

Appendix 1 - Local Plan policy review

Wokingham Regulation 19 Local Plan policy review

Policy No	Policy Title	Summary of requirement	Cost implication
Delivering the Spatial Strategy			
SS1	Sustainable development principles	Overarching requirement which is addressed in detail in other policies.	No specific cost implications.
SS2	Spatial Strategy and Settlement Hierarchy	Indicates the locations in which growth will be accepted.	Land use policy only – no specific cost implications.
SS3	Development within or adjacent to major and modest settlements	Sets out requirements for granting permission for development proposals on unallocated sites adjacent to major and modest settlements.	Land use policy only – no specific cost implications.
SS4	Development within and adjacent to minor settlements	Sets out requirements for granting permission for development proposals in or adjacent to minor settlements.	Land use policy only – no specific cost implications.
SS5	Development in the countryside	Identifies the types of development that will be allowed in the countryside.	Land use policy only – no specific cost implications.
SS6	Development in the Green Belt	Seeks to prevent development in the greenbelt, other than for certain identified uses to support the agricultural economy or for provision of affordable housing	Land use policy only – no specific cost implications.
SS7	Development in the vicinity of Atomic Weapons Establishments	Sets out approach to appropriately managing development within zones around the AWE	Land use policy only – no specific cost implications.
SS8	Meeting employment needs	Identifies amount of land to be made available for commercial development.	Land use policy only – no specific cost implications.
SS9	Whiteknights Campus	Sets out the Council's requirements in relation to any development proposals by University of Reading. Any expansion that gives rise to an increase in student housing population should incorporate additional student housing.	Land use policy only – no specific cost implications.
SS10	Meeting our housing needs	Sets out the Council's ambition to deliver 12,763 additional dwellings over the plan period (751 units per annum)	Land use policy only – no specific cost implications.
SS11	Arborfield Green Strategic Development Location	Sets out the Council's requirements for Arborfield Green SDL including a 2 form entry primary school.	Planning obligations will be considered at the application stage.
SS12	South Wokingham Strategic Development Location	Sets out the Council's requirements for SW SDL including a 2 form entry primary school and sports hub.	Planning obligations will be considered at the application stage.
SS13	Loddon Valley Garden Village	Sets out the Council's requirements for LVGV including 2 x 3 form entry primary school and 8 form secondary school with land for potential expansion to 12 form entry.	Planning obligations will be considered at the application stage.
SS14	Sites allocated for residential, including residential as part of mixed-use development	Identifies specific sites for development.	Land use policy only – no specific cost implications.
SS15	Securing Infrastructure	Sets out requirement for developers to mitigate the harms of development to the Council's satisfaction.	CIL and S106 incorporated into the appraisals.
SS16	Safeguarded routes	Identifies areas of safeguarded land for public transport infrastructure	Specific development cost.
SS17	Transport improvements	Indicates that the Council will pro-actively work with other stakeholders to improve accessibility of public transport.	No specific Council commitment to finding or cross subsidy.
Climate Change and Energy			
CE1	Design Principles for Efficient Buildings	Requires that developers demonstrate that design principles to minimise carbon emissions have been considered. This must be set out in an energy statement.	Specific costs addressed under different policies in this section.

Policy No	Policy Title	Summary of requirement	Cost implication
CE2	Environmental standards for Non-Residential development	Provision of energy statement to demonstrate that the development will generate as much energy as it consumes. BREEAM outstanding or excellent are acceptable alternative measures. Policies are submit to viability.	Allowances in the appraisal for on-site energy technologies.
CE3	Environmental standards for Residential Development	Provision of energy statement to demonstrate that the development will generate as much energy as it consumes. Policies are submit to viability. Minimise use of water to 85 litres per person per day encouraged.	Allowances in the appraisal for on-site energy technologies. Water minimisation can be promoted through selection of tap/shower fittings with reduced water flow.
CE4	Supporting a Circular Economy	Requires a circular economy strategy as part of an energy statement.	Deminimis cost - included within professional fees allowance.
CE5	Embodied Carbon	Demolition of existing buildings to be justified – this should explore opportunities for repair, refurbishment and repurposing in preference to demolition. Redevelopment proposals should minimise embodied carbon through careful selection of materials. Residential developments of 50+ units to provide a Whole Life-Cycle carbon assessment to consider options for lowering embodied carbon and which options have been taken forward.	Embodied carbon costs tested in assessment, but it should be noted that policy does not require zero embodied carbon. Cost of assessment should be de-minimis.
CE6	Reducing Energy Consumption in Existing Buildings	Developments to reduce energy usage by incorporating energy efficiency measures into design.	No additional cost implications.
CE7	Low Carbon and Renewable Energy Generation	Indicates Council's support for proposals for low carbon energy generating schemes.	These are standalone development proposals so there is no cost implication for residential or commercial developments.
CE8	Protecting Renewable Energy Infrastructure	Seeks to protect existing renewable energy infrastructure.	Land use issue only.
Connections			
C1	Active and sustainable transport and accessibility	Seeks to ensure that developments prioritise active travel and connections to public transport. Seeks to secure provision for electric and low emissions vehicles. Developments to contribute towards an integrated transport systems by ensuring that development is located where people can access a wide range of essential social, community and cultural facilities.	No specific cost implications but may be some land use implications (some sites may not be developable consistently with the policy requirements for location near essential facilities).
C2	Mitigation of transport impacts and highways safety and design	Developers to assess transport impacts of their development proposals. Make reasonable contributions towards transport mitigation through CIL or S106.	CIL and S106 allowances incorporated into development appraisals.
C3	Active travel	Developments to promote active travel by improving pedestrian environment and through design measures to improve permeability. Incorporate public realm measures that support cycling.	Can be achieved without additional costs.
C4	Green and blue infrastructure and public rights of way	Avoid loss of blue and green infrastructure and enhance these wherever possible. Improve accessibility of green and blue infrastructure wherever possible.	Improvement and linkages addressed through landscaping element of external works allowances.
C5	Parking and electric vehicle charging	Developments to provide facilities for electric vehicle charging	Cost incorporated into appraisals.
C6	Technology and innovation in transport	Seeks to prevent loss of existing refuelling stations. Presumption against the development of new fossil fuel refuelling stations. Replacement facilities should incorporate capability for electric vehicle charging.	Land use issue only, not relevant to other forms of development.
C7	Digital infrastructure and communications	Support for continued roll-out of digital and communications technology.	Occupiers and purchasers will require connection to digital and communications technology so these will be fitted as standard.

Policy No	Policy Title	Summary of requirement	Cost implication															
	technology		No direct cost arising from policy.															
C8	Utilities	Developments to ensure there is sufficient capacity for electricity, water and waste water.	These are issues that will be addressed between developers and statutory undertakers.															
Economy, employment and retail																		
ER1	Core Employment Areas	Identifies areas where employment uses will be protected and supported.	Land use issue only.															
ER2	Employment uses outside Core Employment Areas	Identifies requirements and limitations on employment development outside employment areas.	Land use issue only.															
ER3	Supporting the rural economy	Sets out requirements for development proposals in the rural area.	Land use issue only.															
ER4	Employment and Skills Plans	Developments of 10 or more dwellings or 1,000+ square metres of non-residential floorspace required to submit an Employment Skills Plan to show how the development provides opportunities for apprenticeships and other training opportunities.	De-minimis cost of assessment incorporated within wider professional fees allowance.															
ER5	The hierarchy of centres	Identifies hierarchy of shopping centres.	Land use issue only.															
ER6	Town, district and local centres and shopping parades	Sets out requirements for new development in shopping centres and seeks to prevent loss of existing shopping facilities.	Land use issue only.															
ER7	Strengthening the role of centres	Sets out requirement for sequential test for new retail development outside the existing shopping areas. Retail Impact Assessments required where new retail proposed outside existing centres.	Land use issue only.															
ER8	Wokingham town centre	Sets out specific requirements for development proposals in Wokingham Town Centre.	Land use issue only.															
ER9	Woodley town centre and Lower Earley district centre	Sets out specific requirements for development proposals in Woodley Town Centre and Earley District Centre.	Land use issue only.															
Housing																		
H1	Housing mix, density and standards	Housing schemes to reflect recent housing needs assessments.<table><tr><th>Number of bedrooms</th><th>Affordable Housing</th><th>Total Market Housing</th></tr><tr><td>1 bedroom</td><td>17%</td><td>5%</td></tr><tr><td>2 bedrooms</td><td>38%</td><td>13%</td></tr><tr><td>3 bedrooms</td><td>33%</td><td>47%</td></tr><tr><td>4+ bedrooms</td><td>12%</td><td>36%</td></tr></table> Developments to optimise density and make efficient use of land. All dwellings to meet M4(2) standard. 5% of schemes providing 20+ units to meet M4(3) standard. Units to be designed to meet Nationally Described Space Standards.	Number of bedrooms	Affordable Housing	Total Market Housing	1 bedroom	17%	5%	2 bedrooms	38%	13%	3 bedrooms	33%	47%	4+ bedrooms	12%	36%	All these requirements are reflected in the appraisals.
Number of bedrooms	Affordable Housing	Total Market Housing																
1 bedroom	17%	5%																
2 bedrooms	38%	13%																
3 bedrooms	33%	47%																
4+ bedrooms	12%	36%																
H2	Presumption against residential losses	Seeks to resist loss of existing housing unless it is replaced or there are other community benefits.	Land use issue only.															
H3	Affordable housing	Requirement for 30% affordable housing on previously developed sites in major settlements (Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley. 40% affordable housing on greenfield sites in these areas. Requirement for 40% affordable housing (regardless of whether sites are previously developed or greenfield) in all other settlements. 35% affordable housing required within Arborfield Green SDL and South Wokingham SDL. In all areas, policy requirement is applied subject to site-specific	Tested in study.															

Policy No	Policy Title	Summary of requirement	Cost implication
		viability. First Homes to make up 25% of the affordable housing provision at discounts of 50% to market value. Balance of affordable housing to be split 70% social rent and 30% shared ownership.	
H4	Exception sites	Sets out requirements for rural exception sites.	Land use issue only.
H5	Rural workers' dwellings	Identifies circumstances where additional dwellings for rural workers will be permitted.	Land use issue only.
H6	Self-build and custom housebuilding	Sets out conditions that will apply to self build plots.	No specific requirement for provision of self build plots in the policy.
H7	Specialist accommodation	Sets out requirements of specialist housing developments. Also seeks to resist the loss of existing specialist housing.	Land use issue only.
H8	Conversion and sub-division of buildings	Sets out requirements for conversion and sub-division of existing properties.	No specific cost impacts for development.
H9	Gypsies and Travellers and Travelling Show people provision	Allocates land for use by Gypsies and Travellers. Residential developments providing 500+ units to make provision for 1 G&T pitch per every 200 dwellings.	This can be accommodated within normal extent of gross site area not built on.
H10	Traveller sites	Sets out requirements for proposals for G&T sites. Seeks to resist loss of existing G&T sites.	Land use issue only.
H11	Houseboat moorings	Sets out requirements for new houseboat moorings.	Not relevant to new development as these will be located on waterways.
H12	Residential development of existing private gardens	Sets out the circumstances under which the Council will permit the development of gardens.	Land use issue only.
H13	Retention of mobile home parks	Seeks to prevent loss of mobile home parks. Release will only be permitted if development proposals are for 100% affordable housing.	Land use issue only. Requirement for any replacement development being provided as 100% affordable housing is deliberately designed to prevent speculative purchasers and attempts to change use.
Flooding and drainage			
FD1	Development and flood risk (from all sources)	Applies normal sequential test to sites in order to direct development to areas with lowest probability of flooding.	Land use issue only. Any flood mitigation measures on sites vulnerable to flooding should be reflected in benchmark land value.
FD2	Sustainable drainage	Requires that developments deal with surface water drainage is managed sustainably including incorporating SuDs.	SuDs have been in widespread use for a considerable time and therefore reflected in base construction costs.
FD3	River corridors and watercourses	Developments should conserve and enhance the function of, setting, biodiversity of rivers and watercourses. This should include maintaining and improving access to rivers where possible.	Land use issue only.
Natural Environment			
NE1	Biodiversity and geodiversity	Protect and enhance biodiversity. Limitation on development within international designated sites, nationally designated sites, irreplaceable habitats and sites of local importance.	Cost of biodiversity net gain incorporated into the appraisals. Land use issue only.
NE2	Biodiversity net gain	Minimum 10% biodiversity net gain required.	Tested in study.
NE3	Thames Basin Heaths Special Protection Area	Mitigation through SANG and SAMM.	Incorporated within the appraisals.
NE4	Trees, woodland, hedges and hedgerows	Development should protect existing trees, woodland, hedges and hedgerows.	No additional cost but this may have a limited impact on layouts of developments.
NE5	Landscape and design	Requirement for landscape led design.	No additional cost implications.
NE6	Valued landscapes	Developments in identified Valued Landscapes will only be supported where they protect and enhance special features.	Land use issue only.

Policy No	Policy Title	Summary of requirement	Cost implication
NE7	Sites of Urban Landscape Value	Developments in identified areas of Urban Landscape Value will only be supported where they protect and enhance special features.	Land use issue only.
Design, heritage and the built environment			
DH1	Place making and quality design	Requirement for all new development to be of high quality design and create strong sense of place.	Can be achieved without additional costs to development.
DH2	Safeguarding amenity	Developments to ensure there are no significant harms to the amenity of existing or future occupiers. Traffic movement to be limited where possible. Limits on hours of operation may be required to protect neighbouring occupiers.	No additional development costs.
DH3	Shopfronts	Sets our criteria for approving new shop fronts.	No additional costs to development.
DH4	Advertisements and signage	Sets our criteria for approving new advertisements and signage	No additional costs to development.
DH5	The Historic Environment	Sets out requirements for developments involving heritage assets and conservation areas.	No additional costs to development.
DH6	Archaeology	Requirement for developments to provide an archaeological assessment where site may affect a heritage asset or where archaeological remains are known to be present.	De-minimis cost, incorporated within overall allowance for professional fees.
DH7	Equestrian Development	Sets out requirements for equestrian developments.	No additional development costs.
Healthy and safe communities			
HC1	Promoting Healthy Communities	Developments to consider health and wellbeing of new and existing residents by creating high quality and safe places that promote active lifestyles. Health Impact Assessment required for developments of 10+ units or 1,000sqm+ of non-residential space.	De-minimis cost of HIA, incorporated within allowance for professional fees.
HC2	Community Infrastructure	Indicates support for new or extended community facilities, providing they have appropriate management arrangements in place. Existing facilities should be protected from loss. Proposals involving the loss of community facilities must demonstrate lack of need for the facility.	Land use issue only.
HC3	Local Green Space	Protects green space from development unless there are very special circumstances for loss.	Land use issue only.
HC4	Open space, sports, recreation and play facilities	Seeks to protect existing sports facilities and open space. Encourages provision of new sports facilities. New developments to provide open space, play areas and outdoor sports facilities.	Can be accommodated within normal net to gross site ratios and within allowances for external works. Indoor sports facilities requirement satisfied through CIL contributions.
HC5	Environmental Protection	Indicates that development will only be supported where there is not an unacceptable impact on human health and land/water quality.	Land use issue only.
HC6	Air Pollution and Air Quality	Developments to provide air quality management assessment.	De-minimis cost, incorporated within overall allowance for professional fees.
HC7	Light Pollution	Requires external lighting to be designed to minimise light pollution.	No additional costs to development.
HC8	Noise Pollution	Developments to demonstrate how noise impacts have been addressed.	No additional costs to development.
HC9	Contaminated Land and Water	Development proposals near contaminated sites will only be supported if it can be demonstrated that there would be no adverse risk of harm to people, the natural environment, property and water bodies.	Land use issue only.
HC10	Odour, fumes, and dust	Development must demonstrate how impacts of odour, fumes and dust have been addressed.	No additional costs to development.

Appendix 2 - Site details

WOKINGHAM LOCAL PLAN VIABILITY TESTING		2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28							
								Floor areas - proposed (sqm)																						
Site ref	Typology description	Gross Site area	Net site area	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats			Retail A1-A4	Retail S'Mark	Note: B1 office inlcudes B1(b)	B1(c) and B8 storage	C1 Hotel	C2 resi ins	D1	D2	Total resi units	Total resi FS								
1	Residential Small site - low density	0.16	0.16	2	5.00		1,593	1,840	507	-			-	-	-	-	-	-	-	-	-	5	507							
2	Residential Small site - medium density	0.16	0.16	3	5.00		1,593	1,840	507	-			-	-	-	-	-	-	-	-	-	5	507							
3	Residential Small site - higher density (flats)	0.04	0.04	5		5.00	1,593	1,840	-	507			-	-	-	-	-	-	-	-	-	5	507							
4	Residential Small site - low density	0.32	0.32	2	10.00		1,593	1,840	1,014	-			-	-	-	-	-	-	-	-	-	10	1,014							
5	Residential Small site - medium density	0.32	0.32	3	10.00		1,593	1,840	1,014	-			-	-	-	-	-	-	-	-	-	10	1,014							
6	Residential Small site - higher density	0.09	0.09	5		10.00	1,593	1,840	-	1,014			-	-	-	-	-	-	-	-	-	10	1,014							
7	Residential Medium site - low density	0.79	0.79	2	25.00		1,593	1,840	2,536	-			-	-	-	-	-	-	-	-	-	25	2,536							
8	Residential Medium site - medium density	0.79	0.79	3	20.00	5.00	1,593	1,840	2,029	507			-	-	-	-	-	-	-	-	-	25	2,536							
9	Residential Medium site - higher density	0.28	0.28	5	13.00	12.00	1,593	1,840	1,319	1,217			-	-	-	-	-	-	-	-	-	25	2,536							
10	Residential Medium site - low density	1.68	1.68	2	50.00		1,593	1,840	5,072	-			-	-	-	-	-	-	-	-	-	50	5,072							
11	Residential Medium site - medium density	1.68	1.68	3	50.00		1,593	1,840	5,072	-			-	-	-	-	-	-	-	-	-	50	5,072							
12	Residential Medium site - higher density (flats)	0.47	0.47	5		50.00	1,593	1,840	-	5,072			-	-	-	-	-	-	-	-	-	50	5,072							
13	Residential Large site - low density	3.57	3.57	2	100.00		1,593	1,840	10,144	-			-	-	-	-	-	-	-	-	-	100	10,144							
14	Residential Large site - medium density	3.57	3.57	3	100.00		1,593	1,840	10,144	-			-	-	-	-	-	-	-	-	-	100	10,144							
15	Residential Large site - high density	1.39	1.39	5	70.00	30.00	1,593	1,840	7,101	3,043			-	-	-	-	-	-	-	-	-	100	10,144							
16	Residential Large site - low density	8.16	8.16	2	200.00		1,593	1,840	20,287	-			-	-	-	-	-	-	-	-	-	200	20,287							
17	Residential Large site - medium density	5.71	5.71	3	160.00	40.00	1,593	1,840	16,230	4,057			-	-	-	-	-	-	-	-	-	200	20,287							
18	Strategic scale site - low density	25.64	25.64	2	500.00		1,593	1,840	50,718	-			-	-	-	-	-	-	-	-	-	500	50,718							
19	Strategic scale site - medium density	19.23	19.23	3	450.00	50.00	1,593	1,840	45,646	5,072			-	-	-	-	-	-	-	-	-	500	50,718							
20	Strategic scale site - low density	111.11	111.11	2	2,000.00		1,593	1,840	202,873	-			-	-	-	-	-	-	-	-	-	2,000	202,873							
21	Strategic scale site - medium density	83.33	83.33	3	1,800.00	200	1,593	1,840	182,586	20,287			-	-	-	-	-	-	-	-	-	2,000	202,873							
22	Strategic scale site - low density	242.42	242.42	2	4,000.00		1,593	1,840	405,746	-			-	-	-	-	-	-	-	-	-	4,000	405,746							
23	Strategic scale site - medium density with R&D	181.82	181.82	3	3,800.00	200	1,593	1,840	385,459	20,287			-	-	100,000	-	-	-	-	-	-	4,000	405,746							
24	Housing for Elderly (C3) - high density	0.32	0.32	4		40	1,593	1,840	-	2,900			-	-	-	-	-	-	-	-	-	40	2,900							
25	Housing for Elderly (C3) - high density	0.41	0.41	4		60	1,593	1,840	-	4,350			-	-	-	-	-	-	-	-	-	60	4,350							
26	Housing for Elderly (C2) extra care	0.47	0.47	4		70	1,593	1,840	-	5,075			-	-	-	-	-	-	-	-	-	70	5,075							
27	Retail (comparison)	0.25	0.25	2			1,593	1,840	-	-			4,000	-	-	-	-	-	-	-	-	-	-							
28	Retail (convenience)	1.00	1.00	2			1,593	1,840	-	-			-	1,500	-	-	-	-	-	-	-	-	-							
29	Office	0.50	0.50	3			1,593	1,840	-	-			-	-	10,000	-	-	-	-	-	-	-	-							
30	Office	0.75	0.75	3			1,593	1,840	-	-			-	-	15,000	-	-	-	-	-	-	-	-							
31	Industrial (40% plot ratio)	1.00	1.00	1			1,593	1,840	-	-			-	-	-	4,000	-	-	-	-	-	-	-							
32	Warehousing/logistics (50% plot ratio)	1.00	1.00	1			1,593	1,840	-	-			-	-	-	5,000	-	-	-	-	-	-	-							
33	Warehousing/logistics (60% plot ratio)	1.00	1.00	1			1,593	1,840	-	-			-	-	-	6,000	-	-	-	-	-	-	-							
34	Student housing development (medium density) 200 beds	0.30	0.30	4	-	-	1,593	1,840	-	-			-	-	-	-	-	4,000	-	-	-	-	-							
35	Student housing development (medium density) 250 beds	0.42	0.42	4	-	-	1,593	1,840	-	-			-	-	-	-	-	5,500	-	-	-	-	-							
36	Student housing development (medium density) 300 beds	0.52	0.52	4	-	-	1,593	1,840	-	-			-	-	-	-	-	6,600	-	-	-	-	-							
37	Student housing development (high density) 200 beds	0.16	0.16	5	-	-	1,593	1,840	-	-			-	-	-	-	-	3,600	-	-	-	-	-							
38	Student housing development (high density) 250 beds	0.20	0.20	5	-	-	1,593	1,840	-	-			-	-	-	-	-	4,500	-	-	-	-	-							
39	Student housing development (high density) 300 beds	0.24	0.24	5	-	-	1,593	1,840	-	-			-	-	-	-	-	5,400	-	-	-	-	-							
40	Hotel (100 rooms)	0.15	0.15	3	-	-	1,593	1,840	-	-			-	-	-	-	2,500	-	-	-	-	-	-							
41	Hotel (125 room)	0.15	0.15	4	-	-	1,593	1,840	-	-			-	-	-	-	3,438	-	-	-	-	-	-							
42	Hotel (150 rooms)	0.15	0.15	5	-	-	1,593	1,840	-	-			-	-	-	-	4,500	-	-	-	-	-	-							
43	Leisure use	0.30	0.30	3	-	-	1,593	1,840	-	-			-	-	-	-	-	-	1,500	2	-	-	-							
44	Leisure use	0.30	0.30	4	-	-	1,593	1,840	-	-			-	-	-	-	-	-	1,500	2	-	-	-							
45	Leisure use	0.30	0.30	4	-	-	1,593	1,840	-	-			-	-	-	-	-	-	1,500	2	-	-	-							
46	Community use	0.17	0.17	3	-	-	1,593	1,840	-	-			-	-	-	-	-	-	-	2,000	-	-	-							
47	Community use	0.16	0.16	4	-	-	1,593	1,840	-	-			-	-	-	-	-	-	-	2,500	-	-	-							
48	Community use	0.19	0.19	4	-	-	1,593	1,840	-	-			-	-	-	-	-	-	-	3,000	-	-	-							

	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
WOKINGHAM CIL (rate per sqm)	S106 (per sqm for commercial; per unit for resi)																				
Site ref	Retail A1-/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	E&T cost	Retail A1-/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
2	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
3	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
4	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
5	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
6	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
7	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
8	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
9	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
10	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
11	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
12	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
13	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
14	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
15	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
16	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	7,500
17	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	7,500
18	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	18,000
19	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	18,000
20	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	18,000
21	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	18,000
22	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	18,000
23	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	5,958,333	25	25	25	25	25	25	25	25	25	18,000
24	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
25	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
26	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
27	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	150,526	25	25	25	25	25	25	25	25	25	1,650
28	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	63,088	25	25	25	25	25	25	25	25	25	1,650
29	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	595,833	25	25	25	25	25	25	25	25	25	1,650
30	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	893,750	25	25	25	25	25	25	25	25	25	1,650
31	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	79,444	25	25	25	25	25	25	25	25	25	1,650
32	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	99,306	25	25	25	25	25	25	25	25	25	1,650
33	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	119,167	25	25	25	25	25	25	25	25	25	1,650
34	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
35	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
36	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
37	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
38	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
39	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
40	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	35,750	25	25	25	25	25	25	25	25	25	1,650
41	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	49,156	25	25	25	25	25	25	25	25	25	1,650
42	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	64,350	25	25	25	25	25	25	25	25	25	1,650
43	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
44	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
45	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
46	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
47	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650
48	76.45	76.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.07	-	25	25	25	25	25	25	25	25	25	1,650

WOKINGHAM Rents																						Cap val										Yields										n/a
Site ref	Retail A1/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi																						
1	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
2	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
3	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
4	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
5	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
6	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
7	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
8	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
9	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
10	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
11	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
12	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
13	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
14	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
15	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
16	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
17	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
18	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
19	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
20	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
21	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
22	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
23	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
24	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
25	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
26	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
27	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
28	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
29	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
30	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
31	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
32	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
33	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
34	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
35	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
36	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
37	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
38	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
39	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
40	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
41	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
42	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
43	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
44	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
45	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
46	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
47	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
48	403	290	330	165	165	398	485	250	250	5,960	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
WOKINGHAMBuild costs											Net to gross											
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
1	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	507	5,000
2	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	507	5,000
3	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	507	5,000
4	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,014	10,000
5	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,014	10,000
6	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,014	10,000
7	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,536	25,000
8	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,536	25,000
9	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,536	25,000
10	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,072	50,000
11	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,072	50,000
12	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,072	50,000
13	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,144	100,000
14	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,144	100,000
15	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,144	100,000
16	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,287	200,000
17	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,287	200,000
18	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	50,718	500,000
19	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	50,718	500,000
20	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	58,140,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	202,873	2,000,000
21	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	58,140,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	202,873	2,000,000
22	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	116,280,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	405,746	4,000,000
23	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	116,280,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	505,746	5,500,000
24	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,900	40,000
25	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,350	60,000
26	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,075	70,000
27	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
28	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
29	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000
30	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000
31	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
32	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
33	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
34	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,000	60,000
35	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,500	82,500
36	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	6,600	99,000
37	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	3,600	54,000
38	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,500	67,500
39	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,400	81,000
40	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	2,500	37,500
41	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	3,438	51,563
42	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	4,500	67,500
43	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530
44	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530
45	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	24,032
46	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,000	32,000
47	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	2,500	40,000
48	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	3,000	48,000

[illegible]

		142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175	
WOKINGHAM Investment sale (QUARTERS)				Resi sales period (qtrs)										Sales period start		Area		On-site AH		% AH rented		
Site ref	Retail A1-/	Retail S/M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	Resi		% of PRS units			Roof area	BNG cost	Car parking space	Carbon offset	
1	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		126.80	0.7%	100%	-
2	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		56.35	0.7%	100%	-
3	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		20.29	0.7%	100%	-
4	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		253.59	0.7%	100%	-
5	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		112.71	0.7%	100%	-
6	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		40.57	0.7%	100%	-
7	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		633.98	0.7%	100%	-
8	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		281.77	0.7%	100%	-
9	6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%		53%		101.44	0.7%	100%	-
10	8	8	8	8	8	8	8	8	8	8	8	3	6		0.00%		53%		1,267.96	0.7%	100%	-
11	8	8	8	8	8	8	8	8	8	8	8	3	6		0.00%		53%		563.54	0.7%	100%	-
12	8	8	8	8	8	8	8	8	8	8	8	3	8		0.00%		53%		202.87	0.7%	100%	-
13	8	8	8	8	8	8	8	8	8	8	8	4	6		0.00%		53%		2,535.91	0.7%	100%	-
14	8	8	8	8	8	8	8	8	8	8	8	4	6		0.00%		53%		1,127.07	0.7%	100%	-
15	8	8	8	8	8	8	8	8	8	8	8	4	6		0.00%		53%		405.75	0.7%	100%	-
16	11	11	11	11	11	11	11	11	11	11	11	6	6		0.00%		53%		5,071.82	0.7%	100%	-
17	11	11	11	11	11	11	11	11	11	11	11	6	6		0.00%		53%		2,254.14	0.7%	100%	-
18	13	13	13	13	13	13	13	13	13	13	13	8	6		0.00%		53%		12,679.56	0.7%	100%	-
19	13	13	13	13	13	13	13	13	13	13	13	8	6		0.00%		53%		5,635.36	0.7%	100%	-
20	19	19	19	19	19	19	19	19	19	19	19	14	6		0.00%		53%		50,718.23	0.7%	100%	-
21	19	19	19	19	19	19	19	19	19	19	19	14	6		0.00%		53%		22,541.44	0.7%	100%	-
22	29	29	29	29	29	29	29	29	29	29	29	24	6		0.00%		53%		101,436.47	0.7%	100%	-
23	29	29	29	29	29	29	29	29	29	29	29	24	6		0.00%		53%		56,193.99	0.7%	100%	-
24	10	10	10	10	10	10	10	10	10	10	10	2	10		0.00%		53%		181.25	0.7%	100%	-
25	10	10	10	10	10	10	10	10	10	10	10	3	10		0.00%		53%		271.88	0.7%	100%	-
26	10	10	10	10	10	10	10	10	10	10	10	4	10		0.00%		53%		317.19	0.7%	100%	-
27	10	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	53%		1,000.00	0.7%	100%	-
28	10	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	53%		375.00	0.7%	100%	-
29	10	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	53%		1,111.11	0.7%	100%	-
30	10	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	53%		1,666.67	0.7%	100%	-
31	10	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	53%		4,000.00	0.7%	100%	-
32	10	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	53%		5,000.00	0.7%	100%	-
33	10	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	53%		6,000.00	0.7%	100%	-
34	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		250.00	0.7%	100%	-
35	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		343.75	0.7%	100%	-
36	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		412.50	0.7%	100%	-
37	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		144.00	0.7%	100%	-
38	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		180.00	0.7%	100%	-
39	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		216.00	0.7%	100%	-
40	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		277.78	0.7%	100%	-
41	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		214.84	0.7%	100%	-
42	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		180.00	0.7%	100%	-
43	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		166.89	0.7%	100%	-
44	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		93.88	0.7%	100%	-
45	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		93.88	0.7%	100%	-
46	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		222.22	0.7%	100%	-
47	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		156.25	0.7%	100%	-
48	10	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	53%		187.50	0.7%	100%	-

