARCHERS WAY		CHELMSFORD	CM2 8SB	90	£3,333
£308,000	30/09/2021	T			34	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	96	£3,208
£255,000	30/09/2021	T			1	ROCHFORD ROAD		CHELMSFORD	CM2 0EF	80	£3,188
£395,000	30/09/2021	S			3	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	124	£3,185
£142,500	30/09/2021	F			118	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,098
£145,000	30/09/2021	F			108	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085
£200,000	30/09/2021	F			85	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR	66	£3,030
£290,000	30/09/2021	F			18	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	110	£2,636
£235,000	30/09/2021	F			12	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	91	£2,582
£193,800	30/09/2021	F	11	WATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	80	£2,423
£150,000	30/09/2021	F FLAT	8	MANOR HOUSE		GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ	62	£2,419
£110,000	30/09/2021	F	114	HAVENCOURT		VICTORIA ROAD		CHELMSFORD	CM1 1EA	46	£2,391
£139,500	30/09/2021	F			42	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,938
£730,000	01/10/2021	D			3	RIVERSIDE		CHELMSFORD	CM2 6LL	134	£5,448
£240,000	01/10/2021	F FLAT	4	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	47	£5,106
£357,500	01/10/2021	T			8	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	77	£4,643
£325,000	01/10/2021	T			36	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	96	£3,385
£157,500	01/10/2021	F			54	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	48	£3,281
£73,750	01/10/2021	F			10	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	73	£1,010
£322,500	04/10/2021	F			13	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	111	£2,905
£1,375,000	06/10/2021	D		GREENFIELDS		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	233	£5,901
£145,000	06/10/2021	F			16	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	31	£4,677
£302,000	07/10/2021	T			17	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ	61	£4,951
£392,500	07/10/2021	S			8	MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HA	86	£4,564
£135,000	07/10/2021	F FLAT	20	SPALDING COURT		CEDAR AVENUE		CHELMSFORD	CM1 2UZ	49	£2,755
£1,000,000	08/10/2021	D			1	POLICE HOUSES	GREAT BADDOW	CHELMSFORD	CM2 7BW	195	£5,128
£295,000	08/10/2021	T			23	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	60	£4,917
£164,000	08/10/2021	F			73	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	36	£4,556
£373,000	08/10/2021	T			18	HENRY ROAD		CHELMSFORD	CM1 1RG	86	£4,337
£325,000	08/10/2021	S			17	CHEVIOT DRIVE		CHELMSFORD	CM1 2EU	77	£4,221
£170,000	08/10/2021	F			16	BAKER STREET		CHELMSFORD	CM2 0SF	47	£3,617
£485,000	11/10/2021	D		KIRREMUIR		STOCK ROAD	GALLEYWOOD	CHELMSFORD	CM2 8JS	106	£4,575
£540,000	11/10/2021	D	5	CLARENCE MEWS		REDMAYNE DRIVE		CHELMSFORD	CM2 9AF	124	£4,355
£470,000	12/10/2021	T			12	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	83	£5,663
£255,000	12/10/2021	T			100	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YD	51	£5,000
£375,000	12/10/2021	S			30	BYRON ROAD		CHELMSFORD	CM2 6EP	88	£4,261
£390,000	12/10/2021	D			38	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	92	£4,239
£255,000	12/10/2021	F			5	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	68	£3,750
£210,000	12/10/2021	F			40	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	61	£3,443
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223,000   137,00/2012   C										
14/10/2021   F	£225,000	13/10/2021	S	47	HILLARY CLOSE		CHELMSFORD	CM1 7RP		£2,848
14/10/2021   F				25		GREAT BADDOW		CM2 7EF		
1510.000	£359,999	14/10/2021	Т	88	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU		£4,675
15/10/2001   F			F	52	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,653
FASTS, 000   15/01/021   S	£510,000	14/10/2021	D	34	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,474
F35,000   15/00/2021   S   28   ARMINISTE CAUSE   SOUTH WOODHAM FERRERS   CHEMSFORD   CMS 5TT   67   64.83;   67.300   15/10/2021   S   28   ARMINISTE CAVENUE   CHEMSFORD   CMS 290   143   64.007   67.300   15/10/2021   F   32   PARK VERVIEW   CHEMSFORD   CMS 290   143   64.007   67.300   15/10/2021   F   9   UTILE DOMINIC COURT   CHEMSFORD   CMS 290   143   64.007   67.300   67.000	£225,000	15/10/2021	F	193	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	42	£5,357
E553,000   15/10/2021   5   36   36   36   36   37   37   38   38   38   38   38   38	£405,000	15/10/2021	S	48	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	82	£4,939
E73,000   15/10/2021 F	£325,000	15/10/2021	S	12	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT	67	£4,851
E190,000	£535,000	15/10/2021	S	26	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	121	£4,421
\$230,000	£573,000	15/10/2021	D	30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,007
E315,000	£190,000	15/10/2021	F	32	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	52	£3,654
E39,000	£292,000	15/10/2021	T	47	READERS COURT		CHELMSFORD	CM2 8EX	85	£3,435
ESD,0000   181/10/2021 S   S   SCOND AVENUE	£215,000	15/10/2021	F 9 LITTL	E DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,258
FEBOLOOD   18/10/2021   S   S   S   S   S   S   S   S   S	£395,000	15/10/2021	S	149	KINGS ROAD		CHELMSFORD	CM1 2BA	123	£3,211
F425,000   18/10/2021   S	£500,000	18/10/2021	S	55	SECOND AVENUE		CHELMSFORD	CM1 4ET	81	£6,173
E33,000 18/10/2021 F 18 BADEPR DEVELLOSE GREAT BADDOW CHELMSFORD CM2 7G6 70 fe4,157 fe195,500 18/10/2021 F F FLAT 1 TRELAWN CHURCH ROAD BOREHAM CHELMSFORD CM2 7G6 70 fe4,157 fe195,500 18/10/2021 T 27 TRELAWN CHURCH ROAD BOREHAM CHELMSFORD CM3 3FF 47 fe4,056 fe195,500 18/10/2021 T 144 WAVENEY DRIVE CHELMSFORD CM3 3FF 47 fe4,056 fe195,000 18/10/2021 T 144 WAVENEY DRIVE CHELMSFORD CM3 3FF 47 fe4,056 fe195,000 18/10/2021 T 144 WAVENEY DRIVE CHELMSFORD CM3 6FF fe3,333 fe885,000 18/10/2021 D 3 KINGSFORD DRIVE CHELMSFORD CM3 6FF fe3,070 18/10/2021 D 3 KINGSFORD DRIVE CHELMSFORD CM3 6FF fe3,070 18/10/2021 F 11 HENNIER GATE CHELMSFORD CM3 6FF fe3,070 18/10/2021 F 9 GODPRINS CHELMSFORD CM3 6FF fe3,070 18/10/2021 F 9 GODPRINS CHELMSFORD CM3 6FF fe3,070 18/10/2021 D 11 HENNIER GATE CHELMSFORD CM3 6FF fe3,070 18/10/2021 D 15 COPPINS CLOSE CHELMSFORD CM3 6FF fe3,070 20/10/2021 D 15 COPPINS CLOSE CHELMSFORD CM3 6FF fe3,070 20/10/2021 D 15 COPPINS CLOSE CHELMSFORD CM3 6FF fe3,070 20/10/2021 D 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 D 18/10/2021 T 141 CHELMSFORD CM3 6FF fe3,070 20/10/2021 D 18/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 D 18/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 D 18/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SPRINGFIELD CHELMSFORD CM3 6FF fe3,070 20/10/2021 T 15 FE COWN SP	£860,000	18/10/2021	D	5	YORK ROAD		CHELMSFORD	CM2 0AH	162	£5,309
E291,000 18/10/2021 F FLAT 1 TRELAWN CHURCH CLOSE GREAT BADDOW CHELMSFORD CM 3EF 47 FLA,096 E283,500 18/10/2021 T 1 TRELAWN CHURCH FORD CM 2F 47 FLA,096 E283,500 18/10/2021 T 1 144 WAVENEY CM CHELMSFORD CM 3EF 47 FLA,096 E289,000 18/10/2021 T 1 144 WAVENEY CM CHELMSFORD CM 102 F 7 FLA,383 FLASS,000 18/10/2021 S 4 MITCHELL WAY SOUTH WOODHAM FERRERS CHELMSFORD CM 102 F 7 FLASS,000 18/10/2021 T 1 1 HENNIKER CALE CM CHELMSFORD CM 103 F 7 FLASS,000 18/10/2021 T 1 1 HENNIKER CALE CM CHELMSFORD CM 103 F 7 FLASS,000 18/10/2021 T 1 HENNIKER CALE CM CHELMSFORD CM 26 FLASS,000 18/10/2021 T 1 HENNIKER CALE CM CHELMSFORD CM 26 FLASS,000 18/10/2021 T 1 HENNIKER CALE CM CHELMSFORD CM 26 FLASS,000 18/10/2021 T 1 HENNIKER CALE CM CHELMSFORD CM 26 FLASS,000 18/10/2021 T 1 HENNIKER CALE CM CHELMSFORD CM 26 FLASS,000 18/10/2021 D 1 COPPINS CLOSE CM 26 FLASS,000 20/10/2021 T 1 COPPINS	£425,000	18/10/2021	S	90	POLLARDS GREEN		CHELMSFORD	CM2 6UL	88	£4,830
FIAT   TRELAWN	£335,000	18/10/2021	S	41	LADY LANE		CHELMSFORD	CM2 0TG	79	£4,241
£283,500         18/10/2021         T         247,000         CM1 2LG         77         £3,822           £290,000         18/10/2021         S         4         MITCHEL WAY         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PJ         158         £3,070           £380,000         19/10/2021         D         3         KINSFORD DRIVE         CHELMSFORD         CM2 5VR         80         £7,250           £340,000         19/10/2021         T         11         HENNIKER GATE         CHELMSFORD         CM2 6VR         88         £4,956           £190,000         19/10/2021         F         9         GODEREYS MEWS         CHELMSFORD         CM2 6VR         48         £3,958           £870,000         20/10/2021         D         1         COPPRISON         CM2 6VR         48         £3,958           £870,000         20/10/2021         D         56         COWDRIE WAY         SPRINGFIELD         CHELMSFORD         CM2 6VR         48         £3,958           £910,000         20/10/2021         D         56         COWDRIE WAY         SPRINGFIELD         CHELMSFORD         CM2 6VL         48         £3,932           £917,500         20/10/2021         D         78         HUNTS D	£291,000	18/10/2021	F	18	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	70	£4,157
£199,000         18/10/2021         T         144         WAVENEY DRIVE         CHELMSFORD         CM1 7Q8         87         £3.33           £485,000         18/10/2021         S         4         MITCHEL WAY         SOUTH WOODHAM FERRES         CHELMSFORD         CM1 7G8         87         £3.30           £89,000         19/10/2021         T         11         HENNIKER GATE         CHELMSFORD         CM2 6GH         83         £4,096           £89,000         19/10/2021         F         9         GODERYS MEWS         CHELMSFORD         CM2 6GH         48         £3,958           £870,000         20/10/2021         D         1         COPPINS CLOSE         CHELMSFORD         CM2 6AY         168         £5,179           £510,000         20/10/2021         T         41         CHEVISTORIUS         PRRINGFIELD         CHELMSFORD         CM2 6AY         £68         £5,179           £277,500         20/10/2021         T         41         CHEVISTORIUS         PRRINGFIELD         CHELMSFORD         CM1 2EX         74         £3,750           £397,500         20/10/2021         T         41         CHEVISTORIUS         WRITTLE         CHELMSFORD         CM1 2BX         42         £3,750	£192,500	18/10/2021	F FLAT 1 TRELA	NWA	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£4,096
### ### ### ### ### ### ### ### ### ##	£283,500	18/10/2021	Т	27	TRENT ROAD		CHELMSFORD	CM1 2LG	77	£3,682
### ### ### ### ### ### ### ### ### ##			Т	144	WAVENEY DRIVE		CHELMSFORD	CM1 7QB	87	
£580,000         19/10/2021         D         3         KINGSFORD DRIVE         CHELMSFORD         CM2 6VR         80         £7,250           £340,000         19/10/2021         T         1         HENNIKER GATE         CHELMSFORD         CM2 6QH         48         £4,096           £190,000         20/10/2021         F         9         GODREYS MEWS         CHELMSFORD         CM2 6AY         168         £5,179           £510,000         20/10/2021         D         56         COMPRIE VARY         SPRINGFIELD         CHELMSFORD         CM2 6AY         168         £5,179           £500,000         20/10/2021         T         41         CHEVOT DRIVE         CHELMSFORD         CM2 6GL         130         £3,923           £500,000         20/10/2021         T         41         CHEVOT DRIVE         WITTLE         CHELMSFORD         CM1 2H         £3,750           £500,000         20/10/2021         T         5         MUNTS DRIVE         WITTLE         CHELMSFORD         CM1 3H         £12,750           £527,000         21/10/2021         T         5         MUNTS DRIVE         WITTLE         CHELMSFORD         CM1 3H         £12,750           £527,000         21/10/2021         T <t< td=""><td></td><td></td><td>S</td><td>4</td><td>MITCHELL WAY</td><td>SOUTH WOODHAM FERRERS</td><td>CHELMSFORD</td><td>CM3 5PJ</td><td>158</td><td></td></t<>			S	4	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	158	
£340,000         19/10/2021         T         11         HENNIKER GATE         CHELMSFORD         CM2 60H         83         £4,096           £870,000         19/10/2021         F         9         GODFREYS MEWS         CHELMSFORD         CM2 6AF         48         £3,958           £870,000         20/10/2021         D         1         COPPINS CLOSE         CHELMSFORD         CM2 6AF         468         £5,179           £510,000         20/10/2021         D         56         COWDRIE WAY         SPRINGFIELD         CHELMSFORD         CM2 6GL         130         £3,923           £207,500         20/10/2021         D         78         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 3H         140         £3,571           £397,500         20/10/2021         T         5         GWN CLOSE         BORHAM         CHELMSFORD         CM3 3H         127         £3,130           £357,500         21/10/2021         T         5         GWN CLOSE         BORHAM         CHELMSFORD         CM2 8GT         81         £4,818           £405,000         21/10/2021         T         40         WILLIAM PORTRE CLOSE         SPRINGFIELD         CHELMSFORD         CM2 8GT         41         £6,559	£580,000		D	3	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR	80	
£190,000         19/10/2021         F         9         GODFREYS MEWS         CHELMSFORD         CM2 OXF         48         £3,988           £870,000         20/10/2021         D         1         COPPINS CLOSE         CHELMSFORD         CM2 GAY         168         £5,179           £510,000         20/10/2021         D         56         COWDRIE WAY         SPRINGFIELD         CHELMSFORD         CM2 GGL         130         £3,923           £277,500         20/10/2021         T         41         CHEVINO DRIVE         CHELMSFORD         CM1 2EX         74         £3,750           £500,000         20/10/2021         T         5         GWYN CLOSE         BOREHAM         CHELMSFORD         CM3 3IR         127         £3,130           £525,000         21/10/2021         T         40         MILLIAM PORTRE CLOSE         SPRINGFIELD         CHELMSFORD         CM3 3IR         127         £3,130           £405,000         21/10/2021         T         40         MILLIAM PORTRE CLOSE         SPRINGFIELD         CHELMSFORD         CM2 GG         87         £4,659           £405,000         21/10/2021         S         8         CAWKWELL CLOSE         CHELMSFORD         CM2 GG         87         £4,559	£340,000		Т	11	HENNIKER GATE		CHELMSFORD	CM2 6QH	83	
E870,000			F	9					48	
E510,000         20/10/2021         D         56         COWDRIE WAY         SPRINGFIELD         CHELMSFORD         CM2 6GL         130         £3,923           £277,500         20/10/2021         T         41         CHELWIGT DRIVE         CHELMSFORD         CM1 2EX         74         £3,70           £500,000         20/10/2021         T         5         RUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 3H         140         £3,571           £397,500         20/10/2021         T         5         GWYN CLOSE         BOREHAM         CHELMSFORD         CM3 3JR         127         £3,130           £527,000         21/10/2021         S         10         RIGNALS LANE         CHELMSFORD         CM2 8QT         81         £6,481           £527,000         21/10/2021         S         8         CAWKWELL CLOSE         SPRINGFIELD         CHELMSFORD         CM2 8GS         87         £4,655           £155,000         21/10/2021         S         8         CAWKWELL CLOSE         SPRINGFIELD         CHELMSFORD         CM2 6SG         87         £4,655           £155,000         21/10/2021         F         47         REDMAYNE DRIVE         CHELMSFORD         CM2 6SG         87         £4,559			D	1				CM2 6AY	168	
£277,500         20/10/2021         T         41         CHEVIOT DRIVE         CHELMSFORD         CM1 2EX         74         £3,750           £500,000         20/10/2021         D         78         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 3HH         140         £3,571           £397,500         20/10/2021         S         5         GWN CLOSE         BOREHAM         CHELMSFORD         CM3 3HH         140         £3,571           £525,000         21/10/2021         S         10         RIGHALS LANE         CHELMSFORD         CM2 8QT         81         £6,481           £527,000         21/10/2021         T         40         WILLIAM PORTER CLOSE         SPRINGFIELD         CHELMSFORD         CM1 6AN         98         £5,378           £405,000         21/10/2021         S         8         CAWKWELL CLOSE         CHELMSFORD         CM2 6SG         87         £4,559           £375,000         21/10/2021         F         47         REDMAYNE DRIVE         CHELMSFORD         CM2 9KG         34         £4,559           £375,000         21/10/2021         F         47         REDMAYNE DRIVE         CHELMSFORD         CM1 2TY         89         £4,213           £815,000			D	56		SPRINGFIELD		CM2 6GL	130	
## F500,000			T	41					74	
£397,500         20/10/2021         T         5         GWYN CLOSE         BOREHAM         CHELMSFORD         CM3 JR         127         £3,130           £525,000         21/10/2021         S         10         RIGNALS LANE         CHELMSFORD         CM2 8CT         81         £6,481           £405,000         21/10/2021         T         40         WILLIAM PORTER CLOSE         SPRINGFIELD         CHELMSFORD         CM2 65G         87         £4,655           £155,000         21/10/2021         F         4         REDMAYNE DRIVE         CHELMSFORD         CM2 9KG         34         £4,559           £375,000         21/10/2021         F         4         REDMAYNE DRIVE         CHELMSFORD         CM2 9KG         34         £4,559           £375,000         21/10/2021         F         4         REDMAYNE DRIVE         CHELMSFORD         CM2 9KG         34         £4,559           £375,000         21/10/2021         F         4         REDMAYNE DRIVE         CHELMSFORD         CM2 9KG         34         £4,559           £385,000         21/10/2021         F         4         LPPER CHASE         CHELMSFORD         CM1 2TY         89         £4,213           £215,000         22/10/2021			D	78		WRITTLE				
E525,000   21/10/2021   S										
E527,000   21/10/2021   T										
£405,000         21/10/2021         S         8         CAWKWELL CLOSE         CHELMSFORD         CM2 6SG         87         £4,655           £155,000         21/10/2021         F         47         REDMAYNE DRIVE         CHELMSFORD         CM2 9XG         34         £4,559           £375,000         21/10/2021         S         10         WATERHOUSE STREET         CHELMSFORD         CM1 ZTY         89         £4,213           £100,000         21/10/2021         F         54         UPPER CHASE         CHELMSFORD         CM2 0BN         61         £1,639           £835,000         22/10/2021         D         10         LODGE ROAD         WRITTLE         CHELMSFORD         CM1 3HB         128         £6,523           £530,000         22/10/2021         D         11         LOVES WALK         WRITTLE         CHELMSFORD         CM1 3HF         105         £5,048           £315,000         22/10/2021         T         4         HYACINTH COURT         BROOMFIELD         CHELMSFORD         CM1 7BG         44         £4,886           £350,000         22/10/2021         T         4         HYACINTH COURT         CHELMSFORD         CM3 5PW         105         £4,286           £355,000 <th< td=""><td></td><td></td><td></td><td>40</td><td></td><td>SPRINGFIELD</td><td></td><td></td><td></td><td></td></th<>				40		SPRINGFIELD				
£155,000         21/10/2021         F         47         REDMAYNE DRIVE         CHELMSFORD         CM2 9XG         34         £4,559           £375,000         21/10/2021         S         10         WATERHOUSE STREET         CHELMSFORD         CM1 2TY         89         £4,213           £100,000         21/10/2021         F         54         UPPER CHASE         CHELMSFORD         CM1 3HB         12         £65,93           £835,000         22/10/2021         D         10         LODGE ROAD         WRITTLE         CHELMSFORD         CM1 3HB         128         £65,53           £530,000         22/10/2021         D         11         LOVES WALK         WRITTLE         CHELMSFORD         CM1 3HB         128         £65,533           £215,000         22/10/2021         T         4         HYACINTH COURT         BROOMFIELD         CHELMSFORD         CM1 7BG         44         £4,886           £350,000         22/10/2021         T         4         HYACINTH COURT         CHELMSFORD         CM1 6XQ         76         £4,737           £450,000         22/10/2021         T         7         MANOR ROAD         SOUTH WOODHAM FERRES         CHELMSFORD         CM1 5XP         64,128           £231,000 <td></td>										
£375,000       21/10/2021       S       10       WATERHOUSE STREET       CHELMSFORD       CM1 2TY       89       £4,213         £100,000       21/10/2021       F       54       UPPER CHASE       CHELMSFORD       CM2 0BN       61       £1,639         £835,000       22/10/2021       D       10       LODGE ROAD       WRITTLE       CHELMSFORD       CM1 3HB       128       £6,523         £530,000       22/10/2021       D       11       LOVES WALK       WRITTLE       CHELMSFORD       CM1 3HB       128       £6,523         £150,000       22/10/2021       T       50       NASH DRIVE       BROOMFIELD       CHELMSFORD       CM1 3HF       105       £5,048         £360,000       22/10/2021       T       4       HYACINTH COURT       BROOMFIELD       CHELMSFORD       CM1 6XQ       76       £4,737         £450,000       22/10/2021       D       7       MANOR ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5PW       105       £4,286         £335,000       22/10/2021       T       FLAT 1       WINCHESTER COURT, 173       BROOMFIELD ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM1 1RT       59       £3,915         £227,500       22/10/2										
£100,000         21/10/2021         F         54         UPPER CHASE         CHELMSFORD         CM2 0BN         61         £1,639           £835,000         22/10/2021         D         10         LODGE ROAD         WRITTLE         CHELMSFORD         CM1 3HB         128         £6,523           £530,000         22/10/2021         D         11         LOVES WALK         WRITTLE         CHELMSFORD         CM1 3HF         105         £5,048           £15,000         22/10/2021         T         50         NASH DRIVE         BROOMFIELD         CHELMSFORD         CM1 7BG         44         £4,886           £360,000         22/10/2021         T         4         HYACINTH COURT         CHELMSFORD         CM1 6XQ         76         £4,737           £450,000         22/10/2021         D         7         MANOR ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PW         105         £4,286           £355,000         22/10/2021         T         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 1RT         59         £3,915           £227,500         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         <										
£835,000         22/10/2021         D         LODGE ROAD         WRITTLE         CHELMSFORD         CM1 3HB         128         £6,523           £530,000         22/10/2021         D         11         LOVES WALK         WRITTLE         CHELMSFORD         CM1 3JF         105         £5,048           £215,000         22/10/2021         T         50         NASH DRIVE         BROOMFIELD         CHELMSFORD         CM1 7BG         44         £4,886           £360,000         22/10/2021         T         4         HYACINTH COURT         CHELMSFORD         CM1 6XQ         76         £4,737           £450,000         22/10/2021         D         7         MANOR ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PW         105         £4,286           £355,000         22/10/2021         T         49         THAMES AVENUE         CHELMSFORD         CM1 2LN         86         £4,128           £231,000         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 2LN         86         £4,128           £227,500         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 2LN										
£530,000         22/10/2021         D         11         LOVES WALK         WRITTLE         CHELMSFORD         CM1 3JF         105         £5,048           £215,000         22/10/2021         T         50         NASH DRIVE         BROOMFIELD         CHELMSFORD         CM1 7BG         44         £4,886           £360,000         22/10/2021         T         4         HYACINTH COURT         CHELMSFORD         CM1 6XQ         76         £4,737           £450,000         22/10/2021         D         7         MANOR ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PW         105         £4,286           £355,000         22/10/2021         T         49         THAMES AVENUE         CHELMSFORD         CM1 2LN         86         £4,128           £231,000         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 2LN         86         £4,128           £227,500         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 2LN         86         £4,369           £152,500         22/10/2021         F         FLAT 12         RAEBURN COURT         REMBRANDT GROVE         CHELMSF						WRITTIF				
£215,000         22/10/2021         T         50         NASH DRIVE         BROOMFIELD         CHELMSFORD         CM1 7BG         44         £4,886           £360,000         22/10/2021         T         4         HYACINTH COURT         CHELMSFORD         CM1 6XQ         76         £4,737           £450,000         22/10/2021         D         7         MANOR ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PW         105         £4,286           £355,000         22/10/2021         T         49         THAMES AVENUE         CHELMSFORD         CM1 2LN         86         £4,128           £231,000         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 1RT         59         £3,915           £227,500         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 2RT         59         £3,915           £152,500         22/10/2021         F         FLAT 12         RAEBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM1 6GF         43         £3,547           £250,000         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1										
£360,000         22/10/2021         T         4         HYACINTH COURT         CHELMSFORD         CM1 6XQ         76         £4,737           £450,000         22/10/2021         D         7         MANOR ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PW         105         £4,286           £355,000         22/10/2021         T         49         THAMES AVENUE         CHELMSFORD         CM1 2LN         86         £4,128           £231,000         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 1RT         59         £3,915           £227,500         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 1RT         59         £3,915           £227,500         22/10/2021         F         FLAT 12         RABBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM2 9FN         62         £3,669           £152,500         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1 2HB         73         £3,425           £426,000         22/10/2021         D         7         GIMLI WATCH         SOUTH WOODHAM FERRERS         CHELMSFORD										
£450,000         22/10/2021         D         7         MANOR ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PW         105         £4,286           £355,000         22/10/2021         T         49         THAMES AVENUE         CHELMSFORD         CM1 2LN         86         £4,128           £231,000         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 1RT         59         £3,915           £227,500         22/10/2021         F         FLAT 12         RAEBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM2 9FN         62         £3,669           £152,500         22/10/2021         T         FLAT 12         RAEBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM1 6GF         43         £3,547           £250,000         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1 2HB         73         £3,425           £426,000         22/10/2021         D         7         GIMLI WATCH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LD         132         £3,227						DIGGONII ILLD				
£355,000         22/10/2021         T         49         THAMES AVENUE         CHELMSFORD         CM1 2LN         86         £4,128           £231,000         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 1RT         59         £3,915           £227,500         22/10/2021         F         FLAT 12         RABBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM2 9FN         62         £3,669           £152,500         22/10/2021         F         FLAT 12         RABBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM1 6GF         43         £3,547           £250,000         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1 2HB         73         £3,425           £426,000         22/10/2021         D         7         GIMLI WATCH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LD         132         £3,227						SOUTH WOODHAM EEDDEDS				
£231,000         22/10/2021         F         FLAT 1         WINCHESTER COURT, 173         BROOMFIELD ROAD         CHELMSFORD         CM1 1RT         59         £3,915           £227,500         22/10/2021         F         9         MONTFORT DRIVE         CHELMSFORD         CM2 9FN         62         £3,669           £152,500         22/10/2021         F         FLAT 12         RAEBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM1 6GF         43         £3,547           £250,000         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1 2HB         73         £3,425           £426,000         22/10/2021         D         T         GIMLI WATCH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LD         132         £3,227				·		300111 WOODHAW FERRERS				
£227,500         22/10/2021         F         9         MONTFORT DRIVE         CHELMSFORD         CM2 9FN         62         £3,669           £152,500         22/10/2021         F         FLAT 12         RABBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM1 6GF         43         £3,547           £250,000         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1 2HB         73         £3,425           £426,000         22/10/2021         D         T         GIMLI WATCH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LD         132         £3,227										
£152,500         22/10/2021         F         FLAT 12         RAEBURN COURT         REMBRANDT GROVE         CHELMSFORD         CM1 6GF         43         £3,547           £250,000         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1 2HB         73         £3,425           £426,000         22/10/2021         D         T         GIMLI WATCH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LD         132         £3,227				<u> </u>						
£250,000         22/10/2021         T         10         SCOTTS WALK         CHELMSFORD         CM1 2HB         73         £3,425           £426,000         22/10/2021         D         7         GIMLI WATCH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LD         132         £3,227										
£426,000 22/10/2021 D 7 GIMLI WATCH SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LD 132 £3,227										
						COUTH WOODHAM FERRESC				
1200,000 22/10/2021 F 153 CKUMPTON STREET CHEIMSFORD CM1 3GR 64 £3,219				·		SOUTH WOODHAW FERKERS				
	£206,000	22/10/2021	F	153	CKUIVIPTUN STREET		CHELINISFORD	CIVIT 3GK	64	£3,219

£281,000	22/10/2021	Т	50	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	88	£3,193
£550,000	25/10/2021	S	20	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	93	£5,914
£375,000	25/10/2021	Т	4	ANCHOR TERRACE		CHELMSFORD	CM2 0JX	68	£5,515
£448,000	25/10/2021	D	2	DANBURY VALE	DANBURY	CHELMSFORD	CM3 4LA	91	£4,923
£1,020,000	25/10/2021	D	16	CHURCH GREEN	ROXWELL	CHELMSFORD	CM1 4NZ	209	£4,880
£360,000		Т	10	NEW WRITTLE STREET		CHELMSFORD	CM2 ORR	78	£4,615
£315,000	25/10/2021	S	16	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	69	£4,565
£339,399	25/10/2021	Т	254	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	82	£4,139
£410,000	25/10/2021	S	44	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	110	£3,727
£190,000	25/10/2021	F	24	EVELYN PLACE		CHELMSFORD	CM1 3GY	55	£3,455
£290,000	25/10/2021	F	17	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	84	£3,452
£580,000	25/10/2021	D	40	WRITTLE ROAD		CHELMSFORD	CM1 3BU	168	£3,452
£435,000	25/10/2021	S	RAFIKI COTTAGE	CRANHAM ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3NB	128	£3,398
£554,000	26/10/2021	S	74	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	98	£5,653
£435,000	26/10/2021	Т	24	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	107	£4,065
£230,000	26/10/2021	F	4	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,898
£260,000	26/10/2021	F	51	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£260,000	26/10/2021	F	55	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£290,000	26/10/2021	F	63	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	96	£3,021
£430,000	27/10/2021	D	PENDONS	BARRACK LANE	GREAT WALTHAM	CHELMSFORD	CM3 1EP	66	£6,515
£515,000	27/10/2021	S	136	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	82	£6,280
£400,000	27/10/2021	S	125	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	72	£5,556
£445,000	27/10/2021	Т	132	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	90	£4,944
£325,000	27/10/2021	Т	2	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	71	£4,577
£319,000	27/10/2021	S	32	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	75	£4,253
£225,000	27/10/2021	F	20	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	63	£3,571
£290,000	27/10/2021	Т	343	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	86	£3,372
£130,000	27/10/2021	F FLAT 2	ROBERTS COURT	BADDOW ROAD		CHELMSFORD	CM2 9RQ	44	£2,955
£375,000	28/10/2021	F FLAT 10	ST MARKS HOUSE	COTTAGE PLACE		CHELMSFORD	CM1 1NL	73	£5,137
£510,000	28/10/2021	D	118	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TL	110	£4,636
£405,000	28/10/2021	D	18	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	88	£4,602
£235,000	28/10/2021	F	24	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,196
£750,000	29/10/2021	D	PAGLESHAM HOUSE	HOLLOW LANE	BROOMFIELD	CHELMSFORD	CM1 7HG	135	£5,556
£360,000	29/10/2021	D	3	HARVEST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XR	68	£5,294
£280,000	29/10/2021	S	29	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX	54	£5,185
£245,000	29/10/2021	F	15A	CHELMER ROAD		CHELMSFORD	CM2 6NH	49	£5,000
£535,000	29/10/2021	D	13	RUSSELL GARDENS		CHELMSFORD	CM2 8DB	111	£4,820
£916,500	29/10/2021	S	167	NEW LONDON ROAD		CHELMSFORD	CM2 0AE	211	£4,344
£266,000	29/10/2021	S	89	NORTH AVENUE		CHELMSFORD	CM1 2AN	66	£4,030
£330,000	29/10/2021	T	2	ASHTREE CRESCENT		CHELMSFORD	CM1 2RP	82	£4,024
£173,000	29/10/2021	F	57	BARNARD ROAD		CHELMSFORD	CM2 8RR	44	£3,932
£210,000	29/10/2021	F	28	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	54	£3,889
£470,000	29/10/2021	S	147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,643
£218,250	29/10/2021	F	33	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£3,578
£420,000	29/10/2021	T	40	MILDMAY ROAD		CHELMSFORD	CM2 0DZ	121	£3,471
£242,000	29/10/2021	F	8	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	70	£3,457
£215,000	29/10/2021	F	60	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	65	£3,308
£410,000	29/10/2021	T	16	GREAT COB	SSS ISSBIBANT EMENG	CHELMSFORD	CM1 6LA	129	£3,178
£500,000	01/11/2021	D	43	PETERSFIELD		CHELMSFORD	CM1 4EP	101	£4,950
2300,000	0-,,-021	=		: = : = : = : = : = : = : = : = : = : =		5E151 OND	5 <u>1</u> TEI		2.,550

£373,000	01/11/2021				76	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	77	£4,844
£335,000	01/11/2021	Т			18	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	75	£4,467
£490,000	01/11/2021				12	ARMONDE CLOSE	BOREHAM	CHELMSFORD	CM3 3GA	110	£4,455
£550,000	01/11/2021	S			24	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT	127	£4,331
£410,000	01/11/2021				23	OSPREY WAY		CHELMSFORD	CM2 8AP	100	£4,100
£120,000	01/11/2021	F			18	DARNAY RISE		CHELMSFORD	CM1 4XA	31	£3,871
£295,000	01/11/2021				61	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	77	£3,831
£377,000	01/11/2021	Т			8	WARWICK SQUARE		CHELMSFORD	CM1 2AJ	99	£3,808
£750,000	02/11/2021	S			26	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	109	£6,881
£957,000	02/11/2021	D			12	ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XB	217	£4,410
£390,000	02/11/2021	S			18	PEREGRINE DRIVE		CHELMSFORD	CM2 8XY	90	£4,333
£219,995	02/11/2021	F			12	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	57	£3,860
£395,000	02/11/2021				4	RUBY LINK		CHELMSFORD	CM2 9FS	104	£3,798
£315,000	02/11/2021	Т			96	PYMS ROAD		CHELMSFORD	CM2 8PX	83	£3,795
£390,000	02/11/2021	S			17	TAYLOR AVENUE		CHELMSFORD	CM1 2BT	120	£3,250
£235,000	03/11/2021	F			44	HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£5,000
£325,695	03/11/2021	T			30	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	86	£3,787
£650,000	04/11/2021	D			18	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	124	£5,242
£307,000	04/11/2021	Т			32	THE GREEN		CHELMSFORD	CM1 2BQ	66	£4,652
£529,000	04/11/2021	D			10	MILLSON BANK		CHELMSFORD	CM2 6QD	125	£4,232
£377,500	04/11/2021	S			6	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	96	£3,932
£335,000	04/11/2021	S			30	FOXHOLES ROAD		CHELMSFORD	CM2 7HP	88	£3,807
£172,500	04/11/2021	F			76	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	58	£2,974
£267,000	05/11/2021	F		2A		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	55	£4,855
£320,000	05/11/2021	S		2A		SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN	66	£4,848
£282,500	05/11/2021	F			4	ALMA DRIVE		CHELMSFORD	CM1 1TW	72	£3,924
£265,000	05/11/2021	T			53	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	70	£3,786
£340,000	05/11/2021	F			86	VICTORIA COURT		CHELMSFORD	CM1 1GP	91	£3,736
£455,000	05/11/2021	D			3	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	122	£3,730
£365,000	05/11/2021	S			33	DIXON AVENUE		CHELMSFORD	CM1 2AQ	98	£3,724
£557,500	05/11/2021	F			9	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	155	£3,597
£315,000	05/11/2021	T			91	SHELLEY ROAD		CHELMSFORD	CM2 6ES	88	£3,580
£600,000	08/11/2021	S			22	WILLOUGHBY DRIVE		CHELMSFORD	CM2 6UT	111	£5,405
£248,000	08/11/2021	F			81	BURNELL GATE		CHELMSFORD	CM1 6ED	54	£4,593
£350,000	08/11/2021	F FLA	T 7	THE OLD RECTORY		ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD	79	£4,430
£312,500	08/11/2021	T			4	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX	71	£4,401
£410,500	08/11/2021	S			173	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	109	£3,766
£280,000	08/11/2021	T			58	CRAMPHORN WALK		CHELMSFORD	CM1 2RE	85	£3,294
£370,000	08/11/2021	D			12	RAINSFORD LANE		CHELMSFORD	CM1 2QW	119	£3,109
£82,500	08/11/2021	F			83	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	68	£1,213
£250,000	09/11/2021	F			9	VICTORIA COURT		CHELMSFORD	CM1 1GL	70	£3,571
£285,000	10/11/2021	S			64	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HA	45	£6,333
£315,000	10/11/2021	S			8	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA	58	£5,431
£305,000	10/11/2021	T			27	OXFORD COURT		CHELMSFORD	CM2 6AX	82	£3,720
£152,000	10/11/2021	F	39	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	55	£2,764
£380,000	11/11/2021	D			62	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	70	£5,429
£530,000	11/11/2021	S			12	BYRON VIEW		CHELMSFORD	CM2 6ZN	107	£4,953
£450,000	11/11/2021	D			70	QUILP DRIVE		CHELMSFORD	CM1 4YD	94	£4,787
£935,000	11/11/2021			FOLLIFOOT		ST JOHNS ROAD	WRITTLE	CHELMSFORD	CM1 3EB	218	£4,289
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£592,000	11/11/2021				21	BARNABY RUDGE		CHELMSFORD	CM1 4YG	142	£4,169
£340,000	11/11/2021	Т			7	HOMEFIELD CLOSE		CHELMSFORD	CM1 2HE	85	£4,000
£595,000	12/11/2021	D			14	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	103	£5,777
£360,000	12/11/2021	D			35	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	65	£5,538
£621,000	12/11/2021	D			47	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	116	£5,353
£248,500	12/11/2021	F FLA	T 2	ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	49	£5,071
£405,000	12/11/2021	D			62	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DU	80	£5,063
£272,500	12/11/2021	F			51	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,955
£525,000	12/11/2021	D			50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,953
£785,000	12/11/2021	D			119	HUMBER ROAD		CHELMSFORD	CM1 7PG	160	£4,906
£520,000	12/11/2021	D			50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,906
£495,000	12/11/2021	D			98	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	104	£4,760
£330,000	12/11/2021	T			5	MALVERN CLOSE		CHELMSFORD	CM1 2HL	82	£4,024
£745,000	12/11/2021	D		ROSEMARY LODGE		LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF	195	£3,821
£312,500	12/11/2021	T			10	HART STREET		CHELMSFORD	CM2 ORY	84	£3,720
£380,000	12/11/2021	S			13	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ	119	£3,193
£415,000	15/11/2021	D			26	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT	73	£5,685
£302,000	15/11/2021	S			29	ORCHARD STREET		CHELMSFORD	CM2 0HD	58	£5,207
£325,000	15/11/2021	T			22	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	91	£3,571
£127,500	15/11/2021	F			4	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	43	£2,965
£505,000	16/11/2021	D			46	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	80	£6,313
£400,000	16/11/2021	F FLA	T 6	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	71	£5,634
£675,000	16/11/2021	D			5	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	124	£5,444
£415,000	17/11/2021	D			9	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	80	£5,188
£370,000	17/11/2021	T			23	NORTH DELL		CHELMSFORD	CM1 6UP	75	£4,933
£470,000	17/11/2021	D			29	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	113	£4,159
£155,000	17/11/2021	F			50	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	44	£3,523
£195,000	17/11/2021	F			18	SHERWOOD DRIVE		CHELMSFORD	CM1 3DN	68	£2,868
£350,000	18/11/2021	T			28	ORCHARD STREET		CHELMSFORD	CM2 0HD	55	£6,364
£290,000	18/11/2021	T			2	MILTON PLACE		CHELMSFORD	CM1 4LA	64	£4,531
£285,000	19/11/2021	S			61	COUNTY PLACE		CHELMSFORD	CM2 0RF	50	£5,700
£250,000	19/11/2021	F			90	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	49	£5,102
£280,000	19/11/2021	T			8	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	57	£4,912
£407,000	19/11/2021	S			9	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	90	£4,522
£1,142,500	19/11/2021	D		OLD SCHOOL HOUSE		SCHOOL ROAD	GOOD EASTER	CHELMSFORD	CM1 4RT	257	£4,446
£570,000	19/11/2021	S			55	CORNELIUS VALE		CHELMSFORD	CM2 6GY	133	£4,286
£308,500	19/11/2021	T			22	PLOVER WALK		CHELMSFORD	CM2 8XX	78	£3,955
£355,000	19/11/2021	F	34	WATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	93	£3,817
£284,000	19/11/2021	F			23	HAYES CLOSE		CHELMSFORD	CM2 0RN	79	£3,595
£460,000	19/11/2021	S			2	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	134	£3,433
£300,000	19/11/2021	T			68	BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB	96	£3,125
£360,000	22/11/2021	S			10	KIRK PLACE		CHELMSFORD	CM2 6TN	59	£6,102
£560,000	22/11/2021	S			154	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	99	£5,657
£490,000	22/11/2021	D			35	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	95	£5,158
£567,000	22/11/2021	S			25	SWISS AVENUE		CHELMSFORD	CM1 2AD	112	£5,063
£366,000	22/11/2021	S			16	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR	75	£4,880
£255,000	22/11/2021	F FLA	Т 3		63	MOULSHAM STREET		CHELMSFORD	CM2 0JA	57	£4,474
£258,000	22/11/2021	T			112	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,448
£615,000	22/11/2021	D			42	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	160	£3,844

£245,000	22/11/2021		53	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	65	£3,769
£640,000	23/11/2021	S	20	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LA	N/A	#VALUE!
£1,100,000	23/11/2021	D	4	GUYS FARM	WRITTLE	CHELMSFORD	CM1 3GA	174	£6,322
£635,000	23/11/2021	D	44	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	136	£4,669
£390,000	23/11/2021	Т	18	TOWN CROFT		CHELMSFORD	CM1 4JX	108	£3,611
£375,000	23/11/2021	S	71	RAINSFORD LANE		CHELMSFORD	CM1 2QS	105	£3,571
£106,750	23/11/2021	F	59	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	69	£1,547
£544,000	24/11/2021	D	8	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	83	£6,554
£370,000	24/11/2021		33	ORFORD CRESCENT		CHELMSFORD	CM1 7NZ	59	£6,271
£545,000	24/11/2021	S	52	ST JOHNS ROAD		CHELMSFORD	CM2 9PE	98	£5,561
£700,000	24/11/2021	S	11	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	133	£5,263
£400,000	24/11/2021	D LYNSHO	RE	LYNDERS WOOD LANE	GREAT LEIGHS	CHELMSFORD	CM3 1PX	77	£5,195
£285,000	24/11/2021	Т	6	VICARAGE ROAD		CHELMSFORD	CM2 9PG	55	£5,182
£598,000	24/11/2021	D	55	LAWN LANE		CHELMSFORD	CM1 6PS	116	£5,155
£379,000	24/11/2021	S	9	LINNET DRIVE		CHELMSFORD	CM2 8AD	87	£4,356
£320,000	24/11/2021	Т	53	BAKER STREET		CHELMSFORD	CM2 0SA	74	£4,324
£475,000	24/11/2021	D	5	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	115	£4,130
£289,000	24/11/2021	F	90	WATSON HEIGHTS		CHELMSFORD	CM1 1AF	70	£4,129
£310,000	24/11/2021	Т	522	LINNET DRIVE		CHELMSFORD	CM2 8AN	81	£3,827
£195,000	24/11/2021	F	19	MASCALLS WAY		CHELMSFORD	CM2 7NR	75	£2,600
£188,700	24/11/2021	T 1 BIRCH H	DUSE	THE WESTERINGS		CHELMSFORD	CM2 8JQ	75	£2,516
£145,000	24/11/2021	F FLAT 11 MANOR	HOUSE	GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ	64	£2,266
£345,000	25/11/2021	T	134	SPRINGFIELD ROAD		CHELMSFORD	CM2 6LF	67	£5,149
£544,000	25/11/2021	D	1	DAFFODIL WAY		CHELMSFORD	CM1 6XB	129	£4,217
£160,000	25/11/2021	T	23	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	38	£4,211
£560,000	25/11/2021	D	28	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	140	£4,000
£185,000	25/11/2021	F	77	TAMAR RISE		CHELMSFORD	CM1 7QL	55	£3,364
£640,000	26/11/2021	T	4	BROAD MEAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	122	£5,246
£407,500	26/11/2021	S	15	WHYVERNE CLOSE		CHELMSFORD	CM1 6UE	78	£5,224
£235,000	26/11/2021	S	59	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	45	£5,222
£440,000	26/11/2021	S	15	HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ	85	£5,176
£470,000	26/11/2021	S	4	BIRDIE CLOSE		CHELMSFORD	CM3 3FW	93	£5,054
£390,000	26/11/2021	S	14	ST NAZAIRE ROAD		CHELMSFORD	CM1 2EQ	82	£4,756
£412,000	26/11/2021	S	35	MURRELL LOCK		CHELMSFORD	CM2 6SW	89	£4,629
£487,500	26/11/2021	S	31	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	107	£4,556
£223,000	26/11/2021	F	38	STAPLEFORD CLOSE		CHELMSFORD	CM2 ORB	49	£4,551
£245,000	26/11/2021	T	3	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ	54	£4,537
£375,000	26/11/2021	T	5	PALM CLOSE		CHELMSFORD	CM2 9NL	86	£4,360
£386,000	26/11/2021	S	41	CORPORATION ROAD		CHELMSFORD	CM1 2AR	89	£4,337
£345,000	26/11/2021	T	15	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	80	£4,313
£242,500	26/11/2021	F	4	COATES QUAY		CHELMSFORD	CM2 6HU	57	£4,254
£420,000	26/11/2021	S	6	ST MARYS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8EQ	106	£3,962
£445,000	26/11/2021	T	13	HILL VIEW ROAD	GILLAT BADDOW	CHELMSFORD	CM1 7RS	113	£3,938
£415,000	26/11/2021	D	13	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	107	£3,879
£340,000	26/11/2021	D	95	COVAL LANE	300111 WOODHAW I LINENS	CHELMSFORD	CM1 1TQ	89	£3,820
£160,000	26/11/2021	F 42 FRIARS F		PARKWAY		CHELMSFORD	CM1 11Q CM2 0NF	44	£3,636
£187,250	26/11/2021	F 42 FRIANSF	81	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	56	£3,344
£223,000	26/11/2021	F	7	COURTLANDS	300111 WOODHAW FERRERS	CHELMSFORD	CM1 4DD	72	£3,097
£287,500	26/11/2021		143	SUNRISE AVENUE		CHELMSFORD	CM1 4JW	101	£2,847
1287,500	20/11/2021	J	143	JUNNISE AVENUE		CHELIVISTURD	CIVIT 4JVV	101	12,847

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

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131,000   03/12/2011   5   16A   1			S			SPRINGFIELD				
631,000   631,21/2021   5										
CADDO										
Fast, Dood   06/12/2021 T	£310,000		-	61	HAREWOOD ROAD		CHELMSFORD	CM1 3DH		£3,735
F38,000   05/12/2011   T   13   GOLDING THOROUGHFARE   CHEMISCHED   CAPE   CA	£200,000	03/12/2021	F 16A		LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	58	£3,448
E1250000   65117/2021   D   596   6ALEYWOOD ROAD   CHEMSFORD   CM2 88Y   259   EA262   EA2700   CM2 605127/2021   T   D   522   WALFERD WATERMAN DRIVE   SPRINGFIELD   CHEMSFORD   CM2 87T   74   EA.392   CM2 605127/2021   T   D   T   T   T   T   T   T   T   T	£415,000	06/12/2021	D	42	KINGS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QH	N/A	#VALUE!
E497,000   05/12/2021   T	£340,000	06/12/2021	Т	13	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	66	£5,152
E35,000   06/12/2021 T	£1,250,000	06/12/2021	D	596	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	259	£4,826
##   ##   ##   ##   ##   ##   ##   #	£497,000	06/12/2021	D	52	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	£4,689
E35,000   66/12/2021   T	£325,000	06/12/2021	Т	17	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT	74	£4,392
£48,000	£315,000	06/12/2021	Т	57	PINES ROAD		CHELMSFORD	CM1 2EY	74	£4,257
E450,000 07/12/2021 F 22 6 CLEMENTS GREEN LANE SOUTH WOODHAM FERRERS CHELMSFORD CM3 JP 127 € 43,943 E450,000 08/12/2021 S 5 5 5 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6M JP 127 € 43,943 E450,000 08/12/2021 S 71 LINING TORVE CHELMSFORD CM2 6M 71 € 5,000 08/12/2021 S 72 DORST AVENUE CHELMSFORD CM2 6M 86 € 47,677 € 6400,000 08/12/2021 S 37 DORST AVENUE CHELMSFORD CM2 8M 88 € 45,457 € 6400,000 08/12/2021 S 2 42 VAN DIEMANS ROAD CHELMSFORD CM2 9M 88 € 44,452 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 9M 88 € 44,452 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 9M 88 € 44,452 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 9M 88 € 44,452 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 9M 88 € 44,452 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 9M 75 € 44,400 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 9M 87 € 44,402 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CHELMSFORD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 44,402 € 24 VAN DIEMANS ROAD CM2 8M 75 € 24 V	£325,000	06/12/2021	Т	7	CHELMER ROAD		CHELMSFORD	CM2 6NH	77	£4,221
E120,000   07/12/2021   F	£380,000	06/12/2021	Т	109	BADDOW ROAD		CHELMSFORD	CM2 7PY	91	£4,176
E355,000   08/12/2021 S   SPRINGFIELD PARK AVENUE	£450,000	07/12/2021	D	26	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	127	£3,543
E+10,000	£120,000	07/12/2021	F	24	BOND STREET		CHELMSFORD	CM1 1GH	52	£2,308
E410,000 08/12/2021 S 24 VAN DIEMANS ROAD CHEIMSFORD CM 29 UQ 93 E4.452 E350,000 08/12/2021 T 508 UNNET DRIVE CHEIMSFORD CM 29 UQ 93 E4.452 E4.450 E152,000 08/12/2021 T 508 UNNET DRIVE CHEIMSFORD CM 29 UQ 93 E4.452 E4.450 E152,000 08/12/2021 F 112 RAMSHAW DRIVE CHEIMSFORD CM 28 NN 75 E4.400 E152,000 08/12/2021 T 28 LONGSFIELD ROAD SOUTH WOODHAM FERRERS CHEIMSFORD CM 28 NN 102 E7.995 E572,500 08/12/2021 D 14 WELLFIELD WRITTLE CHEIMSFORD CM 31 II 12 E7.995 E3.864 E755,000 08/12/2021 D 12 PURCELL COLE WRITTLE CHEIMSFORD CM 31 II 14 E3.976 E3.854 E755,000 08/12/2021 D 12 PURCELL COLE WRITTLE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 14 E5.576 E3.850 08/12/2021 D 14 FIFTH AVENUE CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 19 FERMANTIE CLOSE SOUTH WOODHAM FERRERS CHEIMSFORD CM 31 II 23 FERRE FERRE CALL UITTLE KNALL CHEIMSFORD CM 31 II 23 FERRE FERRE CALL UITTLE KNALL CHEIMSFORD CM 31 II 23 FERRE FERRE CALL UITTLE KNALL CHEIMSFORD CM 31 II 23 FERRE FERRE CALL UITTLE KNALL CHEIMSFORD CM 31 II 23 FERRE FERRE CALL UITTLE KNALL CHEIMSFORD CM 32 FERRE FERRE CALL UITTLE KNALL CHEIMSFORD CM 32 FERRE FERRE CALL UITTLE KNALL CHEIMSFORD CM 32 FERRE FERRE CHEIM	£355,000	08/12/2021	S	56	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	71	£5,000
F415,000	£410,000	08/12/2021	S	71	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,767
£330,000         08/12/2021         T         508         LINNET DRIVE         CHEMSFORD         CM2 8AN         75         £4,400           £407,500         08/12/2021         T         28         LONGFIELD ROAD         SOUTH WOODHAM FERRERS         CHEMSFORD         CM3 5IN         102         £3,995           £370,500         08/12/2021         D         14         WELLFIELD         WRITTLE         CHEMSFORD         CM3 5IN         102         £3,995           £340,000         08/12/2021         D         12         PURCELL COLE         WRITTLE         CHEMSFORD         CM1 1LF         144         £3,976           £350,000         08/12/2021         D         12         PURCELL COLE         WRITTLE         CHEMSFORD         CM1 1MB         197         £3,832           £355,000         08/12/2021         D         146         FIFTH AVENUE         CHEMSFORD         CM3 5TY         89         £3,652           £355,000         09/12/2021         D         146         LITTLE WALTHAM         CHELMSFORD         CM1 4HD         94         £5,855           £355,000         09/12/2021         D         146         LITTLE WALTHAM         CHELMSFORD         CM3 3H         25         £4,817	£400,000	08/12/2021	S	37	DORSET AVENUE		CHELMSFORD	CM2 9UA	88	£4,545
## 1512,000 08/12/2021 F	£415,000	08/12/2021	S	24	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QQ	93	£4,462
E152,000	£330,000	08/12/2021	Т	508	LINNET DRIVE		CHELMSFORD	CM2 8AN	75	£4,400
## ## ## ## ## ## ## ## ## ## ## ## ##			F	112					35	
F372,500				28		SOUTH WOODHAM FERRERS				
£340,000         08/12/2021         S         24         ANDERSON AVENUE         CHELMSFORD         CM1 28Z         88         £3,864           £755,000         08/12/2021         T         12         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         BY         £3,832           £325,000         08/12/2021         T         19         FREMANTIE CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 3NB         BY         £3,852           £395,000         09/12/2021         D         146         HITTLECROFT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 4HD         94         £5,585           £395,000         09/12/2021         D         4         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         145         £4,817           £415,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 3NF         98         £4,285           £315,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 3NF         98         £4,285           £315,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHA			D	14					144	
£755,000         08/12/2021         D         12         PURCELL COLE         WRITTLE         CHEMSFORD         CM1 3NB         197         £3,832           £325,000         09/12/2021         T         19         FREMANTE CLOSE         SOUTH WOODHAM FERRERS         CHEIMSFORD         CM1 4PD         94         £5,585           £395,000         09/12/2021         D         146         LITTLECROFT         SOUTH WOODHAM FERRERS         CHEIMSFORD         CM1 3MB         145         £4,817           £680,000         09/12/2021         D         CHIMNEYS         BRAINTRE ROAD         LITTLE WALTHAM         CHELMSFORD         CM1 3MB         145         £4,661           £11,00,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 3LH         236         £4,661           £138,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 3RF         98         £4,235           £336,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         CHELMSFORD         CM2 9CY         94         £4,235           £335,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD </td <td></td>										
## ## ## ## ## ## ## ## ## ## ## ## ##			-			WRITTLE				
E525,000         09/12/2021         S         14         FIFTH AVENUE         CHEIMSFORD         CM1 4HD         94         E5,885           £395,000         09/12/2021         D         146         LITTLECRFT         SOUTH WOODHAM FERRERS         CHEIMSFORD         CM3 5GF         82         £4,817           £680,100         09/12/2021         D         CHIMSFORD         4         PURCELL COLE         WRITTLE         CHEIMSFORD         CM1 3MB         145         £4,660           £415,000         09/12/2021         D         CHIMSFORD         CM3 3LH         236         £4,661           £415,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 3LH         236         £4,661           £338,000         09/12/2021         T         316         BADDOW ROAD         CHELMSFORD         CM2 9CX         94         £4,128           £315,000         09/12/2021         D         40         BAWDEN WAY         CHELMSFORD         CM2 9CY         131         £3,991           £335,000         09/12/2021         F         137         SHLLEY ROAD         CHELMSFORD         CM2 6ET         77         £2,468           £430,000         10/12										
£395,000         09/12/2021         D         146         LITTLECROFT         SOUTH WOODHAM FERRERS         CHEMSFORD         CM3 5GF         82         £4,817           £680,100         09/12/2021         D         CHIMNEYS         4         PURCELL COLE         WRITTLE         CHELMSFORD         CM3 3MB         145         £4,690           £1,100,000         09/12/2021         D         CHIMNEYS         BRAINTREE ROAD         LITTLE WALTHAM         CHELMSFORD         CM3 3MBF         98         £4,690           £415,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 8RF         98         £4,235           £388,000         09/12/2021         D         40         BADDOW ROAD         CHELMSFORD         CM3 8RF         98         £4,235           £315,000         09/12/2021         S         10         40         BADDOW ROAD         CHELMSFORD         CM3 9GY         91         £4,235           £315,000         09/12/2021         S         15         TAYLOR AVENUE         CHELMSFORD         CM2 9GY         91         £4,235           £325,000         09/12/2021         S         15         TAYLOR AVENUE         CHELMSFORD         CM2 8CY										
£680,100         09/12/2021         D         4         PURCELL COLE         WRITTLE         CHELMSFORD         CM1 3NB         145         £4,690           £1,100,000         09/12/2021         D         CHIMNEYS         BRAINTREE ROAD         LITTLE WALTHAM         CHELMSFORD         CM3 3LH         236         £4,661           £415,000         09/12/2021         T         316         BADDOW ROAD         WOODHAM FERRERS         CHELMSFORD         CM2 90X         94         £4,128           £515,000         09/12/2021         D         40         BAWDEN WAY         CHELMSFORD         CM2 90X         94         £4,225           £335,000         09/12/2021         S         15         TAYLOR AVENUE         CHELMSFORD         CM2 9GY         131         £3,931           £199,000         09/12/2021         F         137         SHELLEY ROAD         CHELMSFORD         CM2 EBT         77         £2,468           £430,000         10/12/2021         S         29         OSPREY WAY         CHELMSFORD         CM2 8AP         67         £6,418           £54,600         10/12/2021         S         S         WELL LANE         GALLEYWOOD         CHELMSFORD         CM2 8AP         67         £6,418						SOUTH WOODHAM FERRERS				
£1,100,000         09/12/2021         D         CHIMNEYS         BRAINTREE ROAD         LITTLE WALTHAM         CHELMSFORD         CM3 3LH         236         £4,661           £415,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 8RF         98         £4,225           £388,000         09/12/2021         T         80 DOW ROAD         CHELMSFORD         CM2 9QX         94         £4,128           £515,000         09/12/2021         D         40         BAWDEN WAY         CHELMSFORD         CM2 9GY         131         £3,931           £335,000         09/12/2021         S         15         TAYLOR AVENUE         CHELMSFORD         CM2 9GY         131         £3,931           £430,000         10/12/2021         S         137         SHELLEY ROAD         CHELMSFORD         CM2 8AP         67         £6,418           £546,000         10/12/2021         S         58         WELL LANE         GALLEYWOOD         CHELMSFORD         CM2 8AP         67         £6,418           £388,000         10/12/2021         S         5         VICTORIA ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 8DZ         £5,465           £38										
£415,000         09/12/2021         D         ROSE COTTAGE         MAIN ROAD         WOODHAM FERRERS         CHELMSFORD         CM3 8RF         98         £4,235           £388,000         09/12/2021         T         316         BADDOW ROAD         CHELMSFORD         CM2 9QX         94         £4,235           £515,000         09/12/2021         D         40         BAWDEN WAY         CHELMSFORD         CM2 9GY         131         £3,931           £335,000         09/12/2021         S         15         TAYLOR AVENUE         CHELMSFORD         CM2 26T         77         £2,468           £430,000         09/12/2021         F         137         SHELLEY ROAD         CHELMSFORD         CM2 6ET         77         £2,468           £430,000         10/12/2021         S         2         OSPREY WAY         CHELMSFORD         CM2 8AP         67         £6,418           £545,000         10/12/2021         S         \$         SWELL LANE         GALLEYWOOD         CHELMSFORD         CM2 8AP         67         £6,418           £545,000         10/12/2021         D         \$         \$         NUTORIA ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LR         115         £5,478				•						
## F388,000										
## F515,000				316		WOODIN IIII EIIIEIO				
£335,000         09/12/2021         S         15         TAYLOR AVENUE         CHELMSFORD         CM1 2BT         87         £3,851           £190,000         09/12/2021         F         137         SHELLEY ROAD         CHELMSFORD         CM2 6ET         77         £2,468           £430,000         10/12/2021         S         29         OSPREY WAY         CHELMSFORD         CM2 8AP         67         £6,418           £546,000         10/12/2021         S         58         WELL LANE         GALLEYWOOD         CHELMSFORD         CM2 8AP         67         £6,087           £630,000         10/12/2021         D         5         VICTORIA ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SIR         115         £5,478           £388,000         10/12/2021         S         8         SAMUEL MANOR         SPRINGFIELD         CHELMSFORD         CM3 GPU         71         £5,465           £389,000         10/12/2021         D         1         THE AVENUE         DANBURY         CHELMSFORD         CM3 4QN         111         £5,270           £379,000         10/12/2021         D         8         HALYARD REACH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GN         113 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>· ·</td></t<>										· ·
£190,000         09/12/2021         F         137         SHELLEY ROAD         CHELMSFORD         CM2 6ET         77         £2,468           £430,000         10/12/2021         S         29         OSPREY WAY         CHELMSFORD         CM2 8AP         67         £6,418           £546,000         10/12/2021         S         8         WELL LANE         GALLEYWOOD         CHELMSFORD         CM2 8QZ         90         £6,678           £630,000         10/12/2021         D         5         VICTORIA ROAD         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 5LR         115         £5,478           £388,000         10/12/2021         S         8         SAMUEL MANOR         SPRINGFIELD         CHELMSFORD         CM2 6PU         71         £5,465           £585,000         10/12/2021         D         1         THE AVENUE         DANBURY         CHELMSFORD         CM3 4QN         111         £5,270           £379,000         10/12/2021         T         1         6         WOLSELEY ROAD         CHELMSFORD         CM2 0RS         72         £5,264           £585,000         10/12/2021         T         8         HALYARD REACH         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 5GN         113<										
£430,000       10/12/2021       S       29       OSPREY WAY       CHELMSFORD       CM2 8AP       67       £6,418         £546,000       10/12/2021       S       58       WELL LANE       GALLEYWOOD       CHELMSFORD       CM2 8QZ       90       £6,067         £630,000       10/12/2021       D       5       VICTORIA ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5LR       115       £5,478         £388,000       10/12/2021       S       8       SAMUEL MANOR       SPRINGFIELD       CHELMSFORD       CM2 6PU       71       £5,465         £585,000       10/12/2021       D       1       THE AVENUE       DANBURY       CHELMSFORD       CM3 6PU       71       £5,270         £585,000       10/12/2021       T       16       WOLSELEY ROAD       CHELMSFORD       CM2 0RS       72       £5,264         £585,000       10/12/2021       D       8       HALYARD REACH       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5GN       113       £5,172         £798,500       10/12/2021       D       8       HALYARD REACH       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5GN       113       £5,172         £798,500       10/12/2021       D <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>										
£546,000       10/12/2021       S       58       WELL LANE       GALLEYWOOD       CHELMSFORD       CM2 8QZ       90       £6,067         £630,000       10/12/2021       D       5       VICTORIA ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 SLR       115       £5,478         £388,000       10/12/2021       S       8       SAMUEL MANOR       SPRINGFIELD       CHELMSFORD       CM2 6PU       71       £5,465         £585,000       10/12/2021       D       1       THE AVENUE       DANBURY       CHELMSFORD       CM3 4QN       111       £5,270         £379,000       10/12/2021       T       16       WOLSELEY ROAD       CHELMSFORD       CM2 0RS       72       £5,264         £585,000       10/12/2021       D       8       HALYARD REACH       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5GN       113       £5,177         £798,500       10/12/2021       D       8       HALYARD REACH       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 4QL       155       £5,177         £798,500       10/12/2021       D       59       LAWN LANE       CHELMSFORD       CM3 4QL       155       £5,152         £625,000       10/12/2021       T       <										
£630,000         10/12/2021         D         5         VICTORIA ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LR         115         £5,478           £388,000         10/12/2021         S         8         SAMUEL MANOR         SPRINGFIELD         CHELMSFORD         CM2 6PU         71         £5,465           £585,000         10/12/2021         D         1         THE AVENUE         DANBURY         CHELMSFORD         CM3 4QN         111         £5,270           £379,000         10/12/2021         T         16         WOLSELEY ROAD         CHELMSFORD         CM2 0RS         72         £5,264           £585,000         10/12/2021         D         8         HALYARD REACH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GN         113         £5,177           £798,500         10/12/2021         D         49         MALDON ROAD         DANBURY         CHELMSFORD         CM3 4QL         155         £5,152           £625,000         10/12/2021         D         59         LAWN LANE         CHELMSFORD         CM1 4GPS         159         £4,415           £440,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM2 GN						GALLEYWOOD				
£388,000         10/12/2021         S         8         SAMUEL MANOR         SPRINGFIELD         CHELMSFORD         CM2 6PU         71         £5,465           £585,000         10/12/2021         D         1         THE AVENUE         DANBURY         CHELMSFORD         CM3 4QN         111         £5,270           £379,000         10/12/2021         T         16         WOLSELEY ROAD         CHELMSFORD         CM2 0RS         72         £5,264           £585,000         10/12/2021         D         8         HALYARD REACH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GN         113         £5,177           £798,500         10/12/2021         D         49         MALDON ROAD         DANBURY         CHELMSFORD         CM3 4QL         155         £5,152           £625,000         10/12/2021         D         59         LAWN LANE         CHELMSFORD         CM1 6PS         129         £4,845           £410,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         87         £4,713           £240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0RU         51         £4,										
£585,000         10/12/2021         D         1         THE AVENUE         DANBURY         CHELMSFORD         CM3 4QN         111         £5,270           £379,000         10/12/2021         T         16         WOLSELEY ROAD         CHELMSFORD         CM2 0RS         72         £5,264           £585,000         10/12/2021         D         8         HALYARD REACH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GN         113         £5,177           £798,500         10/12/2021         D         49         MALDON ROAD         DANBURY         CHELMSFORD         CM3 4QL         155         £5,152           £625,000         10/12/2021         D         59         LAWN LANE         CHELMSFORD         CM1 6PS         129         £4,845           £410,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM2 0RU         51         £4,706           £3240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0RU         51         £4,554           £322,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554										
£379,000         10/12/2021         T         16         WOLSELEY ROAD         CHELMSFORD         CM2 ORS         72         £5,264           £585,000         10/12/2021         D         8         HALYARD REACH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GN         113         £5,177           £798,500         10/12/2021         D         49         MALDON ROAD         DANBURY         CHELMSFORD         CM3 4QL         155         £5,152           £625,000         10/12/2021         D         59         LAWN LANE         CHELMSFORD         CM1 6PS         129         £4,845           £410,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         87         £4,713           £240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 ORU         51         £4,706           £337,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554           £222,000         10/12/2021         F         30         MELBA COURT         WRITTLE         CHELMSFORD         CM1 3EW         49         £4,531										
£585,000         10/12/2021         D         8         HALYARD REACH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GN         113         £5,177           £798,500         10/12/2021         D         49         MALDON ROAD         DANBURY         CHELMSFORD         CM3 4QL         155         £5,152           £625,000         10/12/2021         D         59         LAWN LANE         CHELMSFORD         CM1 6PS         129         £4,845           £410,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         87         £4,713           £240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0RU         51         £4,706           £337,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554           £222,000         10/12/2021         F         30         MELBA COURT         WRITTLE         CHELMSFORD         CM1 3EW         49         £4,531						DAINDUNT				
£798,500         10/12/2021         D         49         MALDON ROAD         DANBURY         CHELMSFORD         CM3 4QL         155         £5,152           £625,000         10/12/2021         D         59         LAWN LANE         CHELMSFORD         CM1 6PS         129         £4,845           £410,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         87         £4,713           £240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0RU         51         £4,706           £337,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554           £222,000         10/12/2021         F         30         MELBA COURT         WRITTLE         CHELMSFORD         CM1 3EW         49         £4,531						COUTH MOODHAM FERRESC				
£625,000         10/12/2021         D         59         LAWN LANE         CHELMSFORD         CM1 6PS         129         £4,845           £410,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         87         £4,713           £240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0RU         51         £4,706           £337,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554           £222,000         10/12/2021         F         30         MELBA COURT         WRITTLE         CHELMSFORD         CM1 3EW         49         £4,531										
£410,000         10/12/2021         T         31         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM 16BF         87         £4,713           £240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 ORU         51         £4,706           £337,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554           £222,000         10/12/2021         F         30         MELBA COURT         WRITTLE         CHELMSFORD         CM1 3EW         49         £4,531						DAINBUKY				
£240,000         10/12/2021         F         225         UPPER BRIDGE ROAD         CHELMSFORD         CM2 ORU         51         £4,706           £337,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554           £222,000         10/12/2021         F         30         MELBA COURT         WRITTLE         CHELMSFORD         CM1 3EW         49         £4,531						CODINICEIELO				
£337,000         10/12/2021         T         49         LIME WALK         CHELMSFORD         CM2 9NQ         74         £4,554           £222,000         10/12/2021         F         30         MELBA COURT         WRITTLE         CHELMSFORD         CM1 3EW         49         £4,531						SPRINGFIELD				
£222,000 10/12/2021 F 30 MELBA COURT WRITTLE CHELMSFORD CM1 3EW 49 £4,531										
						MOITTIE				
±33Z,UUU 1U/1Z/ZUZ1 5 31 SPRINGFIELD PARK AVENUE CHELMSFORD CM2 6EL 74 £4,486						WRITTLE				
	£332,000	10/12/2021	5	31	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EL	74	£4,486

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

£427,500	17/12/2021			30	GOLDLAY ROAD		CHELMSFORD	CM2 0EL	69	£6,196
£378,000	17/12/2021	S		12	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	63	£6,000
£2,100,000	17/12/2021	D	LANCASTER HOUSE, 234		SPRINGFIELD ROAD		CHELMSFORD	CM2 6BP	353	£5,949
£650,000	17/12/2021	D		1	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	115	£5,652
£350,000	17/12/2021		2A		HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ	65	£5,385
£210,000	17/12/2021	Т		3	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	40	£5,250
£235,000	17/12/2021		BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	45	£5,222
£187,500	17/12/2021	F		39	TUGBY PLACE		CHELMSFORD	CM1 4XL	37	£5,068
£200,000	17/12/2021	F		63	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£5,000
£390,000	17/12/2021	Т		11	UPLANDS DRIVE		CHELMSFORD	CM1 6TR	78	£5,000
£482,000	17/12/2021	D		38	WIDFORD ROAD		CHELMSFORD	CM2 9AR	97	£4,969
£400,000	17/12/2021	D	ORCHARD HOUSE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JF	83	£4,819
£856,000	17/12/2021	S		35	VICARAGE ROAD		CHELMSFORD	CM2 9BS	179	£4,782
£260,000	17/12/2021	F 45	CANSIDE		MEADOW WALK		CHELMSFORD	CM1 1FU	55	£4,727
£485,000	17/12/2021	D		12	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR	103	£4,709
£364,000	17/12/2021	S		8	HARNESS CLOSE		CHELMSFORD	CM1 6UU	79	£4,608
£185,000	17/12/2021	F		8	CATHEDRAL WALK		CHELMSFORD	CM1 1NX	42	£4,405
£400,000	17/12/2021	S		57	LINNET DRIVE		CHELMSFORD	CM2 8AE	91	£4,396
£465,000	17/12/2021	Т		1	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE	106	£4,387
£127,500	17/12/2021	F		9	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB	30	£4,250
£475,000	17/12/2021	S		78	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EY	115	£4,130
£210,000	17/12/2021	F		44	WHARF ROAD		CHELMSFORD	CM2 6LU	56	£3,750
£300,000	17/12/2021	Т		15	STANSTED CLOSE		CHELMSFORD	CM1 2TW	83	£3,614
£390,000	17/12/2021	S		78	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ	110	£3,545
£378,000	17/12/2021		ALEXANDRA COURT		CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	118	£3,203
£127,500	17/12/2021	F FLAT 4	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ	41	£3,110
£313,500	17/12/2021	S		58	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	130	£2,412
£88,000	17/12/2021	F		31	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£1,692
£450,000	20/12/2021	S		5	EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	N/A	#VALUE!
£720,000	20/12/2021	D		510	GALLEYWOOD ROAD	5711120111	CHELMSFORD	CM2 8BU	138	£5,217
£1,100,000	20/12/2021	D	FARTHINGS	310	COPT HILL	DANBURY	CHELMSFORD	CM3 4NN	215	£5,116
£370,000	20/12/2021	S	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	76	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	82	£4,512
£670,000	20/12/2021	T		5	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS	151	£4,437
£620,000	20/12/2021	D		80	FOXGLOVE AVENUE	31 Killed IEED	CHELMSFORD	CM1 4FW	143	£4,336
£440,000	20/12/2021	T		2	STABLECROFT		CHELMSFORD	CM1 6YX	103	£4,272
£500,000	20/12/2021	D		8	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	121	£4,132
£360,000	20/12/2021	S		28	ST NAZAIRE ROAD	SPRINGFIELD	CHELMSFORD	CM1 2EQ	88	£4,132 £4,091
£250,000	20/12/2021	F		89	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	62	£4,091 £4,032
£250,000 £340,000	20/12/2021	T		69	WALLASEA GARDENS		CHELMISFORD	CM1 2QJ	85	£4,032 £4,000
£660,000	20/12/2021	D		7	TAYLOR WAY	GREAT BADDOW	CHELMSFORD	CM2 8ZG	173	£3,815
£350,000	20/12/2021	T		12	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM2 82G CM3 5PU	99	£3,815 £3,535
£460,000	20/12/2021	S		6	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	134	£3,433
£175,000	20/12/2021	F SIAT 1	CT MARRIE HOUSE	30	SNOWDROP CLOSE		CHELMSFORD	CM1 6XD	63	£2,778
£230,500	21/12/2021	F FLAT 1	ST MARKS HOUSE	420	COTTAGE PLACE	DDOOM ASISI D	CHELMSFORD	CM1 1NL	43	£5,360
£490,000	21/12/2021	D		130	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ	112	£4,375
£430,000	21/12/2021	T		340	BADDOW ROAD	DANBURY	CHELMSFORD	CM2 9QZ	100	£4,300
£320,000	21/12/2021	S		18	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ	83	£3,855
£545,000 £90,000	21/12/2021	S		1	PITFIELD		CHELMSFORD	CM2 9QY	190	£2,868
	21/12/2021	_		30	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	68	£1,324

