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## Harlow and Gilston Garden Town

### Strategic Viability Assessment

# APPENDICES

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# Appendix 1 – Project Scope

## Harlow and Gilston Garden Town

### Invitation to Tender - Strategic Viability Assessment

#### Background Information

Harlow Council (HC), East Hertfordshire District Council (EHDC), Epping Forest District Council (EFDC), Hertfordshire County Council (HCC) and Essex County Council (ECC) ('the Councils') are working together to bring forward transformational growth in and around Harlow. The Councils are delivering this growth in partnership with other stakeholders including Hertfordshire LEP (HLEP), South East LEP and site promoters. The Councils are working collaboratively through the Duty to Cooperate to create a bold vision and set of objectives for the Harlow area, delivering growth and infrastructure of considerable scale and significance. Such growth will meet housing and employment needs, deliver regeneration objectives and create a long term sustainable place.

In January 2017 the Government announced its support for Harlow and Gilston Garden Town which covers the Harlow area and development sites in East Hertfordshire and Epping Forest. This Garden Town status makes clear the aspiration to accelerate delivery of growth within the first five years of both plan periods and the phasing of appropriate levels of infrastructure delivery is integral to this aspiration.

#### Harlow and Gilston Garden Town

The Garden Town covers three local authority areas and two county council areas. Harlow District Council and Epping Forest District Council are located in Essex and East Hertfordshire District Council is located in Hertfordshire.

The Garden Town forms part of the London Stansted Cambridge Corridor (LSCC) – one of the most important and fastest growing economic regions in the country. Harlow is also fast becoming an attractor for key growth sectors including Life Science, MedTech and digital industries. It is therefore important that the infrastructure provision in the Garden Town links with Harlow's key business areas to ensure their future growth.

Approximately 16,000 new homes are planned for the Garden Town within the Local Plan period 2011-2033 with over 7,000 beyond the plan period. As indicated in Appendix 1, this includes both the Harlow urban area and four separate Garden Communities as set out below:

- 1) **East of Harlow** located in Harlow and Epping Forest. Total estimated number of dwellings – 3,350
- 2) **Latton Priory** located in Epping Forest. Total estimated number of dwellings – 1,050
- 3) **Water Lane Area** located in Epping Forest. Total estimated number of dwellings – 2,500
- 4) **Gilston Area** located in East Hertfordshire. Total estimated number of dwellings – 10,000 (of which approximately 7,000 will be delivered beyond plan period).

The draft Local Plan for Harlow looks to allocate a further 22 sites which together total 1,147 dwellings. These sites range from 10 to 650 dwellings and along with other committed housing schemes, will contribute towards the housing provision in the Garden Town.

There are several site promoters and developers promoting the four Garden Communities and the majority of small urban sites allocated in the Harlow Local Plan are in public ownership.

At the heart of the planning and delivery of the Garden Town are the TCPA Garden City Principles. The first of these principles is 'land value capture for the benefit of the community.' This principle is highly relevant to the Infrastructure work required in response to this brief. The Councils are keen to ensure that land value is captured for the benefit of the community in order that the highest quality of environment is achieved for the new Garden Communities.

As part of the collaborative work, the Garden Town authorities have established a Garden Town Member Board and officer working group in order to facilitate joint working. The Board has enabled the Councils to engage constructively, actively and on an ongoing basis to plan for the Garden Town.

The three Councils are at different stages of the plan making process (see below) but have come together where necessary to complete joint evidence base either to support the delivery of the Garden Town or for the housing and functional economic market area. The housing and economic market area includes Uttlesford District Council. The Garden Town authorities (along with Uttlesford) have sought to align local plan policies as far as possible and have agreed three Memorandums of Understanding.

Separate studies have been undertaken by the authorities for Local Plan viability, as expanded on further on in this document.

## **Local Plan Preparation**

### *Harlow Council*

Harlow Council has prepared and agreed a submission Local Plan which will be published for comments on legality and soundness between 10 May and 22 June. The Plan is due to be submitted to the Secretary of State for examination in October 2018.

The Local Plan housing target is 9,200 dwellings within Harlow, this being above the Objectively Assessed Housing Need figure for the district. Approximately 2,600 dwellings have been identified to the East of Harlow as part of the Garden Community in this location. A further 650 dwellings are proposed on the site currently occupied by Princess Alexandra Hospital. The hospital is looking to relocate and expand its facilities and has identified two potential locations; 1) within the East of Harlow Garden Community in Epping Forest; and 2) within the Gilston Park Garden Community.

### *Epping Forest District Council*

Epping Forest District Council's Local Plan Submission Version was published for comments on soundness and legal compliance for a six week period from 18 December 2017 to 29 January 2018 and is due to be submitted to the Planning Inspector by the end of May 2018.

The Local Plan Submission Version proposes allocations for four strategic growth areas that will form part of the Garden Town; two directly to the west of Harlow (providing 2,100 new homes), one directly to the south (providing 1,050 new homes) and part of the strategic growth area to the east, which straddles the Harlow and Epping Forest District administrative border (providing 750 new homes within Epping Forest District, and 3,350 new homes in total). The Garden Town strategic growth site allocations within EFDC's Local Plan total approximately 3,900 new homes. As set out in Policy SP3, Policy SP 4 and Policy SP 5 of the Local Plan, Strategic Masterplans are required to guide the development and implementation of the sites: East of Harlow Masterplan, Latton Priory Masterplan and Water Lane Masterplan. Development proposals for the sites must be in general conformity with the Strategic Masterplans which have been formally endorsed by Epping Forest District Council and Harlow District Council.

### *East Hertfordshire District Council*

East Herts Local Plan was submitted in early 2017; it has been through the examination process and is awaiting the Inspector's final report. It is anticipated that the Local Plan will be adopted in summer 2018.

The East Herts Local Plan allocates the Gilston strategic growth area directly to the north of Harlow. The allocation is for a total of 10,000 new homes; at least 3,000 of which will be delivered within the Plan period and remaining 7,000 to be delivered beyond the Plan period.

Planning applications are in preparation for the full extent of 10,000 homes in Outline, expected to consist of two applications for 8,500 homes and 1,500 homes respectively reflecting the two land ownerships for the site together with detailed planning applications for the widening of the existing River Stort Crossing and design of a new eastern River Stort Crossing and link-road.

Applications are expected to be received in Summer/Autumn 2018 with estimated targeted determination in Spring/Summer 2019.

## **Local Plan Viability Work**

The three authorities have prepared separate viability appraisals to inform their respective Local Plans.

Harlow District Council undertook a piece of work entitled Delivery Study to inform the Local Plan. A long with an Infrastructure Delivery Plan, the Study also undertook a viability appraisal of the Local Plan and Community

Infrastructure Levy. The Study provides high level viability work on the Local Plan and on the Plan's proposed development sites.

Epping Forest District Council published their Viability Study: Stage 2 in November 2017, which provided an update to the Stage 1 Assessment of Viability published in 2015, taking into account any changes the latest national and district policy and in development costs and revenue assumptions. It provided an assessment of the viability of the Draft Local Plan's policies, sites and potential CIL and has been used to inform the Local Plan Submission Version.

East Hertfordshire District Council prepared a Plan Viability, Affordable Housing and CIL Study in 2015. A separate accompanying report focussing on the deliverability of four strategic sites was also prepared. The document was prepared to inform the Local Plan process and the East Hertfordshire Examination.

The Viability Studies are high level and have not considered the Local Plan policy implications of all Local Plans combined or the cross-boundary implications of infrastructure.

Inevitably, there will be a need to collect developer contributions towards infrastructure projects from sites within different local authority administrative areas. In some cases this also includes collecting contributions from sites which do not fall within the Garden Town (for secondary school provision as an example). A joined up approach which spans local authority boundaries and processes (including spanning two County Councils) is therefore required. In addition, none of the three local planning authorities currently has the Community Infrastructure Levy in place and contributions towards individual projects have not yet been apportioned to individual sites within the Garden Town.

Therefore the detailed viability of individual sites, taking into account affordable housing requirements is yet to be established. *The three local authorities are also proposing to appoint suitably qualified consultants to prepare a Garden Town wide IDP which will set out detailed costs and phasing and in particular the apportionment of costs for individual sites. These two pieces of work will need to be undertaken with reference to each other and it is envisaged that they will run concurrently. We expect the consultants leading each piece of work to fully engage with each other during this period.*

## **Scope and objectives of the work**

The objectives for the work are set out below:

1. To provide a high level viability assessment for each of the new Garden Communities in order to determine the maximum level of developer contributions (which will include some contributions from the wider Epping Forest and East Hertfordshire Districts) to be sought, allowing delivery of the sites to remain viable. Consultants will work closely with the IDP consultants appointed by the local authorities.
2. The viability assessment must take into consideration the ability of each Garden Community to provide policy compliant levels of affordable housing and other policy requirements as set out in respective Local Plans. The assessment must also take into account the importance of land value capture for the benefit of the community as a key objective of the Garden Town.
3. If the individual site is not viable, the consultant should make recommendations on how the site could be made viable, for example looking at the trigger payments of infrastructure (including affordable housing), reviewing the housing mix along with other measures. If the site still remains unviable the consultant should review what percentage of affordable housing is achievable on the site (however the reduction in affordable housing should be a last resort).
4. Appraisals should be tailored for appropriate deferred contributions should a scheme's viability increase
5. It is important that consultants have a wealth of experience in working with local authorities on viability assessments and appraisals. This will form part of the tender scoring process.
6. Consultants should prepare an engagement strategy, which should include details of any additional stakeholders identified, over and above those identified in this brief and how this engagement will support the process.

7. To provide a refresh of the high level viability assessment for each of the new Garden Communities once masterplans have been agreed.

For reference, Appendix 2 contains a summary of the information contained with the three Garden Town authority IDPs with indicative costs. This table was last updated in April 2018 however the IDP consultants will be reviewing the information and updating the table to reflect current information. It will also be updated to include details on phasing and the priority of infrastructure items.

## **Outputs**

- A viability appraisal and report for each Garden Community taking into consideration individual Local Plan policies and affordable housing needs. Viability appraisals must be robust and stand up to scrutiny from third party consultants. The Council will use the documents as part of the negotiation of S106 agreements and viability discussions held with individual developers/applicants.
- The individual appraisals must make recommendations on the level of contributions the site can make towards infrastructure items. It must take into consideration the Garden Town IDP, the on-site infrastructure items required to bring the site forward and the wider strategic infrastructure priorities set out for the Garden Town.
- The individual appraisals must make recommendations on the level of affordable housing provision and housing mix the site can provide taking into consideration Local Plan policies for each local authority.
- Recommendations on how land value capture mechanisms and uplift in land value impact on the site's ability to provide infrastructure and affordable housing.

All documents and outputs must provide the Councils with clear conclusions and recommendations to enable the authorities to engage meaningfully with developers during the negotiation phases.

## **Approach to commission and engagement/consultation**

1. This commission will involve the appointed consultant working collaboratively alongside key partners in order to gain a full understanding and obtain the necessary information required in order to develop the Garden Town Infrastructure Plan. Bidders will be required to demonstrate experience of effective facilitation, brokerage and collaborative working and will also need to be able to interpret, analyse, assess and present complex information in a clear and concise manner and which is fit for purpose.

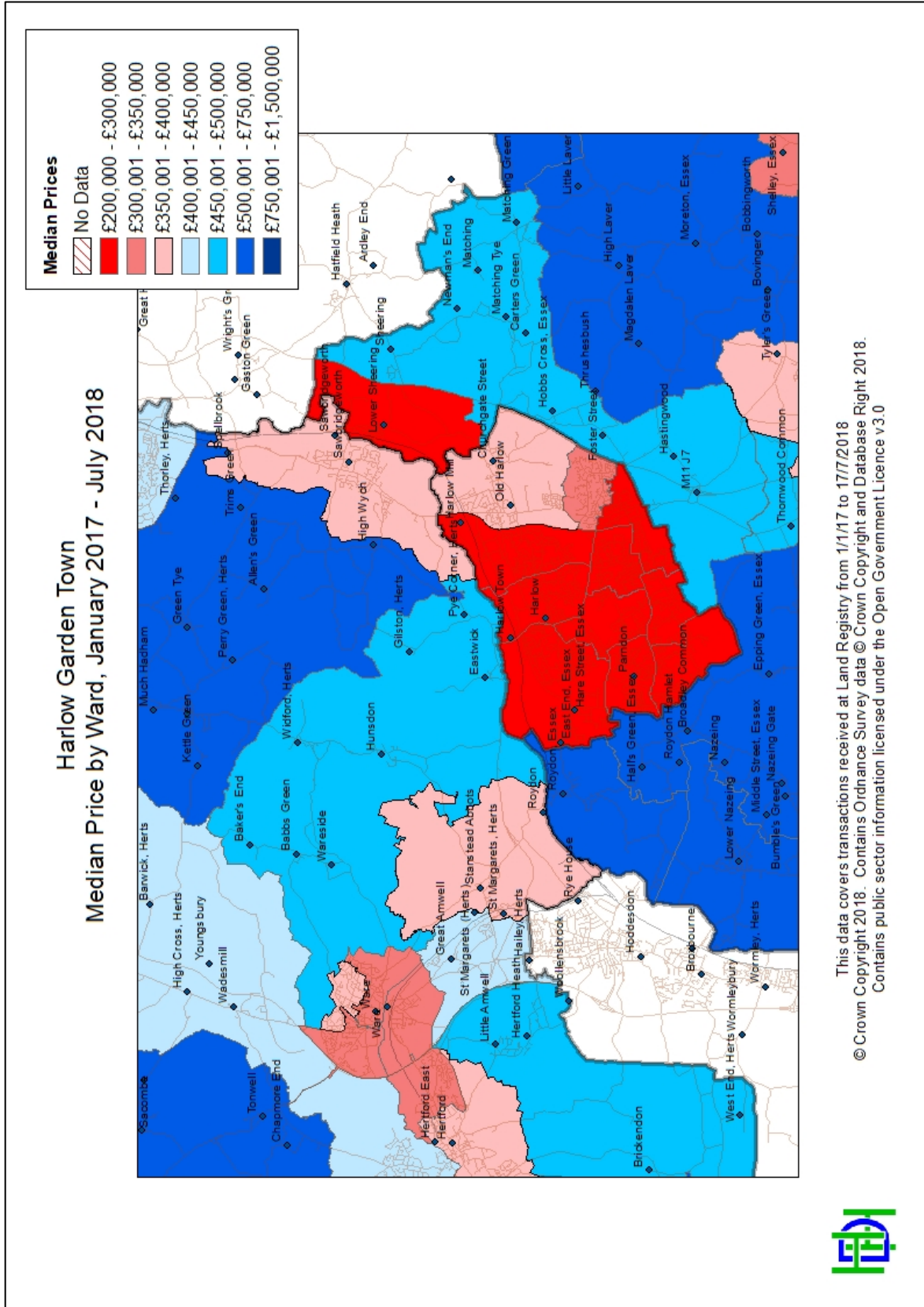
Bidders will be required to demonstrate:

- Extensive experience in undertaking viability assessments for local authorities / the public sector, with a 80-100% of the company's work to be for the public sector.
- Excellent knowledge and understanding of current legislation and emerging best practise in relation to infrastructure, delivery, developer contributions and viability
- Excellent knowledge and understanding of development viability testing and in preparing viability reports and statements
- Detailed experience of working with a range of development appraisal models and a sound and up to date understanding of development finance
- An ability to obtain, analyse, interpret and disseminate complex information
- An understanding of complex large scale residential-led growth projects and the various positions/drivers of stakeholders involved
- An understanding of the Garden Towns and Villages agenda
- Experience of effective facilitation and collaborative working
- Excellent negotiation skills

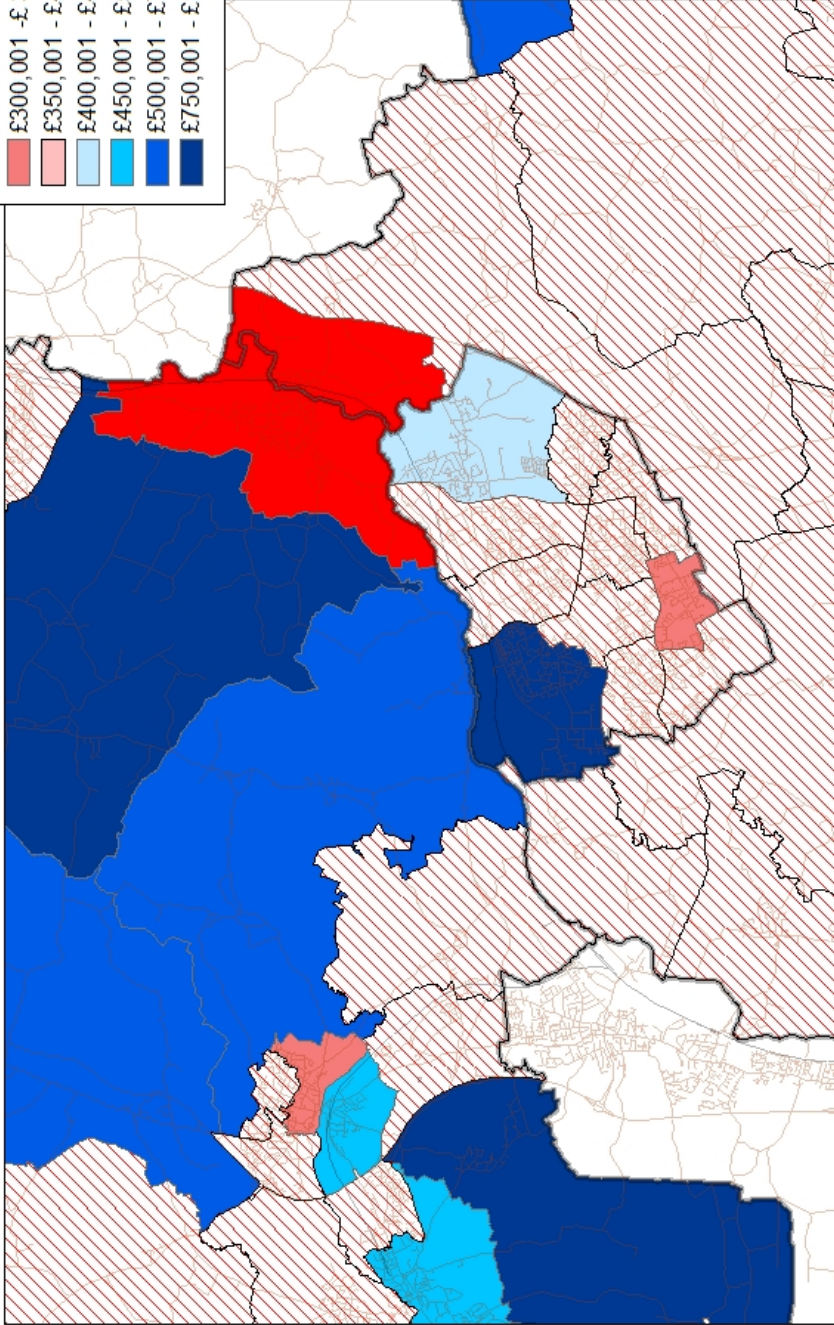
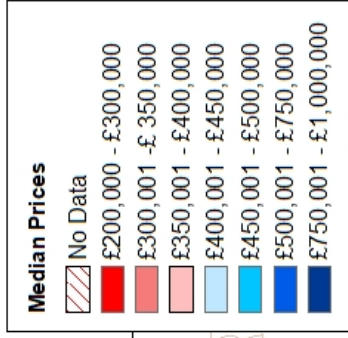
2. The success of the study will be dependent on obtaining and preparing accurate information; the appointed consultant will be expected to involve and engage with the LPAs' existing viability consultants as well as the appropriate stakeholders, and ensure that the required information is obtained. As part of their tender submissions, tenderers are asked to identify what information they see as being crucial to the preparation of the assessment and how they will go about sourcing this information.
3. The work will require attendance at the Garden Town Officer Group, Garden Town Member Board and the Developer Panels which have been established for the Garden Town Communities. The study will require the preparation for, and attendance at, up to 15 client meetings including meetings with relevant stakeholders and statutory bodies and up to 3 evening meetings.
4. The consultant group will be expected to work closely with the senior officers from each of the three Garden Town authorities and the two county councils, along with the relevant stakeholders and statutory bodies. Weekly progress updates must be provided to the lead officer/s for the work.



# Appendix 2 – Price Maps



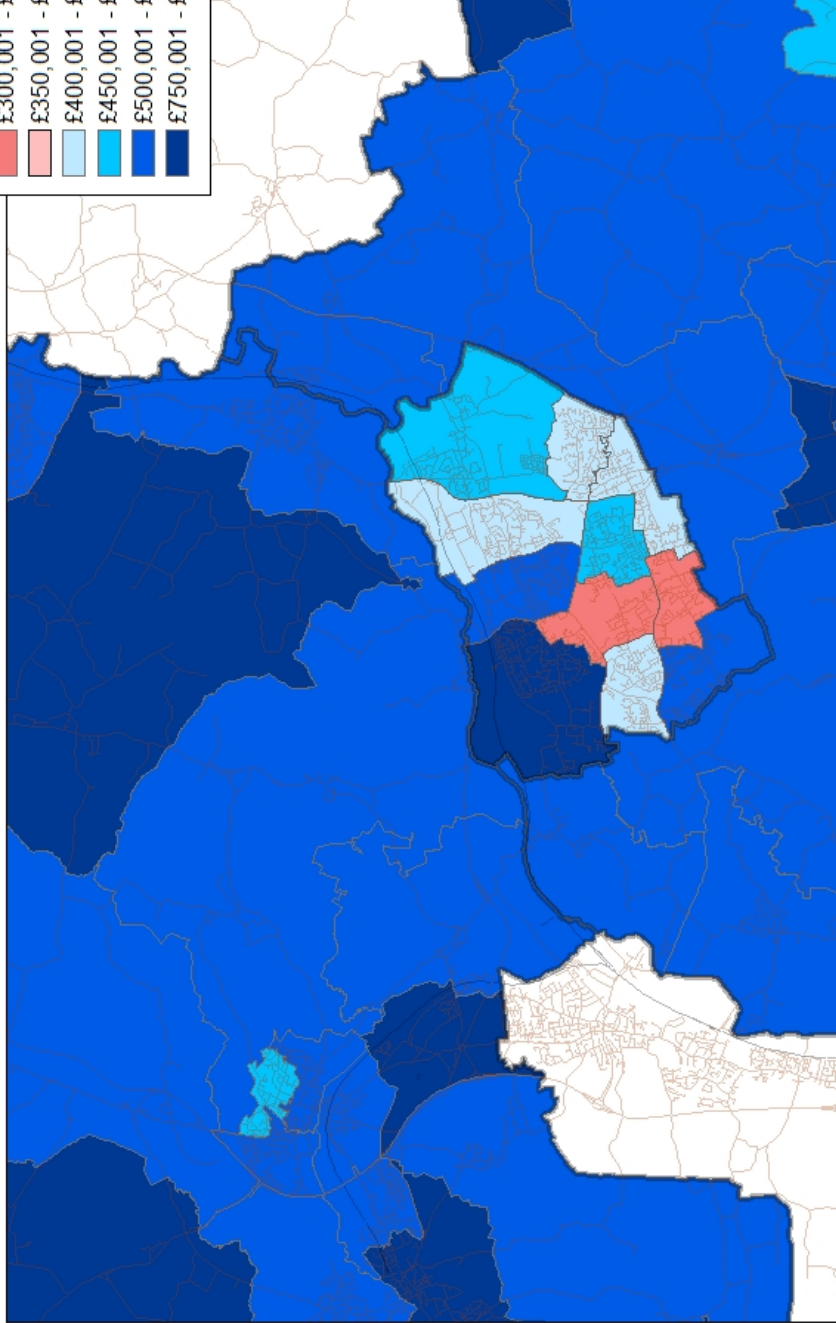
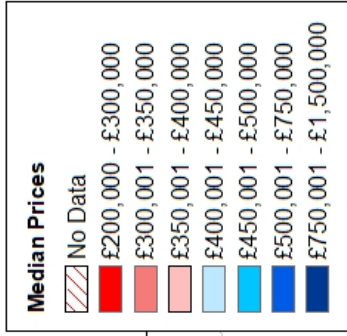
Harlow Garden Town  
Median Newbuild Price by Ward, January 2017 - July 2018



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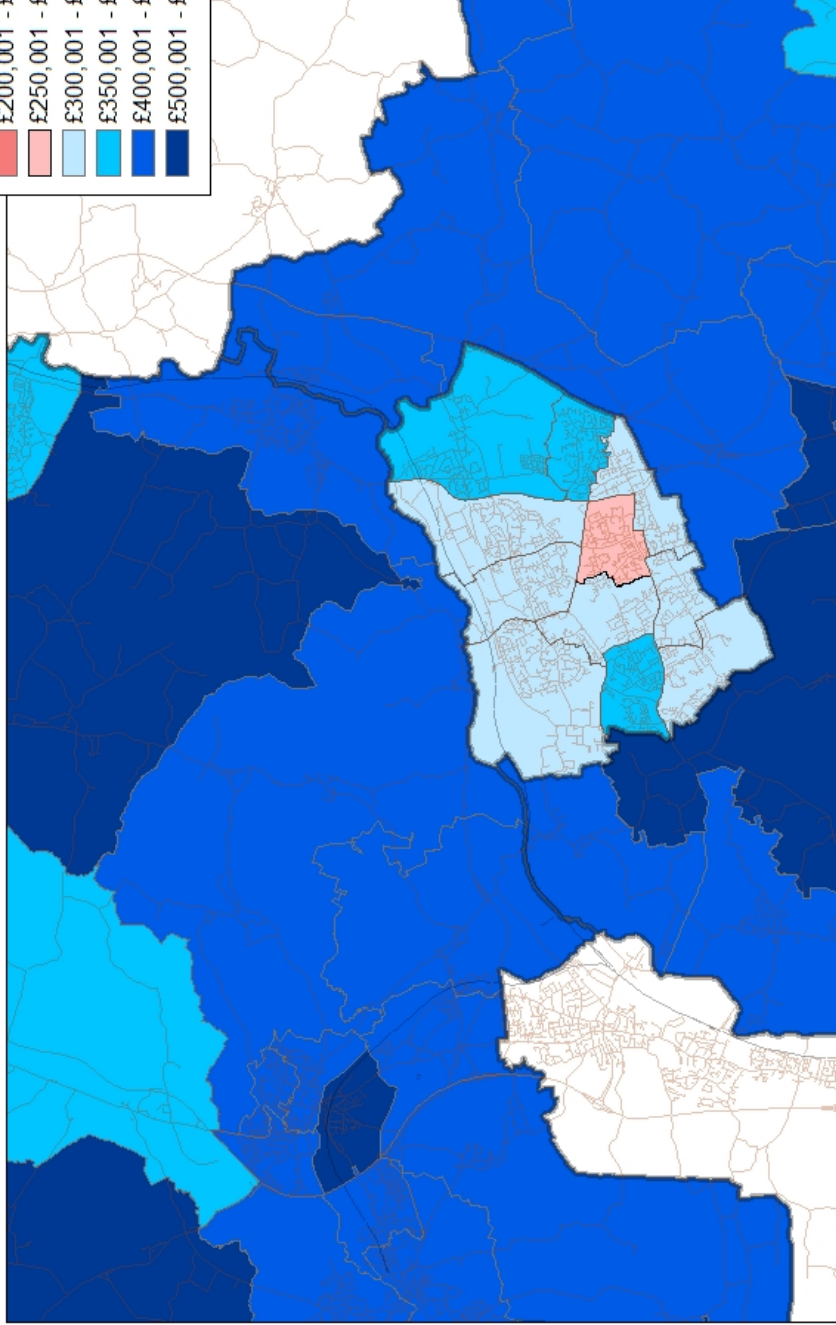
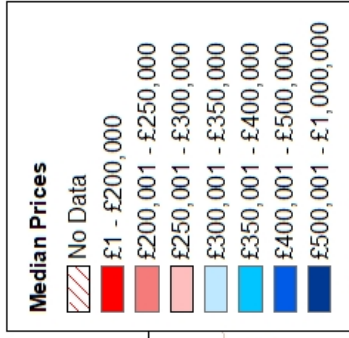


Harlow Garden Town  
Median Detached Price by Ward, January 2017 - July 2018



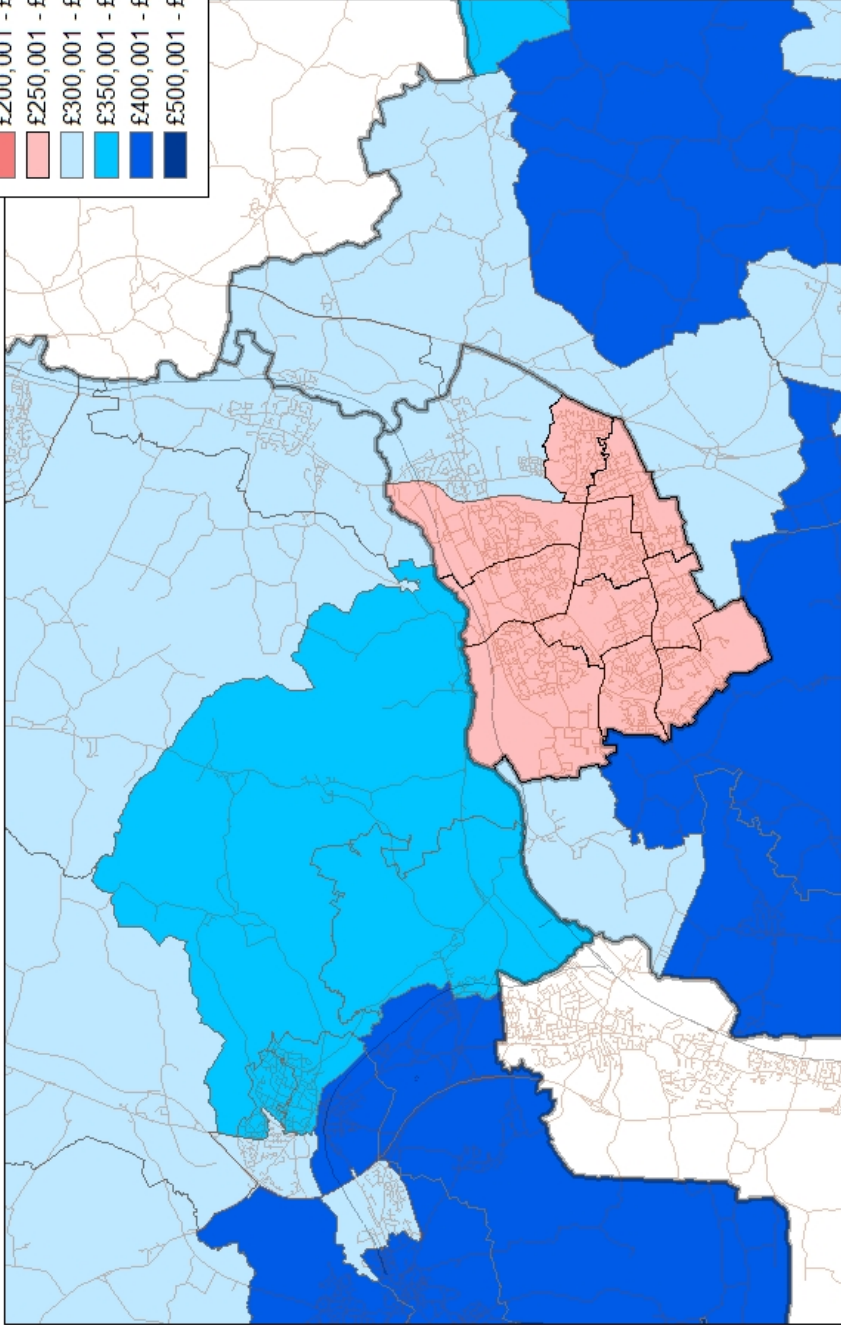
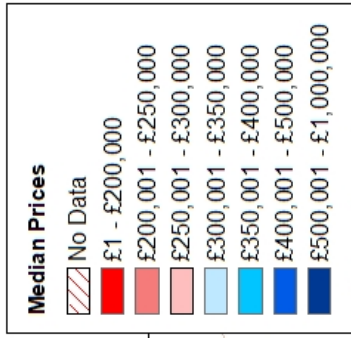
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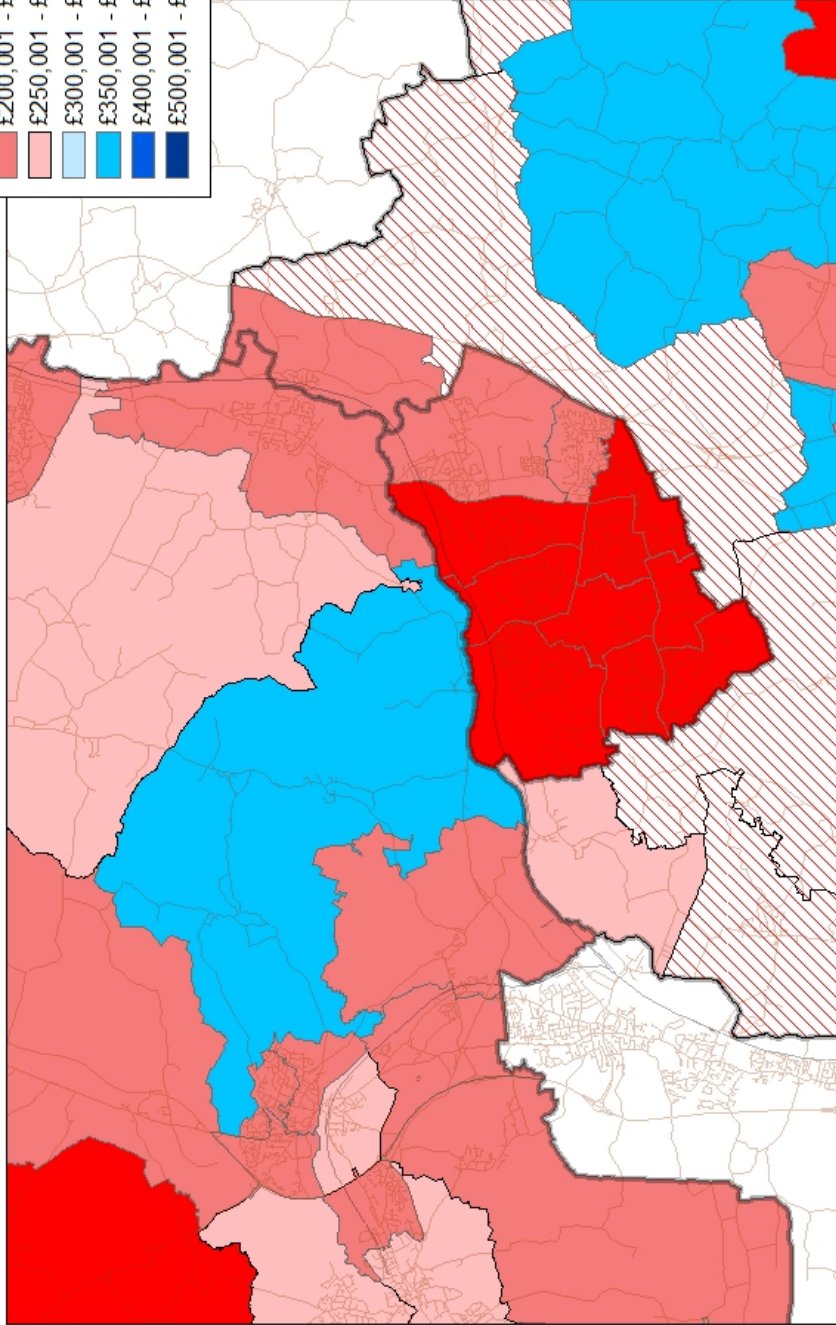
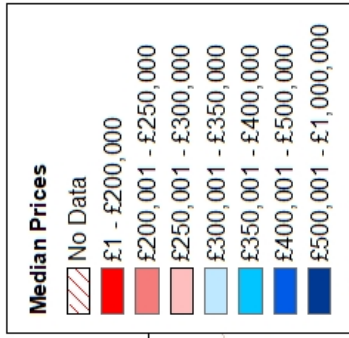
Harlow Garden Town  
Median Terraced Price by Ward, January 2017 - July 2018



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Harlow Garden Town  
Median Flats Price by Ward, January 2017 - July 2018



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## Appendix 3 – Newbuild Land Registry PPD and EPC Data

Date	Type	saon	paon	Street	Locality	Town	Postcode	Price Paid	EPC m <sup>2</sup>	£/m <sup>2</sup>	
04/01/2016	F		12	TISSIMANS COURT	BASBOW LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2TW	£295,000	81	£3,642
04/01/2016	F	4		KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£359,950	67	£5,372
04/01/2016	F	17		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£323,950	77	£4,207
05/01/2016	F		11	TISSIMANS COURT	TISSIMANS COURT	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2TW	£290,000	71	£4,085
06/01/2016	F	21		NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£302,950	53	£5,716
07/01/2016	F		2	TISSIMANS COURT	BASBOW LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2NA	£325,000	90	£3,611
08/01/2016	F		10	TISSIMANS COURT	BASBOW LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2TW	£300,000	84	£3,571
08/01/2016	F	13		KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£391,950	88	£4,454
08/01/2016	F	10		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£286,950	68	£4,220
08/01/2016	F	15		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
08/01/2016	F	22		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£225,950	48	£4,707
11/01/2016	F	FLAT 7		QUEEN VICTORIA HOUSE, 7	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£270,000	45	£6,000
15/01/2016	T		16	HIGH CHASE	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£394,995	136	£2,904
15/01/2016	F	41		NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£373,950	52	£7,191
15/01/2016	F	6		PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£240,000	65	£3,692
15/01/2016	F	3		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£283,950	68	£4,176
15/01/2016	F	24		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£288,950	68	£4,249
15/01/2016	F	29		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£290,950	68	£4,279
20/01/2016	F	FLAT 1		CAMBRIDGE HOUSE, 6	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£242,500	39	£6,218
22/01/2016	T		4	SAXON LANE	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£360,000	97	£3,711
22/01/2016	F	5		PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£299,950	71	£4,225
22/01/2016	F	1		RIVERSCROFT MANSIONS	TRAPSTYLE ROAD	WARE	WARE	SG12 0FQ	£235,000	62	£3,790
22/01/2016	F		159	SMEATON COURT	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AU	£185,000	45	£4,111
22/01/2016	F	14		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
22/01/2016	F	18		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
22/01/2016	F	28		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£229,950	53	£4,339
22/01/2016	F	34		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£297,950	68	£4,382
25/01/2016	F	8		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£286,950	68	£4,220
25/01/2016	F	FLAT 2		QUEEN VICTORIA HOUSE, 7	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£265,000	41	£6,463
26/01/2016	F	4		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£280,950	68	£4,132
28/01/2016	T		18	HIGH CHASE	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£399,995	135	£2,963
28/01/2016	F	1		PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£277,500	72	£3,854
29/01/2016	D		19	SPARROWHAWK WAY	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£453,950	135	£3,363
29/01/2016	S		20	HIGH CHASE	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£404,995	135	£3,000
29/01/2016	T		22	HIGH CHASE	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£404,995	135	£3,000
29/01/2016	D		6	ROSE CRESCENT	ROSE CRESCENT	NEWHALL	HARLOW	CM17 9SN	£417,595	129	£3,237
29/01/2016	F		34	SMEATON COURT	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£205,000	45	£4,556
29/01/2016	F	13		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
29/01/2016	F	23		KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£228,950	53	£4,320

29/01/2016	F	32	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£227,950	48	£4,749
29/01/2016	F	33	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£230,950	53	£4,358
29/01/2016	F	35	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£297,950	68	£4,382
29/01/2016	T		7	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£599,950	104	£5,769
01/02/2016	F	27	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£335,950	53	£6,339
01/02/2016	F		36	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260,000	66	£3,939
01/02/2016	F		37	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£250,000	52	£4,808
03/02/2016	T		6	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£374,995	97	£3,866
05/02/2016	S		24	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£394,995	136	£2,904
05/02/2016	F		30	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	64	£4,297
05/02/2016	F		33	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£200,000	45	£4,444
08/02/2016	F		31	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£240,000	54	£4,444
08/02/2016	F		32	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260,000	58	£4,483
08/02/2016	T		8	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£640,000	93	£6,882
09/02/2016	F	20	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299,950	72	£4,166
10/02/2016	D		5	FIVES COURT CLOSE	WARE	WARE	SG12 7DY	£500,000	132	£3,788
11/02/2016	T		10	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£399,995	135	£2,963
12/02/2016	T		48	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£489,000	154	£3,175
12/02/2016	F	18	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£371,950	71	£5,239
12/02/2016	F		29	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£195,000	45	£4,333
12/02/2016	F	16	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
12/02/2016	F	19	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£382,950	105	£3,647
15/02/2016	F		23	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£280,000	69	£4,058
15/02/2016	F		26	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	69	£3,986
15/02/2016	F		27	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£240,000	57	£4,211
15/02/2016	F		28	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260,000	62	£4,194
15/02/2016	F	5	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£304,950	77	£3,960
18/02/2016	F		15	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£285,000	68	£4,191
19/02/2016	F		24	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£335,000	82	£4,085
19/02/2016	F	38	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299,950	71	£4,225
22/02/2016	F		8	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£52,255	48	£1,089
22/02/2016	F		40	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£46,710	43	£1,086
22/02/2016	F		42	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1,084
22/02/2016	F		44	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£72,304	67	£1,079
22/02/2016	F		46	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£65,586	61	£1,075
22/02/2016	F		48	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1,084
22/02/2016	F		50	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£72,304	67	£1,079
22/02/2016	F		52	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£65,586	61	£1,075
22/02/2016	F		54	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1,084
22/02/2016	F		56	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£72,304	67	£1,079
22/02/2016	F		58	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£65,586	61	£1,075
22/02/2016	F		60	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1,084
26/02/2016	S		9	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£356,950	89	£4,011
26/02/2016	D		17	HODGSON WAY	GILSTON	HARLOW	CM20 2FR	£497,000	128	£3,883
26/02/2016	F	14	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£278,950	46	£6,064
26/02/2016	F		12	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£185,000	42	£4,405
26/02/2016	F		16	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£195,000	45	£4,333

