

# APPENDIX C TBP Viability Assessment Sep 2019 Addendum

---

## Open Market New Build Values Addendum Sales Data for Flats

## Open Market Residential Transactions

Street	Postcode	Type	Sales Price	Sqm (EPC)	£psm	Date	Trans date index	Mar'19 index	Indexed £psm
15, Winter Gate Road	GL2 9FA	Flat	£154,995	68	£2,279	June 2015	100.44	115.52	£2,622
48, Winter Gate Road	GL2 9FB	Flat	£164,995	61	£2,705	September 2016	110.62	115.52	£2,825
70, Winter Gate Road	GL2 9FB	Flat	£160,995	61	£2,639	September 2016	110.62	115.52	£2,756
2, Catherine Place	GL2 9FD	Flat	£159,995	68	£2,353	July 2015	99.31	115.52	£2,737
10a, Hyatt Close	GL2 9FF	Flat	£164,000	57	£2,877	November 2016	110.58	115.52	£3,006
10b, Hyatt Close	GL2 9FF	Flat	£157,000	54	£2,907	December 2016	112.18	115.52	£2,994
10c, Hyatt Close	GL2 9FF	Flat	£160,000	57	£2,807	September 2016	110.62	115.52	£2,931
10d, Hyatt Close	GL2 9FF	Flat	£155,000	54	£2,870	December 2016	112.18	115.52	£2,956
10e, Hyatt Close	GL2 9FF	Flat	£164,000	57	£2,877	July 2016	111.26	115.52	£2,987
10f, Hyatt Close	GL2 9FF	Flat	£158,000	54	£2,926	November 2016	110.58	115.52	£3,057
12a, Hyatt Close	GL2 9FF	Flat	£145,000	54	£2,685	December 2016	112.18	115.52	£2,765
12b, Hyatt Close	GL2 9FF	Flat	£156,000	54	£2,889	December 2016	112.18	115.52	£2,975
12c, Hyatt Close	GL2 9FF	Flat	£153,000	54	£2,833	June 2016	109.73	115.52	£2,983
4, Whitefield Crescent	GL2 9FR	Flat	£149,995	60	£2,500	August 2016	112.30	115.52	£2,572
6, Whitefield Crescent	GL2 9FR	Flat	£135,000	49	£2,755	May 2017	115.12	115.52	£2,765
8, Whitefield Crescent	GL2 9FR	Flat	£150,000	60	£2,500	November 2016	110.58	115.52	£2,612
2, The Coffin Store, Oldbury Rd	GL20 5LZ	Flat	£87,500	38	£2,303	December 2014	101.01	115.52	£2,633
Gallery Flat, Chapel Court, Barton Street	GL20 5PY	Flat	£40,000	40	£1,000	October 2015	101.03	115.52	£1,143
1A Apple Tree Court Northway Ln	GL20 8FA	Flat	£91,500	35	£2,614	March 2015	101.26	115.52	£2,982
32, Lancaster Road	GL3 4FN	Flat	£135,000	58	£2,328	June 2015	100.44	115.52	£2,677
53a, Yew Tree Road	GL3 4FP	Flat	£124,000	60	£2,067	April 2014	95.63	115.52	£2,497
53c, Yew Tree Road	GL3 4FP	Flat	£123,000	60	£2,050	March 2014	94.94	115.52	£2,494
53d, Yew Tree Road	GL3 4FP	Flat	£124,500	60	£2,075	February 2014	93.27	115.52	£2,570
53e, Yew Tree Road	GL3 4FP	Flat	£122,500	60	£2,042	May 2014	97.16	115.52	£2,427
53f, Yew Tree Road	GL3 4FP	Flat	£123,000	60	£2,050	May 2014	97.16	115.52	£2,437
53g, Yew Tree Road	GL3 4FP	Flat	£155,000	57	£2,719	March 2014	94.94	115.52	£3,309
1b, Bowthorpe Drive	GL3 4FS	Flat	£112,000	67	£1,672	June 2014	97.03	115.52	£1,990
1c, Bowthorpe Drive	GL3 4FS	Flat	£114,000	57	£2,000	May 2014	97.16	115.52	£2,378
1d, Bowthorpe Drive	GL3 4FS	Flat	£110,200	67	£1,645	June 2014	97.03	115.52	£1,958
1e, Bowthorpe Drive	GL3 4FS	Flat	£113,000	57	£1,982	May 2014	97.16	115.52	£2,357
2a, Bowthorpe Drive	GL3 4FS	Flat	£117,000	61	£1,918	April 2014	95.63	115.52	£2,317
3, Bowthorpe Drive	GL3 4FS	Flat	£127,500	56	£2,277	March 2015	101.26	115.52	£2,597
14, Bowthorpe Drive	GL3 4FS	Flat	£125,000	58	£2,155	June 2014	97.03	115.52	£2,566
16a, Bowthorpe Drive	GL3 4FS	Flat	£115,600	61	£1,895	June 2014	97.03	115.52	£2,256
16b, Bowthorpe Drive	GL3 4FS	Flat	£114,000	61	£1,869	June 2014	97.03	115.52	£2,225
16c, Bowthorpe Drive	GL3 4FS	Flat	£114,000	61	£1,869	June 2014	97.03	115.52	£2,225
16e, Bowthorpe Drive	GL3 4FS	Flat	£105,000	61	£1,721	September 2014	99.53	115.52	£1,998
16f, Bowthorpe Drive	GL3 4FS	Flat	£112,000	67	£1,672	June 2014	97.03	115.52	£1,990
19, Ashbrittle Road	GL3 4FT	Flat	£125,000	58	£2,155	June 2014	97.03	115.52	£2,566
34, Chestnut Road	GL3 4FW	Flat	£120,000	58	£2,069	June 2014	97.03	115.52	£2,463
4a, Laurel Drive	GL3 4GF	Flat	£117,000	109	£1,073	August 2014	99.50	115.52	£1,246