Appendix 3 - Land Registry sales data

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
19, Highfield Court, Waltham Road, Twyford, Reading, Wokingham RG10 0AA	RG10 0AA	RG10 0	06/03/2023	260,000	258,768	FALSE	Residential	House	Flat		2	2	75	£3,467	£3,450	Leasehold	
Flat 4, Dorndon House, School Road, Hurst, Reading, Wokingham RG10 0GD	RG10 0GD	RG10 0	22/04/2022	335,000	354,810	FALSE	Residential	House	Flat		2	2	91	£3,681	£3,899	Leasehold	
Flat 9, Dorndon House, School Road, Hurst, Reading, Wokingham RG10 0GD	RG10 0GD	RG10 0	29/09/2023	395,000	397,207	FALSE	Residential	House	Flat		2	2	96	£4,115	£4,138	Leasehold	
81, Colleton Drive, Twyford, Reading, Wokingham RG10 0AX	RG10 0AX	RG10 0	02/02/2023	350,000	347,270	FALSE	Residential	House	Terraced		2	3	84	£4,167	£4,134	Freehold	
58, Broadwater Road, Twyford, Reading, Wokingham RG10 0EU	RG10 0EU	RG10 0	27/01/2022	577,500	615,596	FALSE	Residential	House	Detached		3	4	136	£4,246	£4,526	Freehold	
Flat 7, Dorndon House, School Road, Hurst, Reading, Wokingham RG10 0GD	RG10 0GD	RG10 0	26/05/2023	457,500	455,332	FALSE	Residential	House	Flat		2	2	107	£4,276	£4,255	Leasehold	
Bethany Cottage, Tape Lane, Hurst, Reading, Wokingham RG10 0DP	RG10 0DP	RG10 0	28/01/2022	550,000	598,981	FALSE	Residential	House	Semi_Detached		3	3	123	£4,472	£4,870	Freehold	
76, Hurst Road, Twyford, Reading, Wokingham RG10 0AN	RG10 0AN	RG10 0	25/02/2022	890,000	942,353	FALSE	Residential	House	Detached				199	£4,472	£4,735	Freehold	
34, Gooch Close, Twyford, Reading, Wokingham RG10 0XS	RG10 0XS	RG10 0	22/06/2023	299,950	304,052	FALSE	Residential	Maisonette	Flat		2	2	67	£4,477	£4,538	Leasehold	
Flat 14, Bonhomie Court, Broadcommon Road, Hurst, Reading, Wokingham RG10 0TD	RG10 0TD	RG10 0	05/01/2023	450,000	444,706	FALSE	Residential	House	Flat		2	3	100	£4,500	£4,447	Leasehold	
102, Hurst Road, Twyford, Reading, Wokingham RG10 0AN	RG10 0AN	RG10 0	08/09/2023	550,000	554,225	FALSE	Residential	House	Semi_Detached		3	4	121	£4,545	£4,580	Freehold	
2, Victoria Cottages, Hurst, Reading, Wokingham RG10 0TN	RG10 0TN	RG10 0	08/02/2023	430,000	433,606	FALSE	Residential	House	Semi_Detached		2	3	93	£4,624	£4,662	Freehold	
51a, Hurst Road, Twyford, Reading, Wokingham RG10 0AH	RG10 0AH	RG10 0	14/01/2022	580,000	618,261	FALSE	Residential	House	Detached		3	4	123	£4,715	£5,027	Freehold	
Sandford, Lodge Road, Hurst, Reading, Wokingham RG10 0SG	RG10 0SG	RG10 0	27/07/2023	1,310,000	1,362,707	FALSE	Residential	House	Detached				277	£4,729	£4,920	Freehold	
Nicholas House, Nelsons Lane, Hurst, Reading, Wokingham RG10 0RR	RG10 0RR	RG10 0	22/08/2022	1,555,000	1,591,944	FALSE	Residential	House	Detached				326	£4,770	£4,883	Freehold	
Nelsons Orchard, Nelsons Lane, Hurst, Reading, Wokingham RG10 0RR	RG10 0RR	RG10 0	28/06/2023	850,000	871,449	FALSE	Residential	House	Detached		3	4	175	£4,857	£4,980	Freehold	
42, Gooch Close, Twyford, Reading, Wokingham RG10 0XS	RG10 0XS	RG10 0	22/08/2022	250,000	251,799	FALSE	Residential	House	Flat		1	1	51	£4,902	£4,937	Leasehold	
1, Wards Cross Cottages, The Street, Hurst, Reading, Wokingham RG10 0DD	RG10 0DD	RG10 0	19/07/2023	850,000	893,336	FALSE	Residential	House	Semi_Detached		3	4	172	£4,942	£5,194	Freehold	
Knowlands, Nelsons Lane, Hurst, Reading, Wokingham RG10 0RR	RG10 0RR	RG10 0	30/08/2022	1,495,000	1,530,518	FALSE	Residential	House	Detached				301	£4,967	£5,085	Freehold	
1, Wessex Gardens, Twyford, Reading, Wokingham RG10 0BA	RG10 0BA	RG10 0	13/01/2023	815,000	811,008	FALSE	Residential	House	Detached				164	£4,970	£4,945	Freehold	
3, Hurst Park Road, Twyford, Reading, Wokingham RG10 0EZ	RG10 0EZ	RG10 0	28/04/2023	580,000	586,503	FALSE	Residential	House	Semi_Detached		3	4	115	£5,043	£5,100	Freehold	
12, Gooch Close, Twyford, Reading, Wokingham RG10 0XS	RG10 0XS	RG10 0	27/01/2023	510,000	513,559	FALSE	Residential	House	Semi_Detached		3	4	100	£5,100	£5,136	Freehold	
63, Broadwater Road, Twyford, Reading, Wokingham RG10 0EU	RG10 0EU	RG10 0	13/01/2023	812,000	817,666	FALSE	Residential	House	Semi_Detached				158	£5,139	£5,175	Freehold	
1, Hubbard Close, Twyford, Reading, Wokingham RG10 0XU	RG10 0XU	RG10 0	17/03/2022	480,000	507,857	FALSE	Residential	House	Detached		2	3	93	£5,161	£5,461	Freehold	
4, Woodpecker Close, Twyford, Reading, Wokingham RG10 0BB	RG10 0BB	RG10 0	19/04/2022	590,000	623,777	FALSE	Residential	House	Detached				114	£5,175	£5,472	Freehold	
6, Nursery Gardens, Whistley Green, Reading, Wokingham RG10 0GN	RG10 0GN	RG10 0	14/04/2022	435,000	459,641	TRUE	Residential	House	Terraced				84	£5,179	£5,472	Freehold	
26, Cotterell Gardens, Twyford, Reading, Wokingham RG10 0XP	RG10 0XP	RG10 0	16/08/2023	732,500	750,443	FALSE	Residential	House	Detached		3	4	141	£5,195	£5,322	Freehold	
120, Hurst Road, Twyford, Reading, Wokingham RG10 0AN	RG10 0AN	RG10 0	09/01/2023	925,000	920,469	FALSE	Residential	House	Detached				178	£5,197	£5,171	Freehold	
27, Hurst Road, Twyford, Reading, Wokingham RG10 0AG	RG10 0AG	RG10 0	27/06/2023	609,500	623,768	FALSE	Residential	House	Terraced		3	4	114	£5,346	£5,472	Freehold	
22, Hurst Park Road, Twyford, Reading, Wokingham RG10 0EY	RG10 0EY	RG10 0	28/10/2022	698,000	703,442	FALSE	Residential	House	Detached				130	£5,369	£5,411	Freehold	
29, Broadwater Road, Twyford, Reading, Wokingham RG10 0EX	RG10 0EX	RG10 0	18/03/2022	661,000	711,277	FALSE	Residential	House	Semi_Detached				123	£5,374	£5,783	Freehold	
74, Broadwater Road, Twyford, Reading, Wokingham RG10 0EU	RG10 0EU	RG10 0	06/03/2023	690,000	686,620	FALSE	Residential	House	Detached		3	4	128	£5,391	£5,364	Freehold	
38, Winchcombe Road, Twyford, Reading, Wokingham RG10 0AT	RG10 0AT	RG10 0	28/11/2023	475,000	481,191	FALSE	Residential	House	Terraced		2	3	88	£5,398	£5,468	Freehold	
12, Verey Close, Twyford, Reading, Wokingham RG10 0LW	RG10 0LW	RG10 0	14/10/2022	700,000	705,457	FALSE	Residential	House	Detached				129	£5,426	£5,469	Freehold	
36, Wessex Gardens, Twyford, Reading, Wokingham RG10 0AY	RG10 0AY	RG10 0	04/12/2023	735,000	763,025	FALSE	Residential	House	Semi_Detached				135	£5,444	£5,652	Freehold	
Temple Cottage, Beggars Hill Road, Lands End, Reading, Wokingham RG10 0UB	RG10 0UB	RG10 0	09/02/2023	1,850,000	1,842,227	FALSE	Residential	House	Detached				339	£5,457	£5,434	Freehold	
36, Winchcombe Road, Twyford, Reading, Wokingham RG10 0AT	RG10 0AT	RG10 0	15/09/2022	475,000	475,340	FALSE	Residential	House	Terraced		2	2	87	£5,460	£5,464	Freehold	
10, Tape Lane, Hurst, Reading, Wokingham RG10 0DP	RG10 0DP	RG10 0	26/01/2024	525,000	541,899	FALSE	Residential	House	Semi_Detached		3	4	96	£5,469	£5,645	Freehold	
1, Aylesford Villas, Hurst, Reading, Wokingham RG10 0DT	RG10 0DT	RG10 0	21/10/2022	587,500	599,125	FALSE	Residential	House	Semi_Detached		3	3	107	£5,491	£5,599	Freehold	
4, Nursery Gardens, Whistley Green, Reading, Wokingham RG10 0GN	RG10 0GN	RG10 0	29/04/2022	285,000	293,863	FALSE	Residential	House	Flat				51	£5,588	£5,762	Leasehold	
1, Broadwater Cottages, Broadwater Lane, Hurst, Reading, Wokingham RG10 0EL	RG10 0EL	RG10 0	03/11/2023	785,000	802,234	FALSE	Residential	House	Semi_Detached		3	4	140	£5,607	£5,730	Freehold	
42, Hurst Park Road, Twyford, Reading, Wokingham RG10 0EY	RG10 0EY	RG10 0	22/08/2023	703,888	721,130	FALSE	Residential	House	Detached				125	£5,631	£5,769	Freehold	
5, Broad Hinton, Twyford, Reading, Wokingham RG10 0LQ	RG10 0LQ	RG10 0	07/11/2023	387,500	392,551	FALSE	Residential	House	Terraced		2	2	68	£5,699	£5,773	Freehold	
Flat 21, Bonhomie Court, Broadcommon Road, Hurst, Reading, Wokingham RG10 0TD	RG10 0TD	RG10 0	17/07/2023	530,000	546,481	FALSE	Residential	House	Flat		2	3	92	£5,761	£5,940	Leasehold	
98, Hurst Park Road, Twyford, Reading, Wokingham RG10 0EY	RG10 0EY	RG10 0	21/01/2022	605,000	644,910	FALSE	Residential	House	Bungalow		2	3	105	£5,762	£6,142	Freehold	
84, Broad Hinton, Twyford, Reading, Wokingham RG10 0LP	RG10 0LP	RG10 0	11/10/2023	560,000	556,478	FALSE	Residential	House	Detached		3	3	97	£5,773	£5,737	Freehold	
6, Orpington Close, Twyford, Reading, Wokingham RG10 0AD	RG10 0AD	RG10 0	29/09/2023	445,000	442,470	FALSE	Residential	House	Terraced		2	2	77	£5,779	£5,746	Freehold	
Willowmead, Orchard Road, Hurst, Reading, Wokingham RG10 0SD	RG10 0SD	RG10 0	19/08/2022	1,400,000	1,433,261	FALSE	Residential	House	Detached				240	£5,833	£5,972	Freehold	
10, Hurst Park Road, Twyford, Reading, Wokingham RG10 0EY	RG10 0EY	RG10 0	17/03/2023	550,000	547,306	FALSE	Residential	House	Detached		3	4	94	£5,851	£5,822	Freehold	
3, Winchcombe Road, Twyford, Reading, Wokingham RG10 0AS	RG10 0AS	RG10 0	30/03/2022	647,500	685,078	FALSE	Residential	House	Detached		3	4	110	£5,886	£6,228	Freehold	
65, Broadwater Road, Twyford, Reading, Wokingham RG10 0EU	RG10 0EU	RG10 0	28/09/2023	773,900	772,271	FALSE	Residential	House	Detached		3	4	131	£5,908	£5,895	Freehold	
10, Nursery Gardens, Whistley Green, Reading, Wokingham RG10 0GN	RG10 0GN	RG10 0	16/06/2022	1,100,000	1,157,809	TRUE	Residential	Bungalow	Detached				185	£5,946	£6,258	Freehold	
35, Coleridge Close, Twyford, Reading, Wokingham RG10 0XL	RG10 0XL	RG10 0	18/11/2022	240,000	240,172	FALSE	Residential	House	Terraced		1	1	40	£6,000	£6,004	Freehold	
9, Broad Hinton, Twyford, Reading, Wokingham RG10 0LQ	RG10 0LQ	RG10 0	30/05/2022	360,000	378,677	FALSE	Residential	House	Terraced		2	2	60	£6,000	£6,311	Freehold	
Pine Croft, Lodge Road, Hurst, Reading, Wokingham RG10 0SG	RG10 0SG	RG10 0	25/08/2022	1,230,000	1,259,222	FALSE	Residential	House	Detached				205	£6,000	£6,143	Freehold	
25, Harrison Close, Twyford, Reading, Wokingham RG10 0LL	RG10 0LL	RG10 0	03/05/2024	235,000	235,000	FALSE	Residential	House	Terraced		1	1	39	£6,026	£6,026	Freehold	
Setonfield House, Whistley Green, Reading, Wokingham RG10 0DU	RG10 0DU	RG10 0	25/11/2022	1,012,500	1,019,671	FALSE	Residential	House	Detached				168	£6,027	£6,069	Freehold	
Fernwood, Sawpit Road, Hurst, Reading, Wokingham RG10 0SE	RG10 0SE	RG10 0	20/12/2023	935,000	964,855	FALSE	Residential	House	Detached				155	£6,032	£6,225	Freehold	
21, Harrison Close, Twyford, Reading, Wokingham RG10 0LL	RG10 0LL	RG10 0	06/01/2022	857,500	918,562	FALSE	Residential	House	Terraced				142	£6,039	£6,469	Freehold	
28, Coleridge Close, Twyford, Reading, Wokingham RG10 0XL	RG10 0XL	RG10 0	16/08/2022	425,000	431,164	FALSE	Residential	House	Terraced		2	3	70	£6,071	£6,159	Freehold	
35, Paddock Heights, Twyford, Reading, Wokingham RG10 0AP	RG10 0AP	RG10 0	24/10/2022	680,000	685,301	FALSE	Residential	House	Detached		3	4	112	£6,071	£6,119	Freehold	
32, Hubbard Close, Twyford, Reading, Wokingham RG10 0XU	RG10 0XU	RG10 0	05/09/2023	800,000	798,316	FALSE	Residential	House	Detached				130	£6,154	£6,141	Freehold	
142, Broad Hinton, Twyford, Reading, Wokingham RG10 0XH	RG10 0XH	RG10 0	20/04/2022	370,000	390,959	FALSE	Residential	House	Terraced		2	3	60	£6,167	£6,516	Freehold	
47, Paddock Heights, Twyford, Reading, Wokingham RG10 0AP	RG10 0AP	RG10 0	28/06/2023	570,000	591,734	FALSE	Residential	House	Semi_Detached		3	4	92	£6,196	£6,432	Freehold	
93, Broad Hinton, Twyford, Reading, Wokingham RG10 0LP	RG10 0LP	RG10 0	17/03/2022	250,000	265,566	FALSE	Residential	House	Terraced		1	1	40	£6,250	£6,639	Freehold	
3, Gooch Close, Twyford, Reading, Wokingham RG10 0XS	RG10 0XS	RG10 0	28/04/2023	375,000	375,537	FALSE	Residential	House	Terraced		2	3	60	£6,250	£6,259	Freehold	
44, Martineau Lane, Hurst, Reading, Wokingham RG10 0SF	RG10 0SF	RG10 0	23/09/2022	766,000	773,616	FALSE	Residential	House	Detached		3	4	122	£6,279	£6,341	Freehold	
42, Cotterell Gardens, Twyford, Reading, Wokingham RG10 0XP	RG10 0XP	RG10 0	13/10/2022	377,000	376,462	FALSE	Residential	House	Terraced		2	2	60	£6,283	£6,274	Freehold	
21, Saunders Close, Twyford, Reading, Wokingham RG10 0XT	RG10 0XT	RG10 0	22/04/2024	480,000	480,000	FALSE	Residential	House	Semi_Detached		2	3	76	£6,316	£6,316	Freehold	
11, Broad Hinton, Twyford, Reading, Wokingham RG10 0LQ	RG10 0LQ	RG10 0	14/10/2022	373,000	372,468	FALSE	Residential	House	Terraced		2	3	59	£6,322	£6,313	Freehold	
4, Hubbard Close, Twyford, Reading, Wokingham RG10 0XU	RG10 0XU	RG10 0	02/11/2														

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure		
Willow Trees, Tape Lane, Hurst, Reading, Wokingham RG10 0DP	RG10 0DP	RG10 0	23/09/2022	1,200,000	1,211,932	FALSE	Residential	House	Detached		3	4	147	£8,163	£8,244	Freehold		
Yorkland, Byron Road, Twyford, Reading, Wokingham RG10 0AE	RG10 0AE	RG10 0	19/10/2022	610,000	614,755	FALSE	Residential	Bungalow	Detached			2	3	72	£8,472	£8,538	Freehold	
		RG10 0 Average												£5,826	£5,959		S Twyford, Whistley Green, Hurst	
36, High Street, Wargrave, Reading, Wokingham RG10 8BY	RG10 8BY	RG10 8	07/03/2023	340,000	340,000	FALSE	Residential	House	Terraced		2	3	84	£4,048	£4,048	Freehold		
Flat 2, 72 - 74, High Street, Wargrave, Reading, Wokingham RG10 8BY	RG10 8BY	RG10 8	17/02/2023	250,000	247,642	FALSE	Residential	House	Flat		2	2	56	£4,464	£4,422	Leasehold		
39, Highfield Park, Wargrave, Reading, Wokingham RG10 8LB	RG10 8LB	RG10 8	02/02/2024	520,000	527,542	FALSE	Residential	House	Terraced		3	3	115	£4,522	£4,587	Freehold		
80, Highfield Park, Wargrave, Reading, Wokingham RG10 8LE	RG10 8LE	RG10 8	13/09/2022	562,500	574,443	FALSE	Residential	House	Semi Detached		2	3	120	£4,688	£4,787	Freehold		
167, Victoria Road, Wargrave, Reading, Wokingham RG10 8AH	RG10 8AH	RG10 8	04/02/2022	525,000	557,265	FALSE	Residential	House	Terraced		2	3	110	£4,773	£5,066	Freehold		
159, Victoria Road, Wargrave, Reading, Wokingham RG10 8AH	RG10 8AH	RG10 8	25/07/2022	500,000	525,109	FALSE	Residential	House	Semi Detached		3	3	102	£4,902	£5,148	Freehold		
94, High Street, Wargrave, Reading, Wokingham RG10 8DE	RG10 8DE	RG10 8	29/09/2022	720,000	735,287	FALSE	Residential	House	Semi Detached		3	4	142	£5,070	£5,178	Freehold		
2a, Highfield Park, Wargrave, Reading, Wokingham RG10 8LD	RG10 8LD	RG10 8	15/09/2023	610,000	608,716	FALSE	Residential	House	Detached		3	3	120	£5,083	£5,073	Freehold		
1, Hamilton Road, Wargrave, Reading, Wokingham RG10 8BD	RG10 8BD	RG10 8	13/04/2023	600,000	600,859	FALSE	Residential	House	Terraced		3	4	118	£5,085	£5,092	Freehold		
4, The Copse, Wargrave, Reading, Wokingham RG10 8AU	RG10 8AU	RG10 8	24/03/2023	800,000	796,081	FALSE	Residential	House	Detached				157	£5,096	£5,071	Freehold		
16, Highfield Park, Wargrave, Reading, Wokingham RG10 8LD	RG10 8LD	RG10 8	18/08/2023	470,000	486,172	FALSE	Residential	House	Semi Detached		2	2	92	£5,109	£5,284	Freehold		
86, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	29/07/2022	592,500	609,939	FALSE	Residential	House	Terraced				115	£5,152	£5,304	Freehold		
6, The Walled Garden, Wargrave, Reading, Wokingham RG10 8LL	RG10 8LL	RG10 8	15/12/2023	860,000	887,460	FALSE	Residential	Bungalow	Detached		3	3	166	£5,181	£5,346	Freehold		
102, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	16/05/2023	480,000	488,118	FALSE	Residential	House	Semi Detached		2	3	92	£5,217	£5,306	Freehold		
High Cones, Blakes Road, Wargrave, Reading, Wokingham RG10 8LA	RG10 8LA	RG10 8	13/09/2022	1,225,000	1,237,180	FALSE	Residential	House	Detached				232	£5,280	£5,333	Freehold		
4, Clifton Rise, Wargrave, Reading, Wokingham RG10 8BN	RG10 8BN	RG10 8	28/03/2024	525,000	522,758	FALSE	Residential	House	Terraced		3	3	99	£5,303	£5,280	Freehold		
34, Fidlers Walk, Wargrave, Reading, Wokingham RG10 8BA	RG10 8BA	RG10 8	13/06/2022	770,000	810,466	FALSE	Residential	House	Detached		3	3	144	£5,347	£5,628	Freehold		
3, Wyatt Close, Wargrave, Reading, Wokingham RG10 8EB	RG10 8EB	RG10 8	17/02/2022	1,602,500	1,696,765	FALSE	Residential	House	Detached				299	£5,360	£5,675	Freehold		
19, Autumn Walk, Wargrave, Reading, Wokingham RG10 8BS	RG10 8BS	RG10 8	25/02/2022	1,050,000	1,111,765	FALSE	Residential	House	Detached				195	£5,385	£5,701	Freehold		
54, Fidlers Walk, Wargrave, Reading, Wokingham RG10 8BA	RG10 8BA	RG10 8	12/10/2023	720,000	715,472	FALSE	Residential	House	Detached				133	£5,414	£5,379	Freehold		
11, Fidlers Walk, Wargrave, Reading, Wokingham RG10 8BA	RG10 8BA	RG10 8	07/07/2023	570,000	589,815	FALSE	Residential	Bungalow	Terraced		3	3	105	£5,429	£5,617	Freehold		
11, Autumn Walk, Wargrave, Reading, Wokingham RG10 8BS	RG10 8BS	RG10 8	03/02/2023	1,075,000	1,070,483	FALSE	Residential	House	Detached				198	£5,429	£5,406	Freehold		
35, Ridgeway, Wargrave, Reading, Wokingham RG10 8AS	RG10 8AS	RG10 8	15/09/2022	984,000	993,784	FALSE	Residential	House	Detached				176	£5,591	£5,647	Freehold		
52, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	17/02/2023	833,875	830,371	FALSE	Residential	House	Detached		3	4	148	£5,634	£5,611	Freehold		
33, Braybrooke Road, Wargrave, Reading, Wokingham RG10 8DU	RG10 8DU	RG10 8	12/10/2023	1,595,000	1,584,969	FALSE	Residential	House	Detached				283	£5,636	£5,601	Freehold		
14, Highfield Park, Wargrave, Reading, Wokingham RG10 8LD	RG10 8LD	RG10 8	18/03/2024	460,000	459,681	FALSE	Residential	House	Semi Detached		3	3	81	£5,679	£5,675	Freehold		
The Barn, Ferry Lane, Wargrave, Reading, Wokingham RG10 8ET	RG10 8ET	RG10 8	08/06/2022	1,350,000	1,420,947	FALSE	Residential	House	Detached				237	£5,696	£5,996	Freehold		
157, Victoria Road, Wargrave, Reading, Wokingham RG10 8AH	RG10 8AH	RG10 8	16/12/2022	480,000	487,089	FALSE	Residential	House	Semi Detached		2	3	84	£5,714	£5,799	Freehold		
8, Eastview Road, Wargrave, Reading, Wokingham RG10 8BH	RG10 8BH	RG10 8	13/04/2023	435,000	435,623	FALSE	Residential	House	Terraced		2	3	76	£5,724	£5,732	Freehold		
Robins Corner, Blakes Road, Wargrave, Reading, Wokingham RG10 8LA	RG10 8LA	RG10 8	14/01/2022	1,075,000	1,145,915	FALSE	Residential	House	Detached		3	4	187	£5,749	£6,128	Freehold		
8, Bird Gardens, Wargrave, Reading, Wokingham RG10 8BX	RG10 8BX	RG10 8	17/02/2022	875,000	943,666	FALSE	Residential	House	Semi Detached				152	£5,757	£6,208	Freehold		
24, Braybrooke Road, Wargrave, Reading, Wokingham RG10 8DT	RG10 8DT	RG10 8	03/11/2023	917,500	928,601	FALSE	Residential	House	Detached		3	4	159	£5,770	£5,840	Freehold		
5, Bird Gardens, Wargrave, Reading, Wokingham RG10 8BX	RG10 8BX	RG10 8	13/01/2023	880,000	886,141	FALSE	Residential	House	Semi Detached				152	£5,789	£5,830	Freehold		
61, High Street, Wargrave, Reading, Wokingham RG10 8BU	RG10 8BU	RG10 8	12/07/2023	575,000	604,315	FALSE	Residential	House	Semi Detached		2	3	98	£5,867	£6,166	Freehold		
Houndsford Lodge, Station Road, Wargrave, Reading, Wokingham RG10 8EU	RG10 8EU	RG10 8	20/10/2023	1,155,000	1,147,736	FALSE	Residential	House	Detached		3	4	196	£5,893	£5,856	Freehold		
Flat 4, 52, High Street, Wargrave, Reading, Wokingham RG10 8BY	RG10 8BY	RG10 8	22/06/2022	230,000	236,378	FALSE	Residential	House	Flat				39	£5,897	£6,061	Leasehold		
34, Braybrooke Road, Wargrave, Reading, Wokingham RG10 8DT	RG10 8DT	RG10 8	28/07/2023	850,000	884,199	FALSE	Residential	House	Detached		3	3	144	£5,903	£6,140	Freehold		
16, Clifton Rise, Wargrave, Reading, Wokingham RG10 8BN	RG10 8BN	RG10 8	11/01/2024	975,000	999,603	FALSE	Residential	House	Detached				164	£5,945	£6,095	Freehold		
40, Ridgeway, Wargrave, Reading, Wokingham RG10 8AS	RG10 8AS	RG10 8	18/03/2022	935,000	989,263	FALSE	Residential	House	Detached				157	£5,955	£6,301	Freehold		
74, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	21/03/2022	717,000	758,612	FALSE	Residential	House	Detached				120	£5,975	£6,322	Freehold		
91, Victoria Road, Wargrave, Reading, Wokingham RG10 8AG	RG10 8AG	RG10 8	26/08/2022	590,000	611,177	FALSE	Residential	House	Semi Detached		2	3	98	£6,020	£6,237	Freehold		
1, Mccraes Walk, Wargrave, Reading, Wokingham RG10 8LN	RG10 8LN	RG10 8	10/03/2023	820,000	815,983	FALSE	Residential	House	Detached				136	£6,029	£6,000	Freehold		
19, Bayliss Road, Wargrave, Reading, Wokingham RG10 8DR	RG10 8DR	RG10 8	09/02/2022	1,700,000	1,800,000	FALSE	Residential	House	Detached				281	£6,050	£6,406	Freehold		
85, Ridgeway, Wargrave, Reading, Wokingham RG10 8AS	RG10 8AS	RG10 8	16/02/2022	915,000	968,824	FALSE	Residential	House	Detached				151	£6,060	£6,416	Freehold		
49, Purfield Drive, Wargrave, Reading, Wokingham RG10 8AR	RG10 8AR	RG10 8	09/06/2023	620,000	635,645	FALSE	Residential	House	Detached		2	2	102	£6,078	£6,232	Freehold		
96, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	29/07/2022	575,000	591,924	FALSE	Residential	House	Terraced		3	3	94	£6,117	£6,297	Freehold		
25, High Street, Wargrave, Reading, Wokingham RG10 8BU	RG10 8BU	RG10 8	10/01/2023	797,000	787,988	FALSE	Residential	House	Terraced				130	£6,131	£6,061	Freehold		
27, Hill Lands, Wargrave, Reading, Wokingham RG10 8JY	RG10 8JY	RG10 8	29/07/2022	374,999	386,036	FALSE	Residential	House	Terraced		2	2	61	£6,148	£6,328	Freehold		
46, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	09/03/2022	685,000	737,103	FALSE	Residential	House	Semi Detached				111	£6,171	£6,641	Freehold		
28, High Street, Wargrave, Reading, Wokingham RG10 8BY	RG10 8BY	RG10 8	19/05/2023	400,000	402,880	FALSE	Residential	House	Terraced		2	3	64	£6,250	£6,295	Freehold		
9, Eastview Road, Wargrave, Reading, Wokingham RG10 8BH	RG10 8BH	RG10 8	14/12/2023	1,290,000	1,331,190	FALSE	Residential	House	Detached				206	£6,262	£6,462	Freehold		
3, Dark Lane, Wargrave, Reading, Wokingham RG10 8JX	RG10 8JX	RG10 8	21/10/2022	615,000	627,170	FALSE	Residential	House	Semi Detached		2	3	98	£6,276	£6,400	Freehold		
Avallon, School Lane, Wargrave, Reading, Wokingham RG10 8AA	RG10 8AA	RG10 8	27/09/2022	1,275,000	1,287,678	FALSE	Residential	House	Detached				203	£6,281	£6,343	Freehold		
28, Ridgeway, Wargrave, Reading, Wokingham RG10 8AS	RG10 8AS	RG10 8	23/03/2022	990,000	1,047,455	FALSE	Residential	House	Detached				157	£6,306	£6,672	Freehold		
14, Beverley Gardens, Wargrave, Reading, Wokingham RG10 8ED	RG10 8ED	RG10 8	09/12/2022	1,000,000	1,002,821	FALSE	Residential	House	Detached		3	4	158	£6,329	£6,347	Freehold		
6, Ridgeway, Wargrave, Reading, Wokingham RG10 8AS	RG10 8AS	RG10 8	11/01/2022	850,000	906,072	FALSE	Residential	House	Detached				134	£6,343	£6,762	Freehold		
Templemount, Blakes Road, Wargrave, Reading, Wokingham RG10 8LA	RG10 8LA	RG10 8	11/01/2024	1,600,000	1,640,375	FALSE	Residential	House	Detached				252	£6,349	£6,509	Freehold		
98, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	19/05/2023	600,000	604,320	FALSE	Residential	House	Terraced		3	3	94	£6,383	£6,429	Freehold		
16, Dark Lane, Wargrave, Reading, Wokingham RG10 8JU	RG10 8JU	RG10 8	13/09/2023	1,125,000	1,122,632	FALSE	Residential	House	Detached				175	£6,429	£6,415	Freehold		
4, Silverdale Road, Wargrave, Reading, Wokingham RG10 8EA	RG10 8EA	RG10 8	19/10/2022	550,000	554,288	FALSE	Residential	Bungalow	Detached		2	3	85	£6,471	£6,521	Freehold		
54, Victoria Road, Wargrave, Reading, Wokingham RG10 8AE	RG10 8AE	RG10 8	28/09/2023	735,000	730,821	FALSE	Residential	House	Terraced		3	4	112	£6,563	£6,525	Freehold		
7, Langhams Way, Wargrave, Reading, Wokingham RG10 8AX	RG10 8AX	RG10 8	15/03/2024	600,000	597,479	FALSE	Residential	House	Detached		3	3	91	£6,593	£6,566	Freehold		
26, High Street, Wargrave, Reading, Wokingham RG10 8BY	RG10 8BY	RG10 8	29/07/2022	370,000	380,890	FALSE	Residential	House	Terraced		2	3	56	£6,607	£6,802	Freehold		
136, Victoria Road, Wargrave, Reading, Wokingham RG10 8AJ	RG10 8AJ	RG10 8	28/10/2022	550,000	549,215	FALSE	Residential	House	Terraced		2	3	83	£6,627	£6,617	Freehold		
31, Beverley Gardens, Wargrave, Reading, Wokingham RG10 8ED	RG10 8ED	RG10 8	18/11/2022	575,000	579,072	FALSE	Residential	Bungalow	Detached		2	2	86	£6,686	£6,733	Freehold		
Elm Villa, Crazies Hill, Reading, Wokingham RG10 8LU	RG10 8LU	RG10 8	15/07/2022	1,050,000	1,102,729	FALSE	Residential	House	Semi Detached		3	4	157	£6,688	£7,024	Freehold		
1, Hill Lands, Wargrave, Reading, Wokingham RG10 8JY	RG10 8JY	RG10 8	06/01/2023	408,000	403,387	FALSE	Residential	House	Terraced		2	2	61	£6,689	£6,613	Freehold		
9, School Lane, Wargrave, Reading, Wokingham RG10 8AA	RG10 8AA	RG10 8	10/03/2023	442,500	442,500	FALSE	Residential	House	Terraced		2	3	66	£6,705	£6,705			