£210,000		F 1	OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	33	£6,364
£325,000		S		18	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£5,508
£356,000	22/12/2021	Т		123	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,395
£295,000		Т		4	LILAC CLOSE		CHELMSFORD	CM2 9NY	68	£4,338
£243,000		F		16	TYDEMANS		CHELMSFORD	CM2 9FH	61	£3,984
£330,000	22/12/2021	Т		29	FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW	88	£3,750
£343,000	22/12/2021	Т		2	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	108	£3,176
£661,500		D		5	THE CEDARS		CHELMSFORD	CM2 6BL	210	£3,150
£282,000	23/12/2021	F 2	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	70	£4,029
£215,000		F		84	BYRON ROAD		CHELMSFORD	CM2 6HJ	64	£3,359
£840,000	04/01/2022	D		13	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	195	£4,308
£416,000	04/01/2022	Т		49	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	124	£3,355
£290,000	04/01/2022	Т		54	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EB	92	£3,152
£307,000	05/01/2022	Т		34	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	56	£5,482
£166,000	05/01/2022	F		48	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	36	£4,611
£525,000	05/01/2022	D		3	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	117	£4,487
£460,000	05/01/2022	D		11	BORDA CLOSE		CHELMSFORD	CM1 4JY	115	£4,000
£80,000		F		39	ALBION COURT		CHELMSFORD	CM2 0UT	39	£2,051
£363,000	06/01/2022	S		4	TAVISTOCK ROAD		CHELMSFORD	CM1 6JL	71	£5,113
£685,000		D	PLANTATION LODGE		THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7QY	152	£4,507
£520,000	06/01/2022	S	KINGSWOOD		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LZ	132	£3,939
£545,000	06/01/2022	D		4	REGAL CLOSE		CHELMSFORD	CM2 9RJ	141	£3,865
£188,000	06/01/2022	F		4	VIOLET CLOSE		CHELMSFORD	CM1 6XG	49	£3,837
£258,000	06/01/2022	F		3	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	68	£3,794
£475,000	07/01/2022	D	HUNTERS COTTAGE		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB	N/A	#VALUE!
£600,000	07/01/2022	D	THE MANSE		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RN	90	£6,667
£595,000	07/01/2022	S		24	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	95	£6,263
£200,000	07/01/2022	F 23	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	37	£5,405
£327,000	07/01/2022	Т		126	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	61	£5,361
£646,500	07/01/2022	D	2A		SUNRISE AVENUE		CHELMSFORD	CM1 4JP	124	£5,214
£582,000	07/01/2022	D		8	LYON CLOSE		CHELMSFORD	CM2 8NY	128	£4,547
£330,000	07/01/2022	T 12	THE OAKS		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3FL	73	£4,521
£192,500	07/01/2022	F		40	RAILWAY STREET		CHELMSFORD	CM1 1QS	44	£4,375
£492,000	07/01/2022	D		49	LONGACRE		CHELMSFORD	CM1 3BJ	115	£4,278
£150,000	07/01/2022	F		6	EPPING CLOSE		CHELMSFORD	CM1 2TH	42	£3,571
£255,000	07/01/2022	F		17	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	77	£3,312
£198,500	07/01/2022	F		33	COURTLANDS		CHELMSFORD	CM1 4DD	72	£2,757
£400,000	10/01/2022	D		13	KINGSTON AVENUE		CHELMSFORD	CM2 6DW	71	£5,634
£235,000	10/01/2022	Т		43	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	42	£5,595
£405,000	10/01/2022	S		12	SHERBORNE ROAD		CHELMSFORD	CM1 7NT	73	£5,548
£320,000	10/01/2022	F FLAT 7		236	WHARF ROAD		CHELMSFORD	CM2 6LP	63	£5,079
£375,000		S		49	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	86	£4,360
£220,000	10/01/2022	F		3	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	53	£4,151
£385,000		S		23	TOWN CROFT		CHELMSFORD	CM1 4JX	72	£5,347
£527,000	11/01/2022	D	THE MALTINGS		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	108	£4,880
£721,000		D		60	TELFORD PLACE		CHELMSFORD	CM1 7QZ	209	£3,450
£320,000	12/01/2022	Т		48	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	120	£2,667
£1,012,000		D	GORDON HOUSE		HYDE LANE	DANBURY	CHELMSFORD	CM3 4LJ	169	£5,988
£305,000		T		5	PALMERS CROFT		CHELMSFORD	CM2 6SR	58	£5,259
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ESTIQUID   13/01/2022   S
E55,000   13/01/2022   D
E30,000   13/01/2022   5   70   ANDERSON AVENUE   CHEMSFORD   CM1 28Z   91   E3.297
E495,000
652,000
E180,000
E59.000         14/01/2022         S         25         BROOK RED ROAD NORTH         SPRINGFIED         CHEMISFORD         CM2 ENW         125         £4,920           E395.000         14/01/2022         D         23         28 ALEXANDER MEWS         SANDON         CHEMISFORD         CM2 ERB         208         £4,736           E285.000         14/01/2022         T         1         BERRY VALE         SOUTH WOODHAM FERRERS         CHEMISFORD         CM1 567         \$6         £4,736           E385.000         14/01/2022         S         19         TEES ROAD         CHEMISFORD         CM1 70H         84         £4,548           E385.000         14/01/2022         T         524         LINNET DRIVE         CHEMISFORD         CM1 70H         84         £4,548           E385.000         14/01/2022         D         INGLEMIRE         RUSKLEERINE         DANBURY         CHEMISFORD         CM2 20M         24,548           E148.000         14/01/2022         F         2         28 BUSKLEERINE HEATH         SOUTH WOODHAM FERRERS         CHEMISFORD         CM3 20Z         123         £4,458           E148.000         14/01/2022         F         2         28 BUSKLEERINE HEATH         SOUTH WOODHAM FERRERS         CHEMISFORD
E98.000         14/01/2022         S         28         ALEXANDER MEMS         SANDON         CHELMSFORD         CM2 7TT         60         £4,833           £285.000         14/01/2022         T         1         BERRY VALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GY         56         £4,722           £382.000         14/01/2022         T         1         BERRY VALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5GY         56         £4,722           £382.000         14/01/2022         T         SCARDON         15         LINSTELL REPORT         CHELMSFORD         CM3 5GY         56         £4,722           £154.000         14/01/2022         T         SCARDON         15         LINSTELL REPORT         DANBURY         CHELMSFORD         CM2 8AN         76         £4,539           £148.000         14/01/2022         F         22         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 8AN         76         £4,539           £124,0000         14/01/2022         F         36         SARCH CLOSE         CHELMSFORD         CM2 6M         36         £4,485           £20,000         14/01/2022         T         36         SARCH CLOSE         CHELMSFOR
E985,000
E382,000 14/01/2022 T
FEBROAD
E345,000
E554_000
E148,000
£240,000         14/01/2022         F         16         SEABLE CLOSE         CHELMSFORD         CM2 9GB         56         E4,286           £202,000         14/01/2022         F         36         PARKINSON DRIVE         CHELMSFORD         CM1 3GH         48         £4,208           £33,000         14/01/2022         T         156         LINNET DRIVE         CHELMSFORD         CM2 3GA         79         £4,172           £730,000         14/01/2022         D         61A         QUEENS ROAD         CHELMSFORD         CM2 6HB         188         £4,122           £350,000         14/01/2022         T         1         WATERHOUSE STREET         CHELMSFORD         CM2 6HB         56         £4,070           £350,000         14/01/2022         T         15A         HALL LANE         SANDON         CHELMSFORD         CM2 7RI         13         £4,070           £350,000         14/01/2022         D         8         REDMATNE DRIVE         CHELMSFORD         CM2 7RI         13         £4,070           £435,000         14/01/2022         D         43         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM2 7RI         13         £4,070           £156,000         14/01/2022 <td< td=""></td<>
E202,000 14/01/2022 F
## ## ## ## ## ## ## ## ## ## ## ## ##
## E775,000
£230,000         14/01/2022         F         10         COATES QUAY         CHELMSFORD         CM2 6HU         56         £4,107           £350,000         14/01/2022         T         1         MATERHOUS STREET         CHELMSFORD         CM2 7W         86         £4,070           £530,000         14/01/2022         T         15A         HALL LANE         SANDON         CHELMSFORD         CM2 7W         131         £4,046           £525,000         14/01/2022         D         48         REDMAYNE DRIVE         CHELMSFORD         CM2 9AG         139         £3,777           £425,000         14/01/2022         D         43         BARROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         117         £3,632           £176,000         14/01/2022         F         58         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         43         £3,535           £430,000         17/01/2022         F         174         BECCHES ROAD         CHELMSFORD         CM2 6UB         43         £5,395           £495,000         17/01/2022         F         34         MADOWSIDE COURT         MAIN ROAD         BOREHAM         CHELMSFORD         CM2 6UB         43         £4,725           £
## 14/01/2022 T
## 1530,000
## F530,000
F525,000
£425,000         14/01/2022         D         43         BARBROOK WAY         BICKNACRE         CHELMSFORD         CM3 4HP         117         £3,632           £176,000         14/01/2022         F         74         FOXGLOVE WAY         CHELMSFORD         CM1 6QR         49         £3,592           £232,000         17/01/2022         F         58         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         43         £5,395           £430,000         17/01/2022         S         174         BECCHES ROAD         CHELMSFORD         CM1 2SA         91         £4,725           £495,000         17/01/2022         D         MEADOWSIDE COURT         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3H         47         £4,362           £280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         67         £4,152           £280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         67         £4,151           £220,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD
£176,000         14/01/2022         F         74         FOXGLOVE WAY         CHELMSFORD         CM1 6QR         49         £3,592           £232,000         17/01/2022         F         58         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         43         £5,395           £430,000         17/01/2022         S         174         BEECHES ROAD         CHELMSFORD         CM1 2SA         91         £4,725           £495,000         17/01/2022         D         30         ST JAMES PARK         CHELMSFORD         CM1 2IG         111         £4,459           £205,000         17/01/2022         T         2         MEADOWSIDE COURT         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3JH         47         £4,362           £280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         67         £4,179           £215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1UE         53         £4,151           £215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         C
£232,000         17/01/2022         F         58         RAMSHAW DRIVE         CHELMSFORD         CM2 6UB         43         £5,395           £430,000         17/01/2022         S         174         BECCHES ROAD         CHELMSFORD         CM1 2SA         91         £4,725           £495,000         17/01/2022         D         30         ST JAMES PARK         CHELMSFORD         CM1 2IG         111         £4,852           £205,000         17/01/2022         T         2         MEADOWSIDE COURT         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3H         47         £4,362           £280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 FR         67         £4,179           £220,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM1 1UE         53         £4,151           £215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1US         60         £3,833           £300,000         17/01/2022         F         15         FRIARS HOUSE, 6
£430,000         17/01/2022         S         174         BEECHES ROAD         CHELMSFORD         CM1 2SA         91         £4,725           £495,000         17/01/2022         D         30         ST JAMES PARK         CHELMSFORD         CM1 2IG         111         £4,459           £205,000         17/01/2022         T         2         MEADOWSIDE COURT         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3JH         47         £4,369           £280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         67         £4,179           £220,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1UE         53         £4,151           £215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1UE         53         £4,151           £250,000         17/01/2022         T         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 0NF         77         £3,247           £307,500         18/01/2022         T         48         GRACE BARTLETT GARDENS
£495,000         17/01/2022         D         30         ST JAMES PARK         CHELMSFORD         CM1 2JG         111         £4,459           £205,000         17/01/2022         T         2         MEADOWSIDE COURT         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3JH         47         £4,362           £280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         67         £4,179           £220,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1US         53         £4,151           £215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1US         50         £3,581           £300,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1US         60         £3,583           £250,000         17/01/2022         F         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 0NF         77         £3,247           £405,000         18/01/2022         T         48 <t< td=""></t<>
£205,000         17/01/2022         T         2         MEADOWSIDE COURT         MAIN ROAD         BOREHAM         CHELMSFORD         CM3 3JH         47         £4,362           £280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         67         £4,179           £220,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1UE         53         £4,151           £250,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1UE         53         £4,151           £300,000         17/01/2022         T         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 0NF         77         £3,247           £307,500         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 6SB         54         £5,694           £465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 6TB         £4,227           £795,000         18/01/2022         S         48         MALDON ROAD         GREAT
£280,000         17/01/2022         F         34         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         67         £4,179           £220,000         17/01/2022         F         110         DURRANT COURT         CHELMSFORD         CM1 1UE         53         £4,151           £215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1SJ         60         £3,583           £300,000         17/01/2022         T         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 0NF         77         £3,247           £307,500         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 0NF         77         £3,247           £465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 6SF         110         £4,227           £795,000         18/01/2022         S         48         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £200,000         19/01/2022         T         68         JEFFCUT ROAD         CHELMSFORD         CM1 3WQ
£220,000         17/01/2022         F         110         DURRANT COURT         CHELMSFORD         CM1 1UE         53         £4,151           £215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1SJ         60         £3,583           £300,000         17/01/2022         T         16         HOMEFIELD CLOSE         CHELMSFORD         CM1 2HE         89         £3,371           £250,000         17/01/2022         F         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 0NF         77         £3,247           £307,500         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 6SB         54         £5,694           £465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         110         £4,227           £795,000         18/01/2022         S         48         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £400,000         18/01/2022         S         21         MEON CLOSE         CHELMSFORD         CM1 7QG         128         £3,125
£215,000         17/01/2022         F         35         THOMPSON COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 1SJ         60         £3,583           £300,000         17/01/2022         T         16         HOMEFIELD CLOSE         CHELMSFORD         CM1 2HE         89         £3,371           £250,000         17/01/2022         F         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 0NF         77         £3,247           £307,500         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 6SB         54         £5,694           £465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         110         £4,227           £795,000         18/01/2022         S         2         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £400,000         18/01/2022         S         2         21         MEON CLOSE         CHELMSFORD         CM1 7QG         128         £3,125           £200,000         19/01/2022         T         68         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         39         £5,128
£300,000         17/01/2022         T         16         HOMEFIELD CLOSE         CHELMSFORD         CM1 2HE         89         £3,371           £250,000         17/01/2022         F         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 0NF         77         £3,247           £307,500         18/01/2022         T         110         HENNIKER GATE         CHELMSFORD         CM2 6SB         54         £5,694           £465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         110         £4,227           £795,000         18/01/2022         S         82         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £400,000         18/01/2022         S         21         MEON CLOSE         CHELMSFORD         CM1 7QG         128         £3,125           £200,000         19/01/2022         T         68         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         39         £5,128           £230,000         19/01/2022         F         13         JOSEPH COURT         WRITTLE ROAD         CHELMSFORD         CM1 3WQ         52         £4,423
£250,000         17/01/2022         F         15         FRIARS HOUSE, 6         PARKWAY         CHELMSFORD         CM2 ONF         77         £3,247           £307,500         18/01/2022         T         110         HENNIKER GATE         CHELMSFORD         CM2 6SB         54         £5,694           £465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         110         £4,227           £795,000         18/01/2022         S         82         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £400,000         18/01/2022         S         21         MEON CLOSE         CHELMSFORD         CM1 7QG         128         £3,125           £200,000         19/01/2022         T         68         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         39         £5,128           £230,000         19/01/2022         F         13         JOSEPH COURT         WRITTLE ROAD         CHELMSFORD         CM1 3WQ         52         £4,423
£307,500         18/01/2022         T         110         HENNIKER GATE         CHELMSFORD         CM2 6SB         54         £5,694           £465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         110         £4,227           £795,000         18/01/2022         S         82         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £400,000         18/01/2022         S         21         MEON CLOSE         CHELMSFORD         CM1 7QG         128         £3,125           £200,000         19/01/2022         T         68         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         39         £5,128           £230,000         19/01/2022         F         13         JOSEPH COURT         WRITTLE ROAD         CHELMSFORD         CM1 3WQ         52         £4,423
£465,000         18/01/2022         T         48         GRACE BARTLETT GARDENS         CHELMSFORD         CM2 9FW         110         £4,227           £795,000         18/01/2022         S         82         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £400,000         18/01/2022         S         21         MEON CLOSE         CHELMSFORD         CM1 7QG         128         £3,125           £200,000         19/01/2022         T         68         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         39         £5,128           £230,000         19/01/2022         F         13         JOSEPH COURT         WRITTLE ROAD         CHELMSFORD         CM1 3WQ         52         £4,423
£795,000         18/01/2022         S         82         MALDON ROAD         GREAT BADDOW         CHELMSFORD         CM2 7DJ         206         £3,859           £400,000         18/01/2022         S         21         MEON CLOSE         CHELMSFORD         CM1 7QG         128         £3,125           £200,000         19/01/2022         T         68         JEFFCUT ROAD         CHELMSFORD         CM2 6XN         39         £5,128           £230,000         19/01/2022         F         13         JOSEPH COURT         WRITTLE ROAD         CHELMSFORD         CM1 3WQ         52         £4,423
£400,000     18/01/2022     S     21     MEON CLOSE     CHELMSFORD     CM1 7QG     128     £3,125       £200,000     19/01/2022     T     68     JEFFCUT ROAD     CHELMSFORD     CM2 6XN     39     £5,128       £230,000     19/01/2022     F     13     JOSEPH COURT     WRITTLE ROAD     CHELMSFORD     CM1 3WQ     52     £4,423
£200,000     19/01/2022     T     68     JEFFCUT ROAD     CHELMSFORD     CM2 6XN     39     £5,128       £230,000     19/01/2022     F     13     JOSEPH COURT     WRITTLE ROAD     CHELMSFORD     CM1 3WQ     52     £4,423
£230,000 19/01/2022 F 13 JOSEPH COURT WRITTLE ROAD CHELMSFORD CM1 3WQ 52 £4,423
£360,000 20/01/2022 T 29 WATERHOUSE STREET CHELMSFORD CM1 2TY 67 £5,373
£430,000 20/01/2022 S 98 ST JOHNS ROAD CHELMSFORD CM1 217 67 £5,373
£342,000 20/01/2022 T 14 HONEYSUCKLE PATH CHELMSFORD CM2 012 86 £5,000 CM2 012 86 £5
£308,000 20/01/2022 S 4 THE GREEN CHELMSFORD CM1 2BQ 67 £4,597
£463,000 20/01/2022 D 1 PENTLAND AVENUE CHELMSFORD CM1 4AY 138 £3,355
£500,000 21/01/2022 D 53 MANOR ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PT 86 £5,814 £485,000 21/01/2022 D 53 MANOR ROAD SOUTH WOODHAM FERRERS CHELMSFORD CM3 5PT 86 £5,640

£340,000	21/01/2022		WALLACE CRESCENT		CHELMSFORD	CM2 9QL	65	£5,231
£425,000	21/01/2022		ALBRA MEAD		CHELMSFORD	CM2 6YG	82	£5,183
£408,000	21/01/2022	S 70	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ	80	£5,100
£270,000	21/01/2022		PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	58	£4,655
£362,500	21/01/2022	T 69	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	81	£4,475
£495,000	21/01/2022		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	112	£4,420
£850,000	21/01/2022	D LINNETS	GOAT HALL LANE		CHELMSFORD	CM2 8PG	197	£4,315
£220,000	21/01/2022	F 76	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151
£148,000	21/01/2022	F 8	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,111
£341,750	21/01/2022	T 95	RECTORY LANE		CHELMSFORD	CM1 1RF	85	£4,021
£320,000	21/01/2022	S 21	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	82	£3,902
£210,000	21/01/2022	F 63	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	54	£3,889
£350,000	21/01/2022	T 73	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	90	£3,889
£310,000	21/01/2022		BADDOW ROAD		CHELMSFORD	CM2 7PZ	84	£3,690
£372,000	21/01/2022	T 14	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	108	£3,444
£486,000		S 12	ST PETERS ROAD		CHELMSFORD	CM1 2SR	105	£4,629
£170,000	24/01/2022	F 211	RUTLAND ROAD		CHELMSFORD	CM1 4BW	63	£2,698
£190,000	25/01/2022	S 39	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,872
£380,000	25/01/2022	S 26	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	80	£4,750
£180,000	25/01/2022	F 26	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	42	£4,286
£535,000	26/01/2022	D 26	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	104	£5,144
£425,000	26/01/2022	S 11	PAIGNTON AVENUE		CHELMSFORD	CM1 7NS	97	£4,381
£239,000	26/01/2022	F 4	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	55	£4,345
£575,000	27/01/2022	D 18	NICKLEBY ROAD		CHELMSFORD	CM1 4UL	110	£5,227
£380,000	27/01/2022	S 12	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	79	£4,810
£236,000	27/01/2022	F 14	PEARL SQUARE		CHELMSFORD	CM2 9FP	50	£4,720
£430,000	27/01/2022	S 128	WATERHOUSE LANE		CHELMSFORD	CM1 2QT	95	£4,526
£220,000	27/01/2022	F 419	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,000
£285,000	27/01/2022	T 7	BEEHIVE LANE		CHELMSFORD	CM2 9SU	72	£3,958
£210,000	27/01/2022	F 198B	MOULSHAM STREET		CHELMSFORD	CM2 0LG	59	£3,559
£550,000	28/01/2022	D 672	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	82	£6,707
£220,000	28/01/2022	F 4 OXNEY PLACE, 210	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£6,111
£500,000	28/01/2022	S 48	SECOND AVENUE		CHELMSFORD	CM1 4EU	92	£5,435
£342,500	28/01/2022	S 54	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	64	£5,352
£210,000	28/01/2022	F FLAT 6 49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,250
£487,000	28/01/2022	S 170	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DG	94	£5,181
£350,000	28/01/2022	S 52	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	68	£5,147
£900,000	28/01/2022	D 10	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£5,028
£425,000	28/01/2022	D 20	QUILP DRIVE	<del></del>	CHELMSFORD	CM1 4YA	86	£4,942
£367,500	28/01/2022	T 75	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	76	£4,836
£400,000	28/01/2022	T 39	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	87	£4,598
£217,500	28/01/2022	F 72	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	48	£4,531
£375,000	28/01/2022	S 20	STABLECROFT	***************************************	CHELMSFORD	CM1 6YX	83	£4,518
£485,000	28/01/2022	S 106	BEECHES ROAD		CHELMSFORD	CM1 2RX	111	£4,369
£200,000	28/01/2022	F 29	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	46	£4,348
£480,000	28/01/2022	D 2	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,348
£420,000	28/01/2022	S 5	WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AS	98	£4,286
£355,000	28/01/2022	T 314	GLOUCESTER AVENUE	DOMENAIN	CHELMSFORD	CM2 9LJ	85	£4,176
£325,000	28/01/2022	T 30	MARCONI ROAD		CHELMSFORD	CM1 1QB	78	£4,176
1323,000	20/01/2022	30	WANCON NOAD		CHLLIVISI OND	CIVIT TOD	70	14,107

£775,000	28/01/2022	D	DOWNFIELDS		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	187	£4,144
£380,000	28/01/2022	T	DOWNINEEDS	41	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	92	£4,130
£315,000	28/01/2022	T		131	ROBIN WAY	GREAT BABBOTT	CHELMSFORD	CM2 8AU	77	£4,091
£342,500	28/01/2022	T		312	DORSET AVENUE		CHELMSFORD	CM2 8HD	84	£4,077
£445,000	28/01/2022			24	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	116	£3,836
£365,000	28/01/2022	T		13	VIOLET CLOSE	300111 WOODII/MY I EMENS	CHELMSFORD	CM1 6XG	100	£3,650
£328,000	28/01/2022			78	DOWNSWAY		CHELMSFORD	CM1 6TU	112	£2,929
£118,000	28/01/2022	F		188	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	70	£1,686
£475,000	31/01/2022			13	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	75	£6,333
£480,000	31/01/2022	S		18	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	85	£5,647
£350,000	31/01/2022	S		7	BANKART LANE		CHELMSFORD	CM2 6TZ	63	£5,556
£380,000	31/01/2022	S		9	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	71	£5,352
£265,000		T		10	HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	55	£4,818
£290,500	31/01/2022	T		114	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	62	£4,685
£340,000	31/01/2022	T		10	GROVE ROAD	211122 1111211111111	CHELMSFORD	CM2 0EY	74	£4,595
£420,000	31/01/2022	D		28	BURNELL GATE		CHELMSFORD	CM1 6ED	92	£4,565
£465,000	31/01/2022	S		12	BARROW CHASE	SPRINGFIELD	CHELMSFORD	CM2 6GD	104	£4,471
£352,000	31/01/2022	S		2	BLACKWATER CLOSE	51 1111101 1225	CHELMSFORD	CM1 7QJ	83	£4,241
£292,500	31/01/2022	F		17	BOND STREET		CHELMSFORD	CM1 1GD	69	£4,239
£500,000	31/01/2022	T		22	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	127	£3,937
£245,000	31/01/2022	F		134	FOREST DRIVE	5. m. 10. 1225	CHELMSFORD	CM1 2TT	66	£3,712
£395,000	01/02/2022	F FLAT 9	QUINLAN COURT, 78	154	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,486
£335,000	01/02/2022	T	QUIVE IIV COUNT, 70	55	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	65	£5,154
£365,000	01/02/2022	T		109	ST ANTHONYS DRIVE	CHEEWEN VIEB IGE	CHELMSFORD	CM2 9EJ	85	£4,294
£101,000	01/02/2022	F FLAT 10	DENMARK HOUSE	203	BADDOW ROAD		CHELMSFORD	CM2 9QW	28	£3,607
£408,000	02/02/2022	S	DE11117111111111000E	62	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	73	£5,589
£406,000	02/02/2022	S		67	HEATH DRIVE		CHELMSFORD	CM2 9HF	78	£5,205
£695,000	02/02/2022	D	EASTERN		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	138	£5,036
£330,000	02/02/2022	T	27.012	4	HERRINGHAM GREEN	THORIE GREEK	CHELMSFORD	CM2 6QQ	69	£4,783
£725,000	02/02/2022	D	OAK HOUSE	•	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	174	£4,167
£443,000	02/02/2022	D	O/11(11000E	4	MEADOW VIEW	BICKNACRE	CHELMSFORD	CM3 4HR	117	£3,786
£167,500	02/02/2022	F		128	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	52	£3,221
£450,000	02/02/2022	T		185	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	165	£2,727
£155,000	03/02/2022	F		87	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	27	£5,741
£280,000	03/02/2022	F FLAT 2		1	TINDAL STREET	JOSTIN WOODIN III I EIII EIIO	CHELMSFORD	CM1 1ER	54	£5,185
£350,000	03/02/2022	D	LITTLE BIRCHWOOD		HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	72	£4,861
£425,000	03/02/2022	S		7	BORDA CLOSE		CHELMSFORD	CM1 4JY	89	£4,775
£510,000	04/02/2022	S		68	BEECHES ROAD		CHELMSFORD	CM1 2RX	75	£6,800
£770,000	04/02/2022	S		56	VICARAGE ROAD		CHELMSFORD	CM2 9PQ	123	£6,260
£420,000	04/02/2022	S		70	TOTNES WALK		CHELMSFORD	CM1 6LU	77	£5,455
£507,000	04/02/2022	T		8	MANOR ROAD		CHELMSFORD	CM2 0ER	94	£5,394
£390,000	04/02/2022	S		118	HEATH DRIVE		CHELMSFORD	CM2 9HQ	78	£5,000
£555,000	04/02/2022	D		24	BARNABY RUDGE		CHELMSFORD	CM1 4YG	113	£4,912
£165,000	04/02/2022	F		11	BOUNDERBY GROVE		CHELMSFORD	CM1 4XN	35	£4,714
£1,260,000	04/02/2022	D	HAWTHORN HOUSE		WRITTLE PARK	EDNEY COMMON	CHELMSFORD	CM1 3QF	276	£4,565
£640,000	04/02/2022	D	FENLEY HOUSE		THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	149	£4,295
£317,500	04/02/2022	T		11	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	74	£4,291
£385,000	04/02/2022	Т		140	WAVENEY DRIVE		CHELMSFORD	CM1 7QB	90	£4,278
£450,000	04/02/2022	D		19	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	106	£4,245
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£107,000	04/02/2022	F	39	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,115
£357,000		Т	5	DARRELL CLOSE		CHELMSFORD	CM1 4EL	92	£3,880
£395,000	04/02/2022	Т	2	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	103	£3,835
£185,000	04/02/2022	F	98	VICTORIA COURT		CHELMSFORD	CM1 1GP	54	£3,426
£550,000	07/02/2022	D PRIMROSE COTTAGE		BROADS GREEN	GREAT WALTHAM	CHELMSFORD	CM3 1DT	72	£7,639
£380,000	07/02/2022		33	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	56	£6,786
£447,000	07/02/2022	S	14	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	86	£5,198
£366,500	07/02/2022	Т	23	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	75	£4,887
£385,000	07/02/2022	S	53	ROBIN WAY		CHELMSFORD	CM2 8AT	89	£4,326
£850,000	08/02/2022	D COLESGROVE		DAMASES LANE	BOREHAM	CHELMSFORD	CM3 3AL	116	£7,328
£725,000	08/02/2022	S	35	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	129	£5,620
£325,300	08/02/2022	Т	4	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	71	£4,582
£350,000	08/02/2022	S	54	DOWNSWAY		CHELMSFORD	CM1 6TU	80	£4,375
£300,000		S	5	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	70	£4,286
£255,000	08/02/2022	F	60	COVAL LANE		CHELMSFORD	CM1 1TG	60	£4,250
£525,000	08/02/2022	D	13	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	128	£4,102
£330,000	08/02/2022	T	33	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	116	£2,845
£375,000	09/02/2022	Т	4	WELLS STREET		CHELMSFORD	CM1 1HZ	N/A	#VALUE!
£400,000	09/02/2022	S	24	MENDIP ROAD		CHELMSFORD	CM1 2HW	62	£6,452
£550,000	09/02/2022	D	2	BURNELL GATE		CHELMSFORD	CM1 6ED	98	£5,612
£215,000	09/02/2022	F 22A		GROVE ROAD		CHELMSFORD	CM2 0EZ	40	£5,375
£336,000	09/02/2022	T	117	WEST AVENUE		CHELMSFORD	CM1 2DD	66	£5,091
£340,000	09/02/2022	T	37	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	80	£4,250
£197,000	09/02/2022	F	33	HOBART CLOSE		CHELMSFORD	CM1 2ES	56	£3,518
£390,000	10/02/2022	T	22	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	61	£6,393
£775,000	10/02/2022	D WELL HOUSE		YORK ROAD		CHELMSFORD	CM2 0AH	123	£6,301
£166,000	10/02/2022	F	18	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	32	£5,188
£218,000	10/02/2022	F	22	HARBERD TYE		CHELMSFORD	CM2 9GJ	43	£5,070
£320,000	10/02/2022	T	25	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	68	£4,706
£171,000	10/02/2022	F	108	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	37	£4,622
£560,000	10/02/2022	S	26	HILL ROAD		CHELMSFORD	CM2 6HW	134	£4,179
£590,000	10/02/2022	D	2	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	169	£3,491
£300,000	11/02/2022	S	13	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	51	£5,882
£375,000	11/02/2022	S	21	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	68	£5,515
£451,050	11/02/2022	S	17	BELLS CHASE	GREAT BADDOW	CHELMSFORD	CM2 8DS	83	£5,434
£750,000	11/02/2022	D THE GROVE		NEW COURT ROAD		CHELMSFORD	CM2 6BZ	143	£5,245
£628,000	11/02/2022	D	17	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	122	£5,148
£435,250	11/02/2022	S	179	BEEHIVE LANE		CHELMSFORD	CM2 9SG	85	£5,121
£198,000	11/02/2022	Т	33	COLYERS REACH		CHELMSFORD	CM2 6RW	39	£5,077
£390,000	11/02/2022	S	4	UPLANDS DRIVE		CHELMSFORD	CM1 6TW	77	£5,065
£505,000	11/02/2022	D	200	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WU	101	£5,000
£570,000	11/02/2022	S	25	TELFORD PLACE		CHELMSFORD	CM1 7QZ	116	£4,914
£545,000	11/02/2022	Т	6	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	117	£4,658
£245,000	11/02/2022	F	224	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,537
£618,000	11/02/2022	D	51	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	143	£4,322
£330,000	11/02/2022	S	119	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EW	77	£4,286
£325,000	11/02/2022	Т	11	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	77	£4,221
£380,000	11/02/2022	Т	91	DAFFODIL WAY		CHELMSFORD	CM1 6XE	91	£4,176
£290,000	11/02/2022	Т	277	BADDOW ROAD		CHELMSFORD	CM2 7QA	73	£3,973

## 13,000   13,007,002   T   80 STANSTED COSE										
221,000   11/02/2022   F	£315,000	11/02/2022	Т	30	STANSTED CLOSE		CHELMSFORD	CM1 2TW	82	£3,841
ETT.0.00 11/02/2022 F	£175,000	11/02/2022	F	39	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	46	£3,804
2245,000   12/02/2022   F	£241,000	11/02/2022	F	22	SAVERNAKE ROAD		CHELMSFORD	CM1 2TL		£3,652
E815,000   14/01/2022   D   S   PYNCHON MEWS	£171,000	11/02/2022	F	13	PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	47	£3,638
Fig. 15,000	£245,000	12/02/2022	F	11	LYNMOUTH GARDENS		CHELMSFORD	CM2 0UH	73	£3,356
F59,000   14/01/2022   T	£372,500	14/02/2022	S	44	BROOK END ROAD		CHELMSFORD	CM2 6NZ	55	£6,773
ESSO,000 14/07/2022 T 1 8 BOAD MEAD SOUTH HANNINGFELD CHEMSFORD CM3 2TM 15 EA,783 EA,700 14/07/2022 D 130 MAIDON ROAD GRAF READOW CHEMSFORD CM3 2TM 224 EA,487 EA,700 14/07/2022 D 139 INCHRONNIR ROAD GRAF READOW CHEMSFORD CM2 7DM 97 EA,402 EA,903 14/07/2022 D 139 INCHRONNIR ROAD SOUTH WOODHAM FERRERS CHEMSFORD CM3 2TM 175 EA,288 EA,903 14/07/2022 D 9 8 HAMBERTS ROAD SOUTH WOODHAM FERRERS CHEMSFORD CM1 STM 133 EA,773 E31,000 14/07/2022 F 3 3 COTSWOLD CRESCRIT CHEMSFORD CM1 STM 133 EA,773 E31,000 14/07/2022 F 3 3 COTSWOLD CRESCRIT CHEMSFORD CM1 STM 133 EA,772 E3,700 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,702 E4,900 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 133 EA,772 E4,900 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 134 EA,772 E4,900 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,702 E4,900 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,702 E4,900 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,702 E4,900 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,702 E4,900 14/07/2022 F 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLACE CHEMSFORD CM1 STM 15 EA,900 14/07/2022 T 1 DINCAR PLA	£815,000	14/02/2022	D	5	PYNCHON MEWS		CHELMSFORD	CM1 7SW	136	£5,993
ELSO,0000 1.MOJ2/2022 5 110 MALDON ROAD GREAT BRODOW CHELMSFORD CM 270H 97 E4,487 L87,5000 1.MOJ2/2022 5 120 MAD ROAD SOUTH WOODHAM FERRES CHELMSFORD CM 270H 97 E4,426 E48,000 1.MOJ2/2022 T 4 8 131 W.CHEONNIR ROAD SOUTH WOODHAM FERRES CHELMSFORD CM 15 W. 175 E4,286 E48,000 1.MOJ2/2022 T 9 98 HAMBERTS ROAD SOUTH WOODHAM FERRES CHELMSFORD CM 15 W. 187 133 E3,737 E311,000 1.MOJ2/2022 S 98 HAMBERTS ROAD SOUTH WOODHAM FERRES CHELMSFORD CM 15 W. 187 133 E3,737 E311,000 1.MOJ2/2022 F 1 1 DURCAN PLACE CHELMSFORD CM 12 HS 48 E3,737 E150,000 1.MOJ2/2022 F 1 1 DURCAN PLACE CHELMSFORD CM 12 HS 48 E3,737 E150,000 1.MOJ2/2022 F 1 1 DURCAN PLACE CHELMSFORD CM 12 HS 48 E3,738 E150,000 1.MOJ2/2022 F 1 1 DURCAN PLACE CHELMSFORD CM 12 HS 48 E3,738 E150,000 1.MOJ2/2022 F 1 1 DURCAN PLACE CHELMSFORD CM 12 HS 48 E3,738 E150,000 1.MOJ2/2022 T 1 1 GLADSTON COURT CLOSE CHELMSFORD CM 12 HS 48 E3,738 E150,000 1.MOJ2/2022 T 1 1 CHELMSFORD CM 15	£950,000	14/02/2022	D	8	HIGH PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	164	£5,793
E427,000	£550,000	14/02/2022	Т	1	BROAD MEAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	115	£4,783
F35,000	£1,050,000	14/02/2022	D 7A		THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR	234	£4,487
E490.000	£427,000	14/02/2022	S 1	L10	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DH	97	£4,402
E917,000	£750,000	14/02/2022	D 1	L39	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	175	£4,286
##   ##   ##   ##   ##   ##   ##   #	£380,000	14/02/2022	Т	45	LILY CLOSE		CHELMSFORD	CM1 6YN	99	£3,838
## 150,000	£497,000	14/02/2022	D	98	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	133	£3,737
E160,000	£311,000	14/02/2022	S	33	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	84	£3,702
F425,000	£230,000	14/02/2022	F	1	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	65	£3,538
F432,000	£160,000	14/02/2022	F	1	GLADSTONE COURT		CHELMSFORD	CM2 0HF	64	£2,500
£153,000         15/02/2022         T         12         THE DIDINGS         CHEMSFORD         CM1 EXG         77         £4,551           £568,000         15/02/2022         D         10         BRICKBARNS         GREAT LEIGHS         CHEMSFORD         CM3 JIL         145         £3,917           £568,000         15/02/2022         S         45         CUMBERLAND CRESCENT         CHELMSFORD         CM3 JIL         145         £3,917           £360,000         16/02/2022         F         15         AMCOTES PLACE         CHELMSFORD         CM1 4AI         10         £3,614           £151,000         16/02/2022         T         10         KERBY RISE         CHELMSFORD         CM2 GUY         10         £5,050           £351,000         16/02/2022         T         38         BAILY COURT         NEW WRITHE STREET         CHELMSFORD         CM2 GUY         10         £5,050           £900,000         16/02/2022         D         78A         SCHOOL LANE         BROOMFIELD         CHELMSFORD         CM2 GV         £4,246           £1,15,000         16/02/2022         D         78A         SCHOOL LANE         BROOMFIELD         CHELMSFORD         CM1 FG         £4,260           £1,21,500         16	£425,000	14/02/2022	D SYCAMORE HOUSE		THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RG	232	£1,832
F5415,000	£432,000	15/02/2022	Т	13	CHINERY CLOSE		CHELMSFORD	CM1 7QY	87	£4,966
E558,000	£350,000	15/02/2022	Т	3	VIOLET CLOSE		CHELMSFORD	CM1 6XG	77	£4,545
## 555,000	£415,000	15/02/2022	Т	12	THE RIDINGS		CHELMSFORD	CM2 9RR	92	£4,511
## 235,000	£568,000		D	10	BRICKBARNS	GREAT LEIGHS	CHELMSFORD	CM3 1JL	145	
£240,000         16/02/2022         F         15         AMCOTES PIACE         CHELMSFORD         CM2 9HZ         41         £5,854           £510,000         16/02/2022         T         10         KERBY SIEGE         CHELMSFORD         CM2 9HZ         41         £5,854           £515,000         16/02/2022         F         38         BAILEY COURT         NEW WRITTLE STREET         CHELMSFORD         CM1 248         112         £4,775           £280,000         16/02/2022         D         90         PATK AVENUE         CHELMSFORD         CM1 6M         20         £4,286         £1,020,000         16/02/2022         D         63         £4,444         £4,244         £4,200         £4,286         £1,020,000         16/02/2022         D         78A         SCHOOL LANE         BROOMFIELD         CHELMSFORD         CM1 705         255         £4,000         £521,500         16/02/2022         D         78A         SCHOOL LANE         BROOMFIELD         CHELMSFORD         CM1 705         255         £4,000         £521,500         16/02/2022         T         \$3         ALMINITE CHELMSFORD         CM1 705         255         £4,000         £521,500         \$16/02/2022         T         \$34         LIVIN DIVINE         CHELMSFORD         CM1 344			S	45	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AL	101	
E530,000         16/02/2022         T         10         KERBY RISE         CHELMSFORD         CM2 GUY         101         E5,000           £535,000         16/02/2022         S         55         PARK AVENUE         CHELMSFORD         CM2 OR         51         £4,444           £280,000         16/02/2022         F         38         BAILEY COURT         NEW WRITTLE STREET         CHELMSFORD         CM2 ORS         63         £4,444           £10,020,000         16/02/2022         D         90         PATCHING HALL LANE         CHELMSFORD         CM1 ADB         210         £4,266           £19,200         16/02/2022         F         FLAT 18         WOODROSE LODGE         LUPIN DRIVE         CHELMSFORD         CM1 6F5         48         £4,000           £521,500         16/02/2022         F         FLAT 18         WOODROSE LODGE         LUPIN DRIVE         CHELMSFORD         CM1 6F5         48         £4,000           £307,000         16/02/2022         F         FLAT 18         WOODROSE LODGE         LUPIN DRIVE         CHELMSFORD         CM1 6F5         48         £4,000           £323,000         16/02/2022         T         \$34         EVS CRESCENT         CHELMSFORD         CM1 4H5         \$11         £3	£240,000		F	15	AMCOTES PLACE		CHELMSFORD	CM2 9HZ	41	
E535,000 16/02/2022 F 38 BAILEY COURT NEW WRITTLE STREET CHELMSFORD CM1 2AB 112 £4,777 E280,000 16/02/2022 D 9 PATCHING HALL LANE CHELMSFORD CM2 0FS 63 £4,444 E90,000 16/02/2022 D 9 78A SCHOOL LANE BROMFIELD CHELMSFORD CM1 4DB 210 £4,286 E1,020,000 16/02/2022 D 78A SCHOOL LANE BROMFIELD CHELMSFORD CM1 7DS 255 £4,000 E192,000 16/02/2022 D 8 8 CANONS CLOSE BICKNACRE CHELMSFORD CM1 6TS 48 £4,000 E521,500 16/02/2022 T 5 534 LINNET DRIVE CHELMSFORD CM3 4DS 4BS 131 £3,981 E307,000 16/02/2022 T 5 54 LINNET DRIVE CHELMSFORD CM3 4DS 4BS 131 £3,981 E307,000 16/02/2022 T 5 54 LINNET DRIVE CHELMSFORD CM3 4DS 4BS 131 £3,981 E308,000 16/02/2022 T 5 154 LINNET DRIVE CHELMSFORD CM3 4DS 4BS 131 £3,981 E308,000 17/02/2022 T 1 15 TRENCHARD CRESCENT CHELMSFORD CM1 4HS 110 £3,985 E285,000 17/02/2022 T 1 123 HUNTS DRIVE WRITTLE CHELMSFORD CM1 4HS 110 £3,985 E400,000 17/02/2022 T 1 123 HUNTS DRIVE WRITTLE CHELMSFORD CM1 4HS 110 £3,985 E400,000 17/02/2022 T 1 8 HENRY ROAD CHELMSFORD CM1 1BG 92 £4,348 E324,000 18/02/2022 T 9 BONNINGTON CHASE CHELMSFORD CM1 1BG 92 £4,348 E324,000 18/02/2022 T 9 BONNINGTON CHASE CHELMSFORD CM1 1BG 92 £4,348 E324,000 18/02/2022 T 9 BONNINGTON CHASE CHELMSFORD CM1 1BG 92 £4,348 E335,000 18/02/2022 T 9 BONNINGTON CHASE CHELMSFORD CM1 1BG 92 £4,348 E335,000 18/02/2022 T 9 BONNINGTON CHASE CHELMSFORD CM1 1BG 92 £4,348 E335,000 18/02/2022 T 9 BONNINGTON CHASE CHELMSFORD CM3 5WZ 41 £7,439 E395,000 18/02/2022 S 5 BONNINGTON CHASE CHELMSFORD CM3 5WZ 41 £7,439 E395,000 18/02/2022 S 5 BONNINGTON CHASE CHELMSFORD CM3 5WZ 41 £7,439 E375,000 18/02/2022 S 5 S 50 ALDER DRIVE CHELMSFORD CM2 5WZ 46 £4,020 E333,000 18/02/2022 S 5 S 50 ALDER DRIVE CHELMSFORD CM3 5WZ 41 £7,439 E335,000 18/02/2022 S 5 S 50 ALDER DRIVE CHELMSFORD CM3 5WZ 41 £4,020 E333,000 18/02/2022 S 5 S 50 ALDER DRIVE CHELMSFORD CM2 5WZ 46 £4,020 E335,000 18/02/2022 S 5 S 50 ALDER DRIVE SPIN GORD CHELMSFORD CM3 5WZ 41 £4,020 E335,000 18/02/2022 S 5 S 50 ALDER DRIVE SPIN GORD CHELMSFORD CM3 5WZ 41 £4,020 E335,000 18/02/2022 S 5 S 50 ALDER DRIVE SPIN GORD CHE	£510,000		Т	10	KERBY RISE		CHELMSFORD	CM2 6UY	101	
E280,000			S	55					112	
£900,000         16/02/2022         D         90         PATCHING HALL LANE         CHELMSFORD         CM1 4DB         210         £4,286           £1020,000         16/02/2022         D         78A         SCHOOL LANE         BROOMFIELD         CHELMSFORD         CM1 FDS         255         £4,000           £192,000         16/02/2022         F         FLAT 18         WOODROSE LODGE         LUPIN DRIVE         CHELMSFORD         CM1 6FS         48         £4,000           £521,500         16/02/2022         D         8         CANONS CLOSE         BICKNACRE         CHELMSFORD         CM3 4HS         131         £3,981           £380,000         16/02/2022         T         534         LINNET DRIVE         CHELMSFORD         CM2 8AN         83         £3,981           £380,000         16/02/2022         T         534         LINNET DRIVE         CHELMSFORD         CM1 4HS         131         £3,981           £285,000         17/02/2022         T         15         TRENCHARD CRESCENT         CHELMSFORD         CM1 4HS         51         £5,588           £356,000         17/02/2022         T         18         HENRY ROAD         WRITTLE         CHELMSFORD         CM1 1RG         44,398 <th< td=""><td></td><td></td><td>F 38 BAILEY COURT</td><td></td><td>NEW WRITTLE STREET</td><td></td><td></td><td>CM2 0FS</td><td>63</td><td></td></th<>			F 38 BAILEY COURT		NEW WRITTLE STREET			CM2 0FS	63	
£1,020,000         16/02/2022         D         78A         SCHOOL LANE         BROOMFIELD         CHELMSFORD         CM1 7DS         255         £4,000           £192,000         16/02/2022         F         FLAT 18         WOODROSE LODGE         LUPIN DRIVE         CHELMSFORD         CM1 6FS         48         £4,000           £521,500         16/02/2022         T         SA         CANONS CLOSE         BICKNACRE         CHELMSFORD         CM3 4HS         131         £3,981           £307,000         16/02/2022         T         SA         LINNET DRIVE         CHELMSFORD         CM2 8AN         83         £3,699           £380,000         16/02/2022         T         SA         LINNET DRIVE         CHELMSFORD         CM1 4HS         110         £3,455           £285,000         17/02/2022         T         SA         15         TRENCHARD CRESCENT         CHELMSFORD         CM1 4HS         110         £3,455           £356,000         17/02/2022         T         SA         8         HENRY ROAD         CHELMSFORD         CM1 4HS         11         £4,398           £324,000         18/02/2022         T         SA         SONINGTON CHASE         WRITTLE         CHELMSFORD         CM1 18R         £27,45	£900.000		D	90	PATCHING HALL LANE		CHELMSFORD	CM1 4DB	210	
£192,000         16/02/2022         F         FLAT 18         WOODROSE LODGE         LUPIN DRIVE         CHELMSFORD         CM1 6FS         48         £4,000           £521,500         16/02/2022         D         8         CANONS CLOSE         BICKNACRE         CHELMSFORD         CM3 4MS         131         £3,981           £307,000         16/02/2022         T         534         LINNET DRIVE         CHELMSFORD         CM3 4MS         83         £3,989           £380,000         16/02/2022         S         34         EVES CRESCENT         CHELMSFORD         CM1 4HS         110         £3,455           £285,000         17/02/2022         T         15         TRENCHARD CRESCENT         CHELMSFORD         CM1 4HS         110         £3,455           £385,000         17/02/2022         T         12         110         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 6FA         51         £5,588           £400,000         17/02/2022         T         9         LONGMEADS CLOSE         WRITTLE         CHELMSFORD         CM1 1RG         92         £4,348           £234,000         18/02/2022         T         9         LONGMEADS CLOSE         WRITTLE         CHELMSFORD         CM1 1RG         92			D 78A			BROOMFIELD		CM1 7DS	255	
E521,500			F FLAT 18 WOODROSE LODGE					CM1 6FS		
## ## ## ## ## ## ## ## ## ## ## ## ##				8		BICKNACRE				
## E380,000										
£285,000         17/02/2022         T         15         TRENCHARD CRESCENT         CHELMSFORD         CM1 6FA         51         £5,588           £356,000         17/02/2022         T         123         HUNTS DRIVE         WRITTLE         CHELMSFORD         CM1 3HQ         81         £4,395           £400,000         17/02/2022         T         8         HENRY ROAD         CHELMSFORD         CM1 1RG         92         £4,348           £324,000         18/02/2022         T         9         LONGMEADS CLOSE         WRITTLE         CHELMSFORD         CM1 1RG         92         £4,348           £324,000         18/02/2022         T         9         LONGMEADS CLOSE         WRITTLE         CHELMSFORD         CM1 3NE         42         £7,714           £238,500         18/02/2022         T         36         BONINGTON CHASE         CHELMSFORD         CM1 6GB         32         £7,453           £305,000         18/02/2022         D         THE BERRIES, 1         RUNSELL LANE         LITTLE BADDOW         CHELMSFORD         CM3 5WZ         41         £7,439           £326,000         18/02/2022         S         4D         THE BERRIES, 1         RUNSELL LANE         LITTLE BADDOW         CHELMSFORD         CM3 8WZ<										
## ## ## ## ## ## ## ## ## ## ## ## ##										
£400,000       17/02/2022       T       8       HENRY ROAD       CHELMSFORD       CM1 1RG       92       £4,348         £324,000       18/02/2022       T       9       LONGMEADS CLOSE       WRITTLE       CHELMSFORD       CM1 3NE       42       £7,714         £238,500       18/02/2022       T       36       BONINGTON CHASE       CHELMSFORD       CM1 6GB       32       £7,453         £305,000       18/02/2022       D       THE BERRIES, 1       RUNSELL LANE       LITTLE BADDOW       CHELMSFORD       CM3 5WZ       41       £7,439         £326,000       18/02/2022       S       82       PYMS ROAD       CHELMSFORD       CM2 8PX       66       £4,939         £377,500       18/02/2022       S       ALDER DRIVE       CHELMSFORD       CM2 9EZ       82       £4,604         £600,000       18/02/2022       S       50       LYNMOUTH AVENUE       BOREHAM       CHELMSFORD       CM3 3BX       123       £4,228         £333,000       18/02/2022       T       24       MARLBOROUGH ROAD       CHELMSFORD       CM3 3BX       123       £4,215         £350,500       18/02/2022       T       24       MARLBOROUGH ROAD       CHELMSFORD       CM1 6BF       214 </td <td></td> <td></td> <td>·</td> <td></td> <td></td> <td>WRITTIF</td> <td></td> <td></td> <td></td> <td></td>			·			WRITTIF				
## ## ## ## ## ## ## ## ## ## ## ## ##						77111122				
£238,500       18/02/2022       T       36       BONINGTON CHASE       CHELMSFORD       CM1 6GB       32       £7,453         £305,000       18/02/2022       D       THE BERRIES, 1       RUNSELL LANE       LITTLE BADDOW       CHELMSFORD       CM3 4NY       145       £6,448         £326,000       18/02/2022       S       82       PYMS ROAD       CHELMSFORD       CM2 8PX       66       £4,939         £377,500       18/02/2022       S       ALDER DRIVE       CHELMSFORD       CM2 9EZ       82       £4,604         £600,000       18/02/2022       S       ALDER DRIVE       CHELMSFORD       CM2 9EZ       82       £4,604         £520,000       18/02/2022       S       SCHABROOK GARDENS       BOREHAM       CHELMSFORD       CM2 0TR       136       £4,412         £333,000       18/02/2022       T       24       MARLBOROUGH ROAD       CHELMSFORD       CM2 0IR       79       £4,228         £350,500       18/02/2022       S       97       LANGTON AVENUE       SPRINGFIELD       CHELMSFORD       CM1 6BF       214       £4,089         £37,500       18/02/2022       T       31       BAKER STREET       SPRINGFIELD       CHELMSFORD       CM2 0SA       83				_		WRITTIF				
## ## ## ## ## ## ## ## ## ## ## ## ##						VVIII I LE				
£935,000         18/02/2022         D         THE BERRIES, 1         RUNSELL LANE         LITTLE BADDOW         CHELMSFORD         CM3 4NY         145         £6,448           £326,000         18/02/2022         S         82         PYMS ROAD         CHELMSFORD         CM2 8PX         66         £4,939           £377,500         18/02/2022         S         50         ALDER DRIVE         CHELMSFORD         CM2 9EZ         82         £4,604           £600,000         18/02/2022         S         50         LYNMOUTH AVENUE         CHELMSFORD         CM2 0TR         136         £4,412           £520,000         18/02/2022         S         35         SEABROOK GARDENS         BOREHAM         CHELMSFORD         CM3 3BX         123         £4,228           £333,000         18/02/2022         T         24         MARLBOROUGH ROAD         CHELMSFORD         CM2 0JR         79         £4,215           £350,500         18/02/2022         S         97         LANGTON AVENUE         CHELMSFORD         CM1 2BW         85         £4,124           £875,000         18/02/2022         D         23         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         214         £4,089						SOUTH WOODHAM FERRERS				
£326,000         18/02/2022         S         82         PYMS ROAD         CHELMSFORD         CM2 8PX         66         £4,939           £377,500         18/02/2022         S         50         ALDER DRIVE         CHELMSFORD         CM2 9EZ         82         £4,604           £600,000         18/02/2022         S         50         LYNMOUTH AVENUE         CHELMSFORD         CM2 0TR         136         £4,412           £520,000         18/02/2022         S         35         SEABROOK GARDENS         BOREHAM         CHELMSFORD         CM3 3BX         123         £4,228           £333,000         18/02/2022         T         24         MARLBOROUGH ROAD         CHELMSFORD         CM2 0JR         79         £4,215           £350,500         18/02/2022         S         97         LANGTON AVENUE         CHELMSFORD         CM1 2BW         85         £4,124           £875,000         18/02/2022         D         23         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         214         £4,089           £337,500         18/02/2022         T         31         BAKER STREET         CHELMSFORD         CM2 0SA         83         £4,066				•						
£377,500         18/02/2022         S         ALDER DRIVE         CHELMSFORD         CM2 9EZ         82         £4,604           £600,000         18/02/2022         S         50         LYNMOUTH AVENUE         CHELMSFORD         CM2 0TR         136         £4,412           £520,000         18/02/2022         S         35         SEABROOK GARDENS         BOREHAM         CHELMSFORD         CM3 3BX         123         £4,228           £333,000         18/02/2022         T         24         MARLBOROUGH ROAD         CHELMSFORD         CM2 0JR         79         £4,215           £350,500         18/02/2022         S         97         LANGTON AVENUE         CHELMSFORD         CM1 2BW         85         £4,124           £875,000         18/02/2022         D         23         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         214         £4,089           £337,500         18/02/2022         T         31         BAKER STREET         CHELMSFORD         CM2 0SA         83         £4,066			•	82		ETTE BADDOW				
£600,000         18/02/2022         S         50         LYNMOUTH AVENUE         CHELMSFORD         CM2 OTR         136         £4,412           £520,000         18/02/2022         S         35         SEABROOK GARDENS         BOREHAM         CHELMSFORD         CM3 3BX         123         £4,228           £333,000         18/02/2022         T         24         MARLBOROUGH ROAD         CHELMSFORD         CM2 OJR         79         £4,215           £350,500         18/02/2022         S         97         LANGTON AVENUE         CHELMSFORD         CM1 2BW         85         £4,124           £875,000         18/02/2022         D         23         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         214         £4,089           £337,500         18/02/2022         T         31         BAKER STREET         CHELMSFORD         CM2 OSA         83         £4,066										
£520,000       18/02/2022       S       35       SEABROOK GARDENS       BOREHAM       CHELMSFORD       CM3 3BX       123       £4,228         £333,000       18/02/2022       T       24       MARLBOROUGH ROAD       CHELMSFORD       CM2 0JR       79       £4,215         £350,500       18/02/2022       S       97       LANGTON AVENUE       CHELMSFORD       CM1 2BW       85       £4,124         £875,000       18/02/2022       D       23       WHARTON DRIVE       SPRINGFIELD       CHELMSFORD       CM1 6BF       214       £4,089         £337,500       18/02/2022       T       31       BAKER STREET       CHELMSFORD       CM2 0SA       83       £4,066										
£333,000       18/02/2022       T       24       MARLBOROUGH ROAD       CHELMSFORD       CM2 0JR       79       £4,215         £350,500       18/02/2022       S       97       LANGTON AVENUE       CHELMSFORD       CM1 2BW       85       £4,124         £875,000       18/02/2022       D       23       WHARTON DRIVE       SPRINGFIELD       CHELMSFORD       CM1 6BF       214       £4,089         £337,500       18/02/2022       T       31       BAKER STREET       CHELMSFORD       CM2 0SA       83       £4,066						POPEHAM				
£350,500         18/02/2022         S         97         LANGTON AVENUE         CHELMSFORD         CM1 2BW         85         £4,124           £875,000         18/02/2022         D         23         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         214         £4,089           £337,500         18/02/2022         T         31         BAKER STREET         CHELMSFORD         CM2 0SA         83         £4,066			-			DOINLITAIVI				
£875,000         18/02/2022         D         23         WHARTON DRIVE         SPRINGFIELD         CHELMSFORD         CM1 6BF         214         £4,089           £337,500         18/02/2022         T         31         BAKER STREET         CHELMSFORD         CM2 0SA         83         £4,066										
£337,500 18/02/2022 T 31 BAKER STREET CHELMSFORD CM2 0SA 83 £4,066						SPRINGEIELD				
						JE MINGFIELD				
110U,0UU 10/UZ/ZUZZ F 36 CKUCUS WAT CHELMSFURD CMI DXN 48 13,750										
	1180,000	18/02/2022	Г	36	CNOCUS WAT		CHELIVISTUKU	CIVIT DXIN	48	13,/50

£900,000	18/02/2022	D OAKLANDS, 112A	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	244	£3,689
£212,000	18/02/2022	F 17A	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	58	£3,655
£387,500	18/02/2022	Т 54	RUSHLEYDALE		CHELMSFORD	CM1 6JX	109	£3,555
£790,000	21/02/2022	D BRAESIDE	PRIVATE ROAD		CHELMSFORD	CM2 8TH	148	£5,338
£403,000	21/02/2022	S 101	LADY LANE		CHELMSFORD	CM2 0TJ	79	£5,101
£330,000	22/02/2022	S 7	HILLSIDE MEWS		CHELMSFORD	CM2 9DH	70	£4,714
£370,000	22/02/2022	D 51	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	79	£4,684
£500,000	22/02/2022	5 1	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	117	£4,274
£495,000	23/02/2022	D 33	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	78	£6,346
£450,000	23/02/2022	S 25	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	86	£5,233
£250,000	23/02/2022	F 211	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£208,000	23/02/2022	F FLAT 1 42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ	54	£3,852
£372,500	23/02/2022	S 7	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	98	£3,801
£198,000	23/02/2022	F 24	ROOKES CRESCENT		CHELMSFORD	CM1 3GF	56	£3,536
£585,000	24/02/2022	D 40	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	115	£5,087
£375,000	24/02/2022	S 45	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	90	£4,167
£425,000	24/02/2022	Т 29	UPLANDS DRIVE		CHELMSFORD	CM1 6TR	114	£3,728
£620,000	25/02/2022	S 24	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	N/A	#VALUE!
£360,000	25/02/2022	S 7	BANKART LANE		CHELMSFORD	CM2 6TZ	63	£5,714
£1,700,000	25/02/2022	D 26	LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT	343	£4,956
£375,000	25/02/2022	S 7	SHIRE CLOSE		CHELMSFORD	CM1 6FW	76	£4,934
£670,000	25/02/2022	D 19	ROMANS WAY	WRITTLE	CHELMSFORD	CM1 3EZ	136	£4,926
£399,000	25/02/2022	D 47	LABURNUM DRIVE		CHELMSFORD	CM2 9NR	81	£4,926
£370,000	25/02/2022	S 152	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	77	£4,805
£335,000	25/02/2022	Т 12	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	71	£4,718
£115,000	25/02/2022	F 136	HENNIKER GATE		CHELMSFORD	CM2 6SB	25	£4,600
£372,500	25/02/2022	D 31	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	82	£4,543
£1,285,000	25/02/2022	D ROPERS HALL, 9	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HY	284	£4,525
£325,000	25/02/2022	Т 23	CROMPTON STREET		CHELMSFORD	CM1 3BW	72	£4,514
£380,000	25/02/2022	Т 5	FIRECREST ROAD		CHELMSFORD	CM2 9SN	86	£4,419
£660,000	25/02/2022	S 114	WRITTLE ROAD		CHELMSFORD	CM1 3BT	154	£4,286
£276,000	25/02/2022	Т 44	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,246
£605,000	25/02/2022	D 86	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	143	£4,231
£745,000	25/02/2022	D 132	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	177	£4,209
£388,000	25/02/2022	Т 81	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	93	£4,172
£150,000	25/02/2022	F 152	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	37	£4,054
£185,000	25/02/2022	F 104	BRADFORD STREET		CHELMSFORD	CM2 0XU	46	£4,022
£651,000	25/02/2022	D 140	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	180	£3,617
£960,000	25/02/2022	D 10	ROXWELL ROAD		CHELMSFORD	CM1 2PP	270	£3,556
£441,000	28/02/2022	S 24	ALDER DRIVE		CHELMSFORD	CM2 9EY	84	£5,250
£375,000	28/02/2022	Т 23	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	74	£5,068
£675,000	28/02/2022	D 34	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	141	£4,787
£620,000	28/02/2022	D 23	BEECHES CRESCENT		CHELMSFORD	CM1 2FU	133	£4,662
£380,000	28/02/2022	S 16	CANUDEN ROAD		CHELMSFORD	CM1 2SX	82	£4,634
£355,000	28/02/2022	5 12	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	87	£4,080
£385,000	28/02/2022	Т 7	OSEA WAY		CHELMSFORD	CM1 6JS	96	£4,010
£569,000	28/02/2022	S 34	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	164	£3,470
£210,000	01/03/2022	F 3	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	31	£6,774
£375,000		S 5	SHERBORNE ROAD		CHELMSFORD	CM1 7NT	57	£6,579

GROVE RAD											
1975,000   20/83/2002   7									CM2 0EY		
Face					22						
EFED.000   07/83/2022   F											
1978,000   07/03/2022   F			Т		67	CROMPTON STREET		CHELMSFORD	CM1 3BW		
E152,000   0,763/2022   T	£620,000	02/03/2022	S		16	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	132	£4,697
E30,000   03/03/2022   F   39 BALEY COURT   NEW WATER STREET   CHEMSFORD   CAL 28G   64,667	£278,000	02/03/2022	F		21	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	69	£4,029
228,000   03/03/2022   F   39 BALEY COURT   NEW WRITTE STREET   CHEMSFORD   CM2 0FS   69   E4,667	£152,500	02/03/2022	F		80	MEADGATE AVENUE		CHELMSFORD	CM2 7LH	42	£3,631
E38,000 03/03/2022 F	£330,000	03/03/2022	Т		97	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	61	£5,410
E179,000	£280,000	03/03/2022	F	39 BAILEY	COURT	NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	60	£4,667
E150,000   03,03/2022   F	£385,000	03/03/2022	D		6	MEADOW MEWS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RY	86	£4,477
## 150,000 03/3/2022 F	£179,000	03/03/2022	F		7	LARKSPUR COURT		CHELMSFORD	CM1 6QX	50	£3,580
E38,000	£207,500	03/03/2022	F		13	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,517
E431,000   04/03/2022   T   13   BEAROSEP ONLY COMMON   CHEIMSFORD   CM. 18   Mol.   Mol.   CM. 18   Mol.	£150,000	03/03/2022	F		45	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	45	£3,333
P235,000   04/03/2022   VALUE COLUMN   VALUE   VALUE COLUMN   VA	£180,000	04/03/2022	F FLAT 9	BELVEI	DERE COURT	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BT	N/A	#VALUE!
P235,000   04/03/2022   VALUE COLUMN   VALUE   VALUE COLUMN   VA	£491,000	04/03/2022	D	BEAM	OND	NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	N/A	#VALUE!
E485,500 04/03/2022 S 5 51 THORNOROGUES SOUTH WOODHAM FERRERS CHEMSFORD CM3 5FW 6 5.540 E1.350,000 04/03/2022 D 266 SPRINGFIELD ROAD CHEMSFORD CM2 6AS 356 65,056 E1.350,000 04/03/2022 D 19 SHARDELOW AVENUE SPRINGFIELD CHEMSFORD CM2 6AS 356 65,056 E2.055 E405,000 04/03/2022 S 50 AVENUE ROAD CHEMSFORD CM2 6AS 356 65,056 E2.055 E405,000 04/03/2022 S 50 AVENUE ROAD CHEMSFORD CM2 6AS 356 E5.056 E2.055 E405,000 04/03/2022 T 10 THE COVERTS WRITTLE CHEMSFORD CM2 9TY 82 E4.939 E4.8574 E2.050 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM1 2BD 67 E4.855 E2.050 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM1 2BD 67 E4.855 E400,000 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM2 9TY 82 E4.939 E4.9574 E400,000 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM1 2BD 67 E4.855 E420,000 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM2 9TY 82 E4.956 E420,000 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM2 04 E4.956 E420,000 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM2 04 E4.956 E420,000 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM2 04 E4.956 E420,000 04/03/2022 T 8 FW MEST AVENUE CHEMSFORD CM2 04 E4.956 E420,000 04/03/2022 D LITTLE MAPLES THE COMMON EAST HANNINGFIELD CHEMSFORD CM1 2PN 100 E4.250 04/03/2022 D LITTLE MAPLES THE COMMON EAST HANNINGFIELD CHEMSFORD CM3 8AQ E4.077 E175,000 04/03/2022 F 13 CANVEY WALK CHEMSFORD CM3 6AVENUE CHEMSFORD CM3	£235,000		Т		13	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	40	£5,875
£130,000         0A/33/2022         S         51         THORNBOROUGH AVENUE         SOUTH WOODHAM FERRER         CHELMSFORD         CM 35 FW         61         £5,410           £1,350,000         0A/03/2022         D         266         SPRINGFIELD         CHELMSFORD         CM 666         259         £5,095           £405,000         0A/03/2022         S         50         AVENUE ROAD         CHELMSFORD         CM 1666         259         £5,019           £405,000         0A/03/2022         T         10         THE COVERTS         WRITTLE         CHELMSFORD         CM 29 TY         £4,939           £425,000         0A/03/2022         T         10         THE COVERTS         WRITTLE         CHELMSFORD         CM 120D         67         £4,851           £420,000         0A/03/2022         T         3         GROVE ROAD         CHELMSFORD         CM 20EV         93         £4,562           £425,000         0A/03/2022         T         3         GROVE ROAD         CHELMSFORD         CM 20EV         93         £4,562           £425,000         0A/03/2022         T         LITTLE MAPLES         THE COMMON         EAST HANNINGFIELD         CHELMSFORD         CM 20EV         19         £4,552			S		16	PRIORY CLOSE			CM1 2SY	87	
E1,800,000 04/03/2022 D 9 9-84RAGRILID ROAD CHELMSFORD CM1-666 S56 E5,056 E405,000 04/03/2022 D 9-84RAGRILID ROAD CHELMSFORD CM1-666 CM1-666 S56 E5,056 E405,000 04/03/2022 S 9 50 AVENUE ROAD CHELMSFORD CM1-666 CM1-666 CM1-666 CM1-666 CM1-666 CM1-666 CM1-666 CM1-66 CM1			S		51	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	61	
E1,350,000 04/03/2022 D 19 SHARDELOW AVENUE SPRINGFIELD CHEIMSFORD CM1 6BG 259 E5,019 E482,500 04/03/2022 T 10 THE COVERTS WRITTLE CHEIMSFORD CM1 20 E4,874 E32,500 04/03/2022 T 87 WEST AVENUE CHEIMSFORD CM1 20 F7 E4,851 E425,000 04/03/2022 T 87 WEST AVENUE CHEIMSFORD CM1 20 F7 E4,851 E420,000 04/03/2022 T 87 WEST AVENUE CHEIMSFORD CM1 20 F7 E4,851 E420,000 04/03/2022 T 3 GROVE ROAD CHEIMSFORD CM1 20 F7 E4,851 E425,000 04/03/2022 T 3 GROVE ROAD CHEIMSFORD CM2 02 F9 E4,516 E425,000 04/03/2022 T 3 GROVE ROAD CHEIMSFORD CM2 02 F9 E4,516 E425,000 04/03/2022 T 3 GROVE ROAD CHEIMSFORD CM2 02 F9 E4,516 E425,000 04/03/2022 D LITTLE MAPLES THE COMMON EAST HANNINGFIELD CHEIMSFORD CM3 8AQ 168 E4,077 E137,000 04/03/2022 F 1 14 MAYDENE SOUTH WOODHAM FERRERS CHEIMSFORD CM3 8AQ 168 E4,077 E137,000 04/03/2022 F 13 CANYEY WALK SOUTH WOODHAM FERRERS CHEIMSFORD CM3 8AQ 168 E4,077 E137,000 04/03/2022 F 13 CANYEY WALK CHEIMSFORD CM3 8AQ 168 E4,077 E135,000 04/03/2022 F 13 CANYEY WALK CHEIMSFORD CM3 8AQ 168 E4,077 E135,000 04/03/2022 F 13 CANYEY WALK CHEIMSFORD CM1 6B 55 E3,582 E135,000 07/03/2022 F 15 S F5,000 WAY CHEIMSFORD CM1 6B 55 E3,582 E135,000 07/03/2022 F 15 S F5,000 WAY CHEIMSFORD CM3 8AQ 16,000 WAS 16,0	£1.800.000		D		266	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AS	356	
F485,000	£1.350.000		D		19	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	269	
E482,500 04/03/2022 T 87 WEST AVENUE CHEMSFORD CMI 3LL 99 £4,874 £4,851 £400,000 04/03/2022 T 87 WEST AVENUE CHEMSFORD CMI 2DD 67 £4,851 £400,000 04/03/2022 T 3 87 WEST AVENUE CHEMSFORD CMI 2DD 67 £4,851 £400,000 04/03/2022 T 3 8 GROVE ROAD CHEMSFORD CMI 2DC 67 £4,851 £425,000 04/03/2022 T 3 8 GROVE ROAD CHEMSFORD CMI 2DC 67 £4,550 £425,000 04/03/2022 S 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2											
E325,000							WRITTLE				
£400,000         04/03/2022         D         4         OLD MOORS         GREAT LEIGHS         CHELMSFORD         CM3 IGK         84         £4,762           £420,000         04/03/2022         T         3         GROVE ROAD         CHELMSFORD         CM2 IVEY         93         £4,516           £425,000         04/03/2022         S         240         RAINSFORD ROAD         CHELMSFORD         CM1 IVEY         10         £4,250           £617,000         04/03/2022         D         LITTLE MAPLES         THE COMMON         EAST HANNINGFIELD         CHELMSFORD         CM3 8AQ         168         £4,077           £117,000         04/03/2022         F         13         CANVEY WALK         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 6LB         £5         £3,582           £175,000         04/03/2022         F         34         MARY MUNION QUARTER         CHELMSFORD         CM1 6LB         £9         £3,512           £285,000         07/03/2022         F         34         MARY MUNION QUARTER         CHELMSFORD         CM1 6QR         49         £3,512           £380,000         07/03/2022         S         64         BACK ROAD         WRITTLE         CHELMSFORD         CM1 3PD         £1,65         £3,5											
E420,000         04/03/2022         T         3         GROVE ROAD         CHELMSFORD         CM2 0EY         93         £4,516           £425,000         04/03/2022         S         240         RAINSFORD ROAD         CHELMSFORD         CM1 2PN         100         £4,250           £685,000         04/03/2022         F         14         MAYDENE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SND         43         £4,047           £1174,000         04/03/2022         F         13         CANVEY WALK         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SND         43         £4,047           £1175,000         04/03/2022         F         13         CANVEY WALK         CHELMSFORD         CM1 6DR         49         £3,581           £1175,000         04/03/2022         F         34         MARY WINNION QUARTER         CHELMSFORD         CM1 6DR         49         £3,581           £530,000         07/03/2022         F         34         MARY WINNION QUARTER         CHELMSFORD         CM1 6DR         55,182           £530,000         07/03/2022         S         138         BEARDSLEY DRIVE         CHELMSFORD         CM2 9FT         55         £4,589           £255,000         07/03/2022							GREAT LEIGHS				
E425,000         Q4/03/2022         S         240         RAINSFORD ROAD         CHELMSFORD         CM1 2PN         100         E4,250           E685,000         Q4/03/2022         F         LITTLE MAPLES         THE COMMON         EAST HANNINGFIELD         CHELMSFORD         CM3 2PA         16         E4,077           £117,000         Q4/03/2022         F         14         MAYDENE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ND         43         £4,047           £117,000         Q4/03/2022         F         13         CANVEY WALK         UN CHELMSFORD         CM1 6UB         55         £3,591           £117,000         Q4/03/2022         F         34         MARY MUNION QUARTER         CHELMSFORD         CM1 6UB         49         £3,571           £285,000         Q7/03/2022         S         64         BACK ROAD         WRITTLE         CHELMSFORD         CM2 9FT         55         £5,182           £380,000         Q7/03/2022         S         138         BEARDSLEY DRIVE         CHELMSFORD         CM1 6ZG         82         £4,659           £380,000         Q7/03/2022         F         151         WHARF ROAD         WRITTLE         CHELMSFORD         CM2 6VB         £3,673					·		GREAT ELECTION				
E685,000											
£174,000         04/03/2022         F         14         MAYDENE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ND         43         £4,047           £197,000         04/03/2022         F         13         CANVEY WAIK         CHELMSFORD         CM1 6B         55         £3,582           £175,000         04/03/2022         F         58         FOXGLOVE WAY         CHELMSFORD         CM1 6G         49         £3,571           £285,000         07/03/2022         F         34         MARY MUNION QUARTER         CHELMSFORD         CM2 9FT         55         £5,182           £382,000         07/03/2022         S         64         BACK ROAD         WRITTLE         CHELMSFORD         CM1 3PD         103         £5,146           £382,000         07/03/2022         F         151         WHARF ROAD         CHELMSFORD         CM2 6FS         57         £4,749           £380,000         08/03/2022         S         6         SEYMOUR STREET         CHELMSFORD         CM2 6FS         57         £4,744           £390,000         08/03/2022         D         34         NIBLICK GREEN         CHELMSFORD         CM3 3FS         75         £5,200           £425,000         08/03/2022				LITTLE			FAST HANNINGFIELD				
£197,000         04/03/2022         F         13         CANVEY WALK         CHELMSFORD         CM1 6LB         55         £3,582           £175,000         04/03/2022         F         58         FOXGLOW WAY         CHELMSFORD         CM1 6QR         49         £3,571           £285,000         07/03/2022         F         1         34         MARY MUNNION QUARTER         CHELMSFORD         CM1 6QR         49         £3,571           £530,000         07/03/2022         S         64         BACK ROAD         WRITTLE         CHELMSFORD         CM1 3PD         103         £5,146           £382,000         07/03/2022         S         138         BEARDSLEY DRIVE         CHELMSFORD         CM1 3PD         103         £5,146           £382,000         07/03/2022         F         151         WHARF ROAD         CHELMSFORD         CM2 6FS         57         £4,659           £255,000         08/03/2022         S         6         SEYMOUR STREET         CHELMSFORD         CM2 6FS         57         £4,659           £515,000         08/03/2022         D         34         ROUGHTONS         CHELMSFORD         CM2 8FF         99         £5,202           £425,000         08/03/2022         S				LITTLE					•		
£175,000         04/03/2022         F         58         FOXGLOVE WAY         CHELMSFORD         CM1 6QR         49         £3,571           £285,000         07/03/2022         F         34         MARY MUNINION QUAFTER         CHELMSFORD         CM2 9FT         55         £5,822           £530,000         07/03/2022         S         64         BACK ROAD         WRITTLE         CHELMSFORD         CM1 9P         103         £5,146           £382,000         07/03/2022         S         138         BEARDSLEY DRIVE         CHELMSFORD         CM1 6ZG         82         £4,659           £255,000         07/03/2022         F         151         WHARF ROAD         CHELMSFORD         CM2 6FS         57         £4,474           £380,000         88/03/2022         D         34         ROUGHTONS         CHELMSFORD         CM2 8FF         99         £5,202           £390,000         08/03/2022         D         34         RIBLICK GREEN         CHELMSFORD         CM3 8FS         75         £5,200           £425,000         88/03/2022         F         FLAT F         VAN DIEMANS LANE         CHELMSFORD         CM3 3FS         75         £5,200           £425,000         88/03/2022         F <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>300TH WOODHAW LEKKERS</td><td></td><td></td><td></td><td></td></t<>							300TH WOODHAW LEKKERS				
£285,000         07/03/2022         F         34         MARY MUNNION QUARTER         CHELMSFORD         CM2 9FT         55         £5,182           £530,000         07/03/2022         S         64         BACK ROAD         WRITILE         CHELMSFORD         CM1 3PD         103         £5,146           £382,000         07/03/2022         S         138         BEARDSLEY DRIVE         CHELMSFORD         CM1 62G         82         £4,659           £255,000         07/03/2022         F         151         WHARF ROAD         CHELMSFORD         CM2 6FS         57         £4,474           £380,000         08/03/2022         S         6         SEYMOUR STREET         CHELMSFORD         CM2 0RX         61         £6,230           £515,000         08/03/2022         D         34         NIBLICK GREEN         CHELMSFORD         CM2 8PF         99         £5,200           £425,000         08/03/2022         S         29         PASTON CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5UA         114         £3,728           £180,000         08/03/2022         F         FLAT F         VAN DIEMANS LANE         CHELMSFORD         CM3 5UA         114         £3,728           £180,000			•								
## E530,000 07/03/2022 S			<u> </u>								
## ## ## ## ## ## ## ## ## ## ## ## ##						<u> </u>	W/DITTI F				
£255,000         07/03/2022         F         151         WHARF ROAD         CHELMSFORD         CM2 6FS         57         £4,474           £380,000         08/03/2022         S         6         SEYMOUR STREET         CHELMSFORD         CM2 0RX         61         £6,230           £515,000         08/03/2022         D         34         ROUGHTONS         CHELMSFORD         CM2 8PF         99         £5,202           £390,000         08/03/2022         S         4         NIBLICK GREEN         CHELMSFORD         CM3 8PF         99         £5,202           £425,000         08/03/2022         S         29         PASTON CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5MS         114         £3,728           £180,000         08/03/2022         F         FLAT F         VAN DIEMANS LANE         CHELMSFORD         CM2 9QJ         49         £3,673           £390,000         09/03/2022         D         24         BOUCHERS MEAD         CHELMSFORD         CM1 6PJ         67         £5,821           £375,000         09/03/2022         T         24         BOUCHERS MEAD         WRITTLE         CHELMSFORD         CM1 6PJ         67         £5,821           £375,000         09/03/2022 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>WINITIEL</td> <td></td> <td></td> <td></td> <td></td>							WINITIEL				
£380,000         08/03/2022         S         6         SEYMOUR STREET         CHELMSFORD         CM2 0RX         61         £6,230           £515,000         08/03/2022         D         34         ROUGHTONS         CHELMSFORD         CM2 8FF         99         £5,202           £390,000         08/03/2022         D         34         NIBLICK GREEN         CHELMSFORD         CM3 SFS         75         £5,202           £425,000         08/03/2022         S         PASTON CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SUA         114         £3,728           £180,000         08/03/2022         F         FLAT F         VAN DIEMANS COURT         VAN DIEMANS LANE         CHELMSFORD         CM2 9QJ         49         £3,673           £390,000         09/03/2022         D         FLAT F         VAN DIEMANS COURT         VAN DIEMANS LANE         CHELMSFORD         CM2 9QJ         49         £3,673           £390,000         09/03/2022         D         FLAT F         VAN DIEMANS COURT         VAN DIEMANS LANE         CHELMSFORD         CM1 5MP         £3,673           £390,000         09/03/2022         T         £1 T         VAN DIEMANS COURT         VAN DIEMANS LANE         WRITTLE         CHELMSFORD         CM1 5											
## ## ## ## ## ## ## ## ## ## ## ## ##			<u> </u>								
£390,000         08/03/2022         D         34         NIBLICK GREEN         CHELMSFORD         CM3 3FS         75         £5,200           £425,000         08/03/2022         S         29         PASTON CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5UA         114         £3,728           £180,000         08/03/2022         F         FLAT F         VAN DIEMANS COURT         VAN DIEMANS LANE         CHELMSFORD         CM2 9QJ         49         £3,673           £390,000         09/03/2022         D         24         BOUCHERS MEAD         CHELMSFORD         CM1 6PJ         67         £5,821           £375,000         09/03/2022         T         224         ONGAR ROAD         WRITTLE         CHELMSFORD         CM1 3NY         74         £5,068           £560,000         09/03/2022         D         4         OLDBURY AVENUE         CHELMSFORD         CM2 7EB         118         £4,766           £158,000         09/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YK         40         £3,950           £605,000         10/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH W											
£425,000         08/03/2022         S         29         PASTON CLOSE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5UA         114         £3,728           £180,000         08/03/2022         F         FLAT F         VAN DIEMANS COURT         VAN DIEMANS LANE         CHELMSFORD         CM2 9QJ         49         £3,673           £390,000         09/03/2022         D         24         BOUCHERS MEAD         WRITTLE         CHELMSFORD         CM1 6PJ         67         £5,821           £375,000         09/03/2022         T         224         ONGAR ROAD         WRITTLE         CHELMSFORD         CM1 3NY         74         £5,068           £560,000         09/03/2022         D         4         OLDBURY AVENUE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 7EB         118         £4,746           £158,000         09/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YX         113         £5,350           £605,000         10/03/2022         D         10         BROUGHTON ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YX         113         £5,354           £325,000         10/03/2022         T <td></td>											
£180,000         08/03/2022         F         FLAT F         VAN DIEMANS COURT         VAN DIEMANS LANE         CHELMSFORD         CM2 9QJ         49         £3,673           £390,000         09/03/2022         D         24         BOUCHERS MEAD         CHELMSFORD         CM1 6PJ         67         £5,821           £375,000         09/03/2022         T         224         ONGAR ROAD         WRITTLE         CHELMSFORD         CM1 3NY         74         £5,068           £560,000         09/03/2022         D         4         OLDBURY AVENUE         CHELMSFORD         CM2 7EB         118         £4,746           £158,000         09/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WF         40         £3,950           £605,000         10/03/2022         D         10         BROUGHTON ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WF         40         £3,950           £325,000         10/03/2022         T         32         BROOK LANE         GALLEYWOOD         CHELMSFORD         CM2 8NL         70         £4,643           £410,000         10/03/2022         S         466         PINES ROAD         CHELMSFORD							COLITILIANO ODLIANA EEDDEDS				
£390,000         09/03/2022         D         24         BOUCHERS MEAD         CHELMSFORD         CM1 6PJ         67         £5,821           £375,000         09/03/2022         T         224         ONGAR ROAD         WRITTLE         CHELMSFORD         CM1 3NY         74         £5,068           £560,000         09/03/2022         D         4         OLDBURY AVENUE         CHELMSFORD         CM2 7EB         118         £4,746           £158,000         09/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WF         40         £3,950           £605,000         10/03/2022         D         10         BROBUGHTON ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WF         40         £3,950           £325,000         10/03/2022         T         32         BROOK LANE         GALLEYWOOD         CHELMSFORD         CM2 8NL         70         £4,643           £410,000         10/03/2022         S         66         PINES ROAD         CHELMSFORD         CM1 2DL         101         £4,059           £380,000         10/03/2022         S         143         AVON ROAD         CHELMSFORD         CM3 4TB         N/A				1/44/			SOUTH WOODHAM FERRERS				· ·
£375,000         09/03/2022         T         224         ONGAR ROAD         WRITTLE         CHELMSFORD         CM1 3NY         74         £5,068           £560,000         09/03/2022         D         4         OLDBURY AVENUE         CHELMSFORD         CM2 7EB         118         £4,746           £158,000         09/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WF         40         £3,950           £605,000         10/03/2022         D         10         BROUGHTON ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YX         113         £5,354           £325,000         10/03/2022         T         32         BROOK LANE         GALLEYWOOD         CHELMSFORD         CM2 8NL         70         £4,643           £410,000         10/03/2022         S         66         PINES ROAD         CHELMSFORD         CM1 2DL         101         £4,059           £380,000         10/03/2022         S         143         AVON ROAD         CHELMSFORD         CM2 4TB         N/A         #VALUE!				VAN D							
£560,000         09/03/2022         D         4         OLDBURY AVENUE         CHELMSFORD         CM2 7EB         118         £4,746           £158,000         09/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WF         40         £3,950           £605,000         10/03/2022         D         10         BROUGHTON ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YX         113         £5,354           £325,000         10/03/2022         T         32         BROOK LANE         GALLEYWOOD         CHELMSFORD         CM2 8NL         70         £4,643           £410,000         10/03/2022         S         66         PINES ROAD         CHELMSFORD         CM1 2DL         101         £4,059           £380,000         10/03/2022         S         143         AVON ROAD         CHELMSFORD         CM1 2LA         95         £4,000           £470,000         11/03/2022         S         YEW HEDGES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         N/A         #VALUE!							MOITTLE				
£158,000         09/03/2022         F         FLAT 9         VINCENT LODGE         BENBOW DRIVE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WF         40         £3,950           £605,000         10/03/2022         D         10         BROUGHTON ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YX         113         £5,354           £325,000         10/03/2022         T         32         BROOK LANE         GALLEYWOOD         CHELMSFORD         CM2 8NL         70         £4,643           £410,000         10/03/2022         S         66         PINES ROAD         CHELMSFORD         CM1 2DL         101         £4,059           £380,000         10/03/2022         S         143         AVON ROAD         CHELMSFORD         CM1 2LA         95         £4,000           £470,000         11/03/2022         S         YEW HEDGES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         N/A         #VALUE!							WKIIILE				
£605,000         10/03/2022         D         10         BROUGHTON ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YX         113         £5,354           £325,000         10/03/2022         T         32         BROOK LANE         GALLEYWOOD         CHELMSFORD         CM2 8NL         70         £4,643           £410,000         10/03/2022         S         66         PINES ROAD         CHELMSFORD         CM1 2DL         101         £4,059           £380,000         10/03/2022         S         143         AVON ROAD         CHELMSFORD         CM1 2LA         95         £4,000           £470,000         11/03/2022         S         YEW HEDGES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         N/A         #VALUE!					<u> </u>						
£325,000         10/03/2022         T         32         BROOK LANE         GALLEYWOOD         CHELMSFORD         CM2 8NL         70         £4,643           £410,000         10/03/2022         S         66         PINES ROAD         CHELMSFORD         CM1 2DL         101         £4,059           £380,000         10/03/2022         S         143         AVON ROAD         CHELMSFORD         CM1 2LA         95         £4,000           £470,000         11/03/2022         S         YEW HEDGES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         N/A         #VALUE!				VINCE							
£410,000     10/03/2022     S     66     PINES ROAD     CHELMSFORD     CM1 2DL     101     £4,059       £380,000     10/03/2022     S     143     AVON ROAD     CHELMSFORD     CM1 2LA     95     £4,000       £470,000     11/03/2022     S     YEW HEDGES     NORTH HILL     LITTLE BADDOW     CHELMSFORD     CM3 4TB     N/A     #VALUE!											
£380,000         10/03/2022         S         143         AVON ROAD         CHELMSFORD         CM1 2LA         95         £4,000           £470,000         11/03/2022         S         YEW HEDGES         NORTH HILL         LITTLE BADDOW         CHELMSFORD         CM3 4TB         N/A         #VALUE!							GALLEYWOOD				
£470,000 11/03/2022 S YEW HEDGES NORTH HILL LITTLE BADDOW CHELMSFORD CM3 4TB N/A #VALUE!											
£222,000 11/03/2022 S 40 VERMEER RIDE CHELMSFORD CM1 6GA 35 £6,343				YEW H			LITTLE BADDOW				
	£222,000	11/03/2022	S		40	VERMEER RIDE		CHELMSFORD	CM1 6GA	35	£6,343