Street	Postcode	Type	Sales Price	Sqm (EPC)	£psm	Date	Trans date index	Mar'19 index	Indexed £psm
4b, Laurel Drive	GL3 4GF	Flat	£123,500	109	£1,133	June 2014	97.03	115.52	£1,349
4c, Laurel Drive	GL3 4GF	Flat	£135,995	56	£2,428	June 2014	97.03	115.52	£2,891
4d, Laurel Drive	GL3 4GF	Flat	£123,995	56	£2,214	June 2014	97.03	115.52	£2,636
7, Roselle Drive	GL3 4GG	Flat	£150,995	58	£2,603	November 2015	104.71	115.52	£2,872
6, Mulberry Road	GL3 4GJ	Flat	£140,000	57	£2,456	December 2014	101.01	115.52	£2,809
8, Mulberry Road	GL3 4GJ	Flat	£147,995	57	£2,596	December 2014	101.01	115.52	£2,969
12, Mulberry Road	GL3 4GJ	Flat	£142,100	57	£2,493	December 2014	101.01	115.52	£2,851
16, Mulberry Road	GL3 4GJ	Flat	£125,000	56	£2,232	August 2014	99.50	115.52	£2,592
18, Mulberry Road	GL3 4GJ	Flat	£130,000	109	£1,193	June 2014	97.03	115.52	£1,420
11, Robinswood Close	GL3 4GS	Flat	£135,000	58	£2,328	December 2015	107.03	115.52	£2,512
11, Burroughs Close	GL3 4GU	Flat	£140,000	63	£2,222	July 2015	99.31	115.52	£2,585
81, Guan Road	GL3 4RJ	Flat	£145,250	58	£2,504	May 2014	97.16	115.52	£2,978
44, Martlet Way	GL3 4SG	Flat	£154,995	58	£2,672	June 2015	100.44	115.52	£3,074
3, Bowood Drive	GL3 4UN	Flat	£144,995	58	£2,500	March 2014	94.94	115.52	£3,042
16, Bowood Drive	GL3 4UN	Flat	£146,500	58	£2,526	August 2014	99.50	115.52	£2,933
4, Rodmarton Close	GL3 4UP	Flat	£150,000	58	£2,586	June 2015	100.44	115.52	£2,974
5, Rodmarton Close	GL3 4UP	Flat	£147,000	58	£2,534	June 2015	100.44	115.52	£2,915
16, Keynes Drive	GL3 4UZ	Flat	£150,000	58	£2,586	February 2016	106.30	115.52	£2,811
11, Huntlowe Close	GL52 8FD	Flat	£168,000	58	£2,897	August 2014	99.50	115.52	£3,363
8, Nuthatch Drive	GL52 8GU	Flat	£175,000	57	£3,070	June 2014	97.03	115.52	£3,655
20, Tawny Close	GL52 8GX	Flat	£182,995	57	£3,210	December 2014	101.01	115.52	£3,672
10, Curlew Close	GL52 8HN	Flat	£179,495	57	£3,149	August 2015	99.99	115.52	£3,638
11, Curlew Close	GL52 8HN	Flat	£175,000	57	£3,070	September 2015	99.40	115.52	£3,568
43a, Winter Gate Road	GL2 9FA	Flat	£159,000	54	£2,944	October 2017	116.85	115.52	£2,911