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
Flat 3, River Court, Old Bath Road, Charvil, Reading, Wokingham RG10 9QB	RG10 9QB	RG10 9	06/10/2023	352,500	353,060	FALSE	Residential	House	Flat		2	2	93	£3,790	£3,796	Leasehold	
Flat 31, St Swithins Court, Polehampton Close, Twyford, Reading, Wokingham RG10 9RP	RG10 9RP	RG10 9	29/06/2023	287,500	291,432	FALSE	Residential	House	Flat		2	2	75	£3,833	£3,886	Leasehold	
79, Wargrave Road, Twyford, Reading, Wokingham RG10 9PE	RG10 9PE	RG10 9	11/01/2022	1,500,000	1,598,951	FALSE	Residential	House	Detached				389	£3,856	£4,110	Freehold	
9, Wenlock Edge, Charvil, Reading, Wokingham RG10 9QG	RG10 9QG	RG10 9	10/06/2022	370,000	386,580	FALSE	Residential	House	Terraced		2	3	95	£3,895	£4,069	Freehold	
31, Middlefields, Ruscombe, Reading, Wokingham RG10 9DG	RG10 9DG	RG10 9	04/02/2022	450,000	485,314	FALSE	Residential	House	Semi_Detached		3	3	114	£3,947	£4,257	Freehold	
Flat 5, The Old Silk Mill, Silk Lane, Twyford, Reading, Wokingham RG10 9GA	RG10 9GA	RG10 9	05/10/2023	190,000	190,302	FALSE	Residential	House	Flat		1	1	48	£3,958	£3,965	Leasehold	
1, Crest Close, Ruscombe, Reading, Wokingham RG10 9BQ	RG10 9BQ	RG10 9	06/04/2023	235,000	233,702	FALSE	Residential	House	Flat		2	2	59	£3,983	£3,961	Leasehold	
Flat 19, River Court, Old Bath Road, Charvil, Reading, Wokingham RG10 9QB	RG10 9QB	RG10 9	10/02/2023	360,000	356,604	FALSE	Residential	House	Flat		2	3	90	£4,000	£3,962	Leasehold	
51, Orchard Estate, Twyford, Reading, Wokingham RG10 9LA	RG10 9LA	RG10 9	12/04/2024	515,000	515,000	FALSE	Residential	House	Semi_Detached				128	£4,023	£4,023	Freehold	
95, Orchard Estate, Twyford, Reading, Wokingham RG10 9LB	RG10 9LB	RG10 9	28/07/2023	375,000	394,119	FALSE	Residential	House	Semi_Detached		3	3	93	£4,032	£4,238	Freehold	
Flat 20, The Old Silk Mill, Silk Lane, Twyford, Reading, Wokingham RG10 9GA	RG10 9GA	RG10 9	27/06/2023	246,500	249,871	FALSE	Residential	House	Flat		2	2	61	£4,041	£4,096	Leasehold	
Flat 41, The Old Silk Mill, Silk Lane, Twyford, Reading, Wokingham RG10 9GA	RG10 9GA	RG10 9	14/09/2022	243,000	243,386	FALSE	Residential	House	Flat		2	2	59	£4,119	£4,125	Leasehold	
Kiln House, Ruscombe Lane, Ruscombe, Reading, Wokingham RG10 9JT	RG10 9JT	RG10 9	03/08/2023	835,000	855,454	FALSE	Residential	House	Detached				199	£4,196	£4,299	Freehold	
27, Park View Drive South, Charvil, Reading, Wokingham RG10 9QX	RG10 9QX	RG10 9	16/09/2022	1,370,000	1,383,622	FALSE	Residential	House	Detached				321	£4,268	£4,310	Freehold	
1, Longfield Road, Twyford, Reading, Wokingham RG10 9AN	RG10 9AN	RG10 9	22/04/2022	380,000	408,904	FALSE	Residential	House	Semi_Detached		3	3	89	£4,270	£4,594	Freehold	
11, Crest Close, Ruscombe, Reading, Wokingham RG10 9BQ	RG10 9BQ	RG10 9	22/04/2022	270,000	278,396	FALSE	Residential	House	Flat		2	2	62	£4,355	£4,490	Leasehold	
3, Kilowna Close, Charvil, Reading, Wokingham RG10 9QU	RG10 9QU	RG10 9	29/09/2022	650,000	656,463	FALSE	Residential	House	Detached				149	£4,362	£4,406	Freehold	
3, Chaseside Avenue, Twyford, Reading, Wokingham RG10 9BT	RG10 9BT	RG10 9	27/10/2023	350,500	347,519	FALSE	Residential	House	Terraced		2	2	80	£4,381	£4,344	Freehold	
10, Pennfields, Ruscombe, Reading, Wokingham RG10 9BD	RG10 9BD	RG10 9	12/10/2023	467,500	468,800	FALSE	Residential	House	Semi_Detached		3	4	106	£4,410	£4,423	Freehold	
28a, Pennfields, Ruscombe, Reading, Wokingham RG10 9BG	RG10 9BG	RG10 9	29/09/2023	270,000	271,508	FALSE	Residential	Maisonette	Flat		2	3	61	£4,426	£4,451	Leasehold	
1, Quantock Close, Charvil, Reading, Wokingham RG10 9QQ	RG10 9QQ	RG10 9	09/06/2023	680,000	697,159	FALSE	Residential	House	Detached				153	£4,444	£4,557	Freehold	
Flat 19, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	23/01/2023	409,635	404,816	FALSE	Residential	House	Flat				92	£4,453	£4,400	Leasehold	
17, High Street, Twyford, Reading, Wokingham RG10 9AB	RG10 9AB	RG10 9	21/11/2022	338,750	339,829	FALSE	Residential	House	Flat		2	2	76	£4,457	£4,471	Leasehold	
36, Springfield Park, Twyford, Reading, Wokingham RG10 9JH	RG10 9JH	RG10 9	19/12/2023	270,000	279,540	FALSE	Residential	Maisonette	Flat		2	2	60	£4,500	£4,659	Leasehold	
Flat 23, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	25/05/2023	385,961	384,132	FALSE	Residential	House	Flat				85	£4,541	£4,519	Leasehold	
Flat 22, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	23/01/2023	387,650	383,089	FALSE	Residential	House	Flat				85	£4,561	£4,507	Leasehold	
12, Pipistrelle Way, Charvil, Reading, Wokingham RG10 9WA	RG10 9WA	RG10 9	12/12/2022	585,000	593,639	FALSE	Residential	House	Semi_Detached		3	4	128	£4,570	£4,638	Freehold	
28b, Pennfields, Ruscombe, Reading, Wokingham RG10 9BG	RG10 9BG	RG10 9	29/09/2023	270,000	271,508	FALSE	Residential	Maisonette	Flat		2	3	59	£4,576	£4,602	Leasehold	
2, Holt Cottages, The Holt, Hare Hatch, Reading, Wokingham RG10 9TG	RG10 9TG	RG10 9	29/04/2022	600,000	645,638	FALSE	Residential	House	Semi_Detached		3	4	131	£4,580	£4,929	Freehold	
5, Station Terrace, Twyford, Reading, Wokingham RG10 9NE	RG10 9NE	RG10 9	12/04/2022	500,000	528,323	FALSE	Residential	House	Terraced		2	3	109	£4,587	£4,847	Freehold	
5, Hermitage Drive, Twyford, Reading, Wokingham RG10 9HT	RG10 9HT	RG10 9	20/09/2022	280,000	280,445	FALSE	Residential	Maisonette	Flat		2	2	61	£4,590	£4,597	Leasehold	
10, Quantock Close, Charvil, Reading, Wokingham RG10 9QQ	RG10 9QQ	RG10 9	28/11/2023	570,000	576,897	FALSE	Residential	House	Detached		3	3	124	£4,597	£4,652	Freehold	
30, Mendip Close, Charvil, Reading, Wokingham RG10 9QE	RG10 9QE	RG10 9	15/09/2023	410,000	407,669	FALSE	Residential	House	Terraced		3	3	89	£4,607	£4,581	Freehold	
16, Old Bath Road, Charvil, Reading, Wokingham RG10 9QR	RG10 9QR	RG10 9	13/12/2022	600,000	608,861	FALSE	Residential	Bungalow	Semi_Detached				130	£4,615	£4,684	Freehold	
Flat 6, Church Court, Church Street, Twyford, Reading, Wokingham RG10 9ET	RG10 9ET	RG10 9	14/04/2023	305,000	303,315	FALSE	Residential	House	Flat		2	2	66	£4,621	£4,596	Leasehold	
130, Wargrave Road, Twyford, Reading, Wokingham RG10 9PN	RG10 9PN	RG10 9	19/10/2022	1,475,000	1,486,499	FALSE	Residential	House	Detached				319	£4,624	£4,660	Freehold	
47, Springfield Park, Twyford, Reading, Wokingham RG10 9JG	RG10 9JG	RG10 9	04/10/2023	301,500	302,338	FALSE	Residential	House	Flat		2	2	65	£4,638	£4,651	Leasehold	
27, Strathmore Drive, Charvil, Reading, Wokingham RG10 9QT	RG10 9QT	RG10 9	18/07/2023	785,000	816,584	FALSE	Residential	House	Detached				169	£4,645	£4,832	Freehold	
27, The Hawthorns, Charvil, Reading, Wokingham RG10 9TS	RG10 9TS	RG10 9	17/08/2023	975,000	998,883	FALSE	Residential	House	Detached				209	£4,665	£4,779	Freehold	
11, Mendip Close, Charvil, Reading, Wokingham RG10 9QE	RG10 9QE	RG10 9	18/07/2023	420,000	434,601	FALSE	Residential	House	Terraced		3	3	90	£4,667	£4,829	Freehold	
7, Blakes Lane, Hare Hatch, Reading, Wokingham RG10 9TF	RG10 9TF	RG10 9	02/10/2023	660,000	661,835	FALSE	Residential	House	Semi_Detached		3	4	141	£4,681	£4,694	Freehold	
10, Arnside Close, Twyford, Reading, Wokingham RG10 9BS	RG10 9BS	RG10 9	09/02/2024	558,000	569,042	FALSE	Residential	House	Semi_Detached		3	3	118	£4,729	£4,822	Freehold	
3, Balme Close, Charvil, Reading, Wokingham RG10 9RN	RG10 9RN	RG10 9	12/12/2023	885,000	913,258	FALSE	Residential	House	Detached				187	£4,733	£4,884	Freehold	
Flat 25, St Swithins Court, Polehampton Close, Twyford, Reading, Wokingham RG10 9RP	RG10 9RP	RG10 9	20/01/2022	208,500	217,116	FALSE	Residential	House	Flat		1	1	44	£4,739	£4,934	Leasehold	
14, Troutbeck Close, Twyford, Reading, Wokingham RG10 9DA	RG10 9DA	RG10 9	28/10/2022	550,000	560,883	FALSE	Residential	House	Semi_Detached		3	4	116	£4,741	£4,835	Freehold	
17, Charvil Meadow Road, Charvil, Reading, Wokingham RG10 9DX	RG10 9DX	RG10 9	17/03/2022	835,000	883,460	FALSE	Residential	House	Detached				176	£4,744	£5,020	Freehold	
1, Hermitage Drive, Twyford, Reading, Wokingham RG10 9HT	RG10 9HT	RG10 9	13/10/2023	795,000	790,000	FALSE	Residential	House	Detached				167	£4,760	£4,731	Freehold	
23, Wenlock Edge, Charvil, Reading, Wokingham RG10 9QG	RG10 9QG	RG10 9	08/11/2023	386,500	391,538	FALSE	Residential	House	Terraced		2	3	81	£4,772	£4,834	Freehold	
94, Orchard Estate, Twyford, Reading, Wokingham RG10 9LB	RG10 9LB	RG10 9	25/02/2022	455,000	490,706	FALSE	Residential	House	Semi_Detached		3	3	95	£4,789	£5,165	Freehold	
89, New Road, Ruscombe, Reading, Wokingham RG10 9LN	RG10 9LN	RG10 9	28/01/2022	925,000	986,019	FALSE	Residential	House	Detached				193	£4,793	£5,109	Freehold	
54, Wargrave Road, Twyford, Reading, Wokingham RG10 9PH	RG10 9PH	RG10 9	19/05/2023	843,750	846,130	FALSE	Residential	House	Detached				176	£4,794	£4,808	Freehold	
30, Station Road, Twyford, Reading, Wokingham RG10 9NT	RG10 9NT	RG10 9	17/02/2022	520,000	551,958	FALSE	Residential	House	Terraced		3	3	108	£4,815	£5,111	Freehold	
78, Orchard Estate, Twyford, Reading, Wokingham RG10 9LB	RG10 9LB	RG10 9	18/07/2023	535,000	562,276	FALSE	Residential	House	Semi_Detached		3	3	111	£4,820	£5,066	Freehold	
6, Arnside Close, Twyford, Reading, Wokingham RG10 9BS	RG10 9BS	RG10 9	04/02/2022	535,000	576,984	FALSE	Residential	House	Semi_Detached		3	4	111	£4,820	£5,198	Freehold	
19, Wenlock Edge, Charvil, Reading, Wokingham RG10 9QG	RG10 9QG	RG10 9	05/06/2023	455,000	465,651	FALSE	Residential	House	Terraced		3	3	94	£4,840	£4,954	Freehold	
6, St Michaels Court, Ruscombe, Reading, Wokingham RG10 9UF	RG10 9UF	RG10 9	26/08/2022	264,000	265,899	FALSE	Residential	House	Flat		2	2	54	£4,889	£4,924	Leasehold	
7, Amberley Drive, Twyford, Reading, Wokingham RG10 9BX	RG10 9BX	RG10 9	28/04/2023	450,000	455,046	FALSE	Residential	House	Semi_Detached		2	3	92	£4,891	£4,946	Freehold	
1, Carllie Gardens, Twyford, Reading, Wokingham RG10 9BU	RG10 9BU	RG10 9	27/06/2023	820,000	840,692	FALSE	Residential	House	Detached				167	£4,910	£5,034	Freehold	
15, Arnside Close, Twyford, Reading, Wokingham RG10 9BS	RG10 9BS	RG10 9	03/10/2023	626,000	627,740	FALSE	Residential	Bungalow	Semi_Detached		3	4	127	£4,929	£4,943	Freehold	
Flat 9, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	29/07/2022	450,000	457,627	FALSE	Residential	House	Flat				91	£4,945	£5,029	Leasehold	
10, Kingsley Close, Charvil, Reading, Wokingham RG10 9RB	RG10 9RB	RG10 9	18/08/2022	415,000	421,019	FALSE	Residential	House	Terraced		3	3	83	£5,000	£5,073	Freehold	
Homeleigh, Sandhills, Knowl Hill, Reading, Wokingham RG10 9XX	RG10 9XX	RG10 9	16/02/2022	600,000	647,085	FALSE	Residential	Bungalow	Semi_Detached		3	3	120	£5,000	£5,392	Freehold	
14, Kingsley Close, Charvil, Reading, Wokingham RG10 9RB	RG10 9RB	RG10 9	13/01/2023	410,000	405,364	FALSE	Residential	House	Terraced		3	3	81	£5,062	£5,004	Freehold	
110, The Hawthorns, Charvil, Reading, Wokingham RG10 9TS	RG10 9TS	RG10 9	13/11/2023	498,000	504,026	FALSE	Residential	House	Detached		3	3	98	£5,082	£5,143	Freehold	
8, The Hawthorns, Charvil, Reading, Wokingham RG10 9TS	RG10 9TS	RG10 9	11/01/2022	875,000	932,721	FALSE	Residential	House	Detached				172	£5,087	£5,423	Freehold	
57, London Road, Twyford, Reading, Wokingham RG10 9EJ	RG10 9EJ	RG10 9	11/01/2024	373,000	382,852	FALSE	Residential	House	Terraced		2	3	73	£5,110	£5,245	Freehold	
Flat 3, Kings Lodge, 42, Wargrave Road, Twyford, Reading, Wokingham RG10 9PQ	RG10 9PQ	RG10 9	06/02/2023	400,000	396,226	FALSE	Residential	House	Flat		2	2	78	£5,128	£5,080	Leasehold	
139, London Road, Ruscombe, Reading, Wokingham RG10 9HA	RG10 9HA	RG10 9	23/01/2023	725,000	721,449	FALSE	Residential	Bungalow	Detached		3	4	141	£5,142	£5,117	Freehold	
Flat 27, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	29/04/2022	485,000	500,082	FALSE	Residential	House	Flat				94	£5,160	£5,320	Leasehold	
3, St James Close, Ruscombe, Reading, Wokingham RG10 9LJ	RG10 9LJ	RG10 9	15/12/2022	635,000	636,791	FALSE	Residential	Bungalow	Detached		3	4	123	£5,163	£5,177	Freehold	
27, Chaseside Avenue, Twyford, Reading, Wokingham RG10 9BT	RG10 9BT	RG10 9	19/04/2022														

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
14, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	25/02/2022	795,000	841,765	TRUE	Residential	House	Detached				144	£5,521	£5,846	Freehold	
15, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	18/02/2022	795,000	841,765	TRUE	Residential	House	Detached				144	£5,521	£5,846	Freehold	
73, East Park Farm Drive, Charvil, Reading, Wokingham RG10 9UQ	RG10 9UQ	RG10 9	08/09/2023	370,000	367,896	FALSE	Residential	House	Terraced		2	3	67	£5,522	£5,491	Freehold	
Flat 2, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	23/01/2023	525,000	518,824	FALSE	Residential	House	Flat				95	£5,526	£5,461	Leasehold	
Flat 11, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	08/06/2023	520,000	527,112	FALSE	Residential	House	Flat				94	£5,532	£5,608	Leasehold	
5, Wagtail Close, Twyford, Reading, Wokingham RG10 9ED	RG10 9ED	RG10 9	29/11/2022	725,000	730,135	FALSE	Residential	House	Detached		3	4	131	£5,534	£5,574	Freehold	
3, Old Church Close, Charvil, Reading, Wokingham RG10 9FA	RG10 9FA	RG10 9	29/09/2022	760,000	776,136	FALSE	Residential	House	Semi_Detached				137	£5,547	£5,665	Freehold	
4, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	10/06/2022	850,000	894,671	TRUE	Residential	House	Detached				153	£5,556	£5,848	Freehold	
24, Wensley Close, Twyford, Reading, Wokingham RG10 9HR	RG10 9HR	RG10 9	19/10/2022	595,000	606,774	FALSE	Residential	House	Semi_Detached		3	3	107	£5,561	£5,671	Freehold	
153, London Road, Ruscombe, Reading, Wokingham RG10 9HG	RG10 9HG	RG10 9	08/04/2022	475,000	511,130	FALSE	Residential	House	Semi_Detached		3	3	85	£5,588	£6,013	Freehold	
33, Gingells Farm Road, Charvil, Reading, Wokingham RG10 9DJ	RG10 9DJ	RG10 9	09/12/2022	795,000	797,243	FALSE	Residential	House	Detached				142	£5,599	£5,614	Freehold	
28, Brook Street, Twyford, Reading, Wokingham RG10 9NX	RG10 9NX	RG10 9	07/06/2022	465,827	486,701	FALSE	Residential	House	Terraced		3	3	83	£5,612	£5,864	Freehold	
21, Springfield Park, Twyford, Reading, Wokingham RG10 9JG	RG10 9JG	RG10 9	27/02/2023	725,000	721,954	FALSE	Residential	House	Detached				129	£5,620	£5,597	Freehold	
165, London Road, Ruscombe, Reading, Wokingham RG10 9HG	RG10 9HG	RG10 9	17/08/2022	648,250	671,518	FALSE	Residential	House	Semi_Detached		3	4	115	£5,637	£5,839	Freehold	
55, Springfield Park, Twyford, Reading, Wokingham RG10 9JG	RG10 9JG	RG10 9	24/08/2023	615,000	636,161	FALSE	Residential	House	Semi_Detached		3	3	109	£5,642	£5,836	Freehold	
3, Northbury Lane, Ruscombe, Reading, Wokingham RG10 9LQ	RG10 9LQ	RG10 9	09/12/2022	767,000	769,164	FALSE	Residential	Bungalow	Detached		3	4	135	£5,681	£5,698	Freehold	
75, East Park Farm Drive, Charvil, Reading, Wokingham RG10 9UQ	RG10 9UQ	RG10 9	11/08/2023	387,000	394,616	FALSE	Residential	House	Terraced		2	3	68	£5,691	£5,803	Freehold	
49, Malvern Way, Twyford, Reading, Wokingham RG10 9PY	RG10 9PY	RG10 9	12/05/2023	666,000	667,879	FALSE	Residential	Bungalow	Detached		2	3	117	£5,692	£5,708	Freehold	
8, Brook Street, Twyford, Reading, Wokingham RG10 9NX	RG10 9NX	RG10 9	30/08/2023	450,000	458,856	FALSE	Residential	House	Terraced		2	3	79	£5,696	£5,808	Freehold	
Flat 26, Loddon House, London Road, Ruscombe, Reading, Wokingham RG10 9BW	RG10 9BW	RG10 9	20/05/2022	485,000	501,313	FALSE	Residential	House	Flat				85	£5,706	£5,898	Leasehold	
80a, Wargrave Road, Twyford, Reading, Wokingham RG10 9PJ	RG10 9PJ	RG10 9	09/01/2023	1,695,000	1,686,697	FALSE	Residential	House	Detached				297	£5,707	£5,679	Freehold	
6, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	16/06/2022	830,000	873,620	TRUE	Residential	House	Detached				144	£5,764	£6,067	Freehold	
25e, Pennfields, Ruscombe, Reading, Wokingham RG10 9BG	RG10 9BG	RG10 9	19/08/2022	225,000	228,263	FALSE	Residential	Bungalow	Terraced		1	1	39	£5,769	£5,853	Freehold	
28, Malvern Way, Twyford, Reading, Wokingham RG10 9PX	RG10 9PX	RG10 9	30/10/2023	900,000	894,340	FALSE	Residential	House	Detached				155	£5,806	£5,770	Freehold	
9, Station Road, Twyford, Reading, Wokingham RG10 9NS	RG10 9NS	RG10 9	13/10/2022	675,000	674,036	FALSE	Residential	House	Terraced		3	4	116	£5,819	£5,811	Freehold	
14, St Patricks Avenue, Charvil, Reading, Wokingham RG10 9RA	RG10 9RA	RG10 9	08/02/2023	555,000	559,654	FALSE	Residential	House	Semi_Detached		3	4	95	£5,842	£5,891	Freehold	
3a, Sycamore Drive, Twyford, Reading, Wokingham RG10 9HP	RG10 9HP	RG10 9	25/04/2022	485,000	521,890	FALSE	Residential	House	Semi_Detached		2	2	83	£5,843	£6,288	Freehold	
15, East Park Farm Drive, Charvil, Reading, Wokingham RG10 9UG	RG10 9UG	RG10 9	10/02/2023	370,000	367,113	FALSE	Residential	House	Terraced		2	2	63	£5,873	£5,827	Freehold	
30, Wensley Close, Twyford, Reading, Wokingham RG10 9HR	RG10 9HR	RG10 9	19/01/2022	500,000	532,984	FALSE	Residential	House	Detached		2	3	85	£5,882	£6,270	Freehold	
3, Montreal Terrace, Twyford, Reading, Wokingham RG10 9ND	RG10 9ND	RG10 9	12/01/2023	637,500	630,292	FALSE	Residential	House	Terraced		3	3	108	£5,903	£5,836	Freehold	
9, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	14/12/2022	850,000	852,398	TRUE	Residential	House	Detached				144	£5,903	£5,919	Freehold	
8, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	21/10/2022	850,000	856,627	TRUE	Residential	House	Detached				144	£5,903	£5,949	Freehold	
2, Coppers, Ruscombe Lane, Ruscombe, Reading, Wokingham RG10 9JN	RG10 9JN	RG10 9	08/02/2023	1,003,000	998,786	FALSE	Residential	House	Detached				169	£5,935	£5,910	Freehold	
43, Amberley Drive, Twyford, Reading, Wokingham RG10 9BX	RG10 9BX	RG10 9	05/09/2023	558,000	562,286	FALSE	Residential	House	Semi_Detached		3	3	94	£5,936	£5,982	Freehold	
23, High Street, Twyford, Reading, Wokingham RG10 9AB	RG10 9AB	RG10 9	11/01/2024	387,500	397,735	FALSE	Residential	House	Terraced		2	3	65.26	£5,938	£6,095	Freehold	
16, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	15/02/2022	595,000	630,000	TRUE	Residential	House	Detached				100	£5,950	£6,300	Freehold	
1, Old Church Close, Charvil, Reading, Wokingham RG10 9FA	RG10 9FA	RG10 9	14/10/2022	549,000	559,864	FALSE	Residential	House	Semi_Detached				92	£5,967	£6,085	Freehold	
17, Station Road, Twyford, Reading, Wokingham RG10 9NS	RG10 9NS	RG10 9	18/10/2023	670,000	664,302	FALSE	Residential	House	Terraced		3	3	112	£5,982	£5,931	Freehold	
14, Simmons Fields, Charvil, Reading, Wokingham RG10 9UW	RG10 9UW	RG10 9	16/08/2022	820,000	839,482	FALSE	Residential	House	Detached				137	£5,985	£6,128	Freehold	
12, Newbury Close, Charvil, Reading, Wokingham RG10 9RT	RG10 9RT	RG10 9	09/02/2023	635,000	632,332	FALSE	Residential	House	Detached		3	4	106	£5,991	£5,965	Freehold	
20, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	14/01/2022	599,950	639,527	TRUE	Residential	House	Detached				100	£6,000	£6,395	Freehold	
19, Canberra Lake Way, Charvil, Reading, Wokingham RG10 9DH	RG10 9DH	RG10 9	06/01/2022	599,950	639,527	TRUE	Residential	House	Detached				100	£6,000	£6,395	Freehold	
1, Greenfinch Drive, Twyford, Reading, Wokingham RG10 9JE	RG10 9JE	RG10 9	13/02/2023	468,000	471,925	FALSE	Residential	House	Semi_Detached		2	2	77	£6,078	£6,129	Freehold	
6, Greenfinch Drive, Twyford, Reading, Wokingham RG10 9JE	RG10 9JE	RG10 9	18/12/2023	688,000	714,233	FALSE	Residential	House	Semi_Detached		3	3	113	£6,089	£6,321	Freehold	
2, Hill Cottages, Milley Lane, Hare Hatch, Reading, Wokingham RG10 9TJ	RG10 9TJ	RG10 9	27/09/2022	670,000	670,479	FALSE	Residential	House	Terraced		3	3	110	£6,091	£6,095	Freehold	
5, Lincoln Gardens, Twyford, Reading, Wokingham RG10 9HU	RG10 9HU	RG10 9	27/05/2022	635,000	681,268	FALSE	Residential	House	Semi_Detached		2	3	104	£6,106	£6,551	Freehold	
19, Wagtail Close, Twyford, Reading, Wokingham RG10 9ED	RG10 9ED	RG10 9	13/10/2022	630,000	634,911	FALSE	Residential	House	Detached		3	3	103	£6,117	£6,164	Freehold	
19, Station Road, Twyford, Reading, Wokingham RG10 9NS	RG10 9NS	RG10 9	27/10/2022	565,000	564,193	FALSE	Residential	House	Terraced		3	4	92	£6,141	£6,133	Freehold	
2, Brook Street, Twyford, Reading, Wokingham RG10 9NX	RG10 9NX	RG10 9	19/08/2022	450,000	456,526	FALSE	Residential	House	Terraced		3	3	73	£6,164	£6,254	Freehold	
7, Danesfield Gardens, Twyford, Reading, Wokingham RG10 9DF	RG10 9DF	RG10 9	12/04/2022	550,000	591,834	FALSE	Residential	House	Semi_Detached		3	3	89	£6,180	£6,650	Freehold	
1, The Grove, Twyford, Reading, Wokingham RG10 9DT	RG10 9DT	RG10 9	18/10/2023	435,000	431,300	FALSE	Residential	House	Terraced		2	3	70	£6,214	£6,161	Freehold	
88a, London Road, Twyford, Reading, Wokingham RG10 9EY	RG10 9EY	RG10 9	11/03/2022	580,000	613,661	FALSE	Residential	House	Detached		3	3	92	£6,304	£6,670	Freehold	
17, Westview Drive, Twyford, Reading, Wokingham RG10 9BP	RG10 9BP	RG10 9	26/05/2023	640,000	650,825	FALSE	Residential	Bungalow	Semi_Detached		3	4	101	£6,337	£6,444	Freehold	
21, Newbury Close, Charvil, Reading, Wokingham RG10 9RT	RG10 9RT	RG10 9	12/09/2023	835,000	833,242	FALSE	Residential	House	Detached				131	£6,374	£6,361	Freehold	
17, Sycamore Drive, Twyford, Reading, Wokingham RG10 9HP	RG10 9HP	RG10 9	13/02/2023	582,500	587,385	FALSE	Residential	House	Semi_Detached				91	£6,401	£6,455	Freehold	
1, Danesfield Gardens, Twyford, Reading, Wokingham RG10 9DF	RG10 9DF	RG10 9	15/03/2022	500,000	531,131	FALSE	Residential	House	Terraced		2	2	78	£6,410	£6,809	Freehold	
84, Old Bath Road, Charvil, Reading, Wokingham RG10 9QL	RG10 9QL	RG10 9	18/01/2022	540,000	588,091	FALSE	Residential	House	Semi_Detached		2	3	84	£6,429	£7,001	Freehold	
69, Hermitage Drive, Twyford, Reading, Wokingham RG10 9HT	RG10 9HT	RG10 9	23/06/2022	476,000	508,791	FALSE	Residential	House	Semi_Detached		2	3	74	£6,432	£6,876	Freehold	
5, Troutbeck Close, Twyford, Reading, Wokingham RG10 9DA	RG10 9DA	RG10 9	03/03/2023	527,500	524,916	FALSE	Residential	Bungalow	Detached		2	3	81	£6,512	£6,480	Freehold	
59, Springfield Park, Twyford, Reading, Wokingham RG10 9JG	RG10 9JG	RG10 9	18/01/2022	527,500	574,477	FALSE	Residential	House	Semi_Detached		2	3	81	£6,512	£7,092	Freehold	
22, Brook Street, Twyford, Reading, Wokingham RG10 9NX	RG10 9NX	RG10 9	27/06/2022	449,500	469,642	FALSE	Residential	House	Terraced		2	3	69	£6,514	£6,806	Freehold	
63, Hermitage Drive, Twyford, Reading, Wokingham RG10 9HT	RG10 9HT	RG10 9	23/02/2022	470,000	506,883	FALSE	Residential	House	Semi_Detached		2	3	72	£6,528	£7,040	Freehold	
53, Lincoln Gardens, Twyford, Reading, Wokingham RG10 9HU	RG10 9HU	RG10 9	13/05/2022	750,000	791,759	FALSE	Residential	House	Detached		3	4	114	£6,579	£6,945	Freehold	
79, East Park Farm Drive, Charvil, Reading, Wokingham RG10 9UQ	RG10 9UQ	RG10 9	18/01/2022	475,000	517,302	FALSE	Residential	House	Semi_Detached		3	3	72	£6,597	£7,185	Freehold	
110, London Road, Ruscombe, Reading, Wokingham RG10 9HJ	RG10 9HJ	RG10 9	13/04/2022	940,000	993,814	FALSE	Residential	House	Detached		3	4	142	£6,620	£6,999	Freehold	
1, Packman Drive, Twyford, Reading, Wokingham RG10 9EN	RG10 9EN	RG10 9	27/01/2023	710,000	706,522	FALSE	Residential	House	Detached		3	3	107	£6,636	£6,603	Freehold	
56, Park View Drive North, Charvil, Reading, Wokingham RG10 9QY	RG10 9QY	RG10 9	27/04/2023	1,000,000	995,101	FALSE	Residential	House	Detached				150	£6,667	£6,634	Freehold	
11, Old Mill Court, Twyford, Reading, Wokingham RG10 9AF	RG10 9AF	RG10 9	26/08/2022	390,000	395,656	FALSE	Residential	House	Terraced		2	2	58	£6,724	£6,822	Freehold	
40, East Park Farm Drive, Charvil, Reading, Wokingham RG10 9UL	RG10 9UL	RG10 9	20/01/2023	815,000	811,008	FALSE	Residential	House	Detached		3	4	121	£6,736	£6,703	Freehold	
21, St Michaels Court, Ruscombe, Reading, Wokingham RG10 9UF	RG10 9UF	RG10 9	09/09/2022	920,000	929,148	FALSE	Residential	House	Detached				136	£6,765	£6,832	Freehold	
30, Brook Street, Twyford, Reading, Wokingham RG10 9NX	RG10 9NX	RG10 9	27/10/2023	440,000	436,258	FALSE	Residential	House	Terraced		2						