26/02/2016	F	21	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299,950	72	£4,166
26/02/2016	F	37	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299,950	70	£4,285
26/02/2016	F	39	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£399,950	117	£3,418
26/02/2016	T		9	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£599,950	104	£5,769
26/02/2016	F	FLAT 4	CAMBRIDGE HOUSE, 6	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£620,000	130	£4,769
29/02/2016	D		31	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£499,950	142	£3,521
29/02/2016	D		7	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163
29/02/2016	D		9	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£444,995	129	£3,450
29/02/2016	F	5	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£315,950	47	£6,722
29/02/2016	F	9	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£349,950	53	£6,603
29/02/2016	F		10	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£280,000	68	£4,118
29/02/2016	F		11	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£190,000	47	£4,043
29/02/2016	F		17	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£185,000	38	£4,868
29/02/2016	F		18	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	64	£4,297
29/02/2016	F		19	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£195,000	40	£4,875
29/02/2016	F		35	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£255,000	57	£4,474
01/03/2016	F	2	RIVERSCROFT MANSIONS	TRAPSTYLE ROAD	WARE	WARE	SG12 0FQ	£235,000	62	£3,790
03/03/2016	F		6	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£300,000	76	£3,947
04/03/2016	F	36	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£297,950	68	£4,382
07/03/2016	F		8	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£280,000	69	£4,058
07/03/2016	F		9	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£185,000	40	£4,625
07/03/2016	F		13	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	69	£3,986
07/03/2016	F		14	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£190,000	40	£4,750
08/03/2016	F		21	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£205,000	47	£4,362
11/03/2016	F		7	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£320,000	81	£3,951
14/03/2016	D		53	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£550,000	127	£4,331
14/03/2016	F		20	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£285,000	58	£4,914
15/03/2016	F		2	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£240,000	58	£4,138
17/03/2016	F		3	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£180,000	44	£4,091
18/03/2016	F		4	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£250,000	70	£3,571
18/03/2016	F		22	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260,000	54	£4,815
21/03/2016	D	3	THE OAKS	COMMONSIDE ROAD	HARLOW	HARLOW	CM18 7EZ	£494,950	156	£3,173
23/03/2016	T		27	BOWLING ROAD	WARE	WARE	SG12 7EF	£400,000	90	£4,444
24/03/2016	S		5	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£354,950	89	£3,988
24/03/2016	F	29	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£326,950	52	£6,288
24/03/2016	T		52	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£479,000	155	£3,090
24/03/2016	T	1	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£429,995	117	£3,675
24/03/2016	T	2	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
24/03/2016	T	3	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
24/03/2016	T	6	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
24/03/2016	F	16	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£252,950	45	£5,621
24/03/2016	F	22	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£274,950	52	£5,288
24/03/2016	T		11	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£610,000	104	£5,865
24/03/2016	F		1	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£290,000	67	£4,328
24/03/2016	F		3	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£315,000	67	£4,701
24/03/2016	F		4	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£295,000	69	£4,275

29/03/2016	T	6	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£392,950	130	£3,023	
29/03/2016	T	16	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£679,950	110	£6,181	
30/03/2016	T	8	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£387,500	130	£2,981	
30/03/2016	F	11	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£445,000	139	£3,201
30/03/2016	S	12	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£449,995	117	£3,846
30/03/2016	T	25	BOWLING ROAD	WARE	WARE	SG12 7EF	£390,000	81	£4,815	
31/03/2016	F	4	FOREST COURT, 76	HEMNALL STREET	EPPING	EPPING	CM16 4LY	£200,000	48	£4,167
31/03/2016	F	8	FOREST COURT, 76	HEMNALL STREET	EPPING	EPPING	CM16 4LY	£200,000	50	£4,000
31/03/2016	T	10	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£389,950	130	£3,000	
31/03/2016	T	14	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£392,950	130	£3,023	
31/03/2016	D	1	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£700,000	138	£5,072	
31/03/2016	D	1	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£685,000	158	£4,335	
31/03/2016	T	4	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839	
31/03/2016	T	5	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
31/03/2016	T	7	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£425,000	117	£3,632
31/03/2016	S	8	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£374,995	75	£5,000
31/03/2016	S	9	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£374,995	75	£5,000
31/03/2016	S	10	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£314,995	62	£5,081
31/03/2016	S	11	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£309,995	62	£5,000
31/03/2016	S	13	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£449,995	117	£3,846
31/03/2016	F	17	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£390,950	75	£5,213
31/03/2016	F	20	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£362,950	71	£5,112
31/03/2016	T	29	BOWLING ROAD	WARE	WARE	SG12 7EF	£420,000	90	£4,667	
31/03/2016	T	10	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£599,950	104	£5,769	
01/04/2016	D	5	ROBIN LANE	NEWHALL	HARLOW	CM17 9GS	£499,950	142	£3,521	
04/04/2016	T	24	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814	
06/04/2016	F	44	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£327,950	52	£6,307
11/04/2016	D	52	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£565,000	127	£4,449	
13/04/2016	T	14	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£630,000	104	£6,058	
13/04/2016	F	FLAT 4	QUEEN VICTORIA HOUSE, 7	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£620,000	122	£5,082
15/04/2016	S	2	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£374,995	97	£3,866	
15/04/2016	T	13	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£695,000	104	£6,683	
18/04/2016	F	12	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£650,000	269	£2,416
19/04/2016	T	8	ROMAN COURT	WARE	WARE	SG12 0GE	£485,000	140	£3,464	
27/04/2016	T	26	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814	
27/04/2016	T	28	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814	
27/04/2016	T	1	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£264,995	78	£3,397	
28/04/2016	D	17	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£473,950	135	£3,511	
28/04/2016	D	6	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£695,000	158	£4,399	
29/04/2016	F	6	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£259,995	78	£3,333	
29/04/2016	T	15	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£430,000	137	£3,139	
29/04/2016	T	17	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£444,000	137	£3,241	
29/04/2016	S	2	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£495,000	145	£3,414	
29/04/2016	S	3	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£500,000	147	£3,401	
29/04/2016	F	22	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£435,950	70	£6,228
29/04/2016	D	12	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£725,000	110	£6,591	



29/04/2016	F	2	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£320,000	69	£4,638
03/05/2016	S	4	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£396,995	97	£4,093
05/05/2016	D	8	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£479,995	141	£3,404
09/05/2016	T	13	ROMAN COURT	WARE	WARE	SG12 0GE	£485,000	140	£3,464
09/05/2016	F	7	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£270,000	56	£4,821
10/05/2016	F	5	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£279,000	67	£4,164
11/05/2016	F	28	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	EN9 1LN	£294,950	52	£5,672
13/05/2016	D	32	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£419,995	118	£3,559
19/05/2016	D	2	THE OAKS	COMMONSIDE ROAD	HARLOW	CM18 7EZ	£480,000	156	£3,077
19/05/2016	F	27	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	EN9 1LN	£383,950	77	£4,986
20/05/2016	S	5	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£500,000	145	£3,448
20/05/2016	D	25	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£825,000	148	£5,574
20/05/2016	D	27	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£735,000	110	£6,682
20/05/2016	F	2	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£289,995	60	£4,833
20/05/2016	F	3	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£254,995	65	£3,923
20/05/2016	F	4	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£247,995	50	£4,960
20/05/2016	F	6	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£292,995	60	£4,883
20/05/2016	F	7	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£297,995	60	£4,967
20/05/2016	F	8	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£244,995	50	£4,900
23/05/2016	D	21	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£475,000	115	£4,130
24/05/2016	F	43	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£346,950	51	£6,803
25/05/2016	S	4	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£500,000	147	£3,401
27/05/2016	S	13	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£337,950	83	£4,072
27/05/2016	D	25	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£549,000	139	£3,950
27/05/2016	F	9	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	CM23 5FA	£440,000	104	£4,231
31/05/2016	S	9	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£339,950	83	£4,096
31/05/2016	S	11	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£339,950	83	£4,096
31/05/2016	S	15	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£344,950	83	£4,156
31/05/2016	T	7	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£309,995	79	£3,924
31/05/2016	T	9	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£304,995	79	£3,861
31/05/2016	T	13	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£309,995	79	£3,924
31/05/2016	T	18	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£689,950	104	£6,634
01/06/2016	F	FLAT 5	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	CM16 4JE	£450,000	81	£5,556
01/06/2016	F	5	CLAUD HAMILTON WAY	CLAUD HAMILTON WAY	HERTFORD	SG14 1SR	£309,995	65	£4,769
03/06/2016	F	FLAT 12	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	CM16 4JE	£450,000	81	£5,556
03/06/2016	F	FLAT 6	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	CM16 4JE	£460,000	82	£5,610
03/06/2016	D	27	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£489,000	115	£4,252
03/06/2016	D	24	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£825,000	148	£5,574
08/06/2016	F	FLAT 7	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	CM16 4JE	£450,000	81	£5,556
08/06/2016	T	11	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£304,995	79	£3,861
09/06/2016	F	3	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	EN9 1LN	£394,950	75	£5,266
10/06/2016	F	FLAT 11	LINDON HOUSE, 54	CENTRE DRIVE	EPPING	CM16 4JE	£460,000	79	£5,823
10/06/2016	D	5	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£434,995	129	£3,372
10/06/2016	F	10	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£312,995	65	£4,815
10/06/2016	F	11	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£295,995	50	£5,920
10/06/2016	F	12	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£300,995	61	£4,934
10/06/2016	F	13	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£252,995	50	£5,060

17/06/2016	F	FLAT 10	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£420,000	73	£5,753
17/06/2016	D		8	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£339,950	76	£4,473
17/06/2016	D		10	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£337,950	76	£4,447
17/06/2016	T		13	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£274,995	72	£3,819
17/06/2016	F		20	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£274,995	72	£3,819
17/06/2016	T		17	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£650,000	104	£6,250
17/06/2016	T		19	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£520,000	115	£4,522
17/06/2016	F		9	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£290,000	67	£4,328
20/06/2016	T		34	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£649,950	104	£6,250
23/06/2016	T		7	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£345,000	89	£3,876
23/06/2016	T		8	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£359,000	89	£4,034
23/06/2016	T		9	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£358,000	89	£4,022
24/06/2016	T		17	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£354,950	83	£4,277
24/06/2016	S		30	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£422,995	118	£3,585
24/06/2016	D		20	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£599,000	166	£3,608
24/06/2016	D		96	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£520,000	108	£4,815
24/06/2016	D		98	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£525,000	108	£4,861
24/06/2016	S		10	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£455,000	138	£3,297
24/06/2016	S		11	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£465,000	137	£3,394
24/06/2016	D		1	BOWLBY HILL	GILSTON	HARLOW	CM20 2FZ	£860,000	190	£4,526
24/06/2016	F	45	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£354,950	65	£5,461
24/06/2016	D		28	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£649,950	140	£4,643
24/06/2016	F		8	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£290,000	66	£4,394
27/06/2016	F		9	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£250,995	50	£5,020
28/06/2016	D		35	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£449,950	116	£3,879
29/06/2016	F	15	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£286,950	46	£6,238
29/06/2016	D		31	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	127	£4,724
29/06/2016	D		37	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£812,000	220	£3,691
29/06/2016	T		21	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£699,950	114	£6,140
30/06/2016	D		6	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£337,950	76	£4,447
30/06/2016	D		33	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£449,950	116	£3,879
30/06/2016	D		1	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£444,995	129	£3,450
30/06/2016	D		3	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£690,000	138	£5,000
30/06/2016	D		1	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£682,000	158	£4,316
30/06/2016	S		3	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£495,000	145	£3,414
30/06/2016	S		5	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£500,000	147	£3,401
30/06/2016	F	3	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£322,950	53	£6,093
30/06/2016	D		27	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£634,950	131	£4,847
30/06/2016	D		OAK HOUSE, 42	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£824,950	220	£3,750
30/06/2016	T		15	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£689,950	110	£6,272
30/06/2016	S		20	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£689,950	115	£6,000
30/06/2016	S		23	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£674,950	115	£5,869
01/07/2016	F	FLAT 2	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£475,000	82	£5,793
01/07/2016	F	FLAT 3	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£475,000	81	£5,864
01/07/2016	D		4	ROSE CRESCENT	NEWHALL	HARLOW	CM17 9SN	£444,995	130	£3,423
06/07/2016	T		3	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£344,950	83	£4,156
12/07/2016	T		50	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£480,000	150	£3,200

15/07/2016	F	APARTM ENT 9	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£425,000	69	£6,159
22/07/2016	T		54	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£480,000	150	£3,200
22/07/2016	D		54	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£565,000	127	£4,449
22/07/2016	F		14	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£294,995	60	£4,917
22/07/2016	F		15	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£257,995	51	£5,059
22/07/2016	F		16	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£253,995	50	£5,080
22/07/2016	F		17	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£249,995	48	£5,208
22/07/2016	F		18	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£272,995	50	£5,460
27/07/2016	F	20	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£291,950	48	£6,082
28/07/2016	D		22	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£394,995	121	£3,264
28/07/2016	T		26	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£419,995	136	£3,088
28/07/2016	T		28	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£409,995	135	£3,037
28/07/2016	S		30	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£409,995	135	£3,037
28/07/2016	T		32	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£404,995	135	£3,000
28/07/2016	T		36	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£409,995	135	£3,037
28/07/2016	T		12	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£334,995	81	£4,136
29/07/2016	D		43	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£422,995	118	£3,585
29/07/2016	D		21	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£474,995	147	£3,231
29/07/2016	S		7	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£490,000	147	£3,333
29/07/2016	S		9	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£500,000	145	£3,448
29/07/2016	F	19	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£477,950	81	£5,901
29/07/2016	F	49	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£271,950	48	£5,666
01/08/2016	D		7	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£434,995	129	£3,372
04/08/2016	F	FLAT 1	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£475,000	81	£5,864
05/08/2016	D		36	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£760,000	171	£4,444
11/08/2016	T		35	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£379,995	97	£3,917
11/08/2016	T		37	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814
11/08/2016	S		34	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£419,995	135	£3,111
12/08/2016	F	FLAT 8	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£435,000	73	£5,959
15/08/2016	F		25	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£304,995	60	£5,083
17/08/2016	F		23	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£267,995	50	£5,360
18/08/2016	D		3	ROSE CRESCENT	NEWHALL	HARLOW	CM17 9SN	£444,995	130	£3,423
19/08/2016	F	APARTM ENT 4	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£425,000	69	£6,159
19/08/2016	F		19	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£303,995	62	£4,903
19/08/2016	F		20	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£299,995	60	£5,000
19/08/2016	F		21	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£336,995	65	£5,185
19/08/2016	T		22	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£332,995	60	£5,550
19/08/2016	F		24	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£308,995	62	£4,984
19/08/2016	F		26	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£330,995	65	£5,092
19/08/2016	F		27	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£319,995	60	£5,333
19/08/2016	F		28	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£274,995	50	£5,500
19/08/2016	F		30	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£309,995	60	£5,167
19/08/2016	F		31	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£335,995	65	£5,169
19/08/2016	F		32	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£320,995	60	£5,350
26/08/2016	D		100	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£615,000	137	£4,489

26/08/2016	T	2	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£455,000	138	£3,297	
26/08/2016	T	4	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£455,000	137	£3,321	
26/08/2016	T	6	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£459,000	137	£3,350	
30/08/2016	D	2	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£434,995	129	£3,372	
31/08/2016	D	102	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£620,000	137	£4,526	
31/08/2016	D	104	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£530,000	108	£4,907	
31/08/2016	D	34	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£640,000	139	£4,604	
02/09/2016	D	41	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£422,995	118	£3,585	
09/09/2016	D	32	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	127	£4,724	
09/09/2016	D	39	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	127	£4,724	
14/09/2016	D	15	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163	
23/09/2016	T	8	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£459,000	138	£3,326	
23/09/2016	F	36	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£295,000	48	£6,146
23/09/2016	F	1	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£262,995	48	£5,479	
23/09/2016	F	2	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£265,995	50	£5,320	
23/09/2016	F	3	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£289,995	60	£4,833	
23/09/2016	F	4	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£309,995	60	£5,167	
23/09/2016	F	5	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£326,995	60	£5,450	
23/09/2016	F	6	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£324,995	65	£5,000	
23/09/2016	F	7	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£312,995	60	£5,217	
23/09/2016	F	8	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£323,995	62	£5,226	
28/09/2016	T	10	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£459,500	138	£3,330	
29/09/2016	D	8	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£434,995	129	£3,372	
29/09/2016	D	39	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£695,000	138	£5,036	
29/09/2016	T	12	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£457,000	137	£3,336	
29/09/2016	F	19	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£359,950	67	£5,372
30/09/2016	T	1	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£364,950	83	£4,397	
30/09/2016	D	33	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£399,995	121	£3,306	
30/09/2016	D	17	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163	
30/09/2016	D	106	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£535,000	108	£4,954	
30/09/2016	T	14	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£458,000	137	£3,343	
30/09/2016	T	16	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£461,000	138	£3,341	
30/09/2016	F	28	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£339,000	51	£6,647
30/09/2016	D	38	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£614,950	127	£4,842	
07/10/2016	D	10	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£612,500	140	£4,375	
13/10/2016	D	37	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£447,000	135	£3,311	
14/10/2016	D	5	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£589,950	172	£3,430	
14/10/2016	D	6	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£589,950	172	£3,430	
21/10/2016	D	11	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£469,995	147	£3,197	
21/10/2016	D	30	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£824,950	220	£3,750	
21/10/2016	F	9	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£278,995	50	£5,580	
21/10/2016	F	10	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£319,995	60	£5,333	
21/10/2016	F	11	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£327,995	65	£5,046	
21/10/2016	F	12	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£316,995	60	£5,283	
21/10/2016	F	13	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£326,995	62	£5,274	
21/10/2016	F	14	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£271,995	50	£5,440	
21/10/2016	F	15	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£332,995	60	£5,550	

21/10/2016	F	16	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£337,995	65	£5,200
21/10/2016	F	17	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£319,995	60	£5,333
21/10/2016	F	18	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£329,995	62	£5,323
21/10/2016	F	19	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£274,995	50	£5,500
26/10/2016	D	7	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£590,000	173	£3,410
26/10/2016	T	24	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£379,995	97	£3,917
27/10/2016	T	22	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£379,995	97	£3,917
27/10/2016	D	9	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£610,000	140	£4,357
28/10/2016	D	8	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£575,000	172	£3,343
28/10/2016	T	15	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£284,995	72	£3,958
28/10/2016	T	18	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£374,995	97	£3,866
28/10/2016	D	6	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£660,000	144	£4,583
28/10/2016	D	7	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£695,000	153	£4,542
28/10/2016	F	2	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£314,950	48	£6,561
28/10/2016	F	17	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£368,950	66	£5,590
28/10/2016	T	33	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£635,000	104	£6,106
31/10/2016	D	10	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£449,950	116	£3,879
31/10/2016	F	11	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£270,000	70	£3,857
31/10/2016	F	15	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£275,000	70	£3,929
31/10/2016	F	23	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£275,000	70	£3,929
31/10/2016	F	25	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£275,000	70	£3,929
01/11/2016	T	16	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£309,995	97	£3,196
04/11/2016	D	37	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£700,000	138	£5,072
04/11/2016	F	10	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£239,950	72	£3,333
10/11/2016	D	9	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£454,950	116	£3,922
10/11/2016	T	10	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£489,995	141	£3,475
11/11/2016	F	8	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£335,000	118	£2,839
11/11/2016	D	41	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£774,950	171	£4,532
14/11/2016	S	40	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	136	£3,162
14/11/2016	F	2	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
14/11/2016	F	3	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
14/11/2016	F	4	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£172,500	49	£3,520
14/11/2016	F	5	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
14/11/2016	F	6	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£247,450	72	£3,437
14/11/2016	F	7	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£247,450	72	£3,437
14/11/2016	F	9	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£320,000	111	£2,883
14/11/2016	F	11	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£247,450	72	£3,437
14/11/2016	F	12	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£270,000	86	£3,140
17/11/2016	F	1	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
18/11/2016	F	19	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£285,000	70	£4,071
18/11/2016	F	21	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£285,000	70	£4,071
18/11/2016	F	27	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£285,000	70	£4,071
18/11/2016	T	20	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£379,995	97	£3,917
18/11/2016	T	7	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£475,000	103	£4,612
18/11/2016	F	2	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£329,995	60	£5,500
18/11/2016	F	4	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£309,995	60	£5,167
18/11/2016	F	6	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£288,995	50	£5,780

18/11/2016	F	10	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£293,995	50	£5,880
18/11/2016	F	12	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£339,995	62	£5,484
18/11/2016	F	14	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£334,995	60	£5,583
18/11/2016	F	16	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£342,995	65	£5,277
18/11/2016	F	18	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£352,995	60	£5,883
18/11/2016	F	20	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£298,995	50	£5,980
18/11/2016	F	22	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£334,995	62	£5,403
18/11/2016	F	24	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£339,995	60	£5,667
18/11/2016	F	26	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£347,995	65	£5,354
18/11/2016	F	28	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£354,995	60	£5,917
18/11/2016	F	30	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£273,595	50	£5,472
18/11/2016	F	32	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£349,995	62	£5,645
18/11/2016	F	34	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£344,995	60	£5,750
18/11/2016	F	36	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£342,995	65	£5,277
18/11/2016	F	38	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£354,995	60	£5,917
24/11/2016	T	3	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£475,000	103	£4,612
24/11/2016	T	5	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£475,000	103	£4,612
24/11/2016	T	11	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£485,000	103	£4,709
25/11/2016	F	7	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£265,000	69	£3,841
25/11/2016	F	17	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£285,000	70	£4,071
25/11/2016	F	53	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£360,950	51	£7,077
25/11/2016	D	40	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£595,000	131	£4,542
25/11/2016	T	8	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£475,000	103	£4,612
28/11/2016	D	4	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£359,950	76	£4,736
28/11/2016	D	11	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£650,000	158	£4,114
28/11/2016	T	9	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£475,000	103	£4,612
29/11/2016	D	8	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£359,950	76	£4,736
30/11/2016	D	2	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£379,950	83	£4,578
30/11/2016	T	19	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£379,950	83	£4,578
30/11/2016	D	2	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£379,950	83	£4,578
30/11/2016	F	29	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£285,000	70	£4,071
30/11/2016	F	31	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£281,000	70	£4,014
30/11/2016	D	3	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£745,000	167	£4,461
30/11/2016	D	5	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£600,000	140	£4,286
30/11/2016	T	2	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£495,000	103	£4,806
30/11/2016	T	6	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£475,000	103	£4,612
30/11/2016	S	22	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£680,000	115	£5,913
02/12/2016	S	12	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£329,995	72	£4,583
02/12/2016	D	13	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163
02/12/2016	D	48	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£519,950		
07/12/2016	T	10	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£525,000	124	£4,234
07/12/2016	D	26	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£585,000	110	£5,318
08/12/2016	D	11	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£488,000	142	£3,437
08/12/2016	D	23	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£599,950	166	£3,614
09/12/2016	S	38	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
09/12/2016	D	10	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£695,000	175	£3,971
15/12/2016	S	10	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£329,995	72	£4,583

16/12/2016	F	9	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£244,000	69	£3,536
16/12/2016	F	13	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£250,000	70	£3,571
16/12/2016	D	7	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£389,995	102	£3,823
16/12/2016	S	8	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£329,995	72	£4,583
16/12/2016	T	9	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£389,995	102	£3,823
16/12/2016	D	4	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£632,500	140	£4,518
16/12/2016	F	FLAT 2	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	SG13 7AB	£480,000	105	£4,571
16/12/2016	F	FLAT 3	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	SG13 7AB	£490,000	107	£4,579
16/12/2016	F	FLAT 6	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	SG13 7AB	£320,000	52	£6,154
19/12/2016	F	5	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£270,000	70	£3,857
19/12/2016	F	FLAT 9	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	SG13 7AB	£310,000	52	£5,962
20/12/2016	D	35	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£785,000	220	£3,568
20/12/2016	T	4	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£440,000	103	£4,272
21/12/2016	T	39	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814
22/12/2016	D	1	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£529,950	142	£3,732
22/12/2016	D	2	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£430,000	116	£3,707
22/12/2016	D	3	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£469,950	116	£4,051
22/12/2016	D	28	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£642,500	158	£4,066
22/12/2016	T	5	PINE CLOSE	WARE	WARE	SG12 9JS	£497,500	107	£4,650
06/01/2017	D	6	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£359,950	76	£4,736
11/01/2017	D	19	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163
12/01/2017	D	26	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£600,000	158	£3,797
13/01/2017	D	27	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£600,000	158	£3,797
16/01/2017	D	2	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£484,995	141	£3,440
20/01/2017	D	10	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£489,995	141	£3,475
23/01/2017	D	33	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£575,000	131	£4,389
27/01/2017	D	4	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	173	£3,468
27/01/2017	D	5	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£394,995	102	£3,873
27/01/2017	D	12	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£489,995	141	£3,475
30/01/2017	S	14	HANLEY LANE	HARLOW	HARLOW	CM17 9RT	£334,995	72	£4,653
31/01/2017	D	12	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£344,950	76	£4,539
31/01/2017	D	5	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	172	£3,488
31/01/2017	D	108	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£750,000	167	£4,491
31/01/2017	D	1	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£695,000	176	£3,949
03/02/2017	F	2	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	EN9 1LN	£292,950	45	£6,510
17/02/2017	D	26	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£574,950	131	£4,389
23/02/2017	S	7	PINE CLOSE	WARE	WARE	SG12 9JS	£569,995	123	£4,634
24/02/2017	S	1	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£419,995	136	£3,088
24/02/2017	D	31	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£640,000	158	£4,051
24/02/2017	S	47	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£499,950		
28/02/2017	S	3	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/02/2017	S	5	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/02/2017	S	11	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/02/2017	D	110	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£708,250	163	£4,345
28/02/2017	D	2	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£685,000	175	£3,914
28/02/2017	S	1	PINE CLOSE	WARE	WARE	SG12 9JS	£495,000	107	£4,626
10/03/2017	S	10	PINE CLOSE	WARE	WARE	SG12 9JS	£516,500	107	£4,827

10/03/2017	F	FLAT 11	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	88	£5,455
17/03/2017	S		11	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
17/03/2017	F	FLAT 5	MEDIA HOUSE 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£490,000	94	£5,213
23/03/2017	D		16	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£354,950	76	£4,670
24/03/2017	D		18	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£344,950	76	£4,539
24/03/2017	S		2	PINE CLOSE	WARE	WARE	SG12 9JS	£490,000	107	£4,579
24/03/2017	F	FLAT 12	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	94	£5,106
28/03/2017	F		15	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£295,000	75	£3,933
29/03/2017	F	23	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£279,450	62	£4,507
30/03/2017	D		112	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£695,000	152	£4,572
30/03/2017	T		15	PINE CLOSE	WARE	WARE	SG12 9JS	£530,000	107	£4,953
31/03/2017	S		4	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£379,950	83	£4,578
31/03/2017	S		6	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£379,950	83	£4,578
31/03/2017	D		21	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£439,950	114	£3,859
31/03/2017	D		25	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£440,000	114	£3,860
31/03/2017	D		11	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£519,950	142	£3,662
31/03/2017	D		2	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£900,000	207	£4,348
31/03/2017	D		13	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£499,000	115	£4,339
31/03/2017	F		16	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£350,000	88	£3,977
31/03/2017	F		17	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£355,000	88	£4,034
31/03/2017	F		18	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£349,000	88	£3,966
31/03/2017	F		19	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£350,000	88	£3,977
31/03/2017	F		20	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£362,500	88	£4,119
31/03/2017	F		21	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£360,000	88	£4,091
31/03/2017	D		30	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£600,000	158	£3,797
31/03/2017	F	47	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£355,450	67	£5,305
31/03/2017	D		46	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£749,950	171	£4,386
31/03/2017	D		51	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	140	£4,285
03/04/2017	D		6	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	172	£3,488
03/04/2017	F		22	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£350,000	88	£3,977
06/04/2017	T		13	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£439,000	138	£3,181
07/04/2017	F	FLAT 7	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	90	£5,333
12/04/2017	D		50	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£485,995	120	£4,050
13/04/2017	S		13	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
19/04/2017	F	46	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£431,950	76	£5,684
21/04/2017	D		43	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£799,950	220	£3,636
26/04/2017	S		6	ROSEFIELD LANE	NEWHALL	HARLOW	CM17 9SE	£339,995	81	£4,197
28/04/2017	D		27	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£459,950	114	£4,035
28/04/2017	D		7	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	172	£3,488
28/04/2017	D		8	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	173	£3,468
28/04/2017	D		10	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£440,000	116	£3,793
28/04/2017	T		7	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/04/2017	T		9	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/04/2017	D		3	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,090,000	371	£2,938
28/04/2017	D		29	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£595,000	131	£4,542
28/04/2017	T		3	PINE CLOSE	WARE	WARE	SG12 9JS	£490,000	107	£4,579
28/04/2017	S		8	PINE CLOSE	WARE	WARE	SG12 9JS	£569,995	123	£4,634



28/04/2017	S		9	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
28/04/2017	T		12	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
28/04/2017	F	FLAT 3		QUEEN ALEXANDRA HOUSE, 2	HERTFORD	HERTFORD	SG14 1PB	£295,000	48	£6,146
04/05/2017	D		8	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£434,995	118	£3,686
05/05/2017	D		9	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£413,000	116	£3,560
12/05/2017	D		1	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	140	£4,285
12/05/2017	D		14	VICARAGE CAUSEWAY	HERTFORD HEATH	HERTFORD	SG13 7RT	£754,000	115	£6,557
17/05/2017	F	FLAT 1		QUEEN ALEXANDRA HOUSE, 2	HERTFORD	HERTFORD	SG14 1PB	£265,000	43	£6,163
19/05/2017	F		2	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£289,995	64	£4,531
19/05/2017	S		49	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£499,950	120	£4,166
24/05/2017	F	34		NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£383,950	67	£5,731
26/05/2017	D		3	HANLEY LANE	HARLOW	HARLOW	CM17 9RT	£399,995	102	£3,922
26/05/2017	T		19	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
26/05/2017	S		21	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
26/05/2017	S		29	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£439,995	135	£3,259
26/05/2017	D		2	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£592,500	166	£3,569
26/05/2017	F		3	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£375,000	88	£4,261
26/05/2017	F	6		NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£312,950	46	£6,803
26/05/2017	F	6		KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	EN9 1LN	£282,950	51	£5,548
26/05/2017	D		10	VICARAGE CAUSEWAY	HERTFORD HEATH	HERTFORD	SG13 7RT	£850,000	152	£5,592
26/05/2017	F	FLAT 5		QUEEN ALEXANDRA HOUSE, 2	HERTFORD	HERTFORD	SG14 1PB	£375,000	48	£7,813
30/05/2017	S		14	PINE CLOSE	WARE	WARE	SG12 9JS	£509,995	107	£4,766
31/05/2017	S		3	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£339,995	81	£4,197
31/05/2017	S		4	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£339,995	81	£4,197
31/05/2017	D		1	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£446,453	116	£3,849
31/05/2017	S		6	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£334,995	72	£4,653
31/05/2017	T		25	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£424,995	140	£3,036
31/05/2017	D		22	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£895,000	197	£4,543
31/05/2017	D		4	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£595,000	148	£4,020
31/05/2017	F		2	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£350,000	88	£3,977
31/05/2017	F		4	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£355,000	88	£4,034
31/05/2017	F		5	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£370,000	88	£4,205
31/05/2017	F		6	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£361,500	88	£4,108
31/05/2017	F		7	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£370,000	88	£4,205
31/05/2017	F	18		NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£353,950	67	£5,283
01/06/2017	D		3	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£423,000	116	£3,647
01/06/2017	S		27	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£430,000	135	£3,185
02/06/2017	F	8		KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	EN9 1LN	£289,950	48	£6,041
06/06/2017	D		12	VICARAGE CAUSEWAY	HERTFORD HEATH	HERTFORD	SG13 7RT	£755,000	115	£6,565
09/06/2017	D		118	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£865,000	225	£3,844
09/06/2017	F	FLAT 10		MEDIA HOUSE, 40	WARE ROAD	HERTFORD	SG13 7AB	£480,000	95	£5,053
16/06/2017	D		1	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£469,950	116	£4,051
16/06/2017	D		3	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£460,000	116	£3,966
16/06/2017	S		17	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£425,000	140	£3,036

20/06/2017	F	FLAT 8	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£465,000	90	£5,167
21/06/2017	D		19	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£995,000	207	£4,807
22/06/2017	S		3	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£435,150	130	£3,347
22/06/2017	S		4	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£334,995	72	£4,653
23/06/2017	D		2	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£464,950	116	£4,008
23/06/2017	D		4	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£440,000	116	£3,793
23/06/2017	D		6	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	172	£3,488
23/06/2017	F	1	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£461,950	81	£5,703
26/06/2017	D		4	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£450,000	116	£3,879
27/06/2017	D		2	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£430,000	116	£3,707
29/06/2017	D		8	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£599,995	173	£3,468
29/06/2017	D		5	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,150,000	371	£3,100
29/06/2017	D		116	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£740,000	167	£4,431
29/06/2017	D		3	BOWLBY HILL	GILSTON	HARLOW	CM20 2FZ	£750,000	163	£4,601
29/06/2017	F	13	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£425,000	81	£5,247
29/06/2017	D		44	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£810,000	246	£3,293
30/06/2017	S		1	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£429,950	130	£3,307
30/06/2017	D		23	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£459,950	114	£4,035
30/06/2017	D		29	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£529,950	142	£3,732
30/06/2017	D		5	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	173	£3,468
30/06/2017	D		7	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£635,000	172	£3,692
30/06/2017	D		8	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£635,000	172	£3,692
30/06/2017	S		35	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£439,995	135	£3,259
30/06/2017	D		7	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£930,000	197	£4,721
30/06/2017	D		6	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£525,000	117	£4,487
30/06/2017	D		114	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£700,000	167	£4,192
30/06/2017	D		24	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£525,000	158	£3,323
30/06/2017	D		2	BOWLBY HILL	GILSTON	HARLOW	CM20 2FZ	£760,000	163	£4,663
30/06/2017	F	1	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£303,950	49	£6,203
30/06/2017	D		45	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£749,950	171	£4,386
30/06/2017	T		18	PINE CLOSE	WARE	WARE	SG12 9JS	£510,000	107	£4,766
06/07/2017	D		6	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£429,995	118	£3,644
07/07/2017	D		2	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£394,995	102	£3,873
12/07/2017	F	FLAT 14	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£475,000	94	£5,053
14/07/2017	S		15	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£447,995	119	£3,765
20/07/2017	D		25	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£527,500	158	£3,339
27/07/2017	T		2	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£314,995	65	£4,846
28/07/2017	D		9	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	172	£3,488
28/07/2017	S		3	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£399,995	102	£3,922
28/07/2017	S		13	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£447,995	119	£3,765
31/07/2017	D		10	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	173	£3,468
31/07/2017	T		5	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£329,995	79	£4,177
31/07/2017	T		11	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£329,995	79	£4,177
31/07/2017	T		6	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£350,000	75	£4,667
31/07/2017	D		8	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£575,000	139	£4,137
31/07/2017	S		11	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£459,995	127	£3,622
03/08/2017	S		8	ROSEFIELD LANE	NEWHALL	HARLOW	CM17 9SE	£337,995	81	£4,173

03/08/2017	F	FLAT 13	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£462,500	88	£5,256
04/08/2017	T		14	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£374,995	97	£3,866
10/08/2017	T		12	KEATON WAY	HARLOW	HARLOW	CM18 7FG	£384,995	88	£4,375
11/08/2017	S		5	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£379,995	97	£3,917
11/08/2017	S		7	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£379,995	97	£3,917
11/08/2017	D		23	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£520,000	115	£4,522
17/08/2017	S	1	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£415,000	103	£4,029
17/08/2017	S	2	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£420,000	119	£3,529
18/08/2017	D		8A	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£575,000	139	£4,137
21/08/2017	F	3	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£295,000	98	£3,010
21/08/2017	F	4	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£295,000	89	£3,315
21/08/2017	F	5	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£290,000	98	£2,959
21/08/2017	S	6	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£295,000	91	£3,242
24/08/2017	D		20	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,206,000	371	£3,251
25/08/2017	F		2	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£299,995	72	£4,167
25/08/2017	F	26	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£306,950	53	£5,792
25/08/2017	T		17	PINE CLOSE	WARE	WARE	SG12 9JS	£502,500	107	£4,696
29/08/2017	S		7	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£420,000	130	£3,231
30/08/2017	D		22	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£360,000	76	£4,737
30/08/2017	S		24	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£359,950	76	£4,736
30/08/2017	D		26	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
31/08/2017	D		6	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£440,000	116	£3,793
31/08/2017	D		20	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£349,950	76	£4,605
31/08/2017	D		14	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£549,950	142	£3,873
31/08/2017	T		7	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£324,995	79	£4,114
31/08/2017	D		1	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£399,995	102	£3,922
04/09/2017	D		4	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£930,000	207	£4,493
04/09/2017	F	8	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£250,000	76	£3,289
04/09/2017	F	9	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£275,000	76	£3,618
04/09/2017	F	14	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£300,000	103	£2,913
08/09/2017	D		8	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£249,995	65	£3,846
08/09/2017	F	12	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£327,000	111	£2,946
14/09/2017	F	FLAT 1	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£473,000	83	£5,699
15/09/2017	F	35	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£415,600	81	£5,131
21/09/2017	D		14	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£319,995	75	£4,267
22/09/2017	F	10	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£265,000	76	£3,487
22/09/2017	D		10	THE PASTURES	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2FU	£1,450,000	296	£4,899
26/09/2017	D		13	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£474,950	116	£4,094
27/09/2017	D		11	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£470,000	116	£4,052
27/09/2017	D		12	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£460,000	116	£3,966
28/09/2017	S		9	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£420,000	130	£3,231
28/09/2017	D		31	BARNSELY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
28/09/2017	D		10	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£454,995	121	£3,760
28/09/2017	T		22	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£454,995	121	£3,760
29/09/2017	S		6	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£389,995	97	£4,021
29/09/2017	S		3	ROMAN MEWS	NEWHALL	HARLOW	CM17 9SD	£345,995	81	£4,272
29/09/2017	S		4	ROMAN MEWS	NEWHALL	HARLOW	CM17 9SD	£342,995	81	£4,235

29/09/2017	D	16	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£479,995	147	£3,265
29/09/2017	S	6	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£510,000	107	£4,766
29/09/2017	S	8	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£504,250	106	£4,757
06/10/2017	S	10	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£520,000	107	£4,860
12/10/2017	T	4	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£349,995	75	£4,667
13/10/2017	T	31	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£439,995	135	£3,259
13/10/2017	D	14	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£474,995	147	£3,231
13/10/2017	D	6	PRIORY FARM YARD	WIDFORD	WARE	SG12 8FA	£773,000	202	£3,827
20/10/2017	S	4	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£545,000	106	£5,142
23/10/2017	D	11	FOREBAY LANE	HARLOW	HARLOW	CM17 9RS	£404,995	102	£3,971
23/10/2017	S	1	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£427,995	115	£3,722
26/10/2017	T	7	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£329,995	79	£4,177
26/10/2017	D	9	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£404,995	102	£3,971
27/10/2017	D	35	BARNESLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
27/10/2017	D	37	BARNESLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
27/10/2017	T	1	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£329,995	79	£4,177
27/10/2017	T	5	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£324,995	79	£4,114
27/10/2017	D	12	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£580,000	122	£4,754
27/10/2017	D	21	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£545,000	92	£5,924
27/10/2017	T	16	PINE CLOSE	WARE	WARE	SG12 9JS	£505,000	107	£4,720
30/10/2017	S	14	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£323,000	66	£4,894
30/10/2017	F	4	RAILWAY VIEW	WARE	WARE	SG12 9JR	£317,500	64	£4,961
30/10/2017	F	8	RAILWAY VIEW	WARE	WARE	SG12 9JR	£305,000	64	£4,766
31/10/2017	S	10	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£345,000	66	£5,227
31/10/2017	S	11	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£437,950	130	£3,369
31/10/2017	S	12	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£340,000	66	£5,152
31/10/2017	D	33	BARNESLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
31/10/2017	D	20	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£474,995	147	£3,231
31/10/2017	T	14 HAZELWOOD PARK	HASTINGWOOD ROAD	HASTINGWOOD	HARLOW	CM17 9SS	£430,000	94	£4,574
31/10/2017	F	1	RAILWAY VIEW	WARE	WARE	SG12 9JR	£314,000	67	£4,687
31/10/2017	F	6	RAILWAY VIEW	WARE	WARE	SG12 9JR	£305,000	67	£4,552
31/10/2017	F	9	RAILWAY VIEW	WARE	WARE	SG12 9JR	£309,500	69	£4,486
31/10/2017	F	12	RAILWAY VIEW	WARE	WARE	SG12 9JR	£314,000	64	£4,906
31/10/2017	F	14	RAILWAY VIEW	WARE	WARE	SG12 9JR	£310,500	67	£4,634
31/10/2017	F	1A	RAILWAY VIEW	WARE	WARE	SG12 9JR	£302,500	68	£4,449
02/11/2017	S	14	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£460,000	94	£4,894
03/11/2017	T	5	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£437,995	115	£3,809
06/11/2017	T	2	HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£390,000	93	£4,194
06/11/2017	S	16	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£450,000	91	£4,945
08/11/2017	F	5	RAILWAY VIEW	WARE	WARE	SG12 9JR	£306,500	68	£4,507
10/11/2017	T	1 HAZELWOOD PARK	HASTINGWOOD ROAD	HASTINGWOOD	HARLOW	CM17 9SS	£405,000	93	£4,355
13/11/2017	F	11	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	CM21 9LD	£315,000	111	£2,838
14/11/2017	T	12 HAZELWOOD PARK	HASTINGWOOD ROAD	HASTINGWOOD	HARLOW	CM17 9SS	£422,500	96	£4,401
15/11/2017	T	23	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£424,995	140	£3,036
15/11/2017	T	7	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£437,995	115	£3,809
17/11/2017	T	9	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£324,995	79	£4,114
20/11/2017	T	9	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£459,995	127	£3,622