177,000   1,101,											
11/03/2012   T	£277,500	11/03/2022	Т		7	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	44	£6,307
11/03/2022   S						REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD			
1/03/2022   S											
FSS,000			S			BRIAN CLOSE		CHELMSFORD	CM2 9EB		£5,467
11/03/2022   D   33A	£690,000	11/03/2022	S		70	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	132	£5,227
ESTID.000	£550,000	11/03/2022	D		5	REGAL CLOSE		CHELMSFORD	CM2 9RJ	106	£5,189
E193,000	£750,000	11/03/2022	D	33A		OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	148	£5,068
F183,000	£510,000	11/03/2022	D		3	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	102	£5,000
E33,000   11/03/2022   T	£192,500	11/03/2022	F		11	GLEBE ROAD		CHELMSFORD	CM1 1QG	39	£4,936
F310,000   11/03/2022   5   13 OVERMEAD DRIVE   SOUTH WOODHAM FERRERS   CHEMSFORD   CM3 SW   96 F4.786   F515,000   11/03/2022   5   20 ATTWOODS CLOSE   GALEYWOOD CHEMSFORD   CM3 SW   95 F4.877   F515,000   11/03/2022   5   20 ATTWOODS CLOSE   GALEYWOOD CHEMSFORD   CM3 SW   95 F4.877   F515,000   11/03/2022   F   FLAT 26 ROBERTS COURT   BADDOW ROAD   FROM CHEMSFORD   CM1 SW   50 F4.870   F515,000   14/03/2022   F   FLAT 26 ROBERTS COURT   BADDOW ROAD   FFOR CHEMSFORD   CM1 SW   50 F4.870   F515,000   14/03/2022   F   FLAT 26 ROBERTS COURT   BADDOW ROAD   FFOR CHEMSFORD   CM1 SW   50 F4.870   F515,000   14/03/2022   F   FLAT 26 ROBERTS COURT   F515,000   F515,00	£183,000	11/03/2022	F		98	BYRON ROAD		CHELMSFORD	CM2 6HJ	38	£4,816
E40,0000	£363,000	11/03/2022	S		8	HAWTHORN WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TX	84	£4,321
## 255,000   11/03/2022   D	£330,000	11/03/2022	Т		27	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,286
E15,000	£400,000	11/03/2022	S		13	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	96	£4,167
E180.000	£760,000	11/03/2022	D		1	MARSH FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WP	195	£3,897
E19,000	£515,000	11/03/2022	S		20	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ	142	£3,627
E25,000	£180,000	11/03/2022	F		48	CROCUS WAY		CHELMSFORD	CM1 6XN	50	£3,600
E377,500 14/03/2022 F 406 DURBANT COURT CHEMSFORD CM1 2AT 88 E4,290 14/03/2022 F 1 1 RAY MEAD GREAT WALTHAM CHEMSFORD CM1 1UE 51 E4,265 E375,000 14/03/2022 F 30 SHIREBOURN VALE SOUTH WOODHAM FERRES CHEMSFORD CM3 EXAMED STREET CM4 ENDS EXAMED STREET CM3 EXAMED STREET CM4 ENDS EXCHANGE CM3 EXPAND STREET CM4 ENDS	£190,000	14/03/2022	F FLAT 26	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	40	£4,750
## 217,500 14/03/2022 F	£262,000	14/03/2022	F		193	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	60	£4,367
£137,000         14/03/2022         T         1         RAY MEAD         GREAT WALTHAM         CHELMSFORD         CM3 JAN         104         £3,606           £192,000         14/03/2022         F         30         SHIRBOURN VALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 JAN         40         £3,606           £480,500         15/03/2022         S         13         LIV CLOSE         CHELMSFORD         CM1 6VN         85         £4,782           £378,550         16/03/2022         S         16         CHALLER ROAD         CHELMSFORD         CM2 6HL         87         £3,665           £415,000         16/03/2022         D         35         ROXWELL AVENUE         CHELMSFORD         CM1 2NX         77         £5,593           £435,000         16/03/2022         T         18         BLACKWATER CLOSE         CHELMSFORD         CM1 2NX         77         £5,593           £450,000         16/03/2022         T         18         BLACKWATER CLOSE         CHELMSFORD         CM1 7DJ         87         £4,25           £450,000         16/03/2022         D         4         ALBER FORD         CM2 6ND         61         £3,607           £740,000         16/03/2022         D	£377,500	14/03/2022	Т		265	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AT	88	£4,290
£192,000         14/03/2022         F         30         SHIREBOURN VALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZX         61         £3,148           £45,000         15/03/2022         S         16         CHAUSER         CHELMSFORD         CM1 6VN         85         £4,782           £376,500         15/03/2022         S         16         CHAUSER         CM2 6VN         87         £3,660           £376,500         16/03/2022         S         5         TYLERS CLOSE         CHELMSFORD         CM2 9VY         67         £5,651           £450,000         16/03/2022         S         6         SKERRY RISE         CHELMSFORD         CM1 2MX         77         £4,739           £450,000         16/03/2022         S         6         SKERRY RISE         CHELMSFORD         CM1 2MX         78         £4,732           £450,000         16/03/2022         D         4         ALBERT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LP         10         £4,206           £22,000         16/03/2022         F         32         ABBOTT SPLACE         CHELMSFORD         CM3 5LP         10         £4,206           £230,000         11/03/2022         D         38<	£217,500	14/03/2022	F		406	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£4,265
£192,000         14/03/2022         F         30         SHIREBOURN VALE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZX         61         £3,148           £45,000         15/03/2022         S         16         CHAUSER         CHELMSFORD         CM1 6VN         85         £4,782           £376,500         15/03/2022         S         16         CHAUSER         CM2 6VN         87         £3,660           £376,500         16/03/2022         S         5         TYLERS CLOSE         CHELMSFORD         CM2 9VY         67         £5,651           £450,000         16/03/2022         S         6         SKERRY RISE         CHELMSFORD         CM1 2MX         77         £4,739           £450,000         16/03/2022         S         6         SKERRY RISE         CHELMSFORD         CM1 2MX         78         £4,732           £450,000         16/03/2022         D         4         ALBERT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LP         10         £4,206           £22,000         16/03/2022         F         32         ABBOTT SPLACE         CHELMSFORD         CM3 5LP         10         £4,206           £230,000         11/03/2022         D         38<	£375,000	14/03/2022	Т		1	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	104	£3,606
£406,500         15/03/2022         S         13         UIV CLOSE         CHELMSFORD         CM1 6VN         85         £4,782           £376,60         15/03/2022         S         16         CHALER ROAD         CHELMSFORD         CM2 6VY         67         £3,966           £376,60         16/03/2022         S         5         TYLERS CLOSE         CHELMSFORD         CM2 9VY         67         £5,651           £150,000         16/03/2022         S         6         SKERY RISE         CHELMSFORD         CM1 2WX         77         £5,990           £385,000         16/03/2022         T         18         BLACKWATER CLOSE         CHELMSFORD         CM1 2WX         77         £4,737           £450,000         16/03/2022         T         18         BLACKWATER CLOSE         CHELMSFORD         CM1 7U         87         £4,206           £220,000         16/03/2022         F         32         ABBOTTS PLACE         CHELMSFORD         CM2 6WD         61         £3,607           £740,000         17/03/2022         T         109         MILDMAY ROAD         WRITTLE         CHELMSFORD         CM2 6WD         61         £3,607           £730,000         17/03/2022         T         109			F		30	SHIREBOURN VALE	SOUTH WOODHAM FERRERS		CM3 5ZX		
£345,000         L5/03/2022         S         16         CHAUCER ROAD         CHELMSFORD         CM2 GHL         87         £3,965           £378,650         16/03/2022         S         5         TYLERS CLOSE         CHELMSFORD         CM2 9DY         67         £5,651           £415,000         16/03/2022         S         6         SKERRY RISE         CHELMSFORD         CM1 4EG         76         £4,737           £385,000         16/03/2022         T         18         BLACKWAITER CLOSE         CHELMSFORD         CM1 7Q         87         £4,262           £450,000         16/03/2022         D         4         ALBERT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 SIP         107         £4,206           £220,000         16/03/2022         F         32         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         61         £3,607           £740,000         16/03/2022         T         109         MILDMAY ROAD         WRITTLE         CHELMSFORD         CM2 6RD         61         £3,607           £7450,000         17/03/2022         T         109         MILDMAY ROAD         WRITTLE         CHELMSFORD         CM2 6N         61         £3,607           £1355,000			S		13	LILY CLOSE		CHELMSFORD	CM1 6YN	85	
£378,650         16/03/2022         S         TYLERS CLOSE         CHELMSFORD         CMZ 90V         67         £5,651           £415,000         16/03/2022         D         35         ROXWELL AVENUE         CHELMSFORD         CM1 2NX         77         £5,390           £360,000         16/03/2022         S         6         SKERRY RISE         CHELMSFORD         CM1 4EG         76         £4,737           £485,000         16/03/2022         T         18         BLACKWATER CLOSE         CHELMSFORD         CM1 7QL         87         £4,425           £450,000         16/03/2022         F         32         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         61         £3,607           £740,000         16/03/2022         F         32         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         61         £3,607           £450,000         17/03/2022         D         38         ONGAR ROAD         WRITTLE         CHELMSFORD         CM2 6RD         61         £3,607           £450,000         17/03/2022         D         38         MAGE         CHELMSFORD         CM2 6ND         61         £3,607           £450,000         17/03/2022         D         9         WHITMORE CRESCENT<			S		16	CHAUCER ROAD		CHELMSFORD	CM2 6HL	87	
£415,000         16/03/2022         D         35         ROXWELLAYENUE         CHELMSFORD         CM1 2NX         77         £5,390           £385,000         16/03/2022         T         18         BIACKWATER CLOSE         CHELMSFORD         CM1 70J         87         £4,237           £485,000         16/03/2022         D         4         ALBERT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LP         107         £4,205           £290,000         16/03/2022         F         32         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         61         £3,607           £740,000         16/03/2022         D         38         ONGAR ROAD         WRITTLE         CHELMSFORD         CM2 6RD         61         £3,607           £455,000         17/03/2022         T         109         MILDMAY ROAD         CHELMSFORD         CM2 6VN         69         £5,142           £455,000         17/03/2022         D         88         WATERHOUSE STREET         CHELMSFORD         CM2 6VN         69         £5,142           £665,000         17/03/2022         D         7         CHIGMAR ROAD         WRITTLE         CHELMSFORD         CM1 2JA         137         £4,850           £485,000	£378,650	16/03/2022	S		5			CHELMSFORD	CM2 9DY	67	£5,651
F38,000			D		35	ROXWELL AVENUE				77	
£385,000         16/03/2022         T         18         BLACKWATER CLOSE         CHELMSFORD         CM1 7QJ         87         £4,25           £450,000         16/03/2022         D         4         ALBERT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LP         107         £4,206           £220,000         16/03/2022         F         32         ABBOTTS PIACE         CHELMSFORD         CM2 6RD         61         £3,607           £740,000         16/03/2022         D         38         ONGAR ROAD         WRITTLE         CHELMSFORD         CM2 6RD         61         £3,607           £450,000         17/03/2022         T         199         MILIMOMP ROAD         WRITTLE         CHELMSFORD         CM2 0NS         83         £5,422           £355,000         17/03/2022         D         9         WHITMOME CRESCENT         CHELMSFORD         CM2 6NN         69         £5,145           £730,000         17/03/2022         D         88         WATERHOUSE STREET         CHELMSFORD         CM1 272         142         £5,141           £665,000         17/03/2022         D         7         CHIGNAL ROAD         WRITTLE         CHELMSFORD         CM1 272         142         £5,141      <			S		6	SKERRY RISE			CM1 4EG	76	
£450,000         16/03/2022         D         4         ALBERT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5LP         107         £4,206           £220,000         16/03/2022         F         32         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         61         £3,607           £740,000         16/03/2022         D         38         ONGAR ROAD         WRITTLE         CHELMSFORD         CM2 6ND         53,474           £450,000         17/03/2022         T         109         MILDMAY ROAD         WRITTLE         CHELMSFORD         CM2 0DS         83         £5,422           £355,000         17/03/2022         D         9         WHITMORE CRESCENT         CHELMSFORD         CM2 0DS         83         £5,422           £730,000         17/03/2022         D         3         7 CHIGNAL ROAD         WRITTLE         CHELMSFORD         CM2 0TN         69         £5,145           £6435,000         17/03/2022         D         7 CHIGNAL ROAD         WRITTLE         CHELMSFORD         CM1 2IA         137         £4,854           £485,000         17/03/2022         S         57         MAYFIELD ROAD         WRITTLE         CHELMSFORD         CM1 3PD         85         £6,954			Т		18	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	87	
£220,000         16/03/2022         F         32         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         61         £3,607           £740,000         16/03/2022         D         38         ONGAR ROAD         WRITTLE         CHELMSFORD         CM3 3NU         213         £3,474           £450,000         17/03/2022         D         9         WILDMAY ROAD         CHELMSFORD         CM2 6VN         69         £5,145           £355,000         17/03/2022         D         9         WILTMORE CRESCENT         CHELMSFORD         CM2 6VN         69         £5,145           £730,000         17/03/2022         D         88         WATERHOUSE STREET         CHELMSFORD         CM1 2IZ         £142         £5,141           £665,000         17/03/2022         S         57         MAYFIELD ROAD         WRITTLE         CHELMSFORD         CM1 2IA         137         £4,854           £485,000         17/03/2022         S         57         MAYFIELD ROAD         WRITTLE         CHELMSFORD         CM1 3EJ         137         £3,540           £591,100         18/03/2022         S         5         MAYFIELD ROAD         WRITTLE         CHELMSFORD         CM1 3EJ         137         £6,954			D		4		SOUTH WOODHAM FERRERS			107	
£740,000         16/03/2022         D         38         ONGAR ROAD         WRITTLE         CHELMSFORD         CM1 3NU         213         £3,474           £450,000         17/03/2022         T         109         MILDMAY ROAD         CHELMSFORD         CM2 00S         83         £5,422           £355,000         17/03/2022         D         9         MIHTMORE CRESCENT         CHELMSFORD         CM2 6YN         69         £5,145           £730,000         17/03/2022         D         88         WATERHOUSE STREET         CHELMSFORD         CM1 2TZ         142         £5,141           £665,000         17/03/2022         D         57         CHIGNAL ROAD         CHELMSFORD         CM1 2IA         137         £4,854           £485,000         17/03/2022         S         57         MAYFIELD ROAD         WRITTLE         CHELMSFORD         CM1 3EJ         137         £3,540           £495,000         18/03/2022         S         30         BACK ROAD         WRITTLE         CHELMSFORD         CM1 3EJ         137         £3,540           £425,000         18/03/2022         S         17         SHERBORNE ROAD         CHELMSFORD         CM1 7NU         58         £6,767           £425,000         <			F		32						
£450,000         17/03/2022         T         109         MILDMAY ROAD         CHELMSFORD         CM2 ODS         83         £5,422           £355,000         17/03/2022         D         9         WHITMORE CRESCENT         CHELMSFORD         CM2 6VN         69         £5,145           £730,000         17/03/2022         D         88         WATERHOUSE STREET         CHELMSFORD         CM1 2TZ         142         £5,145           £665,000         17/03/2022         D         7         CHIGNAL ROAD         CHELMSFORD         CM1 2IA         137         £4,854           £485,000         17/03/2022         S         57         MAYFIELD ROAD         WRITTLE         CHELMSFORD         CM1 3EJ         137         £3,540           £591,100         18/03/2022         S         17         SHERBORNE ROAD         WRITTLE         CHELMSFORD         CM1 3PD         85         £6,954           £392,500         18/03/2022         T         21         NURSERY ROAD         CHELMSFORD         CM1 3PD         85         £6,954           £435,000         18/03/2022         T         21         NURSERY ROAD         CHELMSFORD         CM1 4EG         80         £5,449           £435,000         18/03/2022							WRITTLE				
## ## ## ## ## ## ## ## ## ## ## ## ##											
£730,000       17/03/2022       D       88       WATERHOUSE STREET       CHELMSFORD       CM1 2TZ       142       £5,141         £665,000       17/03/2022       D       7       CHIGNAL ROAD       CHELMSFORD       CM1 2IA       137       £4,854         £485,000       17/03/2022       S       57       MAYFIELD ROAD       WRITTLE       CHELMSFORD       CM1 3EI       137       £3,540         £591,100       18/03/2022       D       30       BACK ROAD       WRITTLE       CHELMSFORD       CM1 3EI       137       £3,540         £392,500       18/03/2022       S       17       SHERBORNE ROAD       WRITTLE       CHELMSFORD       CM1 7NU       58       £6,767         £425,000       18/03/2022       T       21       NURSERY ROAD       CHELMSFORD       CM2 9PL       78       £5,449         £435,000       18/03/2022       T       21       NURSERY ROAD       CHELMSFORD       CM1 1PX       86       £5,438         £450,000       18/03/2022       T       5       SKERRY RISE       CHELMSFORD       CM1 1PX       86       £5,438         £450,000       18/03/2022       T       5       SISHOP ROAD       CHELMSFORD       CM1 1PX       86											
£665,000         17/03/2022         D         7         CHIGNAL ROAD         WRITTLE         CHELMSFORD         CM1 2JA         137         £4,854           £485,000         17/03/2022         S         57         MAYFIELD ROAD         WRITTLE         CHELMSFORD         CM1 3EJ         137         £3,540           £591,100         18/03/2022         D         30         BACK ROAD         WRITTLE         CHELMSFORD         CM1 3PD         85         £6,954           £392,500         18/03/2022         S         17         SHERBORNE ROAD         CHELMSFORD         CM1 7NU         58         £6,767           £425,000         18/03/2022         T         21         NURSERY ROAD         CHELMSFORD         CM2 9PL         78         £5,449           £435,000         18/03/2022         S         5         SKERRY RISE         CHELMSFORD         CM1 4EG         80         £5,438           £450,000         18/03/2022         T         38         LITTELL TWEED         CHELMSFORD         CM1 1PX         86         £5,233           £370,000         18/03/2022         T         38         LITTELL TWEED         CHELMSFORD         CM1 4EP         72         £5,139           £525,000         18/03/202					88						
£485,000       17/03/2022       S       57       MAYFIELD ROAD       WRITTLE       CHELMSFORD       CM1 3EJ       137       £3,540         £591,100       18/03/2022       D       30       BACK ROAD       WRITTLE       CHELMSFORD       CM1 3PD       85       £6,954         £392,500       18/03/2022       S       17       SHERBORNE ROAD       CHELMSFORD       CM1 7NU       58       £6,767         £425,000       18/03/2022       T       21       NURSERY ROAD       CHELMSFORD       CM2 9PL       78       £5,449         £435,000       18/03/2022       S       5       SKERRY RISE       CHELMSFORD       CM1 4EG       80       £5,438         £450,000       18/03/2022       T       50       BISHOP ROAD       CHELMSFORD       CM1 1PX       86       £5,233         £370,000       18/03/2022       T       38       LITTELL TWEED       CHELMSFORD       CM2 6SH       72       £5,139         £525,000       18/03/2022       D       44       PETERSFIELD       CHELMSFORD       CM1 4EP       107       £4,907         £375,000       18/03/2022       F       28       WINGROVE COURT       BROOMFIELD ROAD       CHELMSFORD       CM1 4ES       24											
£591,100       18/03/2022       D       30       BACK ROAD       WRITTLE       CHELMSFORD       CM1 3PD       85       £6,954         £392,500       18/03/2022       S       17       SHERBORNE ROAD       CHELMSFORD       CM1 7NU       58       £6,6767         £425,000       18/03/2022       T       21       NURSERY ROAD       CHELMSFORD       CM2 9PL       78       £5,449         £435,000       18/03/2022       S       5       SKERRY RISE       CHELMSFORD       CM1 4EG       80       £5,438         £450,000       18/03/2022       T       38       LITTELL TWEED       CHELMSFORD       CM1 1PX       86       £5,233         £525,000       18/03/2022       T       38       LITTELL TWEED       CHELMSFORD       CM2 6SH       72       £5,139         £117,000       18/03/2022       D       44       PETERSFIELD       CHELMSFORD       CM1 4EP       107       £4,870         £335,000       18/03/2022       E       28       WINGROVE COURT       BROOMFIELD ROAD       CHELMSFORD       CM1 4ES       77       £4,870         £335,500       18/03/2022       T       68       ARBOUR LANE       CHELMSFORD       CM1 7RL       73       £4,875					<u>.</u>		WRITTLE				
£392,500         18/03/2022         S         17         SHERBORNE ROAD         CHELMSFORD         CM1 7NU         58         £6,767           £425,000         18/03/2022         T         21         NURSERY ROAD         CHELMSFORD         CM2 9PL         78         £5,449           £435,000         18/03/2022         S         5         SKERRY RISE         CHELMSFORD         CM1 4EG         80         £5,438           £450,000         18/03/2022         T         50         BISHOP ROAD         CHELMSFORD         CM1 1PX         86         £5,233           £370,000         18/03/2022         T         38         LITTELL TWEED         CHELMSFORD         CM2 6SH         72         £5,139           £525,000         18/03/2022         D         44         PETERSFIELD         CHELMSFORD         CM1 4EP         107         £4,875           £117,000         18/03/2022         F         28         WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 4ES         24         £4,875           £351,500         18/03/2022         F         28         WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 2RS         77         £4,870           £351,500         18/03/2022											
£425,000         18/03/2022         T         21         NURSERY ROAD         CHELMSFORD         CM2 9PL         78         £5,449           £435,000         18/03/2022         S         S         SKERRY RISE         CHELMSFORD         CM1 4EG         80         £5,438           £450,000         18/03/2022         T         50         BISHOP ROAD         CHELMSFORD         CM1 1PX         86         £5,233           £370,000         18/03/2022         T         38         LITTELL TWEED         CHELMSFORD         CM2 6SH         72         £5,139           £525,000         18/03/2022         D         4         PETERSFIELD         CHELMSFORD         CM1 4EP         107         £4,907           £117,000         18/03/2022         F         28         WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 4ES         24         £4,875           £375,000         18/03/2022         S         3         BECHES ROAD         CHELMSFORD         CM1 2RS         77         £4,875           £351,500         18/03/2022         T         68         ARBOUR LANE         CHELMSFORD         CM1 7RL         73         £4,815           £520,000         18/03/2022         T         6											
£435,000         18/03/2022         S         SKERRY RISE         CHELMSFORD         CM1 4EG         80         £5,438           £450,000         18/03/2022         T         50         BISHOP ROAD         CHELMSFORD         CM1 1PX         86         £5,233           £370,000         18/03/2022         T         38         LITTELL TWEED         CHELMSFORD         CM2 6SH         72         £5,139           £525,000         18/03/2022         D         44         PETERSFIELD         CHELMSFORD         CM1 4EP         107         £4,907           £117,000         18/03/2022         F         28         WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 4ES         24         £4,875           £375,000         18/03/2022         S         3         BEECHES ROAD         CHELMSFORD         CM1 2RS         77         £4,870           £351,500         18/03/2022         T         68         ARBOUR LANE         CHELMSFORD         CM1 7RL         73         £4,815           £520,000         18/03/2022         T         6         GERNON CLOSE         BROOMFIELD         CHELMSFORD         CM1 7HW         114         £4,561           £410,000         18/03/2022         T <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>											
£450,000         18/03/2022         T         50         BISHOP ROAD         CHELMSFORD         CM1 1PX         86         £5,233           £370,000         18/03/2022         T         38         LITTELL TWEED         CHELMSFORD         CM2 6SH         72         £5,139           £525,000         18/03/2022         D         44         PETERSFIELD         CHELMSFORD         CM1 4EP         107         £4,907           £117,000         18/03/2022         F         28         WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 4ES         24         £4,875           £375,000         18/03/2022         S         3         BEECHES ROAD         CHELMSFORD         CM1 2RS         77         £4,870           £351,500         18/03/2022         T         68         ARBOUR LANE         CHELMSFORD         CM1 7RL         73         £4,815           £520,000         18/03/2022         D         6         GERNON CLOSE         BROOMFIELD         CHELMSFORD         CM1 7HW         114         £4,561           £410,000         18/03/2022         T         2         LITTELL TWEED         CHELMSFORD         CM2 6SH         91         £4,505											
£370,000         18/03/2022         T         38         LITTELL TWEED         CHELMSFORD         CM2 6SH         72         £5,139           £525,000         18/03/2022         D         44         PETERSFIELD         CHELMSFORD         CM1 4EP         107         £4,907           £117,000         18/03/2022         F         28         WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 4ES         24         £4,875           £375,000         18/03/2022         S         3         BEECHES ROAD         CHELMSFORD         CM1 2RS         77         £4,870           £351,500         18/03/2022         T         68         ARBOUR LANE         CHELMSFORD         CM1 7RL         73         £4,815           £520,000         18/03/2022         D         6         GERNON CLOSE         BROOMFIELD         CHELMSFORD         CM1 7HW         114         £4,561           £410,000         18/03/2022         T         2         LITTELL TWEED         CHELMSFORD         CM2 6SH         91         £4,505											
£525,000         18/03/2022         D         44         PETERSFIELD         CHELMSFORD         CM1 4EP         107         £4,907           £117,000         18/03/2022         F         28         WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 4ES         24         £4,875           £375,000         18/03/2022         S         3         BEECHES ROAD         CHELMSFORD         CM1 2RS         77         £4,870           £351,500         18/03/2022         T         68         ARBOUR LANE         CHELMSFORD         CM1 7RL         73         £4,815           £520,000         18/03/2022         D         6         GERNON CLOSE         BROOMFIELD         CHELMSFORD         CM1 7HW         114         £4,561           £410,000         18/03/2022         T         2         LITTELL TWEED         CHELMSFORD         CM2 6SH         91         £4,505											
£117,000         18/03/2022         F         28 WINGROVE COURT         BROOMFIELD ROAD         CHELMSFORD         CM1 4ES         24         £4,875           £375,000         18/03/2022         S         3 BEECHES ROAD         CHELMSFORD         CM1 2RS         77         £4,870           £351,500         18/03/2022         T         68 ARBOUR LANE         CHELMSFORD         CM1 7RL         73         £4,815           £520,000         18/03/2022         D         6 GERNON CLOSE         BROOMFIELD         CHELMSFORD         CM1 7HW         114         £4,561           £410,000         18/03/2022         T         2 LITTELL TWEED         CHELMSFORD         CM2 6SH         91         £4,505											
£375,000     18/03/2022     S     3     BEECHES ROAD     CHELMSFORD     CM1 2RS     77     £4,870       £351,500     18/03/2022     T     68     ARBOUR LANE     CHELMSFORD     CM1 7RL     73     £4,815       £520,000     18/03/2022     D     6     GERNON CLOSE     BROOMFIELD     CHELMSFORD     CM1 7HW     114     £4,561       £410,000     18/03/2022     T     2     LITTELL TWEED     CHELMSFORD     CM2 6SH     91     £4,505				98 WINGROVE COURT	44						
£351,500     18/03/2022     T     68     ARBOUR LANE     CHELMSFORD     CM1 7RL     73     £4,815       £520,000     18/03/2022     D     6     GERNON CLOSE     BROOMFIELD     CHELMSFORD     CM1 7HW     114     £4,561       £410,000     18/03/2022     T     2     LITTELL TWEED     CHELMSFORD     CM2 6SH     91     £4,505				.o WINGROVE COURT	2						
£520,000         18/03/2022         D         6 GERNON CLOSE         BROOMFIELD         CHELMSFORD         CM1 7HW         114         £4,561           £410,000         18/03/2022         T         2 LITTELL TWEED         CHELMSFORD         CM2 6SH         91         £4,505											
£410,000 18/03/2022 T 2 LITTELL TWEED CHELMSFORD CM2 6SH 91 £4,505							RPOOMEIELD				
·							DNOOIVIFIELD				
1173,000 10,03/2022 F 35 MELVILLE REAIN SOUTH WOODHAM FERKERS CHELMSFORD CM3 5F1 40 14,375							SOLITH WOODHAM EERRERS				
	11/5,000	18/03/2022	Г		55	IVIELVILLE MEATH	2001U MOODUAIN LEKKEKZ	CHELINISPORD	CIVI3 3F I	40	E4,3/3

£595,000	18/03/2022				5	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	137	£4,343
£210,000	18/03/2022	F			44	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	50	£4,200
£287,500	18/03/2022	•	18	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,167
£315,000	18/03/2022	Т			9	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	78	£4,038
£345,000		Т			13	WEAR DRIVE		CHELMSFORD	CM1 7PT	87	£3,966
£425,050	18/03/2022	S			48	ORFORD CRESCENT		CHELMSFORD	CM1 7PA	109	£3,900
£177,500	18/03/2022	F			98	GODFREYS MEWS		CHELMSFORD	CM2 0XE	90	£1,972
£327,000	21/03/2022	S			61	NALLA GARDENS		CHELMSFORD	CM1 4AU	57	£5,737
£365,000	21/03/2022	D			31	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	73	£5,000
£372,500	21/03/2022	S			80	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,967
£245,000	21/03/2022	F			4	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JF	64	£3,828
£310,000	21/03/2022	Т			14	BARNARD ROAD		CHELMSFORD	CM2 8RS	85	£3,647
£181,000	21/03/2022	F			8	VIOLET CLOSE		CHELMSFORD	CM1 6XG	50	£3,620
£73,750	21/03/2022	F			18	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,024
£565,000	22/03/2022	D			4	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	77	£7,338
£575,000	22/03/2022	S			36	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,915
£300,000	22/03/2022	S			195	AVON ROAD		CHELMSFORD	CM1 2LA	88	£3,409
£480,000	23/03/2022	S			34	STEWART ROAD		CHELMSFORD	CM2 9BB	78	£6,154
£455,000	23/03/2022	F	4	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	78	£5,833
£575,000	23/03/2022	D			22	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	108	£5,324
£335,000	23/03/2022	Т			130	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	65	£5,154
£188,000	24/03/2022	F			31	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	N/A	#VALUE!
£565,000	24/03/2022	D		WOODMANS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TW	N/A	#VALUE!
£371,875	24/03/2022	S	1	SPRING COTTAGES		CHAPEL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BB	66	£5,634
£395,000	24/03/2022	Т			34	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	81	£4,877
£425,000	24/03/2022	S			14	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	98	£4,337
£405,000	24/03/2022	S			56	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	100	£4,050
£230,000	24/03/2022	F FLAT 31		BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	60	£3,833
£205,000	24/03/2022	F			183	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661
£455,000	24/03/2022	S			147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,527
£195,000	24/03/2022	F			40	BODMIN ROAD		CHELMSFORD	CM1 6LJ	70	£2,786
£580,000	25/03/2022	F	2	MAYNETREES		WATERLOO LANE		CHELMSFORD	CM1 1BD	N/A	#VALUE!
£730,000	25/03/2022	D		LUCKS COTTAGE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
£936,000	25/03/2022	D			13	APPLE WAY		CHELMSFORD	CM2 9HX	151	£6,199
£230,000	25/03/2022	T			94	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	39	£5,897
£750,000	25/03/2022	D			2	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	141	£5,319
£426,500	25/03/2022	T			8	SADDLE RISE		CHELMSFORD	CM1 6SX	81	£5,265
£325,000	25/03/2022	S			40	TYTHE CLOSE		CHELMSFORD	CM1 6SU	62	£5,242
£500,000	25/03/2022	D			3	REDMAYNE DRIVE		CHELMSFORD	CM2 9XF	101	£4,950
£200,000	25/03/2022	T			32	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£4,762
£293,000	25/03/2022	F			97	MARY MUNNION QUARTER	_ 3.12.17.11.	CHELMSFORD	CM2 9FT	64	£4,578
£485,000	25/03/2022	S			280	BADDOW ROAD		CHELMSFORD	CM2 9QX	106	£4,575
£371,000	25/03/2022	S			108	BEEHIVE LANE		CHELMSFORD	CM2 9SH	83	£4,470
£335,200	25/03/2022				36	HAWFINCH WALK		CHELMSFORD	CM2 8BE	78	£4,297
£272,500	25/03/2022	F			72	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	65	£4,192
£735,000	25/03/2022	D			40	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LE	179	£4,106
£295,000	25/03/2022	S			5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,352
£670,000	28/03/2022	D			11	SEVEN ASH GREEN	GALLET WOOD	CHELMSFORD	CM1 7SE	84	£7,976
£440,000	28/03/2022				121	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,570
1440,000	20/03/2022	<u> </u>			171	TORTHUDINAS WAT		CHELINISHORD	CIVIZ JUL	13	13,370

2250,000   28/03/2002   7   287   28000 MOAD   CHELMFORD   CHU 270A   53   E.5.00												
28/09/2002   1   RIRE PLACE   CHEMISCORD   CAMP SON   81   44, 431			T						CHELMSFORD			
FADD, 2007   28/03/2022   T	£570,000	28/03/2022	D			20	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	130	£4,385
ESP,000   28/03/2022   T	£350,000		S						CHELMSFORD	CM2 6TN	81	£4,321
E837,000   28,033,002   T	£402,000	28/03/2022	D			20	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	100	£4,020
E83,000   28/03/2022   S	£500,000	28/03/2022	S			151	POLLARDS GREEN		CHELMSFORD	CM2 6UX	129	£3,876
ER\$0,000   29/03/2022   T	£597,000	28/03/2022	T			28	ALBATROSS WAY		CHELMSFORD	CM3 3FX	161	£3,708
## 195,000	£337,000	28/03/2022	T			6	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ	98	£3,439
F15,000	£450,000	29/03/2022	S			44	SKERRY RISE		CHELMSFORD	CM1 4EG	98	£4,592
F10,000   29/03/2022 F	£320,000	29/03/2022	T			442	LINNET DRIVE		CHELMSFORD	CM2 8AN	74	£4,324
E11,00,000   29/03/2022   F   128   LIPIN DRIVE	£195,000	29/03/2022	F			86	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	49	£3,980
11,190,000   29/03/7072   D	£210,000	29/03/2022	F			46	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
EAST-HANNINGFIELD	£140,000	29/03/2022	F			128	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	41	£3,415
E30,000   30/03/202   T	£1,190,000	29/03/2022	D			10	FRANCES GREEN		CHELMSFORD	CM1 6EG	361	£3,296
E45,000   30/03/2022   5	£1,400,000	30/03/2022	D		HILLBERRY BARN		LEIGHAMS ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BT	221	£6,335
6.170.000 30/03/2022   D	£300,000	30/03/2022	T			3	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	49	£6,122
E515,000	£455,000	30/03/2022	S			11	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	91	£5,000
E130,000 30/03/2022 F FLAT T CHANCELLOR COURT BROOMFILED ROAD CHELMSFORD CM1 18TY 50 E3.800 E189,500 30/03/2022 F FLAT T CHANCELLOR COURT BROOMFILED ROAD CHELMSFORD CM1 18TY 50 E3.800 E189,500 30/03/2022 D S 3 CANVEY WALK CHELMSFORD CM3 4P 95 E2.947 E1.550,000 31/03/2022 D LONE FARM COTTAGE BLIND LANE WEST HANNINGFIELD CHELMSFORD CM3 4P 95 E2.947 E1.550,000 31/03/2022 D LONE FARM COTTAGE BLIND LANE WEST HANNINGFIELD CHELMSFORD CM3 4P 95 E2.947 E1.550,000 31/03/2022 S 6 A RANDLO WAVENUE SPRINGFIELD CHELMSFORD CM3 4P 95 E5.508 E1.550,000 31/03/2022 D S 29 SHARDELOW AVENUE SPRINGFIELD CHELMSFORD CM3 4P 65 E5.072 E1.750,000 31/03/2022 D S 29 SHARDELOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 29 SHARDELOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 4 HARDELOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 4 HARDELOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 4 HARDELOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 4 HARDLEOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 4 HARDLEOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 4 HARDLEOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 352 E4.850 E1.250,000 31/03/2022 D S 4 HARDLEOW AVENUE SPRINGFIELD CHELMSFORD CM3 6B 363 E5.368 E1.250,000 31/03/2022 D S 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	£470,000	30/03/2022	D			46	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EJ	103	£4,563
£193,000         30/33/2022         F         FLAT 17         CHANCELIOR COURT         BROMOWIFELD ROAD         CHEMSFORD         CM1 INY         50         £3,800           £189,000         30/33/2022         D         49         HOPPING JACKS LANE         DANBURY         CHEMSFORD         CM3 4PJ         95         £2,947           £125,000         31/03/2022         D         LONE FARM COTTAGE         BLIND LANE         WEST HANNINGFIELD         CHEMSFORD         CM3 4PJ         95         £2,947           £125,000         31/03/2022         T         ARBOUR LANE         WEST HANNINGFIELD         CHEMSFORD         CM2 8PA         69         £5,508           £350,000         31/03/2022         S         6         ARNOLD WAYENUE         SPRINGFIELD         CHEMSFORD         CM2 8PA         69         £5,072           £17,000,00         31/03/2022         S         5         4ABANT         CM2 6PA         CM2 6PA         £6,891           £210,000         31/03/2022         S         29         SHARROLOWAYENUE         SPRINGFIELD         CHELMSFORD         CM1 6FE         81         £4,691           £210,000         31/03/2022         F         209         DURRANT COURT         CHELMSFORD         CM1 6FE         81	£515,000	30/03/2022	S		1B		KELVEDON CLOSE		CHELMSFORD	CM1 4DG	113	£4,558
E189.500 30/03/2022 F	£230,000	30/03/2022	F			16	GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,340
£1280,000         30/03/2022         D         49         HOPPING JACKS LANE         DANBURY         CHELMSFORD         CM3 4PJ         95         £2,947           £125,0000         31/03/2022         D         LONE FARM COTTAGE         BLIND LANE         WEST HANNINGFIELD         CHELMSFORD         CM3 4PJ         95         £13,158           £35,0000         31/03/2022         S         6         ARNOLD WAY         CHELMSFORD         CM1 786         59         £5,078           £13,0000         31/03/2022         S         6         ARNOLD WAY         CHELMSFORD         CM1 8PA         69         £5,072           £13,0000         31/03/2022         S         25         MOUNTBATTEN WAY         CHELMSFORD         CM1 6FE         81         £4,691           £210,000         31/03/2022         F         20         DUMBATH COURT         CHELMSFORD         CM1 1UE         49         £4,286           £200,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 3GL         53         £3,887           £245,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 2GL         53,854           £185,000         31/03/2022	£190,000	30/03/2022	F FLA	AT 17	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	50	£3,800
£1,250,000         31/03/2022         D         LONE FARM COTTAGE         BLIND LANE         WEST HANNINGFIELD         CHELMSFORD         CM2 BUF         95         £13,158           £35,000         31/03/2022         T         2         ARBOUR LANE         CHELMSFORD         CM2 BPA         69         £5,002           £35,000         31/03/2022         S         6         ARNOLD WAY         CHELMSFORD         CM2 BPA         69         £5,002           £38,000         31/03/2022         D         29         SHARDELOW AVENUE         SPRINGFIELD         CHELMSFORD         CM1 66         81         £4,830           £38,000         31/03/2022         F         20         DURRANT COURT         CHELMSFORD         CM1 66         81         £4,866           £600,000         31/03/2022         F         20         DURRANT COURT         CHELMSFORD         CM1 10L         49         £4,286           £430,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 30L         53         £3,887           £430,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 30L         53         £3,887           £195,000         31/03/	£189,500	30/03/2022	F			33	CANVEY WALK		CHELMSFORD	CM1 6LB	57	£3,325
## 235,000 31/03/2022 5 6 ARNOLD WAY CHELMSFORD CM1 76G 59 £5,508 £1,700,000 31/03/2022 5 6 ARNOLD WAY CHELMSFORD CM2 8PA 69 £5,072 £1,700,000 31/03/2022 5 6 29 SHARDELOW AVENUE SPRINGFIELD CHELMSFORD CM1 6PG 52 £4,830 £1,830,000 31/03/2022 5 25 MOUNTASTTEN WAY CHELMSFORD CM1 6PG 52 £4,830 £1,830,000 31/03/2022 5 25 MOUNTASTTEN WAY CHELMSFORD CM1 1PG 54,691 £1,000 31/03/2022 F 209 DURRANT COURT CHELMSFORD CM1 1PG 54,286 £600,000 31/03/2022 F 209 DURRANT COURT CHELMSFORD CM2 6W1 1PG 54,286 £600,000 31/03/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM1 3FG 153 £13,887 £43,000 31/03/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM1 3FG 153 £13,887 £158,000 31/03/2022 T 3 8 RERY HILL CHELMSFORD CM1 3FG 153 £13,887 £158,000 31/03/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM2 8W1 1 £3,874 £245,000 31/03/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM2 8W1 1 £3,874 £280,000 31/03/2022 F 1 8 SANDON STREET CHELMSFORD CM2 8W1 1 £3,831 £385,000 10/04/2022 F 1 8 SANDON BROOK PLACE SANDON CHELMSFORD CM2 8W1 £1,333 £338,0150 01/04/2022 T 27 8 27 8 ABAN GREEN CHELMSFORD CM3 6C 66,336 £329,500 01/04/2022 T 27 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £329,500 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £329,500 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £329,500 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £329,500 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £329,500 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM3 6C 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM2 6G 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM2 6G 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHELMSFORD CM2 6G 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHEMSFORD CM2 6G 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHEMSFORD CM2 6G 66,336 £335,000 01/04/2022 F 1 8 ROKES CRESCENT CHEMSFORD CM2 6G 66,336 £3,300 CM2 6G 66,336 CM2 6G 66,336 CM2 6G 66,336 CM2 6G 66,336 CM2	£280,000	30/03/2022	D			49	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	95	£2,947
E350,000 31/03/2022 S 6 ARNOLD WAY CHEMSFORD CM2 8PA 69 E5,072 E1,700,000 31/03/2022 D 29 SHARDELOW AVENUE SPRINGFIELD CHEMSFORD CM1 6BG 352 E4,830 A1/03/2022 S 25 MOUNTBATTEN WAY CHEMSFORD CM1 6BG 352 E4,830 A1/03/2022 F 209 DURRANT COURT CHEMSFORD CM1 10E 49 E4,286 E500,000 31/03/2022 F 209 DURRANT COURT CHEMSFORD CM1 10E 49 E4,286 E500,000 31/03/2022 F 1 ROOKES CRESCENT CHEMSFORD CM1 10E 49 E4,286 E206,000 31/03/2022 F 1 ROOKES CRESCENT CHEMSFORD CM1 3GL 53 E3,887 E430,000 31/03/2022 F 1 ROOKES CRESCENT CHEMSFORD CM1 7BD 111 E3,874 E245,000 31/03/2022 F 1 38 PERRY HILL CHEMSFORD CM2 8PN 71 E3,481 E185,000 31/03/2022 F 1 E152 WOOD STREET CHEMSFORD CM2 8PN 71 E3,481 E185,000 31/03/2022 F 1 E12 CROCUS WAY CHEMSFORD CM1 6WL 55 E3,364 E185,000 31/03/2022 F FLAT 8 SANDON BROOK MANOR SANDON BROOK PLACE SANDON CHEMSFORD CM2 8PN 71 E3,481 E380,150 01/04/2022 F FLAT 8 SANDON SROOK MANOR SANDON BROOK PLACE SANDON CHEMSFORD CM3 SLE 34 E11,324 E380,150 01/04/2022 F 27 BARN GREEN CHEMSFORD CM3 SLE 34 E11,324 E380,150 01/04/2022 F 1 27 BARN GREEN CHEMSFORD CM3 SLE 34 E11,324 E380,150 01/04/2022 F 1 1 DEVON MEWS CHEMSFORD CM3 SLE 34 E11,324 E329,000 01/04/2022 F 1 1 DEVON MEWS CHEMSFORD CM3 SLE 34 E13,336 E13,510 E186,000 01/04/2022 F 1 1 DEVON MEWS CHEMSFORD CM3 SLE 34 E11,324 E35,500 01/04/2022 F 1 1 DEVON MEWS CHEMSFORD CM3 SLE 34 E11,324 E35,500 01/04/2022 F 4 8 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM3 SLE 34,679 E25,500 01/04/2022 F 4 8 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7BL 54,679 E35,500 01/04/2022 F 4 8 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7BL 54,679 E35,500 01/04/2022 F 4 8 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7BL 54,679 E35,500 01/04/2022 F 4 8 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7BL 54,679 E35,500 01/04/2022 F 4 8 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHEMSFORD CM2 7BL 54,679 E33,511 E325,000 01/04/2022 F 4 8 BARDERO CM2 7BL 54,679 E33,511 E325,000 01/04/2022 F 4 8 BARDERO CM2 7BL	£1,250,000	31/03/2022	D		LONE FARM COTTAGE		BLIND LANE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UF	95	£13,158
£1,700,000         31/03/2022         D         29         SHARDELOW AVENUE         SPRINGFIELD         CHELMSFORD         CM1 68G         352         £4,801           £380,000         31/03/2022         F         25         MOUNTBATTEN WAY         CHELMSFORD         CM1 6FE         81         £4,691           £210,000         31/03/2022         F         209         DURRANT COURT         CHELMSFORD         CM1 20L         49         £4,286           £206,000         31/03/2022         D         4         HARRINGTON MEAD         CHELMSFORD         CM2 6VU         140         52,887           £206,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 50L         53         £3,887           £43,000         31/03/2022         T         38         PERRY HILL         CHELMSFORD         CM1 7RD         111         £3,874           £185,000         31/03/2022         F         121         CROCUS WAY         CHELMSFORD         CM2 8BN         71         £3,364           £280,000         31/03/2022         F         FLAT 8         SANDON BROOK MANOR         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM2 7UI         84         £1,334 <t< td=""><td>£325,000</td><td>31/03/2022</td><td>T</td><td></td><td></td><td>2</td><td>ARBOUR LANE</td><td></td><td>CHELMSFORD</td><td>CM1 7RG</td><td>59</td><td>£5,508</td></t<>	£325,000	31/03/2022	T			2	ARBOUR LANE		CHELMSFORD	CM1 7RG	59	£5,508
## ## ## ## ## ## ## ## ## ## ## ## ##	£350,000	31/03/2022	S			6	ARNOLD WAY		CHELMSFORD	CM2 8PA	69	£5,072
£210,000         31/03/2022         F         209         DURRANT COURT         CHELMSFORD         CM1 1UE         49         £4,286           £600,000         31/03/2022         D         4         HARRINGTON MEAD         CHELMSFORD         CM2 6YU         140         £4,286           £206,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 3GL         53         £3,887           £430,000         31/03/2022         T         38         PERRY HILL         CHELMSFORD         CM1 7RD         111         £3,874           £445,000         31/03/2022         F         4         112         CMOOLS WAY         CHELMSFORD         CM1 7RD         111         £3,874           £185,000         31/03/2022         F         FLATE         121         CROCUS WAY         CHELMSFORD         CM1 6XH         55         £3,364           £280,000         31/03/2022         F         FLATE         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM1 5XH         £3,333           £385,000         01/04/2022         T         BARN GREEN         CHELMSFORD         CM2 7U         84         £3,333           £380,150         01/04/2022         T         B	£1,700,000	31/03/2022	D			29	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	352	£4,830
## HARRINGTON MEAD CHELMSFORD CM2 6YU 140 £4,286 £206,000 31/03/2022 F 1 ROOKES CRESCENT CHELMSFORD CM1 3GL 53 £3,887 £430,000 31/03/2022 T 1 38 PERRY HILL CHELMSFORD CM1 3GL 53 £3,887 £245,000 31/03/2022 D 1 152 WOOD STREET CHELMSFORD CM2 8BN 71 £3,851 £185,000 31/03/2022 F 1 121 CROCUS WAY CHELMSFORD CM2 8BN 71 £3,451 £185,000 31/03/2022 F F FLAT 8 SANDON BROOK MANOR SANDON BROOK PLACE SANDON CHELMSFORD CM2 6W1 84 £3,333 £385,000 01/04/2022 S S 23 SALTCOATS SOUTH WOODHAM FERRERS CHELMSFORD CM3 5W1 £34 £11,324 £330,000 01/04/2022 T S BARN GREEN CHELMSFORD CM3 5W1 £34 £11,324 £329,000 01/04/2022 F B BARN GREEN CHELMSFORD CM3 5W1 £34 £51,366 £329,500 01/04/2022 F B BARN GREEN CHELMSFORD CM3 5W1 £34 £53,366 £329,500 01/04/2022 F B BARN GREEN CHELMSFORD CM3 5W1 £34 £53,366 £329,500 01/04/2022 F B BARN GREEN CHELMSFORD CM3 5W1 £38 £5,316 £36,000 01/04/2022 F B BARN GREEN CHELMSFORD CM3 5W2 58 £5,681 £366,000 01/04/2022 F B BARN GREEN CHELMSFORD CM3 5W2 58 £5,681 £366,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £5,681 £366,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £5,316 £365,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £5,316 £365,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £5,316 £365,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £5,316 £365,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £5,316 £365,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £4,091 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £4,091 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM3 5W2 58 £4,091 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2 7W1 81 £4,012 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2 7W1 81 £4,012 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2 7W1 81 £4,012 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2 7W1 81 £4,012 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2 7W1 81 £3,704 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2 7W1 81 £3,704 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2 7W1 81 £3,704 £325,000 01/04/2022 T B BARN GREEN CHELMSFORD CM2			S			25	MOUNTBATTEN WAY			CM1 6FE	81	
£206,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 3GL         53         £3,887           £430,000         31/03/2022         T         38         PERRY HILL         CHELMSFORD         CM2 8BN         71         £3,874           £450,000         31/03/2022         F         D         D         152         WOOD STREET         CHELMSFORD         CM2 8BN         71         £3,451           £185,000         31/03/2022         F         FLAT 8         SANDON BROOK MANOR         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM1 6XH         55         £3,364           £280,000         31/03/2022         F         FLAT 8         SANDON BROOK MANOR         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM1 6XH         55         £3,364           £380,150         01/04/2022         T         27         BARN GREEN         CHELMSFORD         CM2 7U         84         £3,335           £329,500         01/04/2022         T         40         HOLMANS         BOREHAM         CHELMSFORD         CM1 6UG         60         £6,336           £186,000         01/04/2022         T         51         HURRELL DOWN         BOREHAM         CHELMSF	£210,000	31/03/2022	F			209	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£4,286
£206,000         31/03/2022         F         1         ROOKES CRESCENT         CHELMSFORD         CM1 3GL         53         £3,887           £430,000         31/03/2022         T         38         PERRY HILL         CHELMSFORD         CM2 8BN         71         £3,874           £450,000         31/03/2022         F         D         D         152         WOOD STREET         CHELMSFORD         CM2 8BN         71         £3,451           £185,000         31/03/2022         F         FLAT 8         SANDON BROOK MANOR         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM1 6XH         55         £3,364           £280,000         31/03/2022         F         FLAT 8         SANDON BROOK MANOR         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM1 6XH         55         £3,364           £380,150         01/04/2022         T         27         BARN GREEN         CHELMSFORD         CM2 7U         84         £3,335           £329,500         01/04/2022         T         40         HOLMANS         BOREHAM         CHELMSFORD         CM1 6UG         60         £6,336           £186,000         01/04/2022         T         51         HURRELL DOWN         BOREHAM         CHELMSF	£600,000	31/03/2022	D			4	HARRINGTON MEAD		CHELMSFORD	CM2 6YU	140	£4,286
## F430,000 31/03/2022 T			F			1					53	
F245,000   31/03/2022   D						38						
£185,000         31/03/2022         F         FLAT 8         SANDON BROOK MANOR         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM1 6XH         55         £3,364           £280,000         31/03/2022         F         FLAT 8         SANDON BROOK MANOR         SANDON BROOK PLACE         SANDON         CHELMSFORD         CM2 7UJ         84         £3,333           £385,000         01/04/2022         T         27         BARN GREEN         CHELMSFORD         CM3 5LE         34         £11,324           £385,000         01/04/2022         T         27         BARN GREEN         CHELMSFORD         CM1 6UG         60         £6,336           £329,500         01/04/2022         S         40         HOLMANS         BOREHAM         CHELMSFORD         CM3 3EY         58         £5,681           £186,000         01/04/2022         F         4         HOLMANS         BOREHAM         CHELMSFORD         CM3 3IP         39         £4,769           £365,000         01/04/2022         T         47         GREAT COB         CHELMSFORD         CM3 3IP         39         £4,669           £245,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW <td></td> <td></td> <td>D</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			D									
£280,000 31/03/2022 F FLAT 8 SANDON BROOK MANOR SANDON BROOK PLACE SANDON CHELMSFORD CM2 7UJ 84 £3,333 £385,000 01/04/2022 S 23 SALTCOATS SOUTH WOODHAM FERRERS CHELMSFORD CM3 5LE 34 £11,324 £380,150 01/04/2022 T 5 8ARN GREEN CHELMSFORD CM3 5LE 34 £11,324 £329,500 01/04/2022 F 8ARN GREEN CHELMSFORD CM3 6UG 60 £6,365 £202,000 01/04/2022 F 1 1 DEVON MEWS CHELMSFORD CM2 0GD 38 £5,316 £186,000 01/04/2022 T 1 1 SANDON BROOK PLACE TO SANDON BOREHAM CHELMSFORD CM2 0GD 38 £5,316 £186,000 01/04/2022 T 4 GREAT COB CHELMSFORD CM3 3JP 39 £4,769 £365,000 01/04/2022 T 4 GREAT COB CHELMSFORD CM3 3JP 39 £4,679 £245,000 01/04/2022 F 48 ARMSTRONG GIBBS COURT THE CAUSEWAY GREAT BADDOW CHELMSFORD CM2 7FR 57 £4,091 £325,000 01/04/2022 F 9 HOLLY WAY CHELMSFORD CM2 7FR 57 £4,091 £325,000 01/04/2022 T 9 HOLLY WAY CHELMSFORD CM2 7FR 57 £4,091 £325,000 01/04/2022 T 9 HOLLY WAY CHELMSFORD CM2 7FR 57 £4,091 £325,000 01/04/2022 T 9 HOLLY WAY CHELMSFORD CM2 7FR 57 £4,091 £325,000 01/04/2022 T 9 HOLLY WAY CHELMSFORD CM2 7FR 66 £3,039 £300,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,039 £300,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,039 £300,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,039 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,335 £3,351 £318,500 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,335 £318 £3,704 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,355 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 67 £3,355 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 67 £3,355 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,355 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,365 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,365 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,365 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,365 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,365 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,365 £318 £325,000 01/04/2022 T 9 HEADON CHELMSFORD CM2 7FR 66 £3,365			F			121						
## 538,000 01/04/2022 S 2			F FLA	AT 8	SANDON BROOK MANOR			SANDON				
£380,150         01/04/2022         T         27         BARN GREEN         CHELMSFORD         CM1 6UG         60         £6,336           £329,500         01/04/2022         S         40         HOLMANS         BOREHAM         CHELMSFORD         CM3 3EY         58         £5,681           £202,000         01/04/2022         F         1         DEVON MEWS         CHELMSFORD         CM2 0GD         38         £5,316           £186,000         01/04/2022         T         51         HURRELL DOWN         BOREHAM         CHELMSFORD         CM3 3JP         39         £4,769           £365,000         01/04/2022         T         47         GREAT COB         GREAT BADDOW         CHELMSFORD         CM3 JP         39         £4,679           £245,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         57         £4,679           £225,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM1 7QN         55         £4,012           £225,000         01/04/2022         T         9         HOLLY WAY         CHELMSFORD <th< td=""><td></td><td></td><td></td><td> 0</td><td>o, ii i book bilook iii, ii tok</td><td>23</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>				0	o, ii i book bilook iii, ii tok	23						
£329,500         01/04/2022         S         40         HOLMANS         BOREHAM         CHELMSFORD         CM3 3EY         58         £5,681           £202,000         01/04/2022         F         1         DEVON MEWS         CHELMSFORD         CM2 0GD         38         £5,316           £186,000         01/04/2022         T         51         HURRELL DOWN         BOREHAM         CHELMSFORD         CM3 3JP         39         £4,769           £365,000         01/04/2022         T         47         GREAT COB         CHELMSFORD         CM1 6LA         78         £4,679           £245,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         57         £4,298           £225,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         57         £4,298           £225,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM1 7QN         55         £4,012           £325,000         01/04/2022         F         21         PALMSTRONG<												
£202,000         01/04/2022         F         1         DEVON MEWS         CHELMSFORD         CM2 0GD         38         £5,316           £186,000         01/04/2022         T         51         HURRELL DOWN         BOREHAM         CHELMSFORD         CM3 3JP         39         £4,769           £365,000         01/04/2022         T         47         GREAT COB         CHELMSFORD         CM1 6LA         78         £4,679           £245,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         57         £4,298           £225,000         01/04/2022         F         30         TAMAR RISE         CHELMSFORD         CM1 7QN         55         £4,091           £325,000         01/04/2022         T         9         HOLLY WAY         CHELMSFORD         CM2 9IU         81         £4,012           £260,000         01/04/2022         F         21         PALMERSTON LODGE         GREAT BADDOW         CHELMSFORD         CM2 7NL         81         £3,704           £300,000         01/04/2022         T         279         MEADGATE AVENUE         CHELMSFORD         CM2 7NL         81         £3,351								BORFHAM				
£186,000         01/04/2022         T         51         HURRELL DOWN         BOREHAM         CHELMSFORD         CM3 3JP         39         £4,769           £365,000         01/04/2022         T         47         GREAT COB         CHELMSFORD         CM1 6LA         78         £4,679           £245,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         57         £4,298           £225,000         01/04/2022         F         30         TAMAR RISE         CHELMSFORD         CM1 7QN         55         £4,091           £325,000         01/04/2022         T         9         HOLLY WAY         CHELMSFORD         CM2 9JU         81         £4,012           £300,000         01/04/2022         F         21         PALMERSTON LODGE         GREAT BADDOW         CHELMSFORD         CM2 7HF         66         £3,399           £300,000         01/04/2022         T         279         MEADGATE AVENUE         CHELMSFORD         CM2 7NL         81         £3,704           £325,000         01/04/2022         T         39         FOREST DRIVE         CHELMSFORD         CM1 2TT         97         £3,351								DONELINA				
£365,000         01/04/2022         T         47         GREAT COB         CHELMSFORD         CM1 6LA         78         £4,679           £245,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         57         £4,298           £225,000         01/04/2022         F         30         TAMAR RISE         CHELMSFORD         CM1 7QN         55         £4,091           £325,000         01/04/2022         T         9         HOLLY WAY         CHELMSFORD         CM2 9IU         81         £4,012           £200,000         01/04/2022         F         21         PALMERSTON LODGE         GREAT BADDOW         CHELMSFORD         CM2 7HF         66         £3,939           £300,000         01/04/2022         T         279         MEADGATE AVENUE         CHELMSFORD         CM2 7NL         81         £3,351           £325,000         01/04/2022         T         39         FOREST DRIVE         CHELMSFORD         CM1 2TT         97         £3,351           £218,500         01/04/2022         F         19         THE VINEYARDS         GREAT BADDOW         CHELMSFORD         CM2 7QS         69         £3,167								BORFHAM				
£245,000         01/04/2022         F         48         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         57         £4,298           £225,000         01/04/2022         F         30         TAMAR RISE         CHELMSFORD         CM1 7QN         55         £4,091           £325,000         01/04/2022         T         9         HOLLY WAY         CHELMSFORD         CM2 9JU         81         £4,012           £260,000         01/04/2022         F         21         PALMERSTON LODGE         GREAT BADDOW         CHELMSFORD         CM2 7HF         66         £3,939           £300,000         01/04/2022         T         279         MEADGATE AVENUE         CHELMSFORD         CM2 7NL         81         £3,704           £325,000         01/04/2022         T         39         FOREST DRIVE         CHELMSFORD         CM1 2TT         97         £3,351           £218,500         01/04/2022         F         19         THE VINEYARDS         GREAT BADDOW         CHELMSFORD         CM2 7QS         69         £3,167           £485,000         04/04/2022         S         14         BRIDGE STREET         WRITTLE         CHELMSFORD         CM1 3EX         N/A								JONE IV IVI				
£225,000         01/04/2022         F         30         TAMAR RISE         CHELMSFORD         CM1 7QN         55         £4,091           £325,000         01/04/2022         T         9         HOLLY WAY         CHELMSFORD         CM2 9JU         81         £4,012           £260,000         01/04/2022         F         21         PALMERSTON LODGE         GREAT BADDOW         CHELMSFORD         CM2 7HF         66         £3,939           £300,000         01/04/2022         T         279         MEADGATE AVENUE         CHELMSFORD         CM2 7NL         81         £3,704           £325,000         01/04/2022         T         39         FOREST DRIVE         CHELMSFORD         CM1 2TT         97         £3,351           £218,500         01/04/2022         F         19         THE VINEYARDS         GREAT BADDOW         CHELMSFORD         CM2 7QS         69         £3,167           £485,000         04/04/2022         S         14         BRIDGE STREET         WRITTLE         CHELMSFORD         CM1 3EX         N/A         #VALUE!				48	ARMSTRONG GIBBS COURT	7,		GREAT BADDOW				
£325,000         01/04/2022         T         9         HOLLY WAY         CHELMSFORD         CM2 9JU         81         £4,012           £260,000         01/04/2022         F         21         PALMERSTON LODGE         GREAT BADDOW         CHELMSFORD         CM2 7HF         66         £3,939           £300,000         01/04/2022         T         279         MEADGATE AVENUE         CHELMSFORD         CM2 7NL         81         £3,704           £325,000         01/04/2022         T         39         FOREST DRIVE         CHELMSFORD         CM1 2TT         97         £3,351           £218,500         01/04/2022         F         19         THE VINEYARDS         GREAT BADDOW         CHELMSFORD         CM2 7QS         69         £3,167           £485,000         04/04/2022         S         14         BRIDGE STREET         WRITTLE         CHELMSFORD         CM1 3EX         N/A         #VALUE!			<u> </u>	70	AMMONG GIBBS COOK!	30		GREAT BADDOW				
£260,000         01/04/2022         F         21         PALMERSTON LODGE         GREAT BADDOW         CHELMSFORD         CM2 7HF         66         £3,939           £300,000         01/04/2022         T         279         MEADGATE AVENUE         CHELMSFORD         CM2 7NL         81         £3,704           £325,000         01/04/2022         T         39         FOREST DRIVE         CHELMSFORD         CM1 2TT         97         £3,351           £218,500         01/04/2022         F         19         THE VINEYARDS         GREAT BADDOW         CHELMSFORD         CM2 7QS         69         £3,167           £485,000         04/04/2022         S         14         BRIDGE STREET         WRITTLE         CHELMSFORD         CM1 3EX         N/A         #VALUE!												
£300,000     01/04/2022     T     279     MEADGATE AVENUE     CHELMSFORD     CM2 7NL     81     £3,704       £325,000     01/04/2022     T     39     FOREST DRIVE     CHELMSFORD     CM1 2TT     97     £3,351       £218,500     01/04/2022     F     19     THE VINEYARDS     GREAT BADDOW     CHELMSFORD     CM2 7QS     69     £3,167       £485,000     04/04/2022     S     14     BRIDGE STREET     WRITTLE     CHELMSFORD     CM1 3EX     N/A     #VALUE!								GREAT BADDOW				
£325,000     01/04/2022     T     39     FOREST DRIVE     CHELMSFORD     CM1 2TT     97     £3,351       £218,500     01/04/2022     F     19     THE VINEYARDS     GREAT BADDOW     CHELMSFORD     CM2 7QS     69     £3,167       £485,000     04/04/2022     S     14     BRIDGE STREET     WRITTLE     CHELMSFORD     CM1 3EX     N/A     #VALUE!								GILAT BADDOW				
£218,500         01/04/2022         F         19         THE VINEYARDS         GREAT BADDOW         CHELMSFORD         CM2 7QS         69         £3,167           £485,000         04/04/2022         S         14         BRIDGE STREET         WRITTLE         CHELMSFORD         CM1 3EX         N/A         #VALUE!												
£485,000 04/04/2022 S 14 BRIDGE STREET WRITTLE CHELMSFORD CM1 3EX N/A #VALUE!								CREAT BADDOW				
, , , ,												
1332,300 04/04/2022 D 30 COBUNG PLACE SOUTH WOODHAW FERRERS CHELWISTORD CIVIS SLT /1 14,003	1332,300	04/04/2022	U			30	COBUNG PLACE	3001H WOODHAW FERRERS	CHELINISPORD	CIVI3 3LT	/1	14,083

£815,000	04/04/2022		PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	196	£4,158
£600,000	04/04/2022	S 36	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	149	£4,027
£600,000	04/04/2022	D 14	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	166	£3,614
£177,000	04/04/2022	F 77	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	68	£2,603
£480,000		S 1	CHELMER LEA		CHELMSFORD	CM2 7QG	92	£5,217
£325,000	05/04/2022	T 138	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DP	87	£3,736
£337,500		T 21	INKERPOLE PLACE		CHELMSFORD	CM2 6UD	95	£3,553
£375,000	06/04/2022	S 74	FORTINBRAS WAY		CHELMSFORD	CM2 9PA	63	£5,952
£313,500	06/04/2022	S 10	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH	56	£5,598
£340,000	06/04/2022	S 7	CHARLOTTE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NA	62	£5,484
£343,000	06/04/2022	T 20	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	65	£5,277
£260,000	06/04/2022	F 66	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	54	£4,815
£350,000	06/04/2022	T 6	STANSTED CLOSE		CHELMSFORD	CM1 2TW	87	£4,023
£356,150	06/04/2022	S 73	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,749
£200,000	06/04/2022	F 124	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FG	58	£3,448
£455,000	07/04/2022	S 5	GOLDLAY AVENUE		CHELMSFORD	CM2 0TL	84	£5,417
£360,000	07/04/2022	T 11	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	82	£4,390
£327,500	07/04/2022	T 2	LYSTER AVENUE		CHELMSFORD	CM2 7DF	84	£3,899
£356,000	07/04/2022	T 336	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	119	£2,992
£645,000	08/04/2022	S 49	PARK AVENUE		CHELMSFORD	CM1 2AB	114	£5,658
£475,000	08/04/2022	D 9	TUDOR AVENUE		CHELMSFORD	CM1 1TE	88	£5,398
£450,000	08/04/2022	D 12	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QP	84	£5,357
£690,000	08/04/2022	D 22	WELLER GROVE		CHELMSFORD	CM1 4YJ	134	£5,149
£200,000	08/04/2022	T 75	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£5,000
£249,000	08/04/2022	F FLAT 34 3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,980
£575,000	08/04/2022	D 28	BARNABY RUDGE		CHELMSFORD	CM1 4YG	118	£4,873
£450,000	08/04/2022	D 5	BRIDON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BA	95	£4,737
£1,330,000	08/04/2022	D 36	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB	295	£4,508
£460,000	08/04/2022	T COTTAGE END	THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	108	£4,259
£430,000	08/04/2022	D 9	CLOVER DRIVE		CHELMSFORD	CM1 4FT	103	£4,175
£221,000	08/04/2022	F 21	OASIS COURT		CHELMSFORD	CM2 6JU	53	£4,170
£760,000	08/04/2022	D LAWNS	THE STREET	ROXWELL	CHELMSFORD	CM1 4PD	185	£4,108
£250,000	08/04/2022	F 534	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	65	£3,846
£350,000	08/04/2022	T 28	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	98	£3,571
£305,000	08/04/2022	T 16	SCOTTS WALK		CHELMSFORD	CM1 2HB	92	£3,315
£655,000	11/04/2022	D 6	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY	100	£6,550
£382,500	11/04/2022	T 7	COLNE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XW	68	£5,625
£400,000	11/04/2022	S 19	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	73	£5,479
£512,500	11/04/2022	S 101	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	95	£5,395
£204,995	11/04/2022	F 41	HAIG COURT		CHELMSFORD	CM2 0BH	42	£4,881
£450,000	11/04/2022	S 144	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AH	160	£2,813
£422,500	12/04/2022	S WHITE COTTAGE	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DG	N/A	#VALUE!
£225,000	12/04/2022	F 27	CRESSY QUAY	Charle Tracilly My	CHELMSFORD	CM2 6ZH	49	£4,592
£200,000	12/04/2022	F 115	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	54	£3,704
£310,000	13/04/2022	T 37	DIXON AVENUE	SOOTH WOODING LEARENS	CHELMSFORD	CM1 2AQ	60	£5,167
£400,000	13/04/2022	T 16	MARLBOROUGH ROAD		CHELMSFORD	CM1 2AQ CM2 0JR	79	£5,063
£901,000	13/04/2022	D 2	KINGSTON AVENUE		CHELMSFORD	CM2 6DW	218	£4,133
£500,000	13/04/2022	T 85	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ	121	£4,132
£270,000		F 13	VICTORIA COURT	GILLAT BADDOW	CHELMSFORD	CM1 1GL	66	£4,132
1270,000	13/04/2022	15	VICTORIA COURT		CHELINISFORD	CIVIT IGE	00	14,031

FIRE   FIRE								
##   ##   ##   ##   ##   ##   ##   #								-
FREEDOOD   14/04/2022   T								
14/94/2012   T								-
439,000   4394/022   T								
\$40,000   \$40,047,002   T					CHELMSFORD			£6,909
\$\( \frac{1}{4}\) \( \frac{1}\) \( \frac{1}{4}\) \( \frac{1}\) \( \frac{1}{4}\) \( \frac{1}{4}\) \( \frac{1}{4}\) \(	£292,000	14/04/2022	35	GANDALFS RIDE SOU	JTH WOODHAM FERRERS CHELMSFORD	CM3 5WX	49	£5,959
1479/2002   T	£416,000	14/04/2022	46A	HEATH DRIVE	CHELMSFORD	CM2 9HE	70	£5,943
FARDOLOGO			101	GALLEYWOOD ROAD GRI	EAT BADDOW CHELMSFORD	CM2 8DW		£5,755
ESS.500			10		CHELMSFORD	CM1 6YP		
EBBO,000	£400,000	14/04/2022	19	GROVE ROAD	CHELMSFORD	CM2 0EY	72	£5,556
E437,000	£566,500	14/04/2022	19	HIGHFIELDS MEAD EAS	ST HANNINGFIELD CHELMSFORD	CM3 8XA	105	£5,395
##   ##   ##   ##   ##   ##   ##   #	£800,000	14/04/2022	SHERIDALE	CHURCH ROAD WE	ST HANNINGFIELD CHELMSFORD	CM2 8UJ	151	£5,298
E395,000	£437,000	14/04/2022	16	CLAYPITS ROAD BOI	REHAM CHELMSFORD	CM3 3BZ	88	£4,966
E35,000	£222,000	14/04/2022	7 KRESTON HOUSE, 66	BROOMFIELD ROAD	CHELMSFORD	CM1 1SW	45	£4,933
E188,000 14/04/2022 F	£305,000	14/04/2022	5	BLACKLOCK CHE	ELMER VILLAGE CHELMSFORD	CM2 6QL	69	£4,420
E13R,000	£395,000	14/04/2022	7	BROCKENHURST WAY BIC	KNACRE CHELMSFORD	CM3 4XN	90	£4,389
E170,000	£168,000	14/04/2022	31	ROOKES CRESCENT	CHELMSFORD	CM1 3GL	39	£4,308
E327,500	£198,000	14/04/2022	70	HALTWHISTLE ROAD SOU	JTH WOODHAM FERRERS CHELMSFORD	CM3 5ZF	47	£4,213
E497,500 14/04/2022 F 59 UPPER BIDGE ROAD CHELMSFORD CM1 2/G 133 £37.41 £25,000 14/04/2022 F 59 UPPER BIDGE ROAD CHELMSFORD CM2 A2 67 £3,731 £32,000 14/04/2022 S 3 ESSEX AVENUE CHELMSFORD CM2 A2 67 £3,731 £32,000 14/04/2022 T 33 ARCHES WAY CHELMSFORD CM2 8/S 88 £3,716 £32,000 14/04/2022 T 33 ARCHES WAY CHELMSFORD CM2 8/S 88 £3,716 £32,000 14/04/2022 F £15 CLARENCE HOUSE, 112 NEW LONDON ROAD CHELMSFORD CM3 38X 87 £3,736 £199,000 14/04/2022 F £15 CLARENCE HOUSE, 112 NEW LONDON ROAD CHELMSFORD CM2 8/S £157 £3,439 £159,000 14/04/2022 F £15 CLARENCE HOUSE, 112 NEW LONDON ROAD CHELMSFORD CM2 8/S £157 £3,439 £159,000 14/04/2022 F £15 CLARENCE HOUSE, 112 NEW LONDON ROAD CHELMSFORD CM2 8/S £157 £3,439 £159,000 19/04/2022 F £158 LONG BRANDOCKS WRITTLE CHELMSFORD CM3 9/S £1,550 £159,000 19/04/2022 F £158 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3/S £159 £1,550 £159,000 19/04/2022 F £158 LONG BRANDOCKS WRITTLE CHELMSFORD CM1 3/S £159,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM1 1/S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £4,261 £159,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £4,261 £159,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £4,261 £159,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £4,261 £159,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £4,261 £159,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £3,362 £157,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £3,362 £157,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £3,362 £157,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £3,362 £157,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £3,362 £157,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM2 9/S 88 £3,362 £157,000 19/04/2022 F £151 S £1,000 ENAMANT COURT CHELMSFORD CM3 9/S	£170,000	14/04/2022	FLAT 18 VINCENT LODGE	BENBOW DRIVE SOU	JTH WOODHAM FERRERS CHELMSFORD	CM3 5WF	43	£3,953
£55,000         14/04/2022         F         59         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0AZ         67         £3,78           £32,500         14/04/2022         T         3         SESEX AVENUE         CHELMSFORD         CM1 AAQ         16         £3,728           £32,000         14/04/2022         T         3         ARCHERS WAY         CHELMSFORD         CM2 88         88         £3,716           £32,000         14/04/2022         F         FLATS         CLARENCE HOUSE, 212         NEW GNODON GAD         CHELMSFORD         CM3 38X         87         £3,678           £199,000         14/04/2022         F         FLATS         CLARENCE HOUSE, 212         NEW GNODON GAD         CHELMSFORD         CM3 38X         87         £3,598           £199,000         14/04/2022         F         FLATS         CLARENCE HOUSE, 212         NEW GNODON GAD         CHELMSFORD         CM3 3BX         87         £3,539           £199,000         14/04/2022         F         FLATS         £15         ThE CEDARS         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5D         99         £3,350           £220,000         19/04/2022         F         FLAT 19         BURWOOD COURT         SOUTH CHELMSFORD         CM1 U	£327,500	14/04/2022	5	GARDENERS	CHELMSFORD	CM2 8YU	87	£3,764
£55,000         14/04/2022         F         59         UPPER BRIDGE ROAD         CHELMSFORD         CM2 0AZ         67         £3,78           £32,500         14/04/2022         T         3         SESEX AVENUE         CHELMSFORD         CM1 AAQ         16         £3,728           £32,000         14/04/2022         T         3         ARCHERS WAY         CHELMSFORD         CM2 88         88         £3,716           £32,000         14/04/2022         F         FLATS         CLARENCE HOUSE, 212         NEW GNODON GAD         CHELMSFORD         CM3 38X         87         £3,678           £199,000         14/04/2022         F         FLATS         CLARENCE HOUSE, 212         NEW GNODON GAD         CHELMSFORD         CM3 38X         87         £3,598           £199,000         14/04/2022         F         FLATS         CLARENCE HOUSE, 212         NEW GNODON GAD         CHELMSFORD         CM3 3BX         87         £3,539           £199,000         14/04/2022         F         FLATS         £15         ThE CEDARS         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5D         99         £3,350           £220,000         19/04/2022         F         FLAT 19         BURWOOD COURT         SOUTH CHELMSFORD         CM1 U	£497,500	14/04/2022	140	BEARDSLEY DRIVE	CHELMSFORD	CM1 6ZG	133	£3,741
F432,500			59	UPPER BRIDGE ROAD		CM2 0AZ	67	
£327,000         14/04/2022         T         33         ARCHERS WAY         CHELMSFORD         CM2 8SB         88         £3,716           £320,000         14/04/2022         F         FLAT 5         CLARENCE HOUSE, 212         NEW LONDON ROAD         CHELMSFORD         CM2 9AE         157         £3,439           £195,000         14/04/2022         F         FLAT 5         CLARENCE HOUSE, 212         NEW LONDON ROAD         CHELMSFORD         CM2 9AE         157         £3,439           £195,000         14/04/2022         F         FLAT 5         CLARENCE HOUSE, 212         NEW LONDON ROAD         CHELMSFORD         CM3 5ID         59         £3,356           £195,000         19/04/2022         F         402         DUBRANT COURT         CHELMSFORD         CM1 3IB         £14,500           £195,000         19/04/2022         F         FLAT 19         BURWOOD COURT         GDULAY AVENUE         CHELMSFORD         CM2 9TS         88         £4,261           £195,000         19/04/2022         F         FLAT 19         BURWOOD COURT         GOULAY AVENUE         CHELMSFORD         CM2 9TS         88         £3,262           £675,000         20/04/2022         S         FLAT 19         BURWOOD COURT         GOULAY AVENUE			3	ESSEX AVENUE	CHELMSFORD	CM1 4AQ	116	
## \$23,000			33					
£1540,000         14/04/2022         F         FLAT S         CLARENCE HOUSE, 212         NEW LONDON ROAD         CHELMSFORD         CM2 9AE         157         £3,439           £198,000         14/04/2022         F         15         THE CEDARS         SOUTH WOODHAM FERRES         CHELMSFORD         CM3 5ID         59         £3,356           £122,000         19/04/2022         F         402         DURRANT COURT         CHELMSFORD         CM1 1UE         49         £4,906           £375,000         19/04/2022         F         402         DURRANT COURT         CHELMSFORD         CM1 1UE         49         88         £4,261           £375,000         19/04/2022         F         FLAT 19         BURWOOD COURT         GOLDLAY AVENUE         CHELMSFORD         CM2 0TW         \$8         £3,362           £675,000         20/04/2022         S         FLAT 19         BURWOOD COURT         GOLDLAY AVENUE         CHELMSFORD         CM2 0TW         \$8         £3,362           £675,000         20/04/2022         S         11         WIDFORD GROVE         CHELMSFORD         CM2 9TW         128         £3,273           £680,000         20/04/2022         D         41         TABORS AVENUE         CHELMSFORD         CM2 9TW			21				87	
Fig.   Fig.								
£365,000         19/04/2022         T         158         LONG BRANDOCKS         WRITTLE         CHELMSFORD         CM1 3JR         81         £4,506           £220,000         19/04/2022         F         402         DURRANT COURT         CHELMSFORD         CM2 9RS         88         £4,490           £375,000         19/04/2022         F         F LAT 19         BURWOOD COURT         GOLDLAY AVENUE         CHELMSFORD         CM2 0TW         58         £3,362           £575,000         20/04/2022         S         11         WIDPORD GROVE         CHELMSFORD         CM2 9TF         104         £5,259           £675,000         20/04/2022         S         23         CHELMSFORD         CM2 9TF         126         £5,273           £680,000         20/04/2022         D         41         TABORS AVENUE         CHELMSFORD         CM2 9TF         128         £5,273           £385,000         21/04/2022         F         116         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 7EJ         £5,392           £385,000         21/04/2022         F         16         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         49         £3,392           £385,0			<u> </u>	THE CEDARS SOL	JTH WOODHAM FERRERS CHELMSFORD	CM3 5JD	59	
F220,000								
## E375,000								
£195,000         19/04/2022         F         FLAT 19         BURWOOD COURT         GOLDLAY AVENUE         CHELMSFORD         CM2 0TW         58         £3,362           £575,000         20/04/2022         S         11         WIDFORD GROVE         CHELMSFORD         CM2 9RF         104         £5,529           £680,000         20/04/2022         D         41         TABORS AVENUE         CHELMSFORD         CM2 9RF         128         £5,273           £680,000         20/04/2022         F         116         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         49         £3,592           £385,000         21/04/2022         F         116         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         49         £3,592           £385,000         21/04/2022         F         39         RAINSFORD ROAD         CHELMSFORD         CM2 9EW         72         £5,347           £500,000         21/04/2022         D         5         CRICKHOLLOW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 2QJ         43         £4,942           £550,000         21/04/2022         D         5         BLACKWATER CLOSE         CHELMSFORD         CM3 5ZR         126								
£575,000         20/04/2022         S         11         WIDFORD GROVE         CHELMSFORD         CM2 9AT         104         £5,529           £675,000         20/04/2022         S         23         CHELMERTON AVENUE         CHELMSFORD         CM2 9RF         128         £5,273           £680,000         20/04/2022         F         116         GANDALFS RIDE         SOUTH WOODHAM FERRES         CHELMSFORD         CM2 7EJ         £3,544           £176,000         20/04/2022         T         7         MAY WALK         CHELMSFORD         CM2 9EW         72         £5,347           £212,500         21/04/2022         F         39         RAINSFORD ROAD         CHELMSFORD         CM1 2QJ         43         £4,942           £560,000         21/04/2022         F         5         CRICKHOLLOW         SOUTH WOODHAM FERRES         CHELMSFORD         CM1 2QJ         43         £4,942           £500,000         21/04/2022         F         5         BLACKWATER CLOSE         CHELMSFORD         CM1 2QJ         43         £4,444           £225,000         21/04/2022         D         5         BLACKWATER CLOSE         CHELMSFORD         CM1 6GZ         131         £5,725           £55,000         22/04/2022								
£675,000         20/04/2022         S         23         CHELMERTON AVENUE         CHELMSFORD         CM2 9RF         128         £5,273           £680,000         20/04/2022         D         41         TABORS AVENUE         CHELMSFORD         CM2 7EI         153         £4,444           £176,000         20/04/2022         F         116         GANDALFS RIDE         SOUTH WOODHAM FERRES         CHELMSFORD         CM2 9EW         72         £5,547           £385,000         21/04/2022         F         39         RAINSFORD ROAD         CHELMSFORD         CM3 5WS         49         £3,592           £560,000         21/04/2022         F         39         RAINSFORD ROAD         CHELMSFORD         CM1 2QJ         43         £4,942           £560,000         21/04/2022         D         5         CRICKHOLLOW         SOUTH WOODHAM FERRES         CHELMSFORD         CM1 2QJ         43         £4,942           £50,000         21/04/2022         D         5         BLACKWATER CLOSE         CHELMSFORD         CM3 5ZR         126         £4,444           £25,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM1 7QJ         55         £4,091           £391,000								
£680,000         20/04/2022         D         41         TABORS AVENUE         CHELMSFORD         CM2 7EJ         153         £4,444           £176,000         20/04/2022         F         116         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         49         £3,592           £385,000         21/04/2022         T         7         MAY WALK         CHELMSFORD         CM2 9EW         72         £5,347           £212,500         21/04/2022         F         39         RAINSFORD ROAD         CHELMSFORD         CM1 2QJ         43         £4,942           £550,000         21/04/2022         D         5         CRICKHOLLOW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 2QJ         43         £4,942           £550,000         21/04/2022         F         5         BLACKWATER CLOSE         CHELMSFORD         CM1 7QJ         55         £4,091           £750,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM1 6GZ         131         £5,725           £530,000         22/04/2022         D         22/04/2022         D         CHELMSFORD         CM1 3HP         70         £5,586           £625,000         22/04/20								
£176,000         20/04/2022         F         116         GANDALFS RIDE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5WS         49         £3,592           £385,000         21/04/2022         T         7         MAY WALK         CHELMSFORD         CM2 9EW         72         £5,347           £212,500         21/04/2022         F         39         RAINSFORD ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 2QJ         43         £4,942           £550,000         21/04/2022         D         5         BLACKWATER CLOSE         CHELMSFORD         CM3 5ZR         126         £4,444           £225,000         21/04/2022         D         5         BLACKWATER CLOSE         CHELMSFORD         CM1 7QJ         55         £4,091           £750,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM1 6GZ         131         £5,725           £391,000         22/04/2022         D         26         PARADISE ROAD         WRITTLE         CHELMSFORD         CM2 6SJ         97         £5,670           £625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9UL         125         £5,000           £								
£385,000         21/04/2022         T         7         MAY WALK         CHELMSFORD         CM2 9EW         72         £5,347           £212,500         21/04/2022         F         39         RAINSFORD ROAD         CHELMSFORD         CM1 2QJ         43         £4,942           £560,000         21/04/2022         D         5         CRICKHOLLOW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZR         126         £4,444           £225,000         21/04/2022         F         5         BLACKWATER CLOSE         CHELMSFORD         CM1 7QJ         55         £4,091           £750,000         22/04/2022         D         26         OAK LODGE TYE         SPRINGFIELD         CHELMSFORD         CM1 6GZ         131         £5,725           £550,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM2 6SJ         97         £5,670           £391,000         22/04/2022         D         26         PARADISE ROAD         WRITTLE         CHELMSFORD         CM1 3HP         70         £5,586           £625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9LL         125         £5,000           £75,000								
£212,500       21/04/2022       F       39       RAINSFORD ROAD       CHELMSFORD       CM1 2QJ       43       £4,942         £560,000       21/04/2022       D       5       CRICKHOLLOW       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5ZR       126       £4,444         £225,000       21/04/2022       F       5       BLACKWATER CLOSE       CHELMSFORD       CM1 7QJ       55       £4,091         £750,000       22/04/2022       D       26       OAK LODGE TYE       SPRINGFIELD       CHELMSFORD       CM1 6GZ       131       £5,725         £550,000       22/04/2022       D       33       JENNER MEAD       CHELMSFORD       CM2 6SJ       97       £5,670         £6391,000       22/04/2022       D       26       PARADISE ROAD       WRITTLE       CHELMSFORD       CM1 3HP       70       £5,586         £625,000       22/04/2022       D       22       GORDON ROAD       CHELMSFORD       CM2 9LL       125       £5,000         £7275,000       22/04/2022       F       24       COATES QUAY       CHELMSFORD       CM2 6HU       56       £4,911         £200,000       22/04/2022       T       18       BURGESS FIELD       CHELMER VILLAGE       CHELMSFO								
£560,000         21/04/2022         D         5         CRICKHOLLOW         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZR         126         £4,444           £225,000         21/04/2022         F         5         BLACKWATER CLOSE         CHELMSFORD         CM1 7QJ         55         £4,091           £750,000         22/04/2022         D         26         OAK LODGE TYE         SPRINGFIELD         CHELMSFORD         CM1 6GZ         131         £5,725           £550,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM2 6SJ         97         £5,670           £391,000         22/04/2022         D         26         PARADISE ROAD         WRITTLE         CHELMSFORD         CM1 3HP         70         £5,586           £625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9LL         125         £5,000           £275,000         22/04/2022         F         24         COATES QUAY         CHELMSFORD         CM2 6HU         56         £4,911           £200,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UE         41         £4,8766								
£225,000         21/04/2022         F         5         BLACKWATER CLOSE         CHELMSFORD         CM1 7QJ         55         £4,091           £750,000         22/04/2022         D         26         OAK LODGE TYE         SPRINGFIELD         CHELMSFORD         CM1 6GZ         131         £5,725           £550,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM2 6SJ         97         £5,670           £391,000         22/04/2022         D         26         PARADISE ROAD         WRITTLE         CHELMSFORD         CM1 3HP         70         £5,586           £625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9LL         125         £5,000           £275,000         22/04/2022         F         24         COATES QUAY         CHELMSFORD         CM2 6UL         15         £4,870           £305,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UL         41         £4,878           £305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,786 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								
£750,000         22/04/2022         D         26         OAK LODGE TYE         SPRINGFIELD         CHELMSFORD         CM1 6GZ         131         £5,725           £550,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM2 6SJ         97         £5,670           £391,000         22/04/2022         D         26         PARADISE ROAD         WRITTLE         CHELMSFORD         CM1 3HP         70         £5,586           £625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9LL         125         £5,000           £275,000         22/04/2022         F         24         COATES QUAY         CHELMSFORD         CM2 6HU         56         £4,911           £200,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UE         41         £4,878           £305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,766           £160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34								
£550,000         22/04/2022         D         33         JENNER MEAD         CHELMSFORD         CM2 6SJ         97         £5,670           £391,000         22/04/2022         D         26         PARADISE ROAD         WRITTLE         CHELMSFORD         CM1 3HP         70         £5,586           £625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9LL         125         £5,000           £275,000         22/04/2022         F         24         COATES QUAY         CHELMSFORD         CM2 6HU         56         £4,911           £200,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UE         41         £4,878           £305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,766           £160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34         £4,706           £190,000         22/04/2022         S         11         COLYERS REACH         CHELMSFORD         CM2 6RW         41         £4,634 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								
£391,000         22/04/2022         D         26         PARADISE ROAD         WRITTLE         CHELMSFORD         CM1 3HP         70         £5,586           £625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9LL         125         £5,000           £275,000         22/04/2022         F         24         COATES QUAY         CHELMSFORD         CM2 6HU         56         £4,911           £200,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UE         41         £4,878           £305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,766           £160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34         £4,706           £190,000         22/04/2022         S         11         COLYERS REACH         CHELMSFORD         CM2 6RW         41         £4,634								
£625,000         22/04/2022         D         22         GORDON ROAD         CHELMSFORD         CM2 9LL         125         £5,000           £275,000         22/04/2022         F         24         COATES QUAY         CHELMSFORD         CM2 6HU         56         £4,911           £200,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UE         41         £4,878           £305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,766           £160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34         £4,706           £190,000         22/04/2022         S         11         COLYERS REACH         CHELMSFORD         CM2 6RW         41         £4,634								
£275,000         22/04/2022         F         24         COATES QUAY         CHELMSFORD         CM2 6HU         56         £4,911           £200,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UE         41         £4,878           £305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,766           £160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34         £4,706           £190,000         22/04/2022         S         11         COLYERS REACH         CHELMSFORD         CM2 6RW         41         £4,634								
£200,000         22/04/2022         T         18         BURGESS FIELD         CHELMER VILLAGE         CHELMSFORD         CM2 6UE         41         £4,878           £305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,766           £160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34         £4,706           £190,000         22/04/2022         S         11         COLYERS REACH         CHELMSFORD         CM2 6RW         41         £4,634								
£305,000         22/04/2022         S         111         EAST BRIDGE ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5SD         64         £4,766           £160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34         £4,706           £190,000         22/04/2022         S         11         COLYERS REACH         CHELMSFORD         CM2 6RW         41         £4,634								
£160,000         22/04/2022         F         18         SHEARERS WAY         BOREHAM         CHELMSFORD         CM3 3AE         34         £4,706           £190,000         22/04/2022         S         11         COLYERS REACH         CHELMSFORD         CM2 6RW         41         £4,634								
£190,000 22/04/2022 S 11 COLYERS REACH CHELMSFORD CM2 6RW 41 £4,634								
£325,000 ZZ/04/ZUZZ I 14 CHEKWELL DRIVE CHELMSFORD CM1 ZJL 73 £4,452								
	£325,000	22/04/2022	14	CHERWELL DRIVE	CHELMSFORD	CM1 2JL	/3	£4,452