43b, Winter Gate Road	GL2 9FA	Flat	£161,000	63	£2,556	October 2017	116.85	115.52	£2,526
43d, Winter Gate Road	GL2 9FA	Flat	£161,000	62	£2,597	October 2017	116.85	115.52	£2,567
43f, Winter Gate Road	GL2 9FA	Flat	£161,000	62	£2,597	October 2017	116.85	115.52	£2,567
76a, Winter Gate Road	GL2 9FB	Flat	£154,995	54	£2,870	March 2017	113.65	115.52	£2,918
76b, Winter Gate Road	GL2 9FB	Flat	£159,995	63	£2,540	March 2017	113.65	115.52	£2,581
76c, Winter Gate Road	GL2 9FB	Flat	£155,995	53	£2,943	May 2017	115.12	115.52	£2,954
76d, Winter Gate Road	GL2 9FB	Flat	£160,995	62	£2,597	March 2017	113.65	115.52	£2,639
76e, Winter Gate Road	GL2 9FB	Flat	£156,995	53	£2,962	April 2017	115.54	115.52	£2,962
76f, Winter Gate Road	GL2 9FB	Flat	£161,995	62	£2,613	March 2017	113.65	115.52	£2,656
24, Oswald Drive	GL2 9FW	Flat	£145,000	60	£2,417	September 2017	118.79	115.52	£2,350
1 Towncrest, 28 East Street	GL20 5PB	Flat	£138,000	45	£3,067	November 2018	119.18	115.52	£2,972
Flat 1 21 Bowthorpe Drive	GL3 4FS	Flat	£150,000	59	£2,542	December 2017	116.94	115.52	£2,512
Flat 2 21 Bowthorpe Drive	GL3 4FS	Flat	£149,995	59	£2,542	December 2017	116.94	115.52	£2,511
Flat 3 21 Bowthorpe Drive	GL3 4FS	Flat	£150,000	60	£2,500	December 2017	116.94	115.52	£2,470
Flat 4 21 Bowthorpe Drive	GL3 4FS	Flat	£153,000	59	£2,593	December 2017	116.94	115.52	£2,562
Flat 5 21 Bowthorpe Drive	GL3 4FS	Flat	£153,000	59	£2,593	December 2017	116.94	115.52	£2,562
Flat 6 21 Bowthorpe Drive	GL3 4FS	Flat	£160,995	60	£2,683	December 2017	116.94	115.52	£2,651
Flat 7 21 Bowthorpe Drive	GL3 4FS	Flat	£152,000	59	£2,576	December 2017	116.94	115.52	£2,545
Flat 8 21 Bowthorpe Drive	GL3 4FS	Flat	£152,000	59	£2,576	December 2017	116.94	115.52	£2,545

Street	Postcode	Type	Sales Price	Sqm (EPC)	£psm	Date	Trans date index	Mar'19 index	Indexed £psm
Flat 9 21 Bowthorpe Drive	GL3 4FS	Flat	£158,995	60	£2,650	December 2017	116.94	115.52	£2,618
Flat 1 41 Chestnut Road	GL3 4GW	Flat	£158,995	59	£2,695	June 2018	118.16	115.52	£2,635
Flat 3 41 Chestnut Road	GL3 4GW	Flat	£158,995	60	£2,650	June 2018	118.16	115.52	£2,591

Source: Land Registry and EPC records