21/11/2017	S	16	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£349,950	66	£5,302	
23/11/2017	T	9	EVE DRIVE	HARLOW	HARLOW	CM18 7FJ	£339,995	75	£4,533	
24/11/2017	S	8	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£374,995	97	£3,866	
24/11/2017	D	29	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£595,000	92	£6,467	
24/11/2017	S	16	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649	
29/11/2017	S	15	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£439,950	130	£3,384	
29/11/2017	T	24	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£454,995	121	£3,760	
29/11/2017	T	26	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£444,995	121	£3,678	
29/11/2017	S	20	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£473,000	91	£5,198	
29/11/2017	D	23	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£599,995	121	£4,959	
30/11/2017	S	13	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£400,000	130	£3,077	
30/11/2017	S	19	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£430,000	130	£3,308	
30/11/2017	T	18	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£469,995	147	£3,197	
30/11/2017	T	28	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£444,995	121	£3,678	
30/11/2017	T	11	EVE DRIVE	HARLOW	HARLOW	CM18 7FJ	£345,995	75	£4,613	
30/11/2017	T	9	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£324,995	65	£5,000	
30/11/2017	T	11	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£415,000	110	£3,773	
30/11/2017	D	6	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£835,000	197	£4,239	
30/11/2017	F	7	RAILWAY VIEW	WARE	WARE	SG12 9JR	£297,500	62	£4,798	
30/11/2017	F	10	RAILWAY VIEW	WARE	WARE	SG12 9JR	£305,000	67	£4,552	
30/11/2017	F	15	RAILWAY VIEW	WARE	WARE	SG12 9JR	£302,500	62	£4,879	
06/12/2017	T	5	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£400,000	130	£3,077	
08/12/2017	S	9	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£349,995	75	£4,667	
08/12/2017	S	18	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£450,000	93	£4,839	
08/12/2017	S	13	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649	
08/12/2017	S	14	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649	
12/12/2017	S	11	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£590,000	143	£4,126	
13/12/2017	S	1	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£670,000	160	£4,188	
13/12/2017	F	FLAT 4	MEDIA HOUSE 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£390,000	90	£4,333
13/12/2017	S	1	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649	
14/12/2017	T	7	EVE DRIVE	HARLOW	HARLOW	CM18 7FJ	£339,995	75	£4,533	
15/12/2017	D	21	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£534,950	142	£3,767	
15/12/2017	D	21	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,099,995	371	£2,965	
15/12/2017	F	16	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	CM23 3FN	£380,500	68	£5,596	
15/12/2017	D	2	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£620,000	123	£5,041	
15/12/2017	D	19	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£565,000	91	£6,209	
15/12/2017	D	25	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£599,995	121	£4,959	
15/12/2017	S	15	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£514,950	114	£4,517	
15/12/2017	S	23A	LONDON ROAD	HERTFORD HEATH	HERTFORD	SG13 7RL	£395,000	76	£5,197	
18/12/2017	D	20	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£429,950	100	£4,300	
18/12/2017	D	22	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£420,000	100	£4,200	
19/12/2017	D	18	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£419,950	100	£4,200	
19/12/2017	F	5	CHURCH HOUSE	CHURCH STREET	WARE	SG12 9EN	£299,995	64	£4,687	
19/12/2017	F	6	CHURCH HOUSE	CHURCH STREET	WARE	SG12 9EN	£275,000	61	£4,508	
19/12/2017	F	12	CHURCH HOUSE	CHURCH STREET	WARE	SG12 9EN	£224,995	43	£5,232	
20/12/2017	D	4	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£410,000	116	£3,534	
20/12/2017	D	6	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£412,000	116	£3,552	

20/12/2017	D		8	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£459,950	116	£3,965
20/12/2017	T		5	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
20/12/2017	F	11	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£275,000	61	£4,508
20/12/2017	F	15	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£450,000	95	£4,737
20/12/2017	S		23	LONDON ROAD	HERTFORD HEATH	HERTFORD	SG13 7RL	£395,000	76	£5,197
21/12/2017	F	APARTM ENT 13	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£395,000	69	£5,725
21/12/2017	S		10	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£379,995	83	£4,578
21/12/2017	S		12	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£364,995	83	£4,398
21/12/2017	T		15	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£424,995	140	£3,036
21/12/2017	D		23	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£891,000	207	£4,304
22/12/2017	T		30	RAILWAY VIEW	WARE	WARE	SG12 9JR	£477,500	107	£4,463
22/12/2017	S		6	PINE CLOSE	WARE	WARE	SG12 9JS	£487,500	107	£4,556
04/01/2018	T		1	WARREN PLACE	MUCH HADHAM	MUCH HADHAM	SG10 6JD	£850,000	158	£5,380
12/01/2018	T		10	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
12/01/2018	S		6	WARREN PLACE	MUCH HADHAM	MUCH HADHAM	SG10 6JD	£895,000	170	£5,265
12/01/2018	F	4	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£314,995	61	£5,164
12/01/2018	F	9	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£224,995	43	£5,232
12/01/2018	T		29	RAILWAY VIEW	WARE	WARE	SG12 9JR	£475,000	107	£4,439
12/01/2018	T		4	PINE CLOSE	WARE	WARE	SG12 9JS	£475,000	107	£4,439
15/01/2018	F	2	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£309,995	61	£5,082
19/01/2018	T		4	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£495,000	118	£4,195
26/01/2018	S		5	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£389,995	97	£4,021
26/01/2018	S		7	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£384,995	97	£3,969
26/01/2018	S		11	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£322,495	65	£4,961
26/01/2018	T		3	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
29/01/2018	S		39	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	136	£3,162
29/01/2018	S		6	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£389,995	97	£4,021
30/01/2018	F		2	FOREBAY LANE	HARLOW	HARLOW	CM17 9RS	£304,995	78	£3,910
30/01/2018	D		27	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£619,000	122	£5,074
31/01/2018	D		14	BARNESLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£344,950	76	£4,539
09/02/2018	T		8	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
14/02/2018	F	2	THE OLD COURT HOUSE	STAR LANE	EPPING	EPPING	CM16 4FA	£475,000	81	£5,864
21/02/2018	T		13	HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£410,000	93	£4,409
22/02/2018	F	8	THE OLD COURT HOUSE	STAR LANE	EPPING	EPPING	CM16 4FA	£695,000	101	£6,881
26/02/2018	S		7	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£356,950	89	£4,011
28/02/2018	T		16	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£375,000	83	£4,518
28/02/2018	D		18	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£449,995	116	£3,879
28/02/2018	S		10	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£349,995	75	£4,667
28/02/2018	T		4	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£324,995	65	£5,000
28/02/2018	T		3	WARREN PLACE	MUCH HADHAM	MUCH HADHAM	SG10 6JD	£780,000	195	£4,000
05/03/2018	F	10	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£249,995	51	£4,902
08/03/2018	F	11	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£241,995	52	£4,654
08/03/2018	F	12	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£240,995	52	£4,635
08/03/2018	F	13	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£239,995	43	£5,581

09/03/2018	T	5	HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£440,000	94	£4,681
09/03/2018	F	8	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£244,995	47	£5,213
09/03/2018	F	9	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£238,995	44	£5,432
09/03/2018	F	14	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£316,995	64	£4,953
09/03/2018	F	3	CHURCH HOUSE	WARE	WARE	SG12 9EN	£324,995	61	£5,328
09/03/2018	F	7	CHURCH HOUSE	WARE	WARE	SG12 9EN	£237,500	61	£3,893
15/03/2018	T	4	HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£415,000	96	£4,323
16/03/2018	S	2	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£514,995	114	£4,518
23/03/2018	D	13	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£339,995	75	£4,533
23/03/2018	F	7	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£242,995	45	£5,400
23/03/2018	F	16	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£247,995	47	£5,276
23/03/2018	F	20	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£243,995	52	£4,692
28/03/2018	F	1	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£294,995	64	£4,609
28/03/2018	F	19	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£244,995	52	£4,711
29/03/2018	T	10	BITTERN LANE	NEWHALL	HARLOW	CM17 9GH	£428,950	86	£4,988
29/03/2018	S	14	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£365,995	83	£4,410
29/03/2018	F	2	ROMAN MEWS	NEWHALL	HARLOW	CM17 9SD	£294,995	64	£4,609
29/03/2018	F	15	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£245,995	45	£5,467
29/03/2018	F	17	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£230,000	44	£5,227
29/03/2018	F	18	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£252,995	51	£4,961
29/03/2018	F	21	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£242,995	43	£5,651
29/03/2018	F	22	CHANCEL HOUSE, 110	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£319,995	64	£5,000
29/03/2018	F	5	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£319,995	64	£5,000
29/03/2018	F	10	CHURCH HOUSE	WARE	WARE	SG12 9EN	£304,995	64	£4,766
04/04/2018	S	2	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£630,000	160	£3,938
06/04/2018	F	2	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£299,995	62	£4,839
09/04/2018	F	8	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£347,995	69	£5,043
09/04/2018	F	9	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£329,995	64	£5,156
17/04/2018	F	7	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£337,995	70	£4,829
20/04/2018	S	6	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£510,000	118	£4,322
23/04/2018	S	7	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£499,950	118	£4,237
26/04/2018	F	14	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£319,995	63	£5,079
26/04/2018	F	16	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£334,995	70	£4,786
26/04/2018	F	17	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£299,995	62	£4,839
27/04/2018	F	6	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£299,995	62	£4,839
27/04/2018	F	15	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£315,000	69	£4,565
27/04/2018	F	20	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£337,995	70	£4,829
04/05/2018	F	18	REGENTS COURT, 112	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£309,995	63	£4,921

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Appendix 4 – Newbuild PPD - £/m<sup>2</sup> by Year

<b>Table A5a - Average Newbuild Sales from January 2016 by Type and Location (£)</b>					
<b>2016</b>					
2016	Detached	Flats	Semi-detached	Terraced	All
BALLS PARK	£5,948		£5,927	£6,077	<b>£6,029</b>
BISHOP'S STORTFORD		£5,427		£3,166	<b>£5,169</b>
EPPING		£5,558			<b>£5,558</b>
GILSTON	£4,439		£3,496	£3,458	<b>£3,985</b>
HARLOW	£3,330				<b>£3,330</b>
HASTINGWOOD					
HERTFORD		£4,536		£5,550	<b>£4,542</b>
HERTFORD HEATH					
HIGH CROSS	£4,387				<b>£4,387</b>
MUCH HADHAM					
NEWHALL	£3,675	£3,873	£3,757	£3,615	<b>£3,694</b>
ROYDON					
SAWBRIDGEWORTH					
WALTHAM ABBEY		£3,326			<b>£3,326</b>
WARE		£5,236	£4,629	£4,500	<b>£4,870</b>
WIDFORD	£3,788	£3,790		£4,450	<b>£4,345</b>
ALL	£4,107	£4,630	£3,990	£4,189	<b>£4,382</b>

Source: Land Registry and EPC Register (July 2018)

<b>Table A5b - Average Newbuild Sales from January 2016 by Type and Location (£)</b>					
<b>2017</b>					
2017	Detached	Flats	Semi-detached	Terraced	All
BALLS PARK					
BISHOP'S STORTFORD	£4,899	£5,609	£3,718	£3,746	<b>£4,794</b>
EPPING		£5,725			<b>£5,725</b>
GILSTON	£4,101	£4,062		£3,181	<b>£4,062</b>
HARLOW	£4,001		£4,408	£4,567	<b>£4,406</b>
HASTINGWOOD				£4,381	<b>£4,381</b>
HERTFORD		£5,522	£4,622		<b>£5,272</b>
HERTFORD HEATH	£6,238		£5,197		<b>£5,822</b>
HIGH CROSS	£4,164		£4,166		<b>£4,164</b>
MUCH HADHAM					
NEWHALL	£3,888	£4,349	£3,910	£3,618	<b>£3,858</b>
ROYDON	£3,973				<b>£3,973</b>
SAWBRIDGEWORTH		£3,153	£3,600		<b>£3,265</b>
WALTHAM ABBEY	£5,473	£5,767	£4,925		<b>£5,348</b>
WARE		£4,697	£4,706	£4,713	<b>£4,703</b>
WIDFORD	£3,827				<b>£3,827</b>
ALL	£4,113	£4,738	£4,210	£4,056	<b>£4,268</b>

Source: Land Registry and EPC Register (July 2018)

<b>Table A5c - Average Newbuild Sales from January 2016 by Type and Location (£)</b>					
<b>2018</b>					
2018	Detached	Flats	Semi-detached	Terraced	All
BALLS PARK					
BISHOP'S STORTFORD		£5,017			£5,017
EPPING		£6,373			£6,373
GILSTON			£4,011		£4,011
HARLOW	£4,533	£4,260	£4,267	£4,639	£4,399
HASTINGWOOD				£4,471	£4,471
HERTFORD			£4,518		£4,518
HERTFORD HEATH					
HIGH CROSS					
MUCH HADHAM	£0	£0	£5,265	£4,690	£4,881
NEWHALL	£4,209	£4,609	£3,786	£4,753	£4,301
ROYDON					
SAWBRIDGEWORTH					
WALTHAM ABBEY					
WARE	£5,074				£5,074
WIDFORD		£4,911		£4,439	£4,793
ALL	£4,506	£5,021	£4,269	£4,598	£4,767

Source: Land Registry and EPC Register (July 2018)

<b>Table A5d - Average Newbuild Sales from January 2016 by Type and Location (£)</b>					
<b>Jan 2016 to July 2018</b>					
Jan 2016 to July 2018	Detached	Flats	Semi-detached	Terraced	All
BALLS PARK	£5,948		£5,927	£6,077	£6,029
BISHOP'S STORTFORD	£4,899	£5,283	£3,718	£3,415	£5,036
EPPING		£5,664			£5,664
GILSTON	£4,286	£4,062	£3,536	£3,438	£4,017
HARLOW	£3,629	£4,260	£4,314	£4,591	£4,198
HASTINGWOOD				£4,419	£4,419
HERTFORD		£4,611	£4,605	£5,550	£4,616
HERTFORD HEATH	£6,238		£5,197		£5,822
HIGH CROSS	£4,310		£4,166		£4,305
MUCH HADHAM			£5,265	£4,690	£4,881
NEWHALL	£3,815	£3,962	£3,863	£3,653	£3,796
ROYDON	£3,973				£3,973
SAWBRIDGEWORTH		£3,252	£3,600		£3,295
WALTHAM ABBEY	£5,423	£5,423	£4,798	£4,500	£5,092
WARE	£3,788	£4,676	£4,706	£4,523	£4,603
WIDFORD	£3,827				£3,827
ALL	£4,117	£4,695	£4,151	£4,187	£4,371

Source: Land Registry and EPC Register (July 2018)

<b>Table A5e - Average Newbuild Sales by Type and Harlow Postcode Sector</b>						
<b>2016</b>						
2016		Detached	Flats	Semi-detached	Terraced	All
CM17	Count	46	16	16	39	117
	Average £	£448,077	£272,812	£377,359	£367,000	£387,413
	Average £/m <sup>2</sup>	£3,639	£3,873	£3,757	£3,615	£3,679
CM18	Count	2	0	0	0	2
	Average £	£487,475				£487,475
	Average £/m <sup>2</sup>	£3,125				£3,125
CM19	Count	0	0	0	0	0
	Average £					
	Average £/m <sup>2</sup>					
CM20	Count	28	0	12	13	53
	Average £	£627,891	£0	£467,658	£430,731	£543,252
	Average £/m <sup>2</sup>	£4,439	£0	£3,496	£3,458	£3,985
ALL	Count	76	16	28	52	172
	Average £	£515,361	£272,812	£416,059	£382,933	£436,596
	Average £/m <sup>2</sup>	£3,920	£3,873	£3,645	£3,576	£3,767

Source: Land Registry and EPC Register (July 2018)

<b>Table A5f - Average Newbuild Sales by Type and Harlow Postcode Sector</b>						
<b>2017</b>						
2017		Detached	Flats	Semi-detached	Terraced	All
CM17	Count	67	2	42	25	136
	Average £	£463,549	£294,995	£398,754	£399,696	£429,322
	Average £/m <sup>2</sup>	£3,890	£4,349	£3,939	£3,740	£3,884
CM18	Count	2	0	1	10	13
	Average £	£284,995		£349,995	£351,596	£341,227
	Average £/m <sup>2</sup>	£4,056		£4,667	£4,567	£4,496
CM19	Count	11	0	0	0	11
	Average £	£992,909				£992,909
	Average £/m <sup>2</sup>	£3,973				£3,973
CM20	Count	23	14	0	1	38
	Average £	£640,098	£353,786		£439,000	£529,322
	Average £/m <sup>2</sup>	£4,101	£4,062		£3,181	£4,062
ALL	Count	103	16	43	36	198
	Average £	£556,039	£346,437	£397,620	£387,427	£474,041
	Average £/m <sup>2</sup>	£3,949	£4,098	£3,956	£3,955	£3,964

Source: Land Registry and EPC Register (July 2018)

<b>Table A5g - Average Newbuild Sales by Type and Harlow Postcode Sector</b>						
<b>2017</b>						
2018		Detached	Flats	Semi-detached	Terraced	All
CM17	Count	2	3	8	6	19
	Average £	£397,473	£298,328	£450,116	£427,325	£413,411
	Average £/m <sup>2</sup>	£4,209	£4,376	£4,010	£4,519	£4,249
CM18	Count	1	0	2	4	7
	Average £	£339,995		£336,245	£343,745	£341,066
	Average £/m <sup>2</sup>	£4,533		£4,814	£4,750	£4,737
CM19	Count	0	0	0	0	0
	Average £					
	Average £/m <sup>2</sup>					
CM20	Count	0	0	1	0	1
	Average £			£356,950		£356,950
	Average £/m <sup>2</sup>			£4,011		£4,011
ALL	Count	3	3	11	10	27
	Average £	£378,313	£298,328	£420,942	£393,893	£392,564
	Average £/m <sup>2</sup>	£4,317	£4,376	£4,156	£4,611	£4,367

Source: Land Registry and EPC Register (July 2018)

<b>Table A5h - Average Newbuild Sales by Type and Harlow Postcode Sector</b>						
<b>Jan 2016 to July 2018</b>						
(All)		Detached	Flats	Semi-detached	Terraced	All
CM17	Count	115	21	66	70	272
	Average £	£456,211	£278,570	£399,793	£383,848	£410,184
	Average £/m <sup>2</sup>	£3,795	£3,990	£3,904	£3,737	£3,822
CM18	Count	5	0	3	14	22
	Average £	£376,987		£340,828	£349,353	£354,471
	Average £/m <sup>2</sup>	£3,779		£4,765	£4,620	£4,448
CM19	Count	11	0	0	0	11
	Average £	£992,909				£992,909
	Average £/m <sup>2</sup>	£3,973				£3,973
CM20	Count	51	14	13	14	92
	Average £	£633,396	£353,786	£459,142	£431,321	£535,473
	Average £/m <sup>2</sup>	£4,286	£4,062	£3,536	£3,438	£4,017
ALL	Count	182	35	82	98	397
	Average £	£536,123	£308,656	£407,045	£385,702	£452,277
	Average £/m <sup>2</sup>	£3,943	£4,019	£3,877	£3,821	£3,906

Source: Land Registry and EPC Register (July 2018)

## Appendix 5 – Residential Newbuild Asking Prices (July 2018)

Name of agent	Development	address	Type	Bedrooms	T/SD/D	GIA		Asking Price		
								£	£/m2	
						Flats	Houses		Flats	Houses
<b>Harlow East</b>										
Bellway	Fusion	Spring St	Hepworth	4	sd		135	£459,995		£3,408
			Mills	4	d		147	£469,995		£3,190
			Chaston	4	sd		135	£469,995		£3,482
			Rodin	4	d		140	£494,995		£3,524
Lanes New Homes	Churchgate Court	Churchgate St		1	f			£249,995		
Lanes	Chantry Gardens	Churchgate Old St	plot 14	4	t		154	£599,950		£3,888
Howick & Brooker	Carlton Place			2	f			£290,000		
		New Pond St Newhall		4	d			£695,000		
Purple bricks		Blackcap Drive		4	d		116	£465,000		£4,009
Barratts	Gilden Park	Gilden Way	Barwick	3	sd		75	£384,995		£5,133
			Woodbridge	4	sd		125	£450,000		£3,600
			Hexham	4	d		133	£470,000		£3,534
			Thornbury	4	d		110	£474,995		£4,318
			Lincoln	4	d		115	£514,995		£4,478
			Cambridge	4	d		140	£564,995		£4,036
Taylor Wimpey	Gilden Park	Gilden Way	Danbury	4	sd		112	£439,500		£3,924
			Easton	4	sd		112	£420,000		£3,750
			Yewdale	3	d		82	£380,000		£4,657
			Alton	3	sd		110	£369,500		£3,359
Persimmon	Gilden Park	Gilden Way	Apartment	1	f		40	£230,000		£5,750
			Coach House	2	fog		55	£295,000		£5,364
			Coach House	1	fog		55	£290,000		£5,273
			Wolvesey	4	sd		120	£450,000		£3,750
<b>Harlow North East</b>										
Lanes New Homes	Edinburgh House	Edinburgh Way		1.14	1	f	40	£195,000	£4,916	
				2.2	2	f	57	£252,500	£4,456	
				1.03	1	f	42	£210,000	£4,990	
				1.18	2	f	51	£235,000	£4,616	
Kurtis	The Drive			4	sd			£475,000		
				4	sd			£450,000		

Harlow North West									
Kier Homes	Ram Gorse Park	Elizabeth Way	Bullington x2	3	sd			£409,995	
			Palmerston x2	3	sd		88	£474,995	£5,398
			Palmerston v2	3	sd		126	£474,995	£3,770
			Dersingham	3	sd			£419,995	
			Elkington	3	sd			£374,995	
Harlow Central									
Harlow South									
Countryside	Atelier	Keaton Way	Lawriex10	3	d		101	£385,000	£3,798
			Thurlowx6	3	d		75	£365,000	£4,881
			Daveyx4	3	t		105	£405,000	£3,861
			Allwoodx14	2	t		65	£340,000	£5,198
			Woodward x8	4	d		111	£430,000	£3,870
Homegroup Housing Assoc	The Briars	Iceni Square	x2	2	f			£300,000	
			x3	2	f			£305,000	
Hawick & Brooker	Kingswood House	Paringdon Rd		2	f		74	poa	
				2	f		153	poa	
				3	f		142	poa	
				2	f		112	poa	
				1	f		86	poa	

## Appendix 6 – CoStar Non-Residential Data

*The pages in this appendix are not numbered.*
















## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Hunsdon Rd Ware, SG12 8LA <i>East Hertfordshire Submarket</i>		1,803 New Direct	May 2018 3 Years	£8.87/SF £8.87/SF		
 	Harforde Court 1-4 John Tate Rd Hertford, SG13 7NW <i>East Hertfordshire Submarket</i>	Fixatex Westbrook Europe (UK) LLP	3,236 New Direct	Apr 2018 5 Years	£14.22/SF £14.22/SF	£5.05/SF	
 	3-7 Church St Bishop's Stortford, CM23 2LY <i>East Hertfordshire Submarket</i>	Dot Matrix	1,069 New Direct	Apr 2018 5 Years	£20.32/SF £20.32/SF	£4.01/SF	
 	Abel Smith House Gunnels Wood Rd Stevenage, SG1 2ST <i>Stevenage Submarket</i>	Morrison Utility Services Ltd Stevenage Borough Council	11,130 New Direct	Mar 2018 10 Years	£15.27/SF	3 Mos at Start	Nov 2023 Mar 2023
 	Edinburgh Way Harlow, CM20 2HW <i>Harlow Ind Submarket</i>	Kitchen Fittings Misc. CIP SLI UKPF Nominee No 1 Ltd	6,676 New Direct	Jan 2018 10 Years	£9.50/SF		
 	London Rd Bishop's Stortford, CM23 3YT <i>East Hertfordshire Ind Submarket</i>	Redline Group M & D Developments Ltd	1,421 New Direct	Oct 2017 5 Years	£11.96/SF £11.96/SF	0 Mos	Oct 2019...

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	 111 London Rd Sawbridgeworth, CM21 9JJ <i>East Hertfordshire Submarket</i>		3,167 New Direct	Sep 2017 6 Years	£5.68/SF £5.40/SF	3 Mos at Start £2.50/SF	Sep 2020 Sep 2020
	 The Pixel Building 110 Brooker Rd Waltham Abbey, EN9 1JH <i>Epping Forest Submarket</i>	Montemtronic Ltd	7,380 New Direct	Oct 2017	£5.93/SF		
	 Saxon House 4-6 St Andrew St Hertford, SG14 1JA <i>East Hertfordshire Submarket</i>	MCS	3,459 New Direct	Oct 2017 10 Years	£17.50/SF £16.36/SF	6 Mos at Start £18.10/SF	Oct 2022 Oct 2022
	 Building E1-E2 John Tate Rd Hertford, SG13 7NN <i>East Hertfordshire Submarket</i>	Mobile Account Solutions	2,947 New Direct	Oct 2017 7 Years	£31.96/SF £29.67/SF	5 Mos at Start £7.29/SF	
	 40-42B Chigwell Ln Loughton, IG10 3NY <i>Epping Forest Ind Submarket</i>	M K Associates Ltd	1,656 New Direct	Jun 2017 5 Years	£12.68/SF £12.68/SF	0 Mos £2.67/SF	Jun 2020
	 Heldrew House Delamare Rd Waltham Cross, EN8 9SL <i>Broxbourne Submarket</i>	Kelly Communications Inland Homes plc	3,850 New Direct	May 2017 2 Years	£11.28/SF £11.28/SF		Apr 2018

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	 Arlington Court Whittle Way Stevenage, SG1 2BD <i>Stevenage Submarket</i>	F	3,063 Renewal	Mar 2017 3 Years	£16.17/SF		
14	 Arlington Court Whittle Way Stevenage, SG1 2FS <i>Stevenage Submarket</i>	Cotiviti Europe Ltd	3,092 New Direct	Mar 2017 3 Years	£16.17/SF £16.17/SF	£7.43/SF	
15	 19-21 South St Bishop's Stortford, CM23 3AB <i>East Hertfordshire Ret Submarket</i>	Hyatt International Corporation	1,374 New Direct	Feb 2017 3 Years	£7.64/SF £7.42/SF	4 Mos at Start £5.17/SF	
16	 Studio House Delamare Waltham Cross, EN8 9SH <i>Broxbourne Ind Submarket</i>		2,848 New Direct	Feb 2017 5 Years	£10.00/SF £10.00/SF	0 Mos	
17	 Kao Two London Rd Harlow, CM17 9NA <i>Harlow Submarket</i>	Pearson Education Ltd Harlow Investments Ltd	28,223 New Direct	Jun 2017 15 Years	£18.00/SF £16.25/SF	12 Mos at Start	
18	 144-146D High St Epping, CM16 4AS <i>Epping Forest Submarket</i>	Fairmead	2,732 New Direct	Dec 2016 12 Years	£10.25/SF £9.96/SF	3 Mos at Start	Dec 2020... Dec 2020...













## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	38-38B Chigwell Ln Loughton, IG10 3NY <i>Epping Forest Submarket</i>	Court Enforcement Services M K Associates Ltd	3,794 New Direct	Dec 2016 5 Years	£3.89/SF £11.05/SF		
 	Cambridge House Cambridge Rd Harlow, CM20 2EQ <i>Harlow Submarket</i>	Landlink Pension Fund	2,053 New Direct	Dec 2016 10 Years	£14.50/SF £14.50/SF	0 Mos £11.53/SF	Jun 2021 Dec 2021
 	40-42B Chigwell Ln Loughton, IG10 3NY <i>Epping Forest Ind Submarket</i>	Prop 4 Ltd M K Associates Ltd	1,101 New Direct	Dec 2016 1 Year	£21.80/SF £19.93/SF	1 Mo at Start £5.71/SF	
 	6 Riverside Walk Bishop's Stortford, CM23 3AJ <i>East Hertfordshire Submarket</i>	Paul Miller Property Management	1,067 New Direct	Oct 2016 15 Years	£18.74/SF £18.27/SF	3 Mos at Start £9.09/SF	Oct 2027 Oct 2022...
 	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	Olde English Tiles Kechto Holdings Ltd	3,555 New Direct	Oct 2016	£6.75/SF	2 Mos at Start	
 	North St Bishop's Stortford, CM23 2LD <i>East Hertfordshire Submarket</i>	Miss Wendy Collins	1,322 New Direct	Sep 2016 3 Years	£11.35/SF £11.35/SF	0 Mos £1.19/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	 <p>Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i></p>	August International Ltd Kechto Holdings Ltd	3,555 New Direct	Aug 2016 5 Years	£7.38/SF £7.38/SF	0 Mos	Aug 2017...
26	 <p>Astra Centre Edinburgh Way Harlow, CM20 2BN <i>Harlow Submarket</i></p>	Classic Cleaning Services Ltd Telereal Trillium	1,304 New Direct	Aug 2016 5 Years	£10.74/SF £10.74/SF		Aug 2018
27	 <p>The Old Grain Store Bromley Ln Much Hadham, SG10 6HU <i>East Hertfordshire Submarket</i></p>	Chaldean Estate Ltd	1,157 New Direct	Aug 2016 5 Years	£7.05/SF £6.91/SF	1 Mo at Start	
28	 <p>37 The Oval Stevenage, SG1 5RD <i>Stevenage Submarket</i></p>	Stevenage Borough Council	3,556 New Direct	Aug 2016 8 Years	£5.91/SF £5.68/SF	3 Mos at Start £6.02/SF	Aug 2020
29	 <p>Peek Business Centre Woodside Bishop's Stortford, CM23 5RG <i>East Hertfordshire Submarket</i></p>		5,710 New Direct	Jul 2016 10 Years	£15.41/SF £15.41/SF		Jul 2022 Jul 2021
30	 <p>1 The Stow Harlow, CM20 3AH <i>Harlow Submarket</i></p>	Provide UK Harlow Regeneration Ltd	3,311 New Direct	Jul 2016 7 Years	£8.45/SF £8.45/SF	0 Mos £2.50/SF	

## Lease Comparables





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	Isuzu North London Kechto Holdings Ltd	7,407 New Direct	Jul 2016 6 Years	£5.00/SF £6.17/SF	0 Mos	Jun 2019
 	2 Langston Rd Loughton, IG10 3SD <i>Epping Forest Submarket</i>	Kier Property Developments Ltd Salaft Properties Ltd	16,550 New Direct	Jun 2016 15 Years	£22.78/SF £22.78/SF		
 	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	Icely Done Ltd Kechto Holdings Ltd	1,615 New Direct	Apr 2016 3 Years	£6.63/SF £6.63/SF		Apr 2017
 	Tees House 95 London Rd Bishop's Stortford, CM23 3NX <i>East Hertfordshire Submarket</i>	DOC Cleaning Ltd	4,030 New Direct	May 2016 13 Years	£19.00/SF £18.65/SF	2 Mos at Start	Apr 2016 Apr 2021...
 	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	The Scenery Shop LLP Kechto Holdings Ltd	3,500 New Direct	Mar 2016 3 Years	£8.50/SF £8.50/SF	0 Mos	Mar 2017
 	Building E1-E2 John Tate Rd Hertford, SG13 7NN <i>East Hertfordshire Submarket</i>	WSP Management Services Ltd	9,617 New Direct	Nov 2016 10 Years	£20.50/SF £20.50/SF		



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
37	 <p>Converted Barn Tawney Common Epping, CM16 7PU <i>Epping Forest Submarket</i></p>		4,489 New Direct	Apr 2016 10 Years	£4.46/SF £4.31/SF	3 Mos at Start £4.03/SF	Mar 2021
38	 <p>Cambridge House Cambridge Rd Harlow, CM20 2EQ <i>Harlow Submarket</i></p>	Lengard Ltd Landlink Pension Fund	4,540 New Direct	Apr 2016 10 Years	£12.00/SF £11.61/SF	3 Mos at Start £4.87/SF	Mar 2021 Mar 2021
39	 <p>Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i></p>	Artclean Ltd Kechto Holdings Ltd	1,790 New Direct	Apr 2016 5 Years	£7.55/SF £7.55/SF		Mar 2017
40	 <p>18 Church St Bishop's Stortford, CM23 2LY <i>East Hertfordshire Submarket</i></p>	K Mosby Financial Associates Ltd	1,229 New Direct	Mar 2016 3 Years	£10.98/SF £10.65/SF	1 Mo at Start	
41	 <p>Limes Court Conduit Ln Hoddesdon, EN11 8EP <i>Broxbourne Submarket</i></p>	Arthur J Gallagher UK Guinness Mahon Holdings plc	5,348 Renewal Direct	Feb 2016 5 Years	£13.74/SF £13.74/SF		
42	 <p>Culver Court Malting Ln Much Hadham, SG10 6AN <i>East Hertfordshire Submarket</i></p>	Signum Studios Ltd	1,138 New Direct	Mar 2016 2 Years	£10.11/SF £10.11/SF	0 Mos £3.39/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Anglia House Hallingbury Rd Bishop's Stortford, CM23 5NB <i>East Hertfordshire Submarket</i>	Hearts Insurance Ltd	8,931 New Sublease	Mar 2016 5 Years	£16.00/SF £16.00/SF	0 Mos	
 	13A Apton Rd Bishop's Stortford, CM23 3SP <i>East Hertfordshire Submarket</i>	Surecare Residential Ltd	1,246 New Direct	Jan 2016 5 Years	£14.04/SF £14.04/SF	0 Mos £18.86/SF	
 	London Rd Bishop's Stortford, CM23 3YT <i>East Hertfordshire Ind Submarket</i>		2,292 New Direct	Nov 2015 8 Years	£7.85/SF £7.85/SF	0 Mos	Feb 2018...
 	Broxbourne Business Centre Fairways Waltham Cross, EN8 0NP <i>Broxbourne Ind Submarket</i>	Broxbourne Borough Council	1,928 New Direct	Dec 2015 3 Years	£22.20/SF £22.20/SF		Dec 2018
 	Cambridge House Cambridge Rd Harlow, CM20 2EQ <i>Harlow Submarket</i>	Affordable Car Hire Ltd Landlink Pension Fund	2,331 New Direct	Nov 2015 5 Years	£13.43/SF £12.66/SF	3 Mos at Start £5.18/SF	
 	Kao One London Rd Harlow, CM17 9NA <i>Harlow Submarket</i>	Arrow Electronics (UK) Ltd	55,326 New Direct	Apr 2016 15 Years	£15.00/SF £15.00/SF		



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	 <p>Buckingham Court Rectory Ln Loughton, IG10 2QZ <i>Epping Forest Submarket</i></p>	Drivertax Ltd	1,050 New Direct	Sep 2015 6 Months	£12.80/SF £12.80/SF		
50	 <p>Riverside House Riverside Bishop's Stortford, CM23 3AJ <i>East Hertfordshire Submarket</i></p>	Sige Semiconductor (Europe) Ltd	2,136 New Sublease	Sep 2015 6 Years	£14.02/SF £14.02/SF	£8.18/SF	Sep 2018 Sep 2015
51	 <p>Hanover House Britannia Rd Waltham Cross, EN8 7NX <i>Broxbourne Submarket</i></p>	Speakerbus Columbia Threadneedle Investmen...	2,900 New Direct	Aug 2015 10 Years	£16.50/SF £16.50/SF	£7.15/SF	Aug 2020 Aug 2020



Asking Rent Per SF

£12.14

Achieved Rent Per SF

£14.20

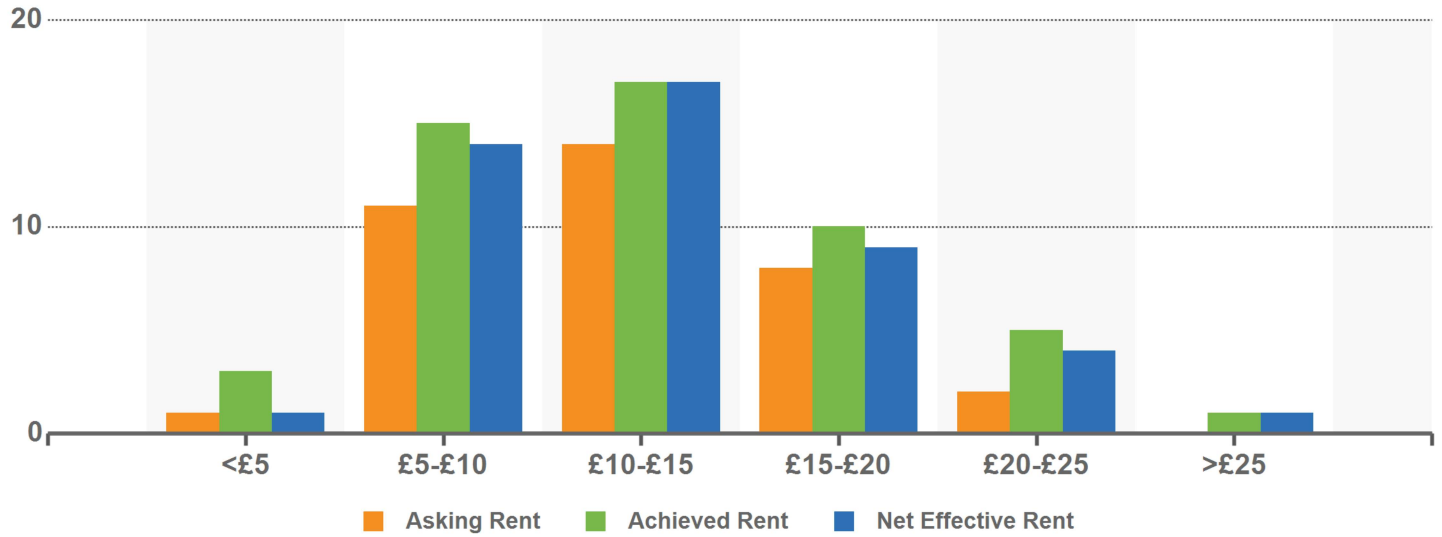
Net Effective Rent Per SF

£14.48

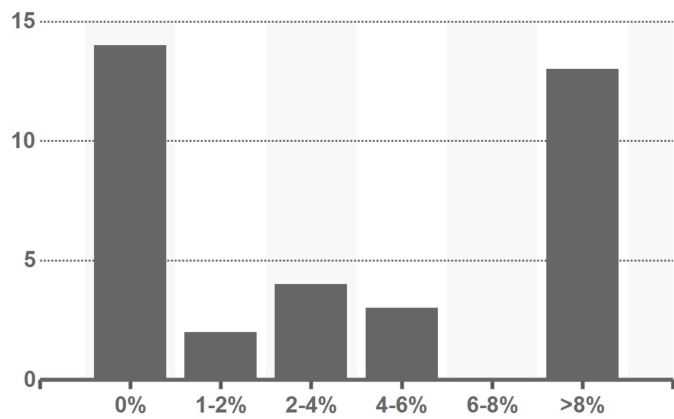
Avg. Rent Free Months

1.9

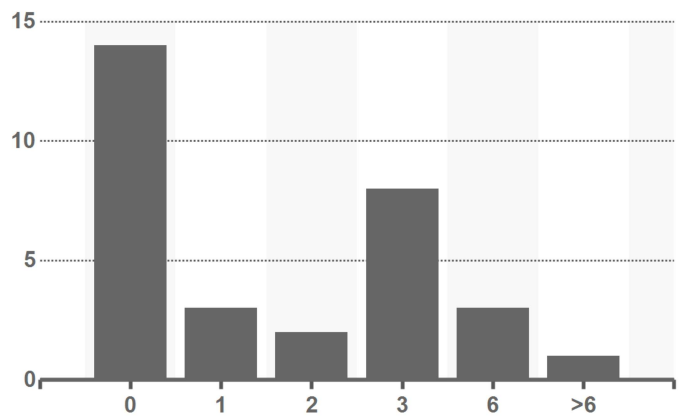
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT















DEALS BY ASKING RENT DISCOUNT















DEALS BY RENT FREE MONTHS








<b>1</b>	<b>Unit 1 &amp; 2 - Arlington Court - Arlington Business Park</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FS Hertfordshire County</p> <p>Sale Date: 01/12/2006 Bldg Type: Office            Sale Price: £220,000 - Confirmed Year Built/Age: Built 2007            Price/SF: £22.54 NIA: 9,759 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2444489 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>2</b>	<b>Unit 1 &amp; 2 - Arlington Court - Arlington Business Park</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FS Hertfordshire County</p> <p>Sale Date: 01/11/2007 Bldg Type: Office            Sale Price: - Year Built/Age: Built 2007            Price/SF: - NIA: 9,759 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2349619 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>3</b>	<b>Unit 1-2 - Viewpoint Office Village, Unit 1 - Babbage Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2EQ Hertfordshire County</p> <p>Sale Date: 13/08/2013 (872 days on mkt) Unit Type: 1,500 SF Office Unit            Sale Price: - Year Built/Age: Built 2001 Age: 11            Price/SF: - NIA: 1,500 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2836695 Sale Conditions: -            Research Status: Research Complete</p> 		
<b>4</b>	<b>Unit B - Cambridge House - Caxton Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2XD Hertfordshire County</p> <p>Sale Date: 01/10/2010 Bldg Type: Office            Sale Price: £800,000 - Confirmed Year Built/Age: Built 2012            Price/SF: £26.67 NIA: 30,000 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2335323 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>5</b>	<b>Unit B - Cambridge House - Caxton Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2XD Hertfordshire County</p> <p>Sale Date: 01/08/2010 Bldg Type: Office            Sale Price: £750,000 - Confirmed Year Built/Age: Built 2012            Price/SF: £25.00 NIA: 30,000 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2396472 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>6</b>	<b>Units 1-8 - Industrial Unit, Unit 2 - 7 Fleming Rd</b>	<b>SOLD</b>
<p>Waltham Abbey, EN9 3BZ Essex County</p> <p>Sale Date: 16/10/2017 (126 days on mkt) Unit Type: 3,408 SF Industrial Unit            Sale Price: £550,000 - Confirmed Year Built/Age: Built 2007 Age: 10            Price/SF: £161.38 NIA: 3,408 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 4110208 Sale Conditions: High Vacancy Property            Research Status: Confirmed</p> 		

<b>7</b>	<b>Units 70-98 - Greenway Business Centre - Greenway</b>	<b>SOLD</b>
Harlow, CM19 5QE	Essex County	
Sale Date: 01/12/2004	Bldg Type: Office	
Sale Price: £600,000 - Confirmed	Year Built/Age: Built 2004	
Price/SF: £55.36	NIA: 10,839 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2321404	Sale Conditions: -	
Research Status: Confirmed		
<b>8</b>	<b>Units 1-5 - Office Unit, Unit 3 - Greenway</b>	<b>SOLD</b>
Harlow, CM19 5QB	Essex County	
Sale Date: 01/01/2016 (449 days on mkt)	Unit Type: 1,814 SF Office Unit	
Sale Price: £240,000 - Confirmed	Year Built/Age: Built 2006 Age: 9	
Price/SF: £132.30	NIA: 1,814 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3526273	Sale Conditions: -	
Research Status: Confirmed		
<b>9</b>	<b>Units 1-5 - Office Unit, Unit 1 - Greenway</b>	<b>SOLD</b>
Harlow, CM19 5QB	Essex County	
Sale Date: 05/04/2013 (252 days on mkt)	Unit Type: 1,750 SF Office Unit	
Sale Price: £208,000 - Confirmed	Year Built/Age: Built 2006 Age: 6	
Price/SF: £118.86	NIA: 1,750 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2718872	Sale Conditions: -	
Research Status: Confirmed		
<b>10</b>	<b>Units 1-5 - Office Unit, Unit 4 - Greenway</b>	<b>SOLD</b>
Harlow, CM19 5QB	Essex County	
Sale Date: 27/09/2016 (159 days on mkt)	Unit Type: 1,794 SF Office Unit	
Sale Price: -	Year Built/Age: Built 2006 Age: 10	
Price/SF: -	NIA: 1,794 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3738835	Sale Conditions: -	
Research Status: -		
<b>11</b>	<b>Units 1-5 - Office Unit, Unit 5 - Greenway</b>	<b>SOLD</b>
Harlow, CM19 5QB	Essex County	
Sale Date: 27/09/2016 (159 days on mkt)	Unit Type: 1,756 SF Office Unit	
Sale Price: -	Year Built/Age: Built 2006 Age: 10	
Price/SF: -	NIA: 1,756 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3738836	Sale Conditions: -	
Research Status: -		
<b>12</b>	<b>3-4 - Arlington Business Park - Gunnels Wood Rd</b>	<b>SOLD</b>
Stevenage, SG1 2BD	Hertfordshire County	
Sale Date: 01/03/2008	Bldg Type: Office	
Sale Price: £615,600 - Confirmed	Year Built/Age: Built 2007	
Price/SF: £142.73	NIA: 4,313 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2345280	Sale Conditions: -	
Research Status: Confirmed		

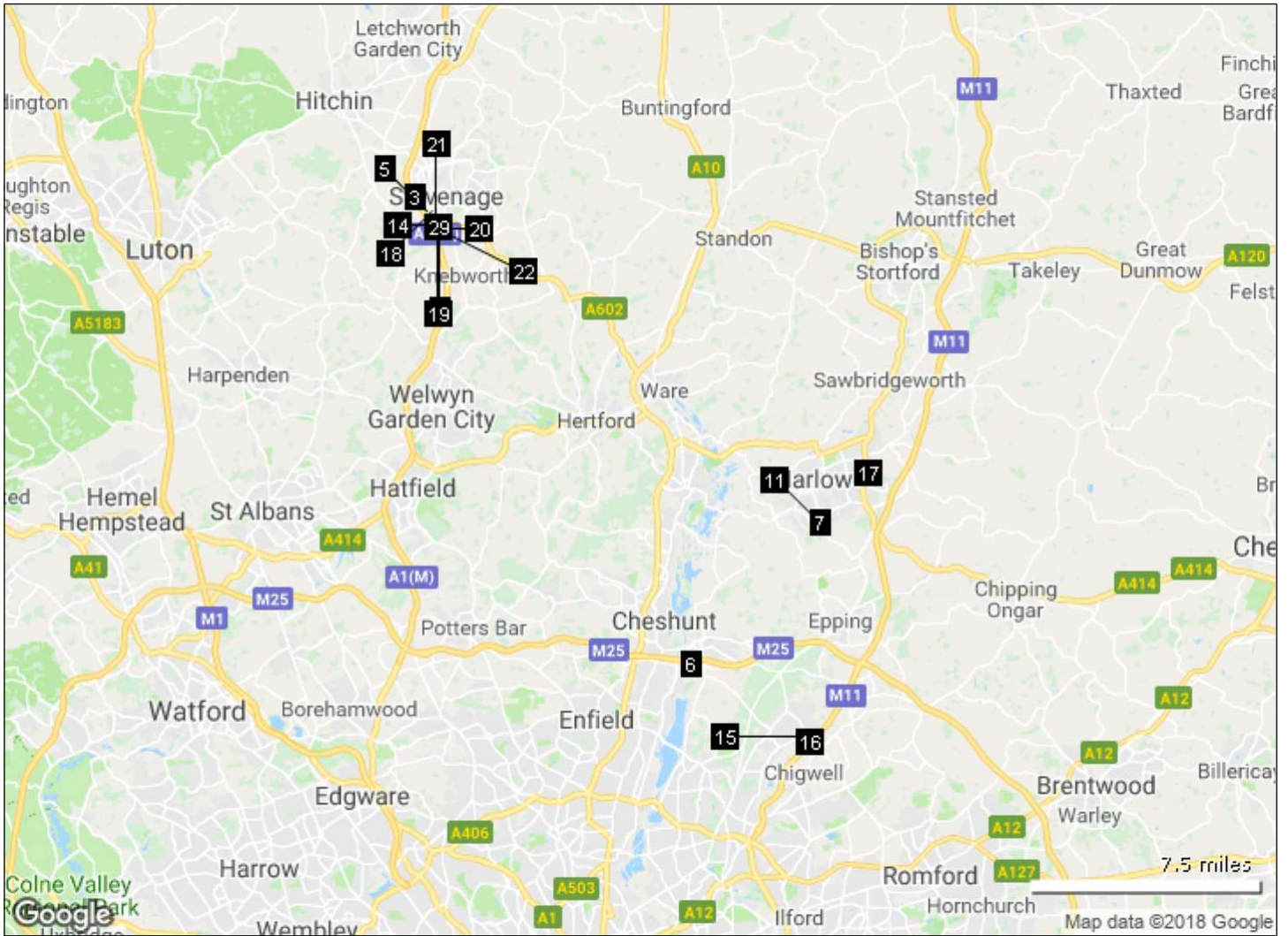
<b>13</b>	<b>3-4 - Arlington Business Park - Gunnels Wood Rd</b>	<b>SOLD</b>
Stevenage, SG1 2BD	Hertfordshire County	
Sale Date: 31/03/2008	Bldg Type: Office	
Sale Price: £610,520 - Confirmed	Year Built/Age: Built 2007	
Price/SF: £141.55	NIA: 4,313 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2347906	Sale Conditions: -	
Research Status: Confirmed		
<b>14</b>	<b>3-4 - Arlington Business Park - Gunnels Wood Rd</b>	<b>SOLD</b>
Stevenage, SG1 2BD	Hertfordshire County	
Sale Date: 23/12/2008	Bldg Type: Office	
Sale Price: £600,000 - Confirmed	Year Built/Age: Built 2007 Age: 1	
Price/SF: £139.11	NIA: 4,313 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2469002	Sale Conditions: -	
Research Status: Confirmed		
<b>15</b>	<b>Units 1-4 - Office Unit, Unit 1-4 - Langston Rd</b>	<b>SOLD</b>
Loughton, IG10 3FL	Essex County	
Sale Date: 01/09/2007	Unit Type: 6,393 SF Office Unit	
Sale Price: -	Year Built/Age: Built 2007	
Price/SF: -	NIA: 6,393 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2352838	Sale Conditions: -	
Research Status: Confirmed		
<b>16</b>	<b>2 Langston Rd</b>	<b>SOLD</b>
Loughton, IG10 3SD	Essex County	
Sale Date: 01/06/2016	Bldg Type: Office	
Sale Price: £6,500,000 - Confirmed	Year Built/Age: Built 2001 Age: 15	
Price/SF: £392.75	NIA: 16,550 SF	
Reversionary Yield: -		
Net Initial Yield: 5.44%		
Comp ID: 3654789	Sale Conditions: -	
Research Status: Confirmed		
<b>17</b>	<b>Kao One - London Rd</b>	<b>SOLD</b>
Harlow, CM17 9NA	Essex County	
Sale Date: 01/07/2017	Bldg Type: Office	
Sale Price: £28,390,000 - Confirmed	Year Built/Age: Built 2016 Age: 1	
Price/SF: £256.57	NIA: 110,652 SF	
Reversionary Yield: -		
Net Initial Yield: 5.50%		
Comp ID: 3970120	Sale Conditions: -	
Research Status: Confirmed		
<b>18</b>	<b>Six Hills Court - Norton Green Rd (Part of Portfolio)</b>	<b>SOLD</b>
Stevenage, SG1 2BA	Hertfordshire County	
Sale Date: 01/03/2016	Bldg Type: Office	
Sale Price: £6,341,504 - Research Comp	Year Built/Age: Built 2007 Age: 8	
Price/SF: £113.60	NIA: 55,822 SF	
Reversionary Yield: -		
Net Initial Yield: 7.95%		
Comp ID: 3586125	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		

<b>19</b>	<b>Broadhall House - Whittle Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FP Hertfordshire County</p> <p>Sale Date: 23/08/2011 Bldg Type: Office            Sale Price: £1,571,790 - Confirmed Year Built/Age: Built 2008 Age: 2            Price/SF: £165.00 NIA: 9,526 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2451508 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>20</b>	<b>Units 1-2 - Office Unit, Unit 1 - Whittle Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2BD Hertfordshire County</p> <p>Sale Date: 21/12/2015 (486 days on mkt) Unit Type: 1,172 SF Office Unit            Sale Price: - Year Built/Age: Built 2004 Age: 11            Price/SF: - NIA: 1,172 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 3482416 Sale Conditions: -            Research Status: Research Complete</p> 		
<b>21</b>	<b>6-7 - Office Unit, Unit 7 - Whittle Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2BD Hertfordshire County</p> <p>Sale Date: 01/11/2017 (44 days on mkt) Unit Type: 2,287 SF Office Unit            Sale Price: - Year Built/Age: Built 2008 Age: 8            Price/SF: - NIA: 2,287 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 4099148 Sale Conditions: -            Research Status: Research Complete</p> 		
<b>22</b>	<b>Unit 3 - Office Unit, Unit 3 - Whittle Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FP Hertfordshire County</p> <p>Sale Date: 31/03/2016 (317 days on mkt) Unit Type: 2,620 SF Office Unit            Sale Price: - Year Built/Age: Built 2003 Age: 12            Price/SF: - NIA: 2,620 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 3560342 Sale Conditions: -            Research Status: Research Complete</p> 		
<b>23</b>	<b>Gateway 1000 - 15-18 Whittle Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FP Hertfordshire County</p> <p>Sale Date: 28/01/2011 (87 days on mkt) Bldg Type: Office            Sale Price: £230,000 - Confirmed Year Built/Age: Built 2008 Age: 2            Price/SF: £21.61 NIA: 10,644 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 8.00%            Comp ID: 2324230 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>24</b>	<b>Gateway 1000, Unit 16 - 15-18 Whittle Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FP Hertfordshire County</p> <p>Sale Date: 23/12/2015 (2,312 days on mkt) Unit Type: 1,066 SF Office Unit            Sale Price: £160,000 - Confirmed Year Built/Age: Built 2008 Age: 7            Price/SF: £150.09 NIA: 1,066 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 3482440 Sale Conditions: -            Research Status: Confirmed</p> 		



<b>25</b>	<b>Gateway 1000 - 15-18 Whittle Way</b>	<b>SOLD</b>
Stevenage, SG1 2FP	Hertfordshire County	
Sale Date: 01/03/2010	Bldg Type: Office	
Sale Price: £150,000 - Confirmed	Year Built/Age: Built 2008 Age: 1	
Price/SF: £14.09	NIA: 10,644 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2366717	Sale Conditions: -	
Research Status: Confirmed		
<b>26</b>	<b>Gateway 1000 - 15-18 Whittle Way</b>	<b>SOLD</b>
Stevenage, SG1 2FP	Hertfordshire County	
Sale Date: 05/02/2010	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 2008 Age: 1	
Price/SF: -	NIA: 10,644 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2369947	Sale Conditions: -	
Research Status: Confirmed		
<b>27</b>	<b>Gateway 1000 - 15-18 Whittle Way</b>	<b>SOLD</b>
Stevenage, SG1 2FP	Hertfordshire County	
Sale Date: 01/07/2012 (1,042 days on mkt)	Unit Type: 2,012 SF Office Unit	
Sale Price: -	Year Built/Age: Built 2008 Age: 3	
Price/SF: -	NIA: 2,012 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2506712	Sale Conditions: -	
Research Status: Research Complete		
<b>28</b>	<b>Gateway 1000 - 15-18 Whittle Way</b>	<b>SOLD</b>
Stevenage, SG1 2FP	Hertfordshire County	
Sale Date: 02/03/2012 (921 days on mkt)	Unit Type: 1,041 SF Office Unit	
Sale Price: -	Year Built/Age: Built 2008 Age: 3	
Price/SF: -	NIA: 1,041 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2506714	Sale Conditions: -	
Research Status: Research Complete		
<b>29</b>	<b>Gateway 1000 - 15-18 Whittle Way</b>	<b>SOLD</b>
Stevenage, SG1 2FP	Hertfordshire County	
Sale Date: 07/01/2012 (866 days on mkt)	Unit Type: 9,526 SF Office Unit	
Sale Price: -	Year Built/Age: Built 2008 Age: 3	
Price/SF: -	NIA: 9,526 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2506716	Sale Conditions: -	
Research Status: Research Complete		





	Address	City	Property Info	Sale Info
1	Arlington Court, Arlington Business Park	Stevenage	9,759 SF Office	Sold: -
2	Arlington Court, Arlington Business Park	Stevenage	9,759 SF Office	Sold: £220,000 (£22.54/SF)
3	Viewpoint Office Village, Babbage Rd	Stevenage	1,500 SF Office	Sold: -
4	Cambridge House, Caxton Way	Stevenage	30,000 SF Office	Sold: £800,000 (£26.67/SF)
5	Cambridge House, Caxton Way	Stevenage	30,000 SF Office	Sold: £750,000 (£25/SF)
6	7 Fleming Rd	Waltham Abbey	3,408 SF Industrial/Warehouse	Sold: £550,000 (£161.38/SF)
7	Greenway	Harlow	10,839 SF Office	Sold: £600,000 (£55.36/SF)
8	Greenway	Harlow	1,750 SF Office	Sold: £208,000 (£118.86/SF)
9	Greenway	Harlow	1,814 SF Office	Sold: £240,000 (£132.30/SF)
10	Greenway	Harlow	1,794 SF Office	Sold: -
11	Greenway	Harlow	1,756 SF Office	Sold: -
12	Gunnels Wood Rd	Stevenage	4,313 SF Office	Sold: £615,600 (£142.73/SF)
13	Gunnels Wood Rd	Stevenage	4,313 SF Office	Sold: £610,520 (£141.55/SF)
14	Gunnels Wood Rd	Stevenage	4,313 SF Office	Sold: £600,000 (£139.11/SF)

15	Langston Rd	Loughton	6,393 SF Office	Sold: -
16	2 Langston Rd	Loughton	16,550 SF Office	Sold: £6,500,000 (£392.75/SF)
17	Kao One, London Rd	Harlow	110,652 SF Office	Sold: £28,390,000 (£256.57/SF)
18	Six Hills Court, Norton Green Rd (Part of Portfolio)	Stevenage	55,822 SF Office	Sold: £6,341,504 (£113.60/SF)
19	Broadhall House, Whittle Way	Stevenage	9,526 SF Office	Sold: £1,571,790 (£165/SF)
20	Whittle Way	Stevenage	1,172 SF Office	Sold: -
21	Whittle Way	Stevenage	2,620 SF Office	Sold: -
22	Whittle Way	Stevenage	2,287 SF Office	Sold: -
23	Gateway 1000, 15-18 Whittle Way	Stevenage	10,644 SF Office	Sold: £230,000 (£21.61/SF)
24	Gateway 1000, 15-18 Whittle Way	Stevenage	10,644 SF Office	Sold: £150,000 (£14.09/SF)
25	Gateway 1000, 15-18 Whittle Way	Stevenage	10,644 SF Office	Sold: -
26	Gateway 1000, 15-18 Whittle Way	Stevenage	2,012 SF Office	Sold: -
27	Gateway 1000, 15-18 Whittle Way	Stevenage	1,041 SF Office	Sold: -
28	Gateway 1000, 15-18 Whittle Way	Stevenage	9,526 SF Office	Sold: -
29	Gateway 1000, 15-18 Whittle Way	Stevenage	1,066 SF Office	Sold: £160,000 (£150.09/SF)

## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Office</b>					
Sale Price	£150,000	£2,999,213	£605,260	£28,390,000	16
NIA	1,041 SF	12,947 SF	5,353 SF	110,652 SF	28
Price per SF	£14.09	£153.80	£125.58	£392.75	16
Net Initial Yield	5.44%	6.31%	5.50%	8.00%	3
Days on Market	44	613	449	2,312	13
Sale Price to Asking Price Ratio	61.60%	90.95%	95.83%	100.00%	9
<b>Industrial</b>					
Sale Price	£550,000	£550,000	£550,000	£550,000	1
NIA	3,408 SF	3,408 SF	3,408 SF	3,408 SF	1
Price per SF	£161.38	£161.38	£161.38	£161.38	1
Net Initial Yield	-	-	-	-	-
Days on Market	126	126	126	126	1
Sale Price to Asking Price Ratio	100.00%	100.00%	100.00%	100.00%	1
<b>Totals</b>					
Sold Transactions	Total Sales Volume:	£48,537,414	Total Sales Transactions:	29	
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - Office; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes</p> <p>geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East Hertfordshire (Hertfordshire), Stevenage (Hertfordshire)</p>					

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Plot 26 Pindar Rd Hoddesdon, EN11 0DE Broxbourne Ind Submarket		1,113 New Direct	May 2018 5 Years	£10.78/SF £10.78/SF		
	Flex Meadow Harlow, CM19 5JT Harlow Ind Submarket	P & O Pension Scheme (The)	5,106 New Direct	Apr 2018 10 Years	£6.27/SF £6.27/SF	£2.92/SF	
	Pegrans Rd Harlow, CM18 7QR Harlow Ind Submarket	UFit Sash Windows Jerram Falkus Limited	1,005 New Direct	Apr 2018 3 Years	£10.95/SF £10.95/SF	£3.72/SF	
	1-5 Leyden Rd Stevenage, SG1 2BW Stevenage Ind Submarket	Speedy Hire plc	1,800 New Direct	Apr 2018 10 Years	£13.89/SF £13.89/SF		
	Pindar Rd Hoddesdon, EN11 0FF Broxbourne Ind Submarket	Broxbourne Borough Council	2,317 New Direct	Apr 2018 3 Years	£9.30/SF £9.02/SF	1 Mo at Start £3.62/SF	
	Pegrans Rd Harlow, CM18 7QR Harlow Ind Submarket	Medical Gas Services Jerram Falkus Limited	1,025 New Direct	Apr 2018 5 Years	£11.00/SF £11.00/SF	£3.77/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	312 Ware Rd Hertford, SG13 7ER East Hertfordshire Ind Submarket	The Service Centre Europe	1,024 New Direct	Feb 2018 4 Years 7 Months	£9.77/SF £9.77/SF	£1.45/SF	
 	River Way Harlow, CM20 2FD Harlow Ind Submarket	Mayfair Capital Investment Manag...	3,089 New Direct	Feb 2018 10 Years	£8.75/SF £8.75/SF		
 	Langston Rd Loughton, IG10 3TQ Epping Forest Ind Submarket	Hey Like Wow All Seasons Climate Control Ltd	4,000 New Direct	Mar 2018 5 Years	£12.50/SF £12.50/SF	0 Mos £3.29/SF	Mar 2021
 	Pig Ln Bishop's Stortford, CM23 3HG East Hertfordshire Ind Submarket	Barings Real Estate Advisers Euro...	6,584 New Direct	Apr 2018 5 Years	£8.50/SF £8.50/SF	£2.96/SF	
 	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	Wolf Elec Ltd Coke Gearing Consulting	2,242 New Direct	Jan 2018 6 Years	£7.80/SF £8.71/SF	0 Mos	Jan 2021 Jan 2021
 	Dunmow Rd Bishop's Stortford, CM23 5RG East Hertfordshire Ind Submarket	Ignis UK Property Fund	8,226 New Direct	Jan 2018 10 Years	£8.65/SF £8.65/SF		

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Babbage Rd Stevenage, SG1 2EQ Stevenage Ind Submarket	Hermes Parcel Net Sedgecombe Properties Ltd	2,355 New Direct	Mar 2018 5 Years	£10.50/SF £10.50/SF	0 Mos	Mar 2021
 	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	High Motive Ltd Coke Gearing Consulting	1,923 New Direct	Dec 2017 6 Years	£8.06/SF £9.11/SF	0 Mos	Dec 2020 Dec 2020
 	Geddings Rd Hoddesdon, EN11 0NZ Broxbourne Ind Submarket	ACE Transportation	48,410 New Direct	Jun 2018 10 Years	£7.95/SF £7.43/SF	Spread Over £4.53/SF	
 	Advance House Central Rd Harlow, CM20 2ST Harlow Ind Submarket		1,150 New Direct	Jan 2018 5 Years	£15.00/SF		
 	Stansted Rd Bishop's Stortford, CM23 2TU East Hertfordshire Ind Submarket	IPIF Ltd	4,132 New Direct	Dec 2017 10 Years	£9.00/SF £9.00/SF	£4.05/SF	Dec 2022 Dec 2022
 	Pegrans Rd Harlow, CM18 7QR Harlow Ind Submarket	Micro Prestige Jerram Falkus Limited	1,118 New Direct	Nov 2017 3 Years	£8.51/SF £8.51/SF	£2.61/SF	



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	Coke Gearing Consulting	6,794 New Direct	Oct 2017 10 Years	£5.44/SF £5.44/SF		Oct 2020... Oct 2022
 	River Way Harlow, CM20 2FD Harlow Ind Submarket	Masterson Funeral Home Mayfair Capital Investment Manag...	3,734 New Direct	Oct 2017 10 Years	£8.03/SF £7.68/SF	4 Mos at Start	Oct 2022
 	River Way Harlow, CM20 2FD Harlow Ind Submarket	Suntek UK Ltd Mayfair Capital Investment Manag...	3,729 New Direct	Oct 2017 10 Years	£8.00/SF £7.91/SF	1 Mo at Start	Oct 2022 Oct 2022
 	Gunnels Wood Rd Stevenage, SG1 2BT Stevenage Ind Submarket	Essex & Herts Air Ambulance Trust	5,394 New Direct	Dec 2017 10 Years	£8.50/SF £8.50/SF		
 	Plot 26 Pindar Rd Hoddesdon, EN11 0DE Broxbourne Ind Submarket		1,066 New Direct	Oct 2017	£9.38/SF		
 	5-9 Spire Green Centre Harlow, CM19 5TR Harlow Ind Submarket	DTZ	10,350 New Direct	Sep 2017	£7.75/SF		

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	 Stansted Rd Bishop's Stortford, CM23 2TU East Hertfordshire Ind Submarket	The VVAuditec Specialists Ltd IPIF Ltd	4,179 New Direct	Aug 2017 10 Years	£6.00/SF £6.00/SF	£3.80/SF	Aug 2022 Aug 2022
26	 Barrows Rd Harlow, CM19 5FN Harlow Ind Submarket	Faircroft Properties Ltd	2,176 New Direct	Sep 2017 1 Year	£8.96/SF £8.96/SF		
27	 River Way Harlow, CM20 2FD Harlow Ind Submarket	Lazer Lamps Ltd Mayfair Capital Investment Manag...	9,440 New Direct	Jul 2017 10 Years	£8.00/SF £7.74/SF	3 Mos at Start	Jul 2022 Jul 2022
28	 Industrial Units Down Hall Rd Harlow, CM17 0RB Epping Forest Ind Submarket		2,100 New Direct	Aug 2017 3 Years	£8.00/SF £8.00/SF		
29	 Pig Ln Bishop's Stortford, CM23 3HG East Hertfordshire Ind Submarket	Barings Real Estate Advisers Euro...	5,635 New Direct	Jul 2017 5 Years	£8.52/SF £8.52/SF	£2.98/SF	
30	 Unit E River Way Harlow, CM20 2DP Harlow Ind Submarket	TeamSport Picton Capital Ltd	30,498 New Direct	Jul 2017 10 Years	£6.55/SF £6.55/SF	£0.00/SF	







## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Raynham Close Bishop's Stortford, CM23 5PJ East Hertfordshire Ind Submarket	Dontel Roof Supplies Ltd	3,713 New Direct	May 2017 10 Years	£10.00/SF £10.00/SF	0 Mos £3.48/SF	May 2022 May 2022
 	Flex Meadow Harlow, CM19 5TJ Harlow Ind Submarket	Eagle Xpress (UK) Ltd Crosby Electrical Services Ltd	3,482 New	Mar 2017 5 Years	£7.81/SF		
 	Halfway House Farm Hunsdon Rd Ware, SG12 8PU East Hertfordshire Ind Submarket		4,720 New Direct	Mar 2017	£3.18/SF		
 	20-27 Raynham Rd Bishop's Stortford, CM23 5PD East Hertfordshire Ind Submarket	Global Natural Stone Ltd Howard Group	3,406 New Direct	Feb 2017 5 Years	£3.52/SF £3.12/SF	6 Mos at Start £2.30/SF	Feb 2020 Feb 2020
 	DC380 Edinburgh Way Harlow, CM20 2GF Harlow Ind Submarket	Wincanton Ares Management Limited	230,463 New Direct	Feb 2017 5 Years	£7.25/SF £6.84/SF	3 Mos at Start	
 	Brooker Rd Waltham Abbey, EN9 1HU Epping Forest Ind Submarket	Homebuilding Plastics Ltd The Milton Group	4,500 Renewal Direct	Jan 2017 5 Years	£8.00/SF		

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
37	 GSK Third Ave Harlow, CM19 5AW Harlow Ind Submarket	GlaxoSmithKline Mulberry Developments Ltd	62,500 Renewal Direct	Dec 2016 10 Years	£6.40/SF		
38	 Flex Meadow Harlow, CM19 5JT Harlow Ind Submarket	Metallon Ltd P & O Pension Scheme (The)	2,960 New Direct	Dec 2016 10 Years	£7.60/SF £7.44/SF	Spread Over £1.14/SF	Dec 2021 Dec 2021
39	 Raynham Rd Bishop's Stortford, CM23 5PB East Hertfordshire Ind Submarket	Clearwater Technology Ltd Howard Group Ltd	7,690 New Direct	Dec 2016 10 Years	£7.76/SF £7.76/SF		Dec 2021 Nov 2021
40	 109 Smarts Ln Loughton, IG10 4BP Epping Forest Ind Submarket	Armando Concro Mr Timothy Bridgman	1,325 New Direct	Nov 2016 5 Years	£15.85/SF £15.85/SF		
41	 DC380 Edinburgh Way Harlow, CM20 2GF Harlow Ind Submarket	Industrial Tool Supplies	159,629 New Direct	Mar 2017 10 Years	£7.50/SF £7.50/SF	0 Mos	
42	 33 Lea Rd Waltham Abbey, EN9 1ES Broxbourne Ind Submarket	Stone Vision Ltd Goldman Sachs International	6,472 New	Nov 2016 10 Years	£7.42/SF £7.18/SF	3 Mos at Start	Jan 2021

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Pegrans Rd Harlow, CM18 7QR Harlow Ind Submarket	Total Electrical Solutions Jerram Falkus Limited	1,116 New Direct	Feb 2017 5 Years	£7.62/SF £7.62/SF	£2.63/SF	
 	Lea Rd Waltham Abbey, EN9 1AS Broxbourne Ind Submarket	Bamboo Distribution Ltd Orchard Street Investment Manag...	5,802 New Direct	Oct 2016 10 Years	£11.50/SF £11.00/SF	4 Mos at Start	Oct 2021 Oct 2021
 	125 Brooker Rd Waltham Abbey, EN9 1JU Epping Forest Ind Submarket	Pittas Food Pittas Foods Ltd	9,631 New Direct	Aug 2016 4 Years	£8.31/SF £8.31/SF	£1.44/SF	Aug 2018
 	20-27 Raynham Rd Bishop's Stortford, CM23 5PD East Hertfordshire Ind Submarket	Globe Tooling & Leisure Products Howard Group	3,298 New Direct	Aug 2016	£3.64/SF £3.64/SF		Mar 2019
 	20-27 Raynham Rd Bishop's Stortford, CM23 5PD East Hertfordshire Ind Submarket	Globe Tooling & Leisure Products Howard Group	1,626 New Direct	Aug 2016	£7.38/SF £7.38/SF		Dec 2017
 	Babbage Rd Stevenage, SG1 2TU Stevenage Ind Submarket	East of England Ambulance Rockspring Property Investment M...	18,942 New Direct	Oct 2016 15 Years	£7.00/SF £7.00/SF	£2.78/SF	Sep 2026 Sep 2021

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Fairways Waltham Cross, EN8 0NJ Broxbourne Ind Submarket	Jump City Broxbourne Borough Council	10,191 New Direct	Sep 2016 5 Years	£9.81/SF	0 Mos £1.86/SF	
 	Mill Rd Hertford, SG13 7AE East Hertfordshire Ind Submarket	Hertford Bouncy Castles Marchfield Properties Ltd	1,000 New Direct	Jun 2016 3 Years	£10.00/SF	0 Mos £3.96/SF	Jun 2017...
 	Mead Ln Hertford, SG13 7BH East Hertfordshire Ind Submarket	James Hargreaves Legal & General Property Partners ...	4,577 New Direct	Jun 2016 5 Years	£7.21/SF £6.80/SF	3 Mos at Start £2.80/SF	
 	Calder House Central Rd Harlow, CM20 2ST Harlow Ind Submarket	Baker Ross Ltd Legal & General Property Partners ...	58,533 New Direct	Sep 2016 10 Years	£6.49/SF £6.07/SF	6 Mos at Start £2.91/SF	Sep 2022 Sep 2022
 	Raynham Close Bishop's Stortford, CM23 5PJ East Hertfordshire Ind Submarket		3,698 New Direct	Jun 2016 6 Years	£9.60/SF £9.60/SF	£3.65/SF	May 2019
 	Nazeing Rd Waltham Abbey, EN9 2HB Epping Forest Ind Submarket	Ashridge Interiors	1,076 New Direct	Apr 2016 1 Year	£9.29/SF £9.29/SF	0 Mos £4.08/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	River Way Harlow, CM20 2SN Harlow Ind Submarket		2,229 New Direct	Apr 2016 5 Years	£9.42/SF £9.42/SF		Jan 2018
	Brooker Rd Waltham Abbey, EN9 1HU Epping Forest Ind Submarket	The Orange Music Company Sequence	3,847 New Direct	Apr 2016 10 Years	£8.32/SF £8.23/SF	1 Mo at Start £3.75/SF	Apr 2019 Apr 2021
	Geddings Rd Hoddesdon, EN11 0NT Broxbourne Ind Submarket	UK Flooring Online	2,587 New Direct	Mar 2016 20 Years	£6.95/SF £6.80/SF	3 Mos at Start £3.09/SF	Mar 2021... Mar 2021...
	Mill Rd Hertford, SG13 7AE East Hertfordshire Ind Submarket	Mr Terry White Marchfield Properties Ltd	1,900 New Direct	Apr 2016 3 Years	£6.58/SF £6.38/SF	1 Mo at Start £3.24/SF	Apr 2017...
	Oakwood HI Loughton, IG10 3TZ Epping Forest Ind Submarket	Hare & Humphreys Ltd Epping Forest District Council	1,855 New Direct	Mar 2016 5 Years	£8.09/SF £7.63/SF	3 Mos at Start £3.32/SF	
	The Fairways Waltham Cross, EN8 0NJ Broxbourne Ind Submarket	Ward Damp-proofing Ltd Broxbourne Borough Council	2,442 New Direct	Feb 2016 5 Years	£9.21/SF £9.21/SF	0 Mos £5.26/SF	

## Lease Comparables




	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	West Rd Harlow, CM20 2GY Harlow Ind Submarket	Airtech Premier Ltd	2,452 New Direct	Feb 2016 5 Years	£6.83/SF £6.83/SF	0 Mos £0.00/SF	Feb 2019
 	The Fairways Waltham Cross, EN8 0NJ Broxbourne Ind Submarket	Auto Ware Ltd Broxbourne Borough Council	2,381 New Direct	Feb 2016 5 Years	£9.45/SF £9.45/SF	0 Mos £4.85/SF	Aug 2016...
 	Mill Rd Hertford, SG13 7AE East Hertfordshire Ind Submarket	A R T Vehicle Solutions Marchfield Properties Ltd	1,500 New Direct	Jan 2016 3 Years	£5.67/SF £5.67/SF	0 Mos	Jan 2017...
 	West Rd Harlow, CM20 2GY Harlow Ind Submarket		1,278 New Direct	Feb 2016 5 Years	£6.83/SF £6.70/SF	1 Mo at Start £2.94/SF	Jan 2016
 	River Way Harlow, CM20 2SN Harlow Ind Submarket		1,476 New Direct	Dec 2015 5 Years	£9.52/SF £9.52/SF		Dec 2018
 	38-40 Raynham Rd Bishop's Stortford, CM23 5PE East Hertfordshire Ind Submarket	Ensinger Ltd	3,966 New Direct	Dec 2015 10 Years	£8.83/SF £8.83/SF		Dec 2018 Dec 2020



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	River Way Harlow, CM20 2SN Harlow Ind Submarket		1,469 New Direct	Dec 2015 5 Years	£9.53/SF £9.53/SF		Dec 2018
 	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	Coke Gearing Consulting	2,292 New Sublease	Nov 2015 8 Years	£7.85/SF £7.85/SF	£2.45/SF	Feb 2017...
 	11 Fieldings Rd Waltham Cross, EN8 9TL Broxbourne Ind Submarket	Pro Houseware Ltd Strongway Nominees Limited	1,126 New Direct	Nov 2015 3 Years	£9.77/SF £8.90/SF	Spread Over £3.37/SF	
 	Pegrans Rd Harlow, CM18 7QR Harlow Ind Submarket	Set Blue Scenery Jerram Falkus Limited	1,009 New Direct	Dec 2015 3 Years	£8.42/SF £8.42/SF	£3.71/SF	
 	Southmill Rd Bishop's Stortford, CM23 3DY East Hertfordshire Ind Submarket		2,050 New Direct	Dec 2015 5 Years	£5.85/SF £5.85/SF	£2.77/SF	Nov 2018
 	Dunmow Rd Bishop's Stortford, CM23 5RG East Hertfordshire Ind Submarket	Buzz Supplies Ltd Ignis UK Property Fund	11,996 New Direct	Nov 2015 10 Years	£8.50/SF £8.04/SF	5 Mos at Start £3.52/SF	Feb 2018 Nov 2020

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Mead Ln Hertford, SG13 7AX East Hertfordshire Ind Submarket	Premier Paper Group Ltd Hermes Real Estate Investment M...	7,982 New Direct	Sep 2015 5 Years	£7.75/SF £7.31/SF	3 Mos at Start £3.38/SF	
 	Gunnels Wood Rd Stevenage, SG1 2BH Stevenage Ind Submarket	Rigging Team Ltd Universities Superannuation Sche...	3,895 New Direct	Sep 2015 5 Years	£6.50/SF £6.13/SF	3 Mos at Start £3.68/SF	Aug 2018





Asking Rent Per SF

**£7.50**

Achieved Rent Per SF

**£7.46**

Net Effective Rent Per SF

**£7.30**

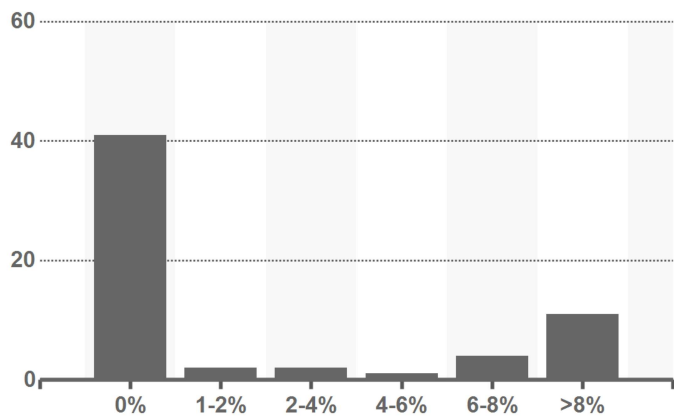
Avg. Rent Free Months

**1.9**

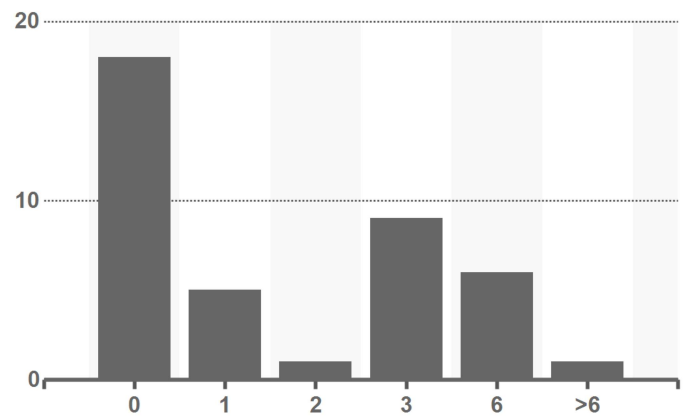
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT