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
40, Westlands Avenue, Reading, Wokingham RG2 8EN	RG2 8EN	RG2 8	20/03/2024	390,000	389,730	FALSE	Residential	House	Semi_Detached		3	3	65	£6,000	£5,996	Freehold	
263, Shinfield Road, Reading, Wokingham RG2 8HF	RG2 8HF	RG2 8	14/06/2023	495,000	513,874	FALSE	Residential	House	Semi_Detached		3	3	132	£3,750	£3,893	Freehold	
35, Anson Crescent, Reading, Wokingham RG2 8JT	RG2 8JT	RG2 8	25/08/2023	360,000	372,387	FALSE	Residential	House	Semi_Detached		3	3	85	£4,235	£4,381	Freehold	
359, Old Whitley Wood Lane, Reading, Wokingham RG2 8PY	RG2 8PY	RG2 8	28/03/2024	370,000	369,744	FALSE	Residential	House	Semi_Detached		3	3	103	£3,592	£3,590	Freehold	
345a, Old Whitley Wood Lane, Reading, Wokingham RG2 8PY	RG2 8PY	RG2 8	16/12/2022	220,000	219,130	FALSE	Residential	House	Flat		2	2	55	£4,000	£3,984	Leasehold	
308, Old Whitley Wood Lane, Reading, Wokingham RG2 8QE	RG2 8QE	RG2 8	23/05/2024	345,800	345,800	FALSE	Residential	House	Detached		3	3	94	£3,679	£3,679	Freehold	
8, Salmond Road, Reading, Wokingham RG2 8QN	RG2 8QN	RG2 8	29/07/2022	535,000	554,497	FALSE	Residential	House	Detached				136	£3,934	£4,077	Freehold	
22, Coningham Road, Reading, Wokingham RG2 8QP	RG2 8QP	RG2 8	13/10/2022	770,000	776,003	FALSE	Residential	House	Detached				179	£4,302	£4,335	Freehold	
3, Salmond Road, Reading, Wokingham RG2 8QN	RG2 8QN	RG2 8	07/06/2023	725,000	743,295	FALSE	Residential	House	Detached				163	£4,448	£4,560	Freehold	
25, Woodside Way, Reading, Wokingham RG2 8SY	RG2 8SY	RG2 8	28/07/2022	406,000	426,389	FALSE	Residential	House	Semi_Detached		2	3	84	£4,833	£5,076	Freehold	
4, Railton Close, Reading, Wokingham RG2 8TB	RG2 8TB	RG2 8	14/04/2022	450,000	484,228	FALSE	Residential	House	Semi_Detached		3	4	123	£3,659	£3,937	Freehold	
132, Shirley Avenue, Reading, Wokingham RG2 8TD	RG2 8TD	RG2 8	25/03/2022	387,500	416,974	FALSE	Residential	House	Semi_Detached		3	3	102	£3,799	£4,088	Freehold	
108, Shirley Avenue, Reading, Wokingham RG2 8TD	RG2 8TD	RG2 8	30/05/2023	375,000	381,342	FALSE	Residential	House	Semi_Detached		2	3	75	£5,000	£5,085	Freehold	
		RG2 8 Average											£4,271	£4,379		Reading	
29, Songbird Close, Shinfield, Reading, Wokingham RG2 9AB	RG2 9AB	RG2 9	06/01/2023	270,000	266,824	FALSE	Residential	House	Flat		2	2	84	£3,214	£3,176	Leasehold	
2, Mimosa Drive, Shinfield, Reading, Wokingham RG2 9AQ	RG2 9AQ	RG2 9	14/12/2022	930,000	932,623	FALSE	Residential	House	Detached				261	£3,563	£3,573	Freehold	
8, Mandarin Road, Shinfield, Reading, Wokingham RG2 9AT	RG2 9AT	RG2 9	06/04/2023	740,000	736,375	FALSE	Residential	House	Detached				203	£3,645	£3,627	Freehold	
33, Skylark Way, Shinfield, Reading, Wokingham RG2 9AD	RG2 9AD	RG2 9	21/07/2022	435,000	447,804	FALSE	Residential	House	Terraced		3	4	115	£3,783	£3,894	Freehold	
17, Skylark Way, Shinfield, Reading, Wokingham RG2 9AD	RG2 9AD	RG2 9	28/11/2022	428,000	436,778	FALSE	Residential	House	Semi_Detached		3	4	111	£3,856	£3,935	Freehold	
26, Leyland Gardens, Shinfield, Reading, Wokingham RG2 9AN	RG2 9AN	RG2 9	25/11/2022	392,000	400,040	FALSE	Residential	House	Semi_Detached		3	3	91	£4,308	£4,396	Freehold	
2, Kendall Avenue, Shinfield, Reading, Wokingham RG2 9AR	RG2 9AR	RG2 9	05/01/2023	620,000	616,963	FALSE	Residential	House	Detached				140	£4,429	£4,407	Freehold	
21, Skylark Way, Shinfield, Reading, Wokingham RG2 9AD	RG2 9AD	RG2 9	01/05/2024	555,000	555,000	FALSE	Residential	House	Detached				115	£4,826	£4,826	Freehold	
27, Skylark Way, Shinfield, Reading, Wokingham RG2 9AD	RG2 9AD	RG2 9	12/12/2023	310,000	319,898	FALSE	Residential	Maisonette	Detached		2	2	64	£4,844	£4,998	Freehold	
1, Rosecroft Way, Shinfield, Reading, Wokingham RG2 9AP	RG2 9AP	RG2 9	06/01/2023	490,000	487,600	FALSE	Residential	Bungalow	Detached		2	3	99	£4,949	£4,925	Freehold	
127, Skylark Way, Shinfield, Reading, Wokingham RG2 9AD	RG2 9AD	RG2 9	14/07/2022	315,000	324,272	FALSE	Residential	House	Terraced		2	2	63	£5,000	£5,147	Freehold	
47, Skylark Way, Shinfield, Reading, Wokingham RG2 9AD	RG2 9AD	RG2 9	11/11/2022	326,500	326,734	FALSE	Residential	House	Terraced		2	3	60	£5,442	£5,446	Freehold	
24, Cutbush Lane West, Shinfield, Reading, Wokingham RG2 9AH	RG2 9AH	RG2 9	21/09/2022	475,000	485,085	FALSE	Residential	House	Semi_Detached		3	3	87	£5,460	£5,576	Freehold	
1, Leyland Gardens, Shinfield, Reading, Wokingham RG2 9AW	RG2 9AW	RG2 9	02/04/2024	490,000	490,000	FALSE	Residential	House	Detached		2	3	86	£5,698	£5,698	Freehold	
21, Mimosa Drive, Shinfield, Reading, Wokingham RG2 9AQ	RG2 9AQ	RG2 9	30/05/2022	435,000	466,695	FALSE	Residential	House	Semi_Detached		3	3	74	£5,878	£6,307	Freehold	
Flat 10, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	27/05/2022	240,000	248,072	TRUE	Residential	House	Flat				73	£3,288	£3,398	Leasehold	
Hunters Moon, Shinfield Road, Shinfield, Reading, Wokingham RG2 9BE	RG2 9BE	RG2 9	28/07/2023	660,000	686,554	FALSE	Residential	House	Detached				163	£4,049	£4,212	Freehold	
Flat 21, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	17/06/2022	375,000	385,400	TRUE	Residential	House	Flat				91	£4,121	£4,235	Leasehold	
Flat 19, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	24/05/2022	305,000	315,258	TRUE	Residential	House	Flat				74	£4,122	£4,260	Leasehold	
Flat 11, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	27/05/2022	290,000	299,754	TRUE	Residential	House	Flat				70	£4,143	£4,282	Leasehold	
Flat 20, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	16/06/2022	380,000	390,538	TRUE	Residential	House	Flat				91	£4,176	£4,292	Leasehold	
77, Church Lane, Shinfield, Reading, Wokingham RG2 9BY	RG2 9BY	RG2 9	21/04/2022	715,000	755,933	FALSE	Residential	House	Detached				171	£4,181	£4,421	Freehold	
Flat 15, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	27/05/2022	295,000	304,922	TRUE	Residential	House	Flat				70	£4,214	£4,356	Leasehold	
Flat 8, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	24/06/2022	297,000	305,237	TRUE	Residential	House	Flat				70	£4,243	£4,361	Leasehold	
Flat 9, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	16/05/2022	299,250	309,315	TRUE	Residential	House	Flat				70	£4,275	£4,419	Leasehold	
Flat 18, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	13/05/2022	302,000	312,158	TRUE	Residential	House	Flat				70	£4,314	£4,459	Leasehold	
Flat 14, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	24/06/2022	315,000	323,736	TRUE	Residential	House	Flat				73	£4,315	£4,435	Leasehold	
Flat 12, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	10/06/2022	315,000	323,736	TRUE	Residential	House	Flat				73	£4,315	£4,435	Leasehold	
Flat 5, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	10/06/2022	315,000	323,736	TRUE	Residential	House	Flat				73	£4,315	£4,435	Leasehold	
12, Hollow Lane, Shinfield, Reading, Wokingham RG2 9BT	RG2 9BT	RG2 9	12/08/2022	580,000	593,780	FALSE	Residential	House	Detached		3	4	134	£4,328	£4,431	Freehold	
Flat 26, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	17/06/2022	312,000	320,653	TRUE	Residential	House	Flat				72	£4,333	£4,454	Leasehold	
Flat 25, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	22/06/2022	312,500	321,166	TRUE	Residential	House	Flat				72	£4,340	£4,461	Leasehold	
Flat 17, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	20/05/2022	305,000	315,258	TRUE	Residential	House	Flat				70	£4,357	£4,504	Leasehold	
Flat 23, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	13/05/2022	305,000	315,258	TRUE	Residential	House	Flat				70	£4,357	£4,504	Leasehold	
Flat 16, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	27/05/2022	240,000	248,072	TRUE	Residential	House	Flat				55	£4,364	£4,510	Leasehold	
Flat 1, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	29/07/2022	310,000	315,254	TRUE	Residential	House	Flat				70	£4,429	£4,504	Leasehold	
Flat 3, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	23/06/2022	310,000	318,597	TRUE	Residential	House	Flat				70	£4,429	£4,551	Leasehold	
Flat 4, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	23/06/2022	325,000	334,013	TRUE	Residential	House	Flat				73	£4,452	£4,576	Leasehold	
Stockmans Cottage, Church Lane, Shinfield, Reading, Wokingham RG2 9BY	RG2 9BY	RG2 9	02/05/2023	400,000	401,128	FALSE	Residential	House	Detached		3	3	89	£4,494	£4,507	Freehold	
Flat 22, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	15/09/2023	337,000	338,883	FALSE	Residential	House	Flat				74	£4,554	£4,580	Leasehold	
7, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BF	RG2 9BF	RG2 9	29/03/2022	625,000	661,272	TRUE	Residential	House	Detached				137	£4,562	£4,827	Freehold	
8, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BF	RG2 9BF	RG2 9	29/03/2022	635,000	671,853	TRUE	Residential	House	Detached				137	£4,635	£4,904	Freehold	
Flat 7, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	08/12/2023	245,000	253,657	FALSE	Residential	House	Flat				52	£4,712	£4,878	Leasehold	
Hutton, Shinfield Road, Shinfield, Reading, Wokingham RG2 9BE	RG2 9BE	RG2 9	27/02/2023	685,000	682,122	FALSE	Residential	House	Detached				145	£4,724	£4,704	Freehold	
Flat 2, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	23/06/2022	250,000	256,933	TRUE	Residential	House	Flat				52	£4,808	£4,941	Leasehold	
Flat 27, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	17/06/2022	237,000	243,573	TRUE	Residential	House	Flat				49	£4,837	£4,971	Leasehold	
Chinthurst, Shinfield Road, Shinfield, Reading, Wokingham RG2 9BE	RG2 9BE	RG2 9	07/06/2023	420,000	436,014	FALSE	Residential	House	Semi_Detached		2	3	86	£4,884	£5,070	Freehold	
1, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BF	RG2 9BF	RG2 9	14/01/2022	455,000	487,400	TRUE	Residential	House	Terraced				93	£4,892	£5,241	Freehold	
5, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BF	RG2 9BF	RG2 9	25/03/2022	475,000	511,130	TRUE	Residential	House	Semi_Detached				97	£4,897	£5,269	Freehold	
6, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BF	RG2 9BF	RG2 9	15/03/2022	475,000	511,130	TRUE	Residential	House	Semi_Detached				97	£4,897	£5,269	Freehold	
Flat 24, The Pavilion, 10, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BH	RG2 9BH	RG2 9	17/06/2022	243,000	249,739	TRUE	Residential	House	Flat				49	£4,959	£5,097	Leasehold	
4, Victory Gardens, Arborfield Green, Reading, Wokingham RG2 9BF	RG2 9BF	RG2 9	10/01/2022	462,200	495,113	TRUE	Residential	House	Terraced				93	£4,970	£5,324	Freehold	
61, Church Lane, Shinfield, Reading, Wokingham RG2 9BY	RG2 9BY	RG2 9	11/12/2023	465,000	482,730	FALSE	Residential	House	Semi_Detached		2	3	89	£5,225	£5,424	Freehold	
68, Church Lane, Shinfield, Reading, Wokingham RG2 9BY	RG2 9BY	RG2 9	29/07/2022	365,000	375,743	FALSE	Residential	House	Terraced		2	2	68	£5,368	£5,526	Freehold	
64, Church Lane, Shinfield, Reading, Wokingham RG2 9BY	RG2 9BY	RG2 9	16/04/2024	358,000	358,000	FALSE	Residential	House	Terraced		3	3	60	£5,967	£5,967	Freehold	
9, Seymour Avenue, Shinfield, Reading, Wokingham RG2 9DT	RG2 9DT	RG2 9	20/07/2023	360,248	378,615	FALSE	Residential	House	Semi_Detached		3	3	109	£3,305	£3,474	Freehold	
52, Otlands Road, Shinfield, Reading, Wokingham RG2 9DN	RG2 9DN	RG2 9	14/11/2023	580,000	587,018	FALSE	Residential	House	Detached				165	£3,515	£3,558	Freehold	
20, The Manor, Shinfield, Reading, Wokingham RG2 9DP	RG2 9DP	RG2 9	04/09/2023	1,150,000	1,147,579	FALSE	Residential	House	Detached				295	£3,898	£3,890	Freehold	
7, Milsom Close, Shinfield, Reading, Wokingham RG2 9DS	RG2 9DS	RG2 9	13/05/2022	400,													

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
First Floor Flat, 14, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	09/06/2023	215,000	217,940	FALSE	Residential	House	Flat		2	2	62	£3,468	£3,515	Leasehold	
9, Perigee, Shinfield, Reading, Wokingham RG2 9FT	RG2 9FT	RG2 9	22/03/2022	390,000	414,282	FALSE	Residential	House	Terraced		2	3	111	£3,514	£3,732	Freehold	
30, Perigee, Shinfield, Reading, Wokingham RG2 9FT	RG2 9FT	RG2 9	25/11/2022	240,000	240,764	FALSE	Residential	House	Flat		2	2	68	£3,529	£3,541	Leasehold	
20, Aphelion Way, Shinfield, Reading, Wokingham RG2 9FR	RG2 9FR	RG2 9	28/07/2022	485,000	499,275	FALSE	Residential	House	Terraced		3	3	137	£3,540	£3,644	Freehold	
2, Rossby, Shinfield, Reading, Wokingham RG2 9FS	RG2 9FS	RG2 9	29/09/2022	240,000	240,382	FALSE	Residential	House	Flat		2	2	66	£3,636	£3,642	Leasehold	
31, Aphelion Way, Shinfield, Reading, Wokingham RG2 9FR	RG2 9FR	RG2 9	23/09/2022	240,000	240,382	FALSE	Residential	House	Flat		2	2	66	£3,636	£3,642	Leasehold	
Ground Floor Flat, 5, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	16/12/2022	230,000	229,091	FALSE	Residential	House	Flat		2	2	63	£3,651	£3,636	Leasehold	
Ground Floor Flat, 2, Greenwich Road, Shinfield, Reading, Wokingham RG2 9FJ	RG2 9FJ	RG2 9	16/03/2022	235,000	242,904	FALSE	Residential	House	Flat		2	2	64	£3,672	£3,795	Leasehold	
21, Perigee, Shinfield, Reading, Wokingham RG2 9FT	RG2 9FT	RG2 9	26/05/2023	415,000	417,988	FALSE	Residential	House	Terraced		3	4	113	£3,673	£3,699	Freehold	
20, Perigee, Shinfield, Reading, Wokingham RG2 9FT	RG2 9FT	RG2 9	26/05/2022	237,500	245,488	FALSE	Residential	House	Flat		2	2	64	£3,711	£3,836	Leasehold	
19, Pascal Crescent, Shinfield, Reading, Wokingham RG2 9FP	RG2 9FP	RG2 9	03/02/2023	680,000	677,143	FALSE	Residential	House	Detached				183	£3,716	£3,700	Freehold	
7, Bushell Way, Arborfield, Reading, Wokingham RG2 9FQ	RG2 9FQ	RG2 9	21/01/2022	640,000	682,219	FALSE	Residential	House	Detached				171	£3,743	£3,990	Freehold	
64, Rossby, Shinfield, Reading, Wokingham RG2 9FS	RG2 9FS	RG2 9	26/08/2022	420,000	426,091	FALSE	Residential	House	Terraced		3	4	111	£3,784	£3,839	Freehold	
26, Arbery Way, Arborfield, Reading, Wokingham RG2 9FG	RG2 9FG	RG2 9	21/09/2022	745,000	752,408	FALSE	Residential	House	Detached				196	£3,801	£3,839	Freehold	
5, Aphelion Way, Shinfield, Reading, Wokingham RG2 9FR	RG2 9FR	RG2 9	05/01/2023	385,000	380,647	FALSE	Residential	House	Terraced		2	3	101	£3,812	£3,769	Freehold	
40, Rayner Drive, Arborfield, Reading, Wokingham RG2 9FB	RG2 9FB	RG2 9	16/09/2022	420,000	420,300	FALSE	Residential	House	Terraced		3	4	110	£3,818	£3,821	Freehold	
48, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	25/11/2022	237,000	237,755	FALSE	Residential	House	Flat		2	2	62	£3,823	£3,835	Leasehold	
38, Perigee, Shinfield, Reading, Wokingham RG2 9FT	RG2 9FT	RG2 9	27/03/2024	250,000	250,000	FALSE	Residential	House	Flat		2	2	64.63	£3,868	£3,868	Leasehold	
100, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	18/11/2022	228,330	229,057	FALSE	Residential	House	Flat		2	2	59	£3,870	£3,882	Leasehold	
110, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	19/12/2023	465,000	480,454	FALSE	Residential	House	Terraced		3	3	119	£3,908	£4,037	Freehold	
52, Rossby, Shinfield, Reading, Wokingham RG2 9FS	RG2 9FS	RG2 9	28/10/2022	432,000	431,383	FALSE	Residential	House	Terraced		3	4	110	£3,927	£3,922	Freehold	
2, Bentley Drive, Arborfield, Reading, Wokingham RG2 9FH	RG2 9FH	RG2 9	13/06/2023	700,000	717,664	FALSE	Residential	House	Detached				178	£3,933	£4,032	Freehold	
102, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	13/09/2022	240,000	240,382	FALSE	Residential	House	Flat		2	2	61	£3,934	£3,941	Leasehold	
4, Rayner Drive, Arborfield, Reading, Wokingham RG2 9FB	RG2 9FB	RG2 9	10/03/2022	720,000	761,786	FALSE	Residential	House	Detached				182	£3,956	£4,186	Freehold	
104, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	11/09/2023	235,000	236,313	FALSE	Residential	House	Flat		2	2	59	£3,983	£4,005	Leasehold	
15, Rayner Drive, Arborfield, Reading, Wokingham RG2 9FB	RG2 9FB	RG2 9	17/01/2022	775,000	826,124	FALSE	Residential	House	Detached				193	£4,016	£4,280	Freehold	
24, Perigee, Shinfield, Reading, Wokingham RG2 9FT	RG2 9FT	RG2 9	29/07/2022	245,000	249,153	FALSE	Residential	House	Flat		2	2	60	£4,083	£4,153	Leasehold	
12, Greenwich Road, Shinfield, Reading, Wokingham RG2 9FJ	RG2 9FJ	RG2 9	24/10/2022	587,500	586,661	FALSE	Residential	House	Terraced				141	£4,167	£4,161	Freehold	
19, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	21/04/2023	575,000	572,183	FALSE	Residential	House	Detached				136	£4,228	£4,207	Freehold	
39, Attwood Drive, Arborfield, Reading, Wokingham RG2 9FE	RG2 9FE	RG2 9	14/02/2022	775,000	820,588	FALSE	Residential	House	Detached				180	£4,306	£4,559	Freehold	
15, Longcroft Gardens, Shinfield, Reading, Wokingham RG2 9FX	RG2 9FX	RG2 9	05/07/2023	675,000	702,158	FALSE	Residential	House	Detached				155	£4,355	£4,530	Freehold	
34, Rossby, Shinfield, Reading, Wokingham RG2 9FS	RG2 9FS	RG2 9	29/07/2022	195,000	198,305	FALSE	Residential	House	Flat		1	1	44	£4,432	£4,507	Leasehold	
47, Oatlands Chase, Shinfield, Reading, Wokingham RG2 9FY	RG2 9FY	RG2 9	05/01/2024	672,500	689,470	FALSE	Residential	House	Detached		3	4	148	£4,544	£4,659	Freehold	
10, Bentley Drive, Arborfield, Reading, Wokingham RG2 9FH	RG2 9FH	RG2 9	17/01/2022	485,000	528,192	FALSE	Residential	House	Semi Detached		3	4	106	£4,575	£4,983	Freehold	
2, Oatlands Chase, Shinfield, Reading, Wokingham RG2 9FY	RG2 9FY	RG2 9	29/04/2022	470,000	505,749	FALSE	Residential	House	Semi Detached		2	3	101	£4,653	£5,007	Freehold	
2, Zenith Avenue, Shinfield, Reading, Wokingham RG2 9FN	RG2 9FN	RG2 9	23/08/2022	420,000	426,091	FALSE	Residential	House	Terraced		3	3	88	£4,773	£4,842	Freehold	
23, Cirrus Drive, Shinfield, Reading, Wokingham RG2 9FL	RG2 9FL	RG2 9	27/07/2023	540,000	567,531	FALSE	Residential	House	Semi Detached		3	4	110	£4,909	£5,159	Freehold	
14, Oatlands Chase, Shinfield, Reading, Wokingham RG2 9FY	RG2 9FY	RG2 9	29/07/2022	575,000	595,955	FALSE	Residential	House	Detached				116	£4,957	£5,138	Freehold	
22, Bentley Drive, Arborfield, Reading, Wokingham RG2 9FH	RG2 9FH	RG2 9	24/11/2023	395,000	403,672	FALSE	Residential	House	Semi Detached		3	3	78	£5,064	£5,175	Freehold	
2, Aphelion Way, Shinfield, Reading, Wokingham RG2 9FR	RG2 9FR	RG2 9	24/01/2023	395,000	390,534	FALSE	Residential	House	Terraced		3	3	77	£5,130	£5,072	Freehold	
16, Attwood Drive, Arborfield, Reading, Wokingham RG2 9FE	RG2 9FE	RG2 9	18/10/2023	352,000	349,006	FALSE	Residential	House	Terraced		2	3	68	£5,176	£5,132	Freehold	
18, Rayner Drive, Arborfield, Reading, Wokingham RG2 9FB	RG2 9FB	RG2 9	21/06/2023	367,500	376,103	FALSE	Residential	House	Terraced		2	2	66	£5,568	£5,699	Freehold	
11, Bushell Way, Arborfield, Reading, Wokingham RG2 9FQ	RG2 9FQ	RG2 9	21/11/2022	440,000	449,024	FALSE	Residential	House	Semi Detached		2	3	72	£6,111	£6,236	Freehold	
31, Arbery Way, Arborfield, Reading, Wokingham RG2 9FG	RG2 9FG	RG2 9	21/01/2022	425,000	462,849	FALSE	Residential	House	Semi Detached		3	3	66	£6,439	£7,013	Freehold	
57, Duckett'S Mead, Shinfield, Reading, Wokingham RG2 9GY	RG2 9GY	RG2 9	25/01/2022	220,000	229,091	FALSE	Residential	House	Flat		2	2	63	£3,492	£3,636	Leasehold	
43, Gloucester Avenue, Shinfield, Reading, Wokingham RG2 9GA	RG2 9GA	RG2 9	16/02/2022	940,000	995,294	FALSE	Residential	House	Detached				268	£3,507	£3,714	Freehold	
41, Gloucester Avenue, Shinfield, Reading, Wokingham RG2 9GA	RG2 9GA	RG2 9	13/01/2022	635,000	676,889	FALSE	Residential	House	Detached				181	£3,508	£3,740	Freehold	
39, Howell Close, Arborfield, Reading, Wokingham RG2 9GN	RG2 9GN	RG2 9	05/04/2023	225,000	223,757	FALSE	Residential	House	Flat		2	2	64	£3,516	£3,496	Leasehold	
5, Ducketts Mead, Shinfield, Reading, Wokingham RG2 9GY	RG2 9GY	RG2 9	18/09/2023	675,000	673,579	FALSE	Residential	House	Detached				189	£3,571	£3,564	Freehold	
24, Duckett'S Mead, Shinfield, Reading, Wokingham RG2 9GY	RG2 9GY	RG2 9	29/09/2022	746,000	753,418	FALSE	Residential	House	Detached				189	£3,947	£3,986	Freehold	
7, Whitethorn, Shinfield, Reading, Wokingham RG2 9GF	RG2 9GF	RG2 9	18/02/2022	495,000	524,118	FALSE	Residential	House	Detached				125	£3,960	£4,193	Freehold	
43, Howell Close, Arborfield, Reading, Wokingham RG2 9GN	RG2 9GN	RG2 9	02/06/2022	242,000	248,711	FALSE	Residential	House	Flat		2	2	61	£3,967	£4,077	Leasehold	
Flat 8, Barrowe House, Oak Drive, Arborfield Green, Reading, Wokingham RG2 9GU	RG2 9GU	RG2 9	23/03/2022	290,000	299,754	FALSE	Residential	House	Flat				72	£4,028	£4,163	Leasehold	
35, Howell Close, Arborfield, Reading, Wokingham RG2 9GN	RG2 9GN	RG2 9	08/04/2022	250,000	257,774	FALSE	Residential	House	Flat		2	2	60	£4,167	£4,296	Leasehold	
1, Whitethorn, Shinfield, Reading, Wokingham RG2 9GF	RG2 9GF	RG2 9	19/08/2022	522,000	534,402	FALSE	Residential	House	Detached				125	£4,176	£4,275	Freehold	
Flat 9, Langley House, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9G	RG2 9GX	RG2 9	30/07/2022	280,000	284,746	FALSE	Residential	House	Flat				66	£4,242	£4,314	Leasehold	
Flat 1, Hewett House, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9G	RG2 9GZ	RG2 9	03/04/2024	290,000	290,000	FALSE	Residential	House	Flat				68	£4,265	£4,265	Leasehold	
Flat 7, Colton House, Hornbeam Place, Arborfield Green, Reading, Wokingham RG2 9GW	RG2 9GW	RG2 9	19/08/2022	320,000	322,302	FALSE	Residential	House	Flat				74	£4,324	£4,355	Leasehold	
Flat 5, Waterman House, Oak Drive, Arborfield Green, Reading, Wokingham RG2 9GT	RG2 9GT	RG2 9	03/03/2023	295,000	293,602	FALSE	Residential	House	Flat				66	£4,470	£4,449	Leasehold	
Flat 5, Hewett House, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9G	RG2 9GZ	RG2 9	16/09/2022	300,000	300,477	FALSE	Residential	House	Flat				66	£4,545	£4,553	Leasehold	
36, Gloucester Avenue, Shinfield, Reading, Wokingham RG2 9GA	RG2 9GA	RG2 9	16/06/2023	222,000	225,036	FALSE	Residential	House	Flat		1	1	48	£4,625	£4,688	Leasehold	
2, Whitethorn, Shinfield, Reading, Wokingham RG2 9GF	RG2 9GF	RG2 9	16/12/2022	840,000	842,370	FALSE	Residential	House	Detached				180	£4,667	£4,680	Freehold	
55, Gloucester Avenue, Shinfield, Reading, Wokingham RG2 9GA	RG2 9GA	RG2 9	25/05/2022	444,000	467,035	FALSE	Residential	House	Terraced		3	3	94	£4,723	£4,968	Freehold	
12, Whitethorn, Shinfield, Reading, Wokingham RG2 9GF	RG2 9GF	RG2 9	29/04/2022	440,000	464,924	FALSE	Residential	House	Terraced				93	£4,731	£4,999	Freehold	
11, Whitethorn, Shinfield, Reading, Wokingham RG2 9GF	RG2 9GF	RG2 9	14/01/2022	400,000	428,484	FALSE	Residential	House	Terraced				84	£4,762	£5,101	Freehold	
89, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9GR	RG2 9GR	RG2 9	09/06/2022	625,000	657,846	TRUE	Residential	House	Detached				129	£4,845	£5,100	Freehold	
9, Hornbeam Place, Arborfield Green, Reading, Wokingham RG2 9GL	RG2 9GL	RG2 9	11/02/2022	495,000	524,118	FALSE	Residential	House	Detached				102	£4,853	£5,138	Freehold	
91, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9GR	RG2 9GR	RG2 9	16/06/2022	550,000	578,905	TRUE	Residential	House	Detached				113	£4,867	£5,123	Freehold	
31, Ducketts Mead, Shinfield, Reading, Wokingham RG2 9GY	RG2 9GY	RG2 9	10/08/2023	585,000	599,330	FALSE	Residential	House	Detached		3	4	120	£4,875	£4,994	Freehold	
87, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9GR	RG2 9GR	RG2 9	17/06/2022	630,000	663,109	TRUE	Residential	House	Detached				129	£4,884	£5,140	Freehold	
67, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9GR	RG2 9GR	RG2 9	06/05/2022	515,000	552,524	TRUE	Residential	House	Semi Detached				105	£4,905	£5,262	Freehold	
5, Howell Close, Arborfield, Reading, Wokingham RG2 9GN	RG2 9GN	RG2 9	21/04/2022	380,000	401,526	FALSE	Residential	House	Terraced		2	3	77	£4,935	£5,215	Freehold	
65, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9GR	RG2 9GR	RG2 9	14/06/2022	518,500	554,219												