	11 1TG 59	
		£4,322
·	12 6AB 58	£4,224
, , ,	11 6AZ 157	£3,885
	12 9XH 40	£3,763
	11 3GR 58	£3,707
, , ,	12 6LN 87	£3,448
, , ,	11 2EF 74	£2,568
	11 2FZ 56	£1,643
	12 9PA 80	£5,938
	11 6NG 125	£4,640
	13 5SQ 82	£4,451
£460,000 25/04/2022 S 19 TOTNES WALK CHELMSFORD CN	11 6LU 108	£4,259
, , ,	11 3DD 85	£3,824
	13 4NY 135	£6,444
	11 6JA 100	£5,350
£465,000 26/04/2022 S 9 CRAISTON WAY CHELMSFORD CN	12 8ED 99	£4,697
£255,000 27/04/2022 F 11 GOODWIN CLOSE CHELMSFORD CM	12 9GX 37	£6,892
£440,000 27/04/2022 S 42 MEADOW ROAD RETTENDON COMMON CHELMSFORD CM	13 8DU 64	£6,875
£488,000 27/04/2022 D 48 MICAWBER WAY CHELMSFORD CN	11 4UE 84	£5,810
£830,000 27/04/2022 D WHINLATTER WELL LANE DANBURY CHELMSFORD CN	13 4AB 170	£4,882
£635,000 27/04/2022 D 6 HAVISHAM WAY CHELMSFORD CN	11 4UY 142	£4,472
£582,500 28/04/2022 S 54 SECOND AVENUE CHELMSFORD CN	11 4EU 98	£5,944
£425,000 28/04/2022 T 252A BROOMFIELD ROAD CHELMSFORD CN	11 4DY 99	£4,293
£315,000 28/04/2022 T 14 LAURENCE CROFT WRITTLE CHELMSFORD CM	11 3LN 75	£4,200
£159,000 28/04/2022 F 409 MEADGATE AVENUE CHELMSFORD CN	12 7NN 39	£4,077
	13 5SX 120	£3,625
£950,000 29/04/2022 D 17 HILL ROAD CHELMSFORD CM	12 6HW 118	£8,051
£1,275,000 29/04/2022 D WHITEDOWN SOUTH HANNINGFIELD ROAD SOUTH HANNINGFIELD CHELMSFORD CM	13 8HJ 194	£6,572
	12 6DF 87	£6,437
	13 5FA 70	£5,714
	13 4XW 42	£5,429
	11 1AE 61	£5,410
	12 8UT 89	£5,112
, , ,	12 6SW 72	£4,861
, , ,	11 7FP 110	£4,773
	12 9AX 91	£4,670
	11 4ES 24	£4,583
, , ,	11 6ED 109	£4,541
, , ,	13 3JJ 78	£4,423
, , ,	12 7NQ 78	£4,321
	12 OJW 232	£4,310
	12 9DU 92	£4,239
	12 6YN 115	£4,239
, , ,	12 8AJ 78	£3,846
, , ,	12 8AJ 78 11 2AR 158	£3,846 £3,481
		£3,478
	11 2NN 74 12 6GA 44	£3,446
, , ,		£2,898
£115,000 29/04/2022 F 28 CHARNWOOD AVENUE CHELMSFORD CN	11 2TQ 51	£2,255

C2EO 000	02/05/2022	C	DADDOW COURT		CHIDCH STREET	CDEAT BADDOW	CHELMCEORD	CN42 71D	NI/A	#VALUE!
£350,000	03/05/2022	F FLAT 7	BADDOW COURT		CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JB	N/A 60	
£500,000	03/05/2022	D	ACORNS	60	RIGNALS LANE		CHELMSFORD	CM2 8QU		£8,333
£372,500	03/05/2022	D		69	BRASSIE WOOD	HOME CREEN	CHELMSFORD	CM3 3FP	75	£4,967
£600,000		S			ST SWITHINS COTTAGES	HOWE GREEN	CHELMSFORD	CM2 7TN	128	£4,688
£375,000	03/05/2022	S		110	HEATH DRIVE		CHELMSFORD	CM2 9HG	87	£4,310
£580,000		S		8	ALBATROSS WAY		CHELMSFORD	CM3 3FX	158	£3,671
£725,000	04/05/2022	D	LINTON		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TQ	98	£7,398
£875,000	04/05/2022	D	RIDGEWAY		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	133	£6,579
£550,000	04/05/2022	D		6	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	91	£6,044
£481,000		S		91	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£5,938
£377,000	04/05/2022	Т		8	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	65	£5,800
£340,000	04/05/2022	Т		16	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£5,667
£214,000	04/05/2022	F		18	EVELYN PLACE		CHELMSFORD	CM1 3GY	57	£3,754
£485,000		S		92	MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£5,640
£490,000	05/05/2022	D		12	CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	94	£5,213
£1,125,000	05/05/2022	D	WHITE OAKS		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	234	£4,808
£415,000	05/05/2022	S		7	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	89	£4,663
£321,000	05/05/2022	Т		47	CROMPTON STREET		CHELMSFORD	CM1 3BW	69	£4,652
£445,000	05/05/2022	D		19	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	98	£4,541
£270,000	05/05/2022	F		33	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	60	£4,500
£308,000	05/05/2022	Т		31	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	74	£4,162
£560,000	05/05/2022	D		58	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	138	£4,058
£375,000	06/05/2022	S		12	JACKSON PLACE		CHELMSFORD	CM2 9SF	62	£6,048
£302,500	06/05/2022	T		20	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	51	£5,931
£317,000	06/05/2022	T		17	INKERPOLE PLACE		CHELMSFORD	CM2 6UD	55	£5,764
£672,500	06/05/2022	S		51	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	118	£5,699
£400,000	06/05/2022	F FLAT 9	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,556
£365,000	06/05/2022	Т		25	CROMPTON STREET		CHELMSFORD	CM1 3BW	71	£5,141
£362,500	06/05/2022	Т	501A		MEADGATE AVENUE		CHELMSFORD	CM2 7NW	79	£4,589
£420,000	06/05/2022	S		26	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	93	£4,516
£325,000	06/05/2022	S		32	TIMSONS LANE		CHELMSFORD	CM2 6AG	75	£4,333
£275,000	06/05/2022	S		19	PRYKES DRIVE		CHELMSFORD	CM1 1TP	66	£4,167
£450,000	06/05/2022	S		13	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	111	£4,054
£270,000	06/05/2022	F		18	PRYKES DRIVE		CHELMSFORD	CM1 1TP	68	£3,971
£220,000	06/05/2022	E		312	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,929
£217,500	06/05/2022	F		13	OASIS COURT		CHELMSFORD	CM2 6JU	57	£3,816
£410,000	09/05/2022	S		44	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	77	£5,325
£347,000	09/05/2022	T		20	LUCAS AVENUE		CHELMSFORD	CM2 9JL	71	£4,887
£700,000	09/05/2022	S		6	FOURTH AVENUE		CHELMSFORD	CM1 4HA	154	£4,545
£260,000	09/05/2022	T		121	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	59	£4,407
£150,000	09/05/2022	F		29	CROCUS WAY	JOOTH WOODINWITEIMENS	CHELMSFORD	CM1 6XP	37	£4,054
£152,000	09/05/2022	F		34	ALBION COURT		CHELMSFORD	CM2 OUT	40	£3,800
£132,000 £210,000	09/05/2022	F		45	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£210,000	09/05/2022	F		45	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,673
£360,000	10/05/2022	T T		32	UPPER BRIDGE ROAD		CHELMSFORD	CM1 10E	70	£5,143
£367,500	10/05/2022	D		7	ABBOTSLEIGH ROAD	COUTH WOODHAM EERBERS	CHELMSFORD	CM2 UAZ CM3 5SR	101	£3,639
		S		152	AVON ROAD	SOUTH WOODHAM FERRERS				
£362,500	10/05/2022	T		67	GOLDING THOROUGHFARE		CHELMSFORD CHELMSFORD	CM1 2LB CM2 6UF	101 60	£3,589
£375,000 £390,000	11/05/2022 11/05/2022	S		4	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	75	£6,250
1390,000	11/05/2022	3		4	FEGGOTTT CLOSE		CHELINISFURD	CIVIT 4XU	/5	£5,200

£675,000	11/05/2022		6	QUINION CLOSE		CHELMSFORD	CM1 4UH	132	£5,114
£555,000	11/05/2022	D	14	SPENLOW DRIVE		CHELMSFORD	CM1 4UQ	112	£4,955
£320,000	11/05/2022	F THE HOPPITT, 24		BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	66	£4,848
£467,500	11/05/2022	S	22	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	103	£4,539
£326,000	11/05/2022	S	5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,705
£240,000	11/05/2022	F 369A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	70	£3,429
£1,150,000	11/05/2022	D CONLIG		COPT HILL	DANBURY	CHELMSFORD	CM3 4NN	338	£3,402
£170,000	11/05/2022	F	11	AZALEA COURT		CHELMSFORD	CM1 6YL	50	£3,400
£232,500	12/05/2022	F	13	DEVON MEWS		CHELMSFORD	CM2 0GD	37	£6,284
£410,000	12/05/2022	Т	26	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	70	£5,857
£660,000	12/05/2022	S	17	DORSET AVENUE		CHELMSFORD	CM2 9TZ	118	£5,593
£915,000	12/05/2022	D	12	HAY GREEN	DANBURY	CHELMSFORD	CM3 4NU	169	£5,414
£220,000	12/05/2022	Т	78	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£5,366
£870,000	12/05/2022	D	12	FREDERICK HAWKES GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6BT	208	£4,183
£1,650,000	13/05/2022	D BROOKFIELD		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	245	£6,735
£320,000	13/05/2022	S	6	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	55	£5,818
£287,750	13/05/2022	Т	9	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	50	£5,755
£420,000	13/05/2022	S	30	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	79	£5,316
£475,000	13/05/2022	S	37	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,167
£210,000	13/05/2022	F	31	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,118
£317,000	13/05/2022	Т	200	LINNET DRIVE		CHELMSFORD	CM2 8AJ	77	£4,117
£390,000	13/05/2022	D	41	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	97	£4,021
£332,000	13/05/2022	Т	55	RECTORY LANE		CHELMSFORD	CM1 1RE	87	£3,816
£182,000	13/05/2022	F	28	AZALEA COURT		CHELMSFORD	CM1 6YL	49	£3,714
£350,000	16/05/2022	Т	37	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	70	£5,000
£382,000	16/05/2022	S	17	HILLARY CLOSE		CHELMSFORD	CM1 7RR	83	£4,602
£120,000	17/05/2022	F	38	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	25	£4,800
£500,000	17/05/2022	Т	74	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	155	£3,226
£350,000	18/05/2022	Т	7	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	62	£5,645
£742,500	19/05/2022	D	28	HOWARD DRIVE		CHELMSFORD	CM2 6PE	145	£5,121
£430,000	19/05/2022	S	43	PETREL WAY		CHELMSFORD	CM2 8XH	87	£4,943
£460,000	19/05/2022	S	59	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PH	101	£4,554
£320,000	19/05/2022	S	5	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	86	£3,721
£350,000	20/05/2022	Т	32	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	59	£5,932
£385,000	20/05/2022	S	35	RAINSFORD LANE		CHELMSFORD	CM1 2QS	69	£5,580
£215,000	20/05/2022	F	167	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	44	£4,886
£750,000	20/05/2022	D	21	RIGNALS LANE		CHELMSFORD	CM2 8QT	158	£4,747
£595,000	20/05/2022	D	42	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	127	£4,685
£335,000	20/05/2022	T	281	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,589
£390,000	20/05/2022	T	78	MARCONI ROAD		CHELMSFORD	CM1 1QD	86	£4,535
£1,825,000	20/05/2022	S BRAMCOTE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	408	£4,473
£490,000	20/05/2022	S	21	JOHNSON ROAD		CHELMSFORD	CM2 7JL	118	£4,153
£205,000	20/05/2022	F 43 CANSIDE		MEADOW WALK		CHELMSFORD	CM1 1FU	52	£3,942
£327,500	20/05/2022	T 45 CHASIDE	15	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	84	£3,899
£350,000	20/05/2022	S	4	DUKES LANE		CHELMSFORD	CM2 6AD	91	£3,846
£332,000	20/05/2022	T	153	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	110	£3,018
£248,000	23/05/2022	T	53	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	45	£5,511
£363,000	23/05/2022	D	43	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	70	£5,186
£555,000	23/05/2022		7	BRAMSTON CLOSE	330111 WOODINWI LIMENS	CHELMSFORD	CM2 7EW	135	£4,111
1333,000	23/03/2022			DIV IIVID I OIN CLOSE		CITELIVISI OND	CIVIZ / LVV	133	L-7, 111

£340,000 2	23/05/2022	2	2 PA	AYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	91	£3,736
£195,000 2	24/05/2022	18	8 SA	YWELL BROOK		CHELMSFORD	CM2 6RJ	40	£4,875
£320,000 2	24/05/2022	64	4 WI	ICKLOW AVENUE		CHELMSFORD	CM1 2HQ	78	£4,103
£145,000 2	24/05/2022 F	90	0 GO	ODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,152
£436,000 2	25/05/2022 I	27	7 TH	HE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY	75	£5,813
£675,000 2	25/05/2022	25	5 ST	FABIANS DRIVE		CHELMSFORD	CM1 2PR	120	£5,625
£440,000 2	25/05/2022	101	1 LIN	NNET DRIVE		CHELMSFORD	CM2 8AG	106	£4,151
£195,000 2	25/05/2022 F	408	8 DU	JRRANT COURT		CHELMSFORD	CM1 1UE	51	£3,824
£450,000 2	25/05/2022	2	2 CA	ARNATION CLOSE		CHELMSFORD	CM1 6XR	118	£3,814
£211,000 2	25/05/2022 F	FLAT 27 BURWOOD COURT	GO	OLDLAY AVENUE		CHELMSFORD	CM2 0TW	59	£3,576
£375,000 2	26/05/2022	26	6 BA	ACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	69	£5,435
£525,000 2	26/05/2022 I	83	3 FAI	AIRWAY DRIVE		CHELMSFORD	CM3 3FG	97	£5,412
£455,000 2	26/05/2022	WOODLANDS	NA	ATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	87	£5,230
£210,000 2	26/05/2022 F	47 ARMSTRONG GIBBS COURT	TH	IE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	65	£3,231
£330,000 2	26/05/2022	87	7 MI	ILDMAY ROAD		CHELMSFORD	CM2 0DR	109	£3,028
£460,000 2	27/05/2022	54	4 STE	EWART ROAD		CHELMSFORD	CM2 9BB	55	£8,364
£720,000 2	27/05/2022	LYNDON	PR	RIVATE ROAD		CHELMSFORD	CM2 8TH	109	£6,606
£250,000 2	27/05/2022	2	2 LO	BELIA CLOSE		CHELMSFORD	CM1 6YE	41	£6,098
£395,500 2	27/05/2022	43	3 REI	MBRANDT GROVE		CHELMSFORD	CM1 6GD	68	£5,816
£530,000 2	27/05/2022	16	6 PA	ALMERS CROFT		CHELMSFORD	CM2 6SR	98	£5,408
£310,000 2	27/05/2022 F	7	7 RO	DBERT MCCARTHY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6DR	70	£4,429
	27/05/2022 F	8A	SO	OUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	53	£4,208
	27/05/2022	77	7 NE	W WRITTLE STREET		CHELMSFORD	CM2 0LF	130	£4,154
	27/05/2022 F	31	1 CR	ROCUS WAY		CHELMSFORD	CM1 6XP	50	£4,000
£312,000 2	27/05/2022	17	7 BEI	LVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	79	£3,949
	27/05/2022	2 SANDFORD COURT		ANDFORD ROAD		CHELMSFORD	CM2 6DD	68	£3,897
	27/05/2022 F	16	6 HA	ARRY LEMON COURT	SPRINGFIELD	CHELMSFORD	CM1 6DU	113	£3,717
	30/05/2022	13	3 BA	ANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW	67	£6,343
	30/05/2022	26		JEENS ROAD		CHELMSFORD	CM2 6HA	120	£6,208
	30/05/2022	19		CHFIELD CLOSE		CHELMSFORD	CM1 2XW	69	£5,797
	30/05/2022	56		JSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH	56	£5,768
	30/05/2022	1		NGMORE AVENUE		CHELMSFORD	CM2 7NT	79	£4,873
	30/05/2022 F	63		OND STREET		CHELMSFORD	CM1 1GD	79	£4,810
	30/05/2022	20		ARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	50	£4,020
	31/05/2022	40	-	RASSIE WOOD		CHELMSFORD	CM3 3FQ	N/A	#VALUE!
	31/05/2022 F	4		EVON MEWS		CHELMSFORD	CM2 0GD	38	£5,724
	31/05/2022	 7		L SAINTS CLOSE		CHELMSFORD	CM1 7HT	74	£5,426
	31/05/2022	INGLEMIRE		JNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	123	£5,203
	31/05/2022	1		ARREN CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HP	133	£4,406
	31/05/2022	40		MARGARETS ROAD		CHELMSFORD	CM2 6DT	89	£4,270
	31/05/2022	36		MSONS LANE		CHELMSFORD	CM2 6AG	86	£4,244
	31/05/2022	15		JGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET	97	£4,175
	31/05/2022	46		BEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	139	£3,813
	31/05/2022	15		ELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	106	£3,632
	01/06/2022	102	-	ORTINBRAS WAY	550111	CHELMSFORD	CM2 9PA	60	£7,250
	01/06/2022	THE COTTAGE		ORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW	84	£6,548
	01/06/2022	14		DGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	97	£6,186
	01/06/2022	19		CHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	42	£6,119
	01/06/2022	39		RAMPIAN GROVE	300111 WOODHAW I LINENS	CHELMSFORD	CM1 2HJ	63	£5,635
	JI/UU/ZUZZ 3	39	שט פ	VAINILIUM OUAE		CHELINISFORD	CIVIT ZUJ	03	13,033

## 150,000   \$1,006/2022   \$   \$3   \$1,000,000   \$3   \$1,000,000   \$1,	C41F 000	01/06/2022	D		20	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	74	CE 600
159,000   10,06,0022   5   12   DUMMORE NOAD   SPRINGFIELD   CHELMSTORD   CALL BY SE   5,105   144,000   10,06,0022   F   FLAT 27   3   DUMMORE NOAD   CHELMSTORD   CALL BY SE   5,000   1313,500   10,06,0022   F   FLAT 27   3   DUMMORE NOAD   CHELMSTORD   CALL BY SE   5,000   143,500   10,06,0022   F   FLAT 27   3   DUMMORE NOAD   CHELMSTORD   CALL BY SE   6,000   143,500   10,06,0022   F   FLAT 27   3   DUMMORE NOAD   CHELMSTORD   CALL BY SE   6,000   143,500   10,06,0022   F   FLAT 27   3   DUMMORE NOAD   CHELMSTORD   CALL BY SE   6,000   1435,000   10,06,0022   F   13   DUMMORE NOAD   CHELMSTORD   CALL BY SE   6,000   1435,000   10,06,0022   T   15   DUMMORE NOAD   CHELMSTORD   CALL BY SE   6,000   1435,000   10,06,0022   F   0   T   H SWITSHORD   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   F   0   T   H SWITSHORD   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   F   0   T   H SWITSHORD   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   F   0   T   H SWITSHORD   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   S   0   1   EURITOR DRIVE   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   S   0   1   EURITOR DRIVE   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   S   0   1   EURITOR DRIVE   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   S   1   1   M ARCON ROAD   CHELMSTORD   CALL BY SE   6,392   1415,000   10,06,0022   F   1   1   M ARCON ROAD   CHELMSTORD   CHELMS							BUREHAIVI				
E48,000   01,06/2022   5						·	CDDINCTICID				
E1383,000   01/06/2002   F							SPRINGFIELD				
GELONIC   GELONIC   F											
F270,000   1/06/2022   F											-
FATOLOGY   17/06/2022   S											-
EST-50.00							WRITTIE				
E355,000   0,106/2022   F							WRITTLE				
2183,000   01,06/2022   F											
E155,000							CDDINCTICID				
E22,0000											
E45,000							GREAT BADDOW				
E45,000   01,06/2022 T											
E\$90,000 03/86/2022 F 139 MARCON ROAD CHEIMSFORD CM 11 IR 103 63,786 £288,000 06/86/2022 F 139 WHARF ROAD CHEIMSFORD CM 26'FS 57 63,702 £432,000 06/86/2022 F 173 WOODHAIL ROAD CHEIMSFORD CM 14AZ 96 £4,500 £188,000 07/86/2022 F 173 WOODHAIL ROAD CHEIMSFORD CM 14AZ 96 £4,500 £188,000 07/86/2022 S 173 WOODHAIL ROAD CHEIMSFORD CM 14AF 52 £3,558 £402,000 07/86/2022 S 5 55 81ASSFORD LONE CHEIMSFORD CM 27 F 55,289 £500,000 07/86/2022 S 5 55 81ASSFORD LONE CHEIMSFORD CM 27 F 55,289 £500,000 07/86/2022 S 1 23 MOLRANS LANE GREAT BADDOW CHEIMSFORD CM 27 AG 139 £4,676 £575,000 07/86/2022 S 2 3 MOLRANS LANE GREAT BADDOW CHEIMSFORD CM 27 AG 139 £4,676 £575,000 08/86/2022 F 2 3 SYMOUR STREET CHEIMSFORD CM 27 AG 139 £4,676 £575,000 08/86/2022 F 2 28 SYMOUR STREET CHEIMSFORD CM 27 AG 139 £4,676 £643,000 18/86/2022 F 2 3 SYMOUR STREET CHEIMSFORD CM 27 AG 159 £4,643 £643,000 18/86/2022 F 2 3 MENDIP ROAD CHEIMSFORD CM 27 AG 159 £4,643 £643,000 110/86/2022 T 7 7 MENDIP ROAD CHEIMSFORD CM 27 AG 159 £4,643 £643,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 27 H 65,339 £655,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 27 H 65,339 £657,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 12 H 67 £5,156 £655,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 14 AV 56 £5,339 £657,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 14 F 65,156 £655,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 17 F 165,156 £655,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 17 F 165,156 £655,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 17 F 165,339 £657,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 17 F 165,339 £657,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 17 F 165,339 £657,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 17 F 165,339 £657,000 110/86/2022 S 3 81 QUEENS ROAD CHEIMSFORD CM 17 F 165,339 £657,000 110/86/2022 F 5 S LITTLE DOMINIE COURT FARREWOOD ROVE GREAT EIGHS CHEIMSFORD CM 17 F 165,340 £657,000 110/86/2022 F 5 S LITTLE DOMINIE COURT FARREWOOD ROVE GREAT EIGHS CHEIMSFORD CM 27 F 6 6,330 £657,000 110/86/2022 F 5 S LITTLE DOM											
E788,000											
E43,000 06/06/2022 S											
E185,000 06/06/2022 F 127 WOODHALL ROAD CHELMSFORD CM2 8PK 76 65,289 6400,000 07/06/2022 S 5 65 RAINSFORD LANE GREAT BADDOW CHELMSFORD CM2 8PK 76 65,289 650,000 07/06/2022 S 2 23 MODERANS LANE GREAT BADDOW CHELMSFORD CM2 77 65,195 655,000 07/06/2022 D 1 BARN GREEN CHELMSFORD CM2 77 65,195 655,000 07/06/2022 D 1 BARN GREEN CHELMSFORD CM2 77 64,4675 64,675 64											
£402,000         07/06/2022         D         132         PYMS ROAD         CHELMSFORD         CM2 8PX         76         £5,289           £400,000         07/06/2022         S         65         RAINSFORD LANE         CHELMSFORD         CM2 2A         £5,289           £650,000         07/06/2022         D         1         BAN GREEN         CHELMSFORD         CM2 7AG         139         £4,676           £250,000         08/06/2022         F         28         SEYMOUR STREET         CHELMSFORD         CW1 EUG         129         £4,457           £430,000         08/06/2022         D         23         RODING LEIGH         SOUTH WOODHAM FERRERS         CHELMSFORD         CW3 522         106         £4,057           £430,000         10/06/2022         S         3         MENDIP PROAD         CHELMSFORD         CW1 2HN         60         £7,167           £450,000         10/06/2022         S         81         QUEENS ROAD         CHELMSFORD         CW2 6HB         67         £6,716           £355,000         10/06/2022         S         9         7         PENTLAND AVENUE         CHELMSFORD         CW1 6HB         67         £6,716           £355,000         10/06/2022         T											
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£550,000         07/06/2022         S         23         MOLRAMIS LANE         GREAT BADDOW         CHELMSFORD         CM2 139         £4,575           £750,000         07/06/2022         F         28         SEYMOUR STREET         CHELMSFORD         CM2 (NZ         25         £4,457           £430,000         08/06/2022         D         23         RODING LEIGH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 512         106         £4,057           £430,000         10/06/2022         T         73         MENDIP PROAD         CHELMSFORD         CM1 2HN         60         £4,057           £455,000         10/06/2022         S         81         QUEENS ROAD         CHELMSFORD         CM2 6HB         67         £6,716           £435,000         10/06/2022         S         81         QUEENS ROAD         CHELMSFORD         CM1 6HB         67         £6,339           £397,000         10/06/2022         T         62         UPLANDS DRIVE         CHELMSFORD         CM1 6TB         77         £5,156           £735,000         10/06/2022         D         45         HUMBER ROAD         CHELMSFORD         CM1 6TB         77         £5,156           £745,000         10/06/2022         T											
£75,000         02/106/2022         D         1         BARN GREN         CHELMSFORD         CMI EUG         129         £4,457           £430,000         08/06/2022         D         28         SEYMOND STEET         CHELMSFORD         CMI 20X         29         £4,462           £430,000         10/06/2022         T         73         MENDIP ROAD         CHELMSFORD         CMI 21HN         60         £7,167           £430,000         10/06/2022         S         81         QUESTOR         CMI 21HN         60         £7,167           £435,000         10/06/2022         S         7         PENTLAND AVENUE         CHELMSFORD         CMI 4AY         56         £6,339           £735,000         10/06/2022         T         62         UPLAND DRIVE         CHELMSFORD         CMI 4AY         56         £6,339           £735,000         10/06/2022         D         45         HUMBER ROAD         CHELMSFORD         CMI 7PE         145         £5,166           £415,000         10/06/2022         T         3         PERRICLOSE         CHELMSFORD         CMI 4DI         87         £5,156           £435,000         10/06/2022         D         28         BICKERTON POINT         SOUTH WOODHAM FERRER											
£260,000         08/06/2022 F         28         SEYMOUR STREET         CHELMSFORD         CM2 0RX         56         £4,643           £430,000         08/06/2022 T         23         RODING LEIGH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 51Z         106         £4,057           £430,000         10/06/2022 T         5         81         QUEENS ROAD         CHELMSFORD         CM1 24M         56         £6,716           £355,000         10/06/2022 S         5         81         QUEENS ROAD         CHELMSFORD         CM1 44M         56         £6,716           £335,000         10/06/2022 S         7         PENTALADA AVENUE         CHELMSFORD         CM1 44M         56         £6,316           £735,000         10/06/2022 D         45         HUMBER ROAD         CHELMSFORD         CM1 6TW         77         £5,156           £400,000         10/06/2022 D         45         HUMBER ROAD         CHELMSFORD         CM1 4ED         119         £5,042           £415,000         10/06/2022 S         14         SIXTH AVENUE         CHELMSFORD         CM1 4ED         119         £5,069           £445,000         10/06/2022 T         3         PERRICLOSE         CHELMSFORD         CM1 4ED         119							GREAT BADDOW				
£430,000         8/86/2022         D         23         RODING LEIGH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 51Z         106         £4,057           £430,000         10/06/2022         T         73         MENDIP ROAD         CHELMSFORD         CM1 2HN         60         E7,167           £450,000         10/06/2022         S         7         PENTLAND AVENUE         CHELMSFORD         CM1 4AV         56         £6,399           £397,000         10/06/2022         D         45         HUMBER ROAD         CHELMSFORD         CM1 6TW         77         £51,599           £600,000         10/06/2022         D         45         HUMBER ROAD         CHELMSFORD         CM1 7PE         145         £5,069           £615,000         10/06/2022         S         14         SIXTH AVENUE         CHELMSFORD         CM1 4ED         119         £5,042           £415,000         10/06/2022         S         18         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 6W         76         £4,730           £455,000         10/06/2022         S         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 5VH         £4,732 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>											
E430,000         10/06/2022         T         73         MENDIP ROAD         CHELMSFORD         CM12HN         60         67,167           £435,000         10/06/2022         S         81         QUEENS ROAD         CHELMSFORD         CM2 6HB         67         66,716           £355,000         10/06/2022         S         7         PENTLAND AVENUE         CHELMSFORD         CM1 6W1         77         65,39           £397,000         10/06/2022         T         62         UPLANDS DRIVE         CHELMSFORD         CM1 6W1         77         65,156           £495,000         10/06/2022         S         45         HUMBER ROAD         CHELMSFORD         CM1 7PE         145         56,069           £600,000         10/06/2022         S         14         SIXTH AVENUE         CHELMSFORD         CM1 4EU         119         £5,069           £445,000         10/06/2022         T         3         PERRICLOSE         CHELMSFORD         CM1 6U         87         £4,770           £455,000         10/06/2022         S         163         MOUSHAM DRIVE         CHELMSFORD         CM3 9W2         130         £4,730           £212,500         10/06/2022         S         LITTLE DOMINIE COURT         F											
£450,000         10/06/2022         S         81         QUEENS ROAD         CHELMSFORD         CM2 6HB         67         £6,716           £335,000         10/06/2022         S         7         PENTLAND AVENUE         CHELMSFORD         CM1 4AV         56         £6,339           £337,000         10/06/2022         T         62         UPLANDS DRIVE         CHELMSFORD         CM1 4TW         56         £6,339           £600,000         10/06/2022         D         45         HUMBER ROAD         CHELMSFORD         CM1 7FE         145         £5,069           £615,000         10/06/2022         T         3         PERRICLOSE         CHELMSFORD         CM1 4ED         19         £6,700           £455,000         10/06/2022         T         3         PERRICLOSE         CHELMSFORD         CM3 5YG         96         £4,740           £615,000         10/06/2022         D         28         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YG         96         £4,740           £615,000         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 1GT         45         £4,722           £30							SOUTH WOODHAM FERRERS				
E355,000 10/06/2022 S 7 PENTLAND AVENUE CHELMSFORD CM1 4AY 56 E6,339 E39,000 10/06/2022 T 62 UPLANDS DRIVE CHELMSFORD CM1 6TW 77 E5,156 E735,000 10/06/2022 D 45 HUMBER ROAD CHELMSFORD CM1 77 E5,156 E600,000 10/06/2022 S 14 SIXTH AVENUE CHELMSFORD CM1 4ED 119 E5,042 E415,000 10/06/2022 T 3 PERRICLOSE CHELMSFORD CM1 4ED 119 E5,042 E415,000 10/06/2022 T 3 PERRICLOSE CHELMSFORD CM1 6UJ 87 E4,770 E455,000 10/06/2022 S BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5VG 96 E4,740 E615,000 10/06/2022 S BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5VG 96 E4,731 E212,500 10/06/2022 F 5 LITTLE DOMINIE COURT FAVEWOOD DRIVE GREAT LEIGHS CHELMSFORD CM3 5VG 96 E4,732 E236,000 10/06/2022 F 5 LITTLE DOMINIE COURT FAVEWOOD DRIVE GREAT LEIGHS CHELMSFORD CM3 5VG 90 E4,332 E236,000 10/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5VG 90 E4,332 E236,000 10/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5VG 90 E4,332 E236,000 10/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5VG 90 E4,330 E236,000 10/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM3 5VG 90 E4,330 E236,000 10/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM2 6RD 62 E3,806 E217,500 10/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM2 6RD 62 E3,806 E217,500 11/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM1 2VG 64 E3,203 E425,000 11/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM1 2VG 64 E3,203 E425,000 11/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM1 2VG 64 E3,300 E425,000 11/06/2022 F 5 BICKERTON POINT SOUTH WOODHAM FERRERS CHELMSFORD CM1 2VG 64 E3,300 E425,000											
£397,000         10/06/2022         T         62         UPLANDS DRIVE         CHELMSFORD         CM1 6TW         77         £5,156           £735,000         10/06/2022         D         45         HUMBER ROAD         CHELMSFORD         CM1 7FE         145         £5,069           £600,000         10/06/2022         S         5         14         SIXTH AVENUE         CHELMSFORD         CM1 4EU         119         £5,062           £415,000         10/06/2022         T         3         PERRICLOSE         CHELMSFORD         CM1 6UJ         87         £4,770           £455,000         10/06/2022         D         28         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YG         96         £4,740           £615,000         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 9G         £4,732           £390,500         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 5ZH         90         £4,332           £390,500         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LE						•					
## F735,000											
£600,000         10/06/2022         S         14         SIXTH AVENUE         CHELMSFORD         CM1 4ED         119         £5,042           £415,000         10/06/2022         T         3         PERRICLOSE         CHELMSFORD         CM1 6UJ         87         £4,770           £455,000         10/06/2022         D         28         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5VG         96         £4,740           £615,000         10/06/2022         S         163         MOULSHAM DRIVE         CHELMSFORD         CM3 9PZ         130         £4,731           £212,500         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 1GT         45         £4,722           £390,500         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 1GT         45         £4,732           £235,000         10/06/2022         F         5         LITTLE DOMINIE COURT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         63         £3,806           £217,500         10/06/2022         F         5         BUCKLEBURY HEATH											
£415,000         10/06/2022         T         3         PERRICLOSE         CHELMSFORD         CM1 6UJ         87         £4,770           £455,000         10/06/2022         D         28         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YG         96         £4,740           £212,500         10/06/2022         F         S LITTLE DOMINIE COURT         FAVREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM2 9PZ         130         £4,732           £390,500         10/06/2022         D         3         THORINS GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZH         90         £4,339           £236,000         10/06/2022         F         S BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 6RD         62         £3,806           £217,500         10/06/2022         F         S BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM2 6RD         62         £3,806           £217,500         10/06/2022         F         S BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM1 2LI         64         £3,203           £425,000         11/06/2022         F         S ARMSTRONG GIBBS COURT         THE CAUSEWAY											
£455,000         10/06/2022         D         28         BICKERTON POINT         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5YG         96         £4,740           £615,000         10/06/2022         S         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM2 9PZ         130         £4,731           £309,500         10/06/2022         D         S         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 5ZH         90         £4,339           £236,000         10/06/2022         F         S         LITTLE DOMINIE COURT         FAYREWOOD TRIVE         GREAT LEIGHS         CHELMSFORD         CM3 5ZH         90         £4,339           £236,000         10/06/2022         F         S         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         63         £3,806           £217,500         10/06/2022         F         S         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         64         £3,203           £425,000         11/06/2022         F         S         AVON ROAD         CHELMSFORD         CM1 2IL         64         £3,203           £425,000         13/06/2022											
£615,000         10/06/2022         S         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM2 9PZ         130         £4,731           £212,500         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 1GT         45         £4,722           £390,500         10/06/2022         D         3         THORINS GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZH         90         £4,339           £236,000         10/06/2022         F         9         £4,339         CM2 6RD         62         £3,806           £217,500         10/06/2022         F         9         £4,320         CM2 6RD         62         £3,806           £205,000         10/06/2022         F         3         AVON ROAD         CHELMSFORD         CM3 5ZU         64         £3,203           £425,000         11/06/2022         S         28         THE LARTHINGS         CHELMSFORD         CM1 4FL         95         £4,474           £290,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 0NP         54 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>											
£212,500         10/06/2022         F         5         LITTLE DOMINIE COURT         FAYREWOOD DRIVE         GREAT LEIGHS         CHELMSFORD         CM3 1GT         45         £4,722           £390,500         10/06/2022         D         3         THORINS GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZH         90         £4,339           £236,000         10/06/2022         F         19         ABBOTTS PLACE         CHELMSFORD         CM3 5ZU         62         £3,806           £217,500         10/06/2022         F         58         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         63         £3,452           £205,000         10/06/2022         F         30         AVON ROAD         CHELMSFORD         CM1 2IZ         64         £3,203           £425,000         11/06/2022         S         28         THE LARTHINGS         CHELMSFORD         CM1 4FL         95         £4,474           £290,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         60         £4,833           £260,000         13/06/2022         F         53         ARMSTRONG         CM2 7FR <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>SOUTH WOODHAM FERRERS</td> <td></td> <td></td> <td></td> <td></td>							SOUTH WOODHAM FERRERS				
£390,500         10/06/2022         D         3 THORINS GATE         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZH         90         £4,339           £236,000         10/06/2022         F         19         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         62         £3,806           £217,500         10/06/2022         F         58         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         63         £3,452           £205,000         10/06/2022         F         30         AVON ROAD         CHELMSFORD         CM1 2IZ         64         £3,203           £425,000         11/06/2022         S         28         THE LARTHINGS         CHELMSFORD         CM1 4FL         95         £4,474           £290,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         60         £4,833           £260,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 0NP         54         £4,815           £320,000         13/06/2022         T         51         PENNINE ROAD         CHELMSFORD <t< td=""><td></td><td></td><td></td><td></td><td>163</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>					163						
£236,000         10/06/2022         F         19         ABBOTTS PLACE         CHELMSFORD         CM2 6RD         62         £3,806           £217,500         10/06/2022         F         58         BUCKLEBURY HEATH         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5ZU         63         £3,452           £205,000         10/06/2022         F         30         AVON ROAD         CHELMSFORD         CM1 2JZ         64         £3,203           £425,000         11/06/2022         S         28         THE LARTHINGS         CHELMSFORD         CM1 4FL         95         £4,474           £290,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         60         £4,833           £260,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         60         £4,833           £260,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 0NP         54         £4,815           £230,000         13/06/2022         T         51         PENNIN R				5 LITTLE DOMINIE COURT							
£217,500       10/06/2022       F       58       BUCKLEBURY HEATH       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5ZU       63       £3,452         £205,000       10/06/2022       F       30       AVON ROAD       CHELMSFORD       CM1 2JZ       64       £3,203         £425,000       11/06/2022       S       28       THE LARTHINGS       CHELMSFORD       CM1 4FL       95       £4,474         £290,000       13/06/2022       F       53       ARMSTRONG GIBBS COURT       THE CAUSEWAY       GREAT BADDOW       CHELMSFORD       CM2 7FR       60       £4,833         £260,000       13/06/2022       F       10       CREANCE COURT       CHELMSFORD       CM2 0NP       54       £4,815         £320,000       13/06/2022       T       51       PENNINE ROAD       CHELMSFORD       CM1 2GH       75       £4,267         £230,000       13/06/2022       F       8       WICKS PLACE       CHELMSFORD       CM1 2GH       59       £3,898         £425,000       13/06/2022       S       4       MOUNT PLEASANT ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM2 9LN       111       £3,814         £270,000       13/06/2022       T       29       LUCAS AVENUE <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>SOUTH WOODHAM FERRERS</td> <td></td> <td></td> <td></td> <td></td>							SOUTH WOODHAM FERRERS				
£205,000       10/06/2022       F       30       AVON ROAD       CHELMSFORD       CM1 2JZ       64       £3,203         £425,000       11/06/2022       S       28       THE LARTHINGS       CHELMSFORD       CM1 4FL       95       £4,474         £290,000       13/06/2022       F       53       ARMSTRONG GIBBS COURT       THE CAUSEWAY       GREAT BADDOW       CHELMSFORD       CM2 7FR       60       £4,833         £260,000       13/06/2022       F       53       ARMSTRONG GIBBS COURT       THE CAUSEWAY       GREAT BADDOW       CHELMSFORD       CM2 7FR       60       £4,833         £260,000       13/06/2022       F       53       ARMSTRONG GIBBS COURT       THE CAUSEWAY       GREAT BADDOW       CHELMSFORD       CM2 0NP       54       £4,815         £320,000       13/06/2022       T       51       PENNINE ROAD       CHELMSFORD       CM2 0NP       54       £4,815         £320,000       13/06/2022       F       8       WICKS PLACE       CHELMSFORD       CM1 2HG       75       £4,267         £425,000       13/06/2022       S       4       MOUNT PLEASANT ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5PA       97       £3,814         £270,000											
£425,000         11/06/2022         S         28         THE LARTHINGS         CHELMSFORD         CM1 4FL         95         £4,474           £290,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         60         £4,833           £260,000         13/06/2022         F         10         CREANCE COURT         CHELMSFORD         CM2 0NP         54         £4,815           £320,000         13/06/2022         T         51         PENNINE ROAD         CHELMSFORD         CM1 2HG         75         £4,267           £230,000         13/06/2022         F         8         WICKS PLACE         CHELMSFORD         CM1 2HG         75         £4,267           £230,000         13/06/2022         S         40         GORDON ROAD         CHELMSFORD         CM2 9LN         11         £3,829           £370,000         13/06/2022         S         4         MOUNT PLEASANT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PA         97         £3,814           £270,000         13/06/2022         T         29         LUCAS AVENUE         CHELMSFORD         CM2 9JL         76         £3,553 <t< td=""><td></td><td></td><td><u> </u></td><td></td><td></td><td></td><td>SOUTH WOODHAM FERRERS</td><td></td><td></td><td></td><td></td></t<>			<u> </u>				SOUTH WOODHAM FERRERS				
£290,000         13/06/2022         F         53         ARMSTRONG GIBBS COURT         THE CAUSEWAY         GREAT BADDOW         CHELMSFORD         CM2 7FR         60         £4,833           £260,000         13/06/2022         F         10         CREANCE COURT         CHELMSFORD         CM2 0NP         54         £4,815           £320,000         13/06/2022         T         51         PENNINE ROAD         CHELMSFORD         CM1 2HG         75         £4,267           £230,000         13/06/2022         F         8         WICKS PLACE         CHELMSFORD         CM1 2GH         59         £3,898           £425,000         13/06/2022         S         40         GORDON ROAD         CHELMSFORD         CM2 9LN         111         £3,829           £370,000         13/06/2022         S         4         MOUNT PLEASANT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PA         97         £3,814           £270,000         13/06/2022         T         29         LUCAS AVENUE         CHELMSFORD         CM2 9JL         76         £3,553           £465,000         14/06/2022         T         32         THE GREEN         WRITTLE         CHELMSFORD         CM1 3DU         71         £6,549 <td></td>											
£260,000         13/06/2022         F         10         CREANCE COURT         CHELMSFORD         CM2 ONP         54         £4,815           £320,000         13/06/2022         T         51         PENNINE ROAD         CHELMSFORD         CM1 2HG         75         £4,267           £230,000         13/06/2022         F         8         WICKS PLACE         CHELMSFORD         CM1 2GH         59         £3,898           £425,000         13/06/2022         S         40         GORDON ROAD         CHELMSFORD         CM2 9LN         111         £3,829           £370,000         13/06/2022         S         4         MOUNT PLEASANT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PA         97         £3,814           £270,000         13/06/2022         T         29         LUCAS AVENUE         CHELMSFORD         CM2 9JL         76         £3,553           £465,000         14/06/2022         T         32         THE GREEN         WRITTLE         CHELMSFORD         CM1 3DU         71         £6,549					28						
£320,000         13/06/2022         T         51         PENNINE ROAD         CHELMSFORD         CM1 2HG         75         £4,267           £230,000         13/06/2022         F         8         WICKS PLACE         CHELMSFORD         CM1 2GH         59         £3,898           £425,000         13/06/2022         S         40         GORDON ROAD         CHELMSFORD         CM2 9LN         111         £3,829           £370,000         13/06/2022         S         4         MOUNT PLEASANT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PA         97         £3,814           £270,000         13/06/2022         T         29         LUCAS AVENUE         CHELMSFORD         CM2 9JL         76         £3,553           £465,000         14/06/2022         T         32         THE GREEN         WRITTLE         CHELMSFORD         CM1 3DU         71         £6,549				3 ARMSTRONG GIBBS COURT			GREAT BADDOW				
£230,000         13/06/2022         F         8         WICKS PLACE         CHELMSFORD         CM1 2GH         59         £3,898           £425,000         13/06/2022         S         40         GORDON ROAD         CHELMSFORD         CM2 9LN         111         £3,829           £370,000         13/06/2022         S         4         MOUNT PLEASANT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PA         97         £3,814           £270,000         13/06/2022         T         29         LUCAS AVENUE         CHELMSFORD         CM2 9JL         76         £3,553           £465,000         14/06/2022         T         32         THE GREEN         WRITTLE         CHELMSFORD         CM1 3DU         71         £6,549											
£425,000       13/06/2022       S       40       GORDON ROAD       CHELMSFORD       CM2 9LN       111       £3,829         £370,000       13/06/2022       S       4       MOUNT PLEASANT ROAD       SOUTH WOODHAM FERRERS       CHELMSFORD       CM3 5PA       97       £3,814         £270,000       13/06/2022       T       29       LUCAS AVENUE       CHELMSFORD       CM2 9JL       76       £3,553         £465,000       14/06/2022       T       32       THE GREEN       WRITTLE       CHELMSFORD       CM1 3DU       71       £6,549											
£370,000         13/06/2022         S         4         MOUNT PLEASANT ROAD         SOUTH WOODHAM FERRERS         CHELMSFORD         CM3 5PA         97         £3,814           £270,000         13/06/2022         T         29         LUCAS AVENUE         CHELMSFORD         CM2 9JL         76         £3,553           £465,000         14/06/2022         T         32         THE GREEN         WRITTLE         CHELMSFORD         CM1 3DU         71         £6,549											
£270,000     13/06/2022     T     29     LUCAS AVENUE     CHELMSFORD     CM2 9JL     76     £3,553       £465,000     14/06/2022     T     32     THE GREEN     WRITTLE     CHELMSFORD     CM1 3DU     71     £6,549					40				CM2 9LN		
£465,000 14/06/2022 T 32 THE GREEN WRITTLE CHELMSFORD CM1 3DU 71 £6,549	£370,000	13/06/2022	S		4	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	97	£3,814
	£270,000	13/06/2022	T		29	LUCAS AVENUE		CHELMSFORD	CM2 9JL	76	£3,553
£465,000 14/06/2022 S 8 RAPHAEL DRIVE CHELMSFORD CM1 6FX 93 £5,000	£465,000	14/06/2022	Т			THE GREEN	WRITTLE	CHELMSFORD	CM1 3DU		£6,549
	£465,000	14/06/2022	S		8	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	93	£5,000

£107,000 14/06/2022 F 34 DARNAY RISE C	CHELNACEORD			
	CHELMSFORD	CM1 4XA	27	£3,963
	CHELMSFORD	CM1 6YL	50	£3,900
, , , ,	CHELMSFORD	CM1 2PR	134	£5,672
·	CHELMSFORD	CM2 0JT	43	£4,686
£855,000 15/06/2022 S 384 BADDOW ROAD C	CHELMSFORD	CM2 9RA	199	£4,296
£260,000 15/06/2022 F 31 DOVE LANE	CHELMSFORD	CM2 8AX	61	£4,262
£612,500 16/06/2022 D 9 SACKVILLE CLOSE	CHELMSFORD	CM1 2LU	104	£5,889
£258,500 16/06/2022 F FLAT 4 KENWOOD HOUSE, 213 NEW LONDON ROAD	CHELMSFORD	CM2 0AJ	47	£5,500
£330,000 16/06/2022 S 5 LOVIBOND PLACE C	CHELMSFORD	CM2 6TS	63	£5,238
£250,000 16/06/2022 T 59 MALDON ROAD GREAT BADDOW C	CHELMSFORD	CM2 7DN	48	£5,208
£290,000 16/06/2022 T 67 ROXWELL ROAD	CHELMSFORD	CM1 2NT	57	£5,088
£530,000 16/06/2022 D 17 ARAGON ROAD GREAT LEIGHS C	CHELMSFORD	CM3 1RP	117	£4,530
£173,500 16/06/2022 F 5 THOMPSON COURT BROOMFIELD ROAD	CHELMSFORD	CM1 1SJ	41	£4,232
£347,500 16/06/2022 S 20 WATCHOUSE ROAD GALLEYWOOD C	CHELMSFORD	CM2 8PT	85	£4,088
£94,000 16/06/2022 F 24 UPPER CHASE C	CHELMSFORD	CM2 0BN	69	£1,362
£500,000 17/06/2022 D 2 PETUNIA CRESCENT C	CHELMSFORD	CM1 6YP	N/A	#VALUE!
£290,000 17/06/2022 F 31 HAYES CLOSE C	CHELMSFORD	CM2 0RN	46	£6,304
£338,000 17/06/2022 S 9 GILSON CLOSE C	CHELMSFORD	CM2 6XD	58	£5,828
£350,000 17/06/2022 S 22 GLEBE VIEW C	CHELMSFORD	CM2 8PZ	64	£5,469
£375,000 17/06/2022 S 106 DOWNSWAY C	CHELMSFORD	CM1 6TU	69	£5,435
	CHELMSFORD	CM2 6EN	74	£4,932
	CHELMSFORD	CM2 6PE	157	£4,873
	CHELMSFORD	CM1 3JR	78	£4,712
	CHELMSFORD	CM1 6YT	91	£4,396
·	CHELMSFORD	CM2 9PB	53	£4,340
	CHELMSFORD	CM2 7JY	108	£4,213
	CHELMSFORD	CM3 3EJ	166	£4,202
	CHELMSFORD	CM1 3GU	141	£3,688
	CHELMSFORD	CM2 7UR	64	£3,281
	CHELMSFORD	CM2 8PF	82	£5,183
	CHELMSFORD	CM1 2RF	87	£5,057
, , , ,	CHELMSFORD	CM1 4FW	88	£5,000
, , ,	CHELMSFORD	CM1 7AR	76	£4,842
	CHELMSFORD	CM2 6PW	114	£4,211
	CHELMSFORD	CM2 6HZ	57	£3,772
· · · ·	CHELMSFORD	CM1 6AL	65	£6,000
, , ,	CHELMSFORD	CM3 5ZJ	58	£5,172
, , ,	CHELMSFORD	CM3 3EY	64	£5,172 £5,078
, , ,	CHELMSFORD	CM1 2WS	61	£5,078 £4,393
			36	
, , ,	CHELMSFORD	CM1 6LB		£6,528
	CHELMSFORD	CM2 8QW	71	£6,408
·	CHELMSFORD	CM3 5GZ	57	£5,263
	CHELMSFORD	CM2 7RH	92	£5,054
·	CHELMSFORD	CM1 7AB	63	£4,365
	CHELMSFORD	CM1 7AG	122	£4,098
	CHELMSFORD	CM3 5NP	97	£3,866
	CHELMSFORD	CM3 5JD	58	£3,776
, , ,	CHELMSFORD	CM2 8AA	151	£6,026
£420,000 23/06/2022 T 11 VICTORIA CRESCENT C	CHELMSFORD	CM1 1QF	78	£5,385

£268,000	23/06/2022			198	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,963
£370,000	23/06/2022	Т		150	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,868
£400,000	23/06/2022	D		88	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	84	£4,762
£1,070,000	23/06/2022	D		2	PEARSON GROVE		CHELMSFORD	CM1 7FE	233	£4,592
£220,217	23/06/2022	F		38	CRESSY QUAY		CHELMSFORD	CM2 6ZH	48	£4,588
£225,000	23/06/2022	F		28	THE RAY		CHELMSFORD	CM1 6JU	53	£4,245
£575,000	23/06/2022	D		30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,021
£295,000	23/06/2022	Т		11	SKYLARK WALK		CHELMSFORD	CM2 8BA	78	£3,782
£405,000	24/06/2022	Т	118A		HEATH DRIVE		CHELMSFORD	CM2 9HQ	69	£5,870
£325,000	24/06/2022	Т		10	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	56	£5,804
£357,000	24/06/2022	S		15	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN	66	£5,409
£1,850,000	24/06/2022	D		1	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QX	369	£5,014
£800,000	24/06/2022	S		50	ROXWELL ROAD		CHELMSFORD	CM1 2NB	161	£4,969
£210,000	24/06/2022	F 2	6 BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	45	£4,667
£390,000	24/06/2022	D	28A		SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	87	£4,483
£250,000	24/06/2022	F		362	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,464
£172,000	24/06/2022	F		104	DURRANT COURT		CHELMSFORD	CM1 1UE	40	£4,300
£550,000	24/06/2022	D		6	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ	129	£4,264
£172,500	24/06/2022	F		5	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	42	£4,107
£760,000	24/06/2022	D		8	PEARMAINS	GREAT LEIGHS	CHELMSFORD	CM3 1QS	210	£3,619
£250,000	24/06/2022	F 1	3 LESLEY COURT		RAINSFORD ROAD		CHELMSFORD	CM1 2WS	76	£3,289
£275,000	24/06/2022	F FLAT 27	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN	95	£2,895
£325,000	27/06/2022	Т		19	HOLLY WAY		CHELMSFORD	CM2 9JU	56	£5,804
£260,000	27/06/2022	F FLAT 5	KING GEORGE COURT		MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,727
£535,000	27/06/2022	D		7	CASWELL MEWS		CHELMSFORD	CM2 6UQ	121	£4,421
£380,000	27/06/2022	S		28	PEMBROKE PLACE		CHELMSFORD	CM1 4AT	87	£4,368
£480,000	27/06/2022	S		16	THE WESTERINGS	GREAT BADDOW	CHELMSFORD	CM2 8JE	125	£3,840
£625,000	27/06/2022	D		6	GREEN MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NL	175	£3,571
£360,000	28/06/2022	S		37	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	64	£5,625
£262,500	28/06/2022	S		4	CLIVEDEN CLOSE		CHELMSFORD	CM1 2NP	75	£3,500
£440,000	28/06/2022	T		27	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	128	£3,438
£485,000	29/06/2022	D		2	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ	93	£5,215
£425,000	29/06/2022	Т		25	PETREBROOK		CHELMSFORD	CM2 6QJ	82	£5,183
£340,000	29/06/2022	F		43	HARDY CLOSE		CHELMSFORD	CM1 1AE	68	£5,000
£540,000	29/06/2022	D		3	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	134	£4,030
£525,000	29/06/2022	D		19	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	149	£3,523
£450,000	30/06/2022	S		70	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	53	£8,491
£676,200	30/06/2022	D		68	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DN	104	£6,502
£205,000	30/06/2022	T		78	BOUCHERS MEAD	SILITI BIODOW	CHELMSFORD	CM1 6PJ	34	£6,029
£550,000	30/06/2022	S		47	FIFTH AVENUE		CHELMSFORD	CM1 4HB	92	£5,978
£480,467	30/06/2022	S		10	ST PETERS ROAD		CHELMSFORD	CM1 2SR	85	£5,653
£355,000	30/06/2022	T		75	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	67	£5,299
£189,995	30/06/2022	F		9	CHESTER PLACE		CHELMSFORD	CM1 4NQ	38	£5,000
£420,000	30/06/2022	T		18	TEES ROAD		CHELMSFORD	CM1 7QH	87	£4,828
£472,500	30/06/2022	S		11	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7QH	98	£4,828
£535,000	30/06/2022	D		57	BEARDSLEY DRIVE	BNOOIVIFIELD	CHELMSFORD	CM1 74A	117	£4,573
£255,000	30/06/2022		6 LESLEY COURT	3/	RAINSFORD ROAD		CHELMSFORD	CM1 2WS	56	£4,554
£486,000	30/06/2022	S 2	U LESLET COURT	9	PRIORY CLOSE		CHELMSFORD	CM1 2WS	107	£4,554 £4,542
£486,000 £375,000	30/06/2022			6	HAWKHURST CLOSE		CHELMSFORD	CM1 2SN	84	
13/5,000	30/06/2022	3		ь	HAWKHUKSI CLUSE		CHELINISPUKD	CIVIT 25IN	84	£4,464

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

# Appendix 4: Employment unit asking prices

## Sourced from Rightmove March 2023

O.	ffice	- P	rir	ne

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

#### Retail - Other

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

#### Office - Other

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

#### Distribution

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

### Retail - City Centre

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

Appendix 5: Residential appraisals – Chelmsford and Elsewhere

1	UNITS		300		Aff - rented	65%	% of Aff	68.25	68	3	Density	35	units/ha	Total	12,245		Sub Area	Wider Ch	elmsford				
	Afford	lable	35%	105	Shared Ow	10%		10.50	1	_	Net:Gro			Gross	12,245	ha	Green Br	Green					
					First Home		% of Aff	26.25	26	-				Net	8.571		Use	Agricultu	ıral				
								105	105														
					M	arket					A1	ffordabl	e for Re	ent	s	hared O	wnershi	ip		First I	lomes	$\neg$	Г
	Beds	m2	Circulation	195		Rounded	m2		m2	Dirculatio	68		Rounded	m2	11		Rounded	m2	26		Rounded	m2	Г
Terrace	2	73	0.0%	15%	29.25	29	2,117		70	0.0%	15%	10.20	10	700	20%	2.20	2	140	20%	5.20	4	280	Г
Terrace	3	86	0.0%	10%	19.50	20	1,720		84	0.0%	15%	10.20	10	840	15%	1.65	2	168	15%	3.90	4	336	Г
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	5%	3.40	3	291		0.00	0	0		0.00	0	0	Г
Semi	2	81	0.0%	15%	29.25	29	2,349		79	0.0%	15%	10.20	10	790	25%	2.75	3	237	25%	6.50	7	553	Г
Semi	3	98	0.0%	20%	39.00	39	3,822		93	0.0%	15%	10.20	10	930	10%	1.10	1	93	10%	2.60	3	279	Г
Semi	4	106	0.0%	10%	19.50	20	2,120		106	0.0%	5%	3.40	4	424	10%	1.10	1	106	10%	2.60	3	318	Г
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Det	4	130	0.0%	10%	19.50	20	2,600		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Det	5	140	0.0%	10%	19.50	20			119	0.0%		0.00	0	-		0.00				0.00	0		
Flat to5	1	40	10.0%	10%	19.50	18	792		39	10.0%	30%	20.40	21	901	20%	2.20	2	86	20%	5.20	5	215	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00				0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Г
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	195.00	195	18,320				1002	68.00	68	4,876	1002	11.00	11	830	1002	26.00	26	1,981	
	$\perp$		BCIS								Occupan			Population	on		ha per di						
	_		Lower Q	Median		m2						Beds	Count	per unit				Local Op					
Terrace	2			1,402	1,402	3,237	4,538,274				Terrace	2	45		0			Strategio					
Terrace	3			1,402	1,402		4,295,728				Terrace	3	36		0		0.0024	Natural C	)pen Spac	e			
Terrace	4			1,402	1,402	291	407,982				Terrace	4	3		0								
Semi	2			1,434	1,434	3,929	5,634,186				Semi	2	49		_								
Semi	3			1,434	1,434	5,124	7,347,816				Semi	3	53										_
Semi	4			1,434	1,434	2,968	4,256,112				Semi	4	28	_	_					Open Spa	_		L
Det	3			1,647	1,647	0	0				Det	3	0	-						Gross - N		3,673	L
Det	4			1,647	1,647	2,600	4,282,200				Det	4	20		_		****	pa .		Shortfall	/ Surplus	1.183	L
Det	5			1,647	1,647	2,800	4,611,600				Det	5	20		0								
Flat to5	1			1,612	1,612	1,993	3,213,038				Flat to5	1	46		0		_					لبيا	Ļ
Flat to5	2			1,612	1,612	0	_				Flat to5	2	0	_			Summa	7			uction	Sale	
Flat to5	3			1,612	1,612	0	_				Flat to5	3	0						Units		Average	m2	
Flat 6+	1			1,306	1,906	0	_				Flat 6+	1	0	·	_		Market h		195	18,320	93.95	18,248	
Flat 6+	2			1,306	1,306	0					Flat 6+	2	0	_	_		Aff - rent		68	4,876	71.70	4,794	
Flat 6+	3			1,306	1,306	0	0				Flat 6+	3	_0		0			)wnership	- 11		75.44	822	₽
	_					26,006	38,586,936						Re	sidents	0		First Hor	nes	26	1,981	76.17	1,961	⊢
							1,484	£/m2											300	****		****	L

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

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

GF - 2	UNITS	_	20		Aff - rented	65%	% of Aff	4.55	Rounded	5	Modellin Density	-	units/ha	Total	0.833		Sub Are	Wider Cl	nelmsford				
	Afford		35%		Shared Ow	10%		0.70		1	Net:Gros			Gross	0.833		Green B						
	1111010	14010	05.4		First Home		% of Aff	1.75	- 2	<del> </del>	1100.0100	00.		Net	0.667		Use	Agricultu	ral				
								7		1					0.001		011	· · · g· · · · · ·					
						arket							e for Re			hared C				First I			
	Beds		Circulation	13		Rounded			m2	Dirculatio			Rounded	m2	1		Rounded				Rounded	m2	
Terrace	2	73	0.0%	15%	1.95	2	146		70	0.0%	15%	0.75	1	70	20%		0	_		0.40	0	0	
Terrace	3	86	0.0%	10%	1.30		86		84	0.0%	15%	0.75	1	84	15%		0	_	15%	0.30	0	0	
Terrace	4	97	0.0%		0.00	0			97	0.0%	5%	0.25	0			0.00	0	_		0.00	0	0	
Semi	2	81	0.0%	15%	1.95	2	162		79	0.0%	15%	0.75	1	79	25%		1	79	25%	0.50	2	158	
Semi	3	98	0.0%	20%	2.60	3			93	0.0%	15%	0.75	0		10%		0	0		0.20	0	0	
Semi	4	106	0.0%	10%	1.30	2	212		106	0.0%	5%	0.25	0	0	10%		0	0	10%	0.20	0	0	
Det	3	120	0.0%		0.00	0			102	0.0%		0.00	0	_		0.00	0			0.00	0	0	
Det	4	130	0.0%	10%	1.30	1	100		115	0.0%		0.00	0	_		0.00	0			0.00	0	0	
Det	5	140	0.0%	10%	1.30	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	1.30	1	44		39	10.0%	30%	1.50	2	86	20%	0.20	0	0	20%	0.40	0	0	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				1002	13.00	13	1,214				1002	5.00	5	319	1002	1.00	1	79	1002	2.00	2	158	
			BCIS								Occupan	ts		Population	on		ha per d	welling					
			Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
Terrace	2			1,402	1,402	216	302,832				Terrace	2	3	0	0		0.0040	Strategio	Open Sp	ace			
Terrace	3			1,402	1,402	170	238,340				Terrace	3	2	0	0		0.0024	Natural C	)pen Spac	e			
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	478	685,452				Semi	2	6	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	294	421,596				Semi	3	3	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2	0	0		0.0000	0.0000		Open Spa	ace Requi	0.166	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000		Gross - N	let	0.167	
Det	4			1,647	1,647	130	214,110				Det	4	1	0	0		****	ha		Shortfall	/ Surplus	0.001	
Det	5			1,647	1,647	140	230,580				Det	5	1	0	0	1							
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1	3	0	0								
Flat to5	2			1,612	1,612	0	. 0				Flat to5	2	0	0	0	1	Summa	ry		Consti	ruction	Sale	able
Flat to5	3			1,612	1,612	0	0				Flat to5	3	0	0	-	1		ľ	Units	m2	Average	m2	Average
Flat 6+	1			1,306	1,906	0	Ö				Flat 6+	1	Ö	Ö	-		Market	Housing	13			1,210	93.08
Ligt O+	2			1,306	1,906	0	Ö				Flat 6+	2	Ö	0	-		Aff - ren		5	319	63.76	311	62.20
				1,306	1,906	0		_			Flat 6+	3	ŏ			_		Ownership	1		79.00	79	79.00
Flat 6+	3																						
Flat 6+ Flat 6+	3			1,300	1,000	1,770	2,606,156						Ber	sidents	0	1	First Ho	mes	2	158	79.00	158	79.00

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

UNITS		125																				
1.00 1	. 1. 1.		40.75	Aff - rented Shared Ow	10%	% of Aff	28.438 4.38	28	4	Density		units/ha	Gross	2.747	1.		Wider Ch	ieimsrora				
Afford:	able	35%	43.15					- 4	-	Net:Gros	10%			2.747		Green Br						
				First Home	25%	71A 10 %							Net	1.923	pa	Use	PDL					
							43.65	40	<u> </u>				_									
														- 8							ليـــــــــ	-
														4						Rounded		-
																2				4		
																1			-	3		1
			10%							10%				10%		_		10%		1		
						_							_			_						
3					13				0.0%			_				_	_				-	
4		0.0%	10%			848			0.0%			_				_	_					-
3	120	0.0%						102	0.0%			_				_	_		0.00	0	0	
4	130	0.0%		0.00	0	0		115	0.0%			_			0.00	0	_			0	0	
5	140	0.0%		0.00	0			119	0.0%		0.00	0			0.00	0	0		0.00	0	0	
1	40	10.0%	5%	4.05	4	176		39	10.0%	30%	8.40	8	343	10%	0.40	1	43	10%	1.10	1	43	
2	65	10.0%	10%	8.10	8	572		61	10.0%	20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67	
3	80	10.0%		0.00	0	0		74	10.0%	15%	4.20	4	326	5%	0.20	0	0	5%	0.55	- 1	81	
1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
			1002	81.00	81	6,826				1002	28.00	28	1,894	1002	4.00	4	267	1002	11.00	11	820	
						_																
		BCIS								Occupan	ts		Populatio	n		ha per dy	velling					
		Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
2			1,402	1,402	2,160	3,028,320				Terrace	2	30	0	0					ace			
3			1,402	1,402						Terrace	3	27	0	0								
4			1,402	1,402						Terrace	4	12	0	0								
2					_						2		_	ō								
$\overline{}$				-	1,274	1.826.916					3	13	1 0	0		-						
$\overline{}$					_						4		_	0					Open Spa	ace Requi	1.038	
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$\overline{}$					-	975,260					1			_								
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												5	-			<u></u>	,	Unite				
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<del>-~+</del>			1,000	1,000		14 04 9 576				110004	,	-						- 4				١.
_					0,000		61-0					- ne	Jideats			- iist noil	100			14.50		⊢-'
	3 4 5 1 2 3 1 2 3 1 2 3	2 73 3 86 4 97 2 81 3 98 4 106 3 120 4 130 5 140 1 40 2 65 3 80 1 40 2 65 3 80 1 40 2 65 3 80 1 40 2 65 3 80	2 73 0.0% 3 86 0.0% 4 97 0.0% 2 81 0.0% 3 98 0.0% 4 106 0.0% 3 120 0.0% 4 130 0.0% 5 140 0.0% 2 65 10.0% 3 80 10.0% 1 40 15.0% 2 65 15.0% 3 80 15.0%  BCIS Lower Q 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	2 73 0.0% 25% 3 86 0.0% 25% 4 97 0.0% 10% 2 81 0.0% 10% 3 98 0.0% 15% 4 106 0.0% 10% 3 120 0.0% 5 140 0.0% 10% 3 80 10.0% 10% 3 80 10.0% 10% 3 80 10.0% 10% 3 80 10.0% 10% 3 80 15.0% 10% 3 80 15.0% 100% 4 140 15.0% 2 65 15.0% 3 80 15.0% 10% 4 140 15.0% 2 65 15.0% 3 80 15.0% 10% 4 1,402 1,402 1,402 1,403 1,404 1,	Beds         m2         Circulation         81           2         73         0.0%         25%         20.25           3         36         0.0%         25%         20.25           4         37         0.0%         10%         8.10           2         81         0.0%         15%         12.15           4         106         0.0%         10%         8.10           3         120         0.0%         0.00         0.00           4         130         0.0%         0.00         0.00           5         140         0.0%         5%         4.05           2         65         10.0%         5%         4.05           3         80         10.0%         0.00         0.00           1         40         15.0%         0.00         0.00           2         65         15.0%         0.00         0.00           3         80         15.0%         0.00         0.00           4         40         15.0%         0.00         0.00           3         80         15.0%         0.00         0.00           4         1.402         1.402<	Beds m2 Circulation	Beds   m2   Circulatio   S1   Rounded   m2   2   73   0.0%   25%   20.25   20   1,460   3   86   0.0%   25%   20.25   20   1,720   4   97   0.0%   10%   8.10   8   776   2   81   0.0%   0.00   0.00   0   0   0   3   38   0.0%   15%   12.15   13   1,274   4   106   0.0%   10%   8.10   8   848   3   120   0.0%   0.00   0   0   0   0   0   0   0   0	Beds   m2   Circulation   81	Beds   m2   Circulatio   81	Beds   m2   Circulatio   S1   Rounded   m2   m2   Direculatio   2   73   0.0%   25%   20.25   20   1,460   70   0.0%   3   86   0.0%   25%   20.25   20   1,720   84   0.0%   4   97   0.0%   0.0%   0.00   0   0   0   79   0.0%   3   8   0.0%   15%   12.15   13   1,274   93   0.0%   4   106   0.0%   10%   8.10   8   848   106   0.0%   3   120   0.0%   0.00   0   0   0   0   102   0.0%   3   120   0.0%   0.00   0   0   0   0   115   0.0%   10%   8.10   8   848   106   0.0%   10%   8.10   8   848   106   0.0%   10%   8.10   8   848   106   0.0%   10%   8.10   8   848   106   0.0%   10%   10%   0.0%   0   0   0   115   0.0%   10%   0.0%   0.00   0   0   0   115   0.0%   10%   10%   0.0%   0.00   0   0   0   119   0.0%   119   0.0%   119   0.0%   119   0.0%   119   0.0%   119   0.0%   119   0.0%   119   0.0%   119   0.0%   10%   8.10   8   572   61   10.0%   10%   8.10   8   572   61   10.0%   10%   8.10   8   572   61   10.0%   10%   8.10   8   572   61   10.0%   10%   8.10   8   572   61   10.0%   10%	Beds   m2   Circulation   S1   Rounded   m2   m2   Direculation   28   29   73   0.0%   25%   20.25   20   1,460   70   0.0%   15%   38   86   0.0%   25%   20.25   20   1,720   84   0.0%   10%   10%   8.10   8   776   97   0.0%   10%   10%   38   38   0.0%   15%   12.15   13   1,274   93   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   10%   310   8   848   106   0.0%   115	Beds   m2   Circulatio   81	Beds   m2   Circulation   S1   Rounded   m2   m2   Direutatio   28   Rounded   2   73   0.0%   25%   20.25   20   1,460   70   0.0%   15%   4.20   4.4   4.7   0.0%   10%   2.80   3.3   3.6   0.0%   25%   20.25   20   1,720   84   0.0%   10%   2.80   3.3   2   81   0.0%   0.00   0.00   0.00   0.00   0.0%   10%   2.80   3.3   3.8   0.0%   1.5%   1.15   13   1.274   3.3   0.0%   0.00   0.00   0.0   0.0%   0.00   0.00   0.0   0.0%   0.00   0.00   0.0   0.0%   0.00   0.00   0.00   0.0   0.0%   0.00   0.0	Beds   m2   Circulatio   81	Beds   m2   Circulation   61   Rounded   m2   m2   Dirculation   28   Rounded   m2   4   4   4   4   4   4   4   4   4	Beds   m2   Circulation   St	Beds	Beds   m2   Circulatio   31   Rounded   m2   m2   Directal   28   Rounded   m2   4   Rounded   m2   2   1   Rounded   m2   3   Rounded   m2   4   Rounded   m2   4	Beds   m2   Circulatio   St   Rounded   m2   m2   National   Stared Ownership   Stared	Bode   Market   Mar	Bode   No.   Circulation   St   Rounded   m2   m2   Directable   First Homes   Shared Ownership   Shared Ownership	Bad

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

ield - 2!					144	0.55	D - C A CC		Rounded	-	Modellin	_	16 11	Area ha	0.500		Characte						
	UNITS		25		Aff - rented		% of Aff	5.6875		2	Density		units/ha		0.592			Wider Ch	helmstord				
	Affore	dable	35%	8.75	Shared Ow	10%		0.88		1	Net:Gros	80%		Gross	0.481		Green Br						
					First Home	25%	% of Aff	2.1875	2	-				Net	0.385	ha	Use	PDL					
						arket		8.75	8	9		fordabl	le for Re			bared C	)wnershi	in.		First	Homas		
	Beds	m2	Circulation	16		Rounded	m2		m2	Dirculatio	6		Rounded	m2	1	Barea C	Rounded	m2	2		Rounded	m2	
Terrace	2	73	0.0%	25%		4	292		70	0.0%	15%	0.90		70	40%	0.40		70		0.80	1	70	
Terrace	3	86	0.0%	25%		4	344		84	0.0%	10%	0.60		84	25%	0.25	_			0.50	1	84	
Terrace	4	97	0.0%	10%		2	194		97	0.0%	10%	0.60		97	10%	0.10	_	_		0.20	<del>'</del>	0	
Semi	2	81	0.0%	10-4	0.00	0	104		79	0.0%	10%	0.00				0.00		_		0.00	ŏ	0	
Semi	3	98	0.0%	15%		2	196		93	0.0%		0.00				0.00		_		0.00	ŏ	0	
Semi	4	106	0.0%	10%		2	212		106	0.0%		0.00				0.00		_		0.00	ő	0	
Det	3	120	0.0%	10%	0.00	0	0		102	0.0%		0.00				0.00		_		0.00	0	0	
Det	4	130	0.0%		0.00	0			115	0.0%		0.00				0.00		_		0.00	ö	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00				0.00		_		0.00	0	0	
Flat to5	1	40	10.0%	5%		- 1	44		39	10.0%	30%	1,80		_	10%	0.10				0.20	ŏ	0	
Flat to5	2	65	10.0%	10%		4	72		61	10.0%	20%	1.20		67	10%	0.10		_		0.20	ŏ	0	
Flat to5	3	80	10.0%	10%	0.00	Ö	0		74	10.0%	15%	0.90	_	01		0.10					ő	0	
Flat 6+	1	40	15.0%		0.00	ő	0		39	15.0%	13%	0.00		_		0.00				0.00	ő	0	
Flat 6+	2	65	15.0%		0.00	ő			61	15.0%		0.00				0.00				0.00	ő	0	
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00				0.00				0.00	ő	0	
1 140 04	3	- 00	15.0%	1002	16.00	16	1,354		14	15.0%	1002	6.00	6	404	1002	1.00				2.00	2	154	
				1004	10.00	10	1,334				1004	0.00		404	1004	1.00		10	1004	2.00	- 2	134	
	_		BCIS								Occupan	te.		Populatio	20		ha per di	uallina					
	+	_	Lower Q	Madisa	Used	m2					Occupan	Beds	Count	perunit	JII			Local Op	on Space				
Terrace	2	_	Lower &	1,402	1,402	502	703,804				Terrace	2	7	0	0			Strategic		200			
Terrace	1 3	_		1,402	1,402	512	717,824				Terrace	3	6					Natural C					
Terrace	4	_		1,402	1,402	291	407,982				Terrace	4	3	_			0.0000						
Semi	1 2	_		1,434	1,434	0	401,002				Semi	2	ň	0	ň		0.0000						
Semi	3	$\vdash$		1,434	1,434	196	281.064				Semi	3	2		•		0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008				Semi	4	2				0.0000			Open Sp	ace Requi	0.208	
Det	1 3			1,647	1.647	0	004,000				Det	3	-				0.0000			Gross - I		0.036	
Det	4			1,647	1,647	ő	0				Det	4	ŏ				***				/ Surplus	-0.111	
Det	5			1,647	1,647	ő					Det	5	ŏ		_							2.711	
Flat to5	1			1,612	1,612	130	209,238				Flat to5	1	3	ŏ									
Flat to5	1 2			1,612	1,612	139	223,423				Flat to5	2	2	ŏ	_		Summa			Const	ruction	Sale	able
Flat to5	3			1,612	1,612	0					Flat to5	3			_			1	Units	m2			Averag
Flat 6+	1			1,906	1,306	ő	0				Flat 6+	1	ŏ	ŏ	_		Market h	lousina	16	1,354	84.59	1,343	83.9
	1 2			1,906	1,306	ő	0				Flat 6+	2	ŏ	ŏ	ŏ		Aff - ren		6	404	67.32	390	65.0
		_		1,906	1,306	ő					Flat 6+	3	ŏ		ŏ			)wnership	1	70	77.00	70	77.0
Flat 6+	3	ı																					
	3	$\vdash$		1,300	1,000	1,981	2,847,343				11414		Re	sidents	0		First Hor	nes	2	154	77.00	154	77.0

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

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

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

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

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

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

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

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

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

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

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

20	UNITS	3	9		Aff - rented	65%	% of Aff	0			Density	45	units/ha	Total	0.222		Sub Area	Wider Ch	elmsford				
	Afford	dable	0%	0	Shared Ow	10%		0.00	(	5	Net:Gros	100%		Gross	0.200	ha	Green Br	Brown					
					First Home	25%	% of Aff	0	(	5				Net	0.200	ha	Use	PDL					
								0	(	0													
					м	arket					Af	fordabl	e for R	ent	S	hared C	)wnershi	P		First I	lomes		1
	Beds	m2	Circulation	9		Rounded	m2		m2	Dirculatio	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	ž.
Terrace	2	73	0.0%	23%	2.07	2	146		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ıl —
Terrace	3	86	0.0%	54%	4.86	5	430		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	л —
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı]
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	Į.
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	į]
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0	ı]
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	ı]
Flat to5	3	80	10.0%	23%	2.07	2	176		74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0	ı]
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	Л.
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	л —
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	л —
				1002	9.00	9	752				1002	0.00	0	0	1002	0.00	0	0	1002	0.00	0	0	4
			BCIS								Occupan	ts		Populatio	·n		ha per dy	velling					
			Lower Q	Median	Used	m2						Beds	Count	per unit				Local Op	en Space				
Terrace	2			1,402	1,402		204,692				Terrace	2	2	0	0			Strategic	Open Spa	ce			
Terrace	3			1,402	1,402	430	602,860				Terrace	3	5	0	0		0.0024	Natural C	pen Space				
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000		Open Spa	ace Requi	0.022	
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000			Gross - N		0.000	1
Det	4			1,647	1,647	0	0				Det	4	0	0	0		****	ha ed		Shortfall	/ Surplus	-0.022	4
Det	5			1,647	1,647	0	0				Det	5	0	0	0								
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0	0				Flat to5	2	0	0	0		Summa	7		Consti	ruction	Sale	leable
Flat to5	3			1,612	1,612	176	283,712				Flat to5	3	2	0	0				Units	m2	Average	m2	2 Av
Flat 6+	1			1,906	1,906	0	0				Flat 6+	1	0	0	0		Market H	lousing	9	752	83.56	736	5
Flat 6+	2			1,906	1,906	0	0				Flat 6+	2	0	0	0		Aff - rent	ted	0	0	83.56	0	1
Flat 6+	3			1,906	1,906	0	0				Flat 6+	3	0	0	0		Shared C	)wnership	0	0	83.56	0	1
	$\overline{}$					752	1,091,264						Re	sidents	0		First Hon	nes	0	0	83.56	0	<u> </u>
11111																							