DEALS BY ASKING RENT DISCOUNT















DEALS BY RENT FREE MONTHS









<b>1</b>	<b>Calder House - Central Rd</b>	<b>SOLD</b>
Harlow, CM20 2ST	Essex County	
Sale Date: 01/08/2017 (61 days on mkt)	Bldg Type: IndustrialWarehouse	
Sale Price: £6,300,000 - Confirmed	Year Built/Age: Built 2001 Age: 16	
Price/SF: £107.63	NIA: 58,533 SF	
Reversionary Yield: -		
Net Initial Yield: 5.95%		
Comp ID: 4031915	Sale Conditions: -	
Research Status: Confirmed		
<b>2</b>	<b>Dewar House - Central Rd</b>	<b>SOLD</b>
Harlow, CM20 2ST	Essex County	
Sale Date: 01/08/2006	Bldg Type: IndustrialWarehouse	
Sale Price: £2,928,330 - Confirmed	Year Built/Age: Built 2001 Age: 5	
Price/SF: £90.00	NIA: 32,537 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2459012	Sale Conditions: -	
Research Status: Confirmed		
<b>3</b>	<b>DC380 - Edinburgh Way</b>	<b>SOLD</b>
Harlow, CM20 2GF	Essex County	
Sale Date: 17/11/2017	Bldg Type: IndustrialDistribution	
Sale Price: £44,400,000 - Confirmed	Year Built/Age: Built 2008 Age: 9	
Price/SF: £113.82	NIA: 390,092 SF	
Reversionary Yield: -		
Net Initial Yield: 5.90%		
Comp ID: 4060668	Sale Conditions: -	
Research Status: Confirmed		
<b>4</b>	<b>DC380 - Edinburgh Way</b>	<b>SOLD</b>
Harlow, CM20 2GF	Essex County	
Sale Date: 01/12/2016 (989 days on mkt)	Bldg Type: IndustrialDistribution	
Sale Price: £36,000,000 - Confirmed	Year Built/Age: Built 2008 Age: 8	
Price/SF: £92.29	NIA: 390,092 SF	
Reversionary Yield: -		
Net Initial Yield: 7.17%		
Comp ID: 3796600	Sale Conditions: High Vacancy Property	
Research Status: Confirmed		
<b>5</b>	<b>A1-A2 - Hoddesdon Court - Essex Rd (Part of Portfolio)</b>	<b>SOLD</b>
Hoddesdon, EN11 0DN	Hertfordshire County	
Sale Date: 31/05/2013	Bldg Type: IndustrialDistribution	
Sale Price: £48,132,018 - Research Com	Year Built/Age: Built 2008 Age: 5	
Price/SF: £220.96	NIA: 217,833 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2755653	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>6</b>	<b>Unit K2.5 - Rd Park - Essex Rd</b>	<b>SOLD</b>
Hoddesdon, EN11 0DN	Hertfordshire County	
Sale Date: 25/06/2010	Bldg Type: IndustrialService	
Sale Price: £450,000 - Confirmed	Year Built/Age: Built 2003 Age: 7	
Price/SF: £112.50	NIA: 4,000 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2390770	Sale Conditions: -	
Research Status: Confirmed		







<b>7</b>	<b>Sainsbury's Distribution Centre - Fleming Rd</b>	<b>SOLD</b>
Waltham Abbey, EN9 3BZ	Essex County	
Sale Date: 01/09/2014	Bldg Type: IndustrialDistribution	
Sale Price: £110,000,000 - Confirmed	Year Built/Age: Built 2002 Age: 12	
Price/SF: £130.68	NIA: 841,738 SF	
Reversionary Yield: -		
Net Initial Yield: 4.70%		
Comp ID: 3228935	Sale Conditions: -	
Research Status: Confirmed		
<b>8</b>	<b>Sainsbury's Distribution Centre - Fleming Rd</b>	<b>SOLD</b>
Waltham Abbey, EN9 3BZ	Essex County	
Sale Date: 01/01/2009	Bldg Type: IndustrialDistribution	
Sale Price: £62,600,000 - Confirmed	Year Built/Age: Built 2002 Age: 6	
Price/SF: £74.37	NIA: 841,738 SF	
Reversionary Yield: -		
Net Initial Yield: 7.50%		
Comp ID: 2403879	Sale Conditions: -	
Research Status: Confirmed		
<b>9</b>	<b>Units 1-8 - Meridian Business Park - 7 Fleming Rd</b>	<b>SOLD</b>
Waltham Abbey, EN9 3BZ	Essex County	
Sale Date: 01/05/2009	Bldg Type: IndustrialWarehouse	
Sale Price: £800,000 - Confirmed	Year Built/Age: Built 2007 Age: 2	
Price/SF: £36.56	NIA: 21,883 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2379048	Sale Conditions: -	
Research Status: Confirmed		
<b>10</b>	<b>Units 1-8 - Industrial Unit, Unit 2 - 7 Fleming Rd</b>	<b>SOLD</b>
Waltham Abbey, EN9 3BZ	Essex County	
Sale Date: 16/10/2017 (126 days on mkt)	Unit Type: 3,408 SF Industrial Unit	
Sale Price: £550,000 - Confirmed	Year Built/Age: Built 2007 Age: 10	
Price/SF: £161.38	NIA: 3,408 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4110208	Sale Conditions: High Vacancy Property	
Research Status: Confirmed		
<b>11</b>	<b>Units 1-8 - Industrial Unit, Unit 4 - 7 Fleming Rd</b>	<b>SOLD</b>
Waltham Abbey, EN9 3BZ	Essex County	
Sale Date: 04/12/2013 (379 days on mkt)	Unit Type: 3,225 SF Industrial Unit	
Sale Price: £315,000 - Confirmed	Year Built/Age: Built 2007 Age: 6	
Price/SF: £97.67	NIA: 3,225 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2928919	Sale Conditions: -	
Research Status: Confirmed		
<b>12</b>	<b>Harlow Business Park - Greenway (Part of Portfolio)</b>	<b>SOLD</b>
Chelmsford, CM19 5QB	Essex County	
Sale Date: 29/07/2016 (179 days on mkt)	Bldg Type: IndustrialDistribution	
Sale Price: £6,762,190 - Research Comp	Year Built/Age: Built 2005 Age: 11	
Price/SF: £94.15	NIA: 71,820 SF	
Reversionary Yield: -		
Net Initial Yield: 6.48%		
Comp ID: 3738391	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		

<b>13</b>	<b>Units 1-6 - Sg1 - Gunnels Wood Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2NB Hertfordshire County</p> <p>Sale Date: 20/11/2017 (66 days on mkt) Bldg Type: IndustrialDistribution            Sale Price: £13,350,000 - Confirmed Year Built/Age: Built 2006 Age: 11            Price/SF: £166.99 NIA: 79,943 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 4.35%            Comp ID: 4060634 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>14</b>	<b>Units 1-6 - Sg1 - Gunnels Wood Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2NB Hertfordshire County</p> <p>Sale Date: 23/11/2009 Bldg Type: IndustrialDistribution            Sale Price: £8,150,000 - Confirmed Year Built/Age: Built 2006 Age: 3            Price/SF: £101.95 NIA: 79,943 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 7.04%            Comp ID: 2321353 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>15</b>	<b>Units 1-6 - Sg1 - Gunnels Wood Rd (Part of Multi-Property)</b>	<b>SOLD</b>
<p>Stevenage, SG1 2NB Hertfordshire County</p> <p>Sale Date: 13/10/2016 Bldg Type: IndustrialDistribution            Sale Price: £6,875,821 - Research Comp Year Built/Age: Built 2006 Age: 10            Price/SF: £86.01 NIA: 79,943 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 6.15%            Comp ID: 3736416 Sale Conditions: Bulk/Portfolio Sale            Research Status: Research Complete</p>		
		
<b>16</b>	<b>9 - The Orbital Centre - Gunnels Wood Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2BH Hertfordshire County</p> <p>Sale Date: 01/04/2007 Bldg Type: IndustrialService            Sale Price: £319,355 - Confirmed Year Built/Age: Built 2006 Age: 1            Price/SF: £115.00 NIA: 2,777 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2330359 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>17</b>	<b>10 - The Orbital Centre - Gunnels Wood Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2BH Hertfordshire County</p> <p>Sale Date: 01/04/2007 Bldg Type: IndustrialService            Sale Price: £319,355 - Confirmed Year Built/Age: Built 2006 Age: 1            Price/SF: £115.00 NIA: 2,777 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2330376 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>18</b>	<b>Units 5-12 - Loughton Business Centre - Langston Rd</b>	<b>SOLD</b>
<p>Loughton, IG10 3FL Essex County</p> <p>Sale Date: 10/09/2008 Bldg Type: IndustrialWarehouse            Sale Price: £925,000 - Confirmed Year Built/Age: Built 2008            Price/SF: £24.38 NIA: 37,935 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2407912 Sale Conditions: -            Research Status: Confirmed</p>		
		







<b>19</b>	<b>Unit 2 - IO Centre - Lea Rd</b>	<b>SOLD</b>
<p>Waltham Abbey, EN9 1AS Essex County</p> <p>Sale Date: 01/09/2007 Bldg Type: IndustrialWarehouse            Sale Price: £750,000 - Confirmed Year Built/Age: Built 2001 Age: 6            Price/SF: £26.21 NIA: 28,610 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2352002 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>20</b>	<b>Unit 2 - IO Centre - Lea Rd</b>	<b>SOLD</b>
<p>Waltham Abbey, EN9 1AS Essex County</p> <p>Sale Date: 01/09/2006 Bldg Type: IndustrialWarehouse            Sale Price: £650,000 - Confirmed Year Built/Age: Built 2001 Age: 5            Price/SF: £22.72 NIA: 28,610 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2467774 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>21</b>	<b>Unit 2 - IO Centre - Lea Rd</b>	<b>SOLD</b>
<p>Waltham Abbey, EN9 1AS Essex County</p> <p>Sale Date: 01/09/2006 Bldg Type: IndustrialWarehouse            Sale Price: £650,000 - Confirmed Year Built/Age: Built 2001 Age: 5            Price/SF: £22.72 NIA: 28,610 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2467789 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>22</b>	<b>Unit 2 - IO Centre - Lea Rd</b>	<b>SOLD</b>
<p>Waltham Abbey, EN9 1AS Essex County</p> <p>Sale Date: 02/06/2005 Bldg Type: IndustrialWarehouse            Sale Price: £620,000 - Confirmed Year Built/Age: Built 2001 Age: 4            Price/SF: £21.67 NIA: 28,610 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2321379 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>23</b>	<b>Units 3-6B - Imprimo Park - Lenthall Rd</b>	<b>SOLD</b>
<p>Loughton, IG10 3UF Essex County</p> <p>Sale Date: 28/08/2009 Bldg Type: IndustrialWarehouse            Sale Price: £10,400,000 - Confirmed Year Built/Age: Built 2001 Age: 8            Price/SF: £115.83 NIA: 89,783 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 8.91%            Comp ID: 2320480 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>24</b>	<b>Units 5-9 - Peerglow Centre - Marsh Ln</b>	<b>SOLD</b>
<p>Ware, SG12 9QL Hertfordshire County</p> <p>Sale Date: 15/06/2012 (400 days on mkt) Bldg Type: Light Industrial            Sale Price: £250,000 - Confirmed Year Built/Age: Built 2003 Age: 9            Price/SF: £19.64 NIA: 12,728 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2533508 Sale Conditions: -            Research Status: Confirmed</p>		
		




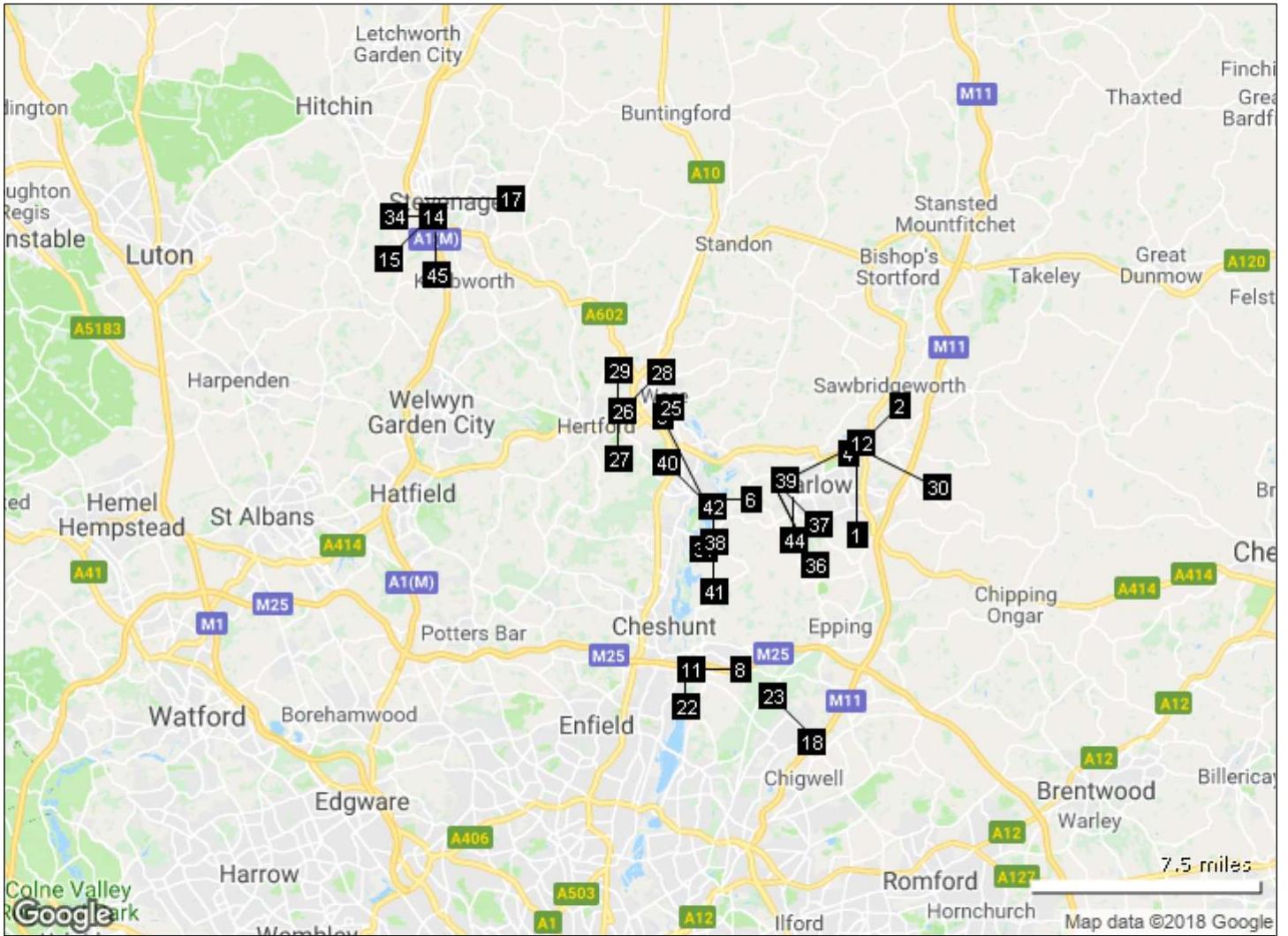
<b>25</b>	<b>Units 5-9 - Light Industrial Unit, Unit 5 - Marsh Ln</b>	<b>SOLD</b>
<p>Ware, SG12 9QL Hertfordshire County</p> <p>Sale Date: 10/01/2017 (55 days on mkt) Unit Type: 1,610 SF Light Industrial Unit            Sale Price: £250,000 - Confirmed Year Built/Age: Built 2003 Age: 14            Price/SF: £155.28 NIA: 1,610 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 3904889 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>26</b>	<b>Units 5-9 - Centrus - Mead Ln (Part of Portfolio)</b>	<b>SOLD</b>
<p>Hertford, SG13 7GX Hertfordshire County</p> <p>Sale Date: 01/05/2014 Bldg Type: IndustrialWarehouse            Sale Price: £3,426,071 - Research Comp Year Built/Age: Built 2008 Age: 5            Price/SF: £72.04 NIA: 47,559 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 7.00%            Comp ID: 3092005 Sale Conditions: Bulk/Portfolio Sale            Research Status: Research Complete</p> 		
<b>27</b>	<b>Units 10-14 - Centrus - Mead Ln (Part of Portfolio)</b>	<b>SOLD</b>
<p>Hertford, SG13 7AX Hertfordshire County</p> <p>Sale Date: 01/05/2014 Bldg Type: IndustrialWarehouse            Sale Price: £2,843,167 - Research Comp Year Built/Age: Built 2008 Age: 6            Price/SF: £72.83 NIA: 39,036 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 7.00%            Comp ID: 3092005 Sale Conditions: Bulk/Portfolio Sale            Research Status: Research Complete</p> 		
<b>28</b>	<b>UNITS 1-4 - Centrus - Mead Ln (Part of Portfolio)</b>	<b>SOLD</b>
<p>Hertford, SG13 7AX Hertfordshire County</p> <p>Sale Date: 01/05/2014 Bldg Type: IndustrialWarehouse            Sale Price: £1,730,761 - Research Comp Year Built/Age: Built 2008 Age: 5            Price/SF: £104.38 NIA: 16,582 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 7.00%            Comp ID: 3092005 Sale Conditions: Bulk/Portfolio Sale            Research Status: Research Complete</p> 		
<b>29</b>	<b>Units 6 And 7 - Fountain Drive - Mead Ln</b>	<b>SOLD</b>
<p>Hertford, SG13 7UB Hertfordshire County</p> <p>Sale Date: 31/07/2011 Bldg Type: Light IndustrialLight Manufacturing            Sale Price: £250,000 - Confirmed Year Built/Age: Built 2000 Age: 11            Price/SF: £20.29 NIA: 12,319 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2382142 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>30</b>	<b>Unit E - Mead Park Industrial Estate - Mead Way (Part of Portfolio)</b>	<b>SOLD</b>
<p>Harlow, CM20 2SE Essex County</p> <p>Sale Date: 01/09/2011 Bldg Type: IndustrialService            Sale Price: £1,002,427 - Research Comp Year Built/Age: Built 2000 Age: 10            Price/SF: £136.76 NIA: 7,330 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2576823 Sale Conditions: Bulk/Portfolio Sale            Research Status: Research Complete</p> 		

<b>31</b>	<b>Units 68-76 - Hillgrove Business Park - Nazeing Rd</b>	<b>SOLD</b>
<p>Waltham Abbey, EN9 2HB Essex County</p> <p>Sale Date: 24/01/2011 Bldg Type: IndustrialWarehouse            Sale Price: £125,000 - Confirmed Year Built/Age: Built 2008 Age: 2            Price/SF: £6.27 NIA: 19,931 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2454847 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>32</b>	<b>Units 1-8 - Industrial Unit, Unit 5 - Norton Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FZ Hertfordshire County</p> <p>Sale Date: 15/05/2017 (763 days on mkt) Unit Type: 1,627 SF Industrial Unit            Sale Price: £408,000 - Confirmed Year Built/Age: Built 2015 Age: 1            Price/SF: £250.77 NIA: 1,627 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 3926961 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>33</b>	<b>Units 1-8 - Industrial Unit, Unit 7 - Norton Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FZ Hertfordshire County</p> <p>Sale Date: 01/07/2016 (445 days on mkt) Unit Type: 1,627 SF Industrial Unit            Sale Price: £408,000 - Confirmed Year Built/Age: Built 2015            Price/SF: £250.77 NIA: 1,627 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 3873270 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>34</b>	<b>Units 1-8 - Industrial Unit, Unit 6 - Norton Rd</b>	<b>SOLD</b>
<p>Stevenage, SG1 2FZ Hertfordshire County</p> <p>Sale Date: 15/07/2016 (459 days on mkt) Unit Type: 2,378 SF Industrial Unit            Sale Price: £335,000 - Confirmed Year Built/Age: Built 2015            Price/SF: £140.87 NIA: 2,378 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 3873269 Sale Conditions: -            Research Status: Confirmed</p> 		
<b>35</b>	<b>Unit 3-5 - East Point - Parkway (Part of Portfolio)</b>	<b>SOLD</b>
<p>Harlow, CM19 5QB Essex County</p> <p>Sale Date: 01/06/2014 Bldg Type: IndustrialWarehouse            Sale Price: £2,122,102 - Research Comp Year Built/Age: Built 2008 Age: 5            Price/SF: £102.87 NIA: 20,629 SF</p> <p>Reversionary Yield: -            Net Initial Yield: 6.43%            Comp ID: 3049115 Sale Conditions: Bulk/Portfolio Sale            Research Status: Research Complete</p> 		
<b>36</b>	<b>Unit 7 Parkend - Harlow Business Park - Parkway</b>	<b>SOLD</b>
<p>Harlow, CM19 5QF Essex County</p> <p>Sale Date: 01/03/2007 Bldg Type: IndustrialService            Sale Price: £521,750 - Confirmed Year Built/Age: Built 2004 Age: 2            Price/SF: £92.28 NIA: 5,654 SF</p> <p>Reversionary Yield: -            Net Initial Yield: -            Comp ID: 2483198 Sale Conditions: -            Research Status: Confirmed</p> 		



<b>37</b>	<b>Unit 7 Parkend - Harlow Business Park - Parkway</b>	<b>SOLD</b>
Harlow, CM19 5QF	Essex County	
Sale Date: 01/02/2012	Bldg Type: IndustrialService	
Sale Price: £450,000 - Confirmed	Year Built/Age: Built 2004 Age: 7	
Price/SF: £79.59	NIA: 5,654 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2461236	Sale Conditions: -	
Research Status: Confirmed		
<b>38</b>	<b>Unit C - Cortland Fibron D X Ltd - Rattys Ln (Part of Portfolio)</b>	<b>SOLD</b>
Hoddesdon, EN11 0RF	Hertfordshire County	
Sale Date: 31/05/2013	Bldg Type: IndustrialWarehouse	
Sale Price: £16,861,383 - Research Com	Year Built/Age: Built 2008 Age: 5	
Price/SF: £188.73	NIA: 89,343 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2755653	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>39</b>	<b>Scimitar Park - Roydon Rd</b>	<b>SOLD</b>
Harlow, CM19 5GU	Essex County	
Sale Date: 17/12/2010	Bldg Type: IndustrialWarehouse	
Sale Price: £9,428,000 - Confirmed	Year Built/Age: Built 2007 Age: 3	
Price/SF: £93.22	NIA: 101,138 SF	
Reversionary Yield: -		
Net Initial Yield: 7.38%		
Comp ID: 2453985	Sale Conditions: -	
Research Status: Confirmed		
<b>40</b>	<b>Unit D - Arnaouti Pitta Ltd - Stephenson Clos (Part of Portfolio)</b>	<b>SOLD</b>
Hoddesdon, EN11 0BW	Hertfordshire County	
Sale Date: 31/05/2013	Bldg Type: IndustrialWarehouse	
Sale Price: £9,506,598 - Research Comp	Year Built/Age: Built 2008 Age: 5	
Price/SF: £176.28	NIA: 53,930 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2755653	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>41</b>	<b>Units G1-G6 - R D Park - Stephenson Clos</b>	<b>SOLD</b>
Hoddesdon, EN11 0BW	Hertfordshire County	
Sale Date: 28/02/2012	Bldg Type: IndustrialWarehouse	
Sale Price: £390,000 - Confirmed	Year Built/Age: Built 2007 Age: 4	
Price/SF: £14.05	NIA: 27,757 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2338149	Sale Conditions: -	
Research Status: Confirmed		
<b>42</b>	<b>Units F1-F3 - R D Park - Stephenson Clos</b>	<b>SOLD</b>
Hoddesdon, EN11 0BW	Hertfordshire County	
Sale Date: 01/07/2011	Bldg Type: IndustrialService	
Sale Price: £160,000 - Confirmed	Year Built/Age: Built 2006 Age: 4	
Price/SF: £35.04	NIA: 4,566 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 2368808	Sale Conditions: -	
Research Status: Confirmed		

<b>43</b>	<b>GSK - Third Ave</b>	<b>SOLD</b>
<p>Harlow, CM19 5AW <span style="float: right;">Essex County</span></p> <p>                 Sale Date: 31/10/2017 <span style="margin-left: 150px;">Bldg Type: IndustrialWarehouse</span>                  Sale Price: £7,750,000 - Confirmed <span style="margin-left: 50px;">Year Built/Age: Built 2010 Age: 7</span>                  Price/SF: £124.00 <span style="margin-left: 200px;">NIA: 62,500 SF</span> </p> <div style="text-align: right; border: 1px solid gray; padding: 5px; width: fit-content; margin: 0 auto;">Image Coming Soon</div> <p>                 Reversionary Yield: -                  Net Initial Yield: 4.83%                  Comp ID: 4062112 <span style="margin-left: 100px;">Sale Conditions: -</span>                  Research Status: Confirmed             </p>		
<b>44</b>	<b>GSK - Third Ave (Part of Multi-Property)</b>	<b>SOLD</b>
<p>Harlow, CM19 5AW <span style="float: right;">Essex County</span></p> <p>                 Sale Date: 22/12/2016 (252 days on mkt) <span style="margin-left: 50px;">Bldg Type: IndustrialWarehouse</span>                  Sale Price: £4,563,373 - Research Comp <span style="margin-left: 50px;">Year Built/Age: Built 2010 Age: 6</span>                  Price/SF: £73.01 <span style="margin-left: 200px;">NIA: 62,500 SF</span> </p> <div style="text-align: right; border: 1px solid gray; padding: 5px; width: fit-content; margin: 0 auto;">Image Coming Soon</div> <p>                 Reversionary Yield: -                  Net Initial Yield: -                  Comp ID: 3846451 <span style="margin-left: 100px;">Sale Conditions: High Vacancy Property, Redevelopment Project ...</span>                  Research Status: Research Complete             </p>		
<b>45</b>	<b>4-7 - Io Centre, Unit 6 - Whittle Way</b>	<b>SOLD</b>
<p>Stevenage, SG1 2BD <span style="float: right;">Hertfordshire County</span></p> <p>                 Sale Date: 31/10/2013 (92 days on mkt) <span style="margin-left: 50px;">Unit Type: 2,198 SF Industrial Unit</span>                  Sale Price: £249,250 - Confirmed <span style="margin-left: 50px;">Year Built/Age: Built 2005 Age: 8</span>                  Price/SF: £113.40 <span style="margin-left: 200px;">NIA: 2,198 SF</span> </p> <div style="text-align: right; border: 1px solid gray; padding: 5px; width: fit-content; margin: 0 auto;"></div> <p>                 Reversionary Yield: -                  Net Initial Yield: -                  Comp ID: 2957819 <span style="margin-left: 100px;">Sale Conditions: -</span>                  Research Status: Confirmed             </p>		



	Address	City	Property Info	Sale Info
1	Dewar House, Central Rd	Harlow	32,537 SF Industrial/Warehouse	Sold: £2,928,330 (£90/SF)
2	Calder House, Central Rd	Harlow	58,533 SF Industrial/Warehouse	Sold: £6,300,000 (£107.63/SF)
3	DC380, Edinburgh Way	Harlow	390,092 SF Industrial/Distribution	Sold: £36,000,000 (£92.29/SF)
4	DC380, Edinburgh Way	Harlow	390,092 SF Industrial/Distribution	Sold: £44,400,000 (£113.82/SF)
5	Rd Park, Essex Rd	Hoddesdon	4,000 SF Industrial/Service	Sold: £450,000 (£112.50/SF)
6	Essex Rd (Part of Portfolio)	Hoddesdon	217,833 SF Industrial/Distribution	Sold: £48,132,018 (£220.96/SF)
7	Sainsbury's Distribution Centre, Fleming Rd	Waltham Abbey	841,738 SF Industrial/Distribution	Sold: £62,600,000 (£74.37/SF)
8	Sainsbury's Distribution Centre, Fleming Rd	Waltham Abbey	841,738 SF Industrial/Distribution	Sold: £110,000,000 (£130.68/SF)
9	7 Fleming Rd	Waltham Abbey	21,883 SF Industrial/Warehouse	Sold: £800,000 (£36.56/SF)
10	7 Fleming Rd	Waltham Abbey	3,225 SF Industrial/Warehouse	Sold: £315,000 (£97.67/SF)
11	7 Fleming Rd	Waltham Abbey	3,408 SF Industrial/Warehouse	Sold: £550,000 (£161.38/SF)
12	Greenway (Part of Portfolio)	Chelmsford	71,820 SF Industrial/Distribution	Sold: £6,762,190 (£94.15/SF)
13	Gunnels Wood Rd	Stevenage	79,943 SF Industrial/Distribution	Sold: £8,150,000 (£101.95/SF)
14	Gunnels Wood Rd	Stevenage	2,777 SF Industrial/Service	Sold: £319,355 (£115/SF)

15	Gunnels Wood Rd	Stevenage	2,777 SF Industrial/Service	Sold: £319,355 (£115/SF)
16	Gunnels Wood Rd (Part of Multi-Property Sale)	Stevenage	79,943 SF Industrial/Distribution	Sold: £6,875,821 (£86.01/SF)
17	Gunnels Wood Rd	Stevenage	79,943 SF Industrial/Distribution	Sold: £13,350,000 (£166.99/SF)
18	Langston Rd	Loughton	37,935 SF Industrial/Warehouse	Sold: £925,000 (£24.38/SF)
19	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £620,000 (£21.67/SF)
20	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £750,000 (£26.21/SF)
21	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £650,000 (£22.72/SF)
22	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £650,000 (£22.72/SF)
23	Imprimo Park, Lenthall Rd	Loughton	89,783 SF Industrial/Warehouse	Sold: £10,400,000 (£115.83/SF)
24	Marsh Ln	Ware	12,728 SF Flex	Sold: £250,000 (£19.64/SF)
25	Marsh Ln	Ware	1,610 SF Flex	Sold: £250,000 (£155.28/SF)
26	Mead Ln	Hertford	12,319 SF Flex/Light Manufacturing	Sold: £250,000 (£20.29/SF)
27	Mead Ln (Part of Portfolio)	Hertford	16,582 SF Industrial/Warehouse	Sold: £1,730,761 (£104.38/SF)
28	Mead Ln (Part of Portfolio)	Hertford	47,559 SF Industrial/Warehouse	Sold: £3,426,071 (£72.04/SF)
29	Mead Ln (Part of Portfolio)	Hertford	39,036 SF Industrial/Warehouse	Sold: £2,843,167 (£72.83/SF)
30	Mead Way (Part of Portfolio)	Harlow	7,330 SF Industrial/Service	Sold: £1,002,427 (£136.76/SF)
31	Nazeing Rd	Waltham Abbey	19,931 SF Industrial/Warehouse	Sold: £125,000 (£6.27/SF)
32	Norton Rd	Stevenage	2,378 SF Industrial/Warehouse	Sold: £335,000 (£140.87/SF)
33	Norton Rd	Stevenage	1,627 SF Industrial/Warehouse	Sold: £408,000 (£250.77/SF)
34	Norton Rd	Stevenage	1,627 SF Industrial/Warehouse	Sold: £408,000 (£250.77/SF)
35	Parkway	Harlow	5,654 SF Industrial/Service	Sold: £450,000 (£79.59/SF)
36	Parkway	Harlow	5,654 SF Industrial/Service	Sold: £521,750 (£92.28/SF)
37	East Point, Parkway (Part of Portfolio)	Harlow	20,629 SF Industrial/Warehouse	Sold: £2,122,102 (£102.87/SF)
38	Cortland Fibron D X Ltd, Rattys Ln (Part of Portfolio)	Hoddesdon	89,343 SF Industrial/Warehouse	Sold: £16,861,383 (£188.73/SF)
39	Roydon Rd	Harlow	101,138 SF Industrial/Warehouse	Sold: £9,428,000 (£93.22/SF)
40	Arnaouti Pitta Ltd, Stephenson Clos (Part of Portfolio)	Hoddesdon	53,930 SF Industrial/Warehouse	Sold: £9,506,598 (£176.28/SF)
41	Stephensons Clos	Hoddesdon	27,757 SF Industrial/Warehouse	Sold: £390,000 (£14.05/SF)
42	Stephensons Clos	Hoddesdon	4,566 SF Industrial/Service	Sold: £160,000 (£35.04/SF)
43	GSK, Third Ave (Part of Multi-Property Sale)	Harlow	62,500 SF Industrial/Warehouse	Sold: £4,563,373 (£73.01/SF)
44	GSK, Third Ave	Harlow	62,500 SF Industrial/Warehouse	Sold: £7,750,000 (£124/SF)
45	Io Centre, Whittle Way	Stevenage	2,198 SF Industrial/Warehouse	Sold: £249,250 (£113.40/SF)

## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Light Industrial</b>					
Sale Price	£250,000	£250,000	£250,000	£250,000	3
NIA	1,610 SF	8,886 SF	12,319 SF	12,728 SF	3
Price per SF	£19.64	£28.14	£20.29	£155.28	3
Net Initial Yield	-	-	-	-	-
Days on Market	55	228	228	400	2
Sale Price to Asking Price Ratio	87.72%	94.62%	96.15%	100.00%	3
<b>Industrial</b>					
Sale Price	£125,000	£10,107,808	£1,366,594	£110,000,000	42
NIA	1,627 SF	93,723 SF	28,610 SF	841,738 SF	42
Price per SF	£6.27	£107.85	£99.81	£250.77	42
Net Initial Yield	4.35%	6.37%	6.50%	8.91%	10
Days on Market	61	346	252	989	11
Sale Price to Asking Price Ratio	81.45%	97.27%	100.00%	114.79%	15
<b>Totals</b>					
Sold Transactions	Total Sales Volume: £425,277,951		Total Sales Transactions:		45
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes</p> <p>geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East Hertfordshire (Hertfordshire), Stevenage (Hertfordshire)</p>					

EB1417A

## Appendix 7 – Residential Land Sales Prices

Planning reference number	Site address	Site Area (ha)	Units	Non-res development	Aff Target (%)	Aff units	Aff	TOTAL s106 (£)	Status	LR Title number	Date	Total Price Paid	Price Paid /ha	Price Paid / Unit
<b>Harlow</b>														
HW/FUL/18/00144	Edinburgh Gate Car Park, Edinburgh Gate	2.3	376	N/A	33%	TBC	#VAL UE!	£1,367,346	Pending decision	EX540650	18.04.2017	£21,250,000	£9,239,130	£56,516
HW/REM/17/00591	CP1B, Newhall, Milestone Road, Newhall	3.63	136	N/A	33%	21	15%	£0	Not commenced	see17.00307				
HW/FUL/17/00563	1 to 7 Burnt Mill, Harlow, CM20 2HT	0.91	172	1155sqm office	33%	16	9%	£312,030		see 16.00400				
HW/REMPVAR / 17/00556	Swallow Churchgate Hotel, Churchgate Street	1.19	26	Redevelopment of hotel complex	33%	0	0%	£1,350,000	Commenced					
HW/FUL/17/00370	Service Industry Bays, The Stow	0.5	98	660sqm B1 use	33%	14	14%	£138,018	Pending decision	EX416514	12.03.2018	£1,300,000	£2,600,000	£13,265
HW/REM/17/00307	Parcel 1A, Phase 2a, Newhall	4.03	170	795sqm flexible retail	33%	26	15%	£0	Not commenced	EX947905 inc larger plot	23.12.2016	£18,867,924	£4,681,867	£110,988
HW/FUL/17/00097 (RTG)	Redevelopment Of Land at Harvey Centre, West Gate, Market Square, Broadwalk, Westgate	1.5	447	4000sqm flexible retail	33%	148	33%	£614,571	Pending decision	Multipl owners				
HW/FUL/16/00400	1 to 7 Burnt Mill	0.91	142	1155sqm office	33%	12	8%	£244,900		EX519770/ EX680547/ EX765701	14.12.2016	£4,200,000	£4,615,385	£29,577
HW/FUL/16/00397 (RTG)	Proposed Flat Block South East of Redstone House, Crown Gate	0.6	24	N/A	33%	7	29%	£0	Pending decision	Not clear, Multiple owners				
HW/FUL/15/00504	Swallow Churchgate Hotel, Churchgate Street	1.19	26	Redevelopment of hotel complex	33%	9	35%	£0	Not commenced (HW/REMPVAR/ 17/00556 commenced)	EX954062	18.09.2014	£2,350,000	£1,974,790	£90,385
HW/FUL/15/00229	Redevelopment of The Briars, Copshall Close and Aylets Field	5.7	343	N/A	33%	200	58%	£0	Commenced	Built out Multiple owners				
HW/FUL/15/00193	YWCA Hostel - The Angle, Fourth Avenue	0.36	69	N/A	33%	6	9%	£3,000	Not commenced	EX903755	28.03.2014	£75,000	£208,333	£1,087



HW/PL/ 15/00131	317 Berecroft	0.41	22	N/A	33%	22	100 %	£0	TBC	Built out Multiple owners				
HW/PL/ 14/00361	Harlow Rugby Football Club, Elizabeth Way	3.6	125	N/A	33%	40	32%	£205,150 TBC	Commenced	EX965839	22.12.2017	£11,200,000	£3,111,111	£89,600

## Epping Forest

EPF/ 1232/16	Chimes Garden Centre, Old Nazeing Road, Nazeing	1.0	17	N/A	40%	0	0%	£1,060,369	Not Commenced	EX538957	26.11.2012	£700,000	£700,000	£41,176
EPF/ 2523/16	Brent House Farm, Harlow Common, North Weald	1.34	19	N/A	40%	2	11%	£140,000	Not Commenced	EX720998	11.08.2014	£2,170,000	£1,619,403	£114,211
EPF/ 3034/16	Norton Heath Riding Centre, Fingrith Hall Lane, High Ongar, Ongar	2.2	30	N/A	40%	15	50%		Under Construction	EX960953	05.09.2017	£3,700,000	£1,681,818	£123,333
EPF/ 2163/15	Allotments rear of 8 To 22 Institute Road, Coopersale, Epping	0.56	18	N/A	40%	6	33%		Under Construction	EX955474	10.01.2017	£2,575,000	£4,598,214	£143,056
EPF/ 0259/16	Stoneshot Farm, Hoe Lane, Nazeing	1.3	17	N/A	40%	10	59%		Not Commenced	EX697804	01.11.2002	£495,000	£380,769	£29,118
EPF/0853/14	Tottenham Hotspur Training Ground, Luxborough Lane Chigwell	10.0	60	Proposal also includes a 3800 sq metre school etc	40%	0	0%	£481,919	Completed	EX521814 EX540119	20.10.2015	£4,900,000	£490,000	£81,667
EPF/1162/15	Knollys Nursery, Pick Hill, Waltham Abbey	3.58	79	N/A	40%	63	80%		Under Construction	built out multiple owners				
EPF/1849/17	Chigwell County Primary School, High Road, Chigwell	4.76	59	N/A	40%	0	0%	£3,800,000	Not Commenced	ex246022 (field)/ ex927032 (school)	07.09.2015	£120,000	£25,210	£2,034
EPF/1862/15	Chigwell Grange, High Road, Chigwell	2.98	43	N/A	40%	0	0%	£2,732,839	Under Construction	ex818137	20.01.2015	£18,780,000	£6,302,013	£436,744
EPF/2370/14	Netherhouse Farm, Sewardstone Road, Waltham Abbey	1.1	16	N/A	40%	8	50%		Not Commenced	EX493334	24.08.2007	£5,000,000	£4,545,455	£312,500
EPF/2535/14	Land at Barnfield, Epping Road, Roydon	4.05	23	N/A	40%	11	48%		Completed	EX935961	18.03.2016	£3,250,000	£802,469	£141,304
EPF/3006/14	Fyfield Business and Research Park, Fyfield Road, Chipping Ongar	9.25	105	N/A	40%	44	42%		Under Construction	EX424319 and EX939517	23.06.2016 and 31.05.2016	£9,185,000	£992,973	£87,476
EPF/1399/09	212 Manor Road, Chigwell	1.3	68	N/A	40%	52	76%		Completed	built out multiple owners				
EPF/2254/15	Pyrls Lane Nursery, Pyrls Lane, Loughton	0.98	36	N/A	40%	15	42%		Not Commenced	EX755530	Owned by Council			



EPF/0339/13	1-28 King Harold Lodge, formerly The Green Man Public House, Broomstick Hall Road, Waltham Abbey	0.22	28 (C2)	N/A	40%	0	#VAL UE!		Completed	built out multiple owners				
EPF/1103/15	Former tennis courts site, Junction of Alderton Hill and Roding Road, Loughton	0.44	38 (C2)	N/A	40%	0	#VAL UE!		Completed	built out multiple owners				
EPF/2473/16	Woodview, Lambourne Road, Chigwell	1.34		72 bed care home + 25 retirement living apartments (C2)	40%	0	#VAL UE!	£499,575	Under Construction	EX951212 plus EX556992 and EX907440	24.02.17	£2,980,000	£2,223,881	
EPF/0739/10	Threshers Hastingwood Road Hastingwood North Weald	0.3	14		40%	0	0%		Completed	ex547500 plus built out				

## E Herts







3/13/1000/O P	Land North of, Hare St, Buntingford	8.6	160		Up to 40%	32	20%			Built out, Multiple owners				
3/13/1273/FP	115-149, Tudor Way and Rear of, 2-90 Hutton Close, Hertford, SG14 2DH	1.13	35		Up to 40%	35	100%		Commenced	HD505416	07.12.2010			
3/13/1721/FP	102-124 Cozens Road and Garages rear, 90-100, Cozens Road, Ware	0.479	34			34	100%		Commenced	HD408232	No date			
3/13/2223/FP	High Road and rear of, North Drive, High Cross SG11 1AD	2.09	57		Up to 40%	22	39%			Built Out, Multiple Owners				
3/11/0554/O P	Terlings Park, Eastwick Road, Eastwick, CM20 2QR	11.7	200		Up to 40%	40	20%		Complete	Built Out, Multiple Owners				
3/13/1925/O P 3/14/1717/FP 3/14/1717/FP (Ph1)	Former Sainsburys Distribution Depot, London Road, Buntingford, SG9 9JR	14.3	316		Up to 40%	5	2%			Built Out, Multiple Owners				
3/10/0386/FP and 3/14/0209	Cintel site, Watton Road, Ware	2.15	13		Up to 40%	5	38%			HD364347 and Built Out				
							#DIV /0!			Built Out, Multiple Owners				
3/11/0384/O P	Former Trinity Centre, Lady Margaret Gardens	2	81		Up to 40%	33	41%							