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
1, Pinto Close, Arborfield Green, Reading, Wokingham RG2 9GE	RG2 9GE	RG2 9	27/02/2023	450,000	446,489	TRUE	Residential	House	Flat				55	£8,182	£8,118	Freehold	
4, Pinto Close, Arborfield Green, Reading, Wokingham RG2 9GE	RG2 9GE	RG2 9	24/02/2023	450,000	446,489	TRUE	Residential	House	Flat				51	£8,824	£8,755	Freehold	
15, Howell Close, Arborfield, Reading, Wokingham RG2 9GN	RG2 9GN	RG2 9	30/05/2023	336,215	338,636	FALSE	Residential	House	Terraced		2	3	36	£9,339	£9,407	Freehold	
95, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	23/08/2023	241,290	247,672	FALSE	Residential	House	Other				79	£3,054	£3,135	Freehold	
4, Arborfield Grange, Reading Road, Arborfield, Reading, Wokingham RG2 9HW	RG2 9HW	RG2 9	16/10/2023	250,000	250,397	FALSE	Residential	House	Flat		2	3	81	£3,086	£3,091	Leasehold	
36, Deardon Way, Shinfield, Reading, Wokingham RG2 9HF	RG2 9HF	RG2 9	17/06/2023	430,000	446,396	FALSE	Residential	House	Semi Detached		3	3	115	£3,739	£3,882	Freehold	
1, Holder Close, Shinfield, Reading, Wokingham RG2 9HQ	RG2 9HQ	RG2 9	16/11/2022	880,000	886,232	FALSE	Residential	House	Detached				228	£3,860	£3,887	Freehold	
23, Deardon Way, Shinfield, Reading, Wokingham RG2 9HF	RG2 9HF	RG2 9	14/02/2024	675,000	685,118	FALSE	Residential	House	Detached				166	£4,066	£4,127	Freehold	
15, Holder Close, Shinfield, Reading, Wokingham RG2 9HQ	RG2 9HQ	RG2 9	14/03/2022	840,000	888,750	FALSE	Residential	House	Detached				195	£4,308	£4,558	Freehold	
19, Deardon Way, Shinfield, Reading, Wokingham RG2 9HE	RG2 9HE	RG2 9	21/04/2023	495,000	492,575	FALSE	Residential	House	Detached		3	3	112	£4,420	£4,398	Freehold	
4, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	29/07/2022	585,000	614,378	TRUE	Residential	House	Semi Detached				129	£4,535	£4,763	Freehold	
68, Chestnut Crescent, Shinfield, Reading, Wokingham RG2 9HA	RG2 9HA	RG2 9	21/12/2023	400,000	415,252	FALSE	Residential	House	Semi Detached		2	3	83	£4,819	£5,003	Freehold	
5, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	27/05/2022	555,000	585,902	TRUE	Residential	House	Detached				113	£4,912	£5,185	Freehold	
66, Deardon Way, Shinfield, Reading, Wokingham RG2 9HF	RG2 9HF	RG2 9	20/07/2023	410,000	424,253	FALSE	Residential	House	Terraced		3	3	83	£4,940	£5,111	Freehold	
9, Maddock Close, Shinfield, Reading, Wokingham RG2 9HG	RG2 9HG	RG2 9	07/03/2024	542,500	540,221	FALSE	Residential	House	Detached		3	4	108	£5,023	£5,002	Freehold	
8, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	30/08/2022	610,000	624,492	TRUE	Residential	House	Detached				120	£5,083	£5,204	Freehold	
3, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	27/05/2022	610,000	643,964	TRUE	Residential	House	Detached				120	£5,083	£5,366	Freehold	
21, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	08/09/2023	575,000	573,789	TRUE	Residential	House	Detached				113	£5,089	£5,078	Freehold	
10, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	22/09/2022	575,000	580,717	TRUE	Residential	House	Detached				113	£5,089	£5,139	Freehold	
28, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	24/02/2023	625,000	622,374	TRUE	Residential	House	Detached				120	£5,208	£5,186	Freehold	
14, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	21/09/2022	450,000	459,554	TRUE	Residential	House	Semi Detached				85	£5,294	£5,407	Freehold	
1, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	27/05/2022	475,000	501,448	TRUE	Residential	House	Detached				89	£5,337	£5,634	Freehold	
17, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	30/05/2023	455,000	462,696	TRUE	Residential	House	Semi Detached				85	£5,353	£5,443	Freehold	
24, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	30/03/2023	465,000	470,214	TRUE	Residential	House	Semi Detached				85	£5,471	£5,532	Freehold	
18, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	16/12/2022	465,000	471,867	TRUE	Residential	House	Semi Detached				85	£5,471	£5,551	Freehold	
19, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	19/06/2023	480,000	492,112	TRUE	Residential	House	Detached				87	£5,517	£5,656	Freehold	
6, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	29/07/2022	465,000	488,352	TRUE	Residential	House	Semi Detached				84	£5,536	£5,814	Freehold	
16, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	06/01/2023	510,000	507,502	TRUE	Residential	House	Detached				89	£5,730	£5,702	Freehold	
11, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	30/03/2023	515,000	512,477	TRUE	Residential	House	Detached				89	£5,787	£5,758	Freehold	
9, Martingale Grove, Arborfield Green, Reading, Wokingham RG2 9HD	RG2 9HD	RG2 9	10/05/2023	520,000	521,467	TRUE	Residential	House	Detached				89	£5,843	£5,859	Freehold	
2, Wormstall Cottages, Arborfield, Reading, Wokingham RG2 9JP	RG2 9JP	RG2 9	06/10/2023	515,000	516,432	FALSE	Residential	House	Semi Detached		3	4	124	£4,153	£4,165	Freehold	
Rivendell, Church Lane, Arborfield, Reading, Wokingham RG2 9JA	RG2 9JA	RG2 9	27/10/2023	1,120,000	1,112,956	FALSE	Residential	House	Detached				256	£4,375	£4,347	Freehold	
Jakanoro, Church Lane, Arborfield, Reading, Wokingham RG2 9JB	RG2 9JB	RG2 9	22/05/2023	1,075,000	1,078,032	FALSE	Residential	House	Detached				222	£4,842	£4,856	Freehold	
Church Cottage, Church Lane, Arborfield, Reading, Wokingham RG2 9JA	RG2 9JA	RG2 9	28/10/2022	1,150,000	1,158,965	FALSE	Residential	House	Detached				216	£5,324	£5,366	Freehold	
50, Poperinghe Way, Arborfield, Reading, Wokingham RG2 9LZ	RG2 9LZ	RG2 9	24/02/2023	198,000	196,132	FALSE	Residential	House	Flat		2	2	60	£3,300	£3,269	Leasehold	
41, Poperinghe Way, Arborfield, Reading, Wokingham RG2 9LW	RG2 9LW	RG2 9	28/09/2022	440,000	440,315	FALSE	Residential	House	Terraced		3	4	123	£3,577	£3,580	Freehold	
71, Poperinghe Way, Arborfield, Reading, Wokingham RG2 9LW	RG2 9LW	RG2 9	05/07/2023	372,000	384,932	FALSE	Residential	House	Terraced		3	3	102	£3,647	£3,774	Freehold	
91, Garrett Drive, Shinfield, Reading, Wokingham RG2 9LD	RG2 9LD	RG2 9	07/07/2023	655,000	681,353	FALSE	Residential	House	Detached				173	£3,786	£3,938	Freehold	
58, Poperinghe Way, Arborfield, Reading, Wokingham RG2 9LZ	RG2 9LZ	RG2 9	12/04/2024	228,000	228,000	FALSE	Residential	House	Flat		2	2	59	£3,864	£3,864	Leasehold	
4, Hill Road, Arborfield, Reading, Wokingham RG2 9LP	RG2 9LP	RG2 9	23/09/2022	300,000	300,215	FALSE	Residential	House	Terraced		2	3	77	£3,896	£3,899	Freehold	
16, Valon Road, Arborfield, Reading, Wokingham RG2 9LT	RG2 9LT	RG2 9	02/10/2023	305,000	302,406	FALSE	Residential	House	Terraced		2	3	78	£3,910	£3,877	Freehold	
27, Newlands Close, Shinfield, Reading, Wokingham RG2 9LG	RG2 9LG	RG2 9	04/02/2022	665,000	704,118	TRUE	Residential	House	Detached				169	£3,935	£4,166	Freehold	
46, Poperinghe Way, Arborfield, Reading, Wokingham RG2 9LZ	RG2 9LZ	RG2 9	24/06/2022	235,000	241,517	FALSE	Residential	House	Flat		2	2	59	£3,983	£4,094	Leasehold	
42, Poperinghe Way, Arborfield, Reading, Wokingham RG2 9LZ	RG2 9LZ	RG2 9	12/09/2022	245,000	245,390	FALSE	Residential	House	Flat		2	2	59	£4,153	£4,159	Leasehold	
21, Hill Road, Arborfield, Reading, Wokingham RG2 9LP	RG2 9LP	RG2 9	24/08/2022	315,000	319,569	FALSE	Residential	House	Terraced		2	3	75	£4,200	£4,261	Freehold	
58, Garrett Drive, Shinfield, Reading, Wokingham RG2 9LE	RG2 9LE	RG2 9	07/07/2023	631,500	656,908	FALSE	Residential	House	Detached				149	£4,238	£4,409	Freehold	
12, Valon Road, Arborfield, Reading, Wokingham RG2 9LT	RG2 9LT	RG2 9	29/09/2022	335,000	338,331	FALSE	Residential	House	Detached		2	3	79	£4,241	£4,283	Freehold	
5, Valon Road, Arborfield, Reading, Wokingham RG2 9LT	RG2 9LT	RG2 9	21/10/2022	340,000	339,515	FALSE	Residential	House	Terraced		2	3	79	£4,304	£4,298	Freehold	
35, Newlands Close, Shinfield, Reading, Wokingham RG2 9LG	RG2 9LG	RG2 9	29/04/2022	641,500	678,225	TRUE	Residential	House	Detached				149	£4,305	£4,552	Freehold	
31, Newlands Close, Shinfield, Reading, Wokingham RG2 9LG	RG2 9LG	RG2 9	29/04/2022	560,000	592,059	TRUE	Residential	House	Detached				129	£4,341	£4,590	Freehold	
33, Newlands Close, Shinfield, Reading, Wokingham RG2 9LG	RG2 9LG	RG2 9	27/04/2022	560,000	592,059	TRUE	Residential	House	Detached				129	£4,341	£4,590	Freehold	
21, Valon Road, Arborfield, Reading, Wokingham RG2 9LT	RG2 9LT	RG2 9	27/10/2022	330,000	332,573	FALSE	Residential	House	Detached		2	3	76	£4,342	£4,376	Freehold	
52, Hill Road, Arborfield, Reading, Wokingham RG2 9LP	RG2 9LP	RG2 9	11/02/2022	310,000	329,052	FALSE	Residential	House	Terraced		2	3	69	£4,493	£4,769	Freehold	
57, Garrett Drive, Shinfield, Reading, Wokingham RG2 9LD	RG2 9LD	RG2 9	27/09/2022	490,000	500,403	FALSE	Residential	House	Semi Detached				108	£4,537	£4,633	Freehold	
1, Saddle Place, Arborfield Green, Reading, Wokingham RG2 9LJ	RG2 9LJ	RG2 9	28/10/2022	725,000	730,652	TRUE	Residential	House	Detached				156	£4,647	£4,684	Freehold	
47, Hill Road, Arborfield, Reading, Wokingham RG2 9LP	RG2 9LP	RG2 9	17/11/2022	342,500	342,745	FALSE	Residential	House	Terraced		2	3	72	£4,757	£4,760	Freehold	
36, Poperinghe Way, Arborfield, Reading, Wokingham RG2 9LZ	RG2 9LZ	RG2 9	25/02/2022	308,000	326,929	FALSE	Residential	House	Terraced		2	2	63	£4,889	£5,189	Freehold	
35, Garrett Drive, Shinfield, Reading, Wokingham RG2 9LD	RG2 9LD	RG2 9	15/03/2023	445,000	449,989	FALSE	Residential	House	Semi Detached				91	£4,890	£4,945	Freehold	
5, Saddle Place, Arborfield Green, Reading, Wokingham RG2 9LJ	RG2 9LJ	RG2 9	20/10/2022	700,000	705,457	TRUE	Residential	House	Detached				141	£4,965	£5,003	Freehold	
45, Garrett Drive, Shinfield, Reading, Wokingham RG2 9LD	RG2 9LD	RG2 9	28/06/2023	570,000	584,384	FALSE	Residential	House	Detached				106	£5,377	£5,513	Freehold	
9, Saddle Place, Arborfield Green, Reading, Wokingham RG2 9LJ	RG2 9LJ	RG2 9	28/10/2022	527,000	531,108	TRUE	Residential	House	Detached				97	£5,433	£5,475	Freehold	
7, Saddle Place, Arborfield Green, Reading, Wokingham RG2 9LJ	RG2 9LJ	RG2 9	25/10/2022	610,000	614,755	TRUE	Residential	House	Detached				109	£5,596	£5,640	Freehold	
Fairway House, School Road, Arborfield Cross, Reading, Wokingham RG2 9NX	RG2 9NX	RG2 9	10/08/2023	950,000	973,271	FALSE	Residential	House	Detached				224	£4,241	£4,345	Freehold	
Ebor Cottage, School Road, Arborfield Cross, Reading, Wokingham RG2 9NX	RG2 9NX	RG2 9	18/08/2023	482,750	492,250	FALSE	Residential	House	Terraced		3	3	102	£4,733	£4,826	Freehold	
7, Gerring Road, Arborfield, Reading, Wokingham RG2 9NZ	RG2 9NZ	RG2 9	11/02/2022	675,000	714,706	FALSE	Residential	House	Detached				135	£5,000	£5,294	Freehold	
5, Sheerlands Road, Arborfield, Reading, Wokingham RG2 9ND	RG2 9ND	RG2 9	15/07/2022	515,000	533,768	FALSE	Residential	House	Detached		3	3	91	£5,659	£5,866	Freehold	
8, Barker Close, Arborfield, Reading, Wokingham RG2 9NQ	RG2 9NQ	RG2 9	03/08/2023	583,000	597,281	FALSE	Residential	House	Detached		3	4	102	£5,716	£5,856	Freehold	
3, Sheerlands Road, Arborfield, Reading, Wokingham RG2 9ND	RG2 9ND	RG2 9	29/03/2023	520,000	525,830	FALSE	Residential	House	Semi Detached		3	3	90	£5,778	£5,843	Freehold	
24, Tyler Drive, Arborfield, Reading, Wokingham RG2 9NG	RG2 9NG	RG2 9	13/03/2024	630,000	627,353	FALSE	Residential	House	Detached				99	£6,364	£6,337	Freehold	
9, Barker Close, Arborfield, Reading, Wokingham RG2 9NQ	RG2 9NQ	RG2 9	13/10/2022	370,000	369,472	FALSE	Residential	House	Terraced		2	3	58	£6,379	£6,370	Freehold	
22, Tyler Drive, Arborfield, Reading, Wokingham RG2 9NG	RG2 9NG	RG2 9	12/09/2022	435,000	444,236	FALSE	Residential	House	Semi Detached		2	3	58	£7,500	£7,659	Freehold	
1, Model Cottages, Arborfield Cross, Reading, Wokingham RG2 9PH	RG2 9PH	RG2 9	21/02/2022	390,000	420,605	FALSE	Residential	House	Semi Detached		3	3	118	£3,305	£3,564	Freehold	
10, Anderson Crescent, Arborfield Cross, Reading, Wokingham RG2 9PB	RG2 9PB	RG2 9	25/09/2023	615,000	619,724	FALSE	Residential	House	Semi Detached								

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
Fiat 2, Farriers Court, 63, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9QW	RG2 9QW	RG2 9	28/07/2022	292,000	296,949	TRUE	Residential	House	Flat				65	£4,492	£4,568	Leasehold	
Fiat 5, Farriers Court, 63, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9QW	RG2 9QW	RG2 9	29/07/2022	303,000	308,136	TRUE	Residential	House	Flat				65	£4,662	£4,741	Leasehold	
16, Howell Close, Arborfield, Reading, Wokingham RG2 9QN	RG2 9QN	RG2 9	26/09/2023	325,000	323,152	FALSE	Residential	House	Terraced		3	3	68	£4,779	£4,752	Freehold	
Fiat 4, The Stables, 1, Bridle Road, Arborfield Green, Reading, Wokingham RG2 9QT	RG2 9QT	RG2 9	21/10/2022	312,000	312,496	TRUE	Residential	House	Flat			2	65	£4,800	£4,808	Leasehold	
Fiat 8, The Stables, 1, Bridle Road, Arborfield Green, Reading, Wokingham RG2 9QT	RG2 9QT	RG2 9	23/02/2022	257,500	265,725	TRUE	Residential	House	Flat			2	53	£4,858	£5,014	Leasehold	
Fiat 1, Farriers Court, 63, Princess Marina Drive, Arborfield Green, Reading, Wokingham RG2 9QW	RG2 9QW	RG2 9	19/08/2022	260,000	261,871	TRUE	Residential	House	Flat				53	£4,906	£4,941	Leasehold	
15, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	21/10/2022	620,000	624,833	TRUE	Residential	House	Detached				123	£5,041	£5,080	Freehold	
18, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	21/10/2022	625,000	629,872	TRUE	Residential	House	Detached				123	£5,081	£5,121	Freehold	
36, Chamberlain Gardens, Arborfield Cross, Reading, Wokingham RG2 9QB	RG2 9QB	RG2 9	23/11/2022	385,000	392,896	FALSE	Residential	House	Semi_Detached		2	3	72	£5,347	£5,457	Freehold	
8, Bridle Road, Arborfield Green, Reading, Wokingham RG2 9QR	RG2 9QR	RG2 9	25/02/2022	524,950	555,829	TRUE	Residential	House	Detached				97	£5,412	£5,730	Freehold	
6, Bridle Road, Arborfield Green, Reading, Wokingham RG2 9QR	RG2 9QR	RG2 9	22/04/2022	528,000	558,228	TRUE	Residential	House	Detached				97	£5,443	£5,755	Freehold	
1, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	26/07/2022	595,000	616,684	TRUE	Residential	House	Detached				109	£5,459	£5,658	Freehold	
3, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	26/08/2022	600,000	614,255	TRUE	Residential	House	Detached				109	£5,505	£5,635	Freehold	
11, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	23/09/2022	535,000	540,320	TRUE	Residential	House	Detached				97	£5,515	£5,570	Freehold	
5, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	26/08/2022	535,000	547,711	TRUE	Residential	House	Detached				97	£5,515	£5,647	Freehold	
10, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	27/01/2023	605,000	602,036	TRUE	Residential	House	Detached				109	£5,550	£5,523	Freehold	
8, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	29/09/2022	605,000	611,016	TRUE	Residential	House	Detached				109	£5,550	£5,606	Freehold	
2, Bridle Road, Arborfield Green, Reading, Wokingham RG2 9QR	RG2 9QR	RG2 9	25/02/2022	404,500	436,243	TRUE	Residential	House	Semi_Detached				71	£5,697	£6,144	Freehold	
4, Bridle Road, Arborfield Green, Reading, Wokingham RG2 9QR	RG2 9QR	RG2 9	11/03/2022	405,000	435,805	TRUE	Residential	House	Semi_Detached				71	£5,704	£6,138	Freehold	
14, Blacksmiths Way, Arborfield Green, Reading, Wokingham RG2 9QP	RG2 9QP	RG2 9	28/04/2023	505,000	510,662	TRUE	Residential	House	Semi_Detached				87	£5,805	£5,870	Freehold	
93, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	30/03/2022	215,000	222,231	FALSE	Residential	House	Flat				65	£3,308	£3,419	Leasehold	
37, Allen Way, Shinfield, Reading, Wokingham RG2 9RB	RG2 9RB	RG2 9	18/03/2022	660,000	698,304	TRUE	Residential	House	Detached				178	£3,708	£3,923	Freehold	
35, Appleton Way, Shinfield, Reading, Wokingham RG2 9RN	RG2 9RN	RG2 9	21/12/2022	550,000	558,122	FALSE	Residential	House	Semi_Detached				143	£3,846	£3,903	Freehold	
16, Westall Street, Shinfield, Reading, Wokingham RG2 9RL	RG2 9RL	RG2 9	07/06/2023	493,000	511,798	FALSE	Residential	House	Semi_Detached				121	£4,074	£4,230	Freehold	
162, Westall Street, Shinfield, Reading, Wokingham RG2 9RL	RG2 9RL	RG2 9	09/09/2022	477,000	487,127	FALSE	Residential	House	Semi_Detached				117	£4,077	£4,163	Freehold	
8, Lawrence Place, Shinfield, Reading, Wokingham RG2 9RS	RG2 9RS	RG2 9	25/09/2023	400,000	397,726	FALSE	Residential	House	Terraced				97	£4,124	£4,100	Freehold	
86, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	21/11/2022	465,000	474,537	FALSE	Residential	House	Semi_Detached				112	£4,152	£4,237	Freehold	
99, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	26/04/2024	220,000	220,000	FALSE	Residential	House	Flat				52	£4,231	£4,231	Leasehold	
160, Westall Street, Shinfield, Reading, Wokingham RG2 9RL	RG2 9RL	RG2 9	05/04/2023	500,000	505,606	FALSE	Residential	House	Semi_Detached				117	£4,274	£4,321	Freehold	
41, Allen Way, Shinfield, Reading, Wokingham RG2 9RB	RG2 9RB	RG2 9	30/05/2022	595,000	628,129	TRUE	Residential	House	Detached				139	£4,281	£4,519	Freehold	
43, Allen Way, Shinfield, Reading, Wokingham RG2 9RB	RG2 9RB	RG2 9	27/05/2022	595,000	628,129	TRUE	Residential	House	Detached				139	£4,281	£4,519	Freehold	
27, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	12/04/2022	610,000	644,922	TRUE	Residential	House	Detached				141	£4,326	£4,574	Freehold	
25, Piggott Road, Shinfield, Reading, Wokingham RG2 9RH	RG2 9RH	RG2 9	05/09/2023	485,000	488,726	FALSE	Residential	House	Semi_Detached				111	£4,369	£4,403	Freehold	
9, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	26/09/2023	500,000	503,841	FALSE	Residential	House	Semi_Detached				113	£4,425	£4,459	Freehold	
25, Lawrence Place, Shinfield, Reading, Wokingham RG2 9RS	RG2 9RS	RG2 9	22/03/2024	650,000	647,269	FALSE	Residential	House	Detached				146	£4,452	£4,433	Freehold	
67, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	04/02/2022	232,000	239,410	TRUE	Residential	House	Flat				52	£4,462	£4,604	Leasehold	
79, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	28/01/2022	290,000	301,983	TRUE	Residential	House	Flat				65	£4,462	£4,646	Leasehold	
59, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	11/04/2022	234,000	241,277	TRUE	Residential	House	Flat				52	£4,500	£4,640	Leasehold	
75, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	30/03/2022	235,000	242,904	TRUE	Residential	House	Flat				52	£4,519	£4,671	Leasehold	
19, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	21/07/2022	585,000	606,319	FALSE	Residential	House	Detached				129	£4,535	£4,700	Freehold	
39, Allen Way, Shinfield, Reading, Wokingham RG2 9RB	RG2 9RB	RG2 9	27/05/2022	590,000	622,851	TRUE	Residential	House	Detached				128	£4,609	£4,866	Freehold	
21, Appleton Way, Shinfield, Reading, Wokingham RG2 9RN	RG2 9RN	RG2 9	07/01/2022	590,000	628,921	FALSE	Residential	House	Detached				128	£4,609	£4,913	Freehold	
10, Piggott Road, Shinfield, Reading, Wokingham RG2 9RH	RG2 9RH	RG2 9	26/06/2023	475,000	493,112	FALSE	Residential	House	Semi_Detached				103	£4,612	£4,788	Freehold	
25, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	28/04/2022	600,000	634,349	TRUE	Residential	House	Detached				126	£4,762	£5,035	Freehold	
25, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	15/02/2023	620,000	617,395	FALSE	Residential	House	Detached				130	£4,769	£4,749	Freehold	
15, Piggott Road, Shinfield, Reading, Wokingham RG2 9RH	RG2 9RH	RG2 9	26/08/2022	620,000	634,730	FALSE	Residential	House	Detached				130	£4,769	£4,883	Freehold	
23, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	29/04/2022	515,000	544,483	TRUE	Residential	House	Detached				106	£4,858	£5,137	Freehold	
21, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	29/04/2022	515,000	544,483	TRUE	Residential	House	Detached				106	£4,858	£5,137	Freehold	
144, Westall Street, Shinfield, Reading, Wokingham RG2 9RL	RG2 9RL	RG2 9	26/07/2023	583,000	606,456	FALSE	Residential	House	Detached				119	£4,899	£5,096	Freehold	
18, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	25/02/2022	500,000	529,412	TRUE	Residential	House	Detached				102	£4,902	£5,190	Freehold	
32, Allen Way, Shinfield, Reading, Wokingham RG2 9RB	RG2 9RB	RG2 9	28/03/2022	560,000	592,500	TRUE	Residential	House	Detached				114	£4,912	£5,197	Freehold	
41, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	25/02/2022	525,000	555,882	TRUE	Residential	House	Detached				106	£4,953	£5,244	Freehold	
35, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	25/03/2022	432,000	458,897	TRUE	Residential	House	Terraced				87	£4,966	£5,275	Freehold	
7, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	05/05/2022	400,000	422,272	FALSE	Residential	House	Detached				80	£5,000	£5,278	Freehold	
11, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	25/03/2022	420,000	446,150	TRUE	Residential	House	Terraced				84	£5,000	£5,311	Freehold	
33, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	18/03/2022	435,000	462,084	TRUE	Residential	House	Terraced				87	£5,000	£5,311	Freehold	
37, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	07/03/2022	435,000	462,084	TRUE	Residential	House	Terraced				87	£5,000	£5,311	Freehold	
6, Maybank, Shinfield, Reading, Wokingham RG2 9RE	RG2 9RE	RG2 9	25/01/2023	445,000	448,105	FALSE	Residential	House	Semi_Detached				88	£5,057	£5,092	Freehold	
29, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	25/03/2022	425,000	457,327	TRUE	Residential	House	Semi_Detached				84	£5,060	£5,444	Freehold	
31, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	18/03/2022	425,000	457,327	TRUE	Residential	House	Semi_Detached				84	£5,060	£5,444	Freehold	
9, Alder Grove, Shinfield, Reading, Wokingham RG2 9RA	RG2 9RA	RG2 9	25/02/2022	425,000	451,119	TRUE	Residential	House	Terraced				84	£5,060	£5,370	Freehold	
3, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	24/06/2022	550,000	578,905	TRUE	Residential	House	Detached				108	£5,093	£5,360	Freehold	
56, Lailey Path, Shinfield, Reading, Wokingham RG2 9RR	RG2 9RR	RG2 9	06/03/2023	525,000	522,428	FALSE	Residential	House	Detached				102	£5,147	£5,122	Freehold	
41, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	09/12/2022	650,000	651,834	TRUE	Residential	House	Detached				126	£5,159	£5,173	Freehold	
1, Mearing Grove, Shinfield, Reading, Wokingham RG2 9RF	RG2 9RF	RG2 9	02/06/2023	475,000	486,986	FALSE	Residential	House	Detached				89	£5,337	£5,472	Freehold	
95, Westall Street, Shinfield, Reading, Wokingham RG2 9RJ	RG2 9RJ	RG2 9	19/08/2022	475,000	492,050	FALSE	Residential	House	Semi_Detached				89	£5,337	£5,529	Freehold	
33, Piggott Road, Shinfield, Reading, Wokingham RG2 9RH	RG2 9RH	RG2 9	11/07/2023	475,000	499,217	FALSE	Residential	House	Semi_Detached				88	£5,398	£5,673	Freehold	
11, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	25/08/2023	450,000	465,484	FALSE	Residential	House	Semi_Detached				80	£5,625	£5,819	Freehold	
5, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	28/06/2022	500,000	526,277	TRUE	Residential	House	Detached				88	£5,682	£5,980	Freehold	
73, Bolton Drive, Shinfield, Reading, Wokingham RG2 9RD	RG2 9RD	RG2 9	17/01/2022	290,000	301,983	TRUE	Residential	House	Flat				50	£5,800	£6,040	Leasehold	
15, Parker Close, Shinfield, Reading, Wokingham RG2 9RG	RG2 9RG	RG2 9	27/09/2022	465,000	469,624	FALSE	Residential	House	Detached				80	£5,813	£5,870	Freehold	
6, Shepherd Road, Shinfield, Reading, Wokingham RG2 9SR	RG2 9SR	RG2 9	07/01/2022	665,000	708,868	TRUE	Residential	House	Detached				155	£4,290	£4,573	Freehold	
4, Farmer Court, Shinfield, Reading, Wokingham RG2 9SD	RG2 9SD	RG2 9	21/01/2022	650,000	692,879	TRUE	Residential	House	Detached				143	£4,545	£4,845	Freehold	
8, Farmer Court, Shinfield, Reading, Wokingham RG2 9SD	RG2 9SD	RG2 9	21/01/2022														