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

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

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

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

						% of Aff												helmsford				
Afford	lable	35%	525							Net:Gros												
				First Home	25%	% of Aff					70		Net	42.857	ha	Use	Agricultu	ırəl				
							525	525														
					arket						fordabl	e for Re	ent						First	Homes		
Beds		Circulation			Rounded	m2		m2	Dirculatio			Rounded	m2			Rounded				Rounded	m2	
2		0.0%						70	0.0%							11						
			10%					84	0.0%					15%							<u> </u>	
4	97	0.0%				-		97	0.0%							_	-					
2	81	0.0%						79	0.0%							13						
3	98	0.0%	20%	195.00	195	19,110		93	0.0%	15%	51.15	51	4,743	10%		5	465	10%	13.10	13		
4	106	0.0%	10%	97.50	98	10,388		106	0.0%	5%	17.05	17	1,802	10%	5.30	5	530	10%	13.10	13	1,378	
3	120	0.0%		0.00	_	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
4	130	0.0%	10%	97.50	98	12,740		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
5	140	0.0%	10%	97.50	98	13,720		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
1	40	10.0%	10%	97.50	96	4,224		39	10.0%	30%	102.30	102	4,376	20%	10.60	11	472	20%	26.20	26	1,115	
2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
			1002	975.00	975	91,094				1002	****	341	****	1002	53.00	53	3,936	1002	131.00	131	9,809	
		BCIS								Occupant	ts		Populatio	on o		ha per dy	velling					
		Lower Q	Median	Used	m2						Beds	Count	per unit			0.0019	Local Op	en Space				
2			1,402	1,402	16,888	23,676,976				Terrace	2	235	0	0		0.0040	Strategic	Open Spa	ice			
3			1,402	1,402	15,064	21,119,728				Terrace	3	177	0	0		0.0024	Natural C	)pen Spac	e			
4			1,402	1,402	1,649	2,311,898				Terrace	4	17	0	0		0.0000	0.0000					
2			1,434	1,434	19,489	27,947,226				Semi	2	243	0	0		0.0000	0.0000					
3			1,434	1,434	25,527	36,605,718				Semi	3	264	0	0		0.0000	0.0000					
4			1,434	1,434						Semi	4	133	Ö	ō		0.0000	0.0000		Open Sp	ace Requi	12,450	
3			1,647	1,647	. 0	0				Det	3	0	0	0		0.0000	0.0000				42.857	
4			1,647	1,647	12,740	20,982,780				Det	4	98	Ö	Ö					Shortfall	/ Surplus	-	-
5			1,647	1,647	13,720	22,596,840				Det	5	98	Ö	ō			_					
1										Flat to5	1		1 0	0								
2			1,612							Flat to5	2			0		Summa			Const	ruction	Sale	sable
3					_	_				Flat to5	3	_		ŏ			_	Units				
1					_	_					1			ŏ		Market H	lousina					
2			1,306	1,906	ŏ	_				Flat 6+	2	ŏ	ŏ	ő		Aff - rent		341	24,523	71.91	24,125	_
														ő			lwnership	$\overline{}$		74.26	3,893	
$\overline{}$			1,906	l 1906)	lΩ					Flot 6+	13	lΛ	1 111					5:31				
3			1,306	1,906	129,362	v				Flat 6+	3	·	sidents	0		First Hon		53 131	3,936 9,809	74.88	9,708	
	Beds 2 3 4 4 2 3 3 4 4 2 3 3 4 4 2 3 3 4 4 2 3 3 4 4 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	UNITS  Affordable  Beds m2 2 73 3 86 4 97 2 81 3 98 4 106 3 120 4 130 5 140 1 40 2 65 3 80 1 40 2 65 3 80 1 40 2 65 3 80 4 106 3 120 4 130 4 130 5 140 2 65 3 80 1 40 2 65 3 80	UNITS Affordable  Affordable  Affordable  Beds m2 Circulation 2 73 0.0% 3 86 0.0% 4 37 0.0% 2 81 0.0% 3 98 0.0% 4 106 0.0% 3 120 0.0% 4 130 0.0% 5 140 0.0% 1 40 10.0% 2 65 10.0% 3 80 10.0% 1 40 15.0% 3 80 15.0%  BCIS Lower Q 2 3 4 2 3 4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	UNITS	DITTS	DITCS	DITTS	UNITS	UNITS	Note	UNITS	UNITS	UNITS	Density   Start   S	MATE	UNITS   1500	Market   Stop	UNITS   SOB   Aff-rented   55%   \$c of Aff	UNITS   1500	UNITS   1500	Name	UNITS

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

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

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

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14
	Green Brown		Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
AREA																
	Total	ha	12.245	4.082	1.429	0.833	0.500	2.747	0.962	0.592	0.185	4.464	1.953	1.938	1.211	1.103
	Gross	ha ha	12.245	4.082 2.857	1.429 1.143	0.833 0.667	0.500 0.400	2.747 1.923	0.962 0.769	0.481 0.385	0.185 0.185	4.464 3.125	1.953 1.563	1.938 1.550	1.211 0.363	1.103 0.882
UNITS	Net	na	8.571	2.001	1.143	0.661	0.400	1.323	0.163	0.305	0.105	3.125	1.563	1.550	0.363	0.002
Olalis	Units		300	100	40	20	12	125	50	25	12	250	250	155	155	75
UNIT SIZE			000	100	40	20		123				250	250	155	155	
	Market Housing	m2	93.95	95.75	97.54	93.38	116.50	84.27	84.23	84.59	95.75	77.54	81.10	77.43	81.01	77.92
	Aff to rent	m2	71.70	71.88	73.08	63.76	65.63	67.66	67.88	67.32	50.97	63.63	66.52	63.71	66.60	63.61
	Shared Ownership	m2	75.44	68.98	79.00	79.00	70.00	66.73	77.00	77.00	70.00	66.43	69.51	67.98	71.07	63.80
	First Homes	m2	76.17	74.09	68.98	79.00	70.00	74.58	73.50	77.00	70.00	67.90	70.99	67.02	70.07	67.73
BASE CO	NSTRUCTION						4.50	4.450		4.400	4.480					
	BCIS Site Costs	£/m2	1,484 15%	1,484 15%	1,485 15%	1,473 15%	1,530 10%	1,453 15%	1,448 15%	1,437	1,459	1,612 10%	1,906 10%	1,612 10%	1,906 10%	1,612
	Abnormals	2	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	15% 5.0%	15% 5.0%	5.0%	5.0%	5.0%	5.0%	10% 5.0%
	ADIIOTIIIais	£	320,000	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Contingency	ž	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	ž				2.5-1		2.0.1	2.0.2	2.2.2	2.2.2	2.0-1	210-1	5.0-4	210-1	2.2.2
FEES																
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
SALES	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES	A	2	0.05	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	0.0%	3.0%
	Agents Legal	2	3.0% 0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	3.0% 0.5%	0.5%
	Legai	€/unit	0.5%	0.54	0.54	0.5%	0.54	0.54	0.5%	0.5%	0.5%	0.5%	0.54	0.54	0.54	0.5%
	Misc.	2		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISIT																
	Agents	2	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOP	ER'S RETURN															
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing First Homes	2 Value	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%
FINANCE	rirst nomes	% Value	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54	11.54
FINANCE	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	0.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																
	EUV		25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
	Premium	% EUV	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	€/ha	500,000	500,000	500,000	500,000	500,000	0	0	0	0	0	0	0	0	0
VALUES	Easements etc	£														
AWFOES	Market Housing	€/m2	4,672	4,672	4,900	4,900	4,900	4,900	4,900	4,900	4,900	5,300	5,300	5,300	5,300	5,300
	Aff Rent	€/m2	2,570	2,570	2,695	2,695	2,635	2,695	2,695	2,695	2,635	2,915	2,915	2,915	2,915	2,915
	Social Rent	€/m2	2,336	2,336	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,650	2,650	2,650	2,650	2,650
	Shared Ownership	€/m2	3,270	3,270	3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,710	3,710	3,710	3,710	3,710
	First Homes	€/m2	2,959	2,979	3,213	3,165	3,430	3,180	3,300	3,182	3,430	3,565	3,565	3,566	3,566	3,596
GRANT																
	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0
DOLLCY D	EQUIREMENTS															
FOLIOTA	Biodiversity NG	2	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Distanterprey red	€/ha	0.104	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.504	0.50%	0.50%	0.50%	0.50%	0.50%
			3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	CO2 Plus	2				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CO2 Plus	€/m2	0.004	0.00	0.00	0.00										
		£/m2	5.004													
	CO2 Plus Acc & Adpt	€/m2 %		0.00%	0.00%	0.00%	0.002	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Acc & Adpt	€/m2 % €/m2	14.71	0.00% 14.71	0.00% 14.71	0.00% 14.71	4.03	14.71	14.71	4.03	4.03	14.71	14.71	14.71	14.71	14.71
	Acc & Adpt	€/m2 % €/m2 €/m2		0.00% 14.71 0.08	0.00% 14.71 0.08	0.00% 14.71 0.08	4.03 0.08	14.71 0.08	14.71 0.08	4.03 0.08	4.03 0.08	14.71 0.08	14.71 0.08	14.71 0.08	14.71 0.08	14.71 0.08
	Acc & Adpt	£/m2 2 £/m2 £/m2 2	14.71	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	4.03 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%
	Acc & Adpt Water Over Extra 1	£/m2 % £/m2 £/m2 % £/m2	14.71	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	4.03 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	4.03 0.08 0.00% 0	4.03 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0
	Acc & Adpt	£/m2 2 £/m2 £/m2 2 £/m2 2	14.71	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	0.00% 14.71 0.08 0.00%	4.03 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00% 0 0.00%	4.03 0.08 0.00% 0 0	4.03 0.08 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00%	14.71 0.08 0.00% 0
	Acc & Adpt Water Over Extra 1	£/m2 % £/m2 £/m2 % £/m2	14.71	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0	4.03 0.08 0.00% 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0	14.71 0.08 0.00% 0 0	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%
	Acc & Adpt Water Over Extra 1	£/m2 2 £/m2 £/m2 2 £/m2 2	14.71	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	0.00% 14.71 0.08 0.00% 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	4.03 0.08 0.00% 0 0	4.03 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%	14.71 0.08 0.00% 0 0.00%
	Acc & Adpt Water Over Extra 1 Over Extra 2	É/m2 E/m2 E/m2 E/m2 E/m2 Z E/m2	14.71 0.08	0.00% 14.71 0.08 0.00% 0 0.00%	0.00% 14.71 0.08 0.00% 0.00% 0	0.00% 14.71 0.08 0.00% 0 0.00%	4.03 0.08 0.00% 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0.00% 0.00%	4.03 0.08 0.00% 0.00% 0	4.03 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0.00% 0.00%	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0 0.00% 0	14.71 0.08 0.00% 0.00% 0.00%

	Green Brown		Site 1 Green	Site 2 Green	Site 3 Green	Site 4 Green	Site 5 Green	Site 6 Brown	Site ( Brown	Site 8 Brown	Site 9 Brown	Site 10 Brown	Site 11 Brown	Site 12 Brown	Site 13 Brown	Site 1 Brow
	Use Post CIL s106	£/unit	Agricultural 16,500	Agricultural 16,500	Agricultural 16,500	Agricultural 16,500	Agricultural 16,500	PDL 14,000	PDL 14,000	PDL 14,000	PDL 2,000	PDL 8,500	PDL 8,500	PDL 8,500	PDL 8,500	PD 8,50
			10,500	10,500	10,500			14,000	14,000							
- 1	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0;
	Affordable Housing															
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0
	Aff Rent Social Rent	65.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8%	22.8% 0.0%	22.8% 0.0%	22.8%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8% 0.0%	22.8° 0.0°
	Shared Ownership	10.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5
	First Homes	25%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
ABNORMA	u s															
[1	CARRY UP		320,000	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
- 1	Garages	Detached Factor	40 50%	14 50%	6 50%	2 50%	50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%	0 50%
		Number	20	50% 7	304	50%	30%	50%	50%	50%	50%	0	50%	50%	50%	504
		Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000		7,000	7,000	7,000	7,000	7,000	7,000
			140,000	49,000	21,000	7,000	14,000	0	0	0	0	0	0	0	0	
	EV Charging	Factor Cost	100% 600	100%	100%	100%	100% 600	100% 600	100%	100% 600	100%	100% 600	100%	100% 600	100%	100% 600
		Cost	180,000	60,000	24,000	12,000	7,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Grou	p Charger	,	20,000	_4,000	,2,000	.,255	.5,000	20,000	15,000	.,255	.50,000		20,000	20,000	45,000
		GT Site														
	Open S Pre CIL s106	pace ETC Education	12,463	12,802	12,872	13,245	13,472	11,768	12,205	12,357	0	6,404	6,374	6,378	6,378	6,393
	012 5100	Base	4,000	4,000	4,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
		Other														
		\$106	16,463	16,802	16,872	17,245	17,472	13,768	14,205	14,357	2,000	8,404	8,374	8,378	8,378	8,393
INANCE F	EE															
- 1	Peak Borrowing		-23,166,597	-14,409,346	-8,056,699	-4,721,350	-3,434,948	-15,306,434	-9,367,266	-4,741,379	-2,792,100	-25,232,640	-25,564,720	-19,775,649	-21,437,760	-14,319,265
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
			U	U	U		U		0				0	0	0	
	Affordable		35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
	Aff - rented		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
	Shared Ownership		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	65% 10%
	First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
	Aff - rented Market Housing		68 195	23 65	9 26	5 13	3	28 81	11 33	6 16	3	57 163	57 162	35 101	35 101	17 48
	Aff - rented		68	23	9	5	3	28	11	6	3	57	57	35	35	17
	Shared Ownership		11	4	1	1	0	4	2	1	0	9	9	5	5	17
	First Homes Market Housing		26 18,320	9 6,224	2,536	2 1,214	932	11 6,826	4 2,780	2 1,354	766	22 12,639	13,139	14 7,827	14 8,182	3,740
	Aff - rented		4,876	1,653	2,536 658	319	197	1,894	747	404	153	3,627	3,792	2,230	2,331	1,081
	Shared Ownership		830	276	79	79	0	267	154	70	0	598	626	340	355	191
1	First Homes		1,981	667	276	158	70	820	294	154	70	1,494	1,562	938	981	474
	Open Space Required		2,490	0.830	0.332	0.166	0.100	1.038	0.415	0.208	0.100	2.075	2.075	1,287	0.667	0.623
i	Gross - Net		3,673	1.224	0.286	0.167	0.100	0.824	0.192	0.036	0.000	1.339	0.391	0.388	0.242	0.221
	Shortfall / Surplus		1.183	0.394	-0.046	0.001	0.000	-0.213	-0.223	-0.111	-0.100	-0.736	-1.684	-0.899	-0.424	-0.402
	m2		26,006	8,820	3,549	1,770	1,199	9,808	3,974	1,981	989	18,358	19,118	11,334	11,850	5,487
	BCIS Total		38,586,936	13,085,532	5,269,039	2,606,156	1,834,711	14,249,576	5,753,998	2,847,343	1,443,059	29,592,935	36,438,146	18,271,053	22,585,338	8,844,722
Education	Early Years	21,559	22.86	7.83	3.15	1.62	0.99	9	3.735	1.89		9.765	9.72	6.03	6.03	2.925
	Primary Places	21,559	76	26.1	10.5	5.4	3.3	30	12.45	6.3		32.55	32.4	20.1	20.1	9.75
;	Secondary Places	26,105	51	17.4	7	3.6	2.2	20	8.3	4.2		21.7	21.6	13.4	13.4	6.5
- 1	Plus 16 Places	26,105	11	3.62	1.45	0.75	0.45	4.14	1.71	0.87		4.68	4.66	2.89	2.89	1.4
	Early Years		492,839	168,807	67,911	34,926	21,343	194,031	80,523	40,747	0	210,524	209,553	130,001	130,001	63,060
1	Primary Places		1,642,796	562,690	226,370	116,413	71,145	646,770	268,410	135,822	0	701,745	698,512	433,336	433,336	210,200
	Secondary Places		1,326,134	454,227	182,735	93,978	57,431	522,100	216,672	109,641	0	566,479	563,868	349,807	349,807	169,683
	Plus 16 Places		277,235 3,739,004	94,500 1,280,224	37,852 514,868	19,579 264,901	11,747 161,666	108,075 1,470,976	44,640 610,243	22,711 308,921	0	122,171 1,600,919	121,649 1,593,582	75,443 988,587	75,443 988,587	36,547 479,490
										000,021	ő		6,374			

			Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28
	Green Brown		Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Green	Green	Green	Green	Green	Brown
	Use		PDL	PDL	Paddock	Paddock	Paddock	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDI
AREA				0.450					0.423		450.000	400.000		44.000	00 894	0.494
	Total Gross	ha	0.438 0.438	0.160 0.160	0.300 0.300	0.133 0.133	0.033	0.222 0.200	0.167 0.167	0.033 0.033	150.000 150.000	100.000	85.714 85.714	44.633 44.633	28.571 28.571	3,472 3,472
	Net	ha ha	0.438	0.160	0.300	0.133	0.033	0.200	0.133	0.033	75.000	50.000	42.857	28.571	14.286	3,412
UNITS	race	114	0.430	0.100	0.500	0.100	0.000	0.200	0.100	0.000	15.000	30.000	42.031	20.311	14.200	0.123
Olino	Units		35	12	9	4	1	9	6	- 1	3000	2000	1500	1000	500	500
UNIT SIZE							-		-	-						
	Market Housing	m2	77.48	79.75	109.78	116.50	140.00	83.56	81.67	130.00	93.32	93.30	93.43	93.35	93.79	77.56
	Aff to rent	m2	63.39	67.10	109.78	116.50	140.00	83.56	81.67	130.00	71.89	71.90	71.91	71.82	72.09	63.63
	Shared Ownership	m2	67.10	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.87	74.87	74.26	76.75	77.99	66.49
	First Homes	m2	63.80	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.71	75.15	74.88	75.12	74.30	67.03
BASE COM	ISTRUCTION	01.0	4.040	1,612	4500	1,557	4647	4 454	1,402	4647	4404	4400	4400	1,484	4404	4.040
	BCIS Site Costs	€/m2	1,612 10%	1,612	1,520 10%	1,551	1,647 10%	1,451 10%	1,402	1,647 10%	1,484 13%	1,483 13%	1,483 13%	1,404	1,484 13%	1,612 15%
	Abnormals	2	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
	Abilotiliais	£	21,000	7,200	15,300	9,400	4,100	5,400	3,600	4,100	3,165,000	2,110,000	1,586,000	1,055,000	531,000	300,000
	Contingency	2	5.0%	5.0%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	2														
FEES																
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
OALEO	Planning >50	€/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES	A	2	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Agents Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
	Legai	€/unit	0.54	0.5%	0.54	0.54	0.54	0.54	0.54	0.54	0.5%	0.54	0.54	0.54	0.54	0.54
	Misc.	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISIT	ION															
	Agents	2	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	2	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPE	ER'S RETURN															
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	F	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Fees Interest	0.04	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Ecgarana raiaation		0.0.4	0.0.	0.0.	0.0.	0.04	0.0.	0.0.	0.0-1	0.0.	0.04	0.0.	0.0.4	0.0.2	0.0.
LAND																
	EUV		1,100,000	1,100,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	25,000	25,000	25,000	25,000	25,000	1,100,000
	Premium	% EUV	20%	20%	0%	0%	0%	20%	20%	20%	0%	0%	0%	0%	0%	20%
	Premium	€/ha	0	0	500,000	500,000	500,000	0	0	0	225,000	225,000	225,000	225,000	225,000	0
	Easements etc	£														
VALUES			4.000	4.000	F 000			4.000	4.000	4.000	4 6 7 0	4.030	4 6 7 0	4 6 7 0	4 6 7 0	
	Market Housing Aff Rent	€/m2 €/m2	4,900 2,695	4,900 2,695	5,000 2,750	5,000 2,750	5,000 2,750	4,900 2,695	4,900 2,695	4,900 2,695	4,672 2,570	4,672 2,570	4,672 2,570	4,672 2,570	4,672 2,570	5,300 2,915
	Social Rent	€/m2	2,450	2,450	2,500	2,500	2,500	2,450	2,450	2,450	2,336	2,336	2,336	2,336	2,336	2,650
	Shared Ownership	€/m2	3,430	3,430	3,500	3,500	3,500	3,430	3,430	3,430	3,270	3,270	3,270	3,270	3,270	3,710
	First Homes	€/m2	3,408	3,430	0,550	0	0	0	0	0,110	2,991	2,984	2,989	2,986	3,002	3,573
GRANT															-,,,,,	
	Intermediate to Buy	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B B 11 B 17 B 1																
POLICY R	EQUIREMENTS	2	0.50%	0.50%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%
	Biodiversity NG	% €/ha	0.50%	0.50%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%
	CO2 Plus	trna 2	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	COZ FIGS	€/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	14.71	4.03	4.03	4.03	4.03	4.03	4.03	4.03	14.71	14.71	14.71	14.71	14.71	14.71
	Water	€/m2	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
	Over Extra 1	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	% €/= 2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	U	0	0	0	U	0	U	0	0	0	0	0	0	0
	CIL	€/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL s106	€/unit	8,500	2.000	2,000	2.000	2.000	2.000	2,000	2.000	50,000	40.000	40,000	40,000	25,000	25.000
	Post CIL s106	€/unit	8,500	2,000	2,000	2,000	2.000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
			21222	-1	_1	-1	-1000	2,000	2,000	2,000	20,000	,	,0,000	70,000	_5,000	20,000

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

Site 1		Largo GF 300 U	rban Edge																						
IHCOME	Av Sixe n	n2	z	Humber 300	Price 1/m2	6DT	GIA		DEVELOPMEN	TCOSTS						1	Planning fee c	elc				Build Cart			/m2
	Grazz	Net					m2		LAND			fenit er m2	Total				No dugr	30	z rato O			CO2 Plur	×	3.000	1,483.76 × 44.51
Market Hawring	Grazz 93.9	Not 93.58	65.00%	195	4,672	85,254,656	18,320	1		Land Stamp Duty			820,384	16,617,686			No dwyr under 50 No dwyr over 50	due 30 5 25	0 462 0 138	23,100 34,500 57,600		Acc & Adpt	£/m2	0.000	0.00
Affordable Overall	242	70.50	35%	105	2.530	42.2/2.452	4,894			Earomontrota. Logalr/Acquiritio		1.50>	0	1,069,650					Tatel	57,600			6/m2 6/m2		14.71
Affordable Rent Social Rent	71.7 71.7	70.50	0.00%	0	2,570 2,336 3,270	12,363,952	4,074			redan Medanicia	•	1.507	249,265	1,069,650			Stamp duty ca	lc - Rosidual				Over Extra 1	zrm2 zrm2	0.005	× 0.00
Shared Ounership First Hames	75.4 76.2	74.73 75.42	3.50× 8.75×	26	3,270 2,959	2,566,075 5,859,242	792	1	Feer	Planning			57,600				Landpayment		Total	16,617,686 820,384		Over Extra 2	v	0.000	0.00
Grant and Subridy	Affordable Rent									Professional		8.00>	4,482,224	4,539,824			Stemp duty co	a - Pasida al				Small Site	t/m2	0.00	0 0.00
	Special Book				0	0			COMSTRUCTION	DH Build Cart			46.187.352				Landpayment			6,428,571 310,929			-		1,543.06
	Shared Ownership									2106 / CIL / IT		1,776	2 365 764						Tutal	310,929		Site Curtr	Bare BNG	15.005 0.105	z 231.44 z 1.54
SITE AREA - Not SITE AREA - Graze	8,571 h 12,245 h	na na	35	the the		106,043,925	26,005			Contingency Abnormals	×	2.50>					Pro CIL 2106	16.50	0 £/Unit (all)						1,776.06
Sales per Quarter											1		320,000	56,027,800				,	Total	4,950,000					
Unit Build Time	3 0	Quarters							FIHANCE								Part CIL r 106	16,50		4,950,000 3,415,764					
						RUH Razidual F	IACRO etrl+r			Foor		7.50>					CIL	18	6 t/m2 Tutal	3,415,764 8,365,764					
Bezidaal Land Tala		Whale Site 16,617,686	PerhaNET 1,938,730	Perka GROSS 1,357,111			Claring toloner -	0		Logal and Valuation	in.			0			Inf Tariff	×GDV							
<b>Bozidael Land Valu</b> Exirting Uro Valuo Uplift	9%	306,122		25,000		RUH CIL HACR	0 etrl+k Claring belence -		SALES								rpoll	0.00							
Pluréha	500 000	6,122,449		500,000 525,000				, and the second	SHLES	Agentr	×	3.0> 0.5>	3,181,318				Zpoli .								
Beachm	ark Land Value	6.42\$.571		525.000		Chreken pharing d			1	Logale	1/unit	0.5>	3,181,318 530,220 300			l									
Additional Profit		16,930,535	1/m2							Mire.	X.	0.02	0	3.711.837	\$1.966.796										
			7.3						Davelupers P	mfit Market Hawring	×Value	17 Ed.			14 414 545										
									1	Affordable Howin	a × Value	17.50> 17.50> 17.50>			14,919,565 2,612,755 1,025,367	l									
RESIDUAL CASH FL	LOW FOR INTERES	ST								1 irzt Hamer	Z Value	11,000													
		Tear 1	Tear 2	Year 3	Tear 4	Year 5	Tear 6	Tear 7	Tear \$	Tear 9	Tear 10	Year 11	Year 12	Tear 13	Year 14	Tear 15	Tear 16	Tear 17	Teer 18	Teer 19	Tear 20	Teer 21	Tear 22	Year 23	Tear 24
INCOME UNITS Started Market Hauring		25	50 7.104.555	50 F 14.209.109	50 14,209,109	50 14.209.109	50 14.209.109	25	7.104.555		r 0	7 0	, ,		, ,	, ,	r 0		7 0	, ,	, ,		, ,	r 0	
Market Hawring Affordable Rent			1,030,329	2,060,659	2,060,659	2,060,659	2,060,659	2.060,659	1,030,329	Ł :				ě	ě	Š		Ł į							
Sacial Ront Sharod Ounorship First Hamos			213,840	427,679	427,679	427,679	427,679	427,679	213,840		;	;			ů	,	;	:	;		:	8	, ,	;	, ,
First Hames Grant and Subsidy			488,270	976,540	976,540	976,540 0	976,540	976,540	488,270	:				0	0	. 0	. 0	:				:			, 0
Grant and Subridy INCOME EXPENDITURE		•	*,#36,994	17,673,987	17,673,987	17,673,9\$7	17,673,987	17,673,987	1,836,994	•	<i>,</i>	7 •	•	•	•	•	•	•	<i>'</i> •	•	•	•	•	7 .	•
	Ł	820,384																							
Earomontrotc. Logalr Acquirition Planning Foo		249,265																							
Planning Fee Professional		57,600 4,482,224																							
Build Cart - BCIS Bare 2106/CIL/Tariff		4,400,654	3,848,946 3,828,264	7,697,892	7,697,892	7,697,892	7,697,892 825,000	7,697,892	3,848,946 412,500 96,224				. 0	0	0	. 0									. 0
Contingency			96,224	192,447	192,447	192,447	192,447	825,000 192,447	96,224		,	,		. 0	,	,	,		,				,	,	, ,
Abnormals Finance Fees	-		26,667	53,333	53,333	53,333	53,333	53,333	26,667				•	0	0			۰			0	۰			
Logal and Valuation		0	24 5 440	F 520 220 F	E20 220	E20 220	F 520 220	F 520 220	245 440																
Logal and Valuation Agentr Logalr	-	·	265,110 44,185	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	265,110 44,185	1			· i	ŏ	ň	ř		ĭ			·	i	ř	ř	ř
Mire. COSTS BEFORE LAI	ND INT AND PRO	5,609,474	*,109,395	9,387,262	9,387,262	9,387,262	9,387,262	9,387,262	4,693,631	•				•	•			•	, ,	•	•	•	, .		
For Residual Talua	Land	16,617,626									_	_					_						_		
	Interest		1,667,037	1,737,495	1,246,303	718,271	150,637							0							0		. 0		. 0
Developers Return Market Howing																									14,919,565
Affordable for Rent First Homes																									2,612,755 1,025,367 -10,557,607
	Carh Flau Opening Balance	-22,227,159	-939,438	6,549,230	7,040,423	7,568,454	8,136,089	8,286,725		•		•	0	0	0	0	•	0			0		0	•	-18,557,687
	Clarina Balance	-22.227.159	-23,166,597	-16,617,367	-9.576.944	-2.008,490	6.127.599	14.414.324	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	18,557,687	
CASH FLOW FOR CI	L ADDITIONAL PI	ROFIT																							
IHCOME	Ar Abave	Teer 1	Tear 2	Teer 3	Teer 4	Tear 5	Tear 6	Tear 7	Tear #	Teer 9	Tear 10	Year 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Teer 17	Teer 18	Teer 19	Teer 20	Teer 21	Teer 22	Tear 23	Tear 24
IHCOME		•	8,836,994	17,673,987	17,673,987	17,673,987	17,673,987	17,673,987	1,136,994	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
EXPENDITURE Land Stamp Duty		6,428,571																							
Stamp Duty	Ł	310,929								1															
Earomontrotc. Logalr Acquirition Planning Foo	-	96,429																							
Planning Fee Professional		57,600 4,482,224			0	:				F :	,		; ;	0		;	. 0	:			1				
Professional Build Cart - BCIS Bare POTENTIAL CIL			3,848,946	7,697,892		7,697,892	7,697,892	7,697,892	3,848,946	P 6	7 0	7 0	r 6		·	, i	, ,	i	r i			r 6	, i	,	r i
Part CIL r 106	Ž	0	2,418,648 412,500 96,224	825,000 192,447	825.000	225 000	225 000	825,000 192,447	412,500	٠ ،				0	0	5 0	<u> </u>	0	5 0		0		5 0	0	0
Cantingoncy Abnormals	F		96,224 26,667	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	192,447 53,333	96,224 26,667	1		- 0		0		. :	- :	- :	. :	- :			0	- :	
Finance Feer Legal and Valuation																									
Logal and Valuation Agents Logals	t		265,110 44,185	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	530,220 88,370	265,110 44,185	:			; ; ;	0	,			:							
Mire. COSTS BEFORE LAI		ŏ	0		0	0	11,805,910	0 0	0	1			i	ŏ	Š	Š	Š	i	i	i	i	i		i	Š
		13,794,400	7,112,279	11,805,910	11,805,910	11,205,910	11,205,910	11,105,910	4,693,631	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•
Fur CIL calculation	Interest		1,034,580	982,820	616,426	222,552		. 0			, ,				0	, ,							. 0		
Davelapers Return			1,034,200	702,020	010,460	666,776				_ ·			ı "	*	•				, ,	, ,	*				
Market Hauring Affordable for Bent																									14,919,565 2,612,755 1,025,367 -18,557,687
First Homes																									1,025,367
1113 (11011110)	Carl Fland																								
711571101110	Carh Flau Opening Balance	-13,794,400 0	690,135	4,885,257	5,251,652	5,645,526	5,868,077	5,868,077	4,143,363	40 557 407	40.557.407	0 0000000	40 557 (47	40.557.407	40 557 407	0 00000000	40 557 407	40 557 407	40 557 (47	40 557 407	40.557.407	18,557,687	0 0007.407	18,557,687	-18,557,687

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

Site 3		Hadium GF - 40	urban odgo																						
IHCOME	Av Siza	m2	×	Humber	Price	GD1	GIA		DETELOPMENT	COSTS							Planning foo	elc				Build Cart			/mi 1,494.91 645.5 0.01 0.01 14.7 0.03 0.04 0.04 0.04 1,544.14 1,777.32
	Grazz 97.5	Net		40	f/m2				LAND			funit or m2	Tatel				Planning app foo Na dugr	dugr 40	rato			CO2 Plur	×	3.00%	1,484.8
Market Houring	97.5	97.38	65.00×	26	4,900	12,406,80	0 2,536	1		Land Stamp Duty			123,474	2,679,481			No dugrander 50 No dugraver 50	40	462 138	18,480		Acc & Adpt	t/m2	0.00%	0.0
Affordable Overall Affordable Rent	73.1	71.78	35% 22.75v	14	2 6 9 5	1,760,31	4 665			Earomontrota. Logalr/Acquirition		1.50×	40,192	163,666					Tatal	18,480		Water	6/m2 6/m2		14.7
Secial Ront Shared Ounership	73.1 79.0	71.78 79.00	22.75% 0.00% 3.50%	é	2,695 2,450 3,430	379,35	0 6							,			Stemp duty co	lc - Residual		2,679,481		Over Extra 1	z t/m2	0.00%	0.00
First Hames	69.0	68.00	8.75%	4	3,213	764,63	6 241		Feer	Planning			10,480				Landpaymont		Tatal	123,474		Over Extra 2	9	0.00%	0.00
Grant and Subridy	Affordable Bent						0			Professional		\$.00×	612,046	630,526			Stamp duty co	lc - Raziduel				Small Site	t/m2	0.00 0.00×	0.04
	Social Rent Shared Ownership				0		0		COMSTRUCTIO	Build Cart		1,777	6 314 869				Landpayment		Tatal	750,000 27,000		Site Cartr	Bare	15.00×	1,544.16
SITE AREA - Not	1.143 h			the		15,311,101	3,553			2106 / CIL / IT Contingency		2.50%	6,314,869 1,132,837 157,872							21,111		5.00 02.0	BNG	0.10%	1.54
SITE AREA - Graze	1.143 h 1.429 h	10	35 28	the the		15,311,101	3,553			Abnormale	×	0.00%	0				Pro CIL #106	16,500	£/Unit (all)						1,777.32
Salar per Quarter	0										4		45,000	7,650,578					Tatal	660,000					
Unit Build Time	3 (	Quartors							FINANCE	Foor		0×					Part CIL 2106 OIL	16,500 186	f/Unit (all)	660,000 472,837					
		Whale Size	PerhaNET	D. I. CDOCC		RUH Rəsidual	MACRO ctrl+r			Interest Legal and Valuatio		7.50%							Tatel	1,132,#37					
Boxidual Land Value Exirting Uro Value		2,679,481	2.344.546	Parka GROSS 1.875.637			Claring belonce -			Logal and valuatio	1						Inf Tariff	× GDV							
Exirting Uro Yaluo Uplift	0×	35,714		25,000		RUH CIL HACE	RO ctrl+1 Claring halanca -	0	SALES								_	0.00%		•					
Plur/ha Benchma	500,000 ark Land Yalas	714.286 750.000		500,000 525,000		Ohock an pharing		1		Agentr Legalr	2	3.0× 0.5×	459,333 76,556												
			a 5				rest			u-,	<b>Efunit</b>	0	0	535 884	11,660,140										
Additional Profit		2,641,119	1.045							en c	^	8.02		222,889	11.555.140										
									Davelupers Pr	Market Hawring	×Value	17.50×			2,171,190										
										Affordable Hourin	y Value × Value	17.50× 17.50×			2,171,190 374,443 133,#11										
RESIDUAL CASH FL	OW FOR INTERES	ST Tour 1				Year 2				Year 3				Yeard				Tage 5				Tour f			
INCOME		Tear 1 Q1	Q2	Q3	04	Q1	Q2	<b>Q</b> 3	Q4	73-47 3 Q1	Q2	63	64	Tear 4 Q1	Q2	<b>Q</b> 3	₽4	Teer 5 Q1	Q2	<b>Q</b> 3	04	Year 6 Q1	Q2	63	64
INCOME UNITS Started Market Howing				- 5	0 1	10	0 0	1,550,850	1,550,850	3,101,700	3,101,700	3,101,700	0	0	0				. 0	0 '	0		. 0	_ 0	0
Affordable Rent Social Rent					:	ů	, ,	220,039	220,039	440,079	440,079	440,079	:	:						, ,	,	:		, ,	ů
Shared Ounership								47,420 95,580	47,420 95,580	94,840 191,159	94,840	94,840					;	: :				:			
First Homes Grant and Subsidy IHCOME					Š	·	ž š	0	1.913.##9	0	3.427.777	171,107	- i	· ·	i	i			i	Ů	·	Ł į		, i	i
	Í	•	- 1	•	•	•	<u> </u>	1,913,##9	1,913,##9	3,\$27,777	3,421,111	3,321,111	• 1	- 1	•	•	•	•	•		•	<u> </u>	•	•	•
Stamp Duty Earomontrots.		123,474																							
Legal: Acquirition Planning Fee		40,192 18,480																							
Professional		306,023		306,023			1 215 542				, ,								, ,			L .			
Build Cart - BCIS Bare z106/CIL/Tariff			472,837		526,239 55,000	110,000	137,500	165,000	1,052,478 110,000	55,000		, ,	, i	, i	,		, ,	ė i	,	0	ŏ	ě š		0	· ·
Cantingoncy Abnormals		- ;		6,578 1,875	13,156 3,750			39,468 11,250	26,312 7,500	13,156 3,750	;	; ;		: ;	:		;	F :	:	;	:	F :	;	;	;
Financo Foor Logal and Valuation		0																							
Agentr Legalr			0	0		0	. 0	57,417 9,569	57,417 9,569	114,833 19,139	114,833	114,833						:	. 0		0		. 0	. 0	. 0
Mirc.				ě					-			17,107	,												
COSTS BEFORE LAN			472,#37	605,096	598,145	1,196,290	1,495,363	1,861,421	1,263,276	732,117	133,972	133,972	•	•	•	•	<u> </u>	•	•	•	•	•	•	•	•
Fur Residual Talua	Land Interest	2,679,481	59,393	69.373	82.019	94,772	118.980	149,248	151.063	141.697	86,310	18,669								. 0				. 0	. 0
Davelapers Return Market Howing																									2 171 190
Affordable for Rent																									374,443
First Hames	CarhFlou	-3,167,650	-532,231	-674,468	-680,164	-1,291,062	-1,614,342	-96,781	499,549	2,953,963	3,607,495	3,675,136	0	0	0				0	0	0	0	0	0	2,171,190 374,443 133,811 -2,679,444
	Opening Balance Claring Balance	-3.167.650	-3.699.881	-4.374.349	-5.054.514	-6.345.576	-7.959.918	-8.056,699	-7.557.150	-4.603.187	-995,692	2.679.444	2.679,444	2,679,444	2.679.444	2.679.444	2,679,444	2.679.444	2,679,444	2,679,444	2.679.444	2,679,444	2,679,444	2,679,444	
CASH FLOW FOR CI	ADDITIONAL P	POFIT																							
INCOME	Ar Abava	Year 1				Tear 2				Year 3				Tear 4				Teer 5				Tear 6			
INCOME	ниньшог	• '	•	•	•	•		1,913,##9	1,913,##9	3,\$27,777	3,\$27,777	3,\$27,777	•		•	•			•		•			•	•
Land	-	750,000																							
Stamp Duty Euromontrote.		27,000																							
Legal: Acquirition Planning Fee		11,250																							
Professional	F	306,023		306,023		, i	ř	ŏ	, i	, š.	ř	1 1	į	ŏ	Ĭ	i			ŏ	ŏ	š	Ĭ	Š	ŏ	ŏ
Build Cart - BCIS Bare POTENTIAL CIL		0 584,670	0	263,120	526,239 1,032,109	1,052,478 1,032,109	1,315,598	1,578,717	1,052,478	526,239			0	0			•				0	•	- 0	0	
Part CIL r 106 Contingency		0	0	27,500 6,578 1,875	55,000 13,156	110,000 26,312 7,500	137,500 32,890 9,375	165,000 39,468	110,000 26,312	55,000 13,156	0	0	0	0	0	0			0	0	0	0	0	0	0
Abnormals Finance Fees		0	ė .	1,875	13,156 3,750	7,500	9,375	11,250	7,500	13,156 3,750	ė .	0	ė .	0	é	- i		0	i	ò	ó	ò	0	ó	ò
Logal and Valuation		ě						F2 442	F3 #43	44.000	444.000	444.000													
Agentr Legalr		0	0	0	0	ő	ŏ	57,417 9,569	57,417 9,569	114,833 19,139	114,833 19,139	114,833 19,139	ŏ	0					0	ő	0	,	0	0	0
Mire. COSTS BEFORE LAN	ND INT AND PRO	1,697,423	0	605,096	1,630,254	2,22\$,399	1,495,363	1,861,421	1,263,276	732,117	133,972	133,972	•	•			•		•		•	0		0	•
For CIL calculation														_											_
	Interest		31,827	32,423	44,377	75,776	118,980	149,248	151,063	141,697	86,310	18,669	0	0	0			0	0	0	0	0	0	0	0
Developers Return																									2,171,190 374,443
Market Howing																									374,443
Affordable for Bent																									133,811
Market Hawing Affardable far Rent First Hames	Carh Flau Oponing Balanco	-1,697,423	-31,827	-637,519	-1,674,631	-2,304,176	-1,614,342	-96,781	499,549	2,953,963	3,607,495	3,675,136	0	0	0	0			0	0	0	0	0	0	133,811 -2,679,444

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

Site 5		Hadium GF - 12	urban odgo																						
НСОМЕ	Av Siza	m2	z	Humbe	Price 2 ffm2	- GD	T 61	9	DETELOPMENT	COSTS							Pleasing for	celc			Build	Cart			/m 1,530.3 45.5 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,580.3 150.0
	Grazz 116.5	Not		- '			• -	4	LAND			funit or m2	Tatel				Planning app foo	dugr 12	rati		002 PIs	w	×	3.00%	1,530.
arket Hawring	116.5	116.50	65.00%		8 4,900	0 4,452,63	30 9	9		Land Stamp Duty			42.645	1,062,906			No dugrander 50 No dugraver 50	12	46;	8 01	AcckA		t/m2 %	0.00%	0.0
ffordable Overall ffordable Rent	65.6	64.33	35% 22.75%	4.	2 2,695	5 473,33		,		Earementretc. Legalr/Acquiritio		1.50%	15,944	50,509					Tatal	5,544	Mana		6/m2 6/m2		4.0
acial Rent	65.6 70.0	64.33 70.00	0.00%		0 2,450	415,5	0	9	1_	radan medanua	1	1.50%	15,744	20,207			Stamp duty c	alc - Rosidual		1.062.906	OverEx	stra1	7	0.00%	0.0
harod Ownorzhip rzt Hamor	70.0	70.00 70.00	3.50% 8.75%		0 2,450 0 3,430 1 3,430	0 100,84	42 05	4	Feer	Planning			5,544				Landpayment		Tatal		Over Ex	ctro2	t/m2 ×	0.00%	0.00
rant and Subridy	Affordable Rent					0	0			Professional		8.00%	201,334	206,878			Stemp duty c	alc - Baridnal			SmallS		t/m2	0.00	0.0
	Social Rent Shared Ownership					Ö	ó		COMSTRUCTION	H Build Cart		1,740	2 424 442				Landpaymont		Yetel	262,500 2,625	Site (		Bare	10.00%	1,540.35
					,	,	v .			2106 / CIL / IT			371,771						1844	2,629	Site (	Cart	BNG	0.10%	150.0
SITE AREA - Not SITE AREA - Grazz	0.400 0.500	ha ha	30	75.	4	5,27\$,90	1,19	1		Contingency Abnormals	×	2.50%					Pro CIL z 106	16,500	£/Unit (all)						1,739.96
Salar per Quarter											1		21,200	2,516,681					Total	192,000					
Jnit Build Time	3	Quarters							FINANCE								Part CIL r 106	16,500 186	#/Unit(all	) 198,000 173,771					
						RUH Residuel	I MACRO etri+r			Foor		7.50%					CIL	186	t/m2 Tatal	371,771					
Racidual Land Valu		Whale Site 1.062.906	PerhaNET 2,657,265	Per Na GROSS 2, 125, \$12	1		Claring bolonce	- 0		Logal and Valuation	n		0	0			Inf Tariff	2 GDV							
<b>Rezidual Land Valu</b> Exirting Uro Valuo Jelift	0×	12,500		25,00	0	RUH CIL MAC	RO ctrl+l		cure.									0.00%							
		250,000		500.00	<u> </u>		Claring holon co		SALES	Agentr	×	3.0%	158,367 26,394												
Banche	ark Land Talue	262,500		525.000	Ц	Observangebaring	rdugram errect			Logale	2/unit	0.5%	26,394												
Additional Profit		1,069,027	1/m2							Mire.	×	0.0%		184,761	4.029.816										
HAVEL COMMON TO THE REAL PROPERTY OF THE PARTY OF THE PAR		1.447.441							Davelupers Pr	afit															
										Affordable Howin	× Value q × Value	17,50% 17,50% 17,50%			779,210 100,479 44,11\$										
RESIDUAL CASH F	OW FOR INTERF	ST								First Hames	2.Value	17.50%			44.111										
		Teer 1	02	03	04	Teer 2	02	03	04	Tear 3	02	03	04	Teer 4	02	03	04	Tear 5	02	03	04	ear 6	02	03	04
INCOME JNITS Startod Tarkot Hawring		¥1	w.c	3	3	3	3					- 43	W4	w1	w.c	w.s	- 44		WZ	w <sub>3</sub>	¥1	*1	w.	- W3	¥4
Affardable Rent						:		1,113,158	1,113,158 118,331	1,113,158 118,331	1,113,158	;	: :				;					0	;	;	:
Sacial Ront Sharod Ounorship						:		25,211	25,211	25,211	25,211	: :					: :	:				0			
First Hames						Ł .		63,026	63,026	63,026	63,026		: i t		į			Ł į			: i Ł	ě :	ě		ě
Strant and Subridy INCOME	<del>,</del>	•			•	•	, ,	1,319,725	1,319,725	1,319,725	1,319,725	, ,	•	•	•	7	, ,	•	,	<del>; ; ;</del>	•	•	·	7 0	•
EXPENDITURE Stamp Duty		42,645																							
Earomontrota. Logalr Acquirition																									
Planning Fee		15,944 5,544																							
Professional Build Cast - BCIS Base		100,667		100,667 172,659 16,500	345,319 33,000	517,978	517,978 49,500	345,319	172,659			. 0				. 0	. 0	0	. 0			0		. 0	
106/CIL/Tariff Dantingency			173,771	16,500	33,000 8,633 3,533	49,500	49,500	33,000			0			0	. 0			•	0	0 7	•	0	0		0
Abnormale				4,316 1,767	8,633 3,533	12,949 5,300	5,300	8,633 3,533	4,316 1,767	ě	, ,		, i	ě	ř	, ,	ř	ŏ	r i		· i	ŏ ,	ŏ	ř	ř
Financo Foor Logal and Valuation																									
Agentr Legalr						:		39,592	39,592 6,599	39,592 6,599	39,592			0		:		:				0	:		
Mire. COSTS BEFORE LA	WD 1WY 8 WD DDG	164,200	173,771	295,910	390,485	FAF 333	5#5,727	434.435	241,433	46,190	46,190														
			113,111	299,910	370,443	9+9,121	9+9,121	434,619	241,433	40,170	46,170	•	•	•	•	•		•	•		•	•	•		•
For Rosidual Valua	Interest	1,062,906	23,019	26,709	32,758	40,694	52,440	64,405	49,056	29,758	6,437		- 0			. 0	. 0	0				0		. 0	
Dovolupors Roturn Market Hausing										,															779 210
Affordable for Bent																									100,479
First Hames	Carh Flau Opening Balance	-1,227,706	-196,791	-322,619	-423,243	-626,422	-638,167	818,644	1,029,236	1,243,777	1,267,098			0	0	0		0	0	0	0	0		0	779,210 100,479 44,118 -923,807
	Opening Balance Claring Balance	-1.227.706	-1.424.497	-1.747.116	-2.170.359	-2.796.781	-3,434,948	-2.616.304	-1.587.067	-343,290	923.807	923,807	923,807	923.807	923.807	923,807	923,807	923,807	923.807	923,807	923.807 92	23,897	923,807	923,807	
CASH FLOW FOR C	II ADDITIONAL P																								
	Ar Abave	Teer 1				Teer 2				Teer 3				Teer 4				Tear 5			τ.	oar 6			
INCOME INCOME EXPENDITURE	Ar Abave		•	•				1,319,725	1,319,725	1,319,725	1,319,725		. ,	•	•		•	•		,	•	. ,	•	•	•
EZPENDITURE		262,500						-																	
Land Stamp Duty Euromontrotc.		2,625																							
Logalr Acquirition		3,938																							
Planning Foo Profozzional		5,544 100,667		100,667	0		0	0	0	0	0	0	:	0				:		; ;		0			0
Build Cart - BCIS Bare POTENTIAL CIL		0 218,956	0	172,659	345,319 850,130	517,978	517,978	345,319	172,659	i		0			,	. 0	, ,	ò	·	, ,	· i	0 2	ò	·	
art CIL r 106		0	0	16,500	33,000	49,500	49,500	33,000	16,500	0		0	۰ ا	0			<u> </u>	٠ ،	. 0		0	0 '	0	. 0	
iontingency ibnormalr				4,316 1,767	8,633 3,533	12,949 5,300	12,949 5,300	8,633 3,533	4,316 1,767		0			0			F :				· : F	0	- :		- :
'inanco Foor .o gal and Valuation		0																							
egentr								39,592 6,599	39,592	39,592 6,599	39,592 6,599			0		. 0		t :			: :	0			
ogalr Tire.		:			0	1	0		6,599	0	0		:	· ·				:	- :	, ;	: :	0	:	, ;	:
Mire. COSTS BEFORE LA	HD INT AND PRO	594,230	•	295,910	1,240,615	585,727	5#5,727	436,675	241,433	46,190	46,190		•	•	•	•	•		•	, , ,	•	•	•	•	•
nr CIL calculation	les.		11,142	11,351	17,112	40,694	52,440	64,405	49,056	29,750	6,437														
Dovolupors Roturn	Interest		11,142	11,591	16,116	40,694	52,440	64,405	47,056	29,198	6,431	,	, ,	,				, ,	,	,	" [		. ,		
Market Hawing Affardable far Rent First Hames																									779,210
First Homes	CarlıFlau	-594,230	-11,142	-307,260	-1,257,727	-626,422	-638,167	818,644	1,029,236	1,243,777	1,267,098														779,210 100,479 44,118 -923,807
	Opening Balance Claring Balance	0	-15,146	-501,600	-1,001,101	-020,462	-020,101	010,044	1,027,236	1,042,111	1,201,090		[			, i		L v				· ·			-763,001
	I Clarina Balance	-594.230	-605.372	-912.632	1 -2.170.359	1 -2.796.781	1 -3.434.948	1 -2.616.304	1 -1.587.067	1 -343.290	1 923.807	1 923.807	923.807	923.807	923.807	F 923.807	923.807	F 923.807	923.807	1 923.807	923.807   92	23.807	923,807	1 923.807	

Site 6		Braunfield - 12	5 Urban Area																						
ICOME	Av Siza		z	Humber	Price	GD7	GIA	1	DEVELOPMEN	TCOSTS							Planning fee c	alc				Build Cart			
				125	Price 1/m2	- 1	-2		LAND			feait or m2	Tatel				Planning app foo Na dugr	du or 125	rat	te		CO2 Plur		3.00>	1,45
rkot Hawing	Grazz 84.3	83.43	65.00×	81	1 4,900	33,216,404	4 6,84	1	LAND	Land		Public ar m2		5,666,957			Na du grunder 50	50	46 13	2 23,10	•		f/m2		- 1
fordable Overall			352	40.75					1	Stamp Duty Earementrets			272,848				No dugraver 50	75	Tete		D D	Acc & Adpt	t/m2	0.00>	16
fordable Rent	67.7 67.7 66.7	64.18 64.18	22.75%	28	2,695	4,918,586	1,92	1		Logal /Acquiritie	in .	1.50%	85,004	357,852			Stamp daty ca					Water Over Extra 1	4/m2	0.00>	
scial Ront ared Ownership	66.7	65.75	3.502	- 2	2,450 1 3,430 1 3,180	986,66	1 29	2	Feer								Landpayment	iic - nariavai		5,666,95	7		t/m2		ő
rzt Hamer	74.6	73.00	8.75×	11	1 3,180	2,538,892	2 81	4		Planning Professional		8.00%	33,450 1,790,247	1,823,697					Tate	272,84	B	Over Extra 2	× €/m2	0.00>	1,452 433 0 0 0 14 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
irant and Subridy	Affordable Rent Social Rent								CONSTRUCTION				,,,,,,,,,,	7,144,1171			Stamp duty ca	de - Rosidual		3,626,37		Small Site	×	0.00>	
	Shared Ounership								CONSTRUCTION	Build Cart		1,746	17,243,530				Landpayment		Tute		9	Site Cartr	Bare	15.00>	226.
SITE AREA - Not	1.923	ha	65	16.0		41,660,543	9,879			z106 / CIL / IT Contingency		5.00%	17,243,530 3,335,208 862,176										BNG	0.50>	1,511.2 226. 7 1,745.5
ITE AREA - Grazz	2.747	ha	46	the		11,000,545	,,,,,,	1		Abnormale	×	5.00%	862,176				Pre OIL #106	14,000	€/Unit(all) Total						1,145
aler per Quarter	0								1		•		75,000	22,378,090						1,750,000					
Init Build Time	3	Quarters							FINANCE	Foor		0.7					Part CIL z 106	16,500	#/Unit(al	I) 2,062,50 1,272,70	D .				
		Whole Site				RUM Residuel	MACRO ctrl+r			Interest		7.50%					0		Tute	1 3,335,201					
Bezidaal Land Yalas		5,666,957	PerhaNET 2,946,818	Perha GROSS 2.062.772			Charinghelence	. 0	1	Logal and Valuatio	in .						Inf Tariff	× GDV			1				
xirting Uro Valuo	20%	3,021,978 604,396		1,100,000 220,000	)	RUH CIL MACE	Claring halanca		SALES									0.00%			1				
Pluriha	0	0			)				SHLES	Agentr	×	3.0%	1,249,816												
Benchm	ark Land Talue	3.626.374		1.320.000		Chrick anythering	rect		1	Logalr	#/unit	0.5×	208,303												
Additional Profit		3.634.671	t/m2							Mirc.	Z	0.0%	0	1,458,119	31,6\$4,716										
Additional Profit		3,634,671	531						Davelupers Pr	afit															
										Market Howing Affordable Howin	×Value	17.50% 17.50%			5,\$12,\$71 1,033,41\$										
AFCIBULI ALCUE	AM FAR IMPER									First Hames	2. Value	17.50%			444.306										
RESIDUAL CASH FL	V= rvn initKt	Teer 1				Tear 2				Teer 3				Tear 4				Year 5				Teer 6			
IMCOME JNITS Started Tarket Howing		Q1	QZ	Q3	11	Q1 12	Q Z	Q3 12	12	Q1 12	Q2 12	Q3 12	Q4 12	Q1 12	Q2	<b>Q</b> 3	04	Q1	Q2	63	94	Q1	QZ	Q3	Q4
farket Houring Affordable Rent					. 0	. 0		1,594,387	2,923,044 432,836	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184	3,188,775 472,184			. 0				. 0
incial Ront Sharod Ownorship					, ,		,			0	. 0		0	0	0			0	Ÿ	,	, ,		7	,	
iharod Ownorship irst Hamos						:		47,360 121,867	86,826 223,423	94,719 243,734	94,719	94,719 243,734	94,719 243,734	94,719 243,734	94,719 243,734	94,719 243,734	94,719	94,719 243,734	,	:		:		: :	
irant and Subridy					ř	ě	r i			23,134	. 0			0	0			0 '	ě	ř	r i	i	<u>, , , , , , , , , , , , , , , , , , , </u>	r i	ř
IHCOME		•	•	•	•	•	•	1,999,706	3,666,12#	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	•	•	•	<del>-</del>	<u> </u>	•	<u> </u>
EXPENDITURE		272 040																							
tamp Duty aromontrots.		272,848 0																							
egalr Acquirition Tanning Fee		85,004 33,450																							
referrienal Build Cart - BCIS Bare		895,124		895,124				1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379				. 0				. 0				
106/CIL/Tariff			1,272,708		781,707 93,500	159.500	192,500	198,000		198,000	198,000	192 000		198,000	1,103,586	551,793 66,000	,	, i	Ö	, ,	, ,	,	, ,	, ,	,
Contingency Obnormalr			0	13,795 14,995	39,085 42,485	66,675 72,475	80,470 87,470	82,769 89,969	82,769 89,969	82,769 89,969	82,769	82,769 89,969	82,769 89,969	82,769 89,969	55,179 59,979	27,590 29,990		:	0	. 0		:			0
inance Feez				14,770	42,400	12,415	01,410	07,707	07,507	03,303	03,303	05,707	V7,707	07,707	37,317	29,770		,							
e gal and Valuation		. :					. 0	59,991	109,984	119,982	119,982	119,982	119,982	119,982	119,982	119,982	119,982	119,982	0	. 0	. 0	0	. 0	. 0	- 0
igentr ogalr								9,999	18,331	19,997	19,997	19,997	19,997	19,997	19,997	19,997	19,997	19,997	0	. 0		0		. 0	. 0
lire. COSTS BEFORE LAN	ID INT AND PRO	1,286,426	1,272,708	1,232,#10	956,777	1,632,150	1,969,836	2,096,106	2,154,431	2,166,096	2,166,096	2,166,096	2,166,096	2,166,096	1,490,724	#15,352	139,979	139,979	•	, .				, ,	
For Residual Talua	Land	5.666.957						_	_		_														
Davelupers Return	Interest		130,376	156,684	182,737	204,103	238,532	279,939	286,996	264,032	234,608	204,633	174,095	142,984	111,291	66,340	7,882	0	0		. 0	0		. 0	
Market Hauring																									5,812,871 1,033,418 444,306 -7,290,595
Affordable for Rent First Homes																									1,033,418
	Carlı Flau	6,953,383	-1,403,084	-1,389,493	-1,139,514	-1,836,252	-2,208,368	-376,340	1,224,701	1,569,283	1,598,708	1,628,683	1,659,221	1,690,331	2,397,397	3,117,721	3,851,550	3,859,433	0	0	0			0	-7,290,595
	Opening Balance Clarina Balance	-6,953,383	-8,356,467	-9.745.960	-10.885,474	-12,721,726	-14,930,095	-15,306,434	-14.081.733	-12,512,450	-10.913.742	-9,285,059	-7.625.838	-5.935,506	-3,538,109	-420,388	3,431,162	7,290,595	7,290,595	7,290,595	7,290,595	7,290,595	7,290,595	7,290,595	•
CASH FLOW FOR CIT	ADDITIONAL P	ROFIT																							
	Ar Abavo	Teer 1				Tear 2				Teer 3				Tear 4				Year 5				Teer 6			
HCOME INCOME EXPENDITURE	Ar Abeva	•	•	•				1,999,706	3,666,128	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	•			•		, .	•
		3,626,374																							
and Itamp Duty		170,819																							
arementrets. equirAcquirition		54,396																							
Jannina Foo	- 1	33,450 895,124		0 895,124	:	:				:			0	0				:	0			:			
referrienal uild Cart - BCIS Bare			i	275,896	781,707	1,333,500	1,609,396	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,655,379	1,103,586	551,793	ř	ř	· i	ř		i	7 1	, ,	ř
OTENTIAL CIL		1,756,072		33,000	234,825	234,825 159,500	234,825	234,825	234,825	234,825	234,825	234,825	198,000	198,000	132,000	66,000				F 0	r 0		F 0		
antingency bnormalr		0	0 1	13,795 14,995	39,085	66,675 72,475	80,470 87,470	82,769 89,969	82,769 89,969	82,769 89,969	82,769	82,769 89,969	82,769 89,969	82,769 89,969	55,179 59,979	27,590 29,990	0	0	0	0					
inance Feer		i		14,772	42,405	12,415	41,410	07,767	07,707	07,767	07,707	÷7,797	÷7,767	+7,747	27,717	27,770		, ,	,						,
ogal and Valuation		0						59,991	109.984	119,982	119,982	119.982	119,982	119.982	119,982	119.982	119.982	119.982							
oqalr		i		Ŏ		t :		59,991 9,999	18,331	19,997	19,997	119,982 19,997	19,997	19,997	19,997	19,997	19,997	19,997	i			t :			
lire. COSTS BEFORE LAN	ID INT AND PRO	6,536,233	•	1,232,#10	1,191,602	1,866,975	2,204,661	2,330,931	2,319,256	2,400,921	2,400,921	2,400,921	2,166,096	2,166,096	1,490,724	\$15,352	139,979	139,979	-	•	<u> </u>	:	•	<i>i</i>	<del>}                                    </del>
ur CIL calculation																									_
	Interest		122,554	124,852	150,308	175,469	213,765	259,111	270,179	251,304	226,044	200,311	174,095	142,984	111,291	66,340	7,882	0	0	0				0	0
Developers Return Market Howing										1												1			5,812,871
Affordable for Bent																									1,033,418 444,306 -7,290,595
First Hames	Cark Flou Opening Balance	-6,536,233	-122,554	-1,357,662	-1,341,911	-2,042,444	-2,418,426	-590,336	1,006,692	1,347,187	1,372,447	1,398,180	1,659,221	1,690,331	2,397,397	3,117,721	3,851,550	3,859,433	0						-7,290,595
	Opening Balance	6 526 222	-6 650 700	-0.016.450	-9.750.760	-11 400 204	-12 019 220	-14 409 566	+12 402 973	-12 055 606	-10 692 229	-9 205 059	-7 625 020	-5 975 506	-2 520 100	-420 200	2.421.162	7 240 545	7 290 595	7 200 505	7 290 595	7 300 F0F	7.340 FAE	2 200 F0E	+==

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

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

Site 9		Brausfield - 12	Urban Area																						
IHCOME	Av Siza	m2	z	Humber	Price 2 ffm2	6	DY G	IA	DEVELOPMEN	T COSTS						1	Planning foo	celc duq	rato			Build Cart			/m 1,459.2 42.7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,507.1 224.0 7.5 1,740.75
Market Houring	Grazz 95.8	Not 95.75	65.00%	- 12	8 4,90		ECE :	242	LAND	Land		fenit er m2	Total	724 (20)			No dust under 50	12		5,544		CO2 Plur	× £/m2	3.00%	43.7
Affordable Overall	75.0	77.17	35×	42	2,70	2,027,				Stamp Duty Earomontrate.			25,582	10,000			No du graver 50	7	462 138 Tatal	5,544		Acc & Adpt	z t/m2	0.00%	0.0
Affordable Rent Social Rent	51.0 51.0	46.33 46.33	22.75% 0.00%	1	3 2,69	5 340,	.891	139		Logalr/Acquiritie	n	1.50%	10,825	36,406			Stemp duty co	elc - Baridaal				Water OverExtra1	t/m2	0.00%	0.0
Shared Ounership First Hames	70.0 70.0	70.00 70.00	3.50× 8.75×		0 3,43	0 100,	.842 105	29	Feer	Planning			5.54				Landpayment		Tatel	721,635 25,502		Over Extra 2	t/m2	0.00%	0.0
Grant and Subridy	Affordable Rent				-,	0				Professional		8.00%	179,320	184,870			Stemp duty co	elc - Rezidual				Small Site	t/m2	0.00	0.0
	Social Rent Shared Ownership					0			COMSTRUCT	OH Build Cart		1,741	1,721,410				Landpayment		Tatel	243,692 1,874		Site Cartr	Bare	15.00% 0.50%	1,507.14
SITE AREA - Not	0,185	ha	65	/ho	•	4,353,4	103 91	.,		#106 / CIL / IT Contingency		5.00%	340,82 86,07										BNG	0.50%	1,740.75
SITE AREA - Grazz	0,185	ha	65	/ha	•					Abnormale	ž	5.00%	1,721,411 340,82 86,07 86,07 7,201	2,241,572			Pro CIL x 106	2,000	f/Unit (all) Tatal	24,000					
Saler per Quarter Unit Build Time	0	Ruartorz							FINANCE								Part CIL r 106	16,500	£/ Unit (all)	198,000					
						RUM Rasidu	al MACRO etrier			Foor Interest		7.50%	- '				CIL	186	t/m2 Tutal	142,821 340,\$21					
Besidual Land Yalus Existing Use Value		Whale Site 721,635	PerhaNET 3.998.854	Perha GROSS 3.991.154	1		Claring belone	v- 0		Logal and Valuation	in.		· '				Inf Tariff	× GDV 0.00×							
Uplift	20×	203,077 40,615		1,100,000 220,000	0	RUH CIL HA	Claring tolone	v- 0	SALES				130,602					0.002		•					
Benchm.	ark Land Yalue	243.692		1,320,000	ů	Chrokenphari		7		Agentr Legalr	X	3.0% 0.5%	130,602												
Additional Profit		626.787	£/m2			_	currect			Mire.	t/unit Z	0.02		152,369	3.336.#52	1									
magitimed Profit		N#N.207	9191						Davelupers F	rafit Market Hauring	×Value	17 50-4			(46.424	1									
										Affordable Hourin	y Value	17.50× 17.50× 17.50×			640,424 77,303 44.118										
RESIDUAL CASH FL	OW FOR INTERE	SY Teer 1				Year 2								Tear 4				Tear 5				Tear 6			
INCOME UNITS Started Market Howing		Q1	Q2	Q3 3	<b>Q4</b>	Q1 3	92	<b>Q</b> 3	£4	Teer 3 Q1	Q2	<b>Q</b> 3	Q4	Tear 4 Q1	Q2	63	64	Taer 5 Q1	Q2	<b>Q</b> 3	Q4	Taur 6 Q1	Q2	<b>Q</b> 3	Q4
					. 0		, ,	914,891 85,223	914,891 85,223	914,891 85,223	914,891 85,223	, 0	; ;	; ;	÷	; ;	; ;		, ;	0			, ,	, ,	, ,
Sacial Ront Shared Ounership							;	25,211	25,211	25,211	25,211	;		; ;		;	;	F :					;	;	
First Homes Grant and Subsidy INCOME					. 0	:	;	63,026	63,026	63,026	63,026			; ;	: ;		;					:		;	. 0
EXPENDITURE		•	•	<u> </u>	•	•	· ·	1,000,351	1,000,351	1,000,351	1,011,351	•	•	•	•	•	•	•	•	•	•	<del></del>	•	•	•
Stamp Duty Egromontrots		25,582 0																							
Legals Acquisition Planning Fee		0 10,825 5,544																							
Professional Build Cost - BCIS Bare s106/CIL/Tariff		89,663		89,663 143,451	286,902	430,353	430,353	286,902	143,451		. 0	. 0	. 0	0						0			. 0	0	. 0
Contingency			142,821	143,451 16,500 7,173 7,773	14,345	49,500 21,518	49,500 21,518	33,000 14,345	143,451 16,500 7,173 7,222		-	- 0			,	-							- 1		
Abnormatr Finance Feer			0	7,773	15,545	23,318	23,318	15,545	7,773	۰			. 0	۰	. 0			۰	۰			,		0	
Logal and Valuation Agentr Logalr			0	. 0	. 0			32,651 5,442	32,651	32,651	32,651 5.442		0		0	. 0		2 9	0	0		2 9	. 0	9	. 0
Mire. COSTS BEFORE LAN		131,613	142,#21	264,559		524,688		387,884	5,442 212,988	5,442 38,092	38,092		,	ı .				ı .		,		ı .			
For Residual Talua	Land	721,635	142,421	264,557	349,192	524,644	524,666	307,004	212,744	34,492	34,472	•	•	•		•	•	<u> </u>	•	•				•	•
	Interest	121,439	15,998	18,976	24,293	31,307	41,732	52,352	40,200	24,540	5,308	0	0	0	. 0	. 0				0	0	0	. 0	0	0
Davelapers Return Market Houring Affordable for Rent																									640,424
First Hames	Cark Flau	-853,248	-158,819	-283.535	-374,084	-555,994	-566,419	648,115	835,163	1,025,718	1,044,950														77,303 44,118 -761,845
	Carh Flau Opening Balance Claring Balance	0 -853.248	-1.012.067	-1.295.602	-1.669.686	-2.225.681	-2.792.100	-2.143.985	-1.308.823	-283.105	761.845	761.845	761.845	761.845	761.849	761.845	761.845	761.845	761.845	761,845	761.845	761.845	761.845	761.845	0
CASH FLOW FOR CI	L ADDITIONAL P	ROFIT																							
INCOME	Ar Abave	Year 1				Tear 2				Teer 3				Year 4				Teer 5				Toer 6			
FXPENDITURE		•	•	•	•	•	•	1,088,351	1,0##,351	1,088,351	1,000,351	•	•	• 7	•	•	•	•	•	•	•	_	•	•	•
Land Stamp Duty		243,692 1,874																							
Earomontrotc. Logals Acquisition		0 3,655				L .				L .								L				L .			
Planning Fee Professional		5,544 89,663	ò	0 89,663 143,451	0			0		E :					,					0		E :			
Build Cart - BCIS Bare POTENTIAL CIL		0		143,451	286,902 686,207	430,353	430,353	286,902	143,451															0	
Part CIL r 106 Contingency Abnormatr		0	. 0	16,500 7,173 7,773	33,000 14,345 15,545	49,500 21,518 23,318	49,500 21,518 23,318	33,000 14,345 15,545	16,500 7,173 7,773																
Abnormatr Finance Feer Legal and Valuation		Ö	v	- 1,113	15,545	25,518	23,318	15,545	6,613				. 0		٧						. ,	,		0	
Logal and Valuation Agentr Logalr		Ö			. 0	:	0	32,651 5,442	32,651 5,442	32,651 5,442	32,651 5,442			: :				:				:			. 0
Logali Mire. COSTS BEFORE LAN	HD INT AND PRO	344 42#	Š	264 554	1.035.999	524,688	524,688	387,884	212,988	38,092	7 32 842	i	i		Š	, i	i	i		i	i	i	i	, i	i
Fur CIL calculation	ai and PRC	244,424	_	244,557	1,433,777	22.7,466	227,+00	201,004	£16,700	34,472	34,472					_						Ė			
Davelupers Return	Interest		6,458	6,579	11,663	31,307	41,732	52,352	40,200	24,540	5,308	0	. 0	0 ,		0							0		. 0
Market Houring Affordable for Rent																									640,424 77,303
First Hames	Carlı Flau	-344,428	-6,458	-271,138	-1,047,662	-555,994	-566,419	648,115	835,163	1,025,718	1,044,950				0		0		0	0					640,424 77,303 44,118 -761,845
	Opening Balance	0 -344.428	-250 006	155.654	-1.669.686	2 225 444	2 702 400	240.00	4304.003	202.408	7/10/E	2444	2444	2444	7/1048	7/10/0	2444	761 045	2/11/15		761.845	761,845	761,845	764 045	

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

All All And Agency   1973   1875	23,190 27,690 59,790 490,392 14,015 2,578,125 119,490	23,466,507,00 50,700 469,300 469,300 111,400 2,578,625 111,400 2,125,649 4,574,724 4,574,724	5	Build Curt  Acchidge  Water  Over Entre 1  Over Entre 2  Smill Site  Site One te  O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2 X Hz2	2 0	m
Control   Cont	23,500 27,400 59,700 490,203 14,019 2,579,425 10,001 2,125,600 2,125,600 2,449,720 5,574,724	23,466,507,00 50,700 469,300 469,300 111,400 2,578,625 111,400 2,125,649 4,574,724 4,574,724		Acch Adpa Water Over Entre 1 Over Entre 2 Small Site Site Onete	V tra2 tra2 tra2 tra2 tra2 tra2 tra2 tra2	2 0	2-000- 57
Windows   15	\$9,700 490,203 14,015 110,405 110,405 110,405 2,125,440 4,155,040 4,155,040 2,444,720 5,574,724	\$0,700 490,301 14,015 2,574,125 119,404 2,125,000 4,125,000 2,447,720		Water Over Entra 1 Over Entra 2 Small Site Site Cente	V tra2 tra2 tra2 tra2 tra2 tra2 tra2 tra2	2 0	0.00x   0.00x   1.4
With signal   Control	\$9,700 490,203 14,015 110,405 110,405 110,405 2,125,440 4,155,040 4,155,040 2,444,720 5,574,724	\$0,700 490,301 14,015 2,574,125 119,404 2,125,000 4,125,000 2,447,720		Water Over Entra 1 Over Entra 2 Small Site Site Center	tim2 2 tim2 2 tim2 2 2 2 2 2 3 3 4 4 5 4 6 7 8 8 8 8 8 8 8 8 8 8 8 8 8	2 2	6.000 10.
Parallel   Comment   Com	2,578,425 110,405 110,405 2,125,000 4,155,000 2,449,720 6,574,728	2,572,125 116,496 2,125,000 4,125,000 2,449,720 6,574,720		Over Entre 2 Smell Site Site Corte	V tim2 V	2 0	0.000 0.000
Part	2,578,425 110,405 110,405 2,125,000 4,155,000 2,449,720 6,574,728	2,572,125 116,496 2,125,000 4,125,000 2,449,720 6,574,720		Smell Site Site Conte	X tin2 X Pave BNG	2 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0
Standard   After february   After febr	2,578,425 110,405 110,405 2,125,000 4,155,000 2,449,720 6,574,728	2,572,125 116,496 2,125,000 4,125,000 2,449,720 6,574,720		Smell Site Site Conte	X Pare BNG	2 0	0.000 0.000 1,111 0,000
Grant of Control   Contr	2,125,000 4,125,000 2,449,720 5,574,728	2,125,000 4,125,000 2,49,720 6,574,720		Site Carte	BNG	2 0	0.000 1,000 0,000
Standard France	2,125,000 4,125,000 2,449,720 5,574,728	2,125,000 4,125,000 2,49,720 6,574,720		Tarif	BNG	2 0	0.862 2,185.66
All Property   Company	2,125,000 4,155,000 2,449,720 6,574,720	2,125,000 4,125,000 2,449,720 6,574,720		Tarif	BNG	2 0	0.550 13.5 44 2.155.44 2.155.45 2.155.4
All Property   Company	4,125,000 2,449,720 5,574,728	4,125,000 2,449,720 6,574,720		7-ac 6	022	2 9	0) 04 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0
Subject   Contract	4,125,000 2,449,720 5,574,728	4,125,000 2,449,720 6,574,720		Tear C	02	2 0	93
Control   Cont	6,574,720	6,574,720		Trace C		2 0	0) 04 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0 0 7 0
Park	6,574,720	6,574,720		To ar 6	02	2 0	93
Part	•	•		Taur 6 Qt	0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	2 0	0) 04 0 7 0 0 7 0
Carried State   Carried Stat	0 7	e3	04   0   0   0   0   0   0   0   0   0   0	Tear 6	, 0 , 0 , 0 , 0 , 0 , 0	2 0	23
SALES   SALE	Q3	03	C4	Taur 6 cc1	02	2 0	03
Additional Profit   329 433   15	03	Q3	Q4	Taur 6	92 7 0 7 0 7 0 7 0 9 0	2 0	03
## Additional Profit	03	<b>Q3</b>	Q4	Tags 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 0	03
	Q3	03	Ç4	To ar 6	02 7 0 7 0 7 0 7 0 7 0 8	12 0	Q3
RISIDUAL CASH LOW FOR INITIAL ST	Q3	03	Q4	Tour 6 01	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	12 Q	03 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
### ### ### ### ### ### ### ### ### ##	Q3	03	24	Tear 6	02	12	03
## COME OF COLUMN COLUM	Q3	Q3	Q4	Tear 6	Q2	12 G	Q3 Q4
HECOME   Column   C	Q3	Q3	24 7 0 7 0 7 0 7 0 7 0 8	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 F 0 0 F 0 0 F
OHIS   18   26   28   30   30   30   32   32   32   32   32	0	Q3	24 , 0 , 0 , 0 , 0 , 0 , 0 , 0 , 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 F 0 0 0 F 0 0 0 0 F 0 0 F
Afford And France   0 0 0 350,577   (180,741		•	, 0 , 0 , 0 , 0 , 0	0 0 0	0 0 0	0	0 7 0 0 0 0 7 0 0 0 0 7 0 0 0 0 0 0 0 0
Special Property   Special Pro		•	0	0	•		
Shared Constanting		•					
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Terr   Michael		•	•				
Store Day	, ,						
Extract state	, ,						
Dead-Count Police   County							
Dead-Count Police   County	. 0						
Continency    0   22/85   11(40)   195/955   280/216   280/216   280/216   280/216   280/216   280/216   11(10)   10/216   11(10)   10/216   11(10)   10/216   11(10)   10/216   11(10)   10/216   11(10)							
Abstancie*    0   24,845   19,460   269,055   240,726	r 0 r	, ,	, ,	, i			o P
Figure   F				:		: 1	0 0
August 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				,		,	
Light 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0							0 7 0
For Resident Table Long 454,345 / 50,071 95,442 150,444 200,070 255,546 464,306 475,329 402,576 387,766 266,767 387,767 360,081 256,103 160,222 0 0 0 0 0	, i ,	, ,	7 0	ě	, ,		ŏ r ŏ
For Resident Totals Line 65,363   198,365   198,365   198,464   19					-		. , .
Interest 50,071 96,942 150,849 203,930 295,696 414,300 479,339 433,970 307,760 340,691 292,731 206,103 50,322 5 0 5 0 5 0 5 0 5 0 5							
					. 0		0 0
Davelinger Rature Murkal Murkal Munical							10,629,393
Afferdable for Rent							2.021.575
First Names: Count Flac   2-670-655   2-489-791   2-275-657   2-27						0	842,511 0 -13,493,479
Oscoring Relators 0		·	L v	_ v	Ť		V 10/3/2/31/
Claring Relatings - 2-470-455 - 5-170-2460.045-20310.276-22815.770-42822.046-40625.54-4.72022.145-51410.204-0.04515.170-14915.412-31410.998-4064.223-254 - 4.544-555   12.492-479 - 12.493-479 - 12	13.493.479	13,493,479	13,493,479	13,493,47	9 13.493.4	3.479 13.49	93,479 0
CASH FLOW FOR CIL ADDITIONAL PROFIT							
Tear 1 Tear 2 Tear 3 Tear 4 Tear 5				To ar 6			
INCOME	•	•	•	•	•		
EEPENDURE Load 2,579,455							
Stamp Duty 118,406							
Examentor at c. 0   U.   Control of Control							
			0		. 0	0 -	0 0
Findaminal 2,00,000 ° 7,2,00,000 ° 0 ° 0 ° 0 ° 0 ° 0 ° 0 ° 0 ° 0				F :	- :	; ; · ·	0 0
POTENTIAL CIL 33.414 33.414 33.414 33.414 33.414		_		L	بنسيت		
Far-104-195   5 5000   220,000   315,000   485,000   485,000   485,000   485,000   485,000   320,000   15,000   7	0	0	0				0 0
Omninessery 0 0 27,645 111,640 115,695 269,7146 259,7246 259,7246 259,7246 259,7245 157,700 157,700 157,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ė	ė		0	, o	a /	0 0
Finance Fase 0 Lead and Volume 1				1			
Aprile 0 0 0 0 0 0 0 45,527 277,560 277,560 277,550 277,550 277,550 277,550 277,550 277,550 277,550 277,550 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0	0	0	0	3 (	0 0
			0	1	- :	ó	0 0
THE	•	•	•	•	_ •		
Far CIL calculation					-	-	
	0		0	0	0	3 (	0 0
Affect of the street.  Affect of the street.  Affect of the street.				1			10,629,393
Affired by far Read				-1			10,629,393 2,021,575 842,511
Carb Flau - 4,943,98691,762 - 2,671,597 - 2,660,865 - 4,924,600 - 6,356,999 - 2,499,917 - 2,387,012 - 2,431,768 - 2,510,778 - 2,557,855 - 4,615,909 - 6,712,551 - 8,048,506 - 8,928,028 - 0 - 0 - 0				1 .			0 -13,493,479
Opening Subsect 0			- 0				

Site 12		Flatted BF 155																							
IHCOME	Av Siza		z	Humber	Price 4/m2	GD7	GIA	1	DETELOPMEN	T COSTS							Planning fee	alc				Build Cart			fm2
	Graza	r Not		155			-2	1	LAND			fesit er m2	Tatal				Planning app fee	duq	r rate			CO2 Plur	×	3.0	/min 1,612,01
Market Hawring	Gran 77.5	70.45	65.00%	101	5,30	0 37,616,160	7,80	1		Land Stamp Duty			249.887	5,207,742			No dugrander 50 No dugraver 50	5	0 462 5 138	23,100 14,490 37,590		Acc & Adpt	£/m2	0.0	0.00
Affordable Overall Affordable Rent	63.7	7 57.91	35% 22.75%	54.25 35		5 5,953,020	2.24			Earomontrota. Logalrinequiritim		1.50>	0	328,003					Tatal	37,590			t/m2		14.71
Social Rent	63.7	57.91	0.00%		2,65	0 0	1	4		redan tecdanicia	`	1.507	10,116	320,003			Stemp duty co	lc - Residual				Water Over Extra 1	2	0.0	0.00
Shared Ounership First Hames	68.0			14	3,71	0 1,243,833 6 2,946,870	36	4	Feer	Planning			37,590				Landpayment		Tatel	5,207,742 249,887		Over Extra 2	t/m2	0.0	0.00
Grant and Subridy	Affordable Ren									Professional		8.00>	2,174,557	2,212,147			Stemp duty co	de - Baridaal				Small Site	£łm2	0.0	0.00
	Secial Rent Shared Ownership					0 0			COMSTRUCTI	DH Build Cart		1,85	20,974,735				Landpayment			2,557,500 117,375				10.0	1,675.15
										2106 / CIL / IT			4.016.751						Tatal	117,379		Site Cartr	Bare BNG	0.5	× 161.92
SITE AREA - Not SITE AREA - Grays	1,936	ha Bha	100	/ho		47,759,##3	11,331	1		Cantingoncy Abnormals	×	5.00> 5.00>	1,048,737				Pro CIL x 106	8,50	0 f/Unit (all)						1,851.04
Sales per Quarter	-	1									1		93,000	27,181,959					Tatal	1,317,500					
Unit Build Time		Quarters							FINANCE	Foor		82					Part CIL r 106	16,50 18	0	2,557,500					
						RUM Residual I	HACRO etrler			Interest		7.50>	· ·				OIL.	10	Tatal						
Bezidaal Land Yala		Whole Site 5,207,742	3,359,#33	Perha GROSS 2.617.167	i		Claring belonce	- 0		Logal and Valuatio	1		0				Inf Tariff	×GDV							
Exirting Ure Value	20>	2,131,250 426,250		1,100,000		RUH CIL MACR	O ctrl+l Claring halance	- 0	SALES									0.00		•					
Plur the	ark Land Talve	0		1,320,000	i	Ohrek an pharing d		-		Agents Legals	×	3.0× 0.5×	1,432,796 238,799												
		2.221.277		1.224.444		SHI	rest	1			1/unit		0	1.671.596	36,601,447										
Additional Profit		4.710.23#	11m2 603							merc.	-	0.02	•	1.671.596	35.501.447										
									Davelapers P	r <b>afit</b> Market Hauring Affordable Howin	× Value	17.50>			6,5*2,*2* 1,259,449										
										Affordable Hourin	g X.Value X.Value	17.50× 17.50×			1,259,449 515,702										
RESIDUAL CASH FL	LOW FOR IMTER	EST Tear 1				Year 2				Tear 3				Tear 4				Tear 5				Tear 6			
INCOME UNITS Started Market Howing		Teer 1 Q1	Q2	<b>Q</b> 3	Q4 20	Q1	<b>Q2</b>	Q3	24	Q1	Q2 20	Q3	Q4	Year 4 Q1	Q2	<b>Q</b> 3	64	Teer 5 Q1	QZ	63	04	Teer 6 Q1	Q2	Q3	Q4
Market Hawring						2 %		1,213,425	4,853,698	4,853,698	4,853,698	4,853,698 768,132	4,853,698	4,853,698 768,132	4,853,698	2,426,849	<u>.</u> 9		: :	: :			: !		. 0
Affordable Rent Social Rent					ě	8		. 0	P 0	0	. 0	F 0	768,132	0	768,132 0	384,066	· .	£ :				E :		· .	. 0
Shared Ownership First Hames					:	:	;	40,124 95,060	160,495	160,495 380,241	160,495 380,241	160,495 380,241	160,495 380,241	160,495 380,241	160,495 380,241	80,247 190,121	;						;	;	, ,
Grant and Subridy INCOME EXPENDITURE						:		1,540,641	6.162.566	6.162.566	6.162.566		6,162,566		6,162,566	3.011.213		•				•		•	0
EXPENDITURE		340.003	·			·		1,5 11,111	1,112,511	1,112,511	1,112,311	7,172,577	1,112,511	1,112,511	1,112,511	3,441,243			_	_	-	1			·
Stamp Duty Earomontrate.		249,887 0																							
Logalr Acquirition Planning Foo		78,116 37,590																							
Professional Build Cart - BCIS Base		1,087,278		1,087,278	1,127,674	2,029,813	2,706,417	2,706,417	2,706,417	2,706,417	2,706,417	2,255,348	1,353,209	451,070	. 0									0	. 0
z106/CIL/Tariff Contingency			1,459,251	27 500	137,500	247,500 101,491	330,000 135,321	330,000 135,321	330,000 135,321	330,000	330,000 135,321	275 000	165,000 67,660	55,000 22,553		0			0				. 0	. 0	0
Abnormak			0	11,277 12,277	56,384 61,384	110,491	147,321	147,321	147,321	147,321	147,321	122,767	73,660	24,553	ř	ř		ì				1		, ,	ř
Finance Feer Legal and Valuation		:																							
Agentr Legalr		:	÷	0	:	:		46,219 7,703	184,877	184,877 30,813	184,877	184,877 30,813	184,877	184,877 30,813	184,877	92,438 15,406	;						:	;	0
Mire. COSTS BEFORE LAI	ND INT AND PR	1.452.872	1.459.251	1,363,867	1.382.941	2.419.294	3.319.059	3,372,982	3,534,749	3.534.749	3.534.749	2,9\$1,572	1.875.219	762,266	215,690	107.245									, .
For Residual Value	Land																								
Davelapers Return	Interest	3,20,142	124,887	154,589	183,060	212,423	263,080	330,245	370,793	328,474	285,362	241,441	186,324	109,430	10,350	. 0	0	0	0	0	• •		. 0	0	0
Market Hawring																									6,502,020
Affordable for Bent First Homes																									6,582,828 1,259,449 515,702 -8,357,979
	Cark Flau Opening Balance		-1,584,137	-1,518,456	-1,566,001	-2,701,717	-3,582,139	-2,162,585	2,257,023	2,299,342	2,342,455	2,939,553	4,101,022	5,284,269	5,936,526	2,973,438			0	0	۰			0	-8,357,979
	Clarina Balance	-6,660,614	-8.244.751	-9.763,207	-11,329,208	-14.030.925	-17.613.064	-19,775,649	-17.518.626	-15,219,284	-12,876,829	-9.937.276	-5.836,254	-551,984	5,384,542	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	8,357,979	0
CASH FLOW FOR CI	L ADDITIONAL	PROFIT				Year 2				Teer 3				Year 4				Tear 5				Tour 6			
IHCOME	Ar Abava					ļ		1,540,641				6,162,566				3 444 3/-						<b></b>			
INCOME EXPENDITURE		•	•	•	•	•	•	1,940,641	+,142,544	1,102,566	0,102,566	0,102,566	0,102,566	0,102,566	+,1+2,544	3,041,243	•	•	•	•	•	1	•	•	
Land Stamp Duty Euromontrots.		2,557,500 117,375																							
Leagle Acquirition		38,363																							
Planning Fee Professional		37,590 1,087,278		0 1,087,278	0	:	0			1		0	0	0	0	0		0				0	0	0	0 0
Build Cart - BCIS Bare POTENTIAL CIL		0	ó	225,535	1,127,674 785,040	2,029,813 785,040	2,706,417 785,040	2,706,417 785,040	2,706,417 785,040	2,706,417	2,706,417	2,255,348	1,353,209	451,070	ő	ĭ	i	1	·			i	i	·	ŏ
Part CIL r 106		0	0	27,500	137,500	247.500	330.000	330,000	330.000	330.000	330,000	275,000	165,000	55,000	0	0		0	0		0	0		0	0
Cantingoncy Abnormals			0	11,277 12,277	56,384 61,384	101,491 110,491	135,321 147,321	135,321 147,321	135,321 147,321	135,321 147,321	135,321 147,321	112,767 122,767	67,660 73,660	22,553 24,553	0	0							0		*
Financo Foor Logal and Valuation		0																							
Agentr Legalr		0	0	0	0		0	46,219 7,703	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	184,877 30,813	92,438 15,406	0	0	0			0	0	0	0
Mire. COSTS BEFORE LAI	un iuv sun	, , , , , , , , , , , , , , , , , , ,	ě	, v	, , , , , , , , , , , , , , , , , , ,	3,274,334	4,104,099	4,158,021	4,319,789	4,319,789	3,534,749	2,9\$1,572	1,875,219	762,266	215,690	197,845	ě	ĭ	i	i	ŏ	ŏ	, i	ŏ	0
	NO INT AND PR	3,\$3\$,106	_ •	1,363,#67	2,167,9\$1	3,214,334	4,104,099	4,158,021	4,319,789	4,319,789	3,534,749	2,9\$1,972	1,875,219	762,266	215,690	107,245						<u> </u>	•		•
For CIL calculation	Interest		71,964	73,314	100,261	142,790	206,862	287,692	342,162	314,026	285,362	241,441	186,324	109,430	10,350	0	0	0					0	0	0
Developers Return Market Housing																									6,582,828
Affordable for Rent First Homes						-																			1,259,449
	Carh Flou Opening Balance	-3,838,106	-71,964	-1,437,180	-2,268,242	-3,417,125	-4,310,960	-2,905,072	1,500,615	1,528,751	2,342,455	2,939,553	4,101,022	5,284,269	5,936,526	2,973,438	0					0	0		515,702 -8,357,979
	Olesia - Palas -	-2 020 404	-2 640 070	-6.242.264	-2 (46 462	44 455 445	45.545.576	40.540.450	44 744 435	45 240 204	-42 024 024	-0.027.226	E 437 3E4	FF4 00 4	E 204 E 42	0.053.030	0.053.030	0.053.030	4.553.434	0.052.030	0.053.030	0.053.030	4 357 474	0.053.030	1 .