3/10/1522/FP	Wallace Land (Clements Close) Buntingford Road, Puckeridge, SG11 1RT	1.54	58		Up to 40%	15	26%		Complete	Built Out, Multiple Owners				
3/08/0840	Land off Tylers Close, West of Greenways	n/a	50		Up to 40%	20	40%			Built Out, Multiple Owners				
3/13/0804	Land at Bishops Stortford North	130	2200		Up to 40%		0%			Multiple Owners	10.03.2017			
3/12/2154/FP	71-77 South St, Bishops Stortford	0.31	51		Up to 40%	n/a	#VAL UE!	£565,300		Built Out, Multiple Owners				
3/12/1094/OP	Whitehall Leys, Bishops Stortford	0.8	4		Up to 40%	n/a	#VAL UE!	£190,000	Complete	Built Out, Multiple Owners				
3/15/0413/FUL	Mill Road, Mead Lane, Hertford	1.09	120		Up to 40%	48	40%			Built Out, Multiple Owners				
3/15/1118/FUL	356 – 364 Ware Road, Hertford	0.4	34		Up to 40%		0%		Currently being constructed	HD559750	18.11.2016	£1,080,000	£2,700,000	£31,765
3/14/1583/FP	Hoggates End, Bishops Stortford	1.3	22		Up to 40%	9	41%		Currently being constructed	HD477678 and others - Mostly Built Out				
3/14/1766/FP	Hertford Regional College, Scotts Road, Ware, Herts, SG12 9JQ	0.73	49		Up to 40%		0%		Currently being constructed	Built Out Multiple Owners				
3/14/2143	Land to the south of Hadham Road, Bishop's Stortford (Application A)	7.51	247		30% / 40%		0%		Not commenced	HD424818	28.11.2003			
3/14/2145/OP	Land at Hadham Road, Bishops Stortford (Application C)	3.12	84		40%		0%		Not commenced	HD424818	28.11.2003			
3/16/0452	Rye Street/Farnham Road, Bishops Stortford	1.45	32		40%		0%		Not commenced	HD506788 and HD555919 and HD555918	13.10.2017 and 01.09.2017 and 01.09.2017	£1,900,000	£1,310,345	£59,375
3/17/0392/FUL	Bircherley Green Shopping Centre, Hertford, Hertfordshire	1.02	70 (TBC)	4694sqm retail	40%		#VAL UE!		Not commenced	HD347499	10.12.2009			







## Appendix 8 – CoStar Industrial Land





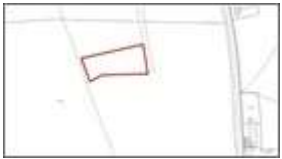
*The pages in this appendix are not numbered.*



<b>1</b>	<b>Land At - Abridge Rd</b>	<b>SOLD</b>
<p>Epping, CM16 7NN <span style="float: right;">Essex County</span></p> <p>Sale Date: 01/06/2011 <span style="float: right;">Land Area: 8 AC (348,480 SF)</span></p> <p>Sale Price: £140,000 - Confirmed <span style="float: right;">Lot Dimensions: -</span></p> <p>£/AC Land Gross: £17,500.00 (£0.40/SF) <span style="float: right;">Proposed Use: -</span></p> <p>Parcel No:</p> <p>Comp ID: 2445414 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Confirmed</p>		
		
<b>2</b>	<b>Lot 1 - Watermill Industrial Estate - Aspenden Rd</b>	<b>SOLD</b>
<p>Buntingford, SG9 9JS <span style="float: right;">Hertfordshire County</span></p> <p>Sale Date: 10/07/2017 (1,208 days on mkt) <span style="float: right;">Land Area: 0.37 AC (16,117 SF)</span></p> <p>Sale Price: £460,000 - Confirmed <span style="float: right;">Lot Dimensions: -</span></p> <p>£/AC Land Gross: £1,227,643.87 (£28.18/SF) <span style="float: right;">Proposed Use: -</span></p> <p>Parcel No:</p> <p>Comp ID: 3955442 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Confirmed</p>		
		
<b>3</b>	<b>Lot 3 - Aspenden Rd</b>	<b>SOLD</b>
<p>Buntingford, SG9 9JS <span style="float: right;">Hertfordshire County</span></p> <p>Sale Date: 30/11/2016 (175 days on mkt) <span style="float: right;">Land Area: 0.14 AC (6,098 SF)</span></p> <p>Sale Price: £38,000 - Confirmed <span style="float: right;">Lot Dimensions: -</span></p> <p>£/AC Land Gross: £272,294.86 (£6.25/SF) <span style="float: right;">Proposed Use: -</span></p> <p>Parcel No:</p> <p>Comp ID: 3928648 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Confirmed</p>		
		
<b>4</b>	<b>Yard - Birds Green</b>	<b>SOLD</b>
<p>Ongar, CM5 0PN <span style="float: right;">Essex County</span></p> <p>Sale Date: 01/11/2012 (238 days on mkt) <span style="float: right;">Land Area: 1.32 AC (57,499 SF)</span></p> <p>Sale Price: £140,000 - Confirmed <span style="float: right;">Lot Dimensions: -</span></p> <p>£/AC Land Gross: £106,060.98 (£2.43/SF) <span style="float: right;">Proposed Use: -</span></p> <p>Parcel No:</p> <p>Comp ID: 2609419 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Confirmed</p>		
		
<b>5</b>	<b>Former Waterford Landfill Site - Bramfield Ln</b>	<b>SOLD</b>
<p>Hertford, SG14 2QE <span style="float: right;">Hertfordshire County</span></p> <p>Sale Date: 01/06/2014 (229 days on mkt) <span style="float: right;">Land Area: 139 AC (6,054,840 SF)</span></p> <p>Sale Price: - <span style="float: right;">Lot Dimensions: -</span></p> <p>£/AC Land Gross: - <span style="float: right;">Proposed Use: -</span></p> <p>Parcel No:</p> <p>Comp ID: 3092483 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Research Complete</p>		
		
<b>6</b>	<b>Former Bpi Packaging Services Site - Brook Rd</b>	<b>SOLD</b>
<p>Buckhurst Hill, IG9 5TU <span style="float: right;">Essex County</span></p> <p>Sale Date: 04/01/2011 <span style="float: right;">Land Area: 1.12 AC (48,787 SF)</span></p> <p>Sale Price: £2,500,000 - Confirmed <span style="float: right;">Lot Dimensions: -</span></p> <p>£/AC Land Gross: £2,231,969.08 (£51.24/SF) <span style="float: right;">Proposed Use: -</span></p> <p>Parcel No:</p> <p>Comp ID: 2447092 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Confirmed</p>		
		

<b>7</b>	<b>Former Britannia Nurseries Site - Bryanstone Rd</b>	<b>SOLD</b>
Waltham Cross, EN8 7NS	Hertfordshire County	
Sale Date: 01/08/2016 (94 days on mkt)	Land Area: 11 AC (479,160 SF)	
Sale Price: £10,000,000 - Approximate	Lot Dimensions: -	
£/AC Land Gross: £909,090.91 (£20.87/SF)	Proposed Use: MultiFamily	
Parcel No:		
Comp ID: 3744098	Sale Conditions: -	
Research Status: Approximate		
<b>8</b>	<b>Plot L - Essex Rd</b>	<b>SOLD</b>
Hoddesdon, EN11 0BW	Hertfordshire County	
Sale Date: 16/06/2010	Land Area: 0.70 AC (30,492 SF)	
Sale Price: £1,400,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £2,000,000.00 (£45.91/SF)	Proposed Use: -	
Parcel No:		
Comp ID: 2390944	Sale Conditions: -	
Research Status: Confirmed		
<b>9</b>	<b>Glaxosmithkline - Fourth Ave</b>	<b>SOLD</b>
Harlow, CM20 1DW	Essex County	
Sale Date: 16/09/2013 (158 days on mkt)	Land Area: 6.92 AC (301,435 SF)	
Sale Price: -	Lot Dimensions: -	
£/AC Land Gross: -	Proposed Use: -	
Parcel No:		
Comp ID: 2841744	Sale Conditions: -	
Research Status: Research Complete		
<b>10</b>	<b>Development Site - Hazlemere Marina</b>	<b>SOLD</b>
Waltham Abbey, EN9 1AZ	Essex County	
Sale Date: 13/01/2016 (944 days on mkt)	Land Area: 3.11 AC (135,472 SF)	
Sale Price: £1,150,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £369,773.84 (£8.49/SF)	Proposed Use: -	
Parcel No:		
Comp ID: 3489030	Sale Conditions: -	
Research Status: Confirmed		
<b>11</b>	<b>Plot D - High St (Part of Multi-Property)</b>	<b>SOLD</b>
Epping, CM16 5DN	Essex County	
Sale Date: 01/12/2016 (1,242 days on mkt)	Land Area: 0.54 AC (23,522 SF)	
Sale Price: £943,539 - Research Comple	Lot Dimensions: -	
£/AC Land Gross: £1,747,324.21 (£40.11/SF)	Proposed Use: -	
Parcel No:		
Comp ID: 3849099	Sale Conditions: -	
Research Status: Research Complete		
<b>12</b>	<b>Paradise Piggeries - Holy Cross HI</b>	<b>SOLD</b>
Broxbourne, EN10 7FF	Hertfordshire County	
Sale Date: 28/03/2018 (55 days on mkt)	Land Area: 2.74 AC (119,354 SF)	
Sale Price: £46,000	Lot Dimensions: -	
£/AC Land Gross: £16,788.38 (£0.39/SF)	Proposed Use: -	
Parcel No:		
Comp ID: 4257122	Sale Conditions: -	
Research Status: Research Complete		

<b>13</b>	<b>Former Sainsburys Depot - London Rd</b>	<b>SOLD</b>
<p>Buntingford, SG9 9JR Hertfordshire County</p> <p>Sale Date: 16/02/2018 (561 days on mkt) Land Area: 2.74 AC (119,354 SF)</p> <p>Sale Price: - Lot Dimensions: -</p> <p>£/AC Land Gross: - Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 4143517 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		
<b>14</b>	<b>Land at Parkway - Roydon Rd</b>	<b>PENDING</b>
<p>Harlow, CM19 5QF Essex County</p> <p>Asking Price: £1,100,000 Sale Type: Investment OR Owner/User</p> <p>£/AC Land Gross: £43,137,254.90 (£990.30/SF) Land Area: 0.03 AC (1,111 SF)</p> <p>Days on Market: 371 Lot Dimensions: -</p> <p>Sale Status: Pending Proposed Use: -</p> <p>Parcel No: 0081-2212, 0081-2228 [Partial List]</p> <p>Sales Condition: -</p>		
		
<b>15</b>	<b>Meeting Hall - Salisbury Rd</b>	<b>SOLD</b>
<p>Hoddesdon, EN11 0HY Hertfordshire County</p> <p>Sale Date: 03/11/2017 (71 days on mkt) Bldg Type: Office</p> <p>Sale Price: £900,000 - Approximate Year Built/Age: Built 1990 Age: 27</p> <p>Price/SF: £642.86 NIA: 1,400 SF</p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: 4060579 Sale Conditions: Condo Conversion, High Vacancy Property ...</p> <p>Research Status: Approximate</p>		
		
<b>16</b>	<b>3 Netherhouse Farm - Sewardstone Rd</b>	<b>SOLD</b>
<p>London, E4 7RJ London County</p> <p>Sale Date: 21/03/2016 (5 days on mkt) Land Area: 0.37 AC (16,117 SF)</p> <p>Sale Price: £400,000 - Confirmed Lot Dimensions: -</p> <p>£/AC Land Gross: £1,079,219.57 (£24.78/SF) Proposed Use: MultiFamily</p> <p>Parcel No:</p> <p>Comp ID: 3622272 Sale Conditions: Distress Sale</p> <p>Research Status: Confirmed</p>		
		
<b>17</b>	<b>Plot A - St John's Rd (Part of Multi-Property)</b>	<b>SOLD</b>
<p>Epping, CM16 5DN Essex County</p> <p>Sale Date: 01/12/2016 (1,242 days on mkt) Land Area: 2.05 AC (89,298 SF)</p> <p>Sale Price: £3,582,015 - Research Comp Lot Dimensions: -</p> <p>£/AC Land Gross: £1,747,324.39 (£40.11/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 3849099 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		
<b>18</b>	<b>Plot C - St John's Rd (Part of Multi-Property)</b>	<b>SOLD</b>
<p>Epping, CM16 5DN Essex County</p> <p>Sale Date: 01/12/2016 (1,242 days on mkt) Land Area: 0.59 AC (25,700 SF)</p> <p>Sale Price: £1,030,905 - Research Comp Lot Dimensions: -</p> <p>£/AC Land Gross: £1,747,323.86 (£40.11/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 3849099 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		

<b>19</b>	<b>Plot B - St John's Rd (Part of Multi-Property)</b>	<b>SOLD</b>
<p>Epping, CM16 5DN Essex County</p> <p>Sale Date: 01/12/2016 (1,242 days on mkt) Land Area: 0.54 AC (23,522 SF)            Sale Price: £943,539 - Research Complete Lot Dimensions: -            £/AC Land Gross: £1,747,324.21 (£40.11/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 3849099 Sale Conditions: -            Research Status: Research Complete</p>		
		
<b>20</b>	<b>Development Site - The Borough</b>	<b>SOLD</b>
<p>Ongar, CM5 9HD Essex County</p> <p>Sale Date: 20/12/2013 (149 days on mkt) Land Area: 1.17 AC (50,965 SF)            Sale Price: £70,000 - Confirmed Lot Dimensions: -            £/AC Land Gross: £59,829.30 (£1.37/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 2957724 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>21</b>	<b>Glasshouse Nursery - Vicarage Ln</b>	<b>SOLD</b>
<p>Epping, CM16 6AL Essex County</p> <p>Sale Date: 01/08/2012 (506 days on mkt) Land Area: 7.20 AC (313,632 SF)            Sale Price: £385,000 - Confirmed Lot Dimensions: -            £/AC Land Gross: £53,472.22 (£1.23/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 2617171 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>22</b>	<b>West Point - West Rd</b>	<b>SOLD</b>
<p>Harlow, CM20 2AL Essex County</p> <p>Sale Date: 01/04/2009 Land Area: 1.25 AC (54,450 SF)            Sale Price: £1,350,000 - Confirmed Lot Dimensions: -            £/AC Land Gross: £1,080,000.00 (£24.79/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 2468595 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>23</b>	<b>Land site - West Of Braughing</b>	<b>SOLD</b>
<p>Ware, SG11 2PG Hertfordshire County</p> <p>Sale Date: 01/06/2018 (22 days on mkt) Land Area: 0.85 AC (37,026 SF)            Sale Price: £5,000 Lot Dimensions: -            £/AC Land Gross: £5,882.35 (£0.14/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 4281082 Sale Conditions: -            Research Status: Research Complete</p>		
		



## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Office</b>					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£900,000	£900,000	£900,000	£900,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,400 SF	1,400 SF	1,400 SF	1,400 SF	1
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£642.86	£642.86	£642.86	£642.86	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	71	71	71	71	1
Sale Price to Asking Price Ratio					
Sold Transactions	90.45%	90.45%	90.45%	90.45%	1
<b>Land</b>					
Price					
For Sale & UC/Pending	£1,100,000	£1,100,000	£1,100,000	£1,100,000	1
Sold Transactions	£5,000	£1,365,778	£701,770	£10,000,000	18
Parcel Size					
For Sale & UC/Pending	0.03 AC	0.03 AC	0.03 AC	0.03 AC	1
Sold Transactions	0.14 AC	9.13 AC	1.25 AC	139 AC	21
Price per Acre					
For Sale & UC/Pending	£43,137,255	£43,137,255	£43,137,255	£43,137,255	1
Sold Transactions	£5,882	£570,924	£994,155	£2,231,969	18
Days on Market					
For Sale & UC/Pending	371	371	371	371	1
Sold Transactions	5	548	238	1,242	17
Sale Price to Asking Price Ratio					
Sold Transactions	33.33%	90.02%	96.67%	123.08%	8
<b>Totals</b>					
For Sale & UC/Pending	Asking Price Total:	£1,100,000	Total For Sale Transactions:	1	
Sold Transactions	Total Sales Volume:	£25,483,998	Total Sales Transactions:	22	
	Total Included in Analysis:	£26,583,998	Total Included in Analysis:	23	
<b>Survey Criteria</b>					

## Quick Stats Report

Low	Average	Median	High	Count
<p>basic criteria: Type of Property - Land; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East Hertfordshire (Hertfordshire), Stevenage (Hertfordshire)</p>				

## Appendix 9 – Summary of IDP costs.

### East of Harlow (North)

	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +
<b>Transport</b>	£4,585,064	£10,670,298	£3,469,548	£33,757	£33,757	£88,893
<b>Education</b>	£31,571	£4,478,860	£5,010,793	£42,409	£42,409	£111,677
<b>Healthcare</b>	£154,962	£587,467	£582,842	£208,158	£208,158	£548,149
<b>Emergency Services</b>	£0	£811,613	£0	£0	£0	£0
<b>Community Facilities</b>	£231,829	£886,510	£388,370	£10,842	£10,842	£28,551
<b>Open Space</b>	£0	£0	£0	£0	£0	£0
<b>Sports and Leisure</b>	£0	£1,254,090	£0	£0	£0	£0
<b>Utilities</b>	£0	£25,042	£0	£0	£0	£0
<b>Flood Defence</b>	£0	£0	£0	£0	£0	£0
<b>Total</b>	<b>£5,003,426</b>	<b>£18,713,880</b>	<b>£9,451,552</b>	<b>£295,166</b>	<b>£295,166</b>	<b>£777,269</b>

### East of Harlow (South)

	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +
<b>Transport</b>	£15,894,890	£20,430,366	£12,027,766	£117,024	£117,024	£308,163
<b>Education</b>	£1,676,731	£17,875,746	£14,394,519	£147,017	£147,017	£387,145
<b>Healthcare</b>	£537,201	£2,036,554	£2,020,518	£721,614	£721,614	£1,900,249
<b>Emergency Services</b>	£0	£2,813,591	£0	£0	£0	£0
<b>Community Facilities</b>	£803,673	£3,966,153	£1,346,348	£37,586	£37,586	£98,975
<b>Open Space</b>	£0	£0	£0	£0	£0	£0
<b>Sports and Leisure</b>	£0	£4,347,513	£0	£0	£0	£0
<b>Utilities</b>	£0	£86,811	£0	£0	£0	£0
<b>Flood Defence</b>	£0	£0	£0	£0	£0	£0
<b>Total</b>	<b>£18,912,495</b>	<b>£51,556,734</b>	<b>£29,789,150</b>	<b>£1,023,241</b>	<b>£1,023,241</b>	<b>£2,694,533</b>

### Latton Priory

	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +
<b>Transport</b>	£6,419,090	£12,958,417	£6,957,367	£47,260	£47,260	£124,451
<b>Education</b>	£119,896	£12,073,324	£923,204	£59,372	£59,372	£156,347
<b>Healthcare</b>	£216,947	£822,454	£815,978	£291,421	£291,421	£767,408
<b>Emergency Services</b>	£0	£1,136,258	£0	£0	£0	£0
<b>Community Facilities</b>	£74,757	£1,290,932	£677,072	£15,179	£15,179	£39,971
<b>Open Space</b>	£0	£0	£0	£0	£0	£0
<b>Sports and Leisure</b>	£0	£1,755,726	£0	£0	£0	£0
<b>Utilities</b>	£0	£35,058	£0	£0	£0	£0
<b>Flood Defence</b>	£0	£0	£0	£0	£0	£0
<b>Total</b>	<b>£6,830,689</b>	<b>£30,072,170</b>	<b>£9,373,621</b>	<b>£413,232</b>	<b>£413,232</b>	<b>£1,088,177</b>

## Water Lane Area (Summers)

	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +
<b>Transport</b>	£4,933,529	£12,595,659	£3,959,707	£36,322	£36,322	£95,649
<b>Education</b>	£91,114	£9,268,872	£699,208	£45,632	£45,632	£120,164
<b>Healthcare</b>	£166,739	£632,115	£627,138	£223,978	£223,978	£589,808
<b>Emergency Services</b>	£0	£873,295	£0	£0	£0	£0
<b>Community Facilities</b>	£56,589	£983,505	£511,710	£11,666	£11,666	£30,720
<b>Open Space</b>	£0	£0	£0	£0	£0	£0
<b>Sports and Leisure</b>	£0	£1,349,401	£0	£0	£0	£0
<b>Utilities</b>	£0	£26,945	£0	£0	£0	£0
<b>Flood Defence</b>	£0	£0	£0	£0	£0	£0
<b>Total</b>	<b>£5,247,972</b>	<b>£25,729,792</b>	<b>£5,797,762</b>	<b>£317,598</b>	<b>£317,598</b>	<b>£836,342</b>

## Water Lane Area (Katherine's)

	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +
<b>Transport</b>	£8,136,961	£20,697,004	£6,530,818	£59,907	£59,907	£157,756
<b>Education</b>	£150,276	£15,287,321	£1,153,216	£75,262	£75,262	£198,189
<b>Healthcare</b>	£275,006	£1,042,559	£1,034,350	£369,411	£369,411	£972,781
<b>Emergency Services</b>	£0	£1,440,342	£0	£0	£0	£0
<b>Community Facilities</b>	£93,334	£1,622,113	£843,972	£19,241	£19,241	£50,668
<b>Open Space</b>	£0	£0	£0	£0	£0	£0
<b>Sports and Leisure</b>	£0	£2,225,592	£0	£0	£0	£0
<b>Utilities</b>	£0	£44,441	£0	£0	£0	£0
<b>Flood Defence</b>	£0	£0	£0	£0	£0	£0
<b>Total</b>	<b>£8,655,577</b>	<b>£42,359,372</b>	<b>£9,562,356</b>	<b>£523,820</b>	<b>£523,820</b>	<b>£1,379,394</b>

## Gilston (Villages 1-6)

	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +
<b>Transport</b>	£98,134,739	£65,632,895	£53,250,843	£384,829	£384,829	£1,013,384
<b>Education</b>	£24,899,581	£12,940,491	£31,495,153	£37,986,966	£23,244,816	£31,760,684
<b>Healthcare</b>	£1,756,235	£6,657,965	£6,605,540	£2,359,121	£2,359,121	£6,212,353
<b>Emergency Services</b>	£0	£9,198,278	£0	£0	£0	£0
<b>Community Facilities</b>	£494,749	£3,835,224	£1,404,270	£1,183,093	£1,183,093	£3,115,477
<b>Open Space</b>	£0	£5,100,000	£0	£0	£0	£0
<b>Sports and Leisure</b>	£0	£0	£11,235,994	£0	£0	£0
<b>Utilities</b>	£0	£1,695,308	£0	£0	£0	£0
<b>Flood Defence</b>	£0	£0	£0	£0	£0	£0
<b>Total</b>	<b>£125,285,303</b>	<b>£105,060,160</b>	<b>£103,991,799</b>	<b>£41,914,009</b>	<b>£27,171,859</b>	<b>£42,101,898</b>

## Gilston (Village 7)

	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +
<b>Transport</b>	£14,600,129	£13,709,096	£9,396,096	£67,514	£67,514	£177,787
<b>Education</b>	£4,372,287	£2,468,389	£5,725,997	£6,871,612	£3,951,635	£5,208,797
<b>Healthcare</b>	£309,924	£1,174,935	£1,165,683	£416,316	£416,316	£1,096,298
<b>Emergency Services</b>	£0	£1,623,226	£0	£0	£0	£0
<b>Community Facilities</b>	£87,309	£676,804	£247,812	£208,781	£208,781	£549,790
<b>Open Space</b>	£0	£900,000	£0	£0	£0	£0
<b>Sports and Leisure</b>	£0	£0	£1,982,822	£0	£0	£0
<b>Utilities</b>	£0	£299,172	£0	£0	£0	£0
<b>Flood Defence</b>	£0	£0	£0	£0	£0	£0
<b>Total</b>	<b>£19,369,648</b>	<b>£20,851,622</b>	<b>£18,518,411</b>	<b>£7,564,222</b>	<b>£4,644,246</b>	<b>£7,032,671</b>

## Appendix 10 – Summary of Policy Requirements

		<b>East Hertfordshire</b>	<b>Epping Forest</b>	<b>Harlow</b>
		<b>East Herts District Plan, Main Modifications (Track Changed Version), February 2018</b>	<b>Epping Forest District Local Plan, Submission Version 2017</b>	<b>Harlow Local Development Plan, Pre-Submission Publication, May 2018</b>
<b>Policy Area</b>				
<b>Development and Delivery of Garden Town Communities in the Harlow and Gilston Garden Town</b>				
	<b>Policy</b>	<b>Policy GA1 The Gilston Area</b>	<b>Policy SP 4 Development &amp; Delivery of Garden Communities in the Harlow and Gilston Garden Town</b>	<b>HDT1</b>
	Requirement	This policy enables the Gilston Area to provide for 10,000 homes across distinct villages, each based on Garden City principles. The policy links with others in the Plan. The policy includes a requirement to include Older People's housing, a Gypsy and Traveller site (15 pitches), a showman's site (8 pitches), 5hs of employment space,	This is a general enabling policy relating to the sites at (i) Latton Priory; (ii) Water Lane Area; and (iii) East of Harlow which lie partly in Epping Forest. The policy requires high quality design, consultation, long term management of GI and POS, provision of infrastructure, provide care parking whilst pursuing sustainable transport (including walking and cycling) .	An overarching and general policy that requires high quality design, consultation, long term management of GI and POS, provision of infrastructure, provide care parking whilst pursuing sustainable transport (including walking and cycling) .
	Assumption	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction. The consultation and engagement process do go beyond the norm, however are covered in the general costs for professional fees.	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction. The consultation and engagement process do go beyond the norm, however are covered in the general costs for professional fees.	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction. The consultation and engagement process do go beyond the norm, however are covered in the general costs for professional fees.
	<b>Policy</b>		<b>Policy SP 5 Garden Town Communities</b>	<b>HS3 Strategic Housing Site East of Harlow</b>

	Requirement		This is a general policy that requires high quality design, consultation, long term management of GI and POS, provision of infrastructure, provide care parking whilst pursuing sustainable transport.	An high level policy that requires the Garden Town Principles to be followed. In addition to the requirements in HDT1 the policy specifically requires highways links, infrastructure, footpaths and cycleways, indoor and outdoor sports and recreation facilities, local retail facilities, community facilities, SUDS and public art.
	Assumption		These requirements have formed the basis of the modelling.	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction.
	<b>Policy</b>		<b>SP 5.1 Latton Priory</b>	
	Requirement		This policy provides detail to SP4 setting out the need for approximately 1,050 homes 1ha of employment land 0.5ha for up to 5 Traveller pitches. The second part of the policy sets out further detail with relate to specific requirements.	
	Assumption		These requirements have formed the basis of the modelling.	
	<b>Policy</b>		<b>SP 5.2 Water Lane Area</b>	
	Requirement		This policy provides detail to SP4 setting out the need for approximately 2,100 homes 0.5ha for up to 5 Traveller pitches. The second part of the policy sets out further detail with relate to specific requirements.	
	Assumption		These requirements have formed the basis of the modelling.	
	<b>Policy</b>		<b>SP 5.3 East of Harlow</b>	

	Requirement		This policy provides detail to SP4 setting out the need for approximately 750 homes and potential relocation of Princess Alexandra Hospital 0.5ha for up to 5 Traveller pitches. The second part of the policy sets out further detail with relate to specific requirements.	
	Assumption		These requirements have formed the basis of the modelling.	
<b>Sustainable Development</b>				
	<b>Policy</b>	<b>Policy NE1 International, National and Locally Designated Nature Conservation Sites</b>	<b>Policy DM 2 Epping Forest SAC and the Lee Valley SPA</b>	<b>PL3 Sustainable Design, Construction and Energy Usage</b>
	Requirement	Development of the Garden Town do not impact on these designations.	EFDC and Natural England are working together to prepare a Mitigation Strategy that will define how to capture the impact of development to the forest (this is expected to reach beyond the 400m boundary defined in Policy DM 2) and therefore seek developer contributions or on-site provision of Suitable Natural Alternative Greenspace. A financial contribution or on-site provision should be considered as part of the modelling.	New development will be expected to deliver high standards of sustainable design and construction and efficient energy usage. Such development will be supported where it meets or exceeds the minimum standards required by Building Regulations.
	Assumption			This policy does not require development standards to go beyond building regulations. The base modelling is based on the basic building regulation standards.
	<b>Policy</b>	<b>Policy CC1 Climate Change Adaptation</b>	<b>Policy DM 19 Sustainable Water Use</b>	<b>PL8 Biodiversity and Geodiversity Assets</b>

	Requirement	All new development should: (a) Demonstrate how the design, materials, construction and operation of the development would minimise overheating in summer and reduce the need for heating in winter; and (b) Integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements that can contribute to this include appropriate tree planting, green roofs and walls, and soft landscaping.	A. Development will need to demonstrate that: (i) Water saving measures and equipment is incorporated in all new development (ii) New homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day;	Development must meet the following criteria: ... (a) it creates new biodiversity and protects geodiversity assets and creates links to existing biodiversity and geodiversity assets; ...
	Assumption	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction.	In terms of the 110/l/da, the costs are modest, likely to be less than £100/dwelling.	It is assumed that this is included in the general GI requirement. And does not add specifically to the costs of development (over and above the costs of openspace.
	Policy	<b>Policy WAT1 Flood Risk Management Policy, WAT4 Efficient Use of Water Resources, WAT 5 Sustainable Drainage</b>	<b>Policy DM 15 Managing and Reducing Flood Risk and Policy DM 16 Sustainable Drainage Systems</b>	<b>PL10 Water Quality, Water Management, Flooding and Sustainable Drainage Systems</b>
	Requirement	Development proposals should neither increase the likelihood or intensity of any form of flooding, nor increase the risk to people, property, crops or livestock from such events, both on site and to neighbouring land or further downstream. Further development must minimise the use of mains water by ... (c) Designing residential development so that mains water consumption will meet a target of 110 litres or less per head per day.	The Council will require all development proposals to demonstrate that they avoid and reduce the risk of all forms of flooding to future occupants and do not increase the risk of flooding elsewhere;	This policy introduces 2 specific requirements; the all new dwellings should achieve the Optional Technical Housing Standard for water efficiency of no more than 110 litres per person per day; incorporate SUDS.



	Assumption	<p>It is assumed that this policy will be met through the inclusion of SUDS into schemes. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs. In terms of the 110/l/da, the costs are modest, likely to be less than £100/dwelling.</p>	<p>It is assumed that schemes incorporate SUDS. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.</p>	<p>In terms of the 110/l/da, the costs are modest, likely to be less than £100/dwelling. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.</p>
	<b>Policy</b>	<b>Policy CC2 Climate Change Mitigation</b>	<b>Policy DM 20 Low Carbon and Renewable Energy</b>	
	Requirement	<p>All new developments should demonstrate how carbon dioxide emissions will be minimised across the development site, taking account of all levels of the energy hierarchy. Achieving standards above and beyond the requirements of Building Regulations is encouraged.</p>	<p>The policy requires that Strategic Masterplans will be required to demonstrate how the potential to incorporate infrastructure for district heating can be provided, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable or that alternative technologies are available that provide the same or similar benefits and opportunities.</p>	

	Assumption	The requirements of this policy do not go beyond those required by building regulations.	This is potentially costly policy. It has been assumed that the costs of compliance would be in the additional costs may be in the range of £3,000 to £7,000 per unit, depending on the size and shape of the project. This has not been modelled.	
<b>Strategic Green Infrastructure</b>				
	<b>Policy</b>	<b>Policy CFLR1 Open Space, Sport and Recreation</b>	<b>Policy DM 6 Designated and Undesignated Open Spaces</b>	<b>WE1</b>
	Requirement	Residential developments will be expected to provide open spaces, indoor and outdoor sport and recreation facilities to provide for the needs arising from the development. Provision of Accessible Natural Greenspace (ANG) will be expected to meet Natural England's ANG Standards.	The policy seeks that development proposals will be required to provide open space, or links to open space in accordance with the guidance contained within the Infrastructure Delivery Plan and Open Space Strategy. Nationally adopted space standards will be used as a starting point for provision.	This is a broad policy, but includes the specific requirements that 'New Green Infrastructure must be planned into new development and, where possible, linked to existing Green Infrastructure'.
	Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.	This policy complements the general Garden City principles that form the basis of the modelling, but does not add to the overall requirements.	This policy complements the general garden city principles that form the basis of the modelling, but does not add to the overall requirements.
	<b>Policy</b>	<b>Policy NE4 Green Infrastructure</b>		
	Requirement	Developments should maximise opportunities for improvement to the green infrastructure network in accordance with the Council's Green Infrastructure Plan, its Parks and Open Spaces Strategy,		
	Assumption	This policy complements the general garden city principles that form the basis of the modelling, but does not add to the overall requirements.		
<b>Infrastructure Requirements</b>				
	<b>Policy</b>	<b>Policy DEL1 Infrastructure and Service Delivery</b>	<b>Policy D 1 Delivery of Infrastructure</b>	<b>SIR1</b>

	Requirement	For individual development proposals, developers will be required to: a) Demonstrate, at the planning application stage, that adequate infrastructure capacity can be provided both on and off site to enable the delivery of sustainable development within the site, the locality and the wider area, as appropriate. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused;	The policy sets out that new development must be served and supported by appropriate on and off-site infrastructure and services as identified through the Infrastructure Delivery Plan.	Individual development proposals will be required to secure related infrastructure both on- and off-site necessary to make the development acceptable in accordance with Individual development proposals will be required to secure related infrastructure both on - and off - site necessary to make the development acceptable ....
	Assumption	For individual development proposals, developers will be required to:	For individual development proposals, developers will be required to:	The modelling is based on the most up to date information with regard to infrastructure requirements.
	Policy	<b>Policy TRA1 Sustainable Transport, &amp; Policy TRA2 Safe and Suitable Highway Access Arrangements and Mitigation</b>	<b>a) Demonstrate, at the planning application stage, that adequate infrastructure capacity can be provided both on and off site to enable the delivery of sustainable development within the site, the locality and the wider area, as appropriate. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused;</b>	<b>L1 Open Spaces, Play Areas and Sporting Provision and Facilities in Major Development</b>
	Requirement	The policies seeks that to ensure that a range of sustainable transport options are available to occupants or users, which may involve the improvement of pedestrian links, cycle paths, passenger transport network (including bus and/or rail facilities) and community transport initiatives....	The policy sets out that development proposals will be permitted only where they provide or improve the essential facilities and services required to serve the scale of the proposed development.	This policy requires In major development, public open space and play space and, where appropriate, allotments and sporting provision and facilities are required, together in all cases with their management and maintenance.

	Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements.	The requirements as set out through the Adopted Open Space, Sport and Recreation Supplementary Planning Document (SPD) and the Harlow Design Guide SPD
	<b>Policy</b>	<b>Policy TRA3 Vehicle Parking Provision</b>	<b>Policy D 4 Community, Leisure and Cultural Facilities</b>	<b>L3 Development Involving the Provision or Relocation or Loss of Public Art</b>
	Requirement	There are two main aspects of this policy; that vehicle parking provision should take into account the provisions of the District Council's currently adopted Supplementary Planning Document 'Vehicle Parking Provision at New Development'; and that sufficient secure, covered and waterproof cycle storage is provided.	Strategic and larger developments will be expected to make on-site provision for community, leisure and cultural facilities where feasible. For smaller developments a financial contribution will be sought where required.	The policy seeks the provision of Public Art in Major Developments and that it must be agreed with the Council.
	Assumption	These requirements are reflected in the modelling.	The modelling is based on the most up to date information with regard to infrastructure requirements.	Allowance has been made for public art.
	<b>Policy</b>	<b>Policy CFLR7 Community Facilities</b>	<b>Policy T 1 Sustainable Transport Choices</b>	<b>IN1 Development and Sustainable Modes of Travel</b>
	Requirement	The provision of adequate and appropriately located community facilities will be sought in conjunction with new development.	This is a broad policy that sets out that development should minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support the transition to a low carbon future. The policy requires that electric vehicle charging points are provided in new developments which make provisions for car parking vehicles. This has been assumed to cost £450/unit.	There are several aspects to this policy. New developments will be required to link to the existing cycleway, footway, public right of way and bridleway network... This includes the provision of the network on-site, contributing to the network off-site, the provision of cycle storage/spaces. The policy also seeks the provision of Electric Charging Points for Vehicles.

	Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements. Allowance at £350/unit has been allowed for the provision of charging points.
	<b>Policy</b>	<b>Policy CFLR9 Health and Wellbeing</b>		<b>IN2 Impact of Development on the Highways Network including Access and Servicing</b>
	Requirement	Contributions towards new or enhanced health care facilities will be sought to ensure the health care requirements arising from new developments are met and to prevent a shortfall or worsening of provision.		The policy requires that the impact of new development be mitigated.
	Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.		The modelling is based on the most up to date information with regard to infrastructure requirements.
	<b>Policy</b>	<b>Policy CFLR 10 Education</b>		<b>IN3 Parking Standards</b>
	Requirement	Development that creates a potential increase in demand for education will be required to make appropriate provision for new facilities either on-site or by making a suitable contribution towards the improvement or expansion of nearby existing facilities.		Vehicle parking must be provided in accordance with the adopted Essex Vehicle Parking Standards
	Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.		These requirements are incorporated - subject to compliance with the Garden City Principles.
	<b>Policy</b>		<b>Policy D 5 Communications Infrastructure</b>	<b>IN4 Broadband and Development</b>
	Requirement		The policy seek that applicants submitting planning applications for major development proposals should demonstrate how high speed broadband infrastructure will be accommodated within the development.	Major development should contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the Harlow area.

	Assumption		The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements.
	<b>Policy</b>			<b>IN6 Planning Obligations</b>
	Requirement			Planning permission will only be granted for development if the provision is secured for related infrastructure, affordable housing, services, facilities and environmental protection which are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.
	Assumption			The modelling is based on the most up to date information with regard to infrastructure requirements.
<b>Design</b>				
	<b>Policy</b>	<b>Policy DES3 DES4 Design of Development</b>	<b>Policy DM 9 High Quality Design</b>	<b>PL1 Design Principles for Development, PL2 Amenity Principles for Development</b>
	Requirement	All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness.	The policy sets out that new development must achieve a high specification of design and contribute to the distinctive character and amenity of the local area. It goes on to seek that The Council will require Strategic Masterplans to be prepared and developed for the Garden Town Communities set out in SP 5 ... Strategic Masterplans will be produced by the applicant, in partnership with the Council, and the local community, and be capable of being adopted by the Council as Supplementary Planning Documents.	This policy sets out general principles with regard to design and the approach to design.

	Assumption	These requirements do not add to the costs of development. These requirements will add to the general attractiveness of a scheme and to the value.	The costs of this are covered by the assumption for a professional fees.	These requirements do not add to the costs of development. These requirements will add to the general attractiveness of a scheme and to the value. Regard has been had to Adopted Harlow Design Guide Supplementary Planning Document (SPD)
<b>Housing</b>				
	<b>Policy</b>		<b>Policy DM 10 Housing Design and Quality</b>	<b>H2 Residential Development</b>
	Requirement		All new housing development is required to meet or exceed the minimum internal space standards set out in National Prescribed Space Standards and open space standards.	This general policy sets out some general requirements, specifically to make adequate provision for refuse storage and collection.
	Assumption		The modelling is based on NDSS	This is normal requirement covered in the modelling.
	<b>Policy</b>	<b>Policy HOU7 Accessible and Adaptable Homes</b>	<b>Policy H 1</b>	<b>H5 Accessible and Adaptable Housing</b>
	Requirement	All new residential development should meet the Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings; and , a proportion of dwellings will be expected to meet the Building Regulations Requirement M4(3): Category 3 – Wheelchair User Dwellings, where appropriate. The SHMA (2015) says 'The evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements'.	All new homes to be built to Category 2: Accessible and Adaptable Homes standards.	This policy seeks that all new dwellings should be at least Building Control Part M4(2) standard for accessible and adaptable homes to meet the occupiers' future needs. In addition, major residential development should provide Building Control Part M4(3) standard dwellings for wheelchair users. The proportion is set out in the latest SHMA. The SHMA (2015) says ' <i>The evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements</i> '.