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
20, Pettit Place, Shinfield, Reading, Wokingham RG2 9SP	RG2 9SP	RG2 9	19/06/2023	595,000	610,014	TRUE	Residential	House	Detached				111	£5,360	£5,496	Freehold	
14, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	26/05/2022	480,000	506,726	TRUE	Residential	House	Detached				89	£5,393	£5,694	Freehold	
3, Shepherd Road, Shinfield, Reading, Wokingham RG2 9SR	RG2 9SR	RG2 9	22/12/2022	460,000	466,793	TRUE	Residential	House	Semi_Detached				85	£5,412	£5,492	Freehold	
48, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	18/08/2022	455,000	461,599	TRUE	Residential	House	Terraced				84	£5,417	£5,495	Freehold	
15, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	25/02/2022	380,000	409,821	TRUE	Residential	House	Semi_Detached				70	£5,429	£5,855	Freehold	
3, Tapping Way, Shinfield, Reading, Wokingham RG2 9SB	RG2 9SB	RG2 9	23/09/2022	460,000	469,766	TRUE	Residential	House	Semi_Detached				84	£5,476	£5,592	Freehold	
9, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	23/02/2022	385,000	415,213	TRUE	Residential	House	Semi_Detached				70	£5,500	£5,932	Freehold	
34, Shepherd Road, Shinfield, Reading, Wokingham RG2 9SR	RG2 9SR	RG2 9	18/08/2022	462,500	473,488	TRUE	Residential	House	Detached				84	£5,506	£5,637	Freehold	
51, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	22/09/2022	495,000	499,922	TRUE	Residential	House	Detached				89	£5,562	£5,617	Freehold	
21, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	18/03/2022	390,000	419,664	TRUE	Residential	House	Semi_Detached				70	£5,571	£5,995	Freehold	
11, Alexander Walk, Shinfield, Reading, Wokingham RG2 9SQ	RG2 9SQ	RG2 9	29/09/2022	485,000	489,822	TRUE	Residential	House	Detached				87	£5,575	£5,630	Freehold	
19, Pettit Place, Shinfield, Reading, Wokingham RG2 9SP	RG2 9SP	RG2 9	19/06/2023	545,000	558,753	TRUE	Residential	House	Detached				97	£5,619	£5,760	Freehold	
19, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	18/03/2022	395,000	425,045	TRUE	Residential	House	Semi_Detached				70	£5,643	£6,072	Freehold	
11, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	18/03/2022	400,000	430,425	TRUE	Residential	House	Semi_Detached				70	£5,714	£6,149	Freehold	
1, Shepherd Road, Shinfield, Reading, Wokingham RG2 9SR	RG2 9SR	RG2 9	22/12/2022	500,000	507,384	TRUE	Residential	House	Semi_Detached				87	£5,747	£5,832	Freehold	
46, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	26/08/2022	403,000	408,845	TRUE	Residential	House	Terraced				70	£5,757	£5,841	Freehold	
7, Alexander Walk, Shinfield, Reading, Wokingham RG2 9SQ	RG2 9SQ	RG2 9	28/10/2022	485,000	488,781	TRUE	Residential	House	Detached				84	£5,774	£5,819	Freehold	
10, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	06/02/2023	405,000	408,396	TRUE	Residential	House	Semi_Detached				70	£5,786	£5,834	Freehold	
43, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	30/08/2022	405,000	419,537	TRUE	Residential	House	Semi_Detached				70	£5,786	£5,993	Freehold	
45, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	30/08/2022	405,000	419,537	TRUE	Residential	House	Semi_Detached				70	£5,786	£5,993	Freehold	
12, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	27/05/2022	405,000	434,509	TRUE	Residential	House	Semi_Detached				70	£5,786	£6,207	Freehold	
10, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	29/04/2022	405,000	435,805	TRUE	Residential	House	Semi_Detached				70	£5,786	£6,226	Freehold	
55, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	29/09/2022	410,000	418,705	TRUE	Residential	House	Semi_Detached				70	£5,857	£5,982	Freehold	
53, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	23/09/2022	415,000	423,811	TRUE	Residential	House	Semi_Detached				70	£5,929	£6,054	Freehold	
2, Alexander Walk, Shinfield, Reading, Wokingham RG2 9SQ	RG2 9SQ	RG2 9	03/03/2023	500,000	497,551	TRUE	Residential	House	Detached				84	£5,952	£5,923	Freehold	
5, Shepherd Road, Shinfield, Reading, Wokingham RG2 9SR	RG2 9SR	RG2 9	19/12/2022	530,000	531,495	TRUE	Residential	House	Detached				89	£5,955	£5,972	Freehold	
49, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SN	RG2 9SN	RG2 9	30/08/2022	417,500	432,486	TRUE	Residential	House	Semi_Detached				70	£5,964	£6,178	Freehold	
4, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	22/12/2022	420,000	426,203	TRUE	Residential	House	Semi_Detached				70	£6,000	£6,089	Freehold	
2, Bland Way, Shinfield, Reading, Wokingham RG2 9SL	RG2 9SL	RG2 9	22/12/2022	420,000	426,203	TRUE	Residential	House	Semi_Detached				70	£6,000	£6,089	Freehold	
Flat 1, 24, Phillips Drive, Shinfield, Reading, Wokingham RG2 9SE	RG2 9SE	RG2 9	28/01/2022	462,380	494,977	FALSE	Residential	House	Flat				51	£9,066	£9,705	Freehold	
Flat 1, Stormer House, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TD	RG2 9TD	RG2 9	11/02/2022	270,000	278,624	FALSE	Residential	House	Flat				74	£3,649	£3,765	Leasehold	
Flat 3, Stormer House, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TD	RG2 9TD	RG2 9	06/03/2023	281,500	280,166	FALSE	Residential	House	Flat				74	£3,804	£3,786	Leasehold	
8, Weaver Avenue, Arborfield Green, Reading, Wokingham RG2 9TR	RG2 9TR	RG2 9	15/03/2023	325,000	323,460	FALSE	Residential	House	Flat				83	£3,916	£3,897	Leasehold	
Flat 4, Centurion House, Sherman Avenue, Arborfield Green, Reading, Wokingham RG2 9TJ	RG2 9TJ	RG2 9	09/12/2022	283,400	282,280	FALSE	Residential	House	Flat				72	£3,936	£3,921	Leasehold	
Flat 5, Stormer House, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TD	RG2 9TD	RG2 9	25/11/2022	297,500	298,447	FALSE	Residential	House	Flat				74	£4,020	£4,033	Leasehold	
Flat 2, Stormer House, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TD	RG2 9TD	RG2 9	23/02/2023	298,000	295,189	FALSE	Residential	House	Flat				74	£4,027	£3,989	Leasehold	
Flat 6, Stormer House, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TD	RG2 9TD	RG2 9	11/03/2024	310,000	310,000	FALSE	Residential	House	Flat				74	£4,189	£4,189	Leasehold	
16, Quiller Avenue, Arborfield Green, Reading, Wokingham RG2 9TX	RG2 9TX	RG2 9	16/11/2023	625,000	632,562	FALSE	Residential	House	Detached				146	£4,281	£4,333	Freehold	
11, Glover Crescent, Arborfield Green, Reading, Wokingham RG2 9TW	RG2 9TW	RG2 9	22/04/2022	663,000	700,956	FALSE	Residential	House	Detached				146	£4,541	£4,801	Freehold	
1, Lorimer Grove, Arborfield Green, Reading, Wokingham RG2 9TP	RG2 9TP	RG2 9	28/06/2022	480,000	513,067	FALSE	Residential	House	Semi_Detached				105	£4,571	£4,886	Freehold	
16, Weaver Avenue, Arborfield Green, Reading, Wokingham RG2 9TR	RG2 9TR	RG2 9	29/09/2022	485,000	495,297	FALSE	Residential	House	Semi_Detached				105	£4,619	£4,717	Freehold	
22, Quiller Avenue, Arborfield Green, Reading, Wokingham RG2 9TX	RG2 9TX	RG2 9	17/11/2023	855,000	865,345	FALSE	Residential	House	Detached				184	£4,647	£4,703	Freehold	
17, Sherman Avenue, Arborfield Green, Reading, Wokingham RG2 9TF	RG2 9TF	RG2 9	24/03/2023	475,000	480,326	FALSE	Residential	House	Semi_Detached				102	£4,657	£4,709	Freehold	
15, Ambler Drive, Arborfield Green, Reading, Wokingham RG2 9TL	RG2 9TL	RG2 9	28/04/2023	495,000	500,550	FALSE	Residential	House	Semi_Detached				105	£4,714	£4,767	Freehold	
28, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TB	RG2 9TB	RG2 9	30/03/2022	1,100,000	1,163,839	FALSE	Residential	House	Detached				232	£4,741	£5,017	Freehold	
6, Milliner Grove, Arborfield Green, Reading, Wokingham RG2 9TQ	RG2 9TQ	RG2 9	26/04/2023	500,000	505,606	FALSE	Residential	House	Semi_Detached				105	£4,762	£4,815	Freehold	
36, Weaver Avenue, Arborfield Green, Reading, Wokingham RG2 9TR	RG2 9TR	RG2 9	14/04/2023	575,000	581,447	FALSE	Residential	House	Semi_Detached				119	£4,832	£4,886	Freehold	
17, Weaver Avenue, Arborfield Green, Reading, Wokingham RG2 9TR	RG2 9TR	RG2 9	09/09/2022	665,000	671,612	FALSE	Residential	House	Detached				135	£4,926	£4,975	Freehold	
Flat 4, Samson House, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TA	RG2 9TA	RG2 9	11/01/2023	255,000	252,000	FALSE	Residential	House	Flat				51	£5,000	£4,941	Leasehold	
3, Weaver Avenue, Arborfield Green, Reading, Wokingham RG2 9TR	RG2 9TR	RG2 9	10/05/2023	405,000	411,850	FALSE	Residential	House	Semi_Detached				81	£5,000	£5,085	Freehold	
6, Lorimer Grove, Arborfield Green, Reading, Wokingham RG2 9TP	RG2 9TP	RG2 9	09/12/2022	525,000	526,481	FALSE	Residential	House	Detached				105	£5,000	£5,014	Freehold	
8, Milliner Grove, Arborfield Green, Reading, Wokingham RG2 9TQ	RG2 9TQ	RG2 9	17/01/2024	530,000	543,374	FALSE	Residential	House	Detached				105	£5,048	£5,175	Freehold	
5, Milliner Grove, Arborfield Green, Reading, Wokingham RG2 9TQ	RG2 9TQ	RG2 9	27/09/2022	535,000	540,320	FALSE	Residential	House	Detached				105	£5,095	£5,146	Freehold	
39, Archer Grove, Arborfield Green, Reading, Wokingham RG2 9TB	RG2 9TB	RG2 9	19/08/2022	1,050,000	1,074,946	FALSE	Residential	House	Detached				199	£5,276	£5,402	Freehold	
20, Glover Crescent, Arborfield Green, Reading, Wokingham RG2 9TS	RG2 9TS	RG2 9	29/07/2022	439,950	462,044	TRUE	Residential	House	Semi_Detached				80	£5,499	£5,776	Freehold	
Flat 1, Boswell House, 11, Quiller Avenue, Arborfield Green, Reading, Wokingham RG2 9UB	RG2 9UB	RG2 9	29/04/2022	218,365	225,155	FALSE	Residential	House	Flat				70	£3,120	£3,217	Leasehold	
Flat 3, Bennet House, 9, Austen Grove, Arborfield Green, Reading, Wokingham RG2 9UQ	RG2 9UQ	RG2 9	18/03/2022	263,000	271,846	FALSE	Residential	House	Flat				70	£3,757	£3,884	Leasehold	
Flat 6, Osbern Court, 1, Beke Avenue, Shinfield, Reading, Wokingham RG2 9UW	RG2 9UW	RG2 9	05/03/2024	260,000	260,000	FALSE	Residential	House	Flat				65	£4,000	£4,000	Leasehold	
Flat 9, Osbern Court, 1, Beke Avenue, Shinfield, Reading, Wokingham RG2 9UW	RG2 9UW	RG2 9	22/07/2022	277,000	281,695	FALSE	Residential	House	Flat				65	£4,262	£4,334	Leasehold	
Flat 2, Elizabeth House, 17, Austen Grove, Arborfield Green, Reading, Wokingham RG2 9UR	RG2 9UR	RG2 9	23/05/2024	265,000	265,000	FALSE	Residential	House	Flat				61	£4,344	£4,344	Leasehold	
Flat 5, Osbern Court, 1, Beke Avenue, Shinfield, Reading, Wokingham RG2 9UW	RG2 9UW	RG2 9	17/03/2023	282,500	281,161	FALSE	Residential	House	Flat				65	£4,346	£4,326	Leasehold	
Flat 1, Bennet House, 9, Austen Grove, Arborfield Green, Reading, Wokingham RG2 9UQ	RG2 9UQ	RG2 9	20/11/2023	270,000	275,020	FALSE	Residential	House	Flat				62	£4,355	£4,436	Leasehold	
2, Carol Grove, Arborfield Green, Reading, Wokingham RG2 9UH	RG2 9UH	RG2 9	25/03/2022	589,950	624,188	TRUE	Residential	House	Detached				130	£4,538	£4,801	Freehold	
9, Orwell Drive, Arborfield Green, Reading, Wokingham RG2 9US	RG2 9US	RG2 9	08/04/2022	649,950	687,159	TRUE	Residential	House	Detached				143	£4,545	£4,805	Freehold	
8, Chesterman, Shinfield, Reading, Wokingham RG2 9UY	RG2 9UY	RG2 9	23/02/2024	378,000	383,482	FALSE	Residential	House	Terraced				83	£4,554	£4,620	Freehold	
Flat 7, Bennet House, 9, Austen Grove, Arborfield Green, Reading, Wokingham RG2 9UQ	RG2 9UQ	RG2 9	17/06/2022	284,000	291,876	FALSE	Residential	House	Flat				62	£4,581	£4,708	Leasehold	
10, Chesterman, Shinfield, Reading, Wokingham RG2 9UY	RG2 9UY	RG2 9	22/09/2023	387,500	385,297	FALSE	Residential	House	Terraced				83	£4,669	£4,642	Freehold	
1, Orwell Drive, Arborfield Green, Reading, Wokingham RG2 9US	RG2 9US	RG2 9	24/03/2022	679,950	719,411	FALSE	Residential	House	Detached				143	£4,755	£5,031	Freehold	
23, Carol Grove, Arborfield Green, Reading, Wokingham RG2 9UH	RG2 9UH	RG2 9	25/02/2022	509,950	539,947	TRUE	Residential	House	Detached				104	£4,903	£5,192	Freehold	
6, Carol Grove, Arborfield Green, Reading, Wokingham RG2 9UH	RG2 9UH	RG2 9	10/05/2022	544,950	575,292	TRUE	Residential	House	Detached				110	£4,954	£5,230	Freehold	
3, Orwell Drive, Arborfield Green, Reading, Wokingham RG2 9US	RG2 9US	RG2 9	24/03/2022	629,950	666,510	FALSE	Residential	House	Detached				127	£4,960	£5,248	Freehold	
19, Carol Grove, Arborfield Green, Reading, Wokingham RG2 9UH	RG2 9UH	RG2 9	18/02/2022	519,950	560,753	TRUE	Residential	House	Semi_Detached				104	£5,000	£5,392	Freehold	
9, Beke Avenue, Shinfield, Reading, Wokingham RG2 9UW	RG2 9UW	RG2 9	21/12/2022	450,000	456,646	FALSE	Residential	House	Semi_Detached				90	£5,000	£5,074	Freehold	</

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure		
8, Pintail Place, Arborfield Green, Reading, Wokingham RG2 9WN	RG2 9WN	RG2 9	23/06/2023	400,000	410,094	FALSE	Residential	House	Detached				84	£4,762	£4,882	Freehold		
18, Martyn Crescent, Shinfield, Reading, Wokingham RG2 9WF	RG2 9WF	RG2 9	27/05/2022	620,000	654,521	TRUE	Residential	House	Detached				130	£4,769	£5,035	Freehold		
3, Sharpe Place, Shinfield, Reading, Wokingham RG2 9WJ	RG2 9WJ	RG2 9	25/02/2022	430,000	463,744	TRUE	Residential	House	Semi_Detached				90	£4,778	£5,153	Freehold		
5, Sharpe Place, Shinfield, Reading, Wokingham RG2 9WJ	RG2 9WJ	RG2 9	24/02/2022	435,000	469,137	TRUE	Residential	House	Semi_Detached				90	£4,833	£5,213	Freehold		
10, Sharpe Place, Shinfield, Reading, Wokingham RG2 9WJ	RG2 9WJ	RG2 9	27/05/2022	525,000	554,232	TRUE	Residential	House	Detached				108	£4,861	£5,132	Freehold		
4, Sharpe Place, Shinfield, Reading, Wokingham RG2 9WJ	RG2 9WJ	RG2 9	08/06/2022	565,000	594,693	TRUE	Residential	House	Detached				116	£4,871	£5,127	Freehold		
23, Martyn Crescent, Shinfield, Reading, Wokingham RG2 9WF	RG2 9WF	RG2 9	05/05/2023	440,000	447,442	FALSE	Residential	House	Semi_Detached				90	£4,889	£4,972	Freehold		
2, Sharpe Place, Shinfield, Reading, Wokingham RG2 9WJ	RG2 9WJ	RG2 9	29/04/2022	570,000	602,632	TRUE	Residential	House	Detached				116	£4,914	£5,195	Freehold		
34, Martyn Crescent, Shinfield, Reading, Wokingham RG2 9WF	RG2 9WF	RG2 9	25/04/2022	575,000	607,918	TRUE	Residential	House	Detached				116	£4,957	£5,241	Freehold		
36, Martyn Crescent, Shinfield, Reading, Wokingham RG2 9WF	RG2 9WF	RG2 9	20/12/2023	692,500	714,612	FALSE	Residential	House	Detached				139	£4,982	£5,141	Freehold		
2, Lance Way, Arborfield Green, Reading, Wokingham RG2 9YY	RG2 9YY	RG2 9	08/09/2023	545,000	549,186	FALSE	Residential	House	Semi_Detached				112	£4,866	£4,903	Freehold		
6, Aragon Crescent, Shinfield, Reading, Wokingham RG2 9YH	RG2 9YH	RG2 9	20/12/2022	635,000	636,791	FALSE	Residential	House	Detached				127	£5,000	£5,014	Freehold		
17, Lance Way, Arborfield Green, Reading, Wokingham RG2 9YY	RG2 9YY	RG2 9	24/06/2022	662,500	697,317	FALSE	Residential	House	Detached				131	£5,057	£5,323	Freehold		
5, Pelliot Grove, Shinfield, Reading, Wokingham RG2 9YD	RG2 9YD	RG2 9	22/11/2023	430,000	439,441	FALSE	Residential	House	Semi_Detached				84	£5,119	£5,231	Freehold		
1, Baston Road, Arborfield Green, Reading, Wokingham RG2 9ZW	RG2 9ZW	RG2 9	20/12/2023	500,000	519,065	FALSE	Residential	House	Semi_Detached				126	£3,968	£4,120	Freehold		
24, Equestrian Court, Arborfield Green, Reading, Wokingham RG2 9ZS	RG2 9ZS	RG2 9	02/10/2023	660,000	655,849	FALSE	Residential	House	Detached				153	£4,314	£4,287	Freehold		
16, Equestrian Court, Arborfield Green, Reading, Wokingham RG2 9ZS	RG2 9ZS	RG2 9	21/01/2022	520,000	566,309	TRUE	Residential	House	Semi_Detached				118	£4,407	£4,799	Freehold		
		RG2 9 Average												£4,752	£4,891		Shinfield, Aborfield Green	
4, Sonning Gate, Sonning, Reading, Wokingham RG4 6GQ	RG4 6GQ	RG4 6	26/07/2022	1,400,000	1,451,020	FALSE	Residential	House	Detached				308	£4,545	£4,711	Freehold		
21, West Court, West Drive, Sonning, Reading, Wokingham RG4 6GL	RG4 6GL	RG4 6	26/09/2022	450,000	450,715	FALSE	Residential	House	Flat			3	97	£4,639	£4,647	Leasehold		
8, South Drive, Sonning, Reading, Wokingham RG4 6GB	RG4 6GB	RG4 6	11/11/2022	1,510,000	1,520,694	FALSE	Residential	House	Detached				309	£4,887	£4,921	Freehold		
11, West Court, West Drive, Sonning, Reading, Wokingham RG4 6GL	RG4 6GL	RG4 6	24/08/2023	440,000	451,466	FALSE	Residential	House	Flat			2	88	£5,000	£5,130	Leasehold		
42, Pound Lane, Sonning, Reading, Wokingham RG4 6GG	RG4 6GG	RG4 6	16/01/2023	1,085,000	1,079,685	FALSE	Residential	House	Detached				188	£5,771	£5,743	Freehold		
7, West Drive, Sonning, Reading, Wokingham RG4 6GE	RG4 6GE	RG4 6	08/04/2022	1,700,000	1,797,323	FALSE	Residential	House	Detached				267	£6,367	£6,732	Freehold		
46, Pound Lane, Sonning, Reading, Wokingham RG4 6GG	RG4 6GG	RG4 6	25/07/2022	1,020,000	1,057,172	FALSE	Residential	House	Detached				150	£6,800	£7,048	Freehold		
14, West Court, West Drive, Sonning, Reading, Wokingham RG4 6GL	RG4 6GL	RG4 6	18/02/2022	395,000	407,617	FALSE	Residential	House	Flat			3	51	£7,745	£7,992	Leasehold		
37, Old Bath Road, Sonning, Reading, Wokingham RG4 6SY	RG4 6SY	RG4 6	02/06/2023	1,085,000	1,112,379	FALSE	Residential	Bungalow	Detached			3	217	£5,000	£5,126	Freehold		
5, Old Bath Road, Sonning, Reading, Wokingham RG4 6SZ	RG4 6SZ	RG4 6	20/04/2023	2,314,000	2,302,665	FALSE	Residential	House	Detached				409	£5,658	£5,630	Freehold		
43, Old Bath Road, Sonning, Reading, Wokingham RG4 6SY	RG4 6SY	RG4 6	21/10/2022	827,000	833,447	FALSE	Residential	House	Detached				120	£6,892	£6,945	Freehold		
Corndon, Holme Park Farm Lane, Sonning, Reading, Wokingham RG4 6SX	RG4 6SX	RG4 6	16/09/2022	1,350,000	1,363,423	FALSE	Residential	House	Detached				189	£7,143	£7,214	Freehold		
Halstead, Old Bath Road, Sonning, Reading, Wokingham RG4 6TQ	RG4 6TQ	RG4 6	14/09/2022	1,625,000	1,641,158	FALSE	Residential	House	Detached				314	£5,175	£5,227	Freehold		
Mortimer, Old Bath Road, Sonning, Reading, Wokingham RG4 6TQ	RG4 6TQ	RG4 6	08/04/2022	1,675,000	1,770,892	FALSE	Residential	House	Detached				319	£5,251	£5,551	Freehold		
1, Model Farm Cottages, Bath Road, Sonning, Reading, Wokingham RG4 6TD	RG4 6TD	RG4 6	14/10/2022	600,000	611,873	FALSE	Residential	House	Semi_Detached			3	111	£5,405	£5,512	Freehold		
The Granary, Charvil Lane, Sonning, Reading, Wokingham RG4 6TH	RG4 6TH	RG4 6	21/04/2023	1,800,000	1,791,183	FALSE	Residential	House	Detached				256	£7,031	£6,997	Freehold		
Bow Cottage, High Street, Sonning, Reading, Wokingham RG4 6UP	RG4 6UP	RG4 6	25/03/2024	750,000	746,797	FALSE	Residential	House	Terraced			3	171	£4,386	£4,367	Freehold		
2, High Street, Sonning, Reading, Wokingham RG4 6UP	RG4 6UP	RG4 6	26/01/2024	410,000	420,829	FALSE	Residential	House	Terraced			2	93	£4,409	£4,525	Freehold		
Ellesmere, Pearson Road, Sonning, Reading, Wokingham RG4 6UL	RG4 6UL	RG4 6	09/06/2023	850,000	871,449	FALSE	Residential	House	Detached			3	4	151	£5,629	£5,771	Freehold	
3, Old Well Court, Thames Street, Sonning, Reading, Wokingham RG4 6UR	RG4 6UR	RG4 6	26/09/2022	800,000	807,955	FALSE	Residential	House	Detached			2	3	142	£5,634	£5,690	Freehold	
Grove Side, Pearson Road, Sonning, Reading, Wokingham RG4 6UH	RG4 6UH	RG4 6	26/06/2023	1,177,000	1,204,552	FALSE	Residential	House	Terraced				196	£6,005	£6,146	Freehold		
The Old Cottage, Pearson Road, Sonning, Reading, Wokingham RG4 6UH	RG4 6UH	RG4 6	16/09/2022	1,350,000	1,363,666	FALSE	Residential	House	Other				215.96	£6,251	£6,314	Freehold		
Grove End, Pearson Road, Sonning, Reading, Wokingham RG4 6UH	RG4 6UH	RG4 6	25/01/2024	810,000	831,394	FALSE	Residential	House	Terraced			2	3	123	£6,585	£6,759	Freehold	
Dorey Cottage, High Street, Sonning, Reading, Wokingham RG4 6UP	RG4 6UP	RG4 6	29/09/2023	532,500	536,590	FALSE	Residential	House	Semi_Detached			2	2	80	£6,656	£6,707	Freehold	
33, Glebe Lane, Sonning, Reading, Wokingham RG4 6XH	RG4 6XH	RG4 6	14/07/2022	737,000	774,011	FALSE	Residential	House	Semi_Detached			3	3	146	£5,048	£5,301	Freehold	
77, Pound Lane, Sonning, Reading, Wokingham RG4 6XD	RG4 6XD	RG4 6	18/12/2022	535,000	542,901	FALSE	Residential	House	Semi_Detached			3	4	105	£5,095	£5,170	Freehold	
25, Glebe Lane, Sonning, Reading, Wokingham RG4 6XH	RG4 6XH	RG4 6	11/08/2023	650,000	672,366	FALSE	Residential	House	Semi_Detached			3	3	117	£5,556	£5,747	Freehold	
34, Glebe Lane, Sonning, Reading, Wokingham RG4 6XH	RG4 6XH	RG4 6	18/08/2022	630,000	652,613	FALSE	Residential	House	Semi_Detached			2	3	109	£5,780	£5,987	Freehold	
26, Sonning Meadows, Sonning, Reading, Wokingham RG4 6XB	RG4 6XB	RG4 6	20/09/2022	1,350,000	1,363,423	FALSE	Residential	House	Detached				231	£5,844	£5,902	Freehold		
39, Pound Lane, Sonning, Reading, Wokingham RG4 6XD	RG4 6XD	RG4 6	21/09/2023	890,000	896,837	FALSE	Residential	House	Semi_Detached				146	£6,096	£6,143	Freehold		
Elm Gables, Parkway Drive, Sonning, Reading, Wokingham RG4 6XG	RG4 6XG	RG4 6	21/07/2022	1,430,000	1,482,114	FALSE	Residential	House	Detached				213	£6,714	£6,958	Freehold		
21, Glebe Lane, Sonning, Reading, Wokingham RG4 6XH	RG4 6XH	RG4 6	29/09/2023	635,000	639,878	FALSE	Residential	House	Semi_Detached			3	3	85	£7,471	£7,528	Freehold	
		RG4 6 Average												£5,827	£5,942		Sonning	
128, Acorn Drive, Wokingham, Wokingham RG40 1EU	RG40 1EU	RG40 1	08/04/2022	155,000	159,820	FALSE	Residential	House	Flat			2	2	49	£3,163	£3,262	Leasehold	
23, Mylne Square, Wokingham, Wokingham RG40 1UN	RG40 1UN	RG40 1	25/11/2022	457,500	466,883	FALSE	Residential	House	Semi_Detached			3	4	139	£3,291	£3,359	Freehold	
55, Rose Street, Wokingham, Wokingham RG40 1XS	RG40 1XS	RG40 1	21/01/2022	295,000	316,007	FALSE	Residential	House	Flat			2	3	87	£3,391	£3,632	Leasehold	
38, Milton Gardens, Wokingham, Wokingham RG40 1DA	RG40 1DA	RG40 1	10/11/2022	500,000	500,358	FALSE	Residential	House	Terraced			2	3	147	£3,401	£3,404	Freehold	
42, Acorn Drive, Wokingham, Wokingham RG40 1EQ	RG40 1EQ	RG40 1	09/12/2022	165,000	164,348	FALSE	Residential	Maisonette	Flat			1	1	48	£3,438	£3,424	Leasehold	
67, Longs Way, Wokingham, Wokingham RG40 1QW	RG40 1QW	RG40 1	17/05/2022	425,000	455,967	FALSE	Residential	House	Semi_Detached			3	4	123	£3,455	£3,707	Freehold	
44, Harding Place, Wokingham, Wokingham RG40 1BX	RG40 1BX	RG40 1	12/04/2024	380,000	380,000	FALSE	Residential	House	Semi_Detached			2	3	109	£3,486	£3,486	Freehold	
Flat 19, Chestnut Grange, Harding Place, Wokingham, Wokingham RG40 1BT	RG40 1BT	RG40 1	16/06/2023	315,000	319,308	FALSE	Residential	House	Flat			2	2	89	£3,539	£3,588	Leasehold	
7, Marlborough Court, Wokingham, Wokingham RG40 1TA	RG40 1TA	RG40 1	03/11/2023	298,000	303,541	FALSE	Residential	Maisonette	Flat			2	2	84	£3,548	£3,614	Leasehold	
Flat 26, The Cloister, Woolf Drive, Wokingham, Wokingham RG40 1AW	RG40 1AW	RG40 1	10/01/2022	230,000	239,504	FALSE	Residential	House	Flat			1	1	64	£3,594	£3,742	Leasehold	
8, Oak Avenue, Wokingham, Wokingham RG40 1LH	RG40 1LH	RG40 1	07/01/2022	450,000	490,075	FALSE	Residential	House	Semi_Detached				125	£3,600	£3,921	Freehold		
Flat 12, Landen House, Rectory Road, Wokingham, Wokingham RG40 1EE	RG40 1EE	RG40 1	13/01/2023	395,000	390,353	FALSE	Residential	House	Flat			2	2	108	£3,657	£3,614	Leasehold	
39, Budes Road, Wokingham, Wokingham RG40 1PL	RG40 1PL	RG40 1	26/07/2022	150,000	152,542	FALSE	Residential	House	Flat			1	1	41	£3,659	£3,721	Leasehold	
90, Carina Drive, Wokingham, Wokingham RG40 1EF	RG40 1EF	RG40 1	15/09/2022	240,000	240,382	FALSE	Residential	Maisonette	Flat			2	2	65	£3,692	£3,698	Leasehold	
10, Oak Avenue, Wokingham, Wokingham RG40 1LH	RG40 1LH	RG40 1	22/04/2022	462,000	497,141	FALSE	Residential	House	Semi_Detached				125	£3,696	£3,977	Freehold		
11, The Terrace, Wokingham, Wokingham RG40 1BP	RG40 1BP	RG40 1	17/03/2023	710,000	710,509	FALSE	Residential	House	Other				192	£3,698	£3,701	Freehold		
Flat 1, Genus Court, 6, Kennedy Place, Wokingham, Wokingham RG40 1LG	RG40 1LG	RG40 1	28/07/2022	307,000	312,203	TRUE	Residential	House	Flat				83	£3,699	£3,761	Leasehold		
The Cottage, Salisbury House, Milton Road, Wokingham, Wokingham RG40 1DB	RG40 1DB	RG40 1	20/10/2022	365,000	364,479	FALSE	Residential	House	Flat			2	2	98	£3,724	£3,719	Freehold	
56, William Heelas Way, Wokingham, Wokingham RG40 1GL	RG40 1GL	RG40 1	27/11/2023	340,000	344,432	FALSE	Residential	House	Terraced				91	£3,736	£3,785	Freehold		
45, William Heelas Way, Wokingham, Wokingham RG40 1GL	RG40 1GL	RG40 1	25/02/2022	520,000	560,807	FALSE	Residential	House	Semi_Detached				138	£3,768	£4,064	Freehold		
Flat 26, Chestnut Grange, Harding Place, Wokingham, Wokingham RG40 1BT	RG40 1BT	RG40 1	25/07/2023	287,000	295,925	FALSE	Residential	House	Flat			2	2	76				