Site 13		Flatted BF 155 H	D																							
INCOME	Av Sixe	n2	z	Humber	Price f/m2	GD.	T GIA		DETELOPMENT	COSTS							Planning for	celc					Build Cart			/mi 1,964.00 0.002 57.11 0.002 0.01 0.002 0.01 0.002 0.00 0.002 0.00 0.002 0.00 0.002 1.777.77 0.002 1773.00 0.002 1.777.77
1arket Hawina	Grazz 81.0	Net	65.00%	101			60 8,16		LAMD			fenit er m2	Tatal				Planning app for Na duar Na duar under 50	8u 11	5	ato			CO2 Plur	×		3.00% 57.1
	\$1.0	70.45			5,300	37,616,10	50 8,16	1		Land Stamp Duty			2,154	253,077			Na dugrander 50 Na dugraver 50	10	5	462 138	23,100 14,490 37,590		Acc & Adpt	4/m2 ×		0.00% 0.00
Affordable Overall Affordable Rent	66.6	57.91	35% 22.75% 0.00%	54.25 35	2,915 2,650	5,953,02	20 2,34	9		Euromontrota. Logalr/Acquirition		1.50%	3,796	5,950					Tet	tel	37,590		Water	1/m2 1/m2		14.7
Sacial Ront Shared Ounership	66.6 71.1	57.91 61.80	3.50%	9	2,650 3,710 3,566	b)	0 1	3	Feer								Stamp duty c Landpayment	alc - Rosidual			253,077		Over Extra 1	2/m2		0.00%
First Hames	70.1	60.93	8.75×	14	3,566	2,946,81	70 95	9		Planning Professional		8.00×	37,590 2,612,593	2,650,183					Tet	tel	2,154		Over Extra 2	× €/m2		0.00%
Grant and Subridy	Affordable Bont Social Bont				0		0		COMSTRUCTIO					4,,			Stamp daty c	alc - Rosidual			1.598.438		Small Site	Z.		0.00% 0.00
	Shared Ounership				ŏ		ŏ		CONSTRUCTION	Build Cart 2106 / CIL / IT		2,186	25,892,121 4,083,081 1,294,606				Lanapaymont		Tet	tel	69,422		Site Cartr	Bare	10	0.00× 197.80 0.50× 9.89
SITE AREA - Not	0.969 8	ha .	160	tha		47,759,88	3 11,846			Contingency		5.00×	1,294,606											BMP	,	2,185.66
SITE AREA - Grazz	1,211	19	128	/ha			_	-		Abnormak	и •	5.00%	1,294,606	32,657,414			Pro CIL x 106	8,50	0 E/Unit(all) Total	1,3	317,500					
Saler per Quarter Unit Build Time	3 (	Ruarters							FINANCE								Part CIL #106	16,50	0 t/Unit (	all)	2,557,500					
						RIIM Razidaal	MACRO ctrl+r			Foor		9× 7.59×	0				CIL	11	6 f/m2	. 4	1,525,581 0#3,0#1					
Buddend Land Hales		Whole Site 253,077	PerhaNET 261,241	Perha GROSS 208,993			Charing belonce	0		Logal and Valuatio	•		0	0			Inf Tariff	≥ GDII								
Rezidual Land Value Exirting Ure Value	20%	1,332,031 266,406	241.241	1,100,000 220,000		RUH CIL MAC	RO ctrl+l		SALES								INF I GETT	0.00	z		•					
Plur éha	0	0		0			Claring belonce		SALES	Agentr	и	3.0×	1,432,796													
Beachne	rk Land Yalue	1.591.431		1.320.000		Check an pharing	ntest			Logale	/ ffunit	0.5%	238,799													
Additional Profit		62,676	/m2							Mire.	Z	0.0%	0	1,671,596	37.23#.220											
									Davelupers Pr	mfit Market Houring	× Value	17 50×			6 522 222											
										Affordable Hourin	q X Value	17.50× 17.50× 17.50×			6,5#2,#2# 1,259,449 515,702											
RESIDUAL CASH FLO	OW FOR INTERE	ST				Tear 2								•4							_					
IHCOME UNITS Started Market Howing Affordable Rent Social Rent Shared Ouncerhip		Tear 1 Q1	Q2	<b>Q3</b>	64	Q1	QZ	<b>Q3</b>	04	Teer 3 Q1	65	Q3	04	Tear 4 Q1	es.	63	04	Taur 5 Q1	QZ		13	64	Taer 6 Q1	65	Q3	04
Market Hawring				10	0		0	2,426,849	6,067,123	7,280,547	7,280,547	7,280,547	7,280,547	0 '	0			. 0	. 0	-	0 -	0		. 0	. 0	. 0
Affordable Rent Social Rent							;	384,066	960,165	1,152,197	1,152,197	1,152,197	1,152,197	;	0	;	;		;		: ;	:	F :	;	; ;	; ;
						:		80,247 190,121	200,618	240,742 570,362	240,742 570,362	240,742 570,362	240,742 570,362	0 -	0						0	0			: :	; ;
Grant and Subridy	,			;	0			7 3,0\$1,2\$3	7,703,207	9.243.848	9,243,848		9,243,848	0 7		0		•		-						
EXPENDITURE Stamp Duty		2,154	•	·	•			-,,,,,,,,,	1,115,211	7,2.5,0.10	7,215,111	7,245,144	.,	•	•		•					•		-		•
Earomontrote. Logalr Acquirition																										
Planning Fee		3,796 37,590																								
Professional Build Cast - BCIS Base		1,306,297	۰	1,306,297 556,820 55,000	1,948,869	3,619,329		5,011,378	5,011,378		1,670,459	. 0	0	0	0	, ,		0				0			. 0	
z106/CIL/Tariff Cantingoncy		;	1,525,581		192,500 97,443	357,500 180,966	467,500	495,000 250,569	495,000 250,569	330,000				0 -	0	. 0			. 0	-		0				- 0
Abnormals Financo Foos	ļ,		0	29,841	104,443	193,966	253,648	268,569	268,569	179,046	89,523	. 0		0 -	0			0			0	0				
								92,438	231,096	222.245	277,315	277,315	277,315													
Agentr Legalr			ř		·	i	, ,	15,406	38,516	277,315 46,219	46,219	46,219	46,219	, ,	ě	, ;	, ;	,	, ,		, r	ě	i	, ,	, ,	ř
Mire. COSTS BEFORE LAM	ID INT AND PRO	1,349,#37	1,525,541	1,975,798	2,343,256	4,351,762	5,690,765	6,133,361	6,295,128	4,340,545	2,332,040	323,535	323,535											, ,		
For Residual Value	Land	253,077																								
Davelapers Return	Interest		30,055	59,223	97,379	143,141	227,421	338,387	401,958	383,093	298,339	174,337	10,350	0	0			0			0	0	٠		0	
Market Hawring Affardable far Rent																										6,582,828 1,259,449 515,702 -8,357,979
Affordable for Rent First Homes	CarhFleu	-1,602,914	-1 555 635	-2,035,021	-2,440,636	-4,494,903	-5,910,106	-3,390,465	1,006,121	4,520,210	6,613,469	8,745,977	8,909,964							_						515,702
=	Opening Balance	0 -1602 914	-2 450 549	-5 te2 570	-7 624 206	42 120 100	-10 047 295	-21.427.760	-20 421 640	45 911 420	10 207 061	-EE1 004	0.757.676	0.757.979	0.757.070	0.757.070	0.757.070	0.757.676	0.757.070	0.75	7 979	0.257.070	0.757.070	0.757.47	0.757.674	• 0
CASH FLOW FOR CIL	ADDITIONS	POFIT	2.022.27	2.122.214	1.727.677	E.IE7.107	19.971.672	25-72-169		D./11/20		221.773	7.221.717			***************************************	V-221.717	V.221.717	V	2,33			V-2211/17	V-221-71	V-221.717	·   ·
	Ar Abava	Tear 1				Tear 2				Tear 3				Tear 4				Teer 5					Toer 6			
INCOME INCOME EXPENDITURE	Ar Above	•	. ,		•			3,011,213	7,703,207	9,243,#4#	9,243,848	9,243,848	9,243,848	. ,	•					,	. ,	•				
EXPENDITURE Land Stamp Duty		1,598,438																								
		69,422																								
Legal Acquirition	- ;	23,977	,					. 0						0					. 0						. 0	. 0
Planning Foo Professional Build Cart-BCIS Bare	t	1,306,297	ė į	1,306,297 556,820	1,948,869	3,619,329	4,732,968	5,011,378	5,011,378	3,340,919	1,670,459		: ; ;	0 7	i				. 0			i			, ,	, ,
POTENTIAL CIL				55,000	23,225	23,225 357,500	23,225	F 495,000	F 495,000	330,000	F 165,000	7 0				r 0	7 0		r 0	,				,		
Part CIL x 106 Cantingoncy	-	0	0	27.841	97,443	180,966	236.648	250,569	250,569	167.046	83,523				0							0				
Abnormals Finance Fees			0	29,841	104,443	193,966	253,648	268,569	268,569	179,046	89,523			0					. 0		0					0
Logal and Valuation Agentr Logalr		0	0		0			92,438 15,406	231,096 38,516	277,315 46,219	277,315 46,219	277,315 46,219	277,315 46,219	0						-					0	
Logale Mire.	;	0, 7	0	:	0	:		15,406		0	46,219			0 7	0		:	:	. 0		0	0	:		0	0
Mire. COSTS BEFORE LAN	ID INT AND PRO	3,035,722	•	1,975,798	2,366,482	4,374,987	5,713,991	6,133,361	6,295,128	4,340,545	2,332,040	323,535	323,535	• •	•	•	, ,	•	•		• •	•	•	7 6	<b>*</b>	, ,
Far CIL calculation			56,920	57,987	96,121	142,294	226,993	338,387	401,958	383,093	298,339	174,337	10,350	0				t .		,						
VIL CAICAIAGINE																										
	Interest		20,720	21,741		146,674	220,775	220,201	44,754	510,110	271,007	117,000	10,000													
Davalupars Ratura Market Houring Affordable for Rent	Interest		24,724	21,701	.,,	746,674	ELVIPTO	550,501	44,754	,	277,007	114,551	10,550	•	•										Ť	
		-3,035,722	-56,920	-2,033,785	-2,462,602		-5,940,984		1,006,121		6.613.469	8.745.977	8,909,964									0	Ů		0	6,502,020 1,259,449 515,702 -0,357,979

Site 14	Fletr BF 75																							
IHCOME	Av Sixe m2	z	Humber	Price #/m2	GDY	614	5	DETELOPMEN	TCOSTS							Planning foo	elc				Build Cart			/m2 1,612,00 2,002 4,336 0,002 0,002 0,002 0,002 0,002 0,002 0,000 0,000 1,473-13 0,002 1,473-13 1,473-13
	Grazz Net 77.9 70.83		79			•	ž.	LAND			fenit er m2	Total				Planning app foo Na dugr	dugr 75	rati			CO2 Plur	×		1,612.0 3.00× 48.3
1arket Howring	77.9 70.83	65.00×	49	5,300	18,301,56	3 3,79	**		Land Stamp Duty			121,736	2,644,717			Na dugrander 50 Na dugraver 50	50 25	46:	2 23,100 8 3,450 26,550		Acc & Adpt	£łm2		0.00
Affardable Overall Affardable Rent	63.6 57.82	35×	26.25						Earomontrota. Logalr/Acquiritie			0				110 40 4 000 150		Tatel	26,550			t/m2		14.71
Social Rent	63.6 57.82	0.00%	10	2,919	2,875,98	0	0		Logalr /Acquiritie	in .	1.50%	39,671	161,407			Stamp duty co	ılc - Razidual				Over Extra 1	t/m2 ×		0.00
Shared Ounership First Hames	63.8 58.00 67.7 61.57	3.50×	3	3,710	564,84 1,453,05		7	Feer	Planning			26.550				Landpayment		Tutal	2,644,717 121,736		Over Extra 2	t/m2		0.00
		0.150.		2,270	1,400,00	1	``		Professional		8.00×	1,053,582	1,080,132						12,130			£łm2		0.00 0.00
Grant and Subridy	Affordable Rent Social Rent					0	1	COMSTRUCTI	он							Stamp duty co	lc - Rasidual		1,455,882		Small Site	×		1,675,15
	Shared Ownership					0			Puild Cart 2106 / CIL / IT		1,851	10,172,684						Tatel	62,294		Site Cartr	Baro BNG	1	0.00% 167.52 0.50% 8.38
SITE AREA - Not SITE AREA - Grave	0.882 ha	85	fha		23,195,449	5,490	•		Contingency		5.00× 5.00×	508.634										bing		1,851.04
	1,103 ha	- 60	fha				-		Abnormali	× f	5.00%	508,634 45,000	13,169,776			Pro CIL 2106	8,500	£/Unit(all) Total	637,500					
Saler per Quarter Unit Build Time	0 3 Quarters							FINANCE								Part CIL / 106		€/ Unit (all						
Unit Build Time	3 courters							FIRANCE	Feer		9%					CIL	16,500 186	£fm2						
	Whale Site	PorhaNET	Parka GROSS		RUM Raziduel	Claring belonce	. 0		Interest Legal and Valuation	10	7.50%							Tatel	1,934,\$23					
Recidual Land Valu Exirting Uro Value	2.644.717 1.213.235	2.997.346	Per ha GROSS 2.397.877 1,100,000 220,000		RUN CIL MACI											Inf Tariff	× GDV 0.00×							
Uplift	20% 242,647		1,100,000		RUN CIL MACI	Claring belonce	- 0	SALES								_	0.002							
Plurcha	ark Land Value 1.455.##2		1,320,000		Checkenpharing	4	-		Agentr Logalr	×	3.0% 0.5%	695,863 115,977												
	1.422.442		1.714.444		CE!	rrect			Loquo	t/unit	0	112,711												
Additional Profit	2.062.319	1/m2 543							Mira.	Z.	0.0%		811.841	17.#67.#72										
								Davelapers P	refit	× Value	17.50%													
									Market Hawing Affordable Hawin	v Asian	17.50×			3,202,773 602,145 254,285										
RESIDUAL CASH FI	O₩ FOR IMTEREST								First Hames	2. Value	17.50%			254.245										
	Tear 1 Q1	02	03	04	Tear 2	03	03	04	Teer 3 Q1	02	03	04	Tear 4	02	93	04	Teer 5 Q1	02	63	04	Tear 6 Q1	02	- 02	0.4
INCOME UNITS Started Market Howing Affordable Rent	e1	ΨZ	15	20	20	20		84			- 43	¥4	W)	w/	- 23	04	- 21	WZ.	- 23	24	- 61	QZ	Q3	Q4
Market Hawring					:		3,660,313 575,196	4,880,417 766,928	4,880,417 766,928	4,880,417 766,928		ů	• •	ů			÷	ů			:			
Sacial Ront						<u> </u>	112 970	r i			2 6 2	ŏ	, i			<u> </u>	Ł .	Ŏ		i	Ł .	2 0	<u> </u>	<u> </u>
Shared Ounership First Hames						;	112,970 290,612	150,626 387,483	150,626 387,483	150,626 387,483		°	. :			;		ů	; ;	:	F :	;	;	, ,
Shared Gunerzhip First Hamer Grant and Subridy INCOME				0	0	0	4 630 000	6.185.453	6,185,453	6,185,453	0	0		0	0	0		•		0			, ,	0
EXPENDITURE	•	•	•	•	i •	•	4,639,696	6,149,493	4,145,453	6,145,453	•	•	•	•	•			•	•	•		•	•	•
Stamp Duty Earomontrots	121,736																							
Logalr Acquirition	39,671 26,550																							
Planning Fee Professional			526,791																					
Build Cart - BCIS Baro x106/CIL/Tariff		697,323	678,179 82,500	1,582,418	2,486,656	2,712,716	1,808,477	904,239		7 0			0											
Contingency Abnormals			22 909	79,121 79,121 86,121	124,333 135,333	135,636	90,424	110,000 45,212 49,212	2 6	<u> </u>	· · ·	ő	z ő !	Ö		_ 0	Z 0 !	Ŏ	·		2 0	<u>.</u>	<u> </u>	<u>.</u> 0
Finance Feez		,	36,909	86,121	135,333	147,636	98,424	49,212	۰			0	,				, ,	,	,	. 0	۰			, ,
Logal and Valuation	- :						124 (72	105 564	40E E4.4	185.564														
Agentr Legalr Mirc.	ř	ř			1	, ,	139,173 23,195	185,564 30,927	185,564 30,927	185,564		. ;	ř	·		,		ř	, ,	·	1		ř	, ,
Mirc. COSTS BEFORE LAI	HD INT AND PRO 714,74#	697,323	1,350,200	1.949.159	3.048.822	3.325.987	2,379,693	1.325.153	216.491	216,491														
For Residual Talua			.,			-1		.,,			-													
	Interest	62,990	77,246	104,162	142,493	202,330	268,486	231,157	144,360	35,149			0									. 0	. 0	. 0
Davelupers Return																					1			3 202 773
Market Hauring Affordable for Rent																								602,145
First Homes	Carh Flau -3,359,465	-760,313	-1,435,534	-2,044,321	-3,191,315	-3,528,318	1,990,911	4,629,143	5,824,602	5,933,813					0									3,202,773 602,145 254,285 -4,059,204
	Opening Balance 0 Claring Balance -3,359,465	-4 440 770		-7,599,633	-10,790,948	-14.340.345	42.334.355	-2 (44 242	-1.874.610	4.050.304	4 050 304	4.059.204	4.059.204	4.050.304	4.050.304	4.059.204	4.059.204	4.050.304	4.059.204	4.050.304	4.059,204	4.050.304	4.050.30	
		-4.117.1110	-5.333.311	-1,377,633	-10,170,740	-142315263	-12.320.333	-1,677.212	-1.014.610	4.055,204	4.037.204	4,037,204	4,059,204	4.037.204	4.035.204	4,035,204	4,037,204	4,037,204	4,035,204	4.035.204	4,035,204	4,037,204	4,027,20	
	L ADDITIONAL PROFIT				Tear 2				Teer 3				Tear 4			_	Tear 5				Teer 6			
INCOME	Ar Abavo							7 4AF 4F3		6,185,453				, .				, .		,				
INCOME EXPENDITURE		•	•	•	i •	•	4,639,090	6,109,493	4,145,453	4,145,453	•	•	•	•	•			•		•	<u> </u>	•	•	•
Land Stamp Duty	1,455,882 62,294																							
Earomontrote. Logalr Acquirition Planning Foo	21.838																							
Planning Fee	26,550						0	. 0				0		0				0		0		0	0	0
	526,791	0	526,791 678,179	1.582,418	2.486.656	2.712.716	1,808,477	904,239			0 7	0		0		0	1 3	0	0		1 :	0	0	0
Build Cart - BCIS Bare POTENTIAL CIL				1,582,418 2,062,389																	1			
Part CIL 106 Cantingoncy	- :	0	82,500 33,909 36,909	79,121	302,500 124,333	330,000 135,636 147,636	90,424	110,000 45,212	0	0	0	0	Ö	0	0	0	0	0	0	0		0		0
Abnormatr Finance Feer		0	36,909	86,121	135,333	147,636	98,424	49,212			0	0	0	0		0	0	0	0			0	0	0
Logal and Valuation	Ł ő																							
Agentr Legalr						0	139,173 23,195	185,564 30,927	185,564 30,927	185,564 30,927	0	0	0	0			0	0	0			0	0	0
Mire. COSTS BEFORE LA	-	r į	0	4,002,548	3,048,822	, i	2,379,693	1,325,153	216,491	216,491	, ,	ė	į	i	r i	r i	r i /	į	ė	i	<u> </u>	i	Ó	ė
	HD INT AND PRC 2,093,356	•	1,354,2##	1,002,548	3,048,822	3,325,987	2,317,693	1,325,153	216,491	216,491			•	•	-									
For CIL calculation	Interest	39,250	39,986	66,204	142,493	202,330	268,486	231,157	144,360	35,149							0							0
Developers Return		2.,650	27,700	33,604		202,000	230,400	231,191	.44,540	22,147		,	,	,	·				- 1					
Market Hauring Affardable far Rent									1												1			3,202,773 602,145
First Hames	Carl-Flau -2,093,356	-39,250	-1.398.274	-4,068,752	-3,191,315	-3,528,318	1,990,911	4,629,143	5,824,602	5,933,813														3,202,773 602,145 254,285 -4,059,204
	Opening Balance 0	-37,250	-1,598,214	-4,068,752	-5,191,315	-5,928,318	1,990,911	4,029,143	5,024,602	9,733,813	,	,	,	,	•		, u						_ "	-4,059,204
	Clarina Balance -2.093.356	-2.132.606	-3.530.880	-7.599.633	-10.790.948	-14.319.265	-12.328.355	-7 699 212	-1 874 610	4 059 204	4 059 204	4 059 204	4.059.204	4 059 204	4 059 204	4 059 204	4.059.204	4 059 204	4.059.204					

Martine   Mart	61-2 0.00% 61-2 0.00% 61-2 0.00% 61-2 0.00% 61-2 0.00% 61-2 0.00% 61-3 0.00%
March   Marc	
Part	
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Property	
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State   Stat	
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Comparison   Com	
March   Marc	62 63 0
March   Marc	02 03
Company   Comp	62 63
STATES OF STATES	02 03
Part	02 02
Millional Furth	62 G3
Description   Figure   Figur	6
Careful   Care	02 03
REGINAL ASSET LOW FORMULAS   Tend   Column   C	6 0 0
REGINAL ASSET LOW FORMULAS   Tend   Column   C	Q2 Q3
HIGONE    O	02 03
Start   Park	
Tennis   Formation   Section   Sec	
Suit General COST Part	
Combinancy   0 22-02   56,061   70,550   56,061   72,612   10,000	
Absumed   0 24-022   61,081   55,502   61,081   24,402   0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7 0 7
1.00   1.00	
COSTS ENTORE LAND INT AND PRV   245,441   242,254   795,055   1,775,277   1,725,778   1,	
For Resident Value	
Development Return   19,781   25,362   40,785   173,987   194,764   12,472   93,641   19,444   0   0   0   0   0   0   0   0   0	
Developer   Deve	
Here's Heaving Affirmation for the National Section 1,004,572   2,554,055   -2,52,759   -1,447,022   -1,447,0	
First Sept Top	0 0 -1
Cash Flow Food Laboritions   Food	
CASH FLOW FOR CIL ADDITIONAL PROFIT	
CASH FLOW FOR CIL ADDITIONAL PROFIT	er r 1741241 F 1741241 F
7.00 7.00 7.00	
HIGONE 64 (https://doi.org/10.1011	<del>, , , , , , , , , , , , , , , , , , , </del>
FEPFMITURE	
Stame Duty 18,375	
POTENTIAL CIL 489 452	0 0
Turt CIL (1866) 0 0 55,000 137,500 192,500 177,500 55,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
inence feet	0 0
esal and Valuation 0	0 0
Loquit 0 0 0 0 0 0 0 14,214 21,321 14,214 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
96. 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	i i
ar Oll, celevitains	
Descriptors Rature (1,22) (1,527 31,740 17,395 (14,745 19,441 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Marks Houring Migraphile (Right)	0 0
Tiest Hense:   Cash Fine:   455,272   452,22   451,522	1.
Opening distance         6         155.22         -191.05         -155.02         -191.05         -155.02         -7.05.00         -193.05         -174.24	0 0 1

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

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

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

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

ite 20		Braus - 9																								
HCOME	Av Sixe m2		×	Humber	Price 4/m2	GDY	GIA		DEVELOPMENT	COSTS							1	Plenning for	celc	rat	h.		Build Cart			/m 1,451.1 42.5 0.0 0.0 4.0 0.0 0.0 0.0 0.0 1,458.79 149.8 7.4 1,656.13
	Grazz	Not 81.78		1					LAND				funit or m2	Total				Planning app for Na dwar	100				CO2 Plur	×	3.00%	43.5
arkot Hawring	83.6	81.78	100.00%	,	4,90	3,606,40	75	1	1	Land Stamp Duty				28,70	784,170	1	1	Na du grander 50 Na du graver 50	- 1	12	62 4,158 38 0		Acc & Adpt	t/m2	0.00%	0.0
ffordable Overall ffordable Rent	83.6	81.78	0.00×	0	2.00			J		Earementret	6.		1.50×		0					Tota	4,158			6/m2 6/m2		4.0
acial Rent	83.6	81.78	0.00%	· ·	2,699 2,459 3,430		6	1		Lo quir recqui	ritian		1.50%	11,10	3 40,41			Stemp duty o	alc - Rasidual				Water Over Extra 1		0.00%	0.0
harod Ownorzhip rzt Hamor	83.6 83.6	81.78 81.78	0.00% 0.00%		3,43			1	Feer	Planning				4,19				Landpayment		Tute	784,170 28,709		Over Extra 2	t/m2	0.00%	0.0
								1		Professional			8.00%	133,12	7 137,285									t/m2	0.00	0.0
rant and Subridy	Affordable Rent Social Rent							1	CONSTRUCTION	ЭН							1	Landpayment	elc - Basidual		292,512		Small Site	×	0.00%	1,498,71
	Shared Ownership									Build Cart ∠106 / CIL / IT			1,656	1,245,43	7					Tota	ıl 4,126		Site Curtr	Baro BNG	10.00%	149.8
ITE AREA - Not	0.200 ha		45	the		3,606,400	752			Contingency			5.00× 5.00×	288,71 62,27 62,27 5,40	2									bita	0.50%	1,656.17
TE AREA - Grave	0.222 ha		41	the						Abnormate	×		5.00×	62,27 5.40	2 0 1,664,093			Pre CILx106	2,000	f/Unit (all) Tatal	12,000					
ales per Quarter	0								l					.,					16.500							
nit Build Time	3 Quartor	,							FINANCE	Foor			0×		0			Part CIL r 106 CIL	16,500	#/Unit(al	140,210					
	W.	ala Siba	ParkaNET	Parkageoss		RUH Residual	MACRO etrl+r Claring helence			Interest Legal and Valu	. atime		7.50×					_		Tota	1 2**,710					
eridaal Land Yals		784.179	3.920.851	Perha GROSS 3.538.674						ED QUI UII U I UI	24(1811							Inf Tariff	× GDV							
cirting Ure Value plift	20%	243,760 48,752		1,100,000 220,000		RUH CIL MACE	Claring tolence	. 0	SALES								1	_	0.00%		•					
Plurche		292.512		1,320,000						Agentr	×		3.0× 0.5×	108,19 18,03	2											
DARCE	ANTE LAKE VALUE			1.324.444		Chrckenphaine	rest.			rs dan	Éfunit		0.92	10,03												
dditional Profit		622,143	5/m2 930							Mirc.	×		0.0%		0 126.22	2.752.242	4									
			.34						Davelupers Pr	ufit			47			/34 ·										
										Market Houris Affordable Ho	swing × Vals	10	17.50× 17.50×			631,120										
ESIDUAL CASH F	LOW FOR INTEREST									First Hames	⊠Vals	ė	17.50%				4									
	7.	er 1 01	03	03	04	Teer 2	02	Q3	04	Year 3 Q1		02	Q3	64	Tear 4	QZ	Q3	94	Tear 5		93	04	Teer 6	02	03	04
NCOME NITS Started arket Hawring Ifurdable Rent ucial Rent		w.	WZ	3	3	3	w.c			•		~2	¥3	¥4	. 41	W.C	w.s	- 44	ų vi	W.C	¥3	- 44	V1	42	- W3	V4
arket Howring					0	· °		1,202,133	1,202,133	1,202,133	-	0	0	. 0		0	. 0	, ,	°	0			· °	. 0	0	0
ncial Ront harod Ownorship					0			: 0				0		. 0		. 0	. 0		t :	. 0			Ė .	: 0	: ě	. i
rzt Hamer				-				,			- 4	ŏ			F :			, ,	F :				F 8		, ,	, o
rant and Subridy		. ,		;				1,202,133	1,202,133	1,202,13	2 /	0									0					
PREMITTIE		•	•	•	•	•	•	1,202,133	1,202,133	1,202,13	.3	•	•	•	<u> </u>	•	•		•	•	•	•	<u> </u>	•		•
tamp Duty womentrate. agair Acquirition lanning Foo		8,709																					-			
qalr Acquirition	11	1,763																								
lanning Foo rafozzianal uild Cart - BCIS Baro	- 6	1,158 6,564		66,564																						
uild Cart - BCIS Baro 06/CIL/Tariff			140,210	66,564 138,382 16,500	276,764 33,000 13,838 15,038	49 500	276,764	130,302		0		0														
antingency			o '	6,919 7,519	13,838	20,757	13,838	16,500 6,919 7,519	<u>.</u> ,	ž š		ŏ	<u>.</u> ,	r i		- 1	_ 0	<u> </u>	z ő	<u>r</u> 0	· i			- 0	· ŏ	<u> </u>
bnormalr nanco Foor				7,519	15,038	22,597	15,038	7,519	0	0		0			۰				۰				۰			
a all and Valuation		0																					L .			
qontr qalr	-	ě ,	, ,	, ,		1	,	36,064 6,011	36,064 6,011	36,064 6,011		ŏ	,	,	1			, ,	ř			,			ř	ř
ire. OSTS REFORE LA	MD INT AND PRO 11	1,193	140,210	235,##4	331,640	507,960	331,640	211,395	42,075	42,075																
ar Rosidual Value			,		,		,					•		-				·			_	-				
	Interest	4,170	16,788	19,732	24,525	31,334	41,446	48,572	30,907	9,735		0	. 0			. 0	. 0	. 0	0		. 0			. 0	. 0	. 0
evelopers Return																										631,120
Market Haurine Affardable far Rent																										. 0
First Hames	Carl Flau -81	95,363	-156,998	-255,616	-363,165	-539,294	-380,086	942,166	1,129,152	1,150,324		0	0				0	0	0	0	0			0	0	-631,120
	Opening Balance	0	-1 0E2 261	-1207.077	-1 671 142	-2 210 d36	-2 Een E22	-1 640 251	-E19 204	631 120	$\rightarrow$	624 420	621.120	624.420	621.120	621420	621.520	621.120	621 120	621.120	621.120	621.120	621.520	621.520	621 120	
	Cimina balancer 10		-1.052.361	-1.591.911	-1.017.192	-2.210.436	-2.590.522	-1.648.356	-519.204	631,120		031.160	534,120	631.120	631.120	631,120	631,120	631,120	631.120	631.120	531,120	631.120	631,120	631.120	631,120	
	IL ADDITIONAL PROFIT	ear 1				Teer 2				Year 3					Teer 4				Tear 5				Tear 6			
HCOME	Ar Above							1,202,133		1,202,13																
INCOME	1	• /	•	•	_•	<del>-</del>	•	1,202,133	1,202,133	1,202,13	3	•	•	•	<u> </u>	•	•	•	· •	•	•	•	<u> </u>	•	•	•
ZPEMDITURE	24	2.512								1																
and tamp Duty promentrate.		1,126																	1							
		1.388																	1							
lanning Foo		1,150 6,564	0	66.564	0	:			0		- ;	0	0		:		0		:				:			
uild Cart - BCIS Baro OTENTIAL CIL		0	· i	138,382	276,764 699,143	415,146	276,764	131,312	ř	<b>*</b>	-	ŏ	ř	·	i	ř	ř	ř	ř	ř	7 0	, ;	ř	ř	ř	ř
OTENTIAL CIL not CIL 2106		0		16,500		49,500	33,000	16,500				0	r 0	, ,							r 0	, ,				. 0
antingency bnarmalr		0 5		6,919 7,519	13,838 15,038	49,500 20,757 22,557	13,838	16,500 6,919 7,519			- [	0														
nance Feer	F .	ö	0	1,519	15,038	22,551	15,038	7,519										0	. "							
qal and Valuation qontr qalr		0						36.064	76.064	36.064		0														
qalr	Ł	ě .	ŏ	ŏ	ě	Ł i		36,064 6,011	36,064 6,011	36,064 6,011		ŏ	ž ě		Ł i			Ž	Ł				Ł i		ž š	Č
U.C. OSTS BEFORE LA	MD INT AND PRC 37	1,747	- ;	235,884	1,037,783	507,960	338,640	211,395	42,075	42,075		•	•	•		•		· :	<del>, :</del>	:		•		· :	÷ :	•
nr CIL celculatin																			_				_			
			6,970	7,101	11,657	31,334	41,446	48,572	30,907	9,735	-	0	. 0				. 0	0				, ,		0		. 0
Affordable for Ren																										631,120
Affordable for Ren	1																									
First Hames	Carh Flau -31 Opening Balance	71,747	-6,970	-242,985	-1,049,440	-539,294	-380,086	942,166	1,129,152	1,150,324		0	0						•		0					-631,120
	On anima Palanas	0																								

Site 21	Smell Brown	6																						
INCOME	Av Sixe m2	z	Humber	Price 4/m2	- GDT	GIA	1	DETELOPMENT	COSTS							Pleasing foo	celc				Build Cart			· tmi
	Grazz Not 81.7 81.67					-2		LAND			funit or m2	Tatal				Planning app foo No dwgr	duq	6			CO2 Plur	×	3.005	1,402.0
Market Hawring	81.7 81.67			4,90	0 2,401,00	49	1		Land Stamp Duty			18,204	574,072			No dugrander 50 No dugraver 50		6 462 0 138	2,772		Acc & Adpt	6/m2 %	0.000	1 0.0
Affordable Overall Affordable Rent	81.7 81.67	0.00%		2,69	5				Earomontrota. Logalr/Acquiriti	10	1.50×	0 8,611	26,815					Total	2,772		Water	1/m2 1/m2		4.00
Sacial Ront Sharod Ounorship	81.7 81.67 81.7 81.67	0.002 0.002 0.002	0	2,69 2,45 3,43	0	0 .	1	Feer								Stamp daty c Landpayment	elc - Residual		574,072		Over Extre 1	z/ t/m2	0.005	0.00
Firzt Hamer	81.7 81.67	0.00%	0				1		Planning Professional		8.00%	2,772 84,519	87,291					Tatal	18,204		Over Extra 2	t/m2	0.005 0.00 0.005	0.04
Grant and Subridy	Affordable Rent Social Rent				0			COMSTRUCTIO					******			Stamp daty c Landpayment	elc - Residual		220,000		Small Site	×	0.005	/min 1,402.04
	Shared Ounership							CONSTRUCTIO	Build Cart 2106 / CIL / IT		1,600	784,112				Lanapayment		Tatal	1,400		Site Curtr	Bare BNG	10.000	144.87
SITE AREA - Not SITE AREA - Grave	0.133 ha	45	tha		2,401,000	490			Contingency		5.00× 5.00×	39,206										RMP	0.505	1,600.23
	0.167 ha	36	/h-a						Abnormale	ž	5.00%	784,112 190,361 39,206 39,206 3,600	1,056,483			Pro CILz106	2,00	0 4/Unit (all) Tatal	12,000					
Salar per Quarter Unit Build Time	0 3 Quarters							FINANCE								Part CIL 2106	16,50	0 £/Unit(all)	99,000 91,361					
					RUH Residual	MACRO etrler			Foor		9× 7.50×	0				CIL	18	6 t/m2 Total	91,361 190,361					
Basida al I and Valo	Whole Site 574.072	PerhaNET 4.305.536	Per ha GROSS 3.444.429			Claring halance -	0		Logal and Valuati	on.			0			Inf Tariff	× GDV							
<b>Bezidaal Land Yalu</b> Exirting Ure Value Uplift	193,333 20× 36,667		1,100,000 220,000		RUH CIL MACE	10 etrl+l Claring kalance -		SALES									0.00							
Pluréha	0 0		1,320,000					SHLES	Agentr	×	3.0×	72,030												
Beachm	ark Land Value 220,000		1.320.000		Christian pharing	nugram rest			Logale	f/unit	0.5× 0	12,005												
Additional Profit	492,565	1,005							Mire.	Z	0.02	0	84.035	1.#2#.695										
								Davalupars Pr	mfit Market Howing Affordable Howi	× Value	17.50×			420,175										
									Affordable Houri	ng XValue XValue	17.50× 17.50×			:										
RESIDUAL CASH F	OW FOR INTEREST				Tear 2				Tear 3				Year 4				Tear 5				Tear 6			
IHCOME UNITS Started Market Howing Affordable Rent	Tear 1 Q1	65	Q3	24	Q1	65	<b>Q</b> 3	04	Tear 3 Q1	Q2	<b>Q</b> 3	Q4	Teer 4 Q1	Q2	<b>Q</b> 3	Q4	Tear 5 Q1	Q2	63	Q4	Teer 6 Q1	QZ	<b>Q</b> 3	Q4
Market Hawring			- ;	0	1	, 0	800,333	800,333	800,333	, ,	. 0	, ,	0	0	. 0		:	; ;	. 0			, 0	; ;	
Sacial Ront Shared Ounership			:	ě	<b>!</b>			: :			: :	: : :	ě :	ě	į		t :	: :			Ł :	: :		: :
First Hames			-	Š	E :						: :			ě			E :				E :			
First Homes Grant and Subsidy INCOME	· ·	•	• •	•	•	•	#00,333	#00,333	<b>#00,333</b>	•	•	·	•	•	<del>'</del> •	•	•	•	•	•	•	•	•	*
EXPENDITURE Stamp Duty	18,204																							
Stamp Duty Earomontrotc Logals Acquisition	8,611																							
	2,772 42,259		d2 254																					
Professional Build Cast - BCIS Base s106/CIL/Tariff		91,361	# 42,259 # 87,124 # 11,000 # 4,356 # 4,756	174,247 22,000 8,712 9,512	261,371 33,000	174,247	87,124							0										
Contingency		0	4,356	8,712	13,069 14,269	22,000 7 8,712 9,512	11,000 4,356 4,756	: :			: :			Ŏ										
Abnormals Finance Fees			4,156	7,716	14,207	7,512	4,156					,		,			,				,			
Legal and Valuation Agents	- "	. 0	. 0	0		. 0	24,010 4,002	24,010 4,002	24,010 4,002	. 0	. 0		0	0	. 0	. 0		. 0	. 0		0	. 0	. 0	<u> </u>
Agentr Legalr Mire. COSTS BEFORE LA	•			0	0								0	0	0	0					۰	0	0	
	HD INT AND PRO 71,\$46	91,361	149,495	214,472	321,70#	214,472	135,248	28,012	28,012		•	•	• '	_ •	•	•	•	•	•	•	•	<u> </u>	•	•
For Residual Value	Land 574,072 Interest	12,111	14,051	17,118	21,460	27,894	32,439	20,576	6,481	. 0			0	0	. 0								. 0	. 0
Developers Return					1																			420,175
Market Hawing Affordable for Rent First Homes																								
7113(11011113	Carl Flau -645,918	-103,471	-163,546	-231,589	-343,167	-242,366	632,647	751,745	765,840		0		0	0			0		0	0	0	0	0	-420,175
	Opening Balance 0 Clarina Balance -645,918	-749,389	-912,935	-1.144.524	-1,487,692	-1,730,058	-1,097,411	-345,665	420,175	420,175	420,175	420.175	420.175	420.175	420,175	420,175	420,175	420,175	420,175	420,175	420,175	420,175	420.175	0
CASH FLOW FOR C	L ADDITIONAL PROFIT																							
INCOME	Ar Abavo				Tear 2				Tear 3				Tear 4				Tear 5				Tear 6			
INCOME EXPENDITURE		•	•	•	•	•	#00,333	* ***,333	\$00,333	•	•	•	•	•	•	•	<u> </u>	•	•	•	<b>_</b>	•	•	•
Land Stamp Duty Earomontrots.	220,000 1,400																							
Earomontrotc. Logal: Acquiritian																								
Logalr Acquirition Planning Foo Professional	3,300 2,772 42,259		42,259	÷	:			:		,		: :	0 7	0		:	:	:			:	0		
Build Cart - BCIS Bare POTENTIAL CIL	0	, i	87,124	174,247 492,565	261,371	174,247	87,124	, ,	1	7 0	<i>y</i> 6		ė ,	ò	r i	r i	,	, ,		, ,		7 6	,	ò
Part CIL r 106 Cantingency	. 0		11.000	22,000 8,712 9,512	33,000 13,069	22,000 * 8,712	11,000 4,356 4,756			, ,	. 0			0	. 0		0					. 0	0	0
Abnormate		· ö	4,356 4,756	9,512	14,269	9,512	4,756		1			- ;	ö	ŏ	Ö		١ ،		- :		1 1	, ,	- :	
Financo Foor Logal and Valuation					L .				L								L .				L .			
Logal and Valuation Agents Logals	E :			Ů	E :		24,010 4,002	24,010 4,002	24,010 4,002		- :	:	:	0		£ :	E :	:	:		E :		E :	£ :
Mire. COSTS BEFORE LA	HD INT AND PRC 269,731	•	149,495	707,036	321,701	214,472	135,248	28,012	28,012			: ;	•	•	•	:	:	:	:			0	;	* :
Fur CIL calculation						_																		
	Interest	5,057	5,152	8,052	21,460	27,894	32,439	20,576	6,481		0		0	0	0							0	0	
Davalapars Ratura Market Houring Affordable for Rent																								420,175
First Hames		-5,057	-154,647	-715,088	-343,167	-242,366	632,647	751,745	765.840			, ,												-420,175
	Carh Flau -269,731 Opening Balance 0	-5,057	-154,647		-343,167	-242,366	632,647	791,745	765,840			0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0	0	-						,		-420,175
	Clarina Balanco -269,731	-274.789	-429,436	-1.144.524	-1,487,692	F -1,730,058	F -1.097.411	F -345,665	F 420,175	F 420,175	F 420,175	420,175	420.175		420 175	F 420.175	F 420.175	F 420,175	F 420.175	420.175				

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

Site 23	Stratogic	irees 1																							
INCOME	Av Sixe m2		z	Humber 3,000	Price 1/m2	GD T	GIA		DETELOPMENT	COSTS							Planning fee	celc				Build Cart			/mi 1,431,77 0000 44,5 0,00 0000 0,00 0000 0,00 0000 0,00 0000 0,00 0000 0,00 0000 1,542,69 0000 200,60 1000 1,542,69
	Grazz	Not	65.00%	-4			=z		LAND			funit ur m2	Tatal				Planning app foo No dwar	du- 3,00 5 295	y rati			CO2 Plur	× £/m2	3.	1,483.7 00% 44.5
Market Houring	93.3	2.92	65.00%	1,950	4,672	846,529,024	181,968			Land Stamp Duty			4,943,098	99,071,954			No dugrander 50 No dugraver 50	295	0 46			Acc & Adpt	× t/m2	0.	0.0
Affordable Overall Affordable Rent	71.9	0.72	22.75%	1050 683	2,570	0 124,028,525	49,067			Earomontrota. Logalr/Acquirition		1.50%	1,486,079	6,429,17					Tatel	430,20		Water	£/m2		9.0
Sacial Ront Sharod Ownorzhip	74.9	0.72 74.12	0.00× 3.50× 8.75×	0 105 263	2,334 3,270 2,99	25,450,630	7,861		Feer								Stamp duty co	elc - Residual		99,071,95		Over Extre 1	t/m2		0.00
First Hames		3.92	8.75×	263	2,99	1 50,032,563	19,610			Planning Professional		8.00%	430,200 44,824,336	45,254,534					Tutal	4,943,09		Over Extre 2	t/m2		0.00 0.00 0.00
Grant and Subridy	Affordable Rent Social Rent								COMSTRUCTIO	н							Stamp duty co	elc - Basidual		37,500,00		Small Site	z		00% 0.00 1,543.09
	Shared Ownership				-					Fuild Cart 106 / CIL / IT		1,745	83,427,934						Total	1,864,50		Site Cartr	Baro BNG	13.	00% 200.64 10% 1.54
SITE AREA - Not SITE AREA - Grazz	75,000 ha 150,000 ha		40 20	the the		1,054,040,742	258,506			Contingency Abnormals	×	5.00% 0.00%	22,557,679				Pro CILz106	50,00	0 €/Unit (all)		1				1,745.24
Sales per Quarter	0										4		3,165,000	560,304,199				_	Total	150,000,000					
Unit Build Time	3 Quarters	_							FINANCE	Foor		92	0				Part CIL x 106 CIL	16,50	0 £/Unit(all	33,927,93	ıl				
	Whole Sit	Perh	NET	Per ha GROSS		RUM Residual I	HACRO etrl+r	0		Interest Legal and Valuatio		7.50%							Tatal	\$3,427,934					
Bezidual Land Value Exirting Use Value	99.071.	054 1.3	20.959	PerhaGROSS 660,480 25,000		RUH CIL HACE			1								Inf Tariff	× GDV 0.00	×						
Uplift Plur the	0× 225.000 33.75	0		225,000			Claring balance -	0	SALES	Agents	v	3.0%	31,621,222												
Benchm	ark Land Yalus 37,500.	100		250.000		Chrick an pharing a	lugram rack			Logale	1/ f/unit	0.5%	5,270,204												
Additional Profit	159 561	£/m2	+77			-				Mire.	Z	0.02	ő	36.891.429	747.951.292										
	.37.361.		7						Davelupers Pr	fit Market Houring	× Value	17.50%			148,142,579										
										Affordable Hourin	q X Value	17.50×			26,151,152 10,155,691										
RESIDUAL CASH FL	OW FOR INTEREST	Tes	r 2	Tear 3	Tear 4	Year 5	Tear 6	Tear 7	Tear #	Tear 2	Tear 10	Year 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Tear 17	Tour 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Year 24
INCOME UNITS Started	25	50		100	150	200	200	200	200	200	200	200	200	200	200	200	200	200	75						
Market Hawring Affordable Rent		7,054		14,108,817	28,217,634 4,134,284	42,326,451 6,201,426	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8.268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268	56,435,268 8,268,568	56,435,268 8,268,568	56,435,268 8,268,568	21,163,226	. 0	:	. 0	; ;	- 0
Sacial Ront Shared Ownership		212,		424,177	848,354	1,272,532	1,696,709	1,696,709	1,696,709	1,696,709	1,696,709	1,696,709	1,696,709	0	1,696,709	1,696,709	1,696,709	1,696,709		636,266	;				;
Firzt Hamez		483,	605	967,209	1,934,419	2,901,628	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	3,868,838	1,450,814	;		;		
Grant and Subridy INCOME EXPENDITURE	•	#,7#3	.673	17,567,346	35,134,691	52,702,037	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,383	70,269,3#3	70,269,383	70,269,383	70,269,383	70,269,383	26,351,019	, i	·	, ,	, i	<b>~</b> •
Stamp Duty Euromentrets	4,943,09																								
Logalr Acquirition Planning Foo	1,486,07° 430,200																								
Professional Build Cart - BCIS Bare	44,824,33	3,759		7.519.226	15.038.453	22,557,679	30,076,906	30,076,906	30,076,906	30,076,906	30,076,906	30.076,906	30,076,906	30.076.906	30.076.906	30,076,906	30,076,906	30,076,906	30,076,906	11.278,840	. 0				0
z106/CIL/Tariff		34,340	0.434	825,000	1,650,000	2,475,000	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000 1,503,845	3,300,000	3,300,000 1,503,845	3,300,000 1,503,845	1,237,500				- 0	
Cantingency Abnormals Finance Fees		187, 26,3	75	375,961 52,750	751,923 105,500	1,127,884 158,250	1,503,845 211,000	211,000	1,503,845 211,000	211,000	211,000	1,503,845 211,000	1,503,845 211,000	211,000	211,000	211,000	1,503,845 211,000	211,000	211,000	563,942 79,125	,		, ,	- ;	
Logal and Valuation	- E							2.108.081			2,108,081			2 102 021		2,108,081		2,108,081				L .			
Agentr Legalr	F 1	263, 43,5	918	527,020 87,837	1,054,041 175,673	1,581,061 263,510	2,108,081 351,347	2,108,081	2,108,081 351,347	2,108,081 351,347	351,347	2,108,081 351,347	2,108,081 351,347	351,347	2,108,081 351,347	351,347	2,108,081 351,347	2,108,081 351,347	2,108,081 351,347	790,531 131,755				- :	- :
COSTS BEFORE LAN	ID INT AND PRC 51,6#3,7	3 3 3 4 , 6 2	1,#31	9,387,795	14,775,590	2 * 163,3 * 5	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	37,551,179	14,081,692	•		, ,		<del>.</del>
For Residual Value	Land 99,071,9	11,306	/DE -	14,392,538	44.050.540	14,745,967	14,011,516	12,608,514	11,100,288	9,478,944	7,735,999	5,862,334	3,848,144	1,682,890								<u> </u>			
Developers Return	Interest	11,500	1,019	14,572,550	14,020,216	14,149,761	14,011,016	12,000,314	11,100,200	7,410,744	1,100,777	5,002,554	2,040,144	1,006,070				1 *							F 440 442 F70
Market Hauring Affordable for Rent																									148,142,579 26,158,852 10,155,698 -184,457,130
First Hames	Carl. Flau -150,755,6	7 -41,14	4,833	-6,212,987	1,500,590	9,792,685	18,706,688	20,109,689	21,617,916	23,239,259	24,982,204	26,855,869	28,870,059	31,035,314	32,718,203	32,718,203	32,718,203	32,718,203	32,718,203	12,269,326	0	0	0		-184,457,130
	Opening Balance 0 Clarina Balance -150,755,6	7 -191,90	10,500	-198.113.487	-196,612,897	-186,820,212	-168,113,524	-148.003.835	-126,385,919	-103,146,660	-78,164,456	-51,308,587	-22,438,527	8,596,787	41,314,990	74.033.193	106,751,397	139,469,600	172,187,804	184,457,130	184,457,130	184,457,130	184,457,130	184.457.130	•
CASH FLOW FOR CI	LADDITIONAL PROFIT	Tes	- 2	Teer 3	Tour 4	Tour 5	Tear 6	Tour 7	Tear \$	Tour 2	Tour 10	Tear 11	Tear 12	Tear 13	Year 14	Tear 15	Toer 16	Tear 17	Tear 18	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	Tear 24
INCOME	Ar Abavo			17,567,346			70,269,383					70,269,383							70,269,383		1047 24	10 er 21	10-4F ZZ	1 par 23	1247 24
EXPENDITURE	37.500.00		.+13	11,561,546	.2,134,491	JZ,10Z,031	14,247,343		10,207,383	10,207,383	10,207,383	10,207,383	. 0,207,363	. +,247,3#3	. 4,247,343	10,207,383	10,207,383	10,207,383	10,207,373	24,351,#15	•	•	•	•	
Land Stamp Duty Earomontrote.	37,500,00 1,864,50																								
Logalr Acquirition	562,500 430,200																								
Professional	430,200 44,824,33		700	3560334	0 45.000	22.00	0 0	20.027.07	0		0	0	20.077.007	0	0 0	0	20.027.00		20.027.07	0 0		F :	- 0	- 0	
Build Cart - BCIS Bare POTENTIAL CIL	0 8,864,54		1,541	7,519,226 8,864,541	15,038,453 8,864,541	22,557,679 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	30,076,906 8,864,541	11,278,840	-			•	•
Part CIL r 106 Cantingoncy	0	412, 187,	981	825,000 375,961	1,650,000 751,923	2,475,000 1,127,884	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	3,300,000 1,503,845	1,237,500 563,942			0	0	
Abnormals Finance Fees	0	26,3	75	52,750	105,500	158,250	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	79,125				0	•
Logal and Valuation Agentr Logalr		263,	510	527,020	1,054,041	1,581,061	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	2,108,081	790,531				0	
	0	43,9		87,837 0	175,673 0	263,510 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	351,347 0	131,755	0	0	0	0	0
	1D INT AND PRC 94,046,0	7 13,551	439	18,252,336	27,640,131	37,027,926	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	46,415,721	14,081,692	-	-	•	•	•
For CIL calculation	Interest	7,053	,456	7,940,572	8,587,490	8,669,459	8,144,111	6,965,894	5,699,312	4,337,735	2,874,041	1,300,569	0	0	0	0	0		0			0	0	0	0
Developers Return Market Howing																									148,142,579
Affordable for Bent First Homes						-																			26,158,852
	Carh Flau -94,046,0* Opening Balance 0	7 -11,82	8,222	-8,625,563	-1,092,929	7,004,652	15,709,551	16,887,768	18,154,350	19,515,927	20,979,621	22,553,093	23,853,662	23,853,662	23,853,662	23,853,662	23,853,662	23,853,662	23,853,662	12,269,326	0	0	0	0	-184,457,130
	Clasica Palacas and 046 0	7 -105 97	14 200	-444 400 043	-11E Eq2 7g2	-100 E00 140	-92 070 E09	-75 990 924	-57 926 470	-20 220 E44	47 240 922	E 242 470	29.065.022	E2 040 404	76 775 464	400 434 040	434 400 400	140 334 143	473 467 664	104 457 430	40.4 457 454	40.4 453 43.0	40.4 453 454	40.4.453.43.0	$\rightarrow$

Site 24	S	tratogic Groo	n 2																						
IHCOME	Av Size mi		z	Humber 2,000	Price 1/m2	6D1	GIA		DETELOPMEN	TCOSTS							Planning fee o	elc too	r rate			Build Cart			/m2 1,483,18 1,483,18 1,000 1000 1000 1000 1000 1000 1000
	Grazz 93.3	Not 92.90		1,300			0 121,290		LAHD			funit or m2	Tetal				No du ar	duq 2,000 50	rate			CO2 Plur	× €/m2	3.0	0% 44.5
Market Houring	93.3	92.90	65.00%		4,672	564,237,44	0 121,290			Land Stamp Duty			3,925,540	78,720,800			Na dugrander 50 Na dugraver 50	1954	138	23,100 269,100 292,200		Acc & Adpt	trm2	0.0	0.0
Affordable Overall Affordable Rent	71.9	70.73	35% 22.75%	700 455	2,570	82,689,72	8 32,714		1	Earementretc. Legalr/Acquirition		1.50%	1,180,812	5,106,352					Total	292,200		Water	1/m2		14.71
Sacial Ront Sharod Ownorzhip	71.9 74.9	70.73 74.09	0.00% 3.50%	0	2,570 2,336 3,270	16,960,29	0 0		Feer								Stamp duty ca Landpayment	lc - Rasidual		78 720 800		Over Extra 1	±/m2	0.0	0.00
First Hames	75.1	74.39	8.75×	175	2,984	38,849,03			1	Planning Professional		8.00%	292,200 29,880,840	30,173,040					Tatal	3,925,540		Over Extra 2	K f/m2	0.0	0.00
Grant and Subridy	Affordable Rent				0		0					8.00%	27,000,040	30,113,040			Stemp duty co	lc - Rasidual		25 000 000		Small Site	×	0.0	020 000
	Secial Rent Shared Ownership						0		COMSTRUCTION	Build Cart		1,745	300,748,554				Landpayment		Tutel	25,000,000 1,239,500		Site Cartr	Bare	13.0	1,542.46 0% 200.57
SITE AREA - Not	50.000 ha		40	the		702,736,493	172,396			#106 / CIL / IT Contingency		5.00%	55,614,521 15,037,428									_	BNG	0.1	1.744.53
SITE AREA - Grazz	100,000 ha		20	/ha						Abnormale	×	0.00%	2,110,000	373,510,502			Pre OILz106	40,000	#/Unit (all) Tatal	=0,000,000					
Sales per Quarter Unit Build Time	0	arters							FINANCE				2,,	2.3,2.1,2.2			Part CIL r 106	16, 501		33,000,000					
ONIC DUITO TIMO	3 440	arterz							FINANCE	Foor		0%					CIL	184	t/m2	22,614,521					
		Whale Site	PerhaNET	Perha GROSS		KUM Kasidual	MACRO etrl*r Claring holoner	0		Interest Legal and Valuation		7.50%							Tutal	55,614,521					
<b>Bezidual Land Yalu</b> Exirting Uro Yaluo		7#.720.#00	1.574.416	7#7,20# 25,000		RUH CIL MACI	RO etri+i										Inf Tariff	% GDV 0.00>							
Uplift Plus éba	0× 225,000	22 500 000		225,000			Claring belonce -	0	SALES	Agentr	2	3.0%	21,082,095												
Benchm	ark Land Value	25.000.000		250.000		Chrckenpharing	du grane			Logale	X Efunit	0.5%	3,513,602												
		*** *** ***	1/m2							Mirc.	Z	0.02	, i	24,595,777	512.106.472										
Additional Profit		112.911.819	931						Davelupers Pr	nfit		17 50%													
										Market Howing Affordable Howin	×Value ×Value	17.50× 17.50×			9\$,741,552 17,43\$,754 6,79\$,580										
RESIDUAL CASH FI	LOW FOR INTERES	Tear 1		Year 3		Tear 5	Tear 6	Tear 7	<b>-</b>	First Hames	Zyalus Tear 10	Harve		Tear 13		Year 15	Tear 16	Tear 17	Year 12	Tear 19	Tear 20	Tear 21	Tear 22	Tear 23	
INCOME UNITS Started			Teer 2	1947.3	Tear 4	104F 5	200	700	Teer \$	Tear 9	134F 10	Tear 11	Teer 12	7#4F 13	Tear 14	1847 15	104F 10	1547 17	1947 10	124F 17	1941 24	TANT CT	194F 22	Tear 23	Tear 24
Market Hauring Affardable Rent			7,052,968	14,105,936	28,211,872	42,317,808	56,423,744 8.268,973	56,423,744	56,423,744	56,423,744	56,423,744 8,268,973	56,423,744 8,268,973	56,423,744	56,423,744	21,158,904	5 9			<u>.</u> 9		: !				ž 9
Sacial Ront			1,033,622	2,067,243 0	4,134,486	6,201,730	. 0	* 0,268,973 0	8,268,973	\$,268,973 0	. 0	. 0	8,268,973	8,268,973 0	3,100,865		, ,	Ö							. 0
Sharod Ounorzhip Firzt Hamoz			212,004 485,613	424,007 971,226	848,015 1,942,452	1,272,022	1,696,029	1,696,029	1,696,029	1,696,029 3,884,903	1,696,029	1,696,029 3,884,903	1,696,029	1,696,029 3,884,903	636,011 1,456,839	:	;	:	;				:	:	; ;
Grant and Subridy			8,784,206	7 17.562.412	35.136.825	52,705,237	70.273.649	70.273.649	70.273.649	70,273,649	70,273,649		79.273.649	70,273,649		-	-	:	-	•	: :	:	-	-	
EXPENDITURE Stamp Duty		3,925,540															-				_		-	-	
Earomontrota Logal: Acquirition	Ł																								
Planning Fee		1,180,812 292,200																							
Professional Build Cost - BCIS Base		29,880,840	3,759,357 23,027,021	7,518,714 825,000	15,037,428	22,556,142	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855	30,074,855 3,300,000	30,074,855 3,300,000	11,278,071										. 0
r106/CIL/Tariff Cantingoncy		-	23,027,021	825,000 775,936	1,650,000	2,475,000 1,127,807	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	3,300,000 1,503,743	1,237,500 563,904	7 0	0	0		P 0	, ,		7 0	0	- 0
Abnormalr Finance Feez	-		26,375	52,750	105,500	158,250	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	79,125		. 0	0		. 0		0		. 0	. 0
Logal and Valuation Agents		Ů.	263,526	527,052	1,054,105	4 504 453	2,108,209	2,108,209	2,108,209	2 400 200	2,108,209	2,108,209	2,108,209	2,108,209	700 570										
Logalr	-	,	43,921	87,842	175,684	1,581,157 263,526	351,368	351,368	351,368	2,108,209 351,368	351,368	351,368	351,368	351,368	790,579 131,763			ř	- ;	· i		i			·
Mire. COSTS BEFORE LA	HD INT AND PRO	35,279,392	27,301,167	9,387,294	18,774,588	2#,161,##2	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	37,549,176	14,010,941			•	,	•	•		•		•
For Residual Value	Land	7\$,720,\$00	8,550,014	10,580,563							1,408,652														
Davelupers Return	Interest		8,550,014	10,580,563	10,760,921	10,340,392	9,275,170	r,916,472	9,629,872	3,593,411	1,408,692		. ,			. ,	,	,	. ,	. ,		,		,	
Market Hauring Affardable for Rent First Hames																									98,741,552 17,438,754
First Hames		-114,000,193	-27,073,976	-2,399,444	5,601,716	14,202,963	23,449,303	25,208,001	27,098,601	29,130,996	31,315,821	32,724,473	32,724,473	32,724,473	12,271,678										98,741,552 17,438,754 6,798,580 -122,978,886
	Opening Balance Claring Balance	-114,000,193	-141.074.168	-143.473.613	-137,871,897	-123,668,934	-100.219.631	-75,011,630	-47.913.029	-18,782,032	12,533,789	45,258,262	77.982.735	110,707,209	122,978,886	122,978,886	122,978,886	122.978.886	122.978.886	122,978,886	122.978.886	122,978,886	122,978,886	122,978,886	-
CASH FLOW FOR C	IL ADDITIONAL PR	DFIT																							
IHCOME	Ar Abavo	Teer 1	Tear 2	Tear 3	Year 4	Year 5	Tear 6	Teer 7	Teer \$	Year 9	Year 10	Tear 11	Teer 12	Teer 13	Tear 14	Teer 15	Year 16	Tear 17	Tear 18	Teer 19	Tear 20	Tear 21	Tear 22	Year 23	Tear 24
INCOME EXPENDITURE		•	\$,7\$4,206	17,56\$,412	35,136,#25	52,705,237	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	70,273,649	26,352,618	•	•	•	•	•	•	•	•	•	<del></del>
Land Stamp Duty		25,000,000 1,239,500																							
	E	0																							
Logalr Acquirition Planning Foo	-	375,000 292,200									. 0	. 0	. 0				. 0			. 0					0
Professional Build Cost - BCIS Base		29,880,840	3,759,357	0 7,518,714	0 15,037,428		30,074,855	30,074,855	30,074,855		30,074,855	30,074,855	30,074,855	0 30,074,855	11,278,071			:	:			:			0
POTENTIAL CIL Part CIL / 106	_	8,685,525	8,685,525 412,500		8,685,525 1,650,000	8,685,525 2,475,000	3,300,000	8,685,525 3,300,000	3,685,525	3,300,000	3,300,000	8,685,525 3,300,000	8,685,525 3,300,000	8,685,525 3,300,000	1.237.500	r 0	, ,		, ,	r 0	r 0		, 0		
Cantingoncy Abnormals			187,968 26,375	375,936 52,750	751,871 105,500	1,127,807 158,250	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743 211,000	1,503,743	1,503,743 211,000	1,503,743 211,000	563,904 79,125			į							- 1
Finance Feez			20,319	54,150	105,500	120,620	211,000	211,000	211,000	211,000	211,000	211,000	211,000	211,000	17,167	,	,						,	,	
Logal and Valuation Agentr		0	263,526	527,052	1,054,105	1,581,157	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	2,108,209	790,579		. 0	٠,					. 0	. 0	
Logalr Mire.			43,921 0		175,684	0	7 0	, 0	351,368	0	0	. 0	351,368 0		131,763	0	0	0	:			1			0
Mire. COSTS BEFORE LA	HD INT AND PRO	65,473,065	13,379,172	18,072,819	27,460,112	36,847,406	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	46,234,700	14,080,941	•	•	•	•	•	•	•	_	_	
Fnr CIL calculation	Interest		4,910,480	5,623,388	6,082,973	5,963,442	5,221,363	3,810,044	2,292,877	661,921	. 0						. 0		. 0				. 0	. 0	0
Davelupers Return Market Housing																									98,741,552
Affordable for Bent										1															17,438,754
First Hames	Carl Flau	-65,473,065	-9,505,445	-6,127,794	1,593,739	9,894,388	18,817,586	20,228,905	21,746,072	23,377,028	24,038,949	24,038,949	24,038,949	24,038,949	12,271,678	0	0	0	۰		0		0	0	17,438,754 6,798,580 -122,978,886
	Opening Balance Clarina Balance	-65,473,065	-74.978,510	-81,106,304	-79,512,565	-69,618,177	-50,800,591	-30,571,687	-8.825.614	14,551,413	38,590,362	62,629,311	86,668,260	110,707,209	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	122,978,886	-

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

Site 26	Strate	qic Green	4																						
IHCOME	Av Sixe m2		z	Humber 1,000	Price (/m2	GD T	GIA		DETELOPMENT	COSTS							Pleasing for	celc	r rate			Build Cart			1 402 6
Market Houring	Grazz 93.4	Not 92.96	65.00×	1,000	4,67		60,678		LAND	Land		funit or m2	Total	4/ 750 4	5		Planning app for No dwgr No dwgr under 50	duq 1,00 5 95	rate			CO2 Plur	× £/m2	3.0	/m 1,483,6 0% 44,5 0,0 0% 00% 14,7 0,0 0% 0,0 0% 0,0 0% 0,0 0% 0,0 0% 1,542,0 2 0% 1,745,64
Afferdable Overall	73.4	72.70	352	050	4,61	2 202,271,904	60,616			Stamp Duty Earomentrets			2,327,021	40,150,4	-		No du grover 50	95	) 462 ) 138 Tatal			Acc & Adpt	× t/m2	0.0	0.0
Affordable Rent Social Rent	71.8 71.8	70.64 70.64	22.75× 0.00×	228	2,57	0 41,292,655	16,338			Legals /Acquiritio		1.50×	701,256	3,028,2	7		Stamp duty c		18441	154,200		Water Over Extra 1	£/m2	0.0	0.0
Shared Ounership	76.7 76.7 75.1	76.06	3.50× 8.75×	35	2,33 3,27 2,98	0 8,705,997			Feer				154.200				Landpayment	elc - Kasidual		46,750,412			t/m2		0.0
First Hames		74.36	0.7900		2,98	6 19,427,962	6,573			Planning Professional		8.00×	14,956,000	15,110,2	0				Tatal	2,327,021		Over Extre 2	t/m2		0.0 00 0.0
Grant and Subridy	Affordable Rent Social Rent					0 0			CONSTRUCTIO								Stamp daty c Landpayment	elc - Rasidual		11,174,683		Small Site	z	0.0	0.0 1,542.92
	Shared Ownership					•				J106 / CIL / IT		1,745	27.813.413						Tutal	540,234		Site Curtr	Bare BNG	13.0	0× 200.5 0× 1.5
SITE AREA - Not SITE AREA - Grazz	28.571 ha 44,699 ha		35 22	/ho		351,718,198	#6,275			Contingency Abnormals	×	5.00× 0.00×	7,527,695				Pro CIL x 106	40,00	O d/ Unit (all)						1,745.04
Sales per Quarter	0	$\overline{}$									4		1,055,000	186,950,0	6			_	Total	40,000,000					
Unit Build Time	3 Quarters								FINANCE	Foor		92	0				Part CIL 2106 CIL	16,50	ffUnit (all)	11 313 413					
	Whol	le Site	PerhaNET	Perha GROSS		RUM Residual I	MACRO etrl+r Claring halanca -	0		Interest Legal and Valuation		7.50%	0		0				Total	27,#13,413					
<b>Bezidual Land Yalu</b> Exirting Uro Value Uplift	46.7	1.117.468	1.636.264	Perha GROSS 1.045,200 25,000		RUH CIL MACR											Inf Tariff	× GDV 0.00:	e						
Uplife Plur the	02 225.000 1	10.057.214		225,000			Claring balance -	0	SALES	Agentr	v	3.0%	10,551,546												
Benchm		174.683		250,000		Chrickenpharinge	berner rect			Logale	Z ffunit	0.5%	1,758,591												
Additional Profit		235.435	fm2							Mirs.	Z	0.0×	ŏ	12,310,1	7 264.149.032										
			1.74.1						Davelupers Pr	■fit MarketHawing	Z Value	17.50%			40 401 627										
										Affordable Howin	q × Value	17.50×			49,401,027 \$,749,764 3,399,893										
RESIDUAL CASH FL	OW FOR INTEREST	ar 1	Tear 2	Tear 3	Tear 4	Tear 5	Tear 6	Teer 7	Tear #	Tear 9	Tour 10	Teer 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Tear 17	Teer 18	Teer 19	Tear 20	Teer 21	Tear 22	Tear 23	Tear 24
IMCOME UNITS Started	2	25	50	100	150	150	150	150	150	75															
Market Hauring Afferdable Reat		;	7,057,290 1,032,316	14,114,579 2.064,633	28,229,158 4,129,265	42,343,738 6,193,898	42,343,738	42,343,738 6.193,898	42,343,738	42,343,738 6.193.898	21,171,869	;	:	0	; ;	; ;	; ;	:	: :	: :	; ;	:	; ;	; ;	; ;
Sacial Rent Shared Ownership		- ;	217,650	0 435,300	870,600	1,305,900	1,305,900	1,305,900	1,305,900	1,305,900	652,950						;		;			:			;
First Homes Grant and Subsidy INCOME		- :	485,699	971,398	1,942,796	2,914,194	2,914,194	2,914,194	2,914,194	2,914,194	1,457,097	;							. 0				. 0		;
INCOME EXPENDITURE		• /	8,792,955	17,585,910	35,171,#20	52,757,730	52,757,730	52,757,730	52,757,730	52,757,730	26,378,865	, i	, į	•	<i>,</i> ,	, i	, i	·	, i	, i	, i	ř	7 .	, i	7 .
Stamp Duty Euromentrets	2,32	7,021																							
Legal Acquirition	701	1,256 1,200																							
Planning Fee Professional Build Cost - BCIS Base	14,95	56,000	3,763,847	7,527,695	15,055,390	22,583,085	22,583,085	22,583,085	22,583,085	22,583,085	11.291.542													. 0	. 0
z106/CIL/Tariff		- 2	11,725,913	825,000	1,650,000	2,475,000	2,475,000	2,475,000	2,475,000	2.475.000	1,237,500	-	, i	Ö	- 1	- "	<u> </u>	· "	2 1		-	8	- 8	- 0	<u> </u>
Cantingoncy Abnormals			188,192 26,375	376,385 52,750	752,769 105,500	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	1,129,154 158,250	564,577 79,125	,	, i	. ;	- ;	- ;					,		, ,	, ,	, ,
Finance Feer Legal and Valuation		0																							
Agentr Legalr		0	263,789 43,965	527,577 87,930	1,055,155	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	1,582,732 263,789	791,366 131,894			. ;	- :	- :						:	, ;		, ;
Mire. COSTS BEFORE LAN	ID INT AND PRC 18,13	±,477	16,012,0\$1	9,397,336	18,794,673	28,192,009	28,192,009	2\$,192,009	28,192,009	28,192,009	14,096,005		•	•				•				•	, ,	•	•
For Residual Talua		50,412																							_
Dovolupors Roturn	Interest		4,866,667	5,773,101	5,591,941	4,783,050	3,299,350	1,704,372		۰			,		,	, ,	, ,						,	,	,
Market Hawring Affardable far Rent																									8,749,764
First Hames	Carl Flour -64,8:	:88,890	-12,085,793	2,415,472	10,785,206	19,782,670	21,266,370	22,861,348	24,565,720	24,565,720	12,282,860	0		0		0	0				0	0	0	0	49,401,027 8,749,764 3,399,893 -61,550,685
	Opening Balance -64.8:	0 88,890	-76,974,683	-74,559,211	-63,774,004	-43,991,334	-22,724,964	136,384	24,702,104	49,267,825	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	61,550,685	
CASH FLOW FOR CI	L ADDITIONAL PROFIT																								
IHCOME	Ar Above	er 1	Tear 2	Teer 3	Year 4	Year 5	Tour 6	Year 7	Tear \$	Tear 9	Tear 10	Year 11	Tear 12	Tear 13	Year 14	Tear 15	Tear 16	Tear 17	Teer 18	Tear 19	Tear 20	Year 21	Tear 22	Tear 23	Tear 24
EXPENDITURE			±,792,955	17,585,910	35,171,#20	52,757,730	52,757,730	52,757,730	52,757,730	52,757,730	26,372,265	•	•	•		•	•	-	•	•	•	•	•	•	•
Land Stamp Duty Earomontrotc.	11,17 548	74,683 3,234																							
Logal: Acquirition	167	7,620																							
Planning Fee Professional	154	1,200 56,000	0	0	0	0	0	0	0	1		0		0	0	0	0	0	0	0	0	0	0	0	0
Build Cart - BCIS Bare POTENTIAL CIL	6,92	0	3,763,847 6,926,159	7,527,695 6,926,159	15,055,390 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	22,583,085 6,926,159	11,291,542	0	0		0	0	0							٥	0
Part CIL r 106 Contingency		0	412 500	825,000 376,385	1,650,000 752,769	2,475,000 1,129,154	2,475,000	2,475,000 1,129,154	2,475,000 1,129,154	2,475,000 1,129,154	1,237,500 564,577	0	0	0	0	0	0	0	0		0	0	0	0	0
Abnormals Finance Fees		0	188,192 26,375	52,750	105,500	158,250	158,250	158,250	158,250	158,250	79,125	Ó	ò	ó	ò	ò	ò	i	ė	ė.	ė.	i	ó	ò	ò
Logal and Valuation		0	263,789	527,577	1,055,155	1,582,732	1,582,732	1,582,732	1,582,732	1,582,732	791,366	0		0	0									0	0
Agentr Legalr Mire		0	43,965	87,930	175,859	263,789	263,789	263,789	263,789	263,789	131,894	0	i	ò	ó	i	0		0	0	0	0	0	ó	ó
	ID INT AND PRC 33,92	26,897	11,624,#2#	16,323,496	25,720,#32	35,118,169	35,112,169	35,118,169	35,118,169	35,112,169	14,096,005	i	·	·	·	·	·	i i	·	-	·	<u> </u>	·	·	·
Fnr CIL calculation	Interest		2,544,517	2,947,747	3,074,146	2,595,883	1,467,608	254,711														T .			
Developers Return Market Howing	Inserers		2,544,511	6,791,191	2,014,146	2,070,003	1,401,000	694,111			-			,			*					1 "			49,401,027
Affordable for Bent																									8,749,764
First Hames	Cark Flour -33,9	26,897	-5,376,390	-1,685,332	6,376,841	15,043,678	16,171,953	17,384,850	17,639,561	17,639,561	12,282,860	0		0	0	0	0							0	3,399,893 -61,550,685
	Opening Balance	9		40.000.740	24/44 220	40 57 0 404	2 207 442	42 444 742	N// N/ N/ A	40.047.005	44.550.405	44.550.405	/4 FF0 / 0F		+		+	+	<del> </del>		61550605	61 550 605	1	61 550 605	1