	Assumption	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study.	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study.	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study.
	<b>Policy</b>	<b>Policy HOU1 Type and Mix of Housing</b>	<b>Policy H 1 Housing Mix and Accommodation Types</b>	<b>H6 Housing Mix</b>
	Requirement	On new housing developments of 5 or more gross additional dwellings, an appropriate mix of housing tenures, types and sizes will be expected in order to create mixed and balanced communities appropriate to local character and taking account of the latest Strategic Housing Market Assessment.	Several aspects of this policy are relevant to this study. (i) includes a range of house types and sizes to address local need including for ‘down-sizing’; (v) provides for all new homes to be accessible and adaptable as defined by the Building Regulations in effect at the time of the application. In terms of housing mix the policy says Planning applications will be required to be supported by evidence, proportionate to the nature and scale of development proposed, to justify the mix of new homes to be provided. Such evidence will also need to reflect latest housing needs evidence published by the Council.	The Policy seeks that a range of housing types and sizes, across a range of tenures, must be provided in major residential development.
	Assumption	The mix of housing identified in SHMA has informed the modelling.	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study. The mix of housing identified in SHMA is followed.	The supporting text sets out the mix of housing from the SHMA. It is understood that the Council intends to seek this broad mix of the plan-period rather than rigidly apply it to each site. The modelling has been informed by this mix, although regard has also been had to the character, nature and situation of the site.
	<b>Policy</b>	<b>Policy HOU3 Affordable Housing</b>	<b>Policy H 2 Affordable Housing</b>	<b>H8 Affordable Housing</b>



	Requirement	The policy seeks 'up to 40%' affordable housing on sites of 15 or more units.	the Council will require 40% of those homes to be for affordable housing provided on site. The mix of affordable homes will be required to reflect the latest available housing need.	This policy seeks that major residential development must provide at least 30% affordable housing. The supporting text goes on to say that The SHMA also shows that a significant number (85%) of affordable housing should be provided as affordable rent, normally provided by a Registered Provider or the Council. The remainder of the affordable housing should be provided as Intermediate Affordable housing at 15% of the total affordable.
	Assumption	This has formed the basis of the modelling. In line with Table 63 of the 2015 SHMA 16% of the affordable housing is assumed to be intermediate housing and the balance Affordable Rent.	This has formed the basis of the modelling. In line with Table 63 of the 2015 SHMA 18% of the affordable housing is assumed to be intermediate housing and the balance Affordable Rent	This has formed the basis of the modelling.
	<b>Policy</b>	<b>Policy HOU8 Self-Build and Custom Build Housing</b>		<b>H9 Self-build and Custom-build Housing</b>
	Requirement	To support prospective self-builders, on sites of more than 200 dwellings, developers will be expected to supply 5% at least 1% of dwelling plots for sale to self-builders,		This policy seeks that housing sites greater than 50 dwellings must include 5% of serviced plots for self-build.
	Assumption	This has been considered in this study		This has been considered in this study

EB1417A

## Appendix 11 – Modelled Site Details

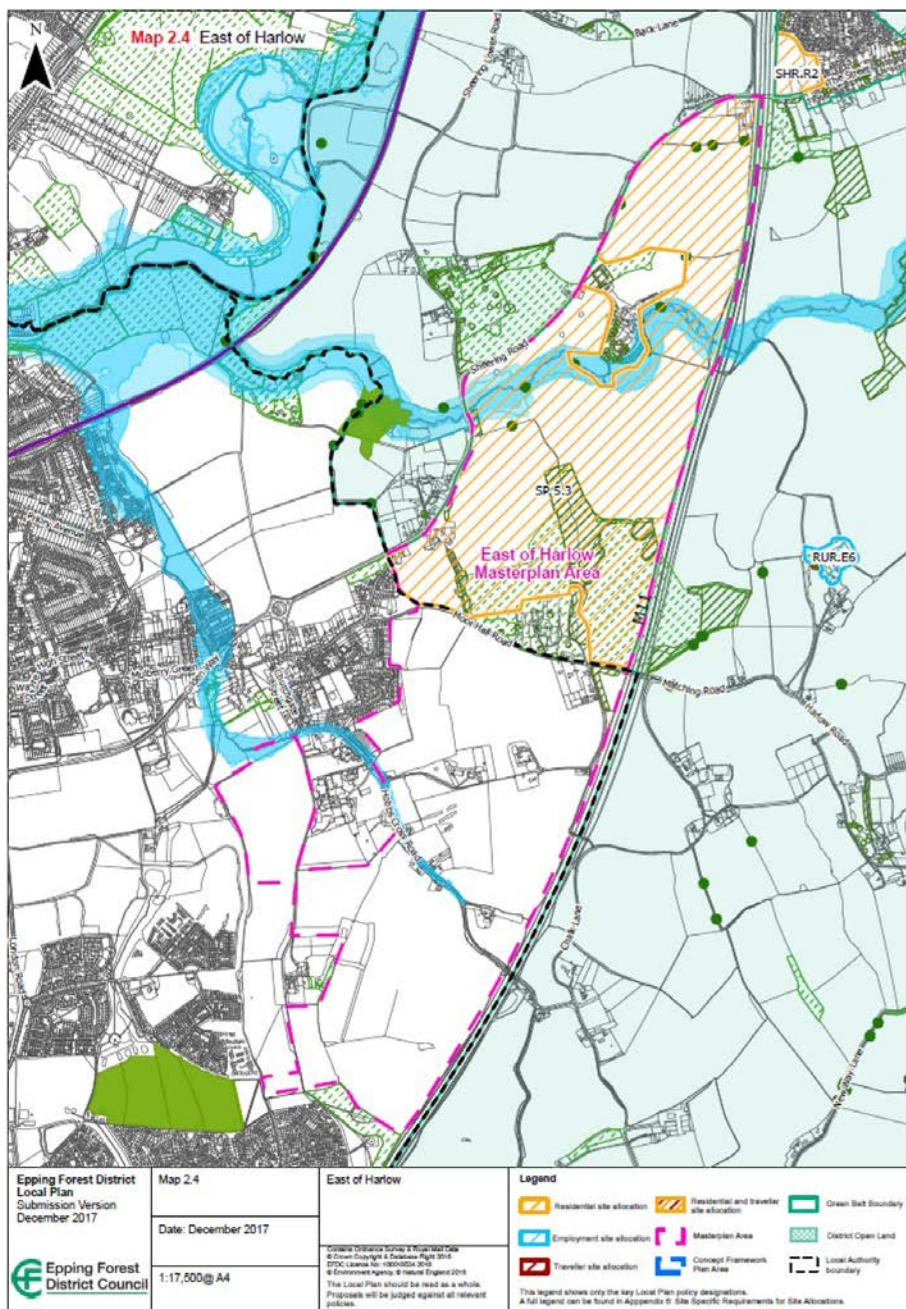
### East Harlow North – Epping Forest Area

Garden Community:	East Harlow – Epping Forest Area																						
Site area (net and gross):	Total Site Area – 125.96ha (of which 121ha is controlled by Miller Homes. Unconstrained / Developable Area – 29ha																						
Number of planned units: Ha of retail: Ha of employment and type: Any other definitive uses (or IDP to refine):	750 units  Sustainable transport corridor - 0.9ha Secondary school - 10 ha Highway infrastructure associated with the new M11 Junction 7a - 21ha Land for the Princess Alexandra Hospital ‘campus’ - 12ha (/ 14ha) Traveller pitches - 0.5ha																						
Any known details on phasing/build out rates (to be detailed or separately provided in a trajectory):	2022 – 50 dwellings 2023 to 2019 – 100 dwellings																						
Any known infrastructure requirements and costs:	<p><b>As advised by ARUP</b></p> <table border="1"> <tr> <td>Transport</td> <td>£18,881,318</td> </tr> <tr> <td>Education</td> <td>£9,717,718</td> </tr> <tr> <td>Healthcare</td> <td>£2,289,735</td> </tr> <tr> <td>Emergency Services</td> <td>£811,613</td> </tr> <tr> <td>Community Facilities</td> <td>£1,556,942</td> </tr> <tr> <td>Open Space</td> <td>£0</td> </tr> <tr> <td>Sports and Leisure</td> <td>£1,254,090</td> </tr> <tr> <td>Utilities</td> <td>£25,042</td> </tr> <tr> <td>Flood Defence</td> <td>£0</td> </tr> <tr> <td><b>Total</b></td> <td><b>£34,536,459</b></td> </tr> <tr> <td><b>Cost/unit</b></td> <td><b>£46,049</b></td> </tr> </table>	Transport	£18,881,318	Education	£9,717,718	Healthcare	£2,289,735	Emergency Services	£811,613	Community Facilities	£1,556,942	Open Space	£0	Sports and Leisure	£1,254,090	Utilities	£25,042	Flood Defence	£0	<b>Total</b>	<b>£34,536,459</b>	<b>Cost/unit</b>	<b>£46,049</b>
Transport	£18,881,318																						
Education	£9,717,718																						
Healthcare	£2,289,735																						
Emergency Services	£811,613																						
Community Facilities	£1,556,942																						
Open Space	£0																						
Sports and Leisure	£1,254,090																						
Utilities	£25,042																						
Flood Defence	£0																						
<b>Total</b>	<b>£34,536,459</b>																						
<b>Cost/unit</b>	<b>£46,049</b>																						
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	11.4ha in Princy Brook Flood Zone 7.5ha of existing woodland 23.0ha Junction 7a and associated new highway A further 58.4ha could be constrained by heritage assets and up to 15ha by a ‘noise corridor’ alongside the M11 (costs of barrier £355,500). Potential 10-12ha health and well-being hospital campus																						
Existing Viability Modelling Work (yes/no – details):	Yes - The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (DOC ID: EB300), Viability Study Stage 2 (Doc ID:																						

EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).

This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.

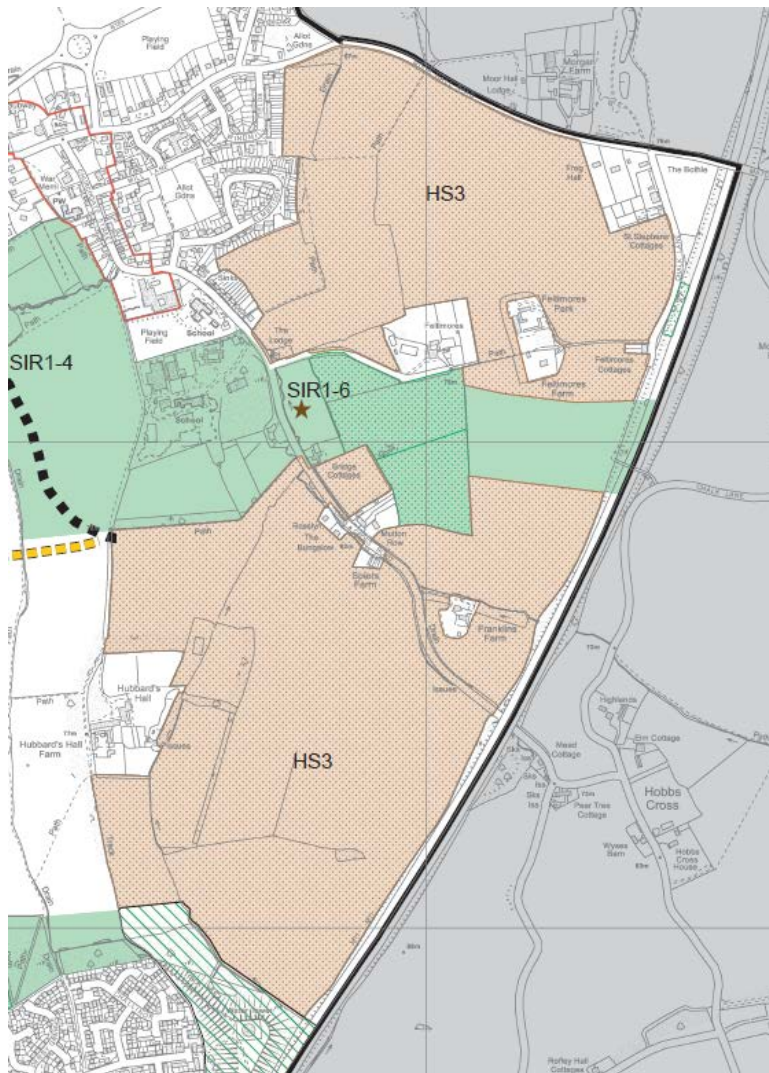
## Site Plan





## East Harlow South – Harlow Area


Garden Community:	East Harlow – Harlow Area																						
Site area (net and gross):	Approx. 109ha & Approx. 130ha 128.7ha within Miller Homes control																						
Number of planned units: Ha of retail: Ha of employment and type: Any other definitive uses (or IDP to refine):	2,600 within HDC up to 2033 A local centre (size TBC but possibly similar to a Hatch) None At least 2.1ha for 2 form entry primary school Unconstrained / Developable Area – 68ha																						
Any known details on phasing/build out rates (to be detailed or separately provided in a trajectory):	2021 - 200 2022 – 250 dwellings 2023 to 2028 – 300 dwellings/year 2029 – 250 dwellings 2030 – 100 dwellings																						
Any known infrastructure requirements and costs:	<p><b>As advised by ARUP</b></p> <table border="1"> <tr> <td>Transport</td> <td>£48,895,234</td> </tr> <tr> <td>Education</td> <td>£34,628,175</td> </tr> <tr> <td>Healthcare</td> <td>£7,937,749</td> </tr> <tr> <td>Emergency Services</td> <td>£2,813,591</td> </tr> <tr> <td>Community Facilities</td> <td>£6,290,321</td> </tr> <tr> <td>Open Space</td> <td>£0</td> </tr> <tr> <td>Sports and Leisure</td> <td>£4,347,513</td> </tr> <tr> <td>Utilities</td> <td>£86,811</td> </tr> <tr> <td>Flood Defence</td> <td>£0</td> </tr> <tr> <td><b>Total</b></td> <td><b>£104,999,393</b></td> </tr> <tr> <td><b>Cost/unit</b></td> <td><b>£40,384</b></td> </tr> </table>	Transport	£48,895,234	Education	£34,628,175	Healthcare	£7,937,749	Emergency Services	£2,813,591	Community Facilities	£6,290,321	Open Space	£0	Sports and Leisure	£4,347,513	Utilities	£86,811	Flood Defence	£0	<b>Total</b>	<b>£104,999,393</b>	<b>Cost/unit</b>	<b>£40,384</b>
Transport	£48,895,234																						
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<b>Total</b>	<b>£104,999,393</b>																						
<b>Cost/unit</b>	<b>£40,384</b>																						
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	About 25.8 in 'Green Wedge' 23.0ha Junction 7a and associated new highway A further 48ha could be constrained by heritage assets and up to 13.3ha by a 'noise corridor' alongside the M11 (cost of barrier £1,066,500). Local Wildlife Site																						
Existing Viability Modelling Work (yes/no – details):	Yes - Local Plan Viability Assessment, Affordable Housing and Infrastructure Levy Review – March 2018 <a href="http://www.harlow.gov.uk/sites/harlow-cms/files/files/documents/files/Viability%20Study%2026-04-2018.pdf">http://www.harlow.gov.uk/sites/harlow-cms/files/files/documents/files/Viability%20Study%2026-04-2018.pdf</a>																						


## Site Plan



 Green Wedges  Green Fingers

 Strategic Housing Site (Harlow and Gilston Garden Town): HGT1; HS3

 SIR1-4 Indicative Access Route for Strategic Housing Site East of Harlow

 SIR1-2 Indicative East-West Sustainable Transport Corridor

 SIR1-6 New Allotment Provision

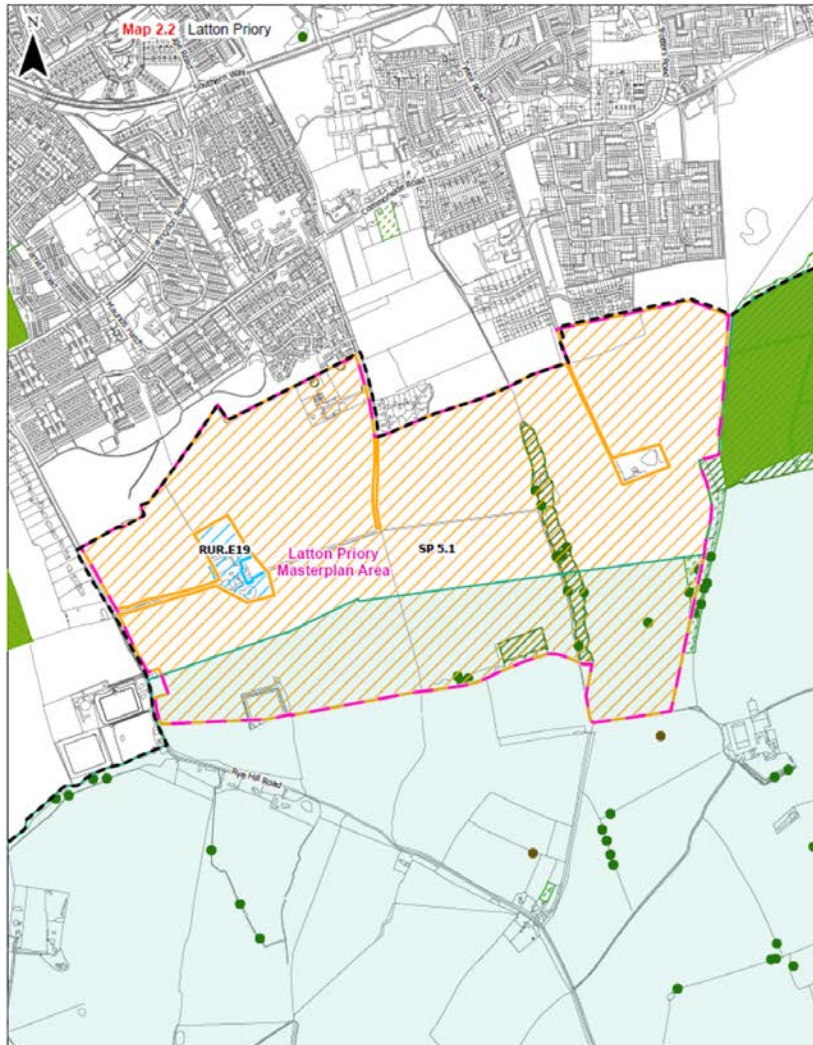
## Latton Priory

Garden Community:	Latton Priory																						
Site area (net and gross):	Total Site Area 76.18 ha Unconstrained / Developable Area – 75.03ha (having deducted 1.15ha of BAP Habitat. Residential Development Area – 52.14h																						
Number of planned units: Ha of retail: Ha of employment and type: Any other definitive uses (or IDP to refine):	Current draft allocation for 1,050 homes  About 1ha <u>beyond</u> site boundary at Dorrington Farm Sustainable transport corridor - 0.7 ha Traveller pitches - 0.5 ha  Strategic open space (natural / semi natural open space and informal recreation grounds) as identified in the IDP provided on site. However it is noted there may be opportunities to provide access to further strategic open space on land within the promoter's control to the south of the site boundary) - 21.68 ha  2.1ha for primary and 10ha for secondary school.																						
Any known details on phasing/build out rates (to be detailed or separately provided in a trajectory):	2021 – 50 dwellings 2022 to 2032 – 100 dwellings / year																						
Any known infrastructure requirements and costs:	<b>As advised by ARUP</b> <table border="1"> <tr> <td>Transport</td> <td>£26,553,844</td> </tr> <tr> <td>Education</td> <td>£13,391,515</td> </tr> <tr> <td>Healthcare</td> <td>£3,205,630</td> </tr> <tr> <td>Emergency Services</td> <td>£1,136,258</td> </tr> <tr> <td>Community Facilities</td> <td>£2,113,089</td> </tr> <tr> <td>Open Space</td> <td>£0</td> </tr> <tr> <td>Sports and Leisure</td> <td>£1,755,726</td> </tr> <tr> <td>Utilities</td> <td>£35,058</td> </tr> <tr> <td>Flood Defence</td> <td>£0</td> </tr> <tr> <td><b>Total</b></td> <td><b>£48,191,121</b></td> </tr> <tr> <td><b>Cost/unit</b></td> <td><b>£45,896</b></td> </tr> </table>	Transport	£26,553,844	Education	£13,391,515	Healthcare	£3,205,630	Emergency Services	£1,136,258	Community Facilities	£2,113,089	Open Space	£0	Sports and Leisure	£1,755,726	Utilities	£35,058	Flood Defence	£0	<b>Total</b>	<b>£48,191,121</b>	<b>Cost/unit</b>	<b>£45,896</b>
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<b>Total</b>	<b>£48,191,121</b>																						
<b>Cost/unit</b>	<b>£45,896</b>																						
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	Sewage Treatment upgrades  Nationally Protected Sites, Ancient Woodland, Ancient/Veteran Trees outside Ancient Woodland, BAP Habitat, Local Wildlife Site, Heritage – Scheduled Ancient Monument; Air Quality; Pipelines and TPOs have been identified  BAP Habitat (1.15ha)  SANG																						
Existing Viability Modelling Work (yes/no – details):	Yes - The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (DOC ID: EB300), Viability Study Stage 2 (Doc ID: EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).																						



This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.

## Site Plan



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site allocation</li> <li> Rural traveller site allocation</li> <li> Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> BAP Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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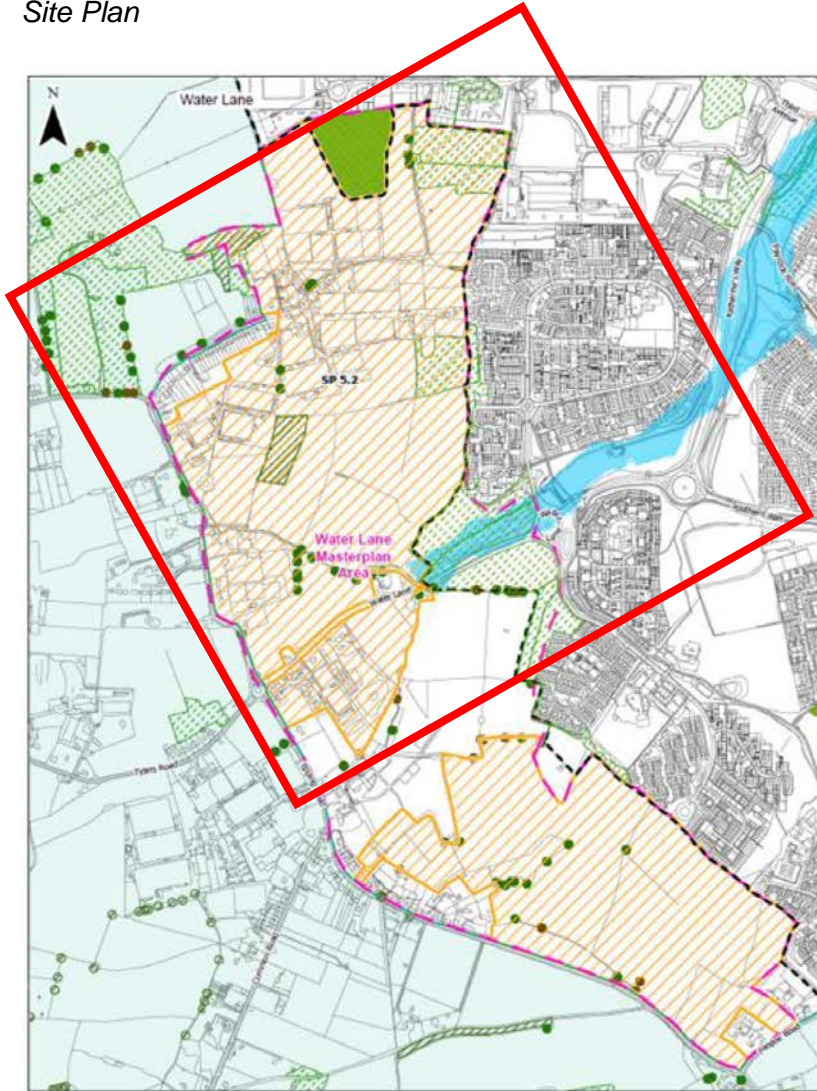


## Water Lane - W Katherines

Garden Community:	Water Lane (Note - Water Lane allocation site consists of West Katherines, West Sumners, and several smaller sites)																						
Site area (net and gross):	Total Area 72.33ha Gross Residential Development Area 48.73ha Site includes 3.11ha of existing residential area (there is not requirement for these to be redeveloped). 19.18ha are currently commercial glasshouses.																						
Number of planned units: Ha of retail: Ha of employment and type: Any other definitive uses (or IDP to refine):	1,331 units  Traveller pitches – 0.5ha Strategic Open Space - 12ha Sustainable Transport corridor – 0.42ha 2.1ha for 2 form entry primary school																						
Any known details on phasing/build out rates (to be detailed or separately provided in a trajectory):	Relates to entire Water Lane allocation site 2021 – 100 dwellings 2022 to 2032 – 200 dwellings / year																						
Any known infrastructure requirements and costs:	<b>As advised by ARUP</b> <table border="1"> <tr> <td>Transport</td> <td>£35,642,353</td> </tr> <tr> <td>Education</td> <td>£16,939,526</td> </tr> <tr> <td>Healthcare</td> <td>£4,063,517</td> </tr> <tr> <td>Emergency Services</td> <td>£1,440,342</td> </tr> <tr> <td>Community Facilities</td> <td>£2,648,569</td> </tr> <tr> <td>Open Space</td> <td>£0</td> </tr> <tr> <td>Sports and Leisure</td> <td>£2,225,592</td> </tr> <tr> <td>Utilities</td> <td>£44,441</td> </tr> <tr> <td>Flood Defence</td> <td>£0</td> </tr> <tr> <td><b>Total</b></td> <td><b>£63,004,339</b></td> </tr> <tr> <td><b>Cost/unit</b></td> <td><b>£47,336</b></td> </tr> </table>	Transport	£35,642,353	Education	£16,939,526	Healthcare	£4,063,517	Emergency Services	£1,440,342	Community Facilities	£2,648,569	Open Space	£0	Sports and Leisure	£2,225,592	Utilities	£44,441	Flood Defence	£0	<b>Total</b>	<b>£63,004,339</b>	<b>Cost/unit</b>	<b>£47,336</b>
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<b>Total</b>	<b>£63,004,339</b>																						
<b>Cost/unit</b>	<b>£47,336</b>																						
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	Small part to south in Flood Zone 2/3 BAP habitat Potential SANG																						
Existing Viability Modelling Work (yes/no – details):	Yes - The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (DOC ID: EB300), Viability Study Stage 2 (Doc ID: EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).  This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings																						

confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.

## Site Plan



### Legend

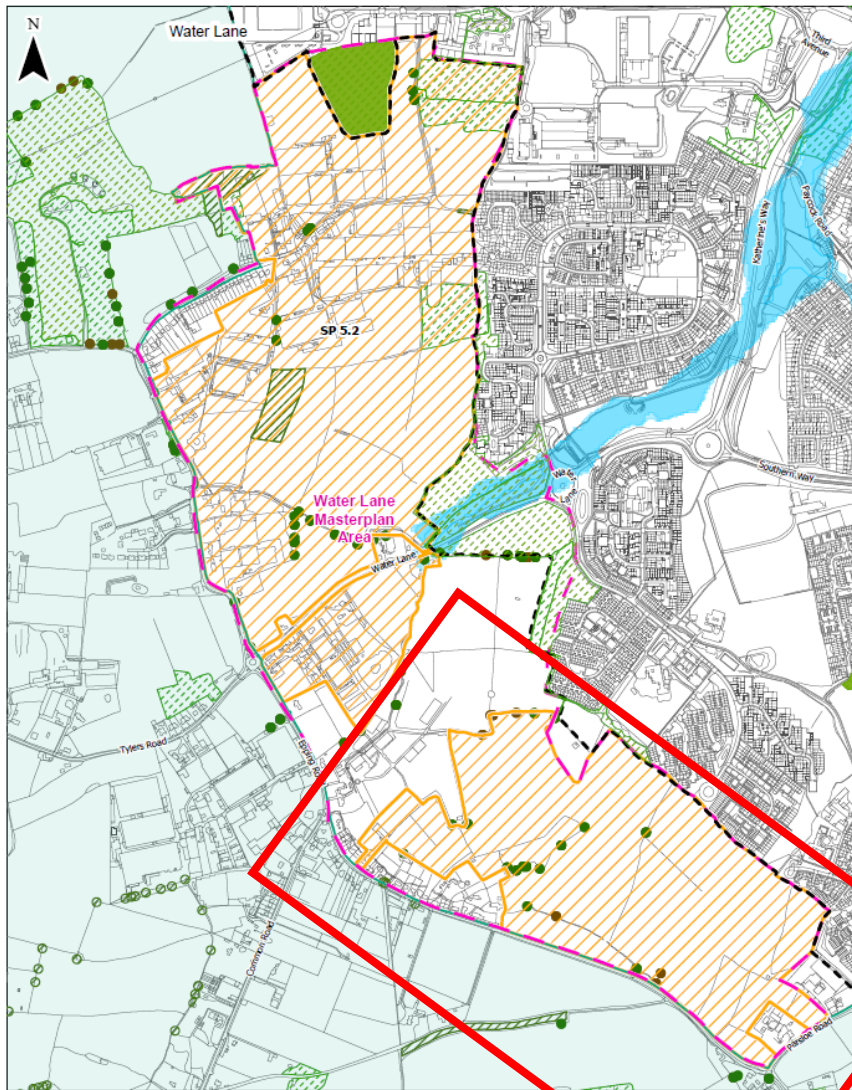
<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site allocation</li> <li> Rural traveller site allocation</li> <li> Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> District Open Land</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> BAP Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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## Water Lane - W Sumners

Garden Community:	West Sumners (Note - Water Lane allocation site consists of West Katherines, West Sumners, and several smaller sites)																						
Site area (net and gross):	Total Site Area 36.04ha Gross Residential Development Area 30.23ha																						
Number of planned units: Ha of retail: Ha of employment and type: Any other definitive uses (or IDP to refine):	807 units  Sustainable transport corridor – 0.3ha Traveller pitches – 0.5ha Strategic Open Space – 5ha 2.1ha for 2 form entry primary school																						
Any known details on phasing/build out rates (to be detailed or separately provided in a trajectory):	Relates to entire Water Lane allocation site 2021 – 100 dwellings 2022 to 2032 – 200 dwellings / year																						
Any known infrastructure requirements and costs:	<p><b>As advised by ARUP</b></p> <table border="1"> <tr> <td>Transport</td> <td>£21,657,189</td> </tr> <tr> <td>Education</td> <td>£10,270,621</td> </tr> <tr> <td>Healthcare</td> <td>£2,463,755</td> </tr> <tr> <td>Emergency Services</td> <td>£873,295</td> </tr> <tr> <td>Community Facilities</td> <td>£1,605,856</td> </tr> <tr> <td>Open Space</td> <td>£0</td> </tr> <tr> <td>Sports and Leisure</td> <td>£1,349,401</td> </tr> <tr> <td>Utilities</td> <td>£26,945</td> </tr> <tr> <td>Flood Defence</td> <td>£0</td> </tr> <tr> <td><b>Total</b></td> <td><b>£38,247,063</b></td> </tr> <tr> <td><b>Cost/unit</b></td> <td><b>£47,394</b></td> </tr> </table>	Transport	£21,657,189	Education	£10,270,621	Healthcare	£2,463,755	Emergency Services	£873,295	Community Facilities	£1,605,856	Open Space	£0	Sports and Leisure	£1,349,401	Utilities	£26,945	Flood Defence	£0	<b>Total</b>	<b>£38,247,063</b>	<b>Cost/unit</b>	<b>£47,394</b>
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<b>Total</b>	<b>£38,247,063</b>																						
<b>Cost/unit</b>	<b>£47,394</b>																						
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	Note – developable area reduced due to National Grid constraints  Possible protection of ancient / veteran trees.  Potential SANG																						
Existing Viability Modelling Work (yes/no – details):	Yes - The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (DOC ID: EB300), Viability Study Stage 2 (Doc ID: EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).  This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.																						

SITE NOT MODELLED SPECIFICALLY

## Site Plan



### Legend

Allocation	Environmental Designations	Road network	Basemap
Residential site allocation	Ancient Woodland	Motorway	Roadside area
Employment site allocation	Ancient Tree	A Road	Roadway
Traveller site allocation	Veteran Tree	Minor Road	Railway line
Residential and traveller site allocation	Flood Risk Zones 2 & 3	<b>Rail infrastructure</b>	Woodland
Rural residential site allocation	BAP Habitat	London Underground Central Line	Watercourse
Rural employment site allocation	Tree Preservation Order	London Underground station	Waterbody
Rural traveller site allocation		Railway	Built-up area
Masterplan Area		National Rail station	Local Authority boundary
Concept Framework Plan Area		Epping Ongar Heritage Railway	
Green Belt		Epping Ongar Heritage Railway station	
District Open Land			

## Gilston - Village 1-6

Garden Community:	Gilston Village 1-7
Site area (net and gross):	<p>Total Site Area - +/- 1,000ha</p> <p>Gross Developable Area – 528ha</p> <p>Residential Area – 218ha</p>
<p>Number of planned units:</p> <p>Ha of retail:</p> <p>Ha of employment and type:</p> <p>Any other definitive uses (or IDP to refine):</p>	<p>8,500</p> <p>Housing mix – see below.</p> <p>Village 1: c.1,900 homes  Non-residential indicative developer mix:</p> <ul style="list-style-type: none"> <li>• 2FE Primary School &amp; 6FE Secondary School c.3,500sqm</li> <li>• Nursery &amp; Creche c.220sqm;</li> <li>• A1, A2, A3, A4 &amp; A5 retail and B1a Office c.5,900sqm;</li> <li>• Gym c.800sqm;</li> <li>• D1,D2 Community c.1,000sqm;</li> <li>• D1,C3 Health 2,100sqm;</li> </ul> <p>Village 2: c.1,780 homes  Non-residential indicative developer mix:</p> <ul style="list-style-type: none"> <li>• 2FE Primary School c.43,500sqm;</li> <li>• Nursery/Creche c.225sqm;</li> <li>• Food store c.3,000sqm;</li> <li>• A1, A2, A3, A4 &amp; A5 retail and B1a Office c.1,800sqm;</li> </ul> <p>Village 3: c.950 homes  Non-residential indicative developer mix:</p> <ul style="list-style-type: none"> <li>• Nursery/Creche c.225sqm;</li> <li>• A1, A2, A3, A4 &amp; A5 retail and B1a Office c.670sqm;</li> </ul> <p>Village 4: c.2,000 homes  Indicative developer housing mix:</p> <ul style="list-style-type: none"> <li>• See attached [Appendix 5].</li> </ul> <p>Non-residential indicative developer mix:</p> <ul style="list-style-type: none"> <li>• 2FE Primary School c.3,500sqm;</li> <li>• Nursery/Creche c.225sqm;</li> <li>• A1, A2, A3, A4 &amp; A5 retail and B1a Office c.4,500sqm;</li> <li>• D1,C3 Health 1,600sqm;</li> </ul> <p>Village 5: c.760 homes     Non-residential indicative developer mix:</p> <ul style="list-style-type: none"> <li>• 4FE Secondary School c.3,500sqm</li> <li>• Nursery/Creche c.225sqm;</li> <li>• A1, A2, A3, A4 &amp; A5 retail and B1a Office c.1,000sqm;</li> </ul> <p>Village 6: c.1,152 homes  Non-residential indicative developer mix:</p>

	<ul style="list-style-type: none"> <li>• 2FE Primary School c.3.500sqm;</li> <li>• Nursery/Creche c.225sqm;</li> <li>• A1, A2, A3, A4 &amp; A5 retail and B1a Office c.1,000sqm;</li> </ul>																						
Any known details on phasing/build out rates (to be detailed or separately provided in a trajectory):	<p>Developer</p> <p>2020 – 50</p> <p>2021 – 150</p> <p>2022 – 300</p> <p>2023 to 2030 – 450pa</p> <p>2031 to 2042 – pa</p> <p>=10,000</p> <p>Council</p> <p>2025 – 50</p> <p>2026 – 150</p> <p>2027 to 2039 – 350pa</p> <p>=4,750</p>																						
Any known infrastructure requirements and costs:	<p><b>As advised by ARUP</b></p> <table border="1"> <tr> <td>Transport</td> <td>£218,801,519</td> </tr> <tr> <td>Education</td> <td>£162,327,690</td> </tr> <tr> <td>Healthcare</td> <td>£25,950,334</td> </tr> <tr> <td>Emergency Services</td> <td>£9,198,278</td> </tr> <tr> <td>Community Facilities</td> <td>£11,215,905</td> </tr> <tr> <td>Open Space</td> <td>£5,100,000</td> </tr> <tr> <td>Sports and Leisure</td> <td>£11,235,994</td> </tr> <tr> <td>Utilities</td> <td>£1,695,308</td> </tr> <tr> <td>Flood Defence</td> <td>£0</td> </tr> <tr> <td><b>Total</b></td> <td><b>£445,525,028</b></td> </tr> <tr> <td><b>Cost/unit</b></td> <td><b>£52,415</b></td> </tr> </table>	Transport	£218,801,519	Education	£162,327,690	Healthcare	£25,950,334	Emergency Services	£9,198,278	Community Facilities	£11,215,905	Open Space	£5,100,000	Sports and Leisure	£11,235,994	Utilities	£1,695,308	Flood Defence	£0	<b>Total</b>	<b>£445,525,028</b>	<b>Cost/unit</b>	<b>£52,415</b>
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Flood Defence	£0																						
<b>Total</b>	<b>£445,525,028</b>																						
<b>Cost/unit</b>	<b>£52,415</b>																						
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	<p>118m easement of Electricity Pylons which forms boundary between developable area and Community Open Space Land [see Appendix 1];</p> <p>Potential noise impacts from A414;</p> <p>Heritage assets including Scheduled Ancient Monuments and Grade I and Grade II listed buildings.</p>																						
Existing Viability Modelling Work (yes/no – details):	District Plan Viability Modelling;																						

Note: It is proposed that approximately 2,000 acres of land and various community assets will be transferred to a Community Trust for long term management. This will include SUDS and openspace within the sites.