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
27, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	18/03/2022	525,000	557,688	FALSE	Residential	House	Terraced				128	£4,102	£4,357	Freehold	
17, Patten Ash Drive, Wokingham, Wokingham RG40 1SH	RG40 1SH	RG40 1	15/12/2022	300,000	298,506	FALSE	Residential	House	Terraced		2	2	73	£4,110	£4,089	Freehold	
178, Norreys Avenue, Wokingham, Wokingham RG40 1UH	RG40 1UH	RG40 1	09/01/2023	440,000	443,070	FALSE	Residential	House	Semi_Detached		3	3	107	£4,112	£4,141	Freehold	
14, Barrett Crescent, Wokingham, Wokingham RG40 1UP	RG40 1UP	RG40 1	12/08/2022	366,000	371,308	FALSE	Residential	House	Terraced		2	3	89	£4,112	£4,172	Freehold	
11, Milton Court, Milton Road, Wokingham, Wokingham RG40 1DQ	RG40 1DQ	RG40 1	25/09/2023	305,000	306,704	FALSE	Residential	House	Flat		2	2	74	£4,122	£4,145	Leasehold	
35, Elizabeth Road, Wokingham, Wokingham RG40 1UA	RG40 1UA	RG40 1	28/01/2022	330,000	353,499	FALSE	Residential	House	Terraced		2	2	80	£4,125	£4,419	Freehold	
Flat 26, Saxons Court, Peach Street, Wokingham, Wokingham RG40 1XH	RG40 1XH	RG40 1	14/10/2022	260,000	260,413	FALSE	Residential	House	Flat				63	£4,127	£4,134	Leasehold	
45, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	03/02/2023	520,000	524,361	TRUE	Residential	House	Semi_Detached				126	£4,127	£4,162	Freehold	
Flat 3, Foxleyes Court, William Heelas Way, Wokingham, Wokingham RG40 1JZ	RG40 1JZ	RG40 1	09/01/2023	289,000	285,600	FALSE	Residential	House	Flat				70	£4,129	£4,080	Leasehold	
Flat 38, Wiltshire Place, Wiltshire Road, Wokingham, Wokingham RG40 1EP	RG40 1EP	RG40 1	25/03/2022	320,000	330,763	FALSE	Residential	House	Flat				77	£4,156	£4,296	Leasehold	
82, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	17/08/2022	330,000	332,374	FALSE	Residential	Maisonette	Flat				79	£4,177	£4,207	Freehold	
16, Ifould Crescent, Wokingham, Wokingham RG40 1LB	RG40 1LB	RG40 1	18/08/2022	305,000	307,194	FALSE	Residential	House	Flat				73	£4,178	£4,208	Leasehold	
34, Elizabeth Road, Wokingham, Wokingham RG40 1UB	RG40 1UB	RG40 1	10/01/2022	335,000	358,855	FALSE	Residential	House	Terraced		3	3	80	£4,188	£4,486	Freehold	
7, Oak Avenue, Wokingham, Wokingham RG40 1LH	RG40 1LH	RG40 1	17/07/2023	477,500	501,845	FALSE	Residential	House	Semi_Detached				114	£4,189	£4,402	Freehold	
132, Beechey Place, Wokingham, Wokingham RG40 1LQ	RG40 1LQ	RG40 1	01/09/2023	272,500	274,022	FALSE	Residential	House	Flat				65	£4,192	£4,216	Leasehold	
1a, Swift House, Market Place, Wokingham, Wokingham RG40 1AP	RG40 1AP	RG40 1	24/02/2023	210,000	208,019	FALSE	Residential	House	Flat		1	1	50	£4,200	£4,160	Leasehold	
3, Whaley Road, Wokingham, Wokingham RG40 1QA	RG40 1QA	RG40 1	11/12/2023	572,500	594,329	FALSE	Residential	House	Semi_Detached		3	4	136	£4,210	£4,370	Freehold	
1, Paice Green, Wokingham, Wokingham RG40 1YN	RG40 1YN	RG40 1	03/05/2024	590,000	590,000	FALSE	Residential	House	Detached				140	£4,214	£4,214	Freehold	
39, Longs Way, Wokingham, Wokingham RG40 1QW	RG40 1QW	RG40 1	29/11/2022	245,000	245,780	FALSE	Residential	Maisonette	Flat		1	1	58	£4,224	£4,238	Leasehold	
206, William Heelas Way, Wokingham, Wokingham RG40 1GS	RG40 1GS	RG40 1	16/11/2022	275,000	275,876	FALSE	Residential	Maisonette	Flat				65	£4,231	£4,244	Leasehold	
1a, Ashridge Road, Wokingham, Wokingham RG40 1PP	RG40 1PP	RG40 1	17/11/2023	440,000	449,660	FALSE	Residential	House	Semi_Detached		2	3	104	£4,231	£4,324	Freehold	
2, De Vitre Green, Wokingham, Wokingham RG40 1SE	RG40 1SE	RG40 1	23/06/2022	580,000	619,956	FALSE	Residential	House	Semi_Detached				137	£4,234	£4,525	Freehold	
42, William Heelas Way, Wokingham, Wokingham RG40 1GL	RG40 1GL	RG40 1	13/12/2023	590,000	609,609	FALSE	Residential	House	Terraced				139	£4,245	£4,386	Freehold	
1, Bremner Way, Wokingham, Wokingham RG40 1LA	RG40 1LA	RG40 1	10/11/2023	277,000	282,150	FALSE	Residential	House	Flat				65	£4,262	£4,341	Leasehold	
62, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	12/12/2023	273,000	282,646	FALSE	Residential	House	Flat				64	£4,266	£4,416	Leasehold	
28, Ifould Crescent, Wokingham, Wokingham RG40 1LB	RG40 1LB	RG40 1	17/11/2022	307,500	308,479	FALSE	Residential	House	Flat				72	£4,271	£4,284	Leasehold	
51, William Heelas Way, Wokingham, Wokingham RG40 1GL	RG40 1GL	RG40 1	27/04/2022	252,000	259,836	FALSE	Residential	House	Flat				59	£4,271	£4,404	Leasehold	
71, William Heelas Way, Wokingham, Wokingham RG40 1LN	RG40 1LN	RG40 1	07/01/2022	282,000	293,653	FALSE	Residential	House	Flat				66	£4,273	£4,449	Leasehold	
62, William Heelas Way, Wokingham, Wokingham RG40 1GL	RG40 1GL	RG40 1	18/05/2023	590,000	594,248	FALSE	Residential	House	Terraced				138	£4,275	£4,306	Freehold	
23, Norreys Avenue, Wokingham, Wokingham RG40 1UU	RG40 1UU	RG40 1	01/09/2023	395,000	398,034	FALSE	Residential	House	Semi_Detached		2	3	92	£4,293	£4,326	Freehold	
25, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	16/05/2023	550,000	553,960	FALSE	Residential	House	Terraced				128	£4,297	£4,328	Freehold	
17, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	24/08/2022	550,000	569,742	FALSE	Residential	House	Semi_Detached				128	£4,297	£4,451	Freehold	
Apartment 1, Hulbert Gate, Shute End, Wokingham, Wokingham RG40 1BS	RG40 1BS	RG40 1	28/01/2022	250,000	260,331	FALSE	Residential	Maisonette	Flat		1	1	58	£4,310	£4,488	Leasehold	
83, William Heelas Way, Wokingham, Wokingham RG40 1LN	RG40 1LN	RG40 1	14/03/2024	289,000	289,000	FALSE	Residential	House	Flat				67	£4,313	£4,313	Leasehold	
104, William Heelas Way, Wokingham, Wokingham RG40 1GS	RG40 1GS	RG40 1	19/04/2022	267,500	275,818	FALSE	Residential	House	Flat				62	£4,315	£4,449	Leasehold	
41, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	14/11/2022	480,000	489,844	TRUE	Residential	House	Semi_Detached				111	£4,324	£4,413	Freehold	
37, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	26/10/2022	480,000	489,498	TRUE	Residential	House	Semi_Detached				111	£4,324	£4,410	Freehold	
37, Broad Street, Wokingham, Wokingham RG40 1AU	RG40 1AU	RG40 1	11/11/2022	900,000	900,644	FALSE	Residential	House	Terraced				208	£4,327	£4,330	Freehold	
22, Pigott Road, Wokingham, Wokingham RG40 1PY	RG40 1PY	RG40 1	12/08/2022	585,000	605,998	FALSE	Residential	House	Semi_Detached				135	£4,333	£4,489	Freehold	
17, Acorn Drive, Wokingham, Wokingham RG40 1EQ	RG40 1EQ	RG40 1	05/01/2024	230,000	237,346	FALSE	Residential	House	Flat		2	2	53	£4,340	£4,478	Leasehold	
3, Ifould Crescent, Wokingham, Wokingham RG40 1LB	RG40 1LB	RG40 1	11/03/2022	286,500	296,136	FALSE	Residential	House	Flat				66	£4,341	£4,487	Leasehold	
48, Shefford Crescent, Wokingham, Wokingham RG40 1YP	RG40 1YP	RG40 1	29/09/2023	475,000	478,649	FALSE	Residential	House	Semi_Detached				109	£4,358	£4,391	Freehold	
3, Benning Way, Wokingham, Wokingham RG40 1XX	RG40 1XX	RG40 1	08/12/2023	615,000	634,637	FALSE	Residential	House	Detached		3	4	141	£4,362	£4,501	Freehold	
13, Ashridge Road, Wokingham, Wokingham RG40 1PP	RG40 1PP	RG40 1	07/01/2022	358,000	383,493	FALSE	Residential	House	Terraced		2	2	82	£4,366	£4,677	Freehold	
43, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	21/11/2022	485,000	494,947	TRUE	Residential	House	Semi_Detached				111	£4,369	£4,459	Freehold	
43, Ashridge Road, Wokingham, Wokingham RG40 1PR	RG40 1PR	RG40 1	17/06/2022	310,380	324,288	FALSE	Residential	House	Terraced		2	3	71	£4,372	£4,567	Freehold	
19, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	11/04/2022	560,000	602,595	FALSE	Residential	House	Semi_Detached				128	£4,375	£4,708	Freehold	
62, Beechey Place, Wokingham, Wokingham RG40 1LQ	RG40 1LQ	RG40 1	23/04/2024	228,000	228,000	FALSE	Residential	House	Flat				52	£4,385	£4,385	Leasehold	
178, William Heelas Way, Wokingham, Wokingham RG40 1GS	RG40 1GS	RG40 1	17/11/2022	285,000	285,908	FALSE	Residential	House	Flat				65	£4,385	£4,399	Leasehold	
214, William Heelas Way, Wokingham, Wokingham RG40 1GS	RG40 1GS	RG40 1	25/08/2022	290,000	292,086	FALSE	Residential	Maisonette	Flat				66	£4,394	£4,426	Leasehold	
29, Kennedy Place, Wokingham, Wokingham RG40 1LG	RG40 1LG	RG40 1	28/06/2022	870,000	915,722	TRUE	Residential	House	Detached				198	£4,394	£4,625	Freehold	
21, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	28/07/2023	475,000	494,467	FALSE	Residential	House	Flat		2	2	108	£4,398	£4,578	Leasehold	
Flat 3, Chestnut Grange, Harding Place, Wokingham, Wokingham RG40 1BT	RG40 1BT	RG40 1	08/05/2024	295,000	295,000	FALSE	Residential	House	Flat		2	2	67	£4,403	£4,403	Leasehold	
Flat 10, Landen House, Rectory Road, Wokingham, Wokingham RG40 1EE	RG40 1EE	RG40 1	09/10/2023	370,000	370,588	FALSE	Residential	House	Flat		2	3	84	£4,405	£4,412	Leasehold	
15, Marlborough Court, Wokingham, Wokingham RG40 1TA	RG40 1TA	RG40 1	25/01/2023	300,000	296,471	FALSE	Residential	House	Flat		2	2	68	£4,412	£4,360	Leasehold	
33, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	24/10/2022	490,000	499,696	TRUE	Residential	House	Semi_Detached				111	£4,414	£4,502	Freehold	
31, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	17/10/2022	490,000	499,696	TRUE	Residential	House	Semi_Detached				111	£4,414	£4,502	Freehold	
15, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	29/03/2022	720,000	761,786	TRUE	Residential	House	Detached				163	£4,417	£4,674	Freehold	
Flat 5, Foxleyes Court, William Heelas Way, Wokingham, Wokingham RG40 1JZ	RG40 1JZ	RG40 1	27/04/2022	283,000	291,800	FALSE	Residential	House	Flat				64	£4,422	£4,559	Leasehold	
130, Acorn Drive, Wokingham, Wokingham RG40 1EU	RG40 1EU	RG40 1	25/10/2022	240,000	240,382	FALSE	Residential	House	Flat		2	2	54	£4,444	£4,452	Leasehold	
112, William Heelas Way, Wokingham, Wokingham RG40 1GS	RG40 1GS	RG40 1	23/03/2022	280,000	289,418	FALSE	Residential	House	Flat				63	£4,444	£4,594	Leasehold	
1, Milton Court, Milton Road, Wokingham, Wokingham RG40 1DQ	RG40 1DQ	RG40 1	18/12/2023	285,000	295,070	FALSE	Residential	House	Flat		2	2	64	£4,453	£4,610	Leasehold	
74, Bean Oak Road, Wokingham, Wokingham RG40 1RN	RG40 1RN	RG40 1	20/03/2024	401,000	400,722	FALSE	Residential	House	Semi_Detached		3	3	90	£4,456	£4,452	Freehold	
180, William Heelas Way, Wokingham, Wokingham RG40 1GS	RG40 1GS	RG40 1	07/09/2023	228,000	229,274	FALSE	Residential	House	Flat				51	£4,471	£4,496	Leasehold	
5, Ashridge Road, Wokingham, Wokingham RG40 1PP	RG40 1PP	RG40 1	05/05/2023	422,500	429,646	FALSE	Residential	House	Semi_Detached		3	3	94	£4,495	£4,571	Freehold	
52, Harmar Close, Wokingham, Wokingham RG40 1SG	RG40 1SG	RG40 1	19/06/2023	685,000	702,286	FALSE	Residential	House	Detached				152	£4,507	£4,620	Freehold	
5, Bremner Way, Wokingham, Wokingham RG40 1LA	RG40 1LA	RG40 1	17/11/2023	285,000	290,299	FALSE	Residential	House	Flat				63	£4,524	£4,608	Leasehold	
Flat 11, Foxleyes Court, William Heelas Way, Wokingham, Wokingham RG40 1JZ	RG40 1JZ	RG40 1	11/05/2022	285,000	294,586	FALSE	Residential	House	Flat				63	£4,524	£4,676	Leasehold	
3, Marlborough Court, Wokingham, Wokingham RG40 1TA	RG40 1TA	RG40 1	03/11/2023	286,000	291,318	FALSE	Residential	Maisonette	Flat		2	2	63	£4,540	£4,624	Leasehold	
94, Carina Drive, Wokingham, Wokingham RG40 1EF	RG40 1EF	RG40 1	20/04/2023	255,000	253,591	FALSE	Residential	House	Flat		2	2	56	£4,554	£4,528	Leasehold	
4, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	03/03/2023	287,000	285,640	FALSE	Residential	House	Flat		2	2	63	£4,556	£4,534	Leasehold	
34a, Plough Lane, Wokingham, Wokingham RG40 1RG	RG40 1RG	RG40 1	19/09/2023	465,000	468,572												

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
32, Milton Gardens, Wokingham, Wokingham RG40 1DA	RG40 1DA	RG40 1	30/05/2022	278,200	287,557	FALSE	Residential	House	Flat		2	2	59	£4,715	£4,874	Leasehold	
13, Crutchley Road, Wokingham, Wokingham RG40 1XA	RG40 1XA	RG40 1	22/02/2022	477,500	505,588	FALSE	Residential	House	Detached			3	101	£4,728	£5,006	Freehold	
188, Norreys Avenue, Wokingham, Wokingham RG40 1UH	RG40 1UH	RG40 1	08/02/2022	350,000	377,466	FALSE	Residential	House	Semi_Detached		3	3	74	£4,730	£5,101	Freehold	
2, Benning Way, Wokingham, Wokingham RG40 1XX	RG40 1XX	RG40 1	08/02/2022	615,000	651,176	FALSE	Residential	House	Detached				130	£4,731	£5,009	Freehold	
7, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	09/05/2022	640,000	686,632	TRUE	Residential	House	Semi_Detached				135	£4,741	£5,086	Freehold	
6, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	06/05/2022	640,000	686,632	TRUE	Residential	House	Semi_Detached				135	£4,741	£5,086	Freehold	
38, Headington Drive, Wokingham, Wokingham RG40 1XB	RG40 1XB	RG40 1	30/10/2023	607,500	603,679	FALSE	Residential	House	Detached				128	£4,746	£4,716	Freehold	
9, Woolford, Wokingham, Wokingham RG40 1LW	RG40 1LW	RG40 1	17/03/2022	655,000	693,013	TRUE	Residential	House	Detached				138	£4,746	£5,022	Freehold	
3, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	22/04/2022	570,000	613,356	TRUE	Residential	House	Semi_Detached				120	£4,750	£5,111	Freehold	
33, Barrett Crescent, Wokingham, Wokingham RG40 1UR	RG40 1UR	RG40 1	13/10/2022	433,000	441,568	FALSE	Residential	House	Semi_Detached		3	3	91	£4,758	£4,852	Freehold	
122, Beechey Place, Wokingham, Wokingham RG40 1LQ	RG40 1LQ	RG40 1	26/08/2022	300,000	302,158	FALSE	Residential	House	Flat				63	£4,762	£4,796	Leasehold	
2a, Ashridge Road, Wokingham, Wokingham RG40 1PQ	RG40 1PQ	RG40 1	23/06/2023	500,000	519,065	FALSE	Residential	House	Semi_Detached		3	4	105	£4,762	£4,943	Freehold	
19, Benning Way, Wokingham, Wokingham RG40 1XX	RG40 1XX	RG40 1	06/01/2023	605,000	602,036	FALSE	Residential	House	Detached				127	£4,764	£4,740	Freehold	
8, Trill Way, Wokingham, Wokingham RG40 1LU	RG40 1LU	RG40 1	21/01/2022	467,000	508,589	TRUE	Residential	House	Semi_Detached				98	£4,765	£5,190	Freehold	
47, Budes Road, Wokingham, Wokingham RG40 1PL	RG40 1PL	RG40 1	09/12/2022	430,000	436,350	FALSE	Residential	House	Semi_Detached		2	3	90	£4,778	£4,848	Freehold	
103, Norreys Avenue, Wokingham, Wokingham RG40 1UY	RG40 1UY	RG40 1	03/02/2023	432,000	428,630	FALSE	Residential	House	Terraced		3	3	90	£4,800	£4,763	Freehold	
15, Mylne Square, Wokingham, Wokingham RG40 1UT	RG40 1UT	RG40 1	28/04/2022	438,500	471,853	FALSE	Residential	House	Semi_Detached		2	3	91	£4,819	£5,185	Freehold	
27, Tamarisk Rise, Wokingham, Wokingham RG40 1WG	RG40 1WG	RG40 1	17/02/2022	670,000	709,412	FALSE	Residential	House	Detached				139	£4,820	£5,104	Freehold	
15, Osborne Road, Wokingham, Wokingham RG40 1TL	RG40 1TL	RG40 1	18/11/2022	630,000	634,462	FALSE	Residential	House	Detached		3	3	130	£4,846	£4,880	Freehold	
8, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	24/01/2022	475,000	506,334	TRUE	Residential	House	Detached				98	£4,847	£5,167	Freehold	
Flat 5, Saxons Court, Peach Street, Wokingham, Wokingham RG40 1XH	RG40 1XH	RG40 1	17/02/2023	247,500	245,165	FALSE	Residential	House	Flat				51	£4,853	£4,807	Leasehold	
Flat 6, 44, Rectory Road, Wokingham, Wokingham RG40 1DN	RG40 1DN	RG40 1	28/09/2023	330,000	331,844	FALSE	Residential	House	Flat		2	2	68	£4,853	£4,880	Freehold	
17, Charwood Road, Wokingham, Wokingham RG40 1RY	RG40 1RY	RG40 1	22/06/2023	500,000	519,065	FALSE	Residential	House	Semi_Detached		3	4	103	£4,854	£5,039	Freehold	
99, London Road, Wokingham, Wokingham RG40 1YB	RG40 1YB	RG40 1	02/06/2023	715,000	742,263	FALSE	Residential	House	Semi_Detached				147	£4,864	£5,049	Freehold	
11, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	28/01/2022	652,500	695,543	TRUE	Residential	House	Detached				134	£4,869	£5,191	Freehold	
14, Plough Lane, Wokingham, Wokingham RG40 1RG	RG40 1RG	RG40 1	19/08/2022	375,000	388,460	FALSE	Residential	House	Semi_Detached		3	3	77	£4,870	£5,045	Freehold	
10, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	28/01/2022	477,500	508,999	TRUE	Residential	House	Detached				98	£4,872	£5,194	Freehold	
4, Mays Road, Wokingham, Wokingham RG40 1RW	RG40 1RW	RG40 1	12/01/2023	526,700	530,376	FALSE	Residential	House	Semi_Detached				108	£4,877	£4,911	Freehold	
24, Barrett Crescent, Wokingham, Wokingham RG40 1UP	RG40 1UP	RG40 1	17/08/2023	415,000	423,167	FALSE	Residential	House	Terraced		3	3	85	£4,882	£4,978	Freehold	
21, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	11/12/2023	625,000	648,831	FALSE	Residential	House	Semi_Detached				128	£4,883	£5,069	Freehold	
220, London Road, Wokingham, Wokingham RG40 1SW	RG40 1SW	RG40 1	16/02/2023	675,000	672,164	FALSE	Residential	House	Detached		3	4	138	£4,891	£4,871	Freehold	
11, Kennedy Place, Wokingham, Wokingham RG40 1LG	RG40 1LG	RG40 1	19/08/2022	675,000	691,037	TRUE	Residential	House	Detached				138	£4,891	£5,008	Freehold	
14, Sadler Crescent, Wokingham, Wokingham RG40 1LL	RG40 1LL	RG40 1	28/09/2023	680,000	678,568	FALSE	Residential	House	Detached				139	£4,892	£4,882	Freehold	
154, London Road, Wokingham, Wokingham RG40 1SU	RG40 1SU	RG40 1	08/12/2023	386,870	399,728	FALSE	Residential	House	Terraced		3	3	79	£4,897	£5,060	Freehold	
11, Paice Green, Wokingham, Wokingham RG40 1YN	RG40 1YN	RG40 1	24/05/2022	505,000	533,118	FALSE	Residential	House	Detached		3	4	103	£4,903	£5,176	Freehold	
Flat 4, 44, Rectory Road, Wokingham, Wokingham RG40 1DN	RG40 1DN	RG40 1	12/05/2023	368,000	366,256	FALSE	Residential	House	Flat		2	3	75	£4,907	£4,883	Leasehold	
49, Windsor Crescent, Wokingham, Wokingham RG40 1GN	RG40 1GN	RG40 1	14/11/2022	530,000	540,870	FALSE	Residential	House	Semi_Detached				108	£4,907	£5,008	Freehold	
Flat 4, 63, Peach Street, Wokingham, Wokingham RG40 1XP	RG40 1XP	RG40 1	15/08/2022	320,000	322,302	FALSE	Residential	House	Flat				65	£4,923	£4,958	Leasehold	
9, Hayward Crescent, Wokingham, Wokingham RG40 1LS	RG40 1LS	RG40 1	21/01/2022	482,500	514,329	TRUE	Residential	House	Detached				98	£4,923	£5,248	Freehold	
12, Kennedy Place, Wokingham, Wokingham RG40 1LG	RG40 1LG	RG40 1	12/08/2022	665,000	680,799	TRUE	Residential	House	Detached				135	£4,926	£5,043	Freehold	
27, Milton Gardens, Wokingham, Wokingham RG40 1DA	RG40 1DA	RG40 1	27/06/2022	286,250	305,969	FALSE	Residential	House	Flat		2	2	58	£4,935	£5,275	Leasehold	
3, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	28/03/2023	395,000	393,128	FALSE	Residential	House	Flat		2	2	80	£4,938	£4,914	Leasehold	
10, Clare Avenue, Wokingham, Wokingham RG40 1EB	RG40 1EB	RG40 1	25/03/2022	835,000	883,460	FALSE	Residential	House	Detached				169	£4,941	£5,228	Freehold	
7, Swift House, Market Place, Wokingham, Wokingham RG40 1AP	RG40 1AP	RG40 1	07/03/2024	178,000	178,000	FALSE	Residential	House	Flat		1	1	36	£4,944	£4,944	Leasehold	
384, London Road, Wokingham, Wokingham RG40 1RE	RG40 1RE	RG40 1	20/10/2023	525,000	521,698	FALSE	Residential	House	Detached		3	3	106	£4,953	£4,922	Freehold	
30, Kennedy Place, Wokingham, Wokingham RG40 1LG	RG40 1LG	RG40 1	29/06/2022	599,000	630,480	TRUE	Residential	House	Detached				120	£4,992	£5,254	Freehold	
31, Kennedy Place, Wokingham, Wokingham RG40 1LG	RG40 1LG	RG40 1	20/06/2022	599,000	630,480	TRUE	Residential	House	Detached				120	£4,992	£5,254	Freehold	
Flat 28, Saxons Court, Peach Street, Wokingham, Wokingham RG40 1XH	RG40 1XH	RG40 1	20/01/2022	320,000	333,223	FALSE	Residential	House	Flat				64	£5,000	£5,207	Leasehold	
19, Tithe Court, Glebelands Road, Wokingham, Wokingham RG40 1DS	RG40 1DS	RG40 1	11/04/2022	380,000	391,817	FALSE	Residential	House	Flat		2	2	76	£5,000	£5,155	Leasehold	
10, Carina Drive, Wokingham, Wokingham RG40 1EF	RG40 1EF	RG40 1	09/06/2023	445,000	461,968	FALSE	Residential	House	Semi_Detached		3	3	89	£5,000	£5,191	Freehold	
9, Hughes Road, Wokingham, Wokingham RG40 1UL	RG40 1UL	RG40 1	22/08/2022	595,000	616,357	FALSE	Residential	House	Semi_Detached				119	£5,000	£5,179	Freehold	
23, Poppy Place, Wokingham, Wokingham RG40 1DL	RG40 1DL	RG40 1	15/07/2022	306,000	311,186	FALSE	Residential	Maisonette	Flat		2	2	61	£5,016	£5,101	Leasehold	
22, Kennedy Place, Wokingham, Wokingham RG40 1LG	RG40 1LG	RG40 1	24/07/2023	818,500	851,432	FALSE	Residential	House	Detached				163	£5,021	£5,224	Freehold	
11, Buttercup Close, Wokingham, Wokingham RG40 1QZ	RG40 1QZ	RG40 1	12/07/2022	734,000	760,749	FALSE	Residential	House	Detached				146	£5,027	£5,211	Freehold	
Flat 12, Chestnut Grange, Harding Place, Wokingham, Wokingham RG40 1BT	RG40 1BT	RG40 1	29/06/2022	292,500	300,612	FALSE	Residential	House	Flat		1	1	58	£5,043	£5,183	Leasehold	
4, Sarum Crescent, Wokingham, Wokingham RG40 1XF	RG40 1XF	RG40 1	14/11/2023	575,000	581,957	FALSE	Residential	House	Detached		3	4	114	£5,044	£5,105	Freehold	
24, Goodings Green, Wokingham, Wokingham RG40 1SB	RG40 1SB	RG40 1	13/03/2023	490,000	495,494	FALSE	Residential	House	Semi_Detached		3	3	97	£5,052	£5,108	Freehold	
29, Bean Oak Road, Wokingham, Wokingham RG40 1RH	RG40 1RH	RG40 1	23/10/2023	420,000	421,167	FALSE	Residential	House	Semi_Detached		2	3	83	£5,060	£5,074	Freehold	
39, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	24/08/2023	420,000	430,945	FALSE	Residential	House	Flat		2	2	83	£5,060	£5,192	Leasehold	
Flat 40, Wiltshire Place, Wiltshire Road, Wokingham, Wokingham RG40 1EP	RG40 1EP	RG40 1	13/02/2023	315,000	312,028	FALSE	Residential	House	Flat		2	2	62	£5,081	£5,033	Leasehold	
76, Bean Oak Road, Wokingham, Wokingham RG40 1RN	RG40 1RN	RG40 1	28/09/2023	460,000	463,534	FALSE	Residential	House	Semi_Detached		3	4	90	£5,111	£5,150	Freehold	
12, Goodings Green, Wokingham, Wokingham RG40 1SB	RG40 1SB	RG40 1	30/01/2024	440,000	454,163	FALSE	Residential	House	Semi_Detached		2	3	86	£5,116	£5,281	Freehold	
12, Benning Way, Wokingham, Wokingham RG40 1XX	RG40 1XX	RG40 1	25/11/2022	750,000	755,312	FALSE	Residential	House	Detached				146	£5,137	£5,173	Freehold	
1, Whitlock Avenue, Wokingham, Wokingham RG40 1GJ	RG40 1GJ	RG40 1	23/03/2022	650,000	687,723	FALSE	Residential	House	Detached		3	4	126	£5,159	£5,458	Freehold	
50, Proctors Road, Wokingham, Wokingham RG40 1RP	RG40 1RP	RG40 1	23/12/2022	595,000	603,787	FALSE	Residential	House	Semi_Detached				115	£5,174	£5,250	Freehold	
16, Milton Road, Wokingham, Wokingham RG40 1DB	RG40 1DB	RG40 1	13/12/2023	870,000	903,173	FALSE	Residential	House	Semi_Detached				168	£5,179	£5,376	Freehold	
27, Bean Oak Road, Wokingham, Wokingham RG40 1RH	RG40 1RH	RG40 1	26/06/2023	520,000	539,827	FALSE	Residential	House	Semi_Detached		3	3	100	£5,200	£5,398	Freehold	
3, All Saints Close, Wokingham, Wokingham RG40 1WE	RG40 1WE	RG40 1	03/04/2023	515,000	512,477	FALSE	Residential	House	Detached		3	4	99	£5,202	£5,177	Freehold	
6, Tithe Court, Glebelands Road, Wokingham, Wokingham RG40 1DS	RG40 1DS	RG40 1	24/11/2023	385,000	392,158	FALSE	Residential	House	Flat		2	2	74	£5,203	£5,299	Leasehold	
15, Carina Drive, Wokingham, Wokingham RG40 1BF	RG40 1BF	RG40 1	18/11/2022	730,000	735,170	FALSE	Residential	House	Detached				140	£5,214	£5,251	Freehold	
17, Carina Drive, Wokingham, Wokingham RG40 1BF	RG40 1BF	RG40 1	25/03/2022	700,000	740,625	FALSE	Residential	House	Detached				134	£5,224	£5,527	Freehold	
26, Pigott Road, Wokingham, Wokingham RG40 1PY	RG40 1PY	RG40 1	20/01/2023	512,000	515,573	FALSE	Residential	House									