Marche   M	Site 27	Stratogic Groo	. 5																						
Marche   M	INCOME	Av Sixe m2	×		Price	GD#	GIA		DETELOPMENT	COSTS							Pleaning foo	celc				Build Cart			1m2
March   Marc		Grazz Not							LAND			fenit er m2	Tutel				Nedwar	500	rate			CO2 Plur	х	3.	00% 44.5
March   Marc		93.8 93.42	65.00%		4,672	141,851,264	30,482		1	Land Stamp Duty			1,302,834	26,266,687			No dugrander 50 No dugraver 50	450	138	23,100 62,100		Acc & Adpt		0.	0.0
March   Marc	Affordable Overall	72.1 70.93	35% 22.75v	175	2 576	20 732 226	8 201			Egrementrets.		1507	394 000	1696 275					Tatal	85,200			6/m2		14.7
March   Marc	SacialRent	72.1 70.93	0.00%		2,336				l	LI GAS TREGASTES		1,547.	274,000	4,			Stamp duty c	elc - Rosidual				Over Extra 1		0.	0.00 × × 0.00
March   Marc	First Homes	74.3 73.50	8.75×	44	3,002	9,653,102	3,251		1100								Landpayment		Tatal	1,302,834		Over Extra 2	×	0.	0.00
March   Marc	Grant and Subridy	Affordable Rent										8,00×	7,504,048	7,589,248			Stamp duty c	elc - Reziduel				Small Site	t/m2	0.	0.00 0.00
March   Marc		Speigl Bent							COMSTRUCTION	DH Build Cont		1 245	75 550 343				Landpayment		7-1-1				D		1,542.95
March   Marc					,		·			2106 / CIL / IT			13,933,369						18441	240,042		SIG CEG	BNG	0.	10% 1.54
Column   C	SITE AREA - Not SITE AREA - Grazz	14.286 ha 28.571 ha	35 18	/ha		176,672,066	43,29\$			Contingency Abnormals	×	5.00% 0.00%	0				Pro CIL x 106	25,000	#/Unit (all)						1,745.00
Marche   M	Salar nor Quartor	0									1		531,000	93,800,598					Total	12,500,000					
Part	Unit Build Time	3 Quarters							FIMANCE								Part CIL r106	16,500	£/Unit (all)	8,250,000					
March   Marc						RUM Residual I	MACRO etrl+r			Interest							OIL.	101	Tutal	13,933,369					
Part	Beridaal Land Value	Whale Site 26,266,687	PerhaNET 1,838,668	919.334				0	1	Logal and Valuation	IN.		0				Inf Tariff								
Property of the property of	Exirting Uro Valuo Uolift	714,286		25,000		BUH CIL HACE	O etri+i		CALFE									0.00>							
Part	Pluréha	225 000 6 428 571		225,000					JALLS		×	3.0%	5,300,162												
Column   C	Benchm	ark Land Value 7.142.357		250.000						Logalr	f/unit	0.5%	883,360												
Property	Additional Profit	31 897 524	1 020							Mira.	×	0.02	0	6.183.522	135.536.290										
Part		/15/64							Davelupers Pr	efit	to III also	47 50			24 +22 674										
Campaigne   Part   Pa										Affordable Houris	a × Value	17.502			4,404,34										
Property of the column	RESIDUAL CASH FL	OW FOR INTEREST									% Value														
THE PROPERTY OF STATES AND ASSESSED ASS		Tear 1	Tear 2	Year 3	Tear 4	Tear 5	Tear 6	Tear 7	Tear \$	Teer 9	Tear 10	Year 11	Tear 12	Tear 13	Year 14	Tear 15	Tour 16	Tear 17	Teer 18	Tear 19	Tear 20	Year 21	Tear 22	Teer 23	Tear 24
Column   C	UNITS Started	25	50	100	100	100	100	25	F 2002 F/2																
March   Marc	Affordable Rent		1,036,611	2,073,222	4,146,444	4,146,444	4,146,444	4,146,444	1,036,611				· i		ö				-						
THE STATE OF THE S	Shared Ounership		221,774	443,548			887,096		221,774			;	:		0	;	;	:			:		;	;	
1	First Hames		482,655	965,310	1,930,620	1,930,620	1,930,620	1,930,620	482,655	:			: :					:				:	: :		
THE STATE OF THE S	INCOME	•	*,#33,6 <b>0</b> 3	17,667,207	35,334,413	35,334,413	35,334,413	35,334,413	1,833,603	•	, ,	, ,	·	• • •	·	, i	, ,	·	, ,	, i	•	·	, i	7	7 .
1945   1945	Stamp Duty	1,302,834																							
THE PROPERTY OF THE PROPERTY O	Earomontrotc.																								
ACTION STATES AND ACTION STATE	Planning Fee	85,200																							
15.50   15.5	Build Cart - BCIS Bare	7,504,048	3,777,916	7,555,831	15,111,663	15,111,663	15,111,663		3,777,916				. 0	0	0	. 0	. 0								. 0
Section Label Del Sale   1,00,000	r106/CIL/Tariff Continuency			825,000 377,792	1,650,000 755,583	755 523		755,583	122 296	:	, ,	, 0		0	0	, 0	, 0	:			, ,			, 0	0
STEELEN LAND MET AND	Abnormatr Finance Food		26,550	53,100	106,200	106,200	106,200	106,200	26,550						0				. 0				. 0		. 0
Column   C	Logal and Valuation	ž į								L .															
## Market	Agontr Logalr	*	44,168	88,336	176,672	176,672	176,672	176,672	44,168				, ,	* * *	ö	- :						1		, ,	- 0
The color of the	Mire. COSTS BEFORE LAI	ID INT AND PRC 9.286.083	10.392.406	9.439.975	12.260.150	12.260.150	12.260.150	18.860.150	4.715.038					,											•
Second   S																									
Helselender   He		Interest	2,666,458	2,983,802	2,589,803	1,548,468	429,033		. 0	0		. 0	0	0	0	. 0	. 0	0	. 0			0	. 0	. 0	. 0
Option   Principle   Princip	Market Housing																								24,823,971
Option   Principle   Princip	Affordable for Bent																								4,404,348 1,689,293
Object   Control   Contr	7117 (1101111)		-4,231,261	5,253,329	13,884,460	14,925,795	16,045,229	16,474,263	4,118,566	0		0	0	0	0	0					0	0	0	0	-30,917,612
Tare		Olgania Balanco -35,552,770	-39,784,031	-34,530,702	-20.646.241	-5.720.447	10.324.783	26,799,046	30,917,612	30,917,612	30,917,612	30,917,612	30.917.612	30.917.612	30.917.612	30.917.612	30.917.612	30.917.612	30,917,612	30,917,612	30,917,612	30,917,612	30,917,612	30.917.612	0
Tare	CASH FLOW FOR CI	L ADDITIONAL PROFIT																							_
## CHINGLE   1,24,257   12,44,267   15,234,413   15,234,4		Tour 1	Teer 2	Year 3	Tear 4					Teer 9	Year 10	Year 11	Tear 12	Tear 13	Year 14	Tear 15	Toer 16	Teer 17	Teer 18	Teer 19	Tear 20	Year 21	Year 22	Teer 23	Tear 24
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		•	*,#33,603	17,667,207	35,334,413	35,334,413	35,334,413	35,334,413	<b>*,*33,603</b>	•		,	•	• •	•	•				•	•	•	•		•
197,403   197,404   197,	Land																								
1916   1916																									
T-50-44    7-17-94   7-1	Logalr Acquirition	107,143																						. 0	. 0
	Professional	7 504 048	0	, j	0		, i		0 0	t i					ŏ	, i	ž į	t i				t i		. 0	· į
Season	POTENTIAL CIL	4,442,503	4.442.503	4.442.503	4,442,503	4,442,503	4,442,503	4.442.503					. "					_ "				_ "			
Season	Part CIL r 106 Cantingoncy		188,896	825,000 377,792	1,650,000 755,583	755,583	755,583	1,650,000 755,583				, ,			0								, ,		
\$245,000   \$50,001   \$50	Abnormale	, ,	26,550	53,100					26,550	1		. 0	ó		ó	ò		1 6	. 0		i	i		ò	
Section   Sect	Logal and Valuation	£ ;				L				L												L			
1/2   1/2	Agentr Legalr	F :		530,016 88,336	1,060,032 176,672	1,060,032 176,672	1,060,032	1,060,032	265,008		- 1	0			0	- :	- :			- 1	- :		. 0	F 8	- 8
or CRIC calculation    Interest   1,472,00   1,464,075   1,442,750	Mire. COSTS REFORE I AI	(D INT AND PRO 19 622 344		13 272 574	23 342 654				4 715 434	1					•										•
Technic Nation   1,672,00   1,664,055   1,			2,131,341			.,,,,,,,,,	.,,,,,,,,,,,,	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	4,115,434	<u> </u>					•	·					·	_ <u> </u>			
A   A   A   A   A   A   A   A   A   A		Interest	1,472,130	1,606,835	1,442,750	648,574			0			0			0	. 0			0				. 0	. 0	0
Forthers	Davelapers Return Market Housing																								24.823.971
	Affordable for Bent																								4,404,348
	First Hames	Carl. Flau -19,628,394	-1,796,067	2,187,793	10,589,009	11,383,185	12,031,760	12,031,760	4,118,566			0			0	0							0	0	1,689,293 -30,917,612
			-21 424 461	-19.276.669	-0 647 650	2 735 527	14 767 286	26 799 046	20 947 642	20 917 612	20 917 612	20 917 612	20.047.642	20.042.642	20.042.642	20.047.642	20.047.642	20.047.642	20.047.642	20.047.642	20.047.642	20.007/02	20.007.40	50.007.40	

Part	ita 2#		itratogic Brau	-																						
Part	COME	Av Sixe n	v2	×	Humber	Price	GD	e GIA		DETELOPMENT	COSTS								alc			1	Build Cart			446
		Grazz	Net		500			4 <b>-</b> 2		LAND			funit or m2	Yetel				Neduar	50	y rato 10			CO2 Plur	×	3.	1,612 00× 48
*** The color of t	irket Hawring	77.6	70.51	65.00%	325	5,300	121,449,50	00 25,207	1						13,337,740			Na du grunder 50	5	60 462 60 138	23,100		1	y v		0.002
Column   C	ffurdable Overall	/3/	F7.04	35%	175	200	40.470.35				Eurementrets.		4 50	0	AP7 4F3					Tatal	85,200		to .	1/m2		14.
Martin	acial Rent	63.6	57.84			2,650	19,179,35	0 0	1		Logal PAcquarition	ì	1.50%	200,066	856,453			Stamp duty ca	de - Rosidual				Over Extra 1		0.	0.0
Martin	harod Ownorzhip ret Hamor	66.5 67.0	60.44 60.93	3.50% 8.75%	11	3,710	3,924,35	56 1,164 37 2,932	1	Feer	Plannina			85.200				Landpayment		Tatal	13,337,740		Over Extra 2	20		0.0
Column   C							.,,,				Professional		8.00%	7,281,344	7,366,544									f/m2		0.00
Second Property   Second Pro	rant and Subridy	Sacial Bent						0		COMSTRUCTIO	н							Landpayment	ilc - Kasidual					×		1,675.1
This is a part   This								0		1	ed06 & CIL ATT		1,935	70,697,321						Tutal	218,667	1	Site Cartr	Bare BNG	15.	00% 251.2 50% 8.3
The column   The	TEAREA-Not	3.125 h	•	160	the the		154,077,20	36,540			Contingency		5.00%	3,534,866				D 011 407	25.00	201 5 2 05						/m 1,612.0 0002 48.3 0002 0.0 0002 14.1 0002 0.0 0002 0.0 0002 0.0 0002 0.0 0002 0.0 0002 0.0 1,675.1 0002 251.2 502 8.3
Column   C		3,412 6	•	144	764						HENDYM-12	ř.	9.00%	300,000	91,016,804			Pra OILFION	25,00		12,500,000					
Part	ales per Quarter nit Build Time	3 0	tuarters							FINANCE								Part CIL r 106	16,50	0 £/Unit (all)	8,250,000					
Marie   Mari							DIIM D: J	MACRO -1-IA-			Foor		0% 7.50%	0				CIL	18		4,699,752					
Part			Whale Site	PerhaNET	Perha GROSS			Claring toloner -	0		Logal and Valuation		1.20%	0	0					12(4)	11,747,171					
	cirting Uro Value		3,819,444	4.263.077			RUH CIL HAC	RO ctrl+l		1								Int Tariff	2 GDV 0.00	06						
The column   The	plift Plus dis a	20%	763,889					Claring tolonco -	0	SALES	Access		2.07	4 622 246												
Column   C	Beachm	ark Land Yalve	4.543.333		1.320.000	1			1		Logale	×		770,386												
Column   C				t/m2				rrect			Mirc.	tfunit Z	0.02	ů	5,392,702	117.979.244										
Part	dditional Profit		15.125.417	600						Davelmar: Pr	fit															
Column   C										1	Market Hauring	×Value	17.50×			21,253,663										
The column   The											First Homes	y value ∠Value	17.50% 17.50%			1,666,698										
Service 1		UW FOR INTERES	Teer 1				Tear 2				Teer 3				Teer 4				Teer 5				Tear 6			
1,11   1,12   1,13	HCOME NITS Started		Q1	Q2	Q3 10	Q4 35	25	Q2 35	Q3 35	Q4 35	Q1 35	Q2 35	Q3 35	Q4 35	Q1 35	Q2 35	Q3 35	Q4 35	Q1 35	Q2	63	Q4	Q1	Q2	63	Q4
THE STATE OF THE PROPERTY OF T	arket Hawing				14	. 0		: :	2,428,990	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465	8,501,465		8,501,465	8,501,465	8,501,465		8,501,465	. 0	. 0	. 0
STATES STATES OF	acial Bent					·												. 0								• ;
1	rzt Hamer						:			274,705	274,705 666,679				274,705 666,679					274,705	274,705 666,679		274,705 666,679			;
## PROPRING   19,321					, .		•	-	7 0	· 6	ò	7 10 70E 404	7 10 70E 404	7 0	, i ,	10 705 404	7 0 10 745 404	7 0 7 10 70E 404	0 705 404	r i	r 6	7 0 10 70E 404	ė i		-	7 0
1964   1964		Ĺ	•	•	•	•	•	•	3,001,344	10,100,404	10,110,100	10,109,404	10,110,404	10,109,101	10,110,100	10,119,404	10,110,404	10,100,404	10,110,404	10,100,404	10,109,404	10,109,404	10,109,404	•	•	•
18-004   1	tamp Duty gromontrots.	-	656,387 0																				-			
1 August 1 A	qalr Acquiritian		200,066																							
18	rafezzianel	-	3,640,672		3,640,672																		L .			
18	06/CIL/Tariff			4,699,752	55,000	247,500	440,000	577,500	F 577,500	577,500	577,500	577,500	577,500	577.500	577,500	577,500	577,500	577,500	577,500	385.000	192,500	,		,	, ,	; ;
AND THE PROPERTY OF THE PROPER	antingency honomals			0	23,566 25,566	106,046	188,526 204,526			247,441	247,441				247,441 268.441	247,441 268 dd1			247,441	164,960			:			, ,
Second   S	nance Feer		0		,	,						2.1,1.1				2			2,	,						
**************************************	gentr	Ł	, i	0	0	. 0	0		92,446	323,562	323,562	323,562			323,562	323,562	323,562		323,562	323,562	323,562	323,562	323,562	. 0	. 0	. 0
The color   The	ire.		0		;		0																			
Include   1964	OSTS BEFORE LAN	HD INT AND PRO	4,5\$2,325	4,699,752	4,216,119	2,5#9,512	4,603,576	6,042,194	6,150,048	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	6,419,683	4,405,618	2,391,554	377,489	377,489	<i>r</i> •	, ,	<i>'</i> •
Part	nr Bazidual Talua		13,337,740																							
Afferdable in Process    Continue   Continue	evelupers Return			336,001	430,422	517,544	575,802	672,915	798,823	871,336	805,816	739,068	671,068	601,793	531,219	459,322	386,078	311,459	235,442	157,799	41,341		۰		0	,
First Hander Control   17,200,45   5,005,73   4444,541   7,007,095   5,005,73   4,464,541   7,007,095   5,005,73   4,464,541   7,007,095   5,005,73   7,005,74   7,005,79   7,055,79   7,05	Market Hawring Affordable for Bent																									21,253,663 4,043,150
Option   Contract	First Hames	0.15	47.030.075	F 63F 7F3		3 403 054	F 470 370	( 74F 400	20/7227	2 404 207	2 550 005	3/3//54	3/04/53	2.7/2.020	2024502	2 00/ 200	2070/44	4.054.343	4430.330	( 224 262	0.353.540	40 407 045	40 407 045			1,666,698 -26,963,510
ACRITION FOR IL ADDITIONAL PROFIT    Tax		Opening Balance	11,920,069	-9,039,193	-4,646,541	-5,101,056	-9,119,318	*6,115,105	13,861,321	3,474,306	3,557,705	3,020,094	3,694,693	3,163,920	3,034,902	3,906,399	3,515,644	4,034,262	4,130,219	6,221,101	0,392,910		10,401,715	-		-26,963,910
Terr		Clarina Balance	-17.920.065	-22.955.010	-27.602.359	-30,709,415	-35,888,793	-42,603,901	-46,471,228	-42,976,842	-39,416,937	-35,790,283	-32.095.630	-28,331,702	-24,497,200	-20,590,801	-16,611,150	-12,556,896	-8,426,616	-2,204,829	6,147,680	16,555,595	26,963,510	26,963,510	26,963,510	•
## 15,715,414   15		L ADDITIONAL P	NOFIT T				V				V				74				Y 5				7			
## CHINDITURE   5,500,000   0   0   0   0   0   0   0   0	HCOME	Ar Abave	1247 1				10472																			
	INCOME SPENDITURE		•	•	•	•	•	•	3,081,544	10,725,404	10,785,404	10,725,404	10,725,404	10,725,404	10,725,404	10,725,404	10,725,404	10,785,404	10,725,404	10,725,404	10,725,404	10,725,404	10,725,404	•		
Strength Arth. Configuration (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	and tome Duty		4,583,333																							
Internation   15,200   0   0   0   0   0   0   0   0   0	romontrate	Ł	0																1				1			
	lanning Foo	-	85,200			0						. 0	0					0		0	0	0			. 0	. 0
ar Cil. 1646	uild Cart - BCIS Bare		0		3,640,672 471,315	2,120,920	3,770,524		4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	4.948.812	3,299,208	1,649,604		1 :		0	0
melineary:  0 0 0 22,545 10,646 126,441 247,44	OTENTIAL CIL		6,887,998		EE 000	686,452	686,452		686,452	686,452		686,452	686,452		686,452	686,452	686,452									
Interface 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	antingency		0		23,566	106,046	188,526	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	247,441	164,960	82,480				0	Ö
Seed and Michaeline   O	bnormalr nance Feer		0	0	25,566	115,046	204,526	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	268,441	178,960	89,480					0
UC_   0	gal and Valuation		0						92.446	222 842	222 542	222 842	222 542	222 542	222 542	222 842	222 542	222 842	222.562	222 542	222 542	222.562	222 542			
UC_   0	qalr		0	ő	ŏ	ŏ	0		92,446 15,408	523,962 53,927	53,927	53,927	523,562 53,927	525,562 53,927	53,927	53,927	523,962 53,927	523,562 53,927	523,562 53,927	523,962 53,927	323,562 53,927	525,962 53,927	523,562 53,927	0	0	ŏ
ar CHL calculation   Conference   Conference		ND INT AND PRO	15,414,620	•	4,216,119	3,275,963	5,290,028	6,728,645	6,836,499	7,106,134	0		7,106,134	7,106,134				6,419,6#3	6,419,623	0			377,489		0	
Conference   Con				•	.,,		7,277,724	1,121,149	.,,.,,	.,,	.,,	.,,	.,,	4	.,,,,,,,,		.,,	.,,.,	.,,	.,,	2,000,000	211,117				
Agriculture		Interest		290,337	295,780	380,379	448,935	556,541	693,138	776,539	722,113	666,667	610,180	552,635	494,010	434,287	373,443	311,459	235,442	157,999	41,341				0	0
Afferdalis (ar Dect.)	Market Haurina																						1			21,253,663
Cust Figure 15,454,520 - 2-20,3227 - 4,511,600 - 2,655,342 - 5,725,953 - 7,225,155 - 4,466,993 - 2,962,730 - 2,857,755 - 3,072,600 - 3,095,009 - 3,095	Affordable for Bent																									4,043,150 1,666,698 -26,963,510
Opening Enhances 0	r my commar		-15,484,620	-290,337	-4,511,900	-3,656,342	-5,738,963	-7,285,186	-4,448,093	2,902,730	2,957,156	3,012,603	3,069,089	3,126,635	3,185,259	3,244,983	3,305,826	4,054,262	4,130,279	6,221,787	8,352,510	10,407,915	10,407,915	0	0	-26,963,510
		Opening Balance Claring Balance	-15.484.620	-15.774.956	-20,286,856	-23,943,19*	-29,682,160	-36.967.346	-41,415,439	-38.512.709	-35,555,553	-32,542,950	-29.473.860	-26.347.226	-23,161,967	-19.916.984	-16.611.150	-12.556.896	-8.426.616	-2.204.829	6.147.680	16,555,545	26.963.510	26.963.510	26.963 540	

## Appendix 6: Residential appraisals – South Woodham Ferrers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE	Sub Area		Site 1 Large GF 300 Urban Edge SWF	Site 2 Large GF 100 Urban Edge SWF	Site 3 Medium GF 40 urban edge SWF	Site 4 Medium GF - I 20 urban edge SWF	Site 5 Medium GF 12 urban edge SWF	Site 6 Brownfield - 125 Urban Area SWF	Site 7 Brownfield - 50 Urban Area SWF	Site 8 Brownfield - 25 Urban Area SWF	Site 9 Brownfield - 12 Urban Area SWF	Site 10 Flatted BF 250 SWF	Site 11 Flatted BF 250 HD SWF	Site 12 Flatted BF 155 SWF	Site 13 Flatted BF 155 HD SWF	Site 14 Flats BF 75 I	Site 15 Flats BF 35 SWF	Site 16 Flats 12 SWF	Site 17 Small GF -9 : SWF	Site 18 Small GF - 4 SWF	Site 19 Green Plot S SWF	Site 20 Small Brown S - 9 SWF	Site 21 Small Brown - 6 SWF	Site 22 Brown Plot SWF
	Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL
	Inf Tariff  Affordable Hous  Overal  Aff Ren  Social Ren  Shared Ownership  First Homes	II it 65.0% it p 10.0%	35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0% 35.0% 22.8% 0.0% 3.5% 8.8%	0%	0%	0%	0%	0%	0%
ABNOR			222 222	****	45.000	40.000		75.000		45.000	7.000	450 000	450.000	22.222	00.000	45.000		7 000	45 000		4 400	- 400		4 400
	CARRY UP Garages EV Charging	Detach Factor Numbe Cost Factor Cost	320,000 40 50% 20 7,000 140,000 100% 600	109,000 14 50% 7 7,000 49,000 100% 600	45,000 6 50% 3 7,000 21,000 100% 600	19,000 2 50% 1 7,000 7,000 100% 600	21,200 4 50% 2 7,000 14,000 100% 600	75,000 0 50% 0 7,000 0 100% 600	30,000 0 50% 0 7,000 0 100% 600	15,000 0 50% 0 7,000 0 100% 600	7,200 0 50% 0 7,000 ° 0 100% 600	150,000 0 50% 0 7,000 0 100% 600	0 50% 0 7,000 7	93,000 0 50% 0 7,000 0 100% 600	93,000 0 50% 0 7,000 0 100% 600	45,000 0 50% 0 7,000 ° 0 100% 600	21,000 0 50% 0 7,000 ° 0 100% 600	7,200 0 50% 0 7,000 ° 0 100% 600	15,900   3 50% 1.5 7,000 * 10,500 100% 600	9,400 2 50% 1 7,000 7,000 100% 600	4,100 1 50% 0.5 7,000 3,500 100% 600	5,400 0 50% 0 7,000* 0 100% 600	3,600 0 50% 0 7,000 ° 0 100% 600	4,100 1 50% 0.5 7,000 3,500 100% 600
		Charger GT Site ace ETC Educati Base Other	12,463 4,000	60,000 12,802 4,000	24,000 12,872 4,000	12,000 13,245 4,000	7,200 13,472 4,000	75,000 11,768 2,000	30,000 12,205 2,000	15,000 12,357 2,000	7,200 0 2,000	150,000 6,404 2,000	150,000 6,374 2,000	93,000 6,378 2,000	93,000 6,378 2,000	45,000 6,393 2,000	21,000 6,326 2,000	7,200 0 2,000	5,400 0 2,000	2,400 0 2,000	600 0 2,000	5,400 0 2,000	3,600 0 2,000	600 0 2,000
		S106	16,463	16,802	16,872	17,245	17,472	13,768	14,205	14,357	2,000	8,404	8,374	8,378	8,378	8,393	8,326	2,000	2,000	2,000	2,000	2,000	2,000	2,000
	Affordable Aff-rented Aff-rented Shared Ownersh First Homes Aff-rented Market Housing Aff-rented Market Housing Aff-rented Shared Ownersh First Homes Market Housing Aff-rented Ownersh First Homes Open Space Rec	nip J J	-18,349,547 0 0 0 0 35% 65% 10% 25% 68 195 68 11 26 18,260 4,876 830 1,981	-12,513,429 0 0 0 35% 65% 10% 23 65 23 4 9 6,224 1,653 2,76 667	-6,883,276 0 0 0 35% 65% 10% 25% 9 26 9 1 4 4,2,596 658 7 9 276	-4,065,636 0 0 0 35% 65% 10% 25% 5 13 5 1 2 4,214 319 79 158	-2,944,373 0 0 0 35% 65% 10% 25% 3 8 8 0 0 1 1 932 197 0 70	-13,040,065 0 0 0 35% 65% 10% 28% 81 28 4 11 6,826 1,894 267 920	-8,352,085 0 0 0 35% 65% 10% 25% 11 2 4 2,780 747 154	-4,238,603 0 0 0 0 35% 65% 10% 25% 6 16 6 6 1 1 2 2 1,354 404 70 70 154	-2,522,388 0 0 0 0 35% 65% 10% 25% 3 3 0 0 1 7666 153 0 70 0.100	-17,423,724 0 0 0 35% 65% 10% 25% 57 163 57 9 22 12,639 3,627 58 1,494	-17,521,234 0 0 0 35% 65% 10% 25% 577 162 13,139 3,792 626 1,562	-14,723,494 0 0 35% 65% 10% 25% 35 5 14 7,827 2,230 340 938	-16,515,920 0 0 0 35% 65% 10% 25% 35 101 35 5 14 8,182 2,331 365 981	-11,697,677 0 0 0 35% 65% 10% 25% 17 48 17 3 7 7 3,740 1,081 191 474	-6,447,067 0 0 0 0 35% 65% 10% 25% 8 23 8 1 3 2 1,782 507 67 191	-2,258,876 0 0 0 35% 65% 10% 25% 3 8 8 3 0 1 1 638 201 0 67	-3,567,280 0 0 0 0 0% 65% 10% 25% 0 0 0 0 0 0 0 0 0	-1,705,635 0 0 0 0 0 0 0 0 0 65% 10% 25% 0 0 0 0 0 0	-542,822 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,385,483 0 0 0 0 0 0 0 0 0 0 0 0 0 65% 10% 25% 0 0 0 0 0 0 0 0 0 0	-1,580,236 0 0 0 0 0 0 0 0 0 0 0 65% 10% 25% 0 0 0 0 0 0 0 0 0 0	-453,644 0 0 0 0 0 65% 10% 25% 0 1 0 0 0 0 0 0 0
	Gross - Net Shortfall / Surplu	ıs	3.673 1.183	1.22 <b>4</b> 0.39 <b>4</b>	0.286 -0.046	0.167 0.001	0.100 0.000	0.82 <b>4</b> -0.213	0.192 -0.223	0.096 -0.111	0.000 -0.100	1.339 -0.736	0.391 -1.684	0.388 -0.899	0.242 -0.424	0.221 -0.402	0.000 -0.291	0.000 -0.052	0.000 -0.022	0.000 -0.010	0.000 -0.002	0.000 -0.022	0.033 0.019	0.000 -0.002
	m2 BCIS Total		26,006 38,586,936	8,820 13,085,532	3,5 <b>4</b> 9 5,269,039	1,770 2,606,156	1,199 1,834,711	9,808 14,249,576	3,97 <b>4</b> 5,753,998	1,981 2,847,343	989 1,443,059	18,358 29,592,935	19,118 36,438,146	11,334 18,271,053	11,850 22,585,338	5,487 8,844,722	2,548 4,106,731	906 1,461,117	988 1,501,992	466 725,754	140 230,580	752 1,091,264	490 686,980	130 21 <b>4,11</b> 0
	Early Years Primary Places Secondary Place Plus 16 Places	e 26,105	22.86 76 51 11	7.83 26.1 17.4 3.62	3.15 10.5 7 1.45	1.62 5.4 3.6 0.75	0.99 3.3 2.2 0.45	9 30 20 4.14	3.735 12.45 8.3 1.71	1.89 6.3 4.2 0.87		9.765 32.55 21.7 4.68	9.72 32.4 21.6 4.66	6.03 20.1 13.4 2.89	6.03 20.1 13.4 2.89	2.925 9.75 6.5 1.4	1.35 4.5 3 0.65							
	Early Years Primary Places Secondary Place Plus 16 Places	es	492,839 1,642,796 1,326,134 277,235 3,739,004 12,463	168,807 562,690 454,227 94,500 1,280,224 12,802	67,911 226,370 182,735 37,852 514,868 12,872	34,926 116,419 93,978 19,579 264,901 13,245	21,343 71,145 57,431 11,747 161,666 13,472	194,031 646,770 522,100 108,075 1,470,976 11,768	80,523 268,410 216,672 44,640 610,243 12,205	40,747 135,822 109,641 22,711 308,921 12,357	0 0 0 0 0	210,524 701,745 566,479 122,171 1,600,919 6,404	209,553 698,512 563,868 121,649 1,593,582 6,374	130,001 433,336 349,807 75,443 988,587 6,378	130,001 433,336 349,807 75,443 988,587 6,378	63,060 210,200 169,683 36,547 479,490 6,393	29,105 97,016 78,315 16,968 221,403 6,326	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0

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

		Large GF 100 Ur	an Edge																						
IHCOME	Av Sixe	m2	×	Humber	Price 4/m2	GD		IA -2	DEVELOPMEN	TCOSTS							Planning fee c	elc dust	rate			Build Cart			1 403 6
	Grazz 95.8	Net		104					LAND			fesit er m2	Total				Nedwar	đu qr 100				CO2 Plur	×	3.000	44.5
Market Houring	95.8	95.51	65.00%	65	4,300	26,694,40	0 6,	224		Land Stame Duty			166,788	3,545,769			No dugrander 50 No dugraver 50	50 50	462 138	23,100 6,900 30,000		Acc & Adpt	t/m2	0.000	0.0
Affordable Overall			35×	35						Egrementrets.									Tatal	30,000			t/m2		14.7
Affordable Rent Social Rent	71.9 71.9	70.70	22.75% 0.00% 3.50%	23	2,365 2,150 3,010	3,803,69	0	***		Logalr/Acquiritio	•	1.50%	53,187	219,975			Stamp duty ca	lc - Razidual				Over Extra 1	£łm2 ×	0.000	/mills 1,483,61   444,5   0,01   0,01   14,7   0,01   0,01   0,01   0,01   0,01   1,542,92   21,44   1,55
Shared Ounership First Hames	69.0 74.1	68.00	3.50% 8.75%		3,010	716,38	0	241	Feer	Planning			30.000				Landpayment		Tatel	3,545,769 166,788		Over Extra 2	t/m2	0.00	0.00
			0.192	,	2,090	1,029,40	,	540		Professional		8.00%	1,507,623	1,537,623					18641	166,100			t/m2	0.0	0.00
Grant and Subridy	Affordable Rent Social Rent						0		COMSTRUCTI								Stemp duty co	lc - Rasidual		2,142,857		Small Site	2	0.00	0.00
	Shared Ounership						ě		CONSTRUCTI	Build Cart		1,776	15,537,382				Landpayment		Tatal	96,643		Site Cartr	Bare	15.000	231.44
SITE AREA - Not	2.857	ha .	35	/ha		33,043,966	*.7	44		z106 / CIL / IT Contingency		2.507	2,810,465 388,435										BNG	0.102	1,775.90
SITE AREA - Grazz	4.082	ha	25	/ha		33,043,300		<u>"</u>		Abnormale	×	2.50% 0.00%					Pre CILz106	16,500	f/Unit (all)						1,115.74
Salar per Quarter	0										4		109,000	18,845,281					Tatal	1,650,000					
Unit Build Time	3	Quarters							FINANCE	Foor							Part CIL r 106 CIL	16,500 186	£/Unit (all)	1,650,000 1,160,465					
						RUM Residual	MACRO ctrl+			Interest		7.50%	,				OIL	106	Tatal	2,210,465					
B 14 11 1 B - 1		Whole Site 3,545,769	PerhaNET 1.241.019	Per ha GROSS			Claring halana	w- 0		Legal and Valuation	in.						Inf Tariff	v GDII							
Recidual Land Value Exirting Ure Value		102,041	1.641.412	#68,713 25,000		RUN CIL MACI	80 ctrl+l										Int I drift	0.00%							
Uplift Plus the	9×	2 040 946					Claring halana	sr- 0	SALES	Agents	v	2.00	991 216												
Benchm	ark Land Yalve	2.142.857		500,000 525,000		Chrekenpharing	dugenar			Logale	ž	3.0× 0.5×	991,319 165,220												
			Jm2			SH.	rest	_		Misc	f/unit	0.02	- 2	1,156,539	25.305.186										
Additional Profit		2.951.169	475							77-		V.42.													
									Davelupers P		× Value	17.50%			4,671,520										
										Affordable Hourin	y Value	17.50% 17.50%			4,671,520 791,012 320,161										
RESIDUAL CASH FL	OW FOR INTERE	ST									Z. Yalius	11.297			324.161										
INCOME		Tear 1 Q1	Q2	<b>Q</b> 3	64	Tear 2 Q1	65	63	04	Teer 3 Q1	QZ	Q3	04	Tear 4 Q1	Q2	<b>Q</b> 3	64	Tear 5	QZ	<b>Q</b> 3	04	To ar 6	QZ	Q3	04
INCOME UNITS Started Market Houring				6	10	12	12	12	7 2.669.440	3,203,328	12 7 3,203,328	12	3.203.328	3.203.328	3,203,328	3,203,328	, ,							, ,	
Affordable Bent					ř			228,221	380,369	456,443	456,443	456,443	456,443	456,443	456,443	456,443	,			,	·		ř	ř	ř
Social Ront Shared Ounership						:		42,983	71.638	25.966	25.966	25,966	0 25.966	25,966	0 85.966	25.966		: :				:			
First Hames					ř	Ł ő		109,769	182,949	219,539	219,539	219,539	219,539	219,539	219,539	219,539		ř			·	ě	ř	ě	ř
First Homes Grant and Subsidy INCOME		, ,			•	:	•	1.982.638	3,394,396	3,965,275	3.465.275	3.965.275	3,965,275	3,965,275	3.965.275	3,965,275	•		•	•	•	•	•	•	* •
			-		-			4	-,,		-,,		-,		-,						-				
Stamp Duty Earomontrote.		166,788																							
Logalr Acquirition		53,187 30,000																							
Planning Fee Professional		753,811		753,811																					
Build Cart - BCIS Bare			1,160,465	310,748	\$28,660 \$8,000	1,450,156	1,760,903	1,864,486	1,864,486	1,864,486	1,864,486	1,864,486	1,242,991	621,495	0										
z106/CIL/Tariff Cantingoncy		,	0 ,	33,000 7,769 2,180	20.717	36.254	F 44 023	46,612	46,612	46,612	46,612	46,612		15,537	i	r 0	P 0	, ,		r 0	, ,	, i	, ,	7 0	P 0
Abnormals Finance Fees			ė .	2,180	5,813	10,173	12,353	13,080	13,080	13,080	13,080	13,080	8,720	4,360	•									. 0	
Logal and Valuation		ŏ								L															
Agentr Legalr		: :	ů,	°	, ,	:		59,479 9,913	99,132	118,958 19,826	118,958	118,958	118,958 19,826	118,958 19,826	118,958 19,826	118,958						:	, ,	, ,	
Mire.	nn		1,160,465					2,191,570				2,260,963			134,745										
COSTS BEFORE LAN	AD INI AND PRO	1,003,746	1,100,405	1,107,504	743,190	1,450,543	2,004,217	2,191,970	2,231,432	2,260,763	2,260,763	2,240,963	1,993,914	*46,177	134,149	134,149	•		•	•	•	•	•	<u> </u>	
Fur Rezidual Valua	Land Interest	3,545,769	85,304	108,662	131,466	151,615	185,407	226,463	234,627	219,028	191,179	162,808	133,904	91,196	34,422	. 0	. 0			. 0			. 0	. 0	0
Davelapers Return Market Howing				,				,							- 4										
Affordable for Bent																									4,671,520 791,012
First Hames	Carl Flou	-4,549,555	-1.245.769	-1 246 170	-1,074,656	-1,802,198	-2 189 686	-435 346	831.937	1,485,285	150.04	1,541,505	2,277,801	3.027.902	3,792,068	2 026 461									320,161 -5,782,693
	Opening Balance	-4,549,555 -4,549,555	-1,245,165	-1,216,110	-1,014,696		*2,109,606	-435,356	031,931	1,405,205	1,913,134	1,541,505	2,211,001	3,021,902	3,192,060	3,026,491				·		•	·		-9,102,693
	Clarina Balance	-4.549.555	-5.795.324	-7.011.494	-8,086,150	-9,888,348	-12,078,033	-12,513,429	-11,681,492	-10.196,207	-8.683.074	-7.141.569	-4.863.768	-1.835.866	1.956.202	5.782.693	5,782,693	5,782,693	5,782,693	5,782,693	5.782,693	5,782,693	5,782,693	5,702,693	•
CASH FLOW FOR CIT	L ADDITIONAL P	ROFIT Tear 1				Tear 2				Teer 3				Year 4				Teer 5				Tour 6			
IHCOME	Ar Abavo																								
INCOME EXPENDITURE		•	•	•	•	•	•	1,982,638	3,304,396	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	3,965,275	•	•	<u> </u>	•	•	<u> </u>			•
Land Stamp Duty		2,142,857 96,643																							
Earomontrotc.		0																							
Legal: Acquirition Planning Fee		32,143 30,000																							
Professional		753,811	i i	753,811	, ,	i	r ö		, ,	1			· i	ň	, ;	ř	r i	1 1			, ,	i	ř	, ,	ř
		-403,400		310,748	\$28,660 560,261	1,450,156 560,261	1,760,903	1,864,486 560,261	1,864,486	1,864,486	1,864,486	1,864,486	1,242,991	621,495	•		, ,			, ,	, ,		, ,	•	
Build Cart - BCIS Bare		402,400	0	33,000	88,000	154,000	187,000	198,000	198,000	198,000	198,000	198,000	132,000	66,000	0		<u>r</u> 0	0				0			. 0
Build Cart - BCIS Bare POTENTIAL CIL Part CIL 106		0		7,769	20,717	36,254 10,173	44,023	46,612	46,612	46,612 13,080	46,612 13,080	46,612	31,075 8,720	15,537 4 360	:	:		:				:			
Build Cart - BCIS Bare POTENTIAL CIL Part CIL 106 Dantingency			ŏ,		-,	,	,	,				-,	-,	4	·				•			i .	· ·		· ·
Build Cart - BCIS Bare POTENTIAL CIL Part CIL - 106 Contingency Abhormalr Finance Feer			ŏ											112 952	118,958	118,958 19,826									_
Build Cest - BCIS Bare POTENTIAL CIL Port CIL r 106 Cantingency Abnormalr Finance Feer Legal and Valuation Agentr		0 0	ŏ				. 0	59,479	99,132	118,958	118,958	118,958								. 0				. 0	
Build Cest - BCIS Bare POTENTIAL CIL Part CIL 106 Cantingency Antonomelr Finance Feer Legal and Valuation Agentr Legal		0 0 0 0	0	0			0	59,479 9,913	99,132 16,522	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826	118,958 19,826	19,826	19,826						E :		0	
Build Cast - BCIS Base POTENTIAL CIL Part CIL:106 Cantingency Administration Finance Foor Legal and Valuation Agentr Legal	ND INT AND PRO	0 0 0 0 0 0 0 0	0 0	1,107,501	7 0 7 0 7 0 7 1,503,452	2,210,844	2,564,541	59,479 9,913 0 2,751,#32	99,132 16,522 0 2,798,093	118,958 19,826 0 2,821,224	19,826	118,958 19,826 0 2,260,963	118,958 19,826 0 1,553,570	19,826 0 846,177	19,826 0 138,785	19,826					•				
Build Cart - BCIS Bare POTENTIAL CIL Part CIL x 106 Cantingency Akharmaly Finance Feer Legal and Valuation Agentr Legal Wire COSTS BEFORE LAW COSTS BEFORE LAW	ND INT AND PRO	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0						2,798,093		19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570		138,785	19,826			0	0	0		0 0	0	
Build Cart - BCIS Bare POTENTIAL CIL Pave OIL - 100 Cantingency Abnarmal Finance Feer Legal and Valuation Agent Legal Mire. COSTS BEFORE LAW For CIL calculation	Interest	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0 0		1,5 <b>0</b> 3,452		0 0 2,564,541				19,826 0 2,260,963	19,826	19,826			19,826 0 138,785	0	. ,	•		0	0	0 0	0	0
Build Curt - BOIS Bare POTENTIAL OIL Part Oil, 1966 Bantinenery Abharmalr insance Feer Legal and Valuation Agentr Legal and Valuation Marke COSTS BEFORE LAW For CIL calculation Developery Return Market Houring	Interest	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0 0 49,726					2,751,#32	2,798,093	2,821,224	19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570	\$46,177	138,785	134,785	0	•	•		0		0	0 0 0	
uild Cart - BOLS Baro OTENTIAL OIL Fact Oil L. 1966 matchinency is harmed in ance fees equi and Valuation equit could fee To BEFORE LAN Fact Oil Fa	Interest	0 0 0 0 0 0 0 0 2,652,054	0 0 0 0 49,726					2,751,#32	2,798,093	2,821,224	19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570	\$46,177	138,785	13+,7+5	0	0	0	•	0	0 0 0	0 0 0	0 0	
unid Cart - BOLS Baro OTENTIAL OIL rat Oil. 1966 mathing-ney shoarmal insance Fee equi and Valuation equit could free Total County Coun	Interest	-2,652,054	0 0 0 0 0 0 49,726					196,094	2,798,093	2,821,224	19,826 0 2,260,963	19,826 0 2,260,963	19,826 0 1,553,570	91,196	138,785	13+,7+5	0	0	•	0	0	0 0 0	0		0 0 0 4,671,520 791,012 320,161 -5,782,693

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

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

Site 5	Medium GF -	IZ urban odgo																						
IHCOME	Av Sixe m2	z	Humber	Price (/m)	GD1	GI	1	DETELOPMENT	COSTS							Pleaning foo c	ele duq	rat			Build Cart			/m2
Market Houring	Grazz N 116.5 116.	et 50 65.00:	12	4,30				LAND	Land		funit er m2	Total	(42.424)			Planning app for Na dwar Na dwar under 50	12				CO2 Plur	× £/m2	3.00	/mm 1,530,3: 45,9 0,0 45,9 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 1,540,35 1,739,96
Affordable Overall	116.5 116.	35:		4,30	5,901,41	, ,,	1		Stamp Duty Earementrets			21,656	643,127			Na dugraver 50	- 6	46 13 Total			Acc & Adpt	× t/m2	0.00	z 0.00
Affordable Rent Social Rent	65.6 64. 65.6 64.	3 22.75	. 3	2,36	5 415,36	5 17	4		Logal /Acquiri	ion	1.50×	9,647	31,303			Stamp duty ca		Inte	5,544		Water Over Extra 1	£/m2	0.00	0.01
Shared Ounership	70.0 70. 70.0 70.	0 3.50:		2,36 2,15 3,01	0 88,49	4 2	4	Feer				5.544				Landpayment	ilc - Kasidaal		643,125			t/m2		0.01
First Hames		8.793	1	3,01	0 221,23	,	1		Planning Professional		8.00%	5,544 201,334	206,878					Tata	21,656		Over Extra 2	t/m2	0.00 0.0 0.00	0 0.00
Grant and Subridy	Affordable Rent Social Rent				0	0		COMSTRUCTIO	н							Stamp duty ca Landpayment	dc - Residual		262,500		Small Site	×		1,540.35
	Shared Ounership				0	0			#106 / CIL / IT		1,740	2,071,912 371,771 51,798						Tata	2,625		Site Cartr	Baro BNG	10.00 0.10	4 158.00 2 1.50
SITE AREA - Not SITE AREA - Grazz	0.400 ha 0.500 ha	3	) /ho		4,632,504	1,19			Contingency Abnormals	×	2.50× 0.00×					Pro CIL 106	16,500	Ef Unit (all)						1,739.96
Sales per Quarter	0									4		21,200	2,516,681					Total	192,000					
Unit Build Time	3 Quarters							FINANCE	Foor		0×	0				Part CIL x 106 CIL	16,500	£/Unit(all						
	Whale Site	PerhaNET 9 1.697.#23	Perha GROSS 1,286,259		RUM Residual	MACRO etrl+r Claring belonce	. 0		Interest Legal and Valua	tion	7.50%	0	0					Tate	371,771					
<b>Bezidaal Land Yalu</b> Exirting Uro Valuo Uplift	• 643.12 12,5	1.607.#23	1.2#6,259 25,000		RUH CIL HACI	30 ctrl+l										Inf Tariff	% GDV 0.00%							
Plurtha	500,000 250,0	0	500,000 525,000	1		Claringholonce	. 0	SALES	Agentr	×	3.0%	138,975												
Benchm	ark Land Talue 262.50	•	525,000	1	Chrick any having	dugram rest			Logale	% Efunit	0.5×	23,163												
Additional Profit	622.02	f/m2 4 685	1						Mirc.	z	0.0%	0	162,138	3,560,130										
								Davelupers Pr	Market Houring Affordable Hou	×Value	17.50×			6#3,797										
									Affordable Hou First Homes	ring × Value × Value	17.50% 17.50%			6#3,797 ##,175 3#,716										
	LOW FOR INTEREST				Teer 2				Teer 3				Tear 4				Year 5				Tear 6			+
IHCOME UNITS Started Market Howing Affordable Rent	Q1	65	63	Q4 3	Q1 3	65	63	Q4	Taer 3 Q1	65	<b>Q</b> 3	64	Q1	65	63	04	Tear 5 Q1	65	<b>Q3</b>	64	Taar 6 Q1	Q2	63	<b>Q4</b>
Market Houring Affordable Bent				, ,		, ,	976,853	976,853	976,853 103,841	976,853	. 0	:	0	0	0	0	0	, ,	, ,			, 0	, ,	0
Special Rent							22,124	22,124	0	22,124			0			, ,			, 0			, 0		. 0
First Hames Grant and Subsidy IMCOME					<b>!</b>	;	55,309	55,309	22,124 55,309	55,309						;	į į					;	;	
INCOME EXPENDITURE		•	•	, i	·	, i	1,151,124	1,151,126	1,151,126	1,158,126		·	• 1	·	•	7 .	•	, i	, i	•	·	, i	7 .	7 •
Stamp Duty Earomontrote.	21,656																							
Logal: Acquirition Planning Foo	9,647 5,544																							
Professional Build Cost - BCIS Base	100,667	. 0	100,667	345,319	517,978	517,978	345,319			. 0			0										. 0	. 0
z106/CIL/Tariff		173,771	16,500	33,000 8,633 3,533	49,500	49,500	23,000	172,659 16,500 4 316	Ö				•				£ .					-		
Cantingoncy Abnormals		: :	4,316 1,767	3,533	12,949 5,300	12,949 5,300	3,533	4,316 1,767	ŏ	, ,	, ,			· i	·	ř	ř	·		,	ì		ř	·
Financo Foor Logal and Valuation	- 8				L .																			
Agentr Legalr Mirc.	- "						34,744 5,791	34,744 5,791	34,744 5,791	34,744 5,791				, ,	, ;	, ,	F %	, ,			,			. 0
Mire. COSTS BEFORE LA	MD INT AND PRO 137,515	173,771	295,910	390,485	545,727	5#5,727	431,019	235,777	40,534	40,534			•	•										
For Residual Talua	Land 643,129																							
Davelapers Return	Interest	14,637	18,170	24,059	31,831	43,411	55,207	42,609	26,114	5,649			۰				۰				0			
Market Hawing Affordable for Rent																								683,797 88,175
First Hames	Carls Flau -780,644	-188,408	-314,079	-414,544	-617,559	-629,138	671,900	879,740	1,091,478	1,111,943				0										683,797 88,175 38,716 -810,688
	Oponing Balanco 0 Clarina Balanco -780,644	-969.052	-1,283,132	-1,697,676	-2,315,234	-2.944,373	-2,272,473	-1,392,733	-301,255	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	810,688	0
CASH FLOW FOR C	L ADDITIONAL PROFIT																							
IHCOME	Ar Abavo				Teer 2				Tear 3				Teer 4				Year 5				Tear 6			
FEPFHDITURE		•	•	•	•	•	1,151,126	1,151,126	1,158,126	1,15\$,126	•	• 7	• 7	•	•	•	· -	•	•	•	· -	•		_
Land Stamp Duty Earomontrots.	262,500 2,625																							
Leagl: Acquirition	3,938																							
Planning Fee Professional	5,544 100,667		100,667	0			0	0	0	0			0	0	0	0	0	0	0	1		0	0	0
Build Cart - BCIS Bare POTENTIAL CIL	-228,106	0	172,659	345,319 850,130	517,978	517,978	345,319	172,659		0	0	•		0		0		0	0			0		0
Part CIL r 106 Contingency	0	0	16,500 4,316	33,000 8,633 3,533	49,500 12,949	49,500 12,949 5,300	33,000 8,633 3,533	16,500 4,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormale Finance Feet	0	0	4,316 1,767	3,533	5,300	5,300	3,533	4,316 1,767	0	0			0	0	0	0	0	0	0			0	0	0
Logal and Valuation Agentr Logalr	0	0	0	0			34,744	34,744	34,744	34,744					0	0		0	0				0	
Logalr Mire.	0	0	0	0	0	0	34,744 5,791 0	5,791	34,744 5,791 0	34,744 5,791 0	0	0	0	0	0	0	0	0	0		0	0	0	0
Mire. COSTS BEFORE LA	HD INT AND PRC 147,16#	•	295,910	1,240,615	585,727	585,727	431,019	235,777	40,534	40,534	•	·	•	•	•	•	•	•	-	•	•	•	•	-
For CIL calculation	Interest	2,759	2,811	8,412	31,831	43,411	55,207	42,609	26,114	5,649	0			0	0	0		0				0	0	0
Davaluparz Raturu Markat Howing		4,177	Eq. (1)	V,416	.,,,,,	70,711		46,007	20,174	2,047		- 1				Ť			_		1 .			
Affordable for Rent First Homes																								683,797 88,175 38,796
r in r ramar	Carh Flou -147,168 Opening Balance 0	-2,759	-298,721	-1,249,027	-617,559	-629,138	671,900	879,740	1,091,478	1,111,943		0	0	0	0		0		0			0	0	-810,688
	Claring Balance -147.168	-149,927	-448,648	-1,697,676	-2.315.234	-2.944.373	-2.272.473	-1.392.733	-301.255	810.688	810.688	810.688	810.688	210.622	810.688	810.688	810.688	810.688	810.688	810.688	810.688	810.688	810.688	1 0

Site 6		Brausfield - 125	V 48 HF#4																						
IHCOME	Av Sixe	m2	×	Humber 125	Price ffm2	GDT 4	GIA		DEVELOPMENT	COSTS							Planning fee ca Planning app fee	le Ausr	rato			Build Cart			1452
	Grazz	Net							LAMD			fesit er m2	Tatal				Ne duer	8u-gr 125				CO2 Plur	×	3.00	FX 40
Market Hawing	84.3	83.43	69.00%	81	4,50	30,504,861	6,847	1		Land Stamp Duty			171.217	3,634,340			No days under 50 No days over 50	50 75	462 130	23,100		Accit Adet	t/m2	0.00	0
Affordable Overall			35%	43.75						Euromentrote.									Tatal	33,450			t/m2		14.
Affordable Rent Social Rent	67.7 67.7	64.10 64.10	22.75%	21	2,47	5 4,517,068	1,924	1		Logal /Acquirition		1.50%	54,515	225,732			Stemp duty cele	Davidaal				Water Over Extra 1	t/m2	0.00	0.
Shered Ounership	66.7	65.75	3.50×		( ),19	906,117			Feer								Landpayment			3,634,340			t/m2		0.0
First Hamor	74.6	73.00	8.75%	- 11	3,02	2,416,293	816	1		Planning Professional		8,00%	33,450 1,790,247	1,823,697			_		Tatel	171,217		Over Extra 2	∨ t/m2	0.00	1,452.6 0.5 0.5 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6
Grant and Subridy	Afferdable Rent											*****	1,170,241	i,vez,vv			Stemp duty cele	- Residual				Small Site	×	0.00	AX 0.0
	Secial Rent Shared Ounership								CONSTRUCTION	H Build Cart		1,746	17,243,530				Landpayment		Tetal	3,626,374		Site Cartr	Bare	15.00	1,511.27 0% 226.6 0% 7.5 1,745.52
										z106 / CIL / IT			3,335,200							110,010		SKFOLIG	BNG	0.50	12 7.5
SITE AREA - Not SITE AREA - Green	1.923 1	ha La	65	n.		3#,344,339	9,879			Cantingoncy Abnormals	v	5.00x 5.00x	862,176				Pre-OILe106	14 000	(/ Unit (all)						1,745.52
	6.191			This						HU KUP HI NO	î	B.440.	75,000	22,378,090			Frecuence	14,000	Total	1,750,000					
Salar por Quarter Unit Build Time	9	Ruartoss							FINANCE								Part CIL r106	16,500	€/ Unit (all)	2,062,500					
Out Daily Time	- 1								1	Foor		ex.					OIL	106	4/m2	1,272,700					
		Whale Site	PerhaNET	Perha GROSS		RUM Residuel MA	ACRO ctrl+r Obring#elence -	. 0		Interest Logal and Valuation		7.50×							Tatal	3,335,200					
Beridaal Land Value		3,634,340	1,889,857	1,322,900						ED QUI GING I GIVOCIDII				, and			Inf Tariff	× GDV							
Existing Use Value Uplift	20%	3,021,978 604,396		1,100,000		RUH CIL HACRO	Claring belonce -		SALES								_	0.00%							
Plur the										Agents	×	3.0x	1,150,330												
Beach	mark Land Yalue	3,626,374		1.320.000		Chrick ampharing due	rae'			Logale	X Munit	0.5×	191,722												
			t/m2							Mire.	Z	0.00	,	1,342,652	29,403,911										
Additional Profit		1.469.933	215						Davelapers Pra	fit						i									
									1	Market Hauring	×Value	17.50x			5,330,351 949,057										
										Affordable Howing	× Value	17.50× 17.50×			949,057 422,#51										
RESIDUAL CASH FLO	W FOR INTEREST													Taar 4											$\overline{}$
ІНСОМЕ		Teer 1 Q1	02	<b>e</b> 3	24	Teer 2 Q1	62	63	24	Teer 3 Q1	92	<b>e</b> 3	24	Taer 4	<b>Q</b> 2	Q3	04	Tear 5 Q1	Q2	<b>e</b> 3	04	Tear 6 Q1	92	<b>Q3</b>	04
UNITS Started Market Howing					11	12	12	1,464,233	2,684,428	12 2,928,467	12 2,928,467	12 2,928,467	12 2,928,467	12 2,928,467	2,928,467	2,928,467	2,928,467	2,928,467	,		, ,		,	, ,	-
Affordable Bent						Ł i		216,819	397,502	433,639	433,639	433,639	433,639	433,639	433,639	433,639	433,639	433,639		· i	<u>*</u>	Ł i	· i	· .	· .
Secial Rent Shared Ounership						:		43,494	79,738	86,987	0 86,987	0 86,987	0 86,987	0 86,987	0 86,987	86,987	0 86,987	0 86,987				:			
First Hamos							· .	115,982	212,634	231,964	231,964	231,964	231,964	231,964	231,964	231,964	231,964	231,964		, i	<u>.</u>	1	· .	· .	· .
Grant and Subridy INCOME	,							1,140,521	3,374,302	3.681.057	3.681.957	3.681.057	3.681.057	3.681.057	3,601,057	3.681.957	3,601,057	3.681.057	•	•	•	•			*
EXPENDITURE		·	·	•	·	· •	•	1,040,520	3,314,342	2,001,001	2,441,431	2,000,000	2,001,031	2,001,031	2,001,031	2,001,031	2,441,431	2,001,031	•	· ·	•	1	•	•	
Stomp Duty Euromontrote.		171,217																							
Legal Acquirition		54.515																							
Planning Fee Professional		33,450 895,124		895,124																					
Build Cart - BCIS Bare		V22,864		275,896	781,707	1,333,500	1,609,396	1,655,379			1,655,379	1,655,379		1,655,379		551,793		0		0					
/106/CIL/Tariff Cantingoncy						159,500 66,675	192,500 80,470	190,000 82,769	198,000 82,769	198,000 82,769	198,000 82,769	190,000 82,769	198,000 82,769	198,000 82,769	132,000 55,179	66,000 27,590	, ,		0	0	0	:			
Abnormale				14,995	42,485	72,475	\$7,470	\$9,969	\$9,969	89,969	\$9,969	\$9,969	\$9,969	\$9,969	59,979	29,990	,	ì	, i	ř	,	<b>†</b> ;	ř	r ;	, ,
Financo Foor																									
Agentr								55,216	101,229	110,432	110,432		110,432	110,432	110,432		110,432	110,432	0	0	. 0		. 0	. 0	
Logale Mire.		•						9,203	16,872	18,405	18,405	18,405	18,405	18,405	18,405	18,405	18,405	18,405	0	0					, ,
COSTS BEFORE LAND	INT AND PROFIT	1,154,304	1,272,701	1,232,810	956,777	1,632,150	1,969,836	2,090,535	2,144,217	2,154,954	2,154,954	2,154,954	2,154,954	2,154,954	1,479,581	104,209	120,037	124,437		•		•			<u> </u>
For Residual Valuatio	Land	3,634,340																							
	Interest		89,787	115,334	140,612	161,188	194,813	235,400	244,501	226,022	201,645	176,811	151,512	125,739	99,482	60,069	7,255	0				0			
Developers Return Market Hawing																									5,338,351
Affordable for Rent																									949,057
First Homes	CarliFleu	-4,788,645	-1,242,495	-1,249,144	-1,097,389	-1,793,337	-2,164,640	-415,407	915,503	1,200,001	1,324,450	1,349,291	1,374,591	1,400,364	2,101,993	2,016,770	3,544,965	3,552,220							422,851 -6,710,259
	Opening Balance	4 700 645				40.300.040		-12 040 06E	-12 05d d82	-10 754 400				-E 70E 606			2.452.040	6.710.250		( 340 NF4	6 740 2Ee	6.710.250			
	Clarina Balance	-1.111.012	-6.151.140	-7,499,284	-8,596,673	-10,390,010	-12,554,658	-13,040,065	-12,054,482	-10.754,400	-9.429.942	-8,080,651	-6,706,060	-5.305.696	-3.203.703	-386,925	3,158,040	6.710.259	6.710.259	6.710.259	6,710,259	6.710.259	6.710.259	6,710,259	<del>-                                    </del>
CASH FLOW FOR CIL	ADDITIONAL PROF	п																							
IHCOME	Ar Abava	Teer 1				Tear 2				Tear 3				Tear 4				Tear 5				Tour 6			
INCOME EXPENDITURE		•	•	•	•	•	•	1,\$40,52\$	3,374,302	3,621,057	3,6\$1,057	3,6\$1,057	3,6\$1,057	3,621,057	3,6\$1,057	3,6\$1,057	3,6\$1,057	3,621,057	•	•	•	•	•	•	
Land		3,626,374																							
Stone Duty		170,819																							
Earementretc. Legal: Acquirition		54,396																							
Planning Fee Prafessianal		33,450 895,124		895,124						:		. 0						:		:		:			
Build Cart - BCIS Bare			- 1	275,896	781,707			1,655,379	1,655,379		1,655,379		1,655,379	1,655,379	1,103,586	551,793	, ,			, i	, ,	1 3		, ;	, ,
POTENTIAL CIL Part CIL 2106		-403,666		22,000	234,825	234,825	234,825	234,825	234,825	234,825	234,925	234,825	190,000	190,000	132,000	F 66,000	, ,				, ,		, ,		
Contingency	· ·			13,795	39,085	66,675	80,470	82,769	82,769	82,769	82,769	82,769	82,769	82,769	55,179	27,590	<u> </u>	ž š	, ,	, i	ž š	Ł i	<u> </u>	<u> </u>	7 6
Abnormale Finance Foor		:		14,995	42,485	72,475	87,470	29,969	89,969	89,969	89,969	89,969	89,969	89,969	59,979	29,990									
Legal and Valuation		·				L												L				L			
Aquatr Lugair								55,216 9,203	101,229	110,432 18,405	110,432 18,405	110,432	110,432	110,432 18,405	110,432 18,405	110,432 18,405	110,432 18,405	110,432 18,405				:			
Mire.			- :					7 0		0	0		,	0 0	0					, ,	·	<u> </u>			* :
COSTS BEFORE LAND	INT AND PROFIT	4,371,496	•	1,232,810	1,191,602	1,866,975	2,204,661	2,325,360	2,379,042	2,389,779	2,389,779	2,389,779	2,154,954	2,154,954	1,479,581	#04,209	120,037	120,037	•	•	•	<i>,</i>	•	•	
For CIL calculation																									_
Davelapers Return	Interest		21,966	83,592	100,183	132,554	170,045	214,571	227,685	213,293	193,081	172,489	151,512	125,739	99,482	60,069	7,255		0						
Market Hawing																									5,338,351
Affordable for Rent																									949,057 422,851
First Homes		-4,271,496	-01,966	-1,316,312	-1,299,786	-1,999,529	-2,374,706	-699,403	767,575	1,077,985	1,090,197	1,110,700	1,374,591	1,400,364	2,101,993	2,016,770	2,544,965	3,552,220			۰				-6,710,259
	Opening Balance Clarina Balance	-4 371 496	-4 MED 464	-5.764.773	-7 064 554	-0.050.000	-11 442 704	-0.50.50	49 275 622	-10 297 637	-9 199 439	-0 000 6E1	-6 706 060	-5 305 696	-2 202 702	-206 925	3 158 040	6.710.259	6 710 750	6.710.250	6.740.2E^	6 740 2Ec	6.740.2F*	6.740.200	+

Site 7		Brausfield - 50 t	rban Area																						
НСОМЕ	Av Sixe	m2	×	Hembe	r Price	- 6D		GIA	DEVELOPMENT	COSTS							Planning fee co	ile				Build Cart			to
				5	0 <b>£/=2</b>	:	4	m2	LAND			fesit er m2	Tetal				Planning app fee Na duar	dug 5	rot .			CO2 Plur		3.00	A 1,447.  43.  0.  14.  14.  0.  14.  0.  0.  0.  0.  0.  0.  0.  0.  0.
larket Hawring	Grazz 84.2	82.39	65.00×	,	3 4,50	0 12,196,3	64	2,737	LAND	Land		PULIC BY BE		1,970,220			Ne dugrunder 50	9	0 46	2 23,100			f/m2		. 43
fordable Overall			357	17.						Stamp Duty Euromentrate.			60,011				No dust over 50		) 1) Tate	8 23,101		Acck Adpt	× t/m2	0.00	0.
ffordable Rent	67.9	64.36	22,75%	"	11 2.47	5 1,812,0	38	772		Logals /Acquisition		1.50%	23,553	91,564					Inte	23,101		Water	t/m2		0.
ncial Ront hered Ounership	67.9 77.0	64.36 77.00	0.00× 3.50×		0 2,25 2 3,15	0 424,4	62		Feer								Stamp daty cal Landpayment	c - Raziduel		1 570 224		Over Extre1	t/m2	0.00	0.
irrt Hamer	73.5	73.50	8.75×		4 3,10	0 996,9	53	322	1.22	Planning			23,100				Lunayaymon		Tate	68,01		Over Extra 2	×	0.00	× 0.
irent and Subridy	Afferdable Bent					•				Professional		8.000	716,937	740,037			Stemp duty cal	c - Beridael				Small Site	£/m2	0.0	0.
	Sacial Reat					o .	ě .		CONSTRUCTIO								Landpayment			1,269,23					1,506.0
	Shered Ounership					0				Build Cart 2106 / CIL / IT		1,740	6,898,616 1,343,238				_		Tute	52,963		Site Cartr	Bare BNG	15.00	1,506.4 225 27 1,739.5
FITE AREA - Not	0.769	ha	45	//		15,429,81	7 3	.966		Centingency		5.00× 5.00×	344,931												1,739.5
SITE AREA - Grazz	0.962	ha .	52		4			_		Abnormely	ž	5.00%	344,931	8,961,716			Pro CIL 2106	14,00	0 Ef Unit (all) Total	700,000					
aler por Quarter													,	40.400			Part CIL / 106								
Jain Build Time	,	Quarterr							FINANCE	Foor		850					CIL PIGE	16,50	0	510,231					
		Whale Site	PerhaNET	Perha GROSS		RUH Residual F	1ACRO etrl+r			Interest Logal and Valuation		7.50%							Tate	1,343,23#					
Beridaal Land Yalae		1.570.220	2.041.286	1,633,024	1			mer- V		Logal and Valuation							Inf Tariff	×GDV							
xirting Uro Valuo	280	1,057,692 211,538		1,100,00 220,00	10	RUH CIL MACR	O ctrl+l Clarings-a		SALES									0.00	4						
Plw/he		0			0				SHLES	Agente	×	3.00	462,895												
Denchm	ark Land Value	1.269.231		1.320.00	L .	Olock an pharing d	Lerner errect			Logale	X 44is	0.5×	77,149												
			t/m2			· · · · · ·				Mire.	2	0.0%	Ů	540,044	11.903.581										
Additional Profit		#34.164	305						Davelapers Pre	fit	_														
										Market Howing	×Value	17.50× 17.50×			2,134,364										
										Affordable Howing	×Value	17.50× 17.50×			391,3## 174,467										
RESIDUAL CASH FLOW	FOR IMTEREST											11,297			11-391								$\overline{}$		
IHCOHE		Tear 1 Q1	Q2	<b>Q</b> 3	04	Teer 2 Q1	65	<b>Q</b> 3	64	Year 3 Q1	Q2	<b>Q</b> 3	Q4	Tear 4 Q1	Q2	<b>Q</b> 3	04	Year 5 Q1	Q2	<b>Q</b> 3	64	Tear 6 Q1	Q2	<b>Q</b> 3	Q4
JNITS Started Tarket Hawing				10	10	10	10	2,439,273	2,439,273	2,439,273	2,439,273	2,439,273				,	, .		, .	, .	, .		-	,	, .
Affordable Rent								362,408	362,408	362,408	362,408	362,408	. ;		• ;		,		,					,	
Secial Ront Shared Ouncerhip								84,893	84,893	84,893	84,893	84,893			0							:			
irst Hames								199,391	199,391	199,391	199,391	199,391	. ;		. ;		-								
irent and Subridy								3,015,963	3,015,963	3,085,963	3.015.963	3,925,963													
EZPENDITURE			_					3,049,763	3,449,743	3,049,743	3,4+5,743	3,045,763	_ •	•				-	-	-	•	•			
Stome Duty Grementretc.		60,011																							
e-galr Acquirition		23,553																							
Planning Foo Prafeszianal		23,100 350,469	,	350,469																					
Build Cart - BCIS Bare		221,417		459,908 55,000	919,816	1,379,723	1,379,72	1,379,723	919,816	459,908			0	0	0							0			. 0
106/CIL/Tariff Sentingoncy			518,238	55,000 22,995	110,000 45,991 49,991	165,000 68,986	165,000		110,000 45,991	55,000 22,995	,						-	:	,	-	-		-	-	,
kb-narm-atr			: ;	24,995	49,991	74,986	74,986	74,986	49,991	24,995			ė	ò	· i	,			,			i			
inanco Foor .ogal and Valuation		:								-															
topole .egsle								92,579	92,579	92,579	92,579	92,579		9											
regele Virc.			٠,	. ;				15,430	107404	15,430	15,430	19,430		,		. 0			. 0						,
COSTS BEFORE LAND I	MT AND PROFIT	473,133	511,231	921,367	1,125,797	1,622,696	1,688,69	6 7 1,796,704	1,233,406	670,907	102,009	102,009	•		•	•		•			•	•	· •		
For Residual Taluatio	Lond	1,570,220																							
	Interest		38,313	48,748	66,938	89,302	122,639	156,602	135,364	103,174	59,827	5,112		0											
Developers Beturn Market Howing																									2,134,364
Affordable for Rent First Homes																									391,388 174,467
	CarliFleu	-2,043,353	-556,551	-970,115	-1,192,735	-1,777,997	-1,811,33	1,132,657	1,716,793	2,311,882	2,910,128	2,972,843	0	0		۰								0	-2,700,218
	Opening Balance	0 -2 042 252	-3 544 403	-2 570 010	-4.763.764	of E40 7E4	.0.353.00	.2344.430	-5.502.625	-3 440 753	-222 626	2 700 240	2 700 240	2 700 240	3 700 340	2 700 240	2.700.240	2 700 240	3 700 310	2 200 240	2.760.240	2 700 210	2.700.240	2 700 240	
	CHERNIE	-1.772.222	-2377.702	-2.310.019	-1.172.124	-9.240.121	-1.224.5	1,217,427	-2,202,033	-2.195.192	-212.722	2.100.210	4.100.410	2.100.210	2.100.210	2.100.211	2,100,211	2.100.210	2.100.210	2.100.210	E.157.E.10	2.100.210	2.100.210	2.100.210	
CASH FLOW FOR CIL AC	ODITIONAL PRO	Teer 1				Teer 2	_			Teer 3	_			Tear 4				Teer 5				Tear 6	-		_
IHCOHE	Ar Altero																								
INCOME EXPENDITURE		•	•	•	· •	<del></del>	•	3,015,963	3,085,963	3,025,963	3,025,963	3,025,963	•	•	•	•	•	•	•	•	•	•	<del></del>	•	· •
and		1,269,231				1																			
temp Duty gramantrate.		52,962																							
e-quir Acquirition		19,038 23,100																							
Tenning Fee		23,100 350,469	- :	358,469	:	:					- :			:	. :	. :	. :	:		- 1	. :	:	, ,		. :
uild Cart - BCIS Bare OTENTIAL CIL		0 756,093	0	459,908	919,816 39,036	1,379,723	1,379,72	1,379,723	919,816	459,908		, ,	0	•			, ,						, ,		
mrt CIL x 106		0 0 0 0 0 0		55,000	110,000	165,000	165,000	165,000	110,000	55,000	r 0						F 0								
entingency				22,995 24,995	45,991 49,991	68,986 74,986	74,986	74,986	45,991 49,991	22,995 24,995			0			0	0	:							
bnormalr inanco Foor		,		24,995	49,991	14,986	74,986	74,916	49,991	24,995			,	,											
e gel and Valuation gents								43.574	92,579	43.574	42.574	92,579													
.e quir				·	· .	Ł		92,579 15,430	15,430	92,579 15,430	92,579 15,430	15,430	ő	k %		· i		Ł i				Ł i			· .
fire. COSTS BEFORE LAND II	MY AND BROKET	2,478,892		921,367	1,164,133	1,727,731	1,688,69	6 1,796,704	1,233,406	679,997	100,007	102,000	•	•	•		•								
	and r notil	2,414,472		761,341	1,104,033	1,121,131	1,111,0	1,170,704	1,233,494	*10,507	144,447	100,007		•											
ur CIL calculation	Interest		46,479	47,351	65,514	88,583	122,639	156,602	125,364	103,174	59,827	5.112													
Davelupers Return	Interest		40,417	41,591	02,214	******	162,639	126,682	127,344	105,114	27,041	9,114		, and										,	
Market Hauring Affordable for Reat																									2,134,364
First Homes						1				1					_			L				L			391,388 174,467
	Carh Flew Opening Balance	-2,478,892 0	-46,479	-968,718	-1,230,347	-1,816,314	-1,811,23	1,122,657	1,716,793	2,211,002	2,910,120	2,972,843		•	. ,		-	•					+	*	-2,700,218
	Clarina Balance	-2.478.892	-2 525 372	-3 494 090	-4 224 424	of E40 7E4	-2 757 64	-2.249.420	-C 502 425	-3 190 753	-222 626	2 700 210	2 700 240	2 700 240	2 700 240	2 700 240	2 700 240	2 700 242	2 700 240	2 700 240	2 700 240	2 700 240	3 700 340	2 700 240	1 1

Site \$		Brausfield - 25 U	rban Area						_																	
INCOME	Av Size	m2	×	Humba		GD.		51A	DETELOPMENT	OSTS						1	Planning fee co	ele du	gr rote			Build Cart				/m2
	Grazz 84.6	Net		-			•		LAND			funit or m2	Tetal				No du ar		5			CO2 Plur	×		3.00%	43.
Market Hawring	14.6	83.94	65.00%	- 1	4,50	6,137,93	. 1	,379	-	Land Stamp Duty			33.071	871,425			Na dugrander 50 Na dugraver 50	-	9 462	11,550		Acc & Adpt	t/m2		0.00%	0.0
Affordable Overall Affordable Rent	67.3	65.00	35% 22.75%	8.7	5 6 2,475	5 914,97				Earomontrota Logalr/Acquiriti		1.50×	13,071	46,143					Total	11,550			tim2 tim2			4.00
Social Rent	67.3	65.00	0.00%		0 2,250	0	0	***		Legals (Acquariti	10	1.50%	13,071	46,143			Stamp daty cal	e - Rasidual				Over Extra 1	× t/m2		0.00%	/m: 1,437.0 43.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1,484.26 222.6 1,714.32
Shered Ounership First Hames	77.0 77.0	77.00 77.00	3.50× 8.75×		1 3,154	0 212,2: 5 514.60		168	Feer	Plenning			11,550				Landpayment		Tatal	871,425 33,071		Over Extra 2	t/m2		0.00%	0.0
										Professional		8.00×	355,101	366,651								1	t/m2		0.00 0.00%	0.0
Grant and Subridy	Afferdable Rent Social Rent					0	0		CONSTRUCTION								Stamp daty cal	e - Karidual		781,592		Small Site	×			1,484.26
	Shared Ounership					0	0		-	Puild Cart r106 / CIL / IT		1,714	3,417,190 664,860						Tatel	28,580		Site Cartr	Bare BNG		15.00%	222.64
SITE AREA - Net	0.215	ha	45			7,779,74	1,1	193		Contingency		5.00× 5.00×	170,859 170,859										Dila			1,714.32
	0.592	ha	42					_		Absormate	ť	5.00%	15,000	4,438,769			Pro OIL #106	14,0	00 e/Unit (all) Tatal	350,000						
Saler por Quartor Unit Build Time		Quarterr							FINANCE								Part OIL/106	16.5	00 EFUnit (all)							
On the said Time		ugarten.							rinance	Foor		0×					CIL	16,9 1		252,360						
		Whale Site	PerhaNET	Perha GROSS		RUH Razidual H	ACRO ctrl+r Claring helen	ce · 0	1	Interest Legal and Valuati	an .	7.50×	0	0		l			Tutal	664,260						
Residual Land Value Existing Use Value		871.425 651.327	2,265,706	1,471,71 1,100,00 220,00													Inf Tariff	× GDV		_						
Uplife	20%	130,265		220,00	0	RUH CIL MACRO	Claring Folon	es- 0	SALES									0.0	02							
Plw/hs	o nark Land Talve	781,592		1,320,000		Chrick an pharing di	ar our			Aquatr	×	3.0× 0.5×	233,392 30,099													
						C=	rrect	_			<b>Efunit</b>		0	272 241	5.995,279											
Additional Profit		397,198	219							ries.	-	0.02	V	272,291	3.335.273											
									Davelupers Pru	Het Market Howins	× Value	17.50×			1.074.138											
										Market Howing Affordable Howi	ng XValue	17.50×			1,074,138 197,261 20,057											
RESIDUAL CASH FLOY	FOR INTEREST									First Hames	ZTelue	16,502			79.057											
INCOME		Tear 1 Q1	92	<b>Q</b> 3	84	Tear 2 Q1	Q2	63	64	Teer 3 Q1	92	63	84	Year 4 Q1	92	<b>Q</b> 3	64	Year 5	92	<b>Q</b> 3	64	Year 6	62		23	84
UNITS Started Market Hawing				5	5	5	5	1,227,506	1,227,586	1,227,586	1,227,586	1,227,506				, ,	, ,	7 1	7 ^				, .			
						Ł :		182,995	182,995	182,995	182,995	182,995						Ł :				Ł i		( E	ć <u>-</u>	i
Special Ront Shared Ownership						:	:	42,446	42,446	42,446	42,446	0 42,446	:									:			2	0
First Hames								102,922	102,922	102,922	102,922	102,922										t •		1 : 7		0
Grant and Subsidy INCOME		•	•	•	•	•	* *	1,555,949	1,555,949	1,555,949	1,555,949	1,555,949	·	•	•	•	•	•	, ,		•	•	<del>; :</del>	-	•	÷
EXPENDITURE Stomp Duty		33,071																								
Euromontrota Logalr Acquiritian																										
Planning Fee		13,071 11,550																								
Preferrienal Build Cart - BCIS Bare		177,551		177,551 227,813 27,500	455,625	683,438	602.420	683,438	455,625	227,813																
z106/CIL/Tariff			252,360	27,500	55,000	82,500	82,500	82,500	55,000	27.500	· i		ě									į į	7 0			Ö
Centingoncy Atnormals				11,391 12,391	22,781 24,781	34,172 37,172	34,172 37,172	34,172 37,172	22,781 24,781	11,391 12,391	• ;	, ;	. :	. ;						. :	:	F :	, ;			÷
Financo Foor Local and Valuation																										
Aquatr Legalr			0				- 0	46,678	46,678	46,678	46,678	46,678	0											2 7	• _	0
Mirc.			0		•	۰		7,700	7,780	7,780	7,700	7,700	٠	•						,				, ,	,	۰
COSTS BEFORE LAND	IMT AND PROFIT	235,243	252,360	456,645	551,111	#37,2#2	#37,2#2	\$91,740	612,646	333,552	54,45\$	54,45#	•	•	•	•	,	•	•	•	•	•			• ′	•
For Residual Taluatio	Land	871,425																				1				
Developers Return	Interest		20,750	25,871	34,918	46,039	62,601	79,474	68,510	52,108	30,165	2,577	۰	0						0	0	۰		, ,	, ,	0
Market Hawing																									1,	1,074,138 197,261 90,057 -1,361,456
Affordable for Rent First Homes																										90,057
	Cark Flou Opening Balance		-273,110	-482,515	-593,106	-883,320	-899,883	584,736	874,793	1,170,290	1,471,326	1,498,914	٠	•		•						•		——		1,361,456
	Clarina Balance	-1.106.669	-1,379,779	-1.162,294	-2,455,400	-3,338,726	-4.238,603	-3,653,867	-2,779,074	-1,608,785	-127,450	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,361,456	1,261,456	1,261,456	1,761,456	1,361,45	66 1367	1.456	
CASH FLOW FOR CIL A	DDITIONAL PROI	П																								
INCOME	Ar Aberra	Teer 1				Tear 2				Teer 3				Teer 4				Teer 5				Tear 6				
INCOME EXPENDITURE	10 11000	•	•	•	•	•	•	1,555,949	1,555,949	1,555,949	1,555,949	1,555,949	•	•	•	•			<i>'</i> •	•	•		•			•
Land		781,592																								
Stemp Duty		20,500																								
Earementretc. Legalr Acquirition		11,724				L .																				
Planning Fee Prafessianal		11,550 177,551	:	177,551	:	Ł :	:	:	:	:			÷	:				Ł :	:		:	Ł :				·
Build Cart - BCIS Bare POTENTIAL CIL		0 -458,180	0	227,813	455,625 427,689	603,430 427,689	683,438	683,438	455,625	227,813	r •	, ,	•										7 0		,	0
Part CIL #106			0	27,500	55,000 22,701	92 500	82,500	\$2,500	55,000 22.781	27,500		0	0	0	0		5 +								•	0
Centingency Abnormals		:	0	11,391 12,391	22,781 24,781	34,172 37,172	34,172 37,172	34,172 37,172	22,781	27,500 11,391 12,391			ů		-		-		-			:				0
Financo Foor Logal and Valuation									-																	
Agentr		i	0			٠ .		46,678 7,780	46,678 7,780	46,678 7,780	46,670	46,678 7,788	٠	٠				t ·				٠ .				
Logelr Mirc.			0		-		- 0			0	46,678 7,780					-	- 1		-		0		0			0
COSTS BEFORE LAND	IMT AND PROFIT	552,816	•	454,645	985,877	1,264,971	#37,2#2	\$91,740	612,646	333,552	54,458	54,451	•	•	•	•	, ,	•	•	•	•	•				•
For CIL calculation																										
Davelapers Return	Interest		10,365	10,560	19,320	38,167	62,601	79,474	68,510	52,108	30,165	2,577								•				- '	,	
Market Hawing Affordable for Rent																									1.	1,074,138 197,261 90,057
Affordable for Kent First Homes																										90,057
	Carh Fleu Opening Balance	-552,016 0	-10,365	-467,204	-1,005,197	-1,303,138	-899,883	584,736	874,793	1,170,290	1,471,326	1,498,914	0	0						0	0				0 -1	1,361,456
	Claring Balance	-552,816	-563,182	-1.030,386	-2 035 583	-3 338 726	-4 238 603	-3.653.867	-2 774 074	-1,608,785	-137,458	1361456	4504.450	1361456	1361456	43/445/	1361456	4204.400	1361456	1361456	1361456	1.361,456	136149	56 1,361		$\overline{}$