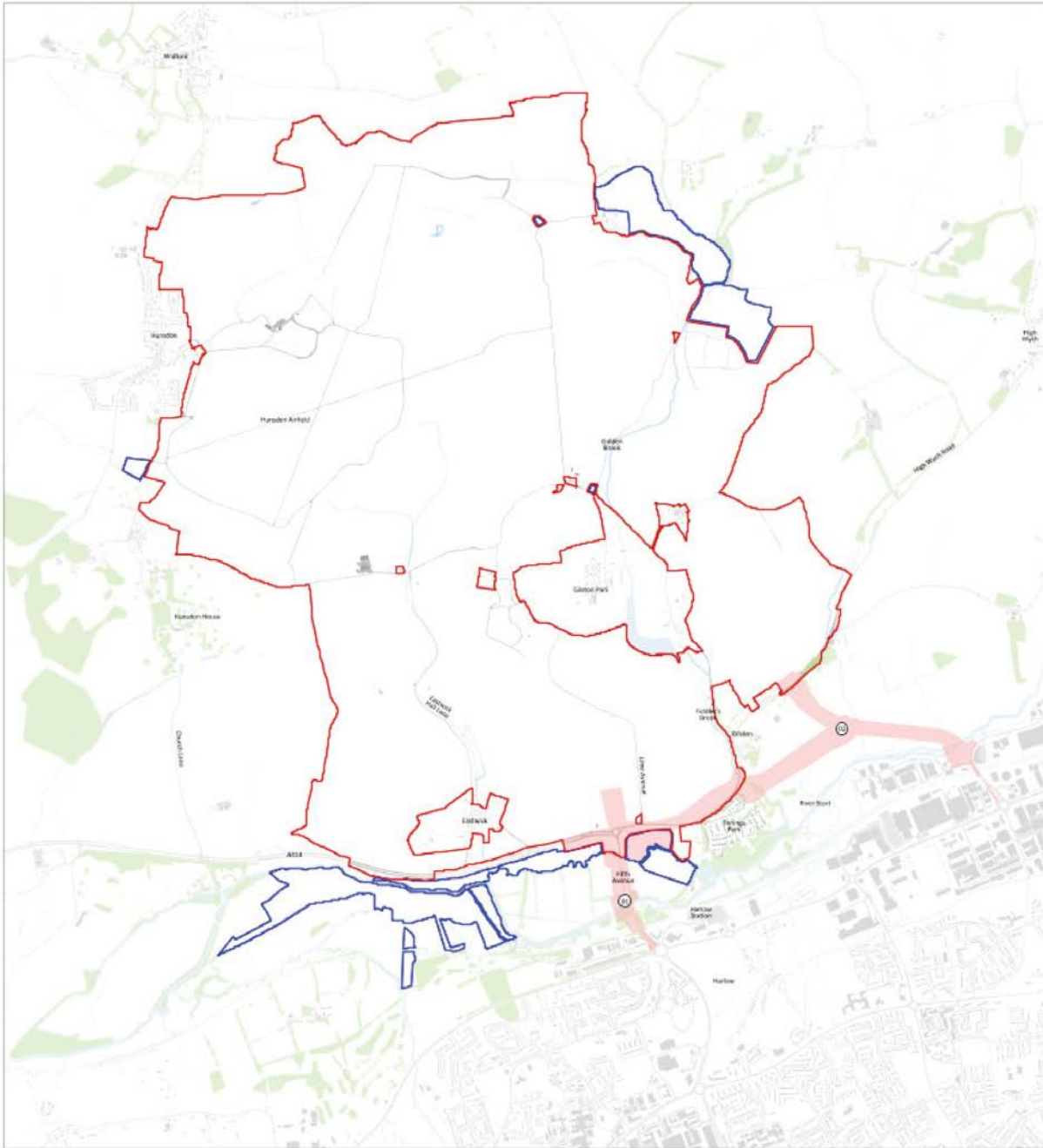
## Housing Mix

Tenure	Min	Private Tenures - 60%			Illustrative	
			Max			
Open Market Sale	38%	3,800	52%	5,200	45%	4,500
Build to Rent	5%	500	15%	1,500	10%	1,000
Custom / Self Build	1%	100	5%	500	3%	300
Older Persons Open Market Sale	2%	200	3%	300	2%	200

Tenure	Min	Affordable Tenures - 40%			Illustrative	
			Max			
Affordable Rent	10%	1,000	15%	1,500	10%	1,000
Intermediate Rent	3%	300	10%	1,000	4%	400
Shared Ownership	5%	500	20%	2,000	12%	1,200
Discount Market Sale / Starter Homes	5%	500	20%	2,000	12%	1,200
Older Persons Rented	1%	50	3%	300	1%	100
Older Persons Intermediate	1%	50	3%	300	1%	100



## Site Plan



<p>Scale 1:1</p> <p><b>A1</b></p> <p>North Arrow</p>	<p>Application Site Boundary</p> <p>Application Site of extent by the applicant</p> <p>Crossing application boundaries</p> <p>Central Street Crossing</p> <p>Eastern Street Crossing</p> <p>NOTE: The Central Street Crossing and the Eastern Street Crossing are subject to separate planning applications.</p>	<p>Places for People</p>	<p>GRIMSHAW</p> <p>MCA</p>	<p><b>GILSTON PARK ESTATE</b></p> <p>Title: Application Site Boundary</p> <p>Date: 23rd August 2023</p> <p>Scale: 1:10000</p> <p>Drawn: JSA</p> <p>Checked: JSA</p> <p>Issue: Milestone 11</p>
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## Gilston - Village 7

Garden Community:	Gilston Village 7																						
Site area (net and gross):	Total Site Area - +/- 120ha Gross Developable Area – 80ha Residential Area – 50ha Based on a development density of 30/ha																						
Number of planned units: Ha of retail: Ha of employment and type: Any other definitive uses (or IDP to refine):	1,500 units Indicative developer housing mix: <ul style="list-style-type: none"> <li>• 251 1-bed flats;</li> <li>• 142 2-bed flats;</li> <li>• 246 2-bed houses;</li> <li>• 603 3-bed houses;</li> <li>• 215 4-bed houses;</li> <li>• 43 5-bed houses</li> </ul> Non-residential indicative developer mix: <ul style="list-style-type: none"> <li>• 3FE Primary School c.4,000sqm incl. 200sqm crèche;</li> <li>• A1, A2, A3, A4 &amp; A5 retail c.950sqm;</li> <li>• D1,D2 Community c.1,280sqm;</li> <li>• B1a Office 1,400sqm;</li> <li>• D1,C3 Health 2,560sqm;</li> <li>• Conversion of Grade II LB Brickhouse Farmhouse and barns.</li> </ul>																						
Any known details on phasing/build out rates (to be detailed or separately provided in a trajectory):	Indicative commencement: <ul style="list-style-type: none"> <li>• Developer assumption- January 2021</li> </ul> Indicative Housing Delivery: <ul style="list-style-type: none"> <li>• Developer assumption: 2022/23 100units; 23/24 200units; 24/25 250units; 25/26 300units; 26/27 250units; 27/28 200units; 28/29 100units; 29/30 100 units.</li> <li>• District Plan: 2022-27 1,250units; 27-33 1,800units; (figures for whole Gilston Area);</li> </ul>																						
Any known infrastructure requirements and costs:	<b>As advised by ARUP</b> <table border="1"> <tr> <td>Transport</td> <td>£38,018,135</td> </tr> <tr> <td>Education</td> <td>£28,598,718</td> </tr> <tr> <td>Healthcare</td> <td>£4,579,471</td> </tr> <tr> <td>Emergency Services</td> <td>£1,623,226</td> </tr> <tr> <td>Community Facilities</td> <td>£1,979,277</td> </tr> <tr> <td>Open Space</td> <td>£900,000</td> </tr> <tr> <td>Sports and Leisure</td> <td>£1,982,822</td> </tr> <tr> <td>Utilities</td> <td>£299,172</td> </tr> <tr> <td>Flood Defence</td> <td>£0</td> </tr> <tr> <td><b>Total</b></td> <td><b>£77,980,821</b></td> </tr> <tr> <td><b>Cost/unit</b></td> <td><b>£51,987</b></td> </tr> </table>	Transport	£38,018,135	Education	£28,598,718	Healthcare	£4,579,471	Emergency Services	£1,623,226	Community Facilities	£1,979,277	Open Space	£900,000	Sports and Leisure	£1,982,822	Utilities	£299,172	Flood Defence	£0	<b>Total</b>	<b>£77,980,821</b>	<b>Cost/unit</b>	<b>£51,987</b>
Transport	£38,018,135																						
Education	£28,598,718																						
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Sports and Leisure	£1,982,822																						
Utilities	£299,172																						
Flood Defence	£0																						
<b>Total</b>	<b>£77,980,821</b>																						
<b>Cost/unit</b>	<b>£51,987</b>																						
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	118m easement of Electricity Pylons which forms boundary between developable area and Community Open Space Land [see Appendix 1];																						

	Potential noise impacts from A414; Heritage assets including Scheduled Ancient Monument Fish Ponds on western boundary and Grade II listed Brickhouse Farm.
Existing Viability Modelling Work (yes/no – details):	District Plan Viability Modelling;

## Site Plan

### PARAMETER PLAN 01: SITE LOCATION PLAN



## Appendix 12 – Residential Appraisals.

*The pages in this appendix are not numbered.*



# H&G GT Base Cover



Harlow & Gilston Garden Town - V2





H&G GT Base  
Site make up

<b>Latton Priory</b>	<b>1,050</b>	<b>30.00</b>	<b>35.00</b>	<b>92</b>	<b>97,054</b>	<b>3,235</b>	<b>134,197,080</b>	<b>£/m2</b> <b>1,382.71</b>
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EFDC	Green	Agricultural
Area	Gross	50.000
	Net	30.000

	Beds	No	m2	Total	BCIS	COST
<b>Market</b>						0
Flat	1	31	50.00	1,550.00	1,430	2,438,150
	2	38	65.00	2,470.00	1,430	3,885,310
Terrace	2	38	75.00	2,850.00	1,246	3,551,100
	3	126	95.00	11,970.00	1,246	14,914,620
Semi	2	44	85.00	3,740.00	1,247	4,663,780
	3	0	105.00	0.00	1,247	0
Det	3	189	110.00	20,790.00	1,447	30,083,130
	4	126	135.00	17,010.00	1,447	24,613,470
	5	38	145.00	5,510.00	1,447	7,972,970
Flat 1 High*	6	0	50.00	0.00	0	0
Flat 2 High*	2	0	65.00	0.00	0	0
Flat 3 High*	3	0	75.00	0.00	0	0
<b>Affordable</b>						0
Flat	1	76	50.00	3,800.00	1,430	5,977,400
	2	59	61.00	3,599.00	1,430	5,661,227
Terrace	2	92	70.00	6,440.00	1,246	8,024,240
	3	88	84.00	7,392.00	1,246	9,210,432
Semi	2	0	79.00	0.00	1,247	0
	3	63	93.00	5,859.00	1,247	7,306,173
Det	3	0	93.00	0.00	1,447	0
	4	42	97.00	4,074.00	1,447	5,895,078
	5	0	110.00	0.00	1,447	0
Flat 1 High*	1	0	50.00	0.00	0	0
Flat 2 High*	2	0	61.00	0.00	0	0
Flat 3 High*	3	0	74.00	0.00	0	0

Number	4	Units	Area	Density	erage	Unit Size	Developed	Density	Total Cost	Rate
<b>Water Lane - W Katherines</b>	<b>1,331</b>	<b>38.03</b>	<b>35.00</b>	<b>92</b>	<b>123,047</b>	<b>3,236</b>	<b>170,113,081</b>	<b>£/m2</b> <b>1,382.50</b>	<b>Locality</b>	<b>reen/Brown</b>

	Beds	No	m2	Total	BCIS	COST
<b>Market</b>						0
Flat	1	39	50.00	1,950.00	1,430	3,067,350
	2	48	65.00	3,120.00	1,430	4,907,760
Terrace	2	48	75.00	3,600.00	1,246	4,485,600
	3	160	95.00	15,200.00	1,246	18,939,200
Semi	2	56	85.00	4,760.00	1,247	5,935,720
	3	0	105.00	0.00	1,247	0
Det	3	240	110.00	26,400.00	1,447	38,200,800
	4	160	135.00	21,600.00	1,447	31,255,200
	5	48	145.00	6,960.00	1,447	10,071,120
Flat 1 High*	1	0	50.00	0.00	0	0
Flat 2 High*	2	0	65.00	0.00	0	0
Flat 3 High*	3	0	75.00	0.00	0	0
<b>Affordable</b>						0
Flat	1	96	50.00	4,800.00	1,430	7,550,400
	2	75	61.00	4,575.00	1,430	7,196,475
Terrace	2	117	70.00	8,190.00	1,246	10,204,740
	3	112	84.00	9,408.00	1,246	11,722,368
Semi	2	0	79.00	0.00	1,247	0
	3	80	93.00	7,440.00	1,247	9,277,680
Det	3	0	93.00	0.00	1,447	0
	4	52	97.00	5,044.00	1,447	7,298,668
	5	0	110.00	0.00	1,447	0
Flat 1 High*	1	0	50.00	0.00	0	0
Flat 2 High*	2	0	61.00	0.00	0	0
Flat 3 High*	3	0	74.00	0.00	0	0

Number	5	Units	Area	Density	erage	Unit Size	Developed	Density	Total Cost	Rate
<b>Water Lane - W Katherines</b>	<b>1,331</b>	<b>38.03</b>	<b>35.00</b>	<b>92</b>	<b>123,047</b>	<b>3,236</b>	<b>170,113,081</b>	<b>£/m2</b> <b>1,382.50</b>	<b>Locality</b>	<b>reen/Brown</b>

EFDC	Mixed	Ag / Glass
Area	Gross	63.381
	Net	38.029

	UNITS	Density	Net ha	Gross ha	30.000	60.00%
<b>Latton Priory</b>	<b>1050</b>	<b>40%</b>	<b>420</b>	<b>35</b>	<b>50.000</b>	<b>30.00</b>
<b>Market</b>						
Flat	1	5%	32	31	50.000	1,550.00
	2	6%	38	38	65.000	2,470.00
Terrace	2	6%	38	38	75.000	2,850.00
	3	20%	126	126	95.000	11,970.00
Semi	2	7%	44	44	85.000	3,740.00
	3		0	0	105.000	0.00
Det	3	30%	189	189	110.000	20,790.00
	4	20%	126	126	135.000	17,010.00
	5	6%	38	38	145.000	5,510.00
Flat 1 High'	1		0	0	50.000	0.00
Flat 2 High'	2		0	0	65.000	0.00
Flat 3 High'	3		0	0	75.000	0.00
<b>Affordable</b>						
Flat	1	18%	76	76	50.000	3,800.00
	2	14%	59	59	61.000	3,599.00
Terrace	2	22%	92	92	70.000	6,440.00
	3	21%	88	88	84.000	7,392.00
Semi	2		0	0	79.000	0.00
	3	15%	63	63	93.000	5,859.00
Det	3		0	0	93.000	0.00
	4	10%	42	42	97.000	4,074.00
	5		0	0	110.000	0.00
Flat 1 High'	1		0	0	50.000	0.00
Flat 2 High'	2		0	0	61.000	0.00
Flat 3 High'	3		0	0	74.000	0.00
<b>Summary</b>	<b>100%</b>	<b>420</b>	<b>420</b>	<b>31164</b>	<b>74.20</b>	<b>104.59</b>

	UNITS	Density	Net ha	Gross ha	38.029	60.00%
<b>Water Lane - W Katherines</b>	<b>1331</b>	<b>40%</b>	<b>532.4</b>	<b>35</b>	<b>63.381</b>	<b>38.03</b>
<b>Market</b>						
Flat	1	5%	40	39	50.000	1,950.00
	2	6%	48	48	65.000	3,120.00
Terrace	2	6%	48	48	75.000	3,600.00
	3	20%	160	160	95.000	15,200.00
Semi	2	7%	56	56	85.000	4,760.00
	3		0	0	105.000	0.00
Det	3	30%	240	240	110.000	26,400.00
	4	20%	160	160	135.000	21,600.00
	5	6%	48	48	145.000	6,960.00
Flat 1 High'	1		0	0	50.000	0.00
Flat 2 High'	2		0	0	65.000	0.00
Flat 3 High'	3		0	0	75.000	0.00
<b>Affordable</b>						
Flat	1	18%	96	96	50.000	4,800.00
	2	14%	75	75	61.000	4,575.00
Terrace	2	22%	117	117	70.000	8,190.00
	3	21%	112	112	84.000	9,408.00
Semi	2		0	0	79.000	0.00
	3	15%	80	80	93.000	7,440.00
Det	3		0	0	93.000	0.00
	4	10%	53	52	97.000	5,044.00
	5		0	0	110.000	0.00
Flat 1 High'	1		0	0	50.000	0.00
Flat 2 High'	2		0	0	61.000	0.00
Flat 3 High'	3		0	0	74.000	0.00
<b>Summary</b>	<b>100%</b>	<b>532</b>	<b>532</b>	<b>39,457.00</b>	<b>74.17</b>	<b>104.62</b>



H&G GT Base  
Site make up

Water Lane - W Sumners	807	23.06	35.00	92	74,560	3,234	103,087,328	£/m2
								1,382.61

EFDC	Green	Agricultural
Area	Gross	36.040
	Net	23.057

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	24	50.00	1,200.00	10%	1,887,600
	2	29	65.00	1,885.00	10%	2,965,105
Terrace	2	29	75.00	2,175.00		2,710,050
	3	97	95.00	9,215.00		11,481,890
Semi	2	34	85.00	2,890.00		3,603,830
	3	0	105.00	0.00		0
Det	3	145	110.00	15,950.00		23,079,650
	4	97	135.00	13,095.00		18,948,465
	5	29	145.00	4,205.00		6,084,635
Flat 1 High*	1	0	50.00	0.00	10%	0
Flat 2 High*	2	0	65.00	0.00	10%	0
Flat 3 High*	3	0	75.00	0.00	10%	0
<b>Affordable</b>						
Flat	1	59	50.00	2,950.00	10%	4,640,350
	2	45	61.00	2,745.00	10%	4,317,885
Terrace	2	71	70.00	4,970.00		6,192,620
	3	68	84.00	5,712.00		7,117,152
Semi	2	0	79.00	0.00		0
	3	48	93.00	4,464.00		5,566,608
Det	3	0	93.00	0.00		0
	4	32	97.00	3,104.00		4,491,488
	5	0	110.00	0.00		0
Flat 1 High*	1	0	50.00	0.00	10%	0
Flat 2 High*	2	0	61.00	0.00	10%	0
Flat 3 High*	3	0	74.00	0.00	10%	0

Number	6	Units	Area	Density	erage	Unit Size	Developed	Density	Total Cost
Gilston - Villages 1-6	8,500	242.86	35.00	92	778,804	3,207	1,046,635,073	Rate	
								£/m2	
								1,343.90	

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	306	50.00	15,300.00	10%	24,066,900
	2	357	65.00	23,205.00	10%	36,501,465
Terrace	2	255	75.00	19,125.00		23,829,750
	3	1,020	95.00	96,900.00		120,737,400
Semi	2	357	85.00	30,345.00		37,840,215
	3	1,326	105.00	139,230.00		173,619,810
Det	3	0	110.00	0.00		0
	4	1,173	135.00	158,355.00		229,139,685
	5	306	145.00	44,370.00		64,203,390
Flat 1 High*	1	0	50.00	0.00	10%	0
Flat 2 High*	2	0	65.00	0.00	10%	0
Flat 3 High*	3	0	75.00	0.00	10%	0
<b>Affordable</b>						
Flat	1	646	50.00	32,300.00	10%	50,807,900
	2	374	61.00	22,814.00	10%	35,886,422
Terrace	2	646	70.00	45,220.00		56,344,120
	3	646	84.00	54,264.00		67,612,944
Semi	2	340	79.00	26,860.00		33,494,420
	3	510	93.00	47,430.00		59,145,210
Det	3	0	93.00	0.00		0
	4	238	97.00	23,086.00		33,405,442
	5	0	110.00	0.00		0
Flat 1 High*	1	0	50.00	0.00	10%	0
Flat 2 High*	2	0	61.00	0.00	10%	0
Flat 3 High*	3	0	74.00	0.00	10%	0

Number	7	Units	Area	Density	erage	Unit Size	Developed	Density	Total Cost

Rate	Locality	reen/Brown	Alternative Use

Water Lane - W Sumners	UNITS	807	Density	35	Net ha	23.057	60.00%
	Affordable	40%	322.8		Gross ha	38.429	23.06
	Beds				m2		
Market	Flat	1	5%	24	24	50.000	1,200.00
		2	6%	29	29	65.000	1,885.00
	Terrace	2	6%	29	29	75.000	2,175.00
		3	20%	97	97	95.000	9,215.00
	Semi	2	7%	34	34	85.000	2,890.00
		3		0	0	105.000	0.00
	Det	3	30%	145	145	110.000	15,950.00
		4	20%	97	97	135.000	13,095.00
		5	6%	29	29	145.000	4,205.00
	Flat 1 High'	1		0	0	50.000	0.00
	Flat 2 High'	2		0	0	65.000	0.00
	Flat 3 High'	3		0	0	75.000	0.00
			<b>100%</b>	<b>484</b>	<b>484</b>		<b>50,615.00</b>
Affordable	Flat	1	18%	58	58	50.000	2,950.00
		2	14%	45	45	61.000	2,745.00
	Terrace	2	22%	71	71	70.000	4,970.00
		3	21%	68	68	84.000	5,712.00
	Semi	2		0	0	79.000	0.00
		3	15%	48	48	93.000	4,464.00
	Det	3		0	0	93.000	0.00
		4	10%	32	32	97.000	3,104.00
		5		0	0	110.000	0.00
	Flat 1 High'	1		0	0	50.000	0.00
	Flat 2 High'	2		0	0	61.000	0.00
	Flat 3 High'	3		0	0	74.000	0.00
			<b>100%</b>	<b>323</b>	<b>323</b>		<b>23,945.00</b>
				807	807		<b>74.13</b>

EHDC	Green	Agricultural
Area	Gross	404.762
	Net	242.857

Gilston - Villages 1-6	UNITS	8500	Density	35	Net ha	242.857	60.00%
	Affordable	40%	3400		Gross ha	404.762	242.86
	Beds				m2		
Market	Flat	1	6%	306	306	50.000	15,300.00
		2	7%	357	357	65.000	23,205.00
	Terrace	2	5%	255	255	75.000	19,125.00
		3	20%	1,020	1,020	95.000	96,900.00
	Semi	2	7%	357	357	85.000	30,345.00
		3	26%	1,326	1,326	105.000	139,230.00
	Det	3		0	0	110.000	0.00
		4	23%	1,173	1,173	135.000	158,355.00
		5	6%	306	306	145.000	44,370.00
	Flat 1 High'	1		0	0	50.000	0.00
	Flat 2 High'	2		0	0	65.000	0.00
	Flat 3 High'	3		0	0	75.000	0.00
			<b>100%</b>	<b>5,100</b>	<b>5,100</b>		<b>526,830.00</b>
Affordable	Flat	1	19%	646	646	50.000	32,300.00
		2	11%	374	374	61.000	22,814.00
	Terrace	2	19%	646	646	70.000	45,220.00
		3	19%	646	646	84.000	54,264.00
	Semi	2	10%	340	340	79.000	26,860.00
		3	15%	510	510	93.000	47,430.00
	Det	3		0	0	93.000	0.00
		4	7%	238	238	97.000	23,086.00
		5		0	0	110.000	0.00
	Flat 1 High'	1		0	0	50.000	0.00
	Flat 2 High'	2		0	0	61.000	0.00
	Flat 3 High'	3		0	0	74.000	0.00
			<b>100%</b>	<b>3,400</b>	<b>3,400</b>		<b>251,974.00</b>
				8,500	8,500		<b>74.11</b>





H&G GT Base  
Site make up

<b>Gilston - Villages 7</b>	<b>1,500</b>	<b>42.86</b>	<b>35.00</b>	<b>92</b>	<b>137,436</b>	<b>3,207</b>	<b>184,700,307</b>	<b>1,343.90</b>
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EHDC	Green	Agricultural
Area	Gross	71.429
	Net	42.857

	Beds	No	m2	Total	BCIS	COST
<b>Market</b>						0
Flat	1	54	50.00	2,700.00	1,430	4,247,100
	2	63	65.00	4,095.00	1,430	6,441,435
Terrace	2	45	75.00	3,375.00	1,246	4,205,250
	3	180	95.00	17,100.00	1,246	21,306,600
Semi	2	63	85.00	5,355.00	1,247	6,677,685
	3	234	105.00	24,570.00	1,247	30,638,790
Det	3	0	110.00	0.00	1,447	0
	4	207	135.00	27,945.00	1,447	40,436,415
	5	54	145.00	7,830.00	1,447	11,330,010
Flat 1 High*	1	0	50.00	0.00	0	0
Flat 2 High*	2	0	65.00	0.00	0	0
Flat 3 High*	3	0	75.00	0.00	0	0
<b>Affordable</b>						
Flat	1	114	50.00	5,700.00	1,430	8,966,100
	2	66	61.00	4,026.00	1,430	6,332,898
Terrace	2	114	70.00	7,980.00	1,246	9,943,080
	3	114	84.00	9,576.00	1,246	11,931,696
Semi	2	60	79.00	4,740.00	1,247	5,910,780
	3	90	93.00	8,370.00	1,247	10,437,390
Det	3	0	93.00	0.00	1,447	0
	4	42	97.00	4,074.00	1,447	5,895,078
	5	0	110.00	0.00	1,447	0
Flat 1 High*	1	0	50.00	0.00	0	0
Flat 2 High*	2	0	61.00	0.00	0	0
Flat 3 High*	3	0	74.00	0.00	0	0

Number 8 Units Area Density erage Unit Size Developed Density Total Cost

Rate Locality reen/Brown \lternative Use

	UNITS	Affordable	Density	Net ha	Gross ha	42.857	60.00%
<b>Gilston - Villages 7</b>	<b>1500</b>	<b>40%</b>	<b>600</b>	<b>35</b>	<b>71.429</b>	<b>42.86</b>	<b>60.00%</b>
<b>Market</b>							
Flat	1	6%	54	54	50.000	2,700.00	
	2	7%	63	63	65.000	4,095.00	
Terrace	2	5%	45	45	75.000	3,375.00	
	3	20%	180	180	95.000	17,100.00	
Semi	2	7%	63	63	85.000	5,355.00	
	3	26%	234	234	105.000	24,570.00	
Det	3		0	0	110.000	0.00	
	4	23%	207	207	135.000	27,945.00	
	5	6%	54	54	145.000	7,830.00	
Flat 1 High'	1		0	0	50.000	0.00	
Flat 2 High'	2		0	0	65.000	0.00	
Flat 3 High'	3		0	0	75.000	0.00	
	<b>100%</b>		<b>900</b>	<b>900</b>		<b>92,970.00</b>	<b>103.30</b>
<b>Affordable</b>							
Flat	1	19%	114	114	50.000	5,700.00	
	2	11%	66	66	61.000	4,026.00	
Terrace	2	19%	114	114	70.000	7,980.00	
	3	19%	114	114	84.000	9,576.00	
Semi	2	10%	60	60	79.000	4,740.00	
	3	15%	90	90	93.000	8,370.00	
Det	3		0	0	93.000	0.00	
	4	7%	42	42	97.000	4,074.00	
	5		0	0	110.000	0.00	
Flat 1 High'	1		0	0	50.000	0.00	
Flat 2 High'	2		0	0	61.000	0.00	
Flat 3 High'	3		0	0	74.000	0.00	
	<b>100%</b>		<b>600</b>	<b>600</b>		<b>44,466.00</b>	<b>74.11</b>
			<b>1,500</b>	<b>1,500</b>			



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7
			East of Harlow - North	East of Harlow - South	Latton Priory	Water Lane - W Katherines	Water Lane - W Sumners	Gilston - Villages 1-6	Gilston - Villages 7
Green/brown field Use Locality			Green Agricultural EFDC	Green Agricultural HBC	Green Agricultural EFDC	Mixed Ag / Glass EFDC	Green Agricultural EFDC	Green Agricultural EHDC	Green Agricultural EHDC
Site Area	Gross	ha	35.71	123.81	50.00	63.38	36.04	404.76	71.43
	Net	ha	21.43	74.29	30.00	38.03	23.06	242.86	42.86
Units			750	2,600	1,050	1,331	807	8,500	1,500
Average Unit Size		m2	92.45	88.28	92.43	92.45	92.39	91.62	91.62
Mix	Intermediate to Buy		9.20%	4.50%	9.20%	9.20%	9.20%	6.40%	6.40%
	Affordable Rent		30.80%	25.50%	30.80%	30.80%	30.80%	33.60%	33.60%
Price	Market	£/m2	3,812	3,809	3,982	3,900	3,900	4,266	4,266
	Intermediate to Buy	£/m2	2,478	2,476	2,588	2,535	2,535	2,773	2,773
	Affordable Rent	£/m2	1,915	1,915	1,915	1,915	1,915	1,915	1,915
	Social Rent	£/m2	1,285	1,285	1,285	1,285	1,285	1,285	1,285
Grant and Subsidy	Intermediate to Buy	£/unit							
	Affordable Rent	£/unit							
	Social Rent	£/unit							
Sales per Quarter									
Unit Build Time			3	3	3	3	3	3	3
Alternative Use Value	£/ha		22,500	22,500	22,500	525,372	22,500	22,500	22,500
Up Lift %	%								
Additional Uplift	£/ha		300,000	300,000	300,000	210,068	300,000	300,000	300,000
Easements etc	£		0	0	0	0	0	0	0
Legals / Acquisition	% land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138
Architects	%		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
QS / PM	%		0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional	%		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
BCIS	£/m2		1,382	1,281	1,383	1,383	1,383	1,344	1,344
Over Extra	%								
Energy	£/m2								
Design	£/m2		6	6	6	6	6	6	6
Acc & Adpt	£/m2		41.0	41.0	41.0	41.0	41.0	41.0	41.0
Water	£/m2		1	1	1	1	1	1	1
Small Sites	%								
Site Costs	%		15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Pre CIL s106	£/Unit		44,451	38,787	44,298	45,853	45,738	53,850	54,211
Post CIL s106	£/Unit		44,451	38,787	44,298	45,853	45,738	53,850	54,211
	£/m2			0.00	0.00	0.00	0.00	0.00	0.00
LIT	%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency	%		2.50%	2.50%	2.50%	3.25%	2.50%	2.50%	2.50%
Abnormals	%					1.50%			
	£/site								
FINANCE	Fees	£	247,000	1,085,000	401,000	409,000	268,000	2,896,000	623,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£							
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0	0
Developers Profit	% Market DV		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%

SITE NAME Site 1 East of Harlow - North

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy, and SITE AREA - Net/Gross.

Sales per Quarter: 0; Unit Build Time: 3 Quarters.

Whole Site, Per ha NET, Per ha GROSS summary table.

Additional Profit: -319.556

Macro calculation controls: RUN Residual MACRO ctrl+r, RUN CIL MACRO ctrl+l, Check on phasing dwgs nos correct.

DEVELOPMENT COSTS: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit summary table.

Planning fee calc table with columns: Planning app fee, dwgs, rate, No dwgs, No dwgs under, No dwgs over 5t, Total.

Stamp duty calc - Residual table with Land payment and Total.

Stamp duty calc - Add Profit table with Land payment and Total.

Pre CIL s106 table with £/Unit (all) and Total.

Post CIL s106 table with £/Unit (all) and Total.

Build Cost table with columns: /m2, BCIS, Over Extra, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs, Total.

LIT % GDV table.

RESIDUAL CASH FLOW FOR INTEREST 2025-2048

Large cash flow table for interest with columns for years 1-24 and rows for INCOME, EXPENDITURE, and CASH FLOW.

CASH FLOW FOR CIL ADDITIONAL PROFIT

Large cash flow table for CIL additional profit with columns for years 1-24 and rows for INCOME, EXPENDITURE, and CASH FLOW.

SITE NAME Site 2 East of Harlow - South

Table with columns: INCOME, Av Size, % , Number, Price, GDV, GIA. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS table with sections: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, and Developers Profit.

Planning fee calc table with columns: Planning app fee, dwgs, rate.

Build Cost table with columns: /m2, BCIS, Over Extra, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Stamp duty calc - Residual table with Land payment and Total.

Stamp duty calc - Add Profit table with Land payment and Total.

Pre CIL s106 table with E/Unit (all) and Total.

LIT table with % GDV.

Post CIL s106 table with E/Unit (all) and Total.

Sales per Quarter table with Unit Build Time and Quarters.

Residual Land Value table with Whole Site, Per ha NET, Per ha GROSS.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 0

Check on phasing dwgs nos correct

Additional Profit table with E/m2 values.

RESIDUAL CASH FLOW FOR INTEREST

Large table showing cash flow from Year 1 to Year 24, including Income, Expenditure, and Costs.

CASH FLOW FOR CIL ADDITIONAL PROFIT

Large table showing cash flow for CIL calculation from Year 1 to Year 24, including Income, Expenditure, and Costs.

SITE NAME Site 3 Latton Priory

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy, and SITE AREA - Net/Gross.

Sales per Quarter: 0  
Unit Build Time: 3 Quarters

Residual Land Value table with columns: Whole Site, Per ha NET, Per ha GROSS. Values include 21,415,899 and 428,318.

Additional Profit table with E/m2 values: 7,119,457 and 108.

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES. Includes sub-totals for each category and a total of 261,030,647.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Totals include 161,100.

Stamp duty calc - Residual table with Land payment of 21,415,899.

Stamp duty calc - Add Profit table with Land payment of 16,125,000.

Pre CIL s106 table with E/Unit (all) of 44,298 and Total of 46,513,373.

Post CIL s106 table with E/Unit (all) of 44,298 and Total of 46,513,373.

Build Cost table with columns: BCIS, Over Extra, Energy, Design, Acc & Adapt, Water, Small Sites, Site Costs. Total is 1,638.

LIT % GDV table with 0.00% and 0.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = 0

Check on phasing dwgs nos correct

RESIDUAL CASH FLOW FOR INTEREST table with columns for years 1 to 24. Includes INCOME, EXPENDITURE, and COSTS BEFORE LAND INT AND PROFIT. Key values include 15,564,651 for Year 2 income and 16,009,513 for Year 12 costs.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns for years 1 to 24. Includes INCOME, EXPENDITURE, and COSTS BEFORE LAND INT AND PROFIT. Key values include 16,125,000 for Year 1 expenditure and 52,505,159 for Year 24 profit.











		Site 1 East of Harlow - North Green Agricultural	Site 2 East of Harlow - South Green Agricultural	Site 3 Latton Priory Green Agricultural	Site 4 Water Lane - W Katherines Mixed Ag / Glass	Site 5 Water Lane - W Sumners Green Agricultural	Site 6 Gilston - Villages 1-6 Green Agricultural	Site 7 Gilston - Villages 7 Green Agricultural
Green/brown field Use								
Site Are Gross	ha	35.71	123.81	50.00	63.38	36.04	404.76	71.43
Net	ha	21.43	74.29	30.00	38.03	23.06	242.86	42.86
Units		750	2600	1050	1331	807	8500	1500
Mix	Market	60.00%	70.00%	60.00%	60.00%	60.00%	60.00%	60.00%
	Intermediate to Buy	9.20%	4.50%	9.20%	9.20%	9.20%	6.40%	6.40%
	Affordable Rent	30.80%	25.50%	30.80%	30.80%	30.80%	33.60%	33.60%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	22,500	22,500	22,500	525,372	22,500	22,500	22,500
	£ site	803,571	2,785,714	1,125,000	33,298,571	810,900	9,107,143	1,607,143
Uplift	£/ha	300,000	300,000	300,000	210,068	300,000	300,000	300,000
	£ site	10,714,286	37,142,857	15,000,000	13,314,286	10,812,000	121,428,571	21,428,571
Viability Threshold	£/ha	322,500	322,500	322,500	735,440	322,500	322,500	322,500
	£ site	11,517,857	39,928,571	16,125,000	46,612,857	11,622,900	130,535,714	23,035,714
Residua Gross	£/ha	325,921	489,764	428,318	273,849	351,236	-16,026	486,260
Net	£/ha	543,201	816,274	713,863	456,415	549,008	-26,709	810,434
	£ site	11,640,028	60,637,500	21,415,899	17,356,820	12,658,549	-6,486,525	34,732,885
Additional Profit	£ site	-319,556	36,700,691	7,119,457	-38,897,833	1,342,440	-207,802,485	18,016,138
	£/m2	-7	218	108	-466	27	-394	194

## Appendix 13 – Older People’s Housing Appraisals

*The pages in this appendix are not numbered.*



# H&G GT Sheltered 40% Cover



Harlow & Gilston Garden Town - Older People's



H&G GT Sheltered 40%  
Site make up

Number	1	Units	NET Area	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
<b>Sheltered 40%</b>		<b>45</b>	<b>0.50</b>	<b>90.00</b>	<b>64</b>	<b>2,875</b>	<b>5,750</b>	<b>4,933,500</b>	<b>1,716.00</b>

Locality een/ Brown Alternative Use

40% Area Green Agricultural

Area	Gross	0.500
	Net	0.500

	Beds	No	m2	Total		BCIS	COST
<b>Market</b>							0
Flat	1	12	50.00	600.00	20%	1,430	1,029,600
	2	15	75.00	1,125.00	20%	1,430	1,930,500
Terrace	2	0		0.00			0
	3	0		0.00			0
Semi	2	0		0.00			0
	3	0		0.00			0
Det	3	0		0.00			0
	4	0		0.00			0
	5	0		0.00			0
Flat 1 High*	1	0		0.00	10%		0
Flat 2 High*	2	0		0.00	10%		0
Flat 3 High*	3	0		0.00	10%		0
<b>Affordable</b>							
Flat	1	8	50.00	400.00	20%	1,430	686,400
	2	10	75.00	750.00	20%	1,430	1,287,000
Terrace	2	0		0.00		0	0
	3	0		0.00		0	0
Semi	2	0		0.00		0	0
	3	0		0.00		0	0
Det	3	0		0.00		0	0
	4	0		0.00		0	0
	5	0		0.00		0	0
Flat 1 High*	1	0		0.00	10%	0	0
Flat 2 High*	2	0		0.00	10%	0	0
Flat 3 High*	3	0		0.00	10%	0	0



H&G GT Sheltered 40%  
For Apps

			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	Site 15
			Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%
<b>Green/brown field Use Locality</b>			Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area	Green Agricultural 40% Area
<b>Site Area</b>	<b>Gross</b>	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
	<b>Net</b>	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
<b>Units</b>			45	45	45	45	45	45	45	45	45	45	45	45	45	45	45
<b>Average Unit Size</b>		m2	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89
<b>Mix</b>	Intermediate to Buy			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%
	Affordable Rent		40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%
	Social Rent			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%
<b>Price</b>	Market	£/m2	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
	Intermediate to Buy	£/m2	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575
	Affordable Rent	£/m2	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915
	Social Rent	£/m2	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285
<b>Grant and Subsidy</b>	Intermediate to Buy	£/unit															
	Affordable Rent	£/unit															
	Social Rent	£/unit															
<b>Sales per Quarter</b>																	
<b>Unit Build Time</b>			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
<b>Alternative Use Value</b>		£/ha	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500
<b>Up Lift %</b>		%															
<b>Additional Uplift</b>		£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
<b>Easements etc</b>		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Legals / Acquisition</b>		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
<b>Planning Fee</b>	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
<b>Architects</b>		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
<b>QS / PM</b>		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
<b>Planning Consultants</b>		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
<b>Other Professional</b>		%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
<b>BCIS</b>		£/m2	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716
<b>Over Extra</b>		%															
<b>Energy</b>		£/m2															
<b>Design</b>		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Acc &amp; Adpt</b>		£/m2	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0
<b>Water</b>		£/m2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>Small Sites</b>		%															
<b>Site Costs</b>		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
<b>Pre CIL s106</b>		£/Unit	0	5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000	55,000	60,000	65,000	70,000
<b>Post CIL s106</b>		£/Unit	0	5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000	55,000	60,000	65,000	70,000
		£/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
<b>LIT</b>		%		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%
<b>Contingency</b>		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
<b>Abnormals</b>		%															
		£/site															
<b>FINANCE</b>	Fees	£	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£															
<b>SALES</b>	Agents	%	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%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Developers Profit</b>	% Market DV		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%







INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	63.9	60%	27	5,500	9,487,500	1,725
Shared Ownership	63.9	0%	0	3,575	0	0
Affordable Rent	63.9	40%	18	1,915	2,202,250	1,150
Social Rent	63.9	0%	0	1,285	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.50 ha		90	/ha	11,689,750	2,875
SITE AREA - Gross	0.50 ha		90	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,636,359	3,272,718	3,272,718
Alternative Use Value	11,250		22,500
Uplift	0%	0	0
Plus /ha	300,000	150,000	300,000
Viability Threshold	161,250		322,500

Additional Profit	1,756,279	1,018
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS		Unit or m2	Total
<b>LAND</b>			
Land		36,364	1,636,359
Stamp Duty			71,318
Easements etc.			0
Legals Acquisition	1.50%	24,545	95,863
<b>PLANNING</b>			
Planning Fee			20,790
Architects	5.00%	319,457	
QS / PM	0.50%	31,946	
Planning Consultants	1.00%	63,891	
Other Professional	1.50%	95,837	531,921
<b>CONSTRUCTION</b>			
Build Cost - BCIS Based	2,015	5,794,275	
s106 / CIL		450,000	
Contingency	2.50%	144,857	
Abnormals		0	6,389,132
<b>FINANCE</b>			
Fees			52,000
Interest	6.00%		
Legal and Valuation			0
52,000			52,000
<b>SALES</b>			
Agents	3.0%	350,693	
Legals	0.5%	58,449	
Misc.		0	409,141
<b>Developers Profit</b>			
% Market DV	20.00%		1,897,500
% Affordable DV	6.00%		132,135

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	45		20,790
No dwgs under	45	462	20,790
No dwgs over 5t	0	138	0
<b>Total</b>			20,790

Stamp duty calc - Residual			
Land payment			1,636,359
<b>Total</b>			71,318

Stamp duty calc - Add Profit			
Land payment			161,250
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
<b>Total</b>			8,063

Pre CIL s106	10,000	£/ Unit (all)	
<b>Total</b>			450,000

Post CIL s106	10,000	£/ Unit (all)	450,000
CIL	0	£/m2	0
<b>Total</b>			450,000

Build Cost	/m2	
BCIS	1,716	
Over Extra	0	0.00%
Energy	0	
Design	0	
Acc & Adpt	41	
Water	1	
Small Sites	0	0%
Site Costs	257	15%
<b>Total</b>	2,015	

LIT	% GDV	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>INCOME</b>																								
UNITS Started	5																							
Market Housing	0																							
Shared Ownership	0																							
Affordable Rent	0																							
Social Rent	0																							
Grant and Subsidy	0																							
<b>INCOME</b>	0																							
<b>EXPENDITURE</b>																								
Stamp Duty	71,318																							
Easements etc.	0																							
Legals Acquisition	24,545																							
Planning Fee	20,790																							
Architects	159,728																							
QS	15,973																							
Planning Consultants	31,946																							
Other Professional	47,918																							
Build Cost - BCIS Base	0																							
s106/CIL	0																							
Contingency	0																							
Abnormals	0																							
Finance Fees	52,000																							
Legal and Valuation	0																							
Agents	0																							
Legals	0																							
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	424,219																							
<b>For Residual Valuation</b>																								
Land	1,636,359																							
Interest	30,909																							
Profit on Costs	31,372																							
Profit on GDV	39,226																							
Cash Flow	-2,060,577																							
Opening Balance	0																							
Closing Balance	-2,060,577																							

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>INCOME</b>	As Above																							
<b>INCOME</b>	0																							
<b>EXPENDITURE</b>																								
Land	161,250																							
Stamp Duty	8,063																							
Easements etc.	0																							
Legals Acquisition	2,419																							
Planning Fee	20,790																							
Architects	159,728																							
QS	15,973																							
Planning Consultants	31,946																							
Other Professional	47,918																							
Build Cost - BCIS Base	0																							
POTENTIAL CIL	175,628																							
Post CIL s106	50,000																							
Contingency	0																							
Abnormals	0																							
Finance Fees	52,000																							
Legal and Valuation	0																							
Agents	0																							
Legals	0																							
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	500,087																							
<b>For CIL calculation</b>																								
Interest	7,501																							
Profit on cost	7,614																							
Profit on GDV	17,495																							
Cash Flow	-500,087																							
Opening Balance	0																							
Closing Balance	-500,087																							



























# EB1417A

		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	Site 15
		Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%
Green/brown field Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural
Site Are Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units		45	45	45	45	45	45	45	45	45	45	45	45	45	45	45
Mix	Market	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%
	Intermediate to Buy	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%
	Affordable Rent	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%
	Social Rent	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%
Alternative Land Value	£/ha	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500
	£ site	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250
Uplift	£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
	£ site	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Viability Threshold	£/ha	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500
	£ site	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250
Residua Gross	£/ha	4,101,382	3,687,050	3,272,718	2,858,386	2,444,054	2,029,722	1,615,390	1,201,058	786,726	368,695	-64,694	-499,437	-937,499	-1,384,845	-1,832,192
Net	£/ha	4,101,382	3,687,050	3,272,718	2,858,386	2,444,054	2,029,722	1,615,390	1,201,058	786,726	368,695	-64,694	-499,437	-937,499	-1,384,845	-1,832,192
	£ site	2,050,691	1,843,525	1,636,359	1,429,193	1,222,027	1,014,861	807,695	600,529	393,363	184,347	-32,347	-249,718	-468,749	-692,423	-916,096
Additional Profit	£ site	2,236,375	1,996,327	1,756,279	1,516,231	1,276,183	1,036,135	797,837	557,789	319,491	82,942	-155,356	-395,404	-635,452	-875,500	-1,115,548
	£/m2	1,296	1,157	1,018	879	740	601	463	323	185	48	-90	-229	-368	-508	-647







**HDH Planning and Development Ltd** is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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