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
16, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	29/11/2022	480,000	481,529	FALSE	Residential	House	Flat				87	£5,517	£5,535	Leasehold	
54, Pigott Road, Wokingham, Wokingham RG40 1PY	RG40 1PY	RG40 1	17/02/2023	525,000	520,904	FALSE	Residential	House	Terraced		3	3	95	£5,526	£5,483	Freehold	
26, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	06/09/2023	465,000	467,598	FALSE	Residential	House	Flat		2	2	84	£5,536	£5,567	Leasehold	
5, Columba Gardens, Wokingham, Wokingham RG40 1GB	RG40 1GB	RG40 1	27/04/2023	609,000	606,017	FALSE	Residential	House	Detached				110	£5,536	£5,509	Freehold	
Flat 3, 44, Rectory Road, Wokingham, Wokingham RG40 1DN	RG40 1DN	RG40 1	19/07/2022	400,000	406,780	FALSE	Residential	House	Flat		2	2	72	£5,556	£5,650	Leasehold	
54, Oak Avenue, Wokingham, Wokingham RG40 1LJ	RG40 1LJ	RG40 1	15/01/2024	545,000	562,543	FALSE	Residential	House	Semi_Detached				98	£5,561	£5,740	Freehold	
2a, Barrett Crescent, Wokingham, Wokingham RG40 1UP	RG40 1UP	RG40 1	15/12/2022	440,000	438,261	FALSE	Residential	Bungalow	Flat		2	3	79	£5,570	£5,548	Freehold	
9, Cedar Close, Wokingham, Wokingham RG40 1EA	RG40 1EA	RG40 1	24/04/2023	920,000	915,493	FALSE	Residential	House	Detached				164	£5,610	£5,582	Freehold	
11, Benning Way, Wokingham, Wokingham RG40 1XX	RG40 1XX	RG40 1	08/08/2023	500,000	512,248	FALSE	Residential	House	Detached		3	3	89	£5,618	£5,756	Freehold	
3, Harmar Close, Wokingham, Wokingham RG40 1SG	RG40 1SG	RG40 1	21/12/2022	500,000	507,384	FALSE	Residential	House	Semi_Detached		3	3	89	£5,618	£5,701	Freehold	
Flat 8, Silk Place, Wiltshire Road, Wokingham, Wokingham RG40 1QT	RG40 1QT	RG40 1	16/06/2023	321,000	325,390	FALSE	Residential	House	Flat		2	2	57	£5,632	£5,709	Leasehold	
40, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	28/03/2023	440,000	437,915	FALSE	Residential	House	Flat				78	£5,641	£5,614	Leasehold	
1, Bean Oak Road, Wokingham, Wokingham RG40 1RH	RG40 1RH	RG40 1	20/10/2023	615,000	611,132	FALSE	Residential	House	Detached		3	3	109	£5,642	£5,607	Freehold	
50, Norreys Avenue, Wokingham, Wokingham RG40 1UG	RG40 1UG	RG40 1	11/07/2023	418,000	432,531	FALSE	Residential	House	Terraced		3	3	74	£5,649	£5,845	Freehold	
2, Baker Crescent, Wokingham, Wokingham RG40 1GR	RG40 1GR	RG40 1	09/06/2023	520,000	539,827	FALSE	Residential	House	Semi_Detached				92	£5,652	£5,868	Freehold	
18, Carina Drive, Wokingham, Wokingham RG40 1EF	RG40 1EF	RG40 1	25/10/2022	465,000	464,336	FALSE	Residential	House	Terraced		3	3	82	£5,671	£5,663	Freehold	
11, Osborne Road, Wokingham, Wokingham RG40 1TL	RG40 1TL	RG40 1	04/05/2023	665,000	676,247	FALSE	Residential	House	Semi_Detached		3	4	117	£5,684	£5,780	Freehold	
20, Mays Road, Wokingham, Wokingham RG40 1RW	RG40 1RW	RG40 1	27/05/2022	665,000	713,454	FALSE	Residential	House	Semi_Detached		3	4	117	£5,684	£6,098	Freehold	
31, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	12/01/2023	478,300	472,673	FALSE	Residential	House	Flat				84	£5,694	£5,627	Leasehold	
12, Bowyer Crescent, Wokingham, Wokingham RG40 1TF	RG40 1TF	RG40 1	21/07/2023	450,000	472,942	FALSE	Residential	House	Semi_Detached		2	3	79	£5,696	£5,987	Freehold	
6, Milton Gardens, Wokingham, Wokingham RG40 1DA	RG40 1DA	RG40 1	21/07/2022	490,000	504,422	FALSE	Residential	House	Terraced		3	4	86	£5,698	£5,865	Freehold	
24, Poppy Place, Wokingham, Wokingham RG40 1DL	RG40 1DL	RG40 1	04/02/2023	430,000	433,606	FALSE	Residential	House	Semi_Detached		3	3	75	£5,733	£5,781	Freehold	
33, Deacon Close, Wokingham, Wokingham RG40 1WF	RG40 1WF	RG40 1	28/01/2022	350,000	374,923	FALSE	Residential	House	Terraced		2	2	61	£5,738	£6,146	Freehold	
32, Bishops Drive, Wokingham, Wokingham RG40 1WA	RG40 1WA	RG40 1	11/02/2022	339,950	360,842	FALSE	Residential	House	Terraced		2	2	59	£5,762	£6,116	Freehold	
11, Sarum Crescent, Wokingham, Wokingham RG40 1XF	RG40 1XF	RG40 1	12/08/2022	480,000	497,229	FALSE	Residential	House	Semi_Detached		2	3	83	£5,783	£5,991	Freehold	
29, Deacon Close, Wokingham, Wokingham RG40 1WF	RG40 1WF	RG40 1	09/03/2022	243,000	258,130	FALSE	Residential	House	Terraced		1	1	42	£5,786	£6,146	Freehold	
4, Fleur De Lis, Wiltshire Road, Wokingham, Wokingham RG40 1BQ	RG40 1BQ	RG40 1	18/01/2023	400,000	395,294	FALSE	Residential	House	Flat				69	£5,797	£5,729	Leasehold	
25, Windsor Crescent, Wokingham, Wokingham RG40 1GN	RG40 1GN	RG40 1	18/05/2022	395,000	415,492	FALSE	Residential	House	Terraced				68	£5,809	£6,110	Freehold	
6, Crutchley Road, Wokingham, Wokingham RG40 1XA	RG40 1XA	RG40 1	25/01/2024	535,000	549,131	FALSE	Residential	House	Terraced		3	3	92	£5,815	£5,969	Freehold	
7, Academy House, Woolf Drive, Wokingham, Wokingham RG40 1EZ	RG40 1EZ	RG40 1	14/10/2022	615,000	615,978	FALSE	Residential	House	Flat				105	£5,857	£5,866	Leasehold	
15, Bishops Drive, Wokingham, Wokingham RG40 1WA	RG40 1WA	RG40 1	06/03/2024	352,000	350,497	FALSE	Residential	House	Terraced		2	2	60	£5,867	£5,842	Freehold	
3, Yeoman Court, Wokingham, Wokingham RG40 1EY	RG40 1EY	RG40 1	14/09/2022	545,820	551,247	FALSE	Residential	House	Detached		2	2	93	£5,869	£5,927	Freehold	
6, Fleur De Lis, Wiltshire Road, Wokingham, Wokingham RG40 1BQ	RG40 1BQ	RG40 1	13/12/2023	460,000	476,253	FALSE	Residential	House	Flat				78	£5,897	£6,106	Leasehold	
69, Samborne Drive, Wokingham, Wokingham RG40 1GF	RG40 1GF	RG40 1	23/05/2022	492,000	527,848	FALSE	Residential	House	Semi_Detached		3	3	83	£5,928	£6,360	Freehold	
16, Bishops Drive, Wokingham, Wokingham RG40 1WA	RG40 1WA	RG40 1	15/08/2022	850,000	870,194	FALSE	Residential	House	Detached				143	£5,944	£6,085	Freehold	
20, Osborne Road, Wokingham, Wokingham RG40 1TL	RG40 1TL	RG40 1	25/08/2022	800,000	828,715	FALSE	Residential	House	Semi_Detached				134	£5,970	£6,184	Freehold	
55, Shefford Crescent, Wokingham, Wokingham RG40 1YP	RG40 1YP	RG40 1	16/06/2023	502,500	515,180	FALSE	Residential	House	Detached		3	3	84	£5,982	£6,133	Freehold	
71, Bishops Drive, Wokingham, Wokingham RG40 1WA	RG40 1WA	RG40 1	24/07/2023	911,000	947,653	FALSE	Residential	House	Detached				152	£5,993	£6,235	Freehold	
62, Carina Drive, Wokingham, Wokingham RG40 1EF	RG40 1EF	RG40 1	19/10/2022	295,000	295,469	FALSE	Residential	Maisonette	Flat		2	2	49	£6,020	£6,030	Leasehold	
199, London Road, Wokingham, Wokingham RG40 1SP	RG40 1SP	RG40 1	17/06/2022	725,000	763,101	FALSE	Residential	House	Detached				120	£6,042	£6,359	Freehold	
22, Crutchley Road, Wokingham, Wokingham RG40 1XA	RG40 1XA	RG40 1	15/09/2023	600,000	604,609	FALSE	Residential	House	Semi_Detached		3	4	99	£6,061	£6,107	Freehold	
5, Rose Court, Wokingham, Wokingham RG40 1TG	RG40 1TG	RG40 1	09/06/2022	340,000	355,235	FALSE	Residential	House	Terraced		2	3	56	£6,071	£6,343	Freehold	
26, Keepatch Road, Wokingham, Wokingham RG40 1QJ	RG40 1QJ	RG40 1	15/11/2022	850,000	856,020	FALSE	Residential	House	Detached				140	£6,071	£6,114	Freehold	
66, Shefford Crescent, Wokingham, Wokingham RG40 1YP	RG40 1YP	RG40 1	23/08/2023	450,000	465,484	FALSE	Residential	House	Semi_Detached		2	3	74	£6,081	£6,290	Freehold	
30, Woodrow Drive, Wokingham, Wokingham RG40 1RS	RG40 1RS	RG40 1	18/08/2022	450,000	466,152	FALSE	Residential	House	Semi_Detached		3	3	74	£6,081	£6,299	Freehold	
1, Barkhart Gardens, Wokingham, Wokingham RG40 1ET	RG40 1ET	RG40 1	15/12/2022	1,040,000	1,042,934	FALSE	Residential	House	Detached				171	£6,082	£6,099	Freehold	
38, Charwood Road, Wokingham, Wokingham RG40 1RY	RG40 1RY	RG40 1	22/04/2022	476,000	512,206	FALSE	Residential	House	Semi_Detached		2	3	78	£6,103	£6,567	Freehold	
2, Keepatch Road, Wokingham, Wokingham RG40 1QL	RG40 1QL	RG40 1	24/07/2023	545,000	572,786	FALSE	Residential	House	Semi_Detached		2	3	89	£6,124	£6,436	Freehold	
19, Deacon Close, Wokingham, Wokingham RG40 1WF	RG40 1WF	RG40 1	05/05/2022	450,000	482,788	FALSE	Residential	House	Semi_Detached		3	3	73	£6,164	£6,614	Freehold	
58, All Saints Close, Wokingham, Wokingham RG40 1WE	RG40 1WE	RG40 1	15/12/2022	370,000	368,158	FALSE	Residential	House	Terraced		2	2	60	£6,167	£6,136	Freehold	
22, Samborne Drive, Wokingham, Wokingham RG40 1GE	RG40 1GE	RG40 1	16/10/2023	500,000	501,390	FALSE	Residential	House	Semi_Detached				81	£6,173	£6,190	Freehold	
17, Fleur De Lis, Wiltshire Road, Wokingham, Wokingham RG40 1BQ	RG40 1BQ	RG40 1	10/02/2022	500,000	515,971	FALSE	Residential	House	Flat				81	£6,173	£6,370	Leasehold	
26, Bean Oak Road, Wokingham, Wokingham RG40 1RL	RG40 1RL	RG40 1	22/06/2023	571,000	585,409	FALSE	Residential	House	Detached		2	3	92	£6,207	£6,363	Freehold	
47, Bowyer Crescent, Wokingham, Wokingham RG40 1TF	RG40 1TF	RG40 1	06/01/2023	720,000	716,473	FALSE	Residential	House	Detached		3	3	116	£6,207	£6,176	Freehold	
20, All Saints Close, Wokingham, Wokingham RG40 1WE	RG40 1WE	RG40 1	28/07/2023	375,000	394,119	FALSE	Residential	House	Semi_Detached		2	2	60	£6,250	£6,569	Freehold	
29, Fleur De Lis, Wiltshire Road, Wokingham, Wokingham RG40 1BQ	RG40 1BQ	RG40 1	23/06/2023	500,000	506,838	FALSE	Residential	House	Flat				80	£6,250	£6,335	Leasehold	
40, Bean Oak Road, Wokingham, Wokingham RG40 1RL	RG40 1RL	RG40 1	17/03/2023	815,000	811,008	FALSE	Residential	House	Detached				130	£6,269	£6,239	Freehold	
36, Milton Gardens, Wokingham, Wokingham RG40 1DA	RG40 1DA	RG40 1	15/12/2022	540,000	537,312	FALSE	Residential	House	Terraced		3	3	86	£6,279	£6,248	Freehold	
19, Baker Crescent, Wokingham, Wokingham RG40 1GR	RG40 1GR	RG40 1	15/02/2023	505,000	509,235	FALSE	Residential	House	Semi_Detached				80	£6,313	£6,365	Freehold	
3, Milton Drive, Wokingham, Wokingham RG40 1ER	RG40 1ER	RG40 1	27/07/2023	900,000	936,211	FALSE	Residential	House	Detached				141	£6,383	£6,640	Freehold	
1, Highfield Close, Wokingham, Wokingham RG40 1DG	RG40 1DG	RG40 1	08/12/2023	385,000	397,795	FALSE	Residential	House	Flat		2	3	60	£6,417	£6,630	Freehold	
3, Woodrow Drive, Wokingham, Wokingham RG40 1RU	RG40 1RU	RG40 1	20/10/2023	695,000	690,629	FALSE	Residential	House	Detached		3	3	107	£6,495	£6,454	Freehold	
9, Barkhart Drive, Wokingham, Wokingham RG40 1TW	RG40 1TW	RG40 1	14/07/2023	880,000	915,406	FALSE	Residential	House	Detached		3	3	134	£6,567	£6,831	Freehold	
19, Glebelands Road, Wokingham, Wokingham RG40 1DY	RG40 1DY	RG40 1	04/09/2023	618,000	616,699	FALSE	Residential	Bungalow	Detached		3	3	94	£6,574	£6,561	Freehold	
Flat 15, Wiltshire Place, Wiltshire Road, Wokingham, Wokingham RG40 1EP	RG40 1EP	RG40 1	09/02/2023	344,000	340,755	FALSE	Residential	House	Flat		2	2	52	£6,615	£6,553	Leasehold	
83, Patten Ash Drive, Wokingham, Wokingham RG40 1SH	RG40 1SH	RG40 1	13/10/2023	225,000	225,358	FALSE	Residential	Maisonette	Flat		1	1	34	£6,618	£6,628	Leasehold	
6, Clare Avenue, Wokingham, Wokingham RG40 1EB	RG40 1EB	RG40 1	20/10/2022	975,000	982,601	FALSE	Residential	House	Detached				147	£6,633	£6,684	Freehold	
23, Wiltshire Road, Wokingham, Wokingham RG40 1TS	RG40 1TS	RG40 1	09/03/2023	770,000	766,228	FALSE	Residential	Bungalow	Detached		3	3	116	£6,638	£6,605	Freehold	
5, Glebelands Road, Wokingham, Wokingham RG40 1DY	RG40 1DY	RG40 1	15/07/2022	1,070,000	1,108,994	FALSE	Residential	House	Detached				155	£6,903	£7,155	Freehold	
46, All Saints Close, Wokingham, Wokingham RG40 1WE	RG40 1WE	RG40 1	27/11/2023	285,000	291,257	FALSE	Residential	House	Semi_Detached		1	1	40	£7,125	£7,281	Freehold	
32, Carina Drive, Wokingham, Wokingham RG40 1EF	RG40 1EF	RG40 1	26/08/2022	415,000	429,896	FALSE	Residential	House	Semi_Detached		2	2	58	£7,155	£7,412	Freehold	
20, Bishops Drive, Wokingham, Wokingham RG40 1WA	RG40 1WA	RG40 1	08/03/2024	550,000													

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
36, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	15/12/2023	237,500	245,892	FALSE	Residential	House	Flat		2	2	59	£4,025	£4,168	Leasehold	
18, Elms Road, Wokingham, Wokingham RG40 2AA	RG40 2AA	RG40 2	07/07/2023	247,500	255,196	FALSE	Residential	Maisonette	Flat		2	3	61	£4,057	£4,184	Leasehold	
Flat 30, Mulberry House, 2, Carey Road, Wokingham, Wokingham RG40 2NP	RG40 2NP	RG40 2	30/05/2023	230,000	228,910	FALSE	Residential	House	Flat				56	£4,107	£4,088	Leasehold	
16, Grainford Court, Crescent Road, Wokingham, Wokingham RG40 2DP	RG40 2DP	RG40 2	21/12/2022	255,000	253,992	FALSE	Residential	House	Flat		2	2	62	£4,113	£4,097	Leasehold	
11, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	25/02/2022	252,000	260,049	FALSE	Residential	House	Flat				61	£4,131	£4,263	Leasehold	
11a, Langborough Road, Wokingham, Wokingham RG40 2BU	RG40 2BU	RG40 2	03/04/2023	365,000	365,523	FALSE	Residential	House	Terraced		3	3	88	£4,148	£4,154	Freehold	
9, Elms Road, Wokingham, Wokingham RG40 2AA	RG40 2AA	RG40 2	25/02/2022	225,000	232,187	FALSE	Residential	House	Flat		1	1	54	£4,167	£4,300	Leasehold	
25, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	04/02/2022	400,000	424,583	FALSE	Residential	House	Terraced		3	3	96	£4,167	£4,423	Freehold	
35, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	21/02/2023	255,000	252,594	FALSE	Residential	House	Flat		2	3	61	£4,180	£4,141	Leasehold	
Flat 4, Alexander House, 23, Murdoch Road, Wokingham, Wokingham RG40 2BL	RG40 2BL	RG40 2	06/05/2022	290,000	299,754	FALSE	Residential	House	Flat		2	2	69	£4,203	£4,344	Leasehold	
5, Wescott Road, Wokingham, Wokingham RG40 2ER	RG40 2ER	RG40 2	23/01/2023	445,000	439,968	FALSE	Residential	House	Terraced		2	3	105	£4,238	£4,190	Freehold	
Flat 1, Murdoch Court, 27, Murdoch Road, Wokingham, Wokingham RG40 2DQ	RG40 2DQ	RG40 2	30/08/2023	420,000	430,945	FALSE	Residential	House	Flat		2	2	99	£4,242	£4,353	Leasehold	
Flat, 37, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	21/07/2023	239,000	248,795	FALSE	Residential	House	Flat		2	2	56	£4,268	£4,443	Leasehold	
Flat 2, Queens Gate, Wellington Road, Wokingham, Wokingham RG40 2DS	RG40 2DS	RG40 2	05/12/2023	235,000	243,303	FALSE	Residential	House	Flat				55	£4,273	£4,424	Leasehold	
42, Outfield Crescent, Wokingham, Wokingham RG40 2EU	RG40 2EU	RG40 2	08/09/2023	500,000	497,157	FALSE	Residential	House	Terraced				116	£4,310	£4,286	Freehold	
25, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	05/01/2024	255,000	263,145	FALSE	Residential	House	Flat		2	2	59	£4,322	£4,460	Leasehold	
Apartment 4, Gorton Oaks, 17, Murdoch Road, Wokingham, Wokingham RG40 2DR	RG40 2DR	RG40 2	16/01/2024	420,000	433,415	FALSE	Residential	House	Flat		2	2	97	£4,330	£4,468	Leasehold	
5, Kendrick Close, Wokingham, Wokingham RG40 2LZ	RG40 2LZ	RG40 2	17/02/2023	265,000	262,500	FALSE	Residential	House	Flat		2	2	61	£4,344	£4,303	Leasehold	
139, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	16/02/2022	265,000	273,464	FALSE	Residential	House	Flat				61	£4,344	£4,483	Leasehold	
13, Battys Barn Close, Wokingham, Wokingham RG40 2HJ	RG40 2HJ	RG40 2	17/02/2023	328,000	325,441	FALSE	Residential	Maisonette	Terraced		2	3	75	£4,373	£4,339	Leasehold	
21, Elms Walk, Wokingham, Wokingham RG40 2EZ	RG40 2EZ	RG40 2	17/03/2023	560,000	557,346	FALSE	Residential	House	Flat				128	£4,375	£4,354	Leasehold	
14, Seaford Road, Wokingham, Wokingham RG40 2EL	RG40 2EL	RG40 2	12/05/2023	355,000	357,556	FALSE	Residential	House	Terraced		2	3	81	£4,383	£4,414	Freehold	
Flat C, Salisbury Lodge, 20, Station Road, Wokingham, Wokingham RG40 2AE	RG40 2AE	RG40 2	20/07/2023	250,000	257,774	FALSE	Residential	Maisonette	Flat		1	1	57	£4,386	£4,522	Leasehold	
40, Elms Road, Wokingham, Wokingham RG40 2AA	RG40 2AA	RG40 2	28/11/2022	220,000	220,701	FALSE	Residential	House	Flat		2	2	50	£4,400	£4,414	Leasehold	
58, Denmark Street, Wokingham, Wokingham RG40 2BQ	RG40 2BQ	RG40 2	24/06/2022	405,000	423,148	FALSE	Residential	House	Terraced		3	3	92	£4,402	£4,599	Freehold	
Flat 26, Landen Court, Finchampstead Road, Wokingham, Wokingham RG40 2DY	RG40 2DY	RG40 2	03/11/2023	168,000	171,124	FALSE	Residential	House	Flat		1	1	38	£4,421	£4,503	Leasehold	
32, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	29/04/2022	235,000	242,308	FALSE	Residential	House	Flat		2	3	53	£4,434	£4,572	Leasehold	
Flat 2, Davis Court, Biscoe Way, Wokingham, Wokingham RG40 2FN	RG40 2FN	RG40 2	29/06/2022	249,950	256,882	TRUE	Residential	House	Flat				56	£4,463	£4,587	Leasehold	
Flat 18, Landen Court, Finchampstead Road, Wokingham, Wokingham RG40 2DY	RG40 2DY	RG40 2	15/09/2023	170,000	170,950	FALSE	Residential	House	Flat		1	1	38	£4,474	£4,499	Leasehold	
131, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	18/04/2023	273,000	271,492	FALSE	Residential	House	Flat		2	2	61	£4,475	£4,451	Leasehold	
74, Waterloo Road, Wokingham, Wokingham RG40 2JF	RG40 2JF	RG40 2	20/03/2024	860,000	856,387	FALSE	Residential	House	Detached				192	£4,479	£4,460	Freehold	
67, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	15/07/2022	472,500	486,407	FALSE	Residential	House	Terraced		3	3	105	£4,500	£4,632	Freehold	
34, Elms Road, Wokingham, Wokingham RG40 2AA	RG40 2AA	RG40 2	14/10/2022	230,000	230,366	FALSE	Residential	House	Flat		2	2	51	£4,510	£4,517	Leasehold	
6, Battys Barn Close, Wokingham, Wokingham RG40 2HJ	RG40 2HJ	RG40 2	22/07/2022	317,000	322,373	FALSE	Residential	House	Flat		2	2	70	£4,529	£4,605	Leasehold	
Flat 10, Queens Gate, Wellington Road, Wokingham, Wokingham RG40 2DS	RG40 2DS	RG40 2	06/09/2023	250,000	251,397	FALSE	Residential	House	Flat				55	£4,545	£4,571	Leasehold	
137, Waterloo Road, Wokingham, Wokingham RG40 2JG	RG40 2JG	RG40 2	18/11/2022	380,000	387,793	FALSE	Residential	House	Semi_Detached		2	3	83	£4,578	£4,672	Freehold	
Flat 14, 44, Finchampstead Road, Wokingham, Wokingham RG40 2NN	RG40 2NN	RG40 2	28/10/2022	300,000	300,477	FALSE	Residential	House	Flat				65	£4,615	£4,623	Leasehold	
3, The Croft, Wokingham, Wokingham RG40 2HN	RG40 2HN	RG40 2	10/01/2022	435,000	452,975	FALSE	Residential	House	Flat		2	3	94	£4,628	£4,819	Leasehold	
Flat 6, Sturges Court, 70, Sturges Road, Wokingham, Wokingham RG40 2HB	RG40 2HB	RG40 2	08/12/2023	330,000	341,660	FALSE	Residential	House	Flat		2	2	71	£4,648	£4,812	Leasehold	
22, Elms Walk, Wokingham, Wokingham RG40 2EZ	RG40 2EZ	RG40 2	13/11/2023	595,000	606,063	FALSE	Residential	House	Flat				128	£4,648	£4,735	Leasehold	
6, Kendrick Close, Wokingham, Wokingham RG40 2LZ	RG40 2LZ	RG40 2	24/06/2022	270,000	277,488	FALSE	Residential	House	Flat		2	2	58	£4,655	£4,784	Leasehold	
Flat 18, 44, Finchampstead Road, Wokingham, Wokingham RG40 2NN	RG40 2NN	RG40 2	24/10/2022	340,000	340,541	FALSE	Residential	House	Flat				73	£4,658	£4,665	Leasehold	
161, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	19/06/2023	275,000	278,761	FALSE	Residential	House	Flat				59	£4,661	£4,725	Leasehold	
22, Outfield Crescent, Wokingham, Wokingham RG40 2EU	RG40 2EU	RG40 2	24/10/2022	275,000	275,437	FALSE	Residential	House	Flat				59	£4,661	£4,668	Leasehold	
43, Easthampstead Road, Wokingham, Wokingham RG40 2EA	RG40 2EA	RG40 2	17/03/2023	400,000	400,000	FALSE	Residential	House	Terraced		3	3	85	£4,706	£4,706	Freehold	
69, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	18/04/2023	460,000	460,659	FALSE	Residential	House	Terraced		3	3	97	£4,742	£4,749	Freehold	
19, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	21/01/2022	280,000	291,570	FALSE	Residential	House	Flat				59	£4,746	£4,942	Leasehold	
173, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	21/12/2022	290,000	288,854	FALSE	Residential	House	Flat				61	£4,754	£4,735	Leasehold	
6, Priest Avenue, Wokingham, Wokingham RG40 2LX	RG40 2LX	RG40 2	20/03/2024	720,000	716,975	FALSE	Residential	House	Detached				151	£4,768	£4,748	Freehold	
20, Outfield Crescent, Wokingham, Wokingham RG40 2EU	RG40 2EU	RG40 2	11/09/2023	310,000	311,732	FALSE	Residential	House	Flat		2	2	65	£4,769	£4,796	Leasehold	
51, Langborough Road, Wokingham, Wokingham RG40 2BU	RG40 2BU	RG40 2	06/01/2023	640,000	644,466	FALSE	Residential	House	Semi_Detached		3	4	133	£4,812	£4,846	Freehold	
Flat 7, Elms Court, Earle Crescent, Wokingham, Wokingham RG40 2FF	RG40 2FF	RG40 2	20/12/2023	400,000	414,133	FALSE	Residential	House	Flat				82	£4,878	£5,050	Leasehold	
Flat 3, Alexander House, 23, Murdoch Road, Wokingham, Wokingham RG40 2BL	RG40 2BL	RG40 2	08/12/2023	312,500	323,541	FALSE	Residential	House	Flat		2	2	64	£4,883	£5,055	Leasehold	
Flat 2, Alexander House, 23, Murdoch Road, Wokingham, Wokingham RG40 2BL	RG40 2BL	RG40 2	19/05/2022	322,500	333,347	FALSE	Residential	House	Flat		2	2	66	£4,886	£5,051	Leasehold	
34, Outfield Crescent, Wokingham, Wokingham RG40 2EU	RG40 2EU	RG40 2	06/11/2023	285,000	290,299	FALSE	Residential	House	Flat		2	2	58	£4,914	£5,005	Leasehold	
54, Outfield Crescent, Wokingham, Wokingham RG40 2EU	RG40 2EU	RG40 2	06/10/2023	575,000	570,110	FALSE	Residential	House	Terraced				117	£4,915	£4,873	Freehold	
89, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	12/01/2024	300,000	309,582	FALSE	Residential	House	Flat				61	£4,918	£5,075	Leasehold	
31, Sturges Road, Wokingham, Wokingham RG40 2HG	RG40 2HG	RG40 2	20/10/2023	1,540,000	1,530,314	FALSE	Residential	House	Detached				313	£4,920	£4,889	Freehold	
8, Waterloo Crescent, Wokingham, Wokingham RG40 2JJ	RG40 2JJ	RG40 2	17/02/2022	547,500	579,706	FALSE	Residential	House	Detached		3	4	111	£4,932	£5,223	Freehold	
Flat 27, Landen Court, Finchampstead Road, Wokingham, Wokingham RG40 2DY	RG40 2DY	RG40 2	11/03/2022	187,500	193,806	FALSE	Residential	House	Flat		1	1	38	£4,934	£5,100	Leasehold	
63, Langborough Road, Wokingham, Wokingham RG40 2BU	RG40 2BU	RG40 2	16/12/2022	405,000	402,984	FALSE	Residential	House	Terraced		3	4	82	£4,939	£4,914	Freehold	
11, Goodchild Road, Wokingham, Wokingham RG40 2EN	RG40 2EN	RG40 2	24/06/2022	688,000	724,157	FALSE	Residential	House	Detached		3	4	139	£4,950	£5,210	Freehold	
3, Biscoe Way, Wokingham, Wokingham RG40 2FL	RG40 2FL	RG40 2	28/03/2022	525,950	565,955	TRUE	Residential	House	Semi_Detached				106	£4,962	£5,339	Freehold	
41, Outfield Crescent, Wokingham, Wokingham RG40 2ET	RG40 2ET	RG40 2	13/03/2023	305,000	303,555	FALSE	Residential	House	Flat				61	£5,000	£4,976	Leasehold	
Flat 1, Elms Court, Earle Crescent, Wokingham, Wokingham RG40 2FF	RG40 2FF	RG40 2	18/11/2022	410,000	411,306	TRUE	Residential	House	Flat				82	£5,000	£5,016	Leasehold	
Flat 7, Field Court, Earle Crescent, Wokingham, Wokingham RG40 2FH	RG40 2FH	RG40 2	22/06/2022	372,000	382,316	TRUE	Residential	House	Flat				74	£5,027	£5,166	Leasehold	
Flat 9, Frog Hall, Frog Hall Drive, Wokingham, Wokingham RG40 2LF	RG40 2LF	RG40 2	23/08/2023	335,000	343,730	FALSE	Residential	House	Flat		2	2	66	£5,076	£5,208	Leasehold	
47, Easthampstead Road, Wokingham, Wokingham RG40 2EA	RG40 2EA	RG40 2	08/03/2023	437,000	437,000	FALSE	Residential	House	Terraced		2	3	86	£5,081	£5,081	Freehold	
57, Easthampstead Road, Wokingham, Wokingham RG40 2EB	RG40 2EB	RG40 2	30/08/2022	440,000	446,381	FALSE	Residential	House	Terraced		2	3	86	£5,116	£5,190	Freehold	
66, Oakey Drive, Wokingham, Wokingham RG40 2DT	RG40 2DT	RG40 2	06/06/2022	405,000	423,148	FALSE	Residential	House	Terraced		3	4	79	£5,127	£5,356	Freehold	
11, Biscoe Way, Wokingham, Wokingham RG40 2FL	RG40 2FL	RG40 2	14/04/2022	525,000	564,933	TRUE	Residential	House	Semi_Detached				102	£5,147	£5,539	Freehold	

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
17, Davy Close, Wokingham, Wokingham RG40 2LW	RG40 2LW	RG40 2	03/04/2023	410,000	414,597	FALSE	Residential	House	Semi_Detached		2	3	71	£5,775	£5,839	Freehold	
7, Starmead Drive, Wokingham, Wokingham RG40 2JA	RG40 2JA	RG40 2	22/07/2022	687,500	722,025	FALSE	Residential	House	Semi_Detached		3	4	119	£5,777	£6,067	Freehold	
7, Gipsy Lane, Wokingham, Wokingham RG40 2BN	RG40 2BN	RG40 2	30/10/2023	452,500	448,652	FALSE	Residential	House	Terraced		3	3	78	£5,801	£5,752	Freehold	
1, Tattersall Close, Wokingham, Wokingham RG40 2LP	RG40 2LP	RG40 2	08/12/2023	680,000	705,928	FALSE	Residential	House	Semi_Detached				117	£5,812	£6,034	Freehold	
Lime Tree House, Gipsy Lane, Wokingham, Wokingham RG40 2HP	RG40 2HP	RG40 2	16/12/2022	1,000,000	1,002,821	FALSE	Residential	House	Detached				172	£5,814	£5,830	Freehold	
30, Davy Close, Wokingham, Wokingham RG40 2LW	RG40 2LW	RG40 2	16/08/2022	262,000	265,800	FALSE	Residential	House	Terraced		1	1	45	£5,822	£5,907	Freehold	
75, Waterloo Road, Wokingham, Wokingham RG40 2JE	RG40 2JE	RG40 2	18/07/2023	535,000	562,276	FALSE	Residential	House	Semi_Detached		3	3	91	£5,879	£6,179	Freehold	
28, Sturges Road, Wokingham, Wokingham RG40 2HE	RG40 2HE	RG40 2	29/11/2022	730,000	744,972	FALSE	Residential	House	Semi_Detached				124	£5,887	£6,008	Freehold	
71, Waterloo Road, Wokingham, Wokingham RG40 2JE	RG40 2JE	RG40 2	28/01/2022	412,000	448,691	FALSE	Residential	House	Semi_Detached		2	3	69	£5,971	£6,503	Freehold	
Flat 6, Ascot House, Finchampstead Road, Wokingham, Wokingham RG40 2NW	RG40 2NW	RG40 2	13/01/2023	225,000	222,353	FALSE	Residential	House	Flat				37	£6,081	£6,010	Leasehold	
37, Gipsy Lane, Wokingham, Wokingham RG40 2BN	RG40 2BN	RG40 2	25/07/2023	675,000	709,414	FALSE	Residential	House	Semi_Detached		3	3	111	£6,081	£6,391	Freehold	
73, Gipsy Lane, Wokingham, Wokingham RG40 2BW	RG40 2BW	RG40 2	19/08/2022	770,000	788,294	FALSE	Residential	House	Detached		3	4	126	£6,111	£6,256	Freehold	
43, Rances Lane, Wokingham, Wokingham RG40 2LG	RG40 2LG	RG40 2	22/02/2022	860,000	910,588	FALSE	Residential	House	Detached				140	£6,143	£6,504	Freehold	
64, Wescott Road, Wokingham, Wokingham RG40 2ES	RG40 2ES	RG40 2	12/12/2022	450,000	447,760	FALSE	Residential	House	Terraced		2	3	73	£6,164	£6,134	Freehold	
9, Priest Avenue, Wokingham, Wokingham RG40 2LT	RG40 2LT	RG40 2	08/02/2022	675,000	714,706	FALSE	Residential	House	Detached		3	3	109	£6,193	£6,557	Freehold	
85, Waterloo