COME	Av Sixe m	2	×	Humber	Price		GD7	GIA	DEVELOPMENT	COSTS						1	Pleaning fee cal	e			- 1	Build Cart			_
				12	t/m	.2	4	m2									Planning app fee	dugr	rato						« «
t Hawing	Grazz 95.0	Not 95.75	65.00%		4,50	100 2.3	10,025	747	LAND	Land		fenit er m2	Tatal	490,84			Ne dusp Ne dusp under 50	12	462	5,544		O2 Plur	× t/m2	3.000	×
	77.1	72.12			4,01		7,740	""		Stamp Duty			14,042	7.020			No dusy over 50		138			ica li Adpt	×	0.000	×
dable Overall dable Rent	510	46.33	35% 22.75%	4.2	2.43	(75 )	13,063	420		Euromontrota Logalr/Acquirition		1,50%	0 7,363	21.40					Total	5,544		later	t/m2 t/m2		× * * * * * * * * * * * * * * * * * * *
el Bent	51.0 51.0	44.33	0.00%	ó	2,47 2,25 3,15 3,15	150	0	"1		redan section (spr		1.597	1,343	21,40			Stamp duty cale	- Bariduel				lver Extra 1	26	0.000	× F
-40unorzhip	70.0	70.00 70.00	3.50× 8.75×		3,15	150	92,610	29	Feer				5 544				Landpayment			490,847			1/m2		
Hamer	70.0	70.00	8.19%	- 1	3,15	150 2	31,525	- 19		Planning Professional		8,000		104,07					Tatel	14,042		Ivor Extra 2	t/m2	0.005	10 22
t and Subridy	Affordable Bent					0	0						,				Stamp duty cale	- Residuel			s	mall Site	×	0.000	×
	Sacial Rent Shared Ownership					0			COMSTRUCTIO	Build Cart		1,741	1 721.410				Landpayment		Tatel	243,692		Site Cartr	Bare	45.00	
						Ť	Ť			≥106 / CIL / IT			340,821							1,015		, K. P. O. D. G.	BNG	15.00: 0.50:	×
AREA - Net AREA - Grazz	0.105 h		65	/ha		3,998	.023	***		Centingency Abnormals		5.00×	86,071				Pro CIL x 106	2 000	€/Unit (all)						
	0.112 6			rha -						Menarmer	ť	5.00%	7,200	2,241,57	ž .		Pracitation	2,000	Tatal	24,000					
por Quarter									FINANCE								B - AH - 444		4111 5 4 10						
Build Time	, ,	varterr							FINANCE	Foor		600	. 0				Part CIL / 106 CIL	16,500	#/Unit (all)	142.821					
						RUM Rasida	al MACRO etrl÷r			Interest		7.50%							Tatel	340,\$21					
idual Land Value		Whale Site 429-847	2,658,755	Parka GROSS 2,658,755			Claringto	lance - 0		Logal and Valuation					)		Inf Tariff	×GDV							
ing Uro Valuo		203,077	2.12.1.12.	1,100,000 220,000		RUH CIL HA	CRO ctrl+l											0.00×							
t District	20%	40,615		220,000			Clarings	lanco - 0	SALES	Agentr		244	119,941												
Dench	mark Land Value	243,692		1.320.000		Checkenphari	ng daganaan			Logale	×	3.0× 0.5×	19,990												
							currect				t/unit		0	139.97	3.074.62										
litius al Profit		449,412	590							184	^	0.02		127.72	3.914.42										
									Davelapers Pro	mfit Market Hawing		17.50%													
									1	Market Hawing Affordable Hawing	×Value ×Value	17.50%			588,14- 70,99										
										Firet Hamer	× Value	17,50%			49.51	d									
SIDUAL CASH FLO	W FOR INTEREST	Tear 1				Year 2				Tear 2				Tear 4				Tear 5				Teer 6	-	-	_
:OME		Q1	Q2	63	04	Q1	65	63	64	Year 3 Q1	65	<b>Q</b> 3	04	Tear 4 Q1	65	63	04	<b>Q1</b>	65	<b>Q</b> 3	64	Q1	65	63	
Started et Hawing				3 ,	3	3	3	140.206	140.206	840.206	849.296	, ,	, , ,		, ,	, ,	, ,						7 0	7	,
rdable Rent					ř	Ł ŝ		78,266	78,266	78,266	78,266			ř					·			i			
d Ront								23,153	23,153	23,453	23,453														
d Ounership fames					. ;		-	\$7,001	\$7,001	57,001	57,001			. ;											
and Subridy			_											۰											•
MOITURE	-	_ •	•	•	•	•	-	999,506	999,506	999,506	999,506	<del></del>	•	•	•	•		•	•	•	•	_ •	<del></del>	<del></del>	-
p Duty		14,042																							
nontrate.		0																							
dr Acquirition ning Fee	-	7,363 5,544																							
errianal				89,663		L				L	_	_			_	_									
d Cart - BCIS Bare /CIL/Tariff			0 142,821 0	89,663 143,451 16,500	286,902 33,000 14,345 15,545	430,353	430,353	286,902 33,000 14,245 15,545	143,451 16,500 7,173 7,773		7				- 1										<del>.</del>
ingency				7,173	14,345	21,518	21,510	14,345	7,173			_ 0	· 0		<u>.</u>	· .	<u>.</u> ,						- 0	· •	7
rmalr			٠	7,773	15,545	23,310	23,310	15,545	7,773	0		•						0	0						
nco Foor I and Valuation		ě																							
ete ele		0		۰				29,915	29,985	29,985 4,998	29,905														1
		0	•										,					0							
TS BEFORE LAMD	INT AND PROFIT	116,612	142,\$21	264,559	349,792	524,688	524,68	\$ 3\$4,775	209,\$79	34,9#3	34,9#3	, .		•	<i>'</i> •	<i>'</i>	<i>'</i> •		•	•	• •	•	<u> </u>	<u> </u>	
Residual Valuatio	Lond	490,847								_															
	Interest		11,390	14,281	19,510	26,434	36,767	47,295	36,655	22,537	4,875						. 0	0			0			. 0	
elaperz Betarn Market Hawing						-																			58:
Affordable for Beat																									70
First Homes	Carl Flau	-607,459	-154,211	-278,840	-369,301	-551,122	-561,45	5 567,436	752,972	941,986	959,648														-69
	Opening Balance	0	-154,211				I .					<u> </u>								-		•			-9.7
	Clarina Balanca	-607.459	-761,670	-1.040,510	-1.409.811	-1.960.93	-2.522.3	1,954,952	-1,201,980	-259,994	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	699,654	_
H FLOW FOR CIL A	ADDITIONAL PROFI	T																							
		Teer 1				Teer 2				Teer 3				Tear 4				Teer 5				Teer 6			
HE	Ar Ataro	•		•	•	+ .	•	999,506	999,506	999,506	999,506	•	• •	-			•	•	•	•	• •	•	•	•	,
MDITURE																									
p Duty		243,692 1,874				-				_															
ontrote.	Ł	0																							
Acquirition ing Fee		3,655 5,544																						-	
rianel	-	89,663		89,663	·	Ł .			143,451	1				ï											*
art - BCIS Bare TIAL CIL		-245,789	0	143,451	286,902 686,207	430,353	430,353	286,902	143,451		7 0		,		, ,	, ,	, ,	0					, ,		1
×106		-245,789					49,500	7 22,000	16,500			, ,	, ,				, ,								
gency		0	0	7,173 7,773	14,345	21,518	21,510 23,310	14,345 15,545	16,500 7,173 7,773									0							
valr Foor	F	0		7,773	15,545	23,318	23,310	15,545	7,773	+ .										•					
o Foor nd Valuation	Ł	i	_																						
						0	0	29,985	29,985	29,905	29,905				0					- 1					
			, ,	; ,		<b>*</b> :	- :	4,998	4,998			, ;	, ;		, ;			- :		- ;			· :	- :	,
TS BEFORE LAND	INT AND PROFIT	92,640	•	264,559	1,035,999	524,681	524,68	9 384,775	209,879	34,983	34,983		•	•		•	•	•	•	•	•	•		-	
IL calculation	_														-			-					+	+	-
	Interest		1,849	1,884	6,880	26,434	36,767	47,295	36,655	22,537	4,875	0						0					0	0	
Hartes Maries																									50
Market Hawing Affordable for Rent																									70
First Homes																								$\overline{}$	70
		-90,640	-1,849	-266,443	-1,042,079	-551,122	-561,45	5 567,426	752,972	941,986	959,640													1 0	-69
	Carh Fleu Opening Balance	0				-1.960.933												699.654					-		

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

Site 11		Flatted BF 250 HD																							
ІНСОМЕ	Av Sixe	m2	×	Humber 25	Price fra2	6D4	- 6	IA	DETELOPMENT O	OSTS							Planning fee ca Planning app fee	le .	rato			Build Cart			m
	Grazz	Not							LAND			funit or m2	Total				Na du gr	du gr 250 50	roto			CO2 Plur	×		3.00% 57.
Serket Houring	81.1	70.52	65.00%	163	4,500	51,571,101	17,	179		Lond Stomp Duty				-7,113,231			Na du grandor 50 Na du granor 50	50 200	462 138	23,100		Acc & Adpt	1/m2		0.00% 0.0
Affordable Overall			35%	*7.5						Earementrate.			ŏ				THE SECRET SEC	200	Tatal	23,100 27,600 50,700		Her waspy	t/m2		14.
Afferdable Rent Speigl Rent	66.5 66.5	57.84 57.84	22.75%	5		8,142,180	3,	783	1	Legalr/Acquiritis	in .	1.50%	-106,698	-106,698			Stamp daty cal-	- Decident				Water Over Extra 1	1/m2		0.00%
Shered Ounership	69.5	60.44	3.50%		2,250	1,666,000		608	Feer								Landpayment	- nazietei		-7,113,231			t/m2		0.0
First Hamos	71.0	61.73	8.75%	2	3,150	4,253,395	10	553		Professional		\$.00×	50,700 4,216,166	4,266,866					Yutel			Over Extre 2	t/m2		0.00% 0.0
Grant and Subridy	Afferdable Rent											****	4,00,000	4,200,000			Stemp daty cel-	- Raziduel				Small Site	×		0.00% 0.0
	Sacial Rent Shared Ounership								CONSTRUCTION	Build Cart		2,186	41,797,596				Landpayment		Total	2,578,125 118,486		Site Cartr	Bare		1,977.9
										2106 / CIL / IT			6,574,720						THIST	110,7000		J.C. C.L.C.	BNG		0.50× 9.0 2,105.6
SITE AREA - Not SITE AREA - Grave	1,963		160	n.		65,632,756	19,1	24		Centingoncy	v	5.00× 5.00×	2,009,000				Pro OIL #106	2 500	£/Unit (all)						2,105.6
				- "							1		150,000	52,702,076				1,111	Tatal	2,125,000					
Sales per Quarter Unit Build Time	2	Quarterr							FINANCE								Part OIL #106	16,500	#/Unit (ell)	4,125,000					
										Feer		0×					CIL	104	£/m2	2,449,720					
		Whale Site	PerhaNET	Perha GROSS		RUH Residuel Mé	Glaring Falanc	e- 0		Interest Legal and Valuati	20	7.50%					_		Tatel	6,574,720					
Residual Land Value Existing Use Value		-7.113.231 2,148,438	-4.552.468	-3.641.974 1,100,00	1	RUH CIL MACRO											Inf Tariff	×GDV							
Uplift	20%	429,688		220,00	í	NON CIL PIACRO	Glaring Falance	· 0	SALES									0.00%		•					
Plw/ha	nark Land Value	2,578,125		1,320,000	9	Ohrekan pharing dug		_		Aquatr	×	3.0× 0.5×	1,968,983												
DARCE	AUG LIKE THE	2.714.127		1.324.444		COL	rect			raden	<b>Efunit</b>	0.37	0												
Additional Profit		-2.203.162	t/m2							Mirc.	Z.	0.0%		2,297,146	52,046,159										
HARLINGAN FIREN		*.243.164	-622						Davelupers Prus	ria .															
										Market Hawing Affordable Howi	× Value	17.50× 17.50×			9,024,957 1,716,432										
										First Hames	Z.Value	17.50%			744,344										
RESIDUAL CASH FLOW	FOR IMTEREST	Tear 1				Tear 2				Teer 3	_	_		Year 4				Tear 5				Tear 6		_	
IHCOME		£1	<b>Q</b> 2	<b>Q</b> 3	Q4	Q1	Q2	<b>Q</b> 3	Q4	Q1	65	<b>Q</b> 3	Q4	Q1	65	<b>Q</b> 3	64	Q1	<b>Q</b> 2	<b>Q</b> 3	64	Q1	<b>Q2</b>	63	£4
UNITS Started Market Hawing				10	30	30	30	2,062,047	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542	6,100,542			, ,	,	0		, ,		, ,
Affordable Rent						6	. 6	325,687	977,062	977,062	977,062	977,062	977,062	977,062	977,062	977,062	5 4				0	6			
Social Ront Sharod Ounorship						F :		66,640	199,920	199,920	199,920	199,920	199,920	199,920	100 070	199,920	7		, ,	,		F :			; ;
First Hames								170,126	510,407	510,407	510,407	510,407	510,407	510,407	510,407	510,407				i	0				
Grant and Subridy INCOME		• •	•	•		•	•	2,625,310	7,875,931	7,475,931	7,875,931	7.475.931	7,\$75,931	7,\$75,931	7.475.931	7.475.931	,		, ,	• ;	·	•	•	•	<del>,</del> ;
EXPENDITURE																									
Stemp Duty Earsmontrate.																									
Logalr Acquirition		-996,698 50,700																							
Planning Fee Prafessianal		2.500.003		2,100,003																					
Build Cart - BCIS Bare r106/CIL/Tariff			2,449,720	557,301 55,000	2,229,205	3,901,109	5,015,712 495,000	5,015,712	5,015,712 495,000	5,015,712 495,000	5,015,712 495,000	5,015,712	3,343,808 330,000	1,671,904 165,000			-								
Centingoncy				27.065		195,055	250 706		250,786	250,786	250,786	250,786	167,190 179,190	83,595 89,595		<u> </u>	<u> </u>				·	ž - i	· .	· ·	<u>.</u> .
Abnormate Financo Foor				29,865	119,460	209,055	260,786	260,706	260,706	260,786	260,786	260,786	179,190	19,595							0	۰		۰	•
Logal and Valuation		, i																							
Agents						:	:	70,759 13,127	236,278	236,278	236,278	236,278	236,278	236,278 39,380	236,278	236,278				,		:		: :	: :
Mirc.				i		_												L				L			
COSTS BEFORE LAND	INT AND PROFIT	2,052,085	2,449,720	2,77\$,114	2,610,126	4,690,220	6,030,2#3	6,122,169	6,305,940	6,305,940	6,305,940	6,305,940	4,295,\$46	2,2\$5,752	275,65\$	275,65\$	•	•	•	•	•	•	•	•	
For Residual Taluatio	Land	-7,113,231				E2 424	L		L .													t e			
Davaluparz Ratura	Interest				3,125	53,436	142,380	258,117	328,523	305,246	281,532	257,373	232,761	169,999	68,371						0				
Market Hauring																									9,024,957 1,716,432 744,344
Affordable for Rent First Homes																									744,344
	CarkFleu	5,061,146	-2,449,720	-2,778,114	-2,683,251	-4,743,656	-6,172,663	-3,754,976	1,241,467	1,264,745	1,288,459	1,312,617	3,347,323	5,420,180	7,531,902	7,600,273			,		0	0			-11,485,732
	Opening Balance Claring Balance	5.061,146	2,611,426	-166,600	-2,849,939	-7.593,596	-13,766,250	-17.521.234	-16,279,767	-15,015,022	-13,726,563	-12,413,946	-9.066.623	-3,646,443	3,005,459	11.415.732	11.415.732	11.415.732	11.415.732	11,415,732	11.405.732	11.405,732	11,485,73	11,405,7	32 0
CASH FLOW FOR CIL A	DDIVIONAL DDG																								
VALUE CON CIL A		Tear 1				Teer 2				Teer 3				Teer 4				Teer 5				Teer 6			
INCOME	Ar Abave	. ,						2,625,310	7 275 424	7 275 424	7,875,931	7 275 434	7 475 431	7 475 431	7,875,931	7 275 424			, ,	. ,				, .	-
EXPENDITURE		_ •	•			•		Lives,siv	1,412,221	1,415,551	1,415,551	1,412,021	1,415,551	1,415,551	1,415,551	1,412,031	_ ·			•	•	1			
Land Stamp Duty		2,578,125								1												1			
Earomontrotc.		0								1															
Legalr Acquirition Planning Fee		38,672 50,700												. ,											
		2,100,003	i	2,100,003		t i	0		5 45 70			, i	i		0			1			ő	t :			
Build Cart - BCIS Bare POTENTIAL CIL				557,301	2,229,205 -1,367,195			5,015,712 -1,367,195		5,015,712	5,015,712	5,015,712	3,343,000	1,671,904			_	-				-			
Part CIL x 106		•	0	55,000 27,865	220,000	285,000 195,055	495,000	495,000 250,786	495,000 250,786	495,000 250,786	495,000 250,786	495,000	330,000 167,190	165,000 83,545	0				0	0	0		0	0	0
Centingoncy Absermatr		: :		27,865 29,865	111,460	195,055 209,055	250,786 268,786	250,786 268,786	250,786 268,786	250,786	250,786 268,786	250,786 268,786	167,190	83,595 89,595		- :	-	1			•			- :	
Financo Foor										,															
Legel and Valuation Agents		: ;						78,759	236,278	236,278	236,270	236,278	236,278	236,278	236,278	236,278									
Logale			0	0				78,759 13,127	39,380	39,380	39,380	39,380	39,380	39,380	39,380	236,278 39,380					0				
Mirc. COSTS BEFORE LAND	INT AND PROFIT	4,893,986	•	2,778,114	1,312,931	3,323,425	4,663,011	4,754,974	4,931,746	4,931,746	6,305,940	6,305,940	4,295,846	2,245,752	275,658	275,458	•	•	, ,	• • •		•	<del>*</del> *	- :	<del>-                                    </del>
			_																			_			
For CIL calculation	Interest	,	91,762	93,403	147,325	174,705	240,287	332,226	378,386	330,409	281,532	257,373	232,761	169,999	68,371				. ,	. ,					
Davelapers Return Market Howins															-										9,024,957
Affordable for Rent																									1,716,432
First Homes	01.51	-4,093,986	-91,762	-2,071,597	-1,460,256	-3,497,730	-4,903,376	-2,461,009	2,550,799	2,606,776	1,200,459	1,312,617	3,347,323	5,420,100	7,531,992	7,600,273					_				744,344
	Cark Flew Opening Balance	-4,893,986	-91,066	*6,811,897	-1,450,256	-5,497,750	-4,903,376	-2,451,889	6,551,199	2,606,776	1,411,459	1,516,616	3,341,363	5,420,110	(357)794	(300,213							°	°	-11,485,732
	Clarina Balance	4 002 007		3.053.347	0.343 (03	42 A45 222																			

Site 12		Flatted BF 155							_																	
IHCOME	Av Sixe	m2	×	Humber	Price ffm2	GD!	GIZ	-	DETELOPHENT	COSTS							Pleasing fee co					Build Cart				/m2 1,612.00 48.36 0.00 0.00 14.71 0.08 0.00 0.00 0.00 0.00 1.675.15
	Grazz 77.5	Net		199			-	4	LAND			fanit er m2	Tatel				Planning app fee No dwgr	duq 15	r reto			CO2 Plur	×		3.00%	48.36
Market Hawring	77.5	70.45	65,00%	101	4,500	31,938,24	9 7,86	7		Land Stamp Duty			20,42	778,419			No dust under 50 No dust over 50	5	0 462 5 130	23,100 14,490		Acct Adpt	t/m2		0.00%	0.00
Afferdable Overall Afferdable Rent	63.7	57.91	35% 22.75%	54.25 35	2,475	5 5,054,45				Earomentrota. Logalr/Acquirition		1.50%	11,67	0					Tatel	37,590			tim2 tim2			14.71
Secial Rent	63.7	57.91	0.00%		2,254	5,054,43	0	7		roden secdanician		1.54%	11,61	40,071			Stemp duty cel	le - Raziduel				Over Extra 1	2		0.00%	0.00
Shered Ounership First Hames	60.0 67.0	61.00	3,50x 8,75x	5	3,154	0 1,056,01 0 2,602,91	5 36 3 96	1	Feer	Planning			37,59				Landpayment		Tatal	778,419 28,421		Over Extra 2	1/m2		0.00%	0.00
	Afferdable Rent									Professional		8,00%	2,174,55	7 2,212,147									1/m2		0.00	0.00
Grant and Subridy	Social Book								CONSTRUCTIO								Stemp duty cell Landpayment	ic - Karidual		2,557,500		Smell Site	×		0.00%	1,675.15
	Shared Ounership						•			Build Cart z106 / CIL / IT		1,851	20,974,73	5					Tatel	117,375		Site Cartr	Bare RNG		10.00%	167.52
SITE AREA - Not SITE AREA - Grazz	1.550 1.928		100	/h.o		40,651,76	11,33	1		Contingency		5,00% 5,00%	4,016,75 1,048,73 1,048,73	7			B 40 444		0 (/ Unit (all)							8.38 1,851.04
	1,921	h-i	- 10	0.4						Abnormale	i i	5.002	93,00	27,181,959			Pro CIL 2106	1,50	Total	1,317,500						
Salar por Quartor Unit Build Time	0	Quartors							FINANCE								Part CIL r 106	16,50	0 £/Unit(all)	2,557,500						
						RUH Reziduel H				Foor		0x 7.50x		0			OIL	10	f/m2 Tatal	1,459,251						
		Whale Site	PerhaNET	Perha GROSS		KUH Kasidual H	ACKO etri+r Olaring boloner	- 0		Interest Logal and Valuation		7.50%							Tutal	4,016,751						
Recidual Land Value Existing Use Value		778,419 2,131,250	502,206	491.765 1,100,000		RUH CIL HACRO	etri+i										Inf Tariff	× GDV 0.00:	×							
Uplife	20%	426,250		220,000			Charingholonce	- 0	SALES									****		•						
Beach	mark Land Talve	2,557,500		1,320,000		Chrick ampharing du	gr.nar	1		Agentr Logalr	×	3.0× 0.5×	1,219,55 203,25	9												
			stm?				rrect	_		Miss	#/unit	0.07		0 1422.842	31,635,434											
Additional Profit		-511.804	-66																							
									Davelapers Pro	Market Haurina	×Value	17.90×			5,549,194											
										Affordable Howing	× Value	17.54×			1,069,344											
RESIDUAL CASH FLO	W FOR INTEREST									102310	2.1404	11.500			122.711											
INCOME		Teer 1 @1	<b>e</b> 2	63	04	Taer 2 Q1	Q2	63	24	Teer 3	<b>Q2</b>	63	64	Taar 4	Q2	63	04	Taer 5	Q2	<b>Q3</b>	04	Tear 6 Q1	Q2		Q3	04
UNITS Started Market Hawring				5	Z0 0	20	Z0 0	1,030,266	20 4.121.064	20	4,121,064	4.121.064	4.121.064	4.121.064	4.121.064	2,060,532	, ,								0	-
Afferdable Rent Secial Rent								163,047	652,187	652,107	652,187	652,187	652,107	652,107	652,187	326,094										
Shered Ounership						Ł	2	34,067	136,269	136,269	136,269	136,269	136,269	136,269	136,269	68,135		Ł i	<u> </u>		, i	Ł		2		ě
First Hamor Grant and Subsidy								83,967	335,869	335,869	335,869	335,869	335,869	335,869	335,869	167,934	:	:			:	:			:	
INCOME EXPENDITURE		•	•	•	•	•	<i>'</i>	1,311,347	5,245,349	5,245,389	5,245,319	5,245,349	5,245,319	5,245,389	5,245,389	2,622,695		•	<i>'</i>	•	•	•	7 .		• /	•
Stone Duty		28,421																								
Earementretc. Legalr Acquirition		11,676								-																
Planning Fee		37,590		1887 278																						
Professional Build Cast - BCIS Base		1,087,278	,	1,007,278 225,535 27,500	1,127,674	2,029,813	2,706,417	2,706,417	2,706,417	2,706,417	2,706,417	2,255,348	1,353,209	451,070										-	0	0
/106/CIL/Tariff Contingency			1,459,251		137,500	247,500 101,491	135,321	330,000 135,321	330,000 135,321	330,000 135,321	330,000 135,321	275,000	165,000 67,660	55,000 22,553	•	•	, ,			0	0				0	
Abnormalz Finance Feer				12,277	56,384 61,384	110,491	147,321	147,321	147,321	147,321	147,321	122,767	73,660	24,553	, i	,		,			, i				0 .	0
Legal and Valuation																										
Agents Legals								39,340	157,362 26,227	157,362 26,227	157,362 26,227	157,362 26,227	157,362 26,227	157,362 26,227	157,362 26.227	78,681	, ,									
Mire. COSTS BEFORE LAND		1,164,966	1,459,251	1,363,167		3 414 344	3,319,459	2 244 484	3,502,640		2 542 444	2,949,471		734,765	****	91,794								,		
			1,457,251	1,363,467	1,312,741	2,417,274	3,317,057	3,364,756	3,502,641	3,502,648	3,502,648	2,747,471	1,843,118	734,745	103,509	71,774		•	•	•	•	•	•		•	_
For Razidual Faluation	Land Interest	778,419	36,438	64,483	91,264	110,906	167,809	233,188	276,066	248,565	220,550	192,008	152,560	91,628	8,809				. 0						0	
Developers Return Market Howing				-						,					·											5,589,194
Affordable for Rent																										1,069,344
First Homes	CarlıFleu	-1,943,384	-1,495,609	-1,420,349	-1,474,205	-2,600,200	-3,416,868	-2,286,797	1,466,676	1,494,176	1,522,192	2,103,910	3,249,711	4,416,996	5,052,991	2,530,900										1,069,344 455,522 -7,114,059
	Opening Balance	4 642 204	-2 429 074	-4 957 422	-6 241 620		-0.404 (47	-14 722 494	-42 354 040	-91.767.641	-10 240 440	-0.124 E40	-4 006 020	-449.022	4 502 450	2 114 050	7 114 050	7 114 0E9	2 444 050	7 114 0E0	7 114 0E0	7 444 0E9	7 114 0	E6 24	14.059	
	OID III DAIVICE	London	2322213	300135	V. 71.75	******	12.425.071	N.ISSAM	12.427.717	11.192.941	10.200.447	V. 100.040		40.000	********	1.114.927	1.115.327	1.114.027	1.115.027	1.114.027	1.114.027	1.114.327	1.114.0		11.022	
CASH FLOW FOR CIL		Teer 1				Tear 2				Teer 3				Tour 4				Teer 5				Tour 6				$\overline{}$
INCOME	Ar Abave							1 311 347	5,245,389	5 245 329	5 245 329	5,245,389	5 245 329	5 245 319	5,245,319	2 622 645		+ .					<del>,</del> .		. ,	
EXPENDITURE		2.557.500						4	.,,	-,-,-	-,,-	-,,	-,,	-,,-	-,,	-,,										
Land Stamp Duty		117,375																								
Earementretc. Legalr Acquirition	-	38,363																								
Planning Fee Professional		37,590 1,087,278		1.017,278		:				:								:				:	0	Ţ		
Build Cart - BCIS Bare		1,001,210		225,535	1,127,674		2,706,417	2,706,417	2,706,417	2,706,417	2,706,417	2,255,348	1,353,209	451,070	• ;	· ;	· :	i	· :	, ;	· :	, i	· :	_	š r	ö
POTENTIAL CIL Part CIL / 106				27,500	-85,301 137,500	247,500	330,000	330,000	-85,301 330,000	-85,301 330,000	339,000	275,000	165,000	55,000		, ,			r .				, ,			0
Cantingon cy Abnormali				11,277	56,384 61,384	101,491	135,321	135,321	135,321	135,321 147,321		112 767	67,660 73,660	22,553 24,553	0		, ,	:				:	. 0	- ;		
Finance Feet				16,611	01,304	110,971	141,341	141,321	PH1,341	MIJSEI	141,321	166,191	13,000	24,553	,	,	,		,	,					*	
Legal and Valuation Agents								39,340	157,362 26,227	157,362	157,362	157,362	157,362 26,227	157,362	157,362	70,601								-		
Logale Mire.							ļ .	39,340 6,557	26,227	157,362 26,227	157,362 26,227	26,227	26,227	157,362 26,227	157,362 26,227	78,681 13,113	Ç .		,			:	, ,	Ţ		
COSTS BEFORE LAME	INT AND PROFIT	3,434,106	•	1,363,867	1,297,641	2,403,994	3,233,754	3,279,656	3,417,347	3,417,347	3,502,648	2,949,471	1,043,110	736,765	103,500	91,794	·	•	·	·	<u> </u>	, .	, ,		•	
For CIL calculation										1								+				_	_			
Developers Return	Interest		71,964	73,314	100,261	126,472	173,918	237,812	279,177	250,135	220,550	192,008	152,560	91,628	8,809											
																						1				5,589,194 1,069,344
Affordable for Rent First Homes																										455,522
	Cark Flew Opening Balance	-2,828,106	-71,964	-1,437,180	-1,397,902	-2,530,465	-3,407,676	-2,206,120	1,540,066	1,577,907	1,522,192	2,103,910	3,249,711	4,416,996	5,052,991	2,530,900				•	•					-7,114,059
	Claring Balance	-3,838,106	-3 910 070	-5 347 251	-6.745.152	-9 275 618	-12 683 294	-14 339 414	-12 240 E41	-41.762.641	-10 240 440	-0 124 E40	-4 006 026	-469.832	4 523 154	7 114 0E0	7 114 059	7 114 059	7 114 059	7 114 059	7 114 059	7,114,059	7 114 0	E6 21	14 059	- 0

Process   Proc	23,300 14,400 17,500 -4,970,504 (591,431	Build Gust
Martin	375-98 4370-55-6 4370-55-6 1591-65-6 10-62 10-75-75-75-75-75-75-75-75-75-75-75-75-75-	
Marked   M	375-98 4370-55-6 4370-55-6 1591-65-6 10-62 10-75-75-75-75-75-75-75-75-75-75-75-75-75-	
Marie   Mari	375-98 4370-55-6 4370-55-6 1591-65-6 10-62 10-75-75-75-75-75-75-75-75-75-75-75-75-75-	
Ministry	1,551,658 1,562 1,562 1,517,698 1,317,698 1,937,698 1,937,691	
Part	0 1981,68 55,62 1,317,68 1033,91 4,012,611	
Martine   Mart	0 1981,68 55,62 1,317,68 1033,91 4,012,611	
State   Stat	15-023 1-20-200 1-200	
Part	15-023 1-20-200 1-200	
March   11	1,317,694 3,697,660 (523,914 4,023,011 4	
March   Marc	2,007,000 (003,001 4,002,001	
Part	2,007,000 (003,001 4,002,001	
Substitute	(,925,501 4,022,021	Trans 6
Color   Colo	(,925,501 4,022,021	Territ
Company   Comp	•	Test 6 2
Control   Cont	0) 24	Tear (
Park	03 04	Test ( 02 03 04
Control of Control o	03 04	Tear (
Column   C	Q3 Q4	7 ser (
## Supplement Fundament   Supplement   Suppl	03 04	Trans 6
HIGHING ASSITION FOR MINISTS   For 1   Co.   C	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Tran t 02 03 04
Note   Process	Q3 Q4	Trant 62 63 64
	Q3 Q4	Trans 6
Transfer   1	Q3 Q4	C1
18   18   18   18   18   18   18   18		
All Control		
Score   Scor		
First		
Company   Comp		<del>, , , , , , , , , , , , , , , , , , , </del>
Company   Comp		
Link Application   -0.550		
Particular   1,004,27   1,042,2		
1500   1500		
Cashinancy   0   27,441   47,442   18,744   28	0 7 0	
Transport   Tran	0 _ 0	
Legic of University	0 0	
March   Marc		
Tem   Part	, ,	
Tem   Part		
Development	· ·	
Development		
### Professional P		5,589,194
Control   Cont		1,069,344
Open Entering   Open Enterin		0 0 0 -7,114,059
CASH   LOW FOR CHARD/HONGE   PROFIT   Tax 2   Tax 3   Tax 4   Tax 5	7 814 050 7 814 050	
	7.114.059 7.114.059	7.114.059 7.114.059 0
		Tear 6
MODE		1947
Land	• / •	
Manual 2012		
Professional F 1306,297 F 0 F 1306,297 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F 0 F		
Desirative Control of State Control of S		0 0 0
Part CIL 106 0 0 0 5 55,000 0 192,500 0 447,500 0 495,000 0 495,000 0 155,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	: :	
Abnormals 0 0 0 29,841 0104,443 193,966 0 253,648 268,569 0 179,046 0 9,523 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Fineson Fines		
Against 7 0 7 0 7 0 7 0 7 0 7 0 7 75,601 7 196,702 7 236,043 7 236,043 7 236,043 7 0 7 0 7 0 7 0 7 0 7 0 7		t . t . t . t .
Leads 0 7 0 7 0 7 0 7 15/103 7 22/204 7 35/200 7 35/200 7 35/200 7 35/200 7 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0		
Gec.		
Far Oil calculation		
Development Balance   54,950   57,947   94,921   994,947   944,941   294,582   394,582   394,582   463,349   6,999   0   0   0   0   0		
Market Howing		
Afficial for Final		5 529 194
Carb Flour - 2,015,722		5 529 194
Option/10-04-07-07-07-07-07-07-07-07-07-07-07-07-07-		

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

Site 15	FI	etr BF 35																							
IHCOME	Av Sixe mi		×	Humber 35	Price Elm2	6D7	GIA	1	DETELOPMEN	COSTS							Planning fee ca	le				Build Cart			· · · · · · · · · · · · · · · · · · ·
	Greez 77.5	Not				•			LAND			/unit or m2	Tetal				Planning app foo Na dwgr	40 <i>q</i> 35	rete			CO2 Plur	×	3.00	1,612.
Market Hawing	77.5	70.43	65.000	23	4,500	7,210,761	1,762			Land Stamp Duty			492	174,589			Na dugrander 50 Na dugraver 50	35	462 138	16,170		Acc & Adpt	t/m2	0.00	0.
Affordable Overall Affordable Rent		57,63	35% 22.75%	12.25	3.00	1,135,627				Earomontrota Legalr/Acquirition		1.50×	2,619	3,111					Tutel	16,170		Water	tim2 tim2		14.
Secial Rent	63.4 63.4	57.63	0.00%	0	2,475 2,250	1,155,621				Legar recountain		1.50%	2,017	3,111			Stamp daty cale	- Raziduel				Over Extra 1	×	0.00	4 0.0
Shared Ounership First Hames	67.1	61.00 58.00	3.54%	1 3	3,150 3,150	235,384 559,519	195	1	Faar	Planning			16,170				Landpayment		Total	174,589		Over Extra 2	t/m2	0.00	0.0
Grant and Subridy	Afferdable Rent									Professional		8.00×	489,009	505,179			Stemp daty cale	- Buddend				Small Site	1/m2	0.00	0.0
Grant and Substity	Social Rent				ő	i			COMSTRUCTION	н							Landpayment	- 12710001		577,500			^		1,675.1
	Shared Ounership				0					Puild Cart 2106 / CIL / IT		1,851	4,710,785 909,754				_		Yutal	18,375		Site Cartr	Bare BNG	10.00:	/m 1,612.0 2 48.3 3 0.0 2 0.0 41.1 0 0.0 0 0.0 0 0.0 2 0.0 1,675.1 2 15.15 2 1,851.4
SITE AREA - Not SITE AREA - Grazz	0.430 ha 0.430 ha		80	fh-1		9,141,290	2,545			Centingoncy Abnormals		5.00× 5.00×	235,539 235,539				Pro OIL #106	. 500	f/Unit (all)						1,051.04
Salar per Quarter	VA21 15		**	783						Pro-	í	2.002	21,000	6,112,617			FILEOLETINE	0,000	Tatal	297,500					
Salar por Quartor Unit Build Time	3 00	arter							FINANCE								Part OIL r106	16,500	#/Unit (all)	577,500					
						RUH Rasidual Mé	CPOIA-			Foor Interest		0× 7.50×	0				CIL	106	t/m2 Tatel	332,254 909,754					
		Whale Site	PerhaNET	Perha GROSS			Claring Folonce -	0		Legal and Valuation		1.34%	0	0			Inf Tariff		1200	747,174					
Residual Land Value Existing Use Value		174.589 481,250	399.062	322,062 1,100,000		RUH CIL HACRO	ctrl+l										Inf Tariff	% GDV 0.00%							
Uplife	20%	96,250		220,000			Claring Falanca -	0	SALES	Assatz		200	274,239												
Densi	mark Land Talve	577,500		1,320,000		Ohrekan pharing day	V ABV			Logale	×	3.0× 0.5×	45,706												
			t/m2			C BY	rect			Mirc.	tfunit Z	0.02		319.945	7.115.442										
Additional Profit		-106,470	-60						Davelupers Pr	-411															
										Market Houring	×Value	17.50×			1,261,##3										
										Affordable Houring First Homes	× Value	17.50× 17.50×			239,927 97,916										
RESIDUAL CASH FLO	W FOR INTEREST	Tour 1				Teer 2				Teer 3				Year d				Taur 5				Tour 6			
IHCOME		Teer 1 Q1	<b>Q</b> 2	<b>Q3</b>	Q4	Q1 2	Q2	<b>Q</b> 3	Q4	Q1	Q2	<b>Q</b> 3	64	Year 4 Q1	<b>Q</b> 2	<b>Q</b> 3	64	Tear 5 Q1	Q2	<b>e</b> 3	<b>Q4</b>	Tear 6 Q1	Q2	<b>Q</b> 3	04
UNITS Started Market Hawing				10	15	10		2,060,217	3,090,326	2,060,217			0	0	٠					. ,	0				
Affordable Rent Social Rent					:		:	324,465	486,697	324,465	:						;	F :			0	F :	, ,		:
Shered Ouncerhip								67,253 159,063	100,879 239,794	67,253 159,063						1	1 1					1			
First Hamer Grant and Subsidy						:	:	. 0		۰	;	, ,			. :	-	-						, ;	, ,	, ,
INCOME		•	•	•	•	•	•	2,611,797	3,917,696	2,611,797	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Stone Duty		492																							
Earomontrota Logalr Acquiritian		2,619 16,170																							
Planning Fee Prafessional		244 505		244,505																					
Build Cart - BCIS Bare				448,646 55,000	1,121,615	1,570,262	1,121,615	448,646													0				
z106/CIL/Tariff Cantingoncy				22,432	56,021	78,513	56,021	22,432	<u>.</u>		· .	·	·			<u> </u>	7 1				i	ž - i	· .	· .	<u>*</u>
Abnormate Finance Feer	-		0	24,432	61,001	85,513	61,001	24,432		٠		•	0	٠					•		0	۰			
Local and Valuation								78,354	117,531	78,354												ļ .			
Agente Legale	-					. ;	. ;	13,059	19,588	13,059		, ,	. ;		. :				,	, ,		1			
Mirc. COSTS BEFORE LAME	INT AND PROFIT	263,785	332,254	795,015	1,376,277	1,926,788	1,376,277	641.924	137,119	91,413															
Far Residual Taluatio	Land	174 544		-		-		-	_																
	Interest		*,220	14,603	29,784	56,147	93,327	120,883	86,214	16,945		. 0									0		0	0	
Developers Beturn Market Howing																									1,261,883
Affordeble for Rent First Homes																									239,927 97,916
	Carli Flau	-438,375	-340,473	-809,619	-1,406,061	-1,982,935	-1,469,604	1,848,991	3,694,362	2,503,440	0		0						0		0				-1,599,726
	Opening Balance Clarina Balance	-438,375	-778,848	-1.588,467	-2.994.528	-4.977.463	-6.447.067	-4.598,076	-903,714	1,599,724	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	
CASH FLOW FOR CIL	ADDITIONAL PROFIT																								
INCOME	Ar Aberra	Teer 1				Teer 2				Teer 3				Teer 4				Teer 5				Tear 6			
INCOME	NO HUMBS	•	•	•	•	•	•	2,611,797	3,917,696	2,611,797	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
EXPENDITURE Land	-	577,500																							
Land Stamp Duty Euromontrotc.		10,375																							
Legal Acquirition	- t	8,663 16,170			, ,	, .																L .			
Plenning Foo Prefessional		16,170 244,505	:	244,505	:	:	:	:		Ł :	:		÷	÷	:		:	Ł :			0	Ł :	:	:	:
Build Cart - BCIS Baro POTENTIAL CIL		0		440,646	1,121,615 -106,470	1,570,262	1,121,615	448,646	, ,			, ,					7 1				0				
Part CIL / 106		0		55,000	137,500	192,500	137,500	55,000					0	0	•				0		0			0	
Centingoncy Abnormatr	- F	0		22,432 24,432	56,081 61,081	78,513 85,513	56,081 61,081	22,432 24,432			0					-	- 1				0	:	- 3	, ,	, ,
Financo Foor Logal and Valuation		0																							
Agentr Legalr	t	0	:				:	70,354	117,531 19,588	70,354		: :					: :	: :			0	t :	. 0		
Mirc.	F	0			- :		- :	13,059		13,059		, ,									0	<u> </u>	<b>*</b> :		
Mire. COSTS BEFORE LAND	INT AND PROFIT	865,212	•	795,015	1,269,807	1,926,788	1,376,277	641,924	137,119	91,413	•	•	•	•	•	•	•		•	•	•	· -	•	•	•
For CIL calculation				16,527	31,743			120 002	06.244			, ,		,	,							Ļ .		, ,	
Davelapers Return	Interest		16,223	16,527	31,743	56,147	93,327	120,883	86,214	16,945	•	0	0	•	•		•	•	•	•		•	•		
Market Hawing Affordable for Rent																									1,261,883
First Homes																									97,916 -1,599,726
	Cark Fleu Opening Balance	-865,212 0	-16,223	-811,542	-1,301,551	-1,902,935	-1,469,604	1,848,991	3,694,362	2,503,440	•		0	0		-			°	°		L .	L .	_ ·	-1,599,726
	Clarina Balance	-865,212	-881,435	-1,692,977	-2.994.528	-4.977.463	-6,447,067	-4,598,076	-903,714	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	1,599,726	r 0

Site 16		Flatr 12							_																
ІНСОНЕ	Av Sixe	m2	×	Humber	Price 2 t/m2	GDT	GI	•	DETELOPHENT	COSTS							Pleasing fee co	de				Build Cart			1,502 4 1,612 4 1,002 4 1,002 4 1,002 0 1,002 0 1,002 0 1,002 1 1,644.
	Grazz	Net		- 12			-	2	LAND			fesit er m2	Tatal				Planning app fee No dwar	du-pr 12	rato			CO2 Plur	×	3	1,61
rket Hawing	Grazz 79.8	72.54	65.000	c 1	8 4,50	2,544,75	0 63	22		Land				116,589			No dusgrander 50	12	462 138	5,544			f/m2		
ardable Overall			35>	4.3	2					Stamp Duty Euromentrate							Na dugravor 50		Tatal	5,544		Accit Adpt	t/m2		1.00%
fordable Rent	67.1	61.00	22.750	c 1	3 2,47	5 412,16	2 11	13		Logalr/Acquirition		1.50%	1,749	1,749								Water	4/m2		
ocial Ront harad Ounarzhip	67.1 67.1	61.00	0.000		0 2,25	80.70	3 3	1	F								Stemp duty cell Landpayment	c - Raziduel		116,589		Over Extra 1	V t/m2		0.00%
irst Hamos	67.1	61.00	8.75>		0 3,15 1 3,15	201,75	. 1	70		Planning			5,544						Tatel	0		Over Extra 2	×		.00% 0.
Grant and Subridy	Afferdable Rest						•			Professional		8,000	168,902	174,446			Stemp duty cel	c - Residuel				Smell Site	t/m2		0.00 0.1 1.00% 0.1
	Secial Rent Shared Ouncrybia						•		COMSTRUCTIO	Build Cart			1,662,433				Landpayment			211,200					1,664.4
							•	1	1	z106 / CIL / IT		1,839	316,455						Tatal	1,224		Site Cartr	Bare BNG	- 10	1.00% 166.4 1.50% 8.3
SITE AREA - Net	0.160	ha	71	5 A.		3,239,372	***	4		Centingoncy		2.50%	41,561												1,\$39.24
SITE AREA - Grave	0.160	Ma .	- 7	, n.	-			-		Abnormele	×	5.00%	41,561 03,122 7,200	2,111,271			Pro Ollatos	2,000	(/Unit (all) Total	24,000					
Salespor Quarter									FINANCE																
Unit Build Time	,	Quarters							FIRANCE	Foor		900					Part CIL x 106 OIL	16,500	€/ Unit (all) €/m2	198,000 110,955					
		MILL CO.	D. I. MEY	Per ha GROSS		RUH Residual M	ACRO ctrl+r Obring helence			Interest Logal and Valuation		7.50%							Tatel	316,955					
Residual Land Talue		116,589	728,681	722.621	1			. 0		Logal and valuation							Inf Tariff	× GDV							
Existing Use Value Uplift	20%	176,000 35,200		1,100,000	0	RUH CIL HACRO	Claring bolones		core									0.00%		•					
Plur the	0							. 0	SALES	Agents	×	3.00	97,181												
Beach	mark Land Talze	211,200		1,329,999	il .	Check an pharing du	gran.			Logale	2 Munit	0.5%	16,197												
			t/m2			-				Mire.	N NAME N	0.0%		113,379	2.517.432										
Additional Profit		20,630	33						Davelapers Pro	es.															
										Market Hauring	×Value	17.50x			445,331 \$6,251										
										Affordable Howing	× Value	17.50%			\$6,251 35,308										
RESIDUAL CASH FLO	FOR INTEREST									/s nema/	diya	17.59%			32.591										
INCOME		Teer 1	02	63	04	Teer 2	02	63	24	Teer 3	02	63	64	Tear 4	Q2	63	04	Teer 5	02	63	04	Tear 6	02	03	04
UNITS Started Market Hawing				ï	4	4						-			4.				- 4.				***		
Market Hauring Afferdable Bent								848,250 137,387	848,250 137,387	848,250 137,387	. 0	. :	, ,		0					÷					. 0
Speigl Rent						Ł .				0			i		ò			1		ė .	i	1 6		· .	· ·
Shered Ounership First Hemos								26,901 67,253	26,901 67,253	26,901 67,253	, ,							:				:	, ,		
Grant and Subridy					, ,	i	,				,	, ,	·	, i	ě	·		ì	<u> </u>	· ·	ř	Ł i	ř	· .	
EXPENDITURE		•	•	•	•	•	•	1,079,791	1,079,791	1,079,791	•	•	•	•	•	•	•	•	•	•	•	•	· •	<u> </u>	<del>_</del>
Stone Duty																									
Earementrete.		1,749																							
PlanningFee		5,544		_																					
Professional Build Cast - BCIS Base		84,451		84,451 184,715	369,430	554 144	369,430	184,715							0	. 0				0					
z106/CIL/Tariff			110,955					22,000				. 0	Ó	ė .	0					0	ò		0		. 0
Contingency Abnormals				4,618	9,236 20,071	13,854 30,107	9,236	4,618 10,036			,	, ,	, ,				, ,		, ,	ů		F :	, ,		
Financo Foor				.,,																					
Legal and Valuation Agents								32,394	32,394	32,394															
Legale			r i	5	7	0		5,399	32,394 5,399	5,399			0		0						, i				. 0
Mire. COSTS BEFORE LAND	INT AND PROFIT	91,744	110,955	305,819	442,737	664,105	442,737	259,161	27,793	37,793															
For Bazideal Valuatio	- 1																								
For Residual Valuatio	Land Interest	116,589	3,906	6.210	12,060	20,588	33,426	42,354	27,761	8,744				. , .					. ,	0			- 0	- 0	. 0
Developers Return			-																						
Market Hauring Affardable far Rent																									445,331 86,251
First Homes			-122.861	-312,029	-454,797	-604,693	-476.163	770,276	1,014,237	1,022,254								ļ							35,308
	Cark Flew Opening Balance	-201,333	-122,861	-316,929			-476,163			1,033,254	- "	, ,	,	,		,	- "	- "	,	,	•	- "	- V	,	-566,090
	Clarina Balanca	-266,333	-331.194	-643.223	-1.098,020	-1.782.713	-2.258,876	-1,430,600	-466,364	566,390	566,390	566,890	566,390	566,390	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	566,890	
CASH FLOW FOR CIL	ADDITIONAL PROF	ш																							
IHCOME	Ar Abava	Teer 1				Year 2				Tear 3				Tour 4				Teer 5				Tour 6			
	HZ HEBVA	•						1,079,791	1,079,791	1,079,791								•							<del></del>
EXPENDITURE Land		211,200																							
Stomp Duty		1,224																				1			
Earementretc. Leastr Acquiritien		3,160																							
Planning Fee		5,544																٠ ،							
Professional Build Cast - BCIS Bare		84,451		84,451	269,420	0 554,144	369,430	114 715			0		0		0			:				:		, 0	0
POTENTIAL CIL					369,430 20,630				_	-				* 1			*	L v			,	L .	*		*
Part CIL x 106 Contingoncy				22,000 4,618	44,000 9,236	66,000 13,854	44,000 9,236	22,000 4,618		0	, ,		0	0	0						•				
Absormate				10,036	20,071	30,107	20,071	10,036	, ;	, i	0	, ,	, ,	* *	·	·		<b>†</b> ;	, ,	,	· i		, ;	, ,	· ö
Financo Foor Logal and Valuation																									
Agentr		i				٠ .		32,394 5,399	32,394 5,399	32,394 5,399			0		0			٠ ،				٠ .		0	
Legale						:		5,399	5,399	5,399			0		0			:				:		5 0	
Mirc. COSTS BEFORE LAND	INT AND PROFIT	305,507		305,819	463,367	664,105	442,737	259,161	37,793	37,793	•	, ,	•	• •	·	•	<i>,</i> .	· ·	• • •	·	<u> </u>	•	· ·	, i	<u> </u>
For CIL calculation	-									_							_					_			
	Interest		5,730	5,837	11,681	20,588	33,426	42,354	27,761	8,744														r 0	. 0
Developers Return Market Housing																									445,331
Affordable for Rent																						1			86,251
First Homes	CarkFleu	-305,507	-5,730	-211,656	-475,047	-604,693	-476,163	770,276	1,014,237	1,033,254															35,308 -566,890
	Opening Balance		7,117			******			5111001	, , , , , , , , , , , , , , , , , , ,								<u> </u>		·	·				
	Clarina Balance	-305,587	F -311 317	F -622 973	-1,098,020		-2 258 876	-1.420.600			F 566.390														

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

Site 1#		Smell GF - 4																								
нсоне	Av Size	m2	x	Humber	Price Etm2	601		A	DETELOPMENT O	COSTS							1	Planning foo c	ılc				Build Cart			fm2
	Grazz	Ne		- 1				2	LAND				funit or m2	Tatal			1	Planning app for Na duar	dug	for			CO2 Plur	×	3.00	/m2 1,557.41 0% 46.72
lerket Hawring	116.5	116.5	100.00%	- 1	5,000	2,330,00	0 46	**		Land Stamp Duty				18,22	574,4	14	1	Na dugr under 50 Na dugr aver 50		46	2 1,84	9	Acct: Adpt	t/m2	0.00	0.00 0.00
Afferdable Overall Afferdable Rent	116.5	116.5	055 0.0055	0	2,750					Earomontrota Logale/Acquiritie			1.50%	8,61	0	c	1			Tute	1,84	8	Water	11m2 11m2		4.03
incial Rent	116.5	116.5	0.00%		2,500 3,500	Ó	,	a a	1_	Li qua i Acquaint	"		1.50%	*,**				Stemp duty cel	c - Raziduel				Over Extra 1	× t/m2	0.00	0.00
Shered Ounership Sirst Hames	116.5 116.5	116.5 116.5	0.00%	·	3,500	,	0	1	Feer	Plenning				1,84				Landpayment		Tete	574,49 1 18,22	5	Over Extra 2	Z.	0.00	0.00 0.00
irent and Subridy	Afferdable Rent					)	0		1	Prefezzional			8.00%	80,64	4 82,4	92	1	Stemp daty cal	e - Rariduel				Small Site	t/m2	0.00	00 0.00 0.00
	Sacial Rent Shared Ounership						0		CONSTRUCTION	Build Cart			1,771	825,13				Landpayment		Tate	70,00	0	Site Cartr	Bare	10.00	
	0.122				· ·	2,330,000				2106 / CIL / IT				152,88	6					,,,,,			JIG OEG	BNG	0.10	1,770.60
SITE AREA - Not SITE AREA - Grazz	0.133 8	14	30	n. a		2,330,000	•	•		Osstingency Absormate	х		2.50× 0.00×	20,62	0			Pro CIL 2106	2,000	#/Unit (all)		1				1,770.60
Salar por Quarter											f			9,40	0 1,008,0	50	1			Tatal	1,000					
Init Build Time	3 (	Ruarterr							FINANCE	Feer			020					Part OIL 1996 OIL	16,500	€/Unit(el	86.81	6				
		MI -1 - 6%	D. L. MET	Parka GROSS		RUH Razideel M	ACRO etrl+r Claring helence			Four Interest Logal and Valuation			7.50%							Tute		i e				
Becidaal Land Talae		574,494	4,300,707	4.301.707		RUH CIL MACRO				Legal and valuation	in .					•		Inf Tariff	× GDV 0.00×			1				
xirting Uro Valuo Iplift	0%	3,33	1	25,000		KUH CIL MACKO	Glaring Falance	. 0	SALES										0.00%							
Plw/ha Bench	500,000 mark Land Yalse	70,000		500,000 525,000		Christian pharing du	ar sar			Agente Legale	×		3.0× 0.5×	69,90 11,65	0		-									
			41-7			CBI	rrect			Mi	<b>Éfunit</b>		0.00		0 015	0 1,773,42										
Additional Profit		650,852	1,397						- · ·	41.			9.02				7									
									Davelapers Prai	MarketHawing	×Value		17.50%			407,75										
									L	Affordable Howin	ng XValue XValue		17.50% 17.50%				:									
RESIDUAL CASH FLO	W FOR IMTEREST	Teer 1				Tear 2			_	Teer 3					Tear 4				Teer 5				Tear 6			
INCOME JNITS Started Tarket Hawing		<b>Q1</b>	@2	<b>Q</b> 3	Q4 2	<u>e1</u>	Q2	<b>Q</b> 3	Q4	Teer 3 Q1	Q2		<b>Q</b> 3	Q4	Year 4 Q1	65	<b>Q</b> 3	ę4	Tear 5 Q1	Q2	63	£4	e1	65	63	Q4
forket Hawing Affordable Rent					, ,		; ;	502,500	1,165,000	502,500	. 0	- ;	0			: :	: :	: :	:					. 0	: :	, ,
Secial Ront Shared Ownership						Ł i	<u> </u>	2 8		Ł i		2	ě		Ł i	2			Ł ;			2	Ł		2 8	
irst Hames					:	:	. :	÷ ;			, ;		°	:									F :	,	, ;	, ;
irent and Subridy INCOME					•	•	•	512,500	1,165,000	5#2,500	-	<del>-</del>		•	•	,	<del>,</del> :	<del>,</del> :	:	-	-	•	-	-	•	, ,
EXPENDITURE Stamp Duty		10,225						-																		
arementrate.		0 8,617																								
lanning Fee		1,848																								
referrienal Build Cart - BCIS Bare		40,322		40,322 63,761 5,500 1,719 703	206,284	275,045	206,284	68,761		0				. 0											. 0	. 0
106/CIL/Tariff Sentingoncy			26,336	5,500	16,500	22,000	16,500	63,761 5,500 1,719 703				-	0			,	7	-		7	,		0		, ,	0
ibnormate in on co Foor				703	2,350	3,133	2,350	703		i	,		ő	,	·				,				i	,	, ,	ř
cool and Valvetian										L																
equatr equir			; ;	÷	:	:	;	17,475 2,913	34,950 5,025	17,475 2,913	: :	- 4	0	:	:	:		- :		:	:		:	:	;	;
lire. COSTS BEFORE LAND	INT AND PROFIT	69,012	26,226	117,026	230,291	307,055	230,291	97,151	40,775	20,3##		-														, ,
for Residual Valuatio	Lond	574,494																								
Developers Return	Interest		12,066	13,921	16,377	21,002	27,154	31,981	23,480	2,841	0		0										0	. 0		. 0
Market Hawring																										407,750
Affordable for Rent First Homes																										
	Carh Flou Opening Balance	-643,506 0	-98,951	-131,007	-246,668	-328,057	-257,445	453,368	1,100,745	559,271			0	•				-	•	•			0			-407,750
	Clarina Balance	-643,506	-742,458	-173,465	-1.120.133	-1.440,190	-1,705,635	-1,252,266	-151,521	407,750	407.75	10	407.750	407.750	407,750	407.750	407,750	407,750	407,750	407,750	407.750	407,750	407,750	407,750	407,750	
CASH FLOW FOR CIL 4	ADDITIONAL PROF	Teer 1				Teer 2				Teer 3					Tour 4				Teer 5				Teer 6			
нсоне	Ar Abava	1247																	1247				1247			
INCOME EXPENDITURE		_ •	•	•		•	•	5#2,500	1,145,000	5#2,500	-		•	•	•	•	•	•	•	•	•	•	•	•		•
and Stamp Duty		70,000																								
arementrote. .equir Acquirition Honning Fee		1050																								
Tanning Fee Prafessianal		1,050 1,040 40,322		0		:							0						:							0
POTENTIAL CIL		0		49,322 68,761	0 0 206,284 650,352 16,500 5,157 2,350	275,045	206,284	68,761	r :	1	,	-	ů	·	ï		, ,	+ i	1	, ,	7 1	, ,	, ,	, ,	·	, ,
Part CIL r 106				5,500	650,852 16,500	22,000	16,500	5,500	,		r 0		0			, ,				, ,				, ,		
Santingoncy Monarmatr			: :	1,719 783	5,157 2,350	6,876 3,133	5,157 2,350	1,719		:	0		0	:	:	:		- 1	:				:			
inenco Foor .e.gel and Valuation				- "		,	,,																			
egel and Valuation liquate egele	Ŀ	i				t :		17,475 2,913	34,950 5,825	17,475			0		:				:		0		t :			
lire.		,		0		Ł	. :	97,151		17,475 2,913 0 20,388			0				1		1	- 1		0				
fire. DOSTS BEFORE LAHD	INT AND PROFIT	113,220	• 7	117,016	##1,143	307,055	230,291	97,151	40,775	20,388	•		•	•	•	•	•	· •	· •	•	•	•	· •	· •		•
For CIL calculation	Interest		2,123	2,163	4,399	21,002	27,154	31,981	23,480	2,841				, ,						, ,	, ,	, ,				, ,
Davelapers Return			6,163	4,193	4,377	21,002	41,194	31,701	23,400	2,041			*									,		, ,		
Market Hawing Affordable for Rent																										407,750
First Homes	Carliffeu	-113,220	-2,123	-119,240	-885,542	-328,057	-257,445	453,360	1,100,745	559,271		_														-407,750
	Opening Balance	-113.220	-115.343	-234.591	-1.120.133	-1 443 190	-1705 635	-1252 266	-151 521													407,750	407.750	407.750	407 750	
	Clarina Balance									407.750																

to 19		iroon Plat																							
COME	Av Sixe mi	2	×	Humber	Price ffm2	6D1	6	IA	DETELOPMENT O	OSTS							Pleaning fee ce					Build Cart			3,00% 1,472
	Grazz	Net		1				•2	LAND			/unit or m2	Tetal				Planning app for Na dugr	dug	1			CO2 Plur	×	7	3.00%
Hauring	Grazz 140.0	140.00	100.00%	- 1	5,000	0 700,00		140		Land				167,340			Na du grunder 50	1	1 4	162 462			1/m2		
able Overall			der.							Stamp Duty Egrements etc.			34				Na du graver 50		Tet			Acc & Adpt	t/m2		0.00%
dable Bent	140.0	140.00	0.00%		2,750	0	0	0		Legal /Acquirition		1.50×	2,51	2,857					1.00			Water	t/m2		
Rent	140.0	140.00	0.00s: 0.00s: 0.00s:		2,500	0	0	9	_								Stamp daty cale	- Raziduel				Over Extra 1	t/m2		0.00%
d Ounership Iames	140.0	140.00	0.00x		3,500	0	0	2	Feer	Planning			46				Landpayment		Tut	167,340 el 347		Over Extra 2	1/m2		0.00%
			0.000.		,	*	*	1		Professional		8.00×	25,231	25,692					1.00				f/m2		0.00
t and Subridy	Afferdable Rent					0	0		COMSTRUCTION								Stamp daty cale	- Raziduel				Small Site	×		0.00%
	Sacial Rent Shared Ouncryhip				- 1	0	0	-	CONSTRUCTION	Build Cart		1,872	262,111				Landpayment		Test	17,500		Site Cartr	Bare	10	1,700.
					,		*			2106 / CIL / IT			42,603									JAP OLG	BNG	- 7	0.10%
EAREA - Not EAREA - Grazz	0.033 ha		30	fh-1		700,000	1-	40		Centingency		2.50× 0.00×	6,55												1,072.
	0.033 Na		30	0.4				_		Abnormate	*	0.00%	4,10	315,374			Pro CIL x 106	2,000	f/Unit(all) Tatal	2,000					
erpor Quarter																									
Build Time	3 04	varterr							FINANCE	Feer		92					Part OIL r106 OIL	16,500	0 4/Unit (a 6 4/m2						
						RUH Rezidual M	ACRO ctrl+r			Interest		7.50%							Tut-						
		Whale Site	PerhaNET 5,929,299	PerhaGROSS 5.020.209			Claring Follows	r- 0		Legal and Valuation							Inf Tariff	×GDV							
ridual Land Value ting Uro Value		833	2.724.247	25,000		RUH CIL HACRO	ctrl+l										ine i driiri	0.000							
R	02			0			Claring tolena	p- 0	SALES																
Plw/ha	500,000 mark Land Value	17,500		500,000 525,000		Christmostaringstu		_		Aquatr	×	3.0× 0.5×	21,000												
				222333		CHI	rrect				<b>Efunit</b>	0	7,000												
		122.262	/m2							Mirc.	z	0.0%		24,500	535,763										
ditional Profit		188,262	1.345						Davelupers Prus	lia															
										Market Hawing Affordable Howing	×Value	17.50×			122,500										
										Affordable Houring	× Value	17.50×			:										
SIDUAL CASH FLO	W FOR INTEREST									tnamer	// 40'90	16,502													
		Tear 1 Q1			Q4	Tear 2 Q1	02	<b>Q</b> 3	04	Tear 3 Q1	02	<b>Q</b> 3	Q4	Year 4	<b>Q</b> 2		84	Year 5 Q1	02	93	04	Tear 6 Q1	02		94
COME ITS Started rket Hawing		41	44	1	**	. «	***		- ×1	, wi	we	w.s	¥4		w.	ws.			***	w.s	- 44	- 41		- 43	
rket Hawing ardable Rent					0		. 0	700,000	0						0								. 0		•
ardable Kent sial Rent				- ;	0		- 0	;	, ,		, ,		,						-	, ,	, ,	F :			
red Ounership				,	ě	ì		,		· .			ř	· .		,	F 1	F 1		,	,	<b>†</b> i			
Hamer				- :																					
t and Subridy INCOME	-			• •	·	•	•	700,000	•	•	•	•	·		•	•	, ,		,	, ,	•	-	<del>*</del> :-	<del>-</del> -	<del>- :</del>
ENDITURE		-		·	•			,			·		•			-					-				
ng Duty		347																				-			
mentretc. elr Acquiritien	-	2.510																				1			
nning Fee		462																							
fazzianal Id Cast - BCIS Base		12,615		12,618 87,373 5,500	42 222	47 272																	. 0		. 0
i/CIL/Tariff		,	26,103	5,500	87,373 5,500 2,184 1,367	87,373 5,500	7 0	7 0	,	, i	7 0	7 0	· i	, , ,		, ,	7 1		7 0	7 0	,		7 1	7	7 6
tingency				2,184	2,184	2,184 1,367											1								
armale anco Foor				1,367	1,367	1,367				,	. ,	. 0	. 0					۰			. 0				
el and Valuation		0																							
ele ele					0	2		21,000		2			0	2 2	0										
c.			٠,		,																. 0	,			
STS BEFORE LAND	INT AND PROFIT	15,934	26,103	109,039	96,424	96,424		24,500	•	•	•	, .	•	•	•	•		•			•	•			
r Razidual Valuatio	Land	167,340					_										_					-			
	Interest	,,,,,,,,	3,436	3,990	6,110	*,032	9,991	10,178	. 0	0		0			0					. 0		0			r 0
voluporz Boturn Market Hawing																						+			122,500
Affordable for Rent																									0
First Homes																_			_	_					
	Cark Fleu Opening Balance	-183,274	-29,539	-113,029	-102,533	-104,456	-9,991	665,322	•		•			•							-	<del></del>	<del></del>	<del></del>	-122,500
	Clarina Balanca	-103,274	-212,814	-325,842	-428,376	-532,831	-542,022	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	
SHELOW FOR CITY	ADDITIONAL PROFIT																					+			
		Tear 1				Tear 2				Teer 3				Year 4				Teer 5				Tour 6	_	_	
OHE	Ar Abeve							744.46		-					_								-		
INCOME PENDITURE	- í	• (			•	•	•	700,000	-			•	•	• 1	•	•	•	•			•	· •	<del></del>		<del></del>
op Duty		17,500				1				1												1			
g Duty																						1			
nontrotc. Ir Acquiritien		263																				1			
ingFee	· ·	462																		0					
rianal art-BCISBare		12,615	- ;	12,615 87,373	87.373	87,373	- :						- :				-		-				- :	-	
TIALCIL					87,373 188,262					, i		*	· · ·	·				, i		*		The state of the s			, ,
IL 2106		•		5,500	5,500	5,500			0		0		0		0					, ,					
jency jatr				5,500 2,184 1,367	5,500 2,184 1,367	5,500 2,184 1,367	- :	, ,	. :	<b>+</b> :		0								0		1 :	-		
Foor					-																				
sd Valuation								21,000														1 .			
		0	ř	·	ŏ	ŏ	i	21,000 3,500	ř	i	ř	ŏ	ě	ě	ů.					ő	ě	ě	i	ě	
TS BEFORE LAND	r		0							P 0							1								
	INI AND PROFIT	30,439	•	109,039	284,686	96,424	-	24,500		•		•	_•	•	•		•	•	-	•	•	<del></del>	<u> </u>	<del></del>	<del></del>
CIL calculation						1																1		_	
	Interest		578	589	2,645	8,032	9,991	10,178														0			
						1				1												_			122,500
Inpers Return Market Howing																									
Impore Roturn Market Hawing Affordable for Rent																									122,500
Impore Roturn Market Hawing Affordable for Reat First Homer	Control	-20 024	.570	-109 620	-207 220	-104 454	.0.00*	445 223														1			
Market Hawing Affordable for Rent	Carh Fleu Opening Balance Claring Balance	-20,829 0 -30,839	-578 -31,418	-109,628 -141,045	-287,230 -423,376	-104,456 -512.834	-9,991 -542 222	665,322 122 500	0	0 122 500	0	0	0	0	0	0		0 122 500	0	9 92 500	0	122,500	9 122 500	0 122,500	122,500

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

Site 21	S	mell Braum - 6																							
IHCOME	Av Sixe m2		×	Humber	Price #/m2	601	61	A	DETELOPMENT	COSTS						1	Planning fee cal	ic .				Build Cart			/m2 1,422.00 1,422.00 1,422.00 1,000 1,000 1,000 1,000 1,000 1,000 1,445.17 1,446.23
	Grazz	Not 81.67					_	2	LAMD			fesit er m2	Tetal				Planning app foo Na dwgr	du	gr rate 6			CO2 Plur	×	3	1,402.00
Market Hawing	Grazz 81.7	81.67	100.00%		4,50	2,205,00	4	90		Land Stamp Duty			11,794	445,87			No dust under 50 No dust over 50		6 462	2,772		Acc & Adpt	1/m2		0.00
Affordable Overall	81.7	21.67	0%	0						Euromontrota.			0						Tatel	2,772			t/m2 t/m2		4.02
Affordable Rent Social Rent	81.7	81.67	0.00× 0.00×	0	2,47		3	1		Logalr/Acquirition		1.500	6,688	10,403			Stamp duty cale	- Bariduel	_			Water Over Extra 1	t/m2	0.	.00× 0.00
Shered Ounership First Hames	81.7 81.7	81.67 81.67	0.00%	0	3,15			1	Feer	Planning			2,772				Landpayment		Tutel	445,872 11,794		Over Extra 2	t/m2		0.00
		42.01	*****	, i				1		Professional		8,040	84,519	87,29						10,000			t/m2		0.00 0.00 .00% 0.00
Grant and Subridy	Affordable Rent Social Rent								CONSTRUCTION								Stamp duty cale Landpayment	- Residuel		220,000		Small Site	×		1.448.17
	Shered Ounership									Build Cart #106 / CIL / IT		1,600	784,112						Tatel	1,400		Site Cartr	Bare	10.	.00% 144.82 50% 7.24
SITE AREA - Not	0.133 ha		45	/h-r		2,205,000	49	•		Centingency		5.000 5.000	784,112 190,361 39,206 39,206 3,600										BMG		1,600.23
SITE AREA - Grazz	0.167 ha		36	/ha				_	-	Abnormetr	×	5.000	39,206	1,056,483			Pro CIL x 106	2,0	00 EfUnit (all) Tatal	12,000					
Salar por Quartor	0								I				-,	4.2.4											
Unit Build Time	3 89	artesr							FINANCE	Foor		80	: 0				Part CIL / 106 CIL	16,5	00	91,361					
		Whele Site	ParkaNET	Parka GROSS		RUH Residual M	ACRO etrl+r Claring belonce	. 0	-	Interest Logal and Valuation		7.500							Total	190,361					
Bezidael Land Yalue		445,872	3,344,036	2,675,229						En day anno 1 and a cine			Ĭ				Inf Tariff	×GDV							
Existing Use Value Uplift	20%	183,333 36,667		1,100,000 220,000		RUH CIL MACRO	Claring Halance	. 0	SALES								_	0.0	)×	•					
Plur the	mark Land Value	220.000		1.320.000		Olivek an pharing du		-		Agentr	×	3.00	: 66,150 : 11,025												
UANCE	mark Land Yelve	220.000		1.324.444		Cares an Johanne and	rect			Logale	t/unit	0.50	11,029												
Additional Profit		342.207	£/m2 711							Mirs.	Z.	0.02		77.17	1,685,302	1									
			- 111						Davelapers Pra	fit															
										Market Hawing Affordable Howin-	×Value ×Value	17.500 17.500			3#5,#75										
RESIDUAL CASH FLO	W FOR INTEREST								-	First Homes	× Value	17,500				Ц									
	ERESI	Teer 1 Q1				Teer 2				Year 3 Q1				Tear 4 Q1				Year 5 Q1				Tear 6			
UNITS Started Market Hawing		<u>Q1</u>	Q2	Q3 2	2 2	2	Q2	<b>Q</b> 3	- 64		ę2	<b>Q</b> 3	Q4	<u>Q1</u>	Ø5	<b>Q</b> 3	04		e2	63	Q4	Į ę1	Q2	<b>Q3</b>	04
Market Hawing Affordable Rent								735,000	735,000	735,000				:					: :						
Spcial Rent					·	Ł i	- 1		· ·	Ł		2 6		Ł ;				Ł	2			Ł	2 1		· ·
Shered Ounership First Hames					:	:						;	:	:	:	:	:	:				:	;	:	;
Grant and Subridy INCOME																		i			ė			,	
EXPENDITURE		•	•	•	•	•	•	735,000	735,000	735,000		•	•	•	•	•	•	•	•	•	•	<u> </u>	•		<del></del>
Stemp Duty Euromontrote.		11,794																							
Legal: Acquirition	<u> </u>	6,688 2,772																							
Plenning Fee Prefessional	-	42.259		42,259																					
Build Cart - BCIS Bare				87,124 11,000 4,356 4,756	174,247	261,371	174,247	87,124																	
r106/CIL/Tariff Contingoncy Abnormalr			91,361	4,356		33,000 13,069	8.752	11,000 4,356 4,756	7		,	,	,		,		,						,	,	
Abnormali Financo Foor		0	•	4,756	9,512	14,269	9,512	4,756				•	•	۰		•		۰			•			•	
Level and Valuation															_										
Agentr	-	:	;	;	. ;			22,050	22,050	22,050		, ;	;	:	. :		, ;						. :	;	, ;
Mirc.	IMT AND PROFIT	63,513	91,361	149,495	214,472	321,70#	214,472	132,961	7 2E 72E	25,725															
COSTS BEFORE LAND			71,341	147,475	219,412	321,104	214,412	132,761	25,125	29,129				•	•	•		_ •				<u> </u>	•		
For Residual Valuation	Land Interest	445,872	9,551	11,443	14,461	18,753	25,137	29,629	18,897	5,952		, ,													. 0
Developers Return Market Howing																									305,075
Affordable for Bent																									385,875
First Homes	CarkFleu	-509,385	-100 911	-160,938	-228,932	-340,461	-239,600	572,410	690,378	703,323															-3%5,875
	Opening Balance	0				-1.240.622				205.025							205.075	205.076			205 025	105 075			
	Clarina Balanca	-509,385	-610,296	-771,234	-1.000.167	-1,340,427	-1.510.236	-1,007,026	-317,448	315,175	315,175	285,875	385,875	385,875	385.875	385,875	185,875	385,875	385,875	285,875	315,175	315,175	315,175	385,875	
CASH FLOW FOR CIL	ADDITIONAL PROFIT	Teer 1				Teer 2				Teer 3				Teer 4				Teer 5				Teer 6			
IHCOME	Ar Alterra					Ļ																			
INCOME EXPENDITURE	ŕ	_ •	•	•	_ •	•	-	735,000	735,000	735,000	•	•	•	•	•	•	•	•	•	•	•	•	<u> </u>	<del></del>	<del>- •</del>
Lond Stomp Duty		220,000 1,400																							
Earomontrotc.	L.	0																							
Legal: Acquirition Planning Fee	F	3,300 2,772											0												
Preferrienal		42,259		42,259 87,124	174,247	261,371	174.247	87 194	1	:			. 0	:	:							:			
Build Cart - BCIS Bare POTENTIAL CIL		•		87,124	348,207			11,001						•				, and							
Part CIL x 106 Cantingon cy		0	•	11,000 4,356	22,000	33,000 13,069	22,000 8,712	11,000	,			0	0		0	0	0	0					0	, ,	
Abnormatr	Ł	ř	ř	4,756	8,712 9,512	14,269	9,512	4,356 4,756	1	1	, ,	ř	ŏ	, i	ř	ř	ř	ř	, ,	r i	i	1		ř	- i
Finenco Foor Legal and Valuation	-	0																							
Agents		0				:		22,050 3,675	22,050 3,675	22,050 3,675			. 0	:	:							:			
Mire. COSTS BEFORE LAND		i	i	, i	i	Ł i						i	, i	Ł :	·	, i	· i	Ł i			i	Ł i		, i	- :
COSTS BEFORE LAND	INT AND PROFIT	269,731	•	149,495	562,67#	321,701	214,472	132,961	25,725	25,725		•	•	•	•		•	•	•	•	•	· •	•		_ •
For CIL calculation			F ora	5,152		40.70	25 137	29.629	18,897	r.en															
Davelupers Return	Interest		5,057	5,152	8,052	18,753	25,137	29,629	18,897	5,952		•		۰					•						
Market Howing Affordable for Reat																									305,075
First Homes										L								L							- i
	Cark Flew Opening Balance	-269,731 0	-5,057	-154,647	-570,730	-340,461	-239,600	572,410	690,378	703,323	-	-		· -	•	-	-					-	-	-	-385,875
	Clarina Balanca	-269,731	-274,789	-429,436	-1,000,167	-1,340,627	-1,580,236	-1.007.826	-317,448	385,875	385,875	345.875	385,875	385,875	385,875	385,875	385,875	385,875	385.875	385,875	385,875	385,875	385 875	385,875	0

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

Appendix 7: Residential appraisals – Older person's accommodation

				Greenfield	Brownfield
	AFFORDABLE &			352	352
	ALL ONDADEL 4	CIL	£/m2	186.45	186.45
Units	1 bed	50	m2	30	30
	2 bed	75	m2	30	30
	Saleable Area			3750	3750
	Non-saleable		20%	750	750
	GIA			4500	4500
	€/m2	Market €/m2		6,300	6,300
		Market m2		2,438	2,438
		Market €		15,356,250	15,356,250
		Affordable £/m2		3,150	3,150
		Affordable m2		1,313	1,313
		Affordable €		4,134,375	4,134,375
		Ground Rent	£3,850	231,000	231,000
	Capital Value		,	19,721,625	19,721,625
Dosts	Land Used	ha		0.50	0.50
Costs	Lana Osea	£/ha		25,000	
		Uplift £/ha		500,000	0
		20.00%		5,000	
		Site Cost		265,000	
		Site Cost		265,000	660,000
	Costs on Viability The	Stamp Duty	4.00%	10,600	26,400
		Costs	1.50%	3,975	9,900
	Strategic Promotion			25,000	25,000
	Planning (policies)			260,000	260,000
	Construction	/m2		1,612	1 612
	Construction	£		7,254,000	
	Infrastructure	15.00%		1,088,100	186.4  3 3 3 375 75 75 450 6,30 2,43 15,356,25 3,15 1,31 1,134,37 231,00 19,721,62  20,00 660,00 26,40 3,30 25,00 260,00 1,083,10 362,70 690,25 1,00,00 454,47 435,24 70,00 690,25 10,00 11,482,45 430,59 2,009,42 14,582,47 5,139,15
	Abnormals	0% & 5%		0.,000,100	
	Fees	8.00%		667,368	
	S106	120,000		100,000	
	CIL	120,000		454,472	
	Contingency		2.5% & 5%	208,553	435,240
	-				L
	Finance Costs			70,000	
	Sales		3.50%	690,257	
	Misc. Financial			10,000	10,000
	Subtotal			******	11,482,453
	Interest		7.50%	406,587	430 590
	Profit % GDC		17.50%	1,897,407	
	Profit & GDC		11.504	1,031,401	2,003,423
	COSTS			13,146,318	14,582,474
Resid	eal Land Worth		Site	6,575,307	5,139,151
	Existing Use Value		€/ha	25,000	1100.000
	Viability Threshold		£/ha	530,000	
	Residual Value				
	Mesidual Yalue		€/ha	13,150,614	10,216,302
	Additional Profit			6,310,307	4,479,151
	£/m2			2,589	1,838

				Greenfield	Brownfield
	AFFORDABLE ₹			35%	352
		CIL	£/m2	186.45	186.45
Jaits	1 bed	65	m2	36	36
J=11.J	2 bed	80	m2	24	24
	Saleable Area			4260	4260
	Non-saleable		30%	1278	1278
	GIA			5538	5538
				6 750	6 750
	£/m2	Market £/m2 Market m2		6,750 2,769	6,750 2,763
		Market £		18,690,750	18,690,750
		Affordable £/m2		3,375	3,375
		Affordable m2		1,491	1,491
		Affordable £		5,032,125	5,032,125
		Ground Rent	€3,850	231,000	231,000
	Capital Value	2174114	20,000	23,953,875	23,953,875
	•				
Costs	Land Used	ha		0.50	0.50
		€/ha		25,000	1,100,000
		Uplift €/ha		500,000	
		20.00%		5,000	220,000
		Site Cost		265,000	660,000
	Costs on Viability The	Stomp Dutu	4.00%	10,600	26,400
	Costs on Viability Fill	Costs	1.50%	3,975	9,900
		Costs	1.50%	3,313	3,300
	Strategic Promotion			25,000	25,000
	Planning (policies)			320,000	320,000
	Construction	/m2		1,622	1,622
		£		8,982,636	8,982,636
	Infrastructure	15.00%		1,347,395	1,347,395
	Abnormals	0% & 5%		0	449,132
	Fees	8.00%		826,403	862,333
	\$106	120,000		100,000	100,000
	CIL Contingency		2.5% & 5%	516,280 258,251	516,280 538,958
	Contingency		2.34 0.34	230,231	330,330
	Finance Costs			90,000	90,000
	Sales		3,50%	838,386	838.386
	Misc. Financial			10,000	10,000
	Subtotal			13,328,925	14,116,420
			2.501		
	Interest		7.50%	499,835	529,366
	Profit % GDC		17.50%	2,332,562	2,470,374
	COSTS			16,161,322	17,116,153
	000.0			10,101,022	11,110,130
lesid	eal Land Worth		Site	7,792,553	6,837,716
	Existing Use Value		€/ha	25,000	1,100,000
	Viability Threshold		€/ha	530,000	1,320,00
	Residual Value		£/ha	15,585,106	13,675,43
	Additional Profit			7,527,553	6,177,716
	£/m2			2,719	2,23
				2,110	2,20

## Appendix 8: Non-residential appraisals

Resu	ılts		Greenfield								Brownfield							
			Offices -	Office -	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	Retail	Offices -	Office -	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	Reta
			business park	central						Warehouse	business park	central						Warehous
	CIL	£/m2	0	0	0	180.25	129.77	129.77	223.74	129.77	0	0	0	180.25	129.77	129.77	223.74	129.7
Income	e m2		2,000	2,000	4,000	4,000	150	150	4,000	4,000	2,000	2,000	4,000	4,000	150	150	4,000	4,00
	£łm2		4,308	4,826	2,476	4,512	4,518	3,338	5,316	3,628	4,308	4,826	2,476	4,512	4,518	3,338	5,316	3,62
	Capital Value		7,754,400	9,169,400	9,904,000	18,048,000	677,700	500,700	21,264,000	14,512,000	7,754,400	9,169,400	9,904,000	18,048,000	677,700	500,700	21,264,000	14,512,00
	Buyers Costs	4.50%	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,040	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,04
	Capital Value		7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120		7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120	13,858,96
Costs	Land Used	Coverage	25%	70%	40%	35%	80%	80%	30%	0 50%	25%	70%	40%	35%	80%	80%	30%	50
COSIS	Land Osed	ha	0.267	0.071	1.000	1.143	0.019	0.019		0.800	0.800	0.286	1.000	1.143	0.019	0.019	1.333	0.80
		ria £/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,00
		Zrna Uplift £/ha	500,000	500,000	500,000	500,000	500,000	25,000 500,000	500,000	500,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	
											-	0	0	_		-	-	200.00
		20.00%	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	0	-		220,000	220,000	220,000	220,000	220,00
		Site Cost	141,333	37,857	530,000	605,714	9,938	9,938	706,667	424,000 0	880,000	314,286	1,100,000	1,508,571	24,750	24,750	1,760,000	1,056,00
	Stamp Duty (on VT)	4.00%	5,653	1,514	21,200	24,229	398	398	28,267	16,960	35,200	12,571	44,000	60,343	990	990	70,400	42,24
	Acquisition	1.50%	2,120	568	7,950	9,086	149	149	10,600	6,360	13,200	4,714	16,500	22,629	371	371	26,400	15,84
	O									0		0	n		n			
	Strategic Promotion	1	0	0	0	-	0	0	-	-	0			0	-	0	0	
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,00
	Construction	/m2	1,975	2,089	992	845	1,468	1,468	1,758	916	1,975	2,089	992	845	1,468	1,468	1,758	9
	Construction	£	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7.032.000	3,664,000	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7,032,000	3,664,00
	Infrastructure	15.00%		626,700	595,200	507,000	33,030	33,030	1.054.800	549,600	592,500	626,700	595,200	507.000	33,030	33,030	1,054,800	549,60
	Abnormals	5.00%		020,700	333,200		33,030	33,030		043,000	197,500	208,900	198,400	169,000	11,010	11,010	351,600	183,20
	Fees	8.00%		384,376	365,056	310,960	20,258	20,258		337,088	379,200	401,088	380,928	324,480	21,139	21,139	675,072	351,74
	S106	8.00%	363,400	304,376	365,056	310,360	20,238	20,238		337,000	313,200	401,000	360,326	324,460	21,133	21,133	010,012	301,14
	CIL		0	0	0	721,000	19,466	19,466	894,960	519,080	0	0	0	721,000	19,466	19,466	894,960	519,08
	Contingency	2.5% & 5%	113,563	120,118	114,080	97,175	6,331	6,331	202,170	105,340	237,000	250,680	238,080	202,800	13,212	13,212	421,920	219,84
	Condingency	2.074 0.074	110,000	120,110	114,000	01,110	0,001	0,001	202,110	0	201,000	200,000	200,000	202,000	10,212	10,212	421,020	210,01
	Finance Costs		300,000	300,000	100,000	200,000	25,000	25,000	300,000	300,000	300,000	300,000	100,000	200,000	25.000	25,000	300,000	300.00
	Sales	2.50%		114,618	123,800	225,600	8,471	6,259		181,400	96,930	114,618	123,800	225,600	8,471	6,259	265,800	181,40
	Misc. Financial	2.50%	10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,000	10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,00
	1-1150.1 Illancial		10,000	10,000	10,000	10,000	23,000	20,000	10,000	25,000	10,000	10,000	10,000	10,000	25,000	20,000	10,000	23,00
	Subtotal		5,444,166	5,745,893	5,315,286	5,495,049	368,302	366,090	10,455,541	5,714,828	5,821,530	6,117,271	5,684,908	5,832,851	387,889	385,677	11,112,952	6,061,94
										0								
	Interest	7.00%		215,471	199,323	206,064	13,811	13,728	392,083	214,306	218,307	229,398	213,184	218,732	14,546	14,463	416,736	227,32
	Profit % GDC	20.00%	847,248	894,205	827,191	855,167	57,317	56,973	1,627,144	889,370	905,976	952,000	884,714	907,738	60,365	60,021	1,729,453	943,39
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00
	COSTS		6,495,570	6,855,569	6,341,801	6,556,281	439,431	436,791	12,474,767	6,818,504	6,945,813	7,298,669	6,782,806	6,959,321	462,800	460,161	13,259,141	7,232,65
Resid	lual Land Worth	Site	909,882	1.901.208	3,116,519	10,679,559	207,773	41,377	7.832.353	7.040.456	459,639	1,458,108	2,675,514	10,276,519	184,403	18,008	7.047.979	
								•		0								
	Existing Use Value	£łha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,00
	Viability Threshold	£∤ha	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	1,100,000	1,100,000	1,100,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,00
	Residual Value	٤/ha	3,412,056	26,616,915	3,116,519	9,344,614	11,081,207	2,206,795	5,874,265	8,800,570	574,549	5,103,377	2,675,514	8,991,954	9,834,837	960,426	5,285,984	8,282,87
	Additional Profit		768,548	1,863,351	2,586,519	10,073,845	197,835	31,440	7,125,686	6,616,456	-420,361	1,143,822	1,575,514	8,767,948	159,653	-6,742	5,287,979	-571,7
			384	932	647	2,518	1,319	210	1,781	1,654	-210	572	394	2,192	1,064	-45	1,322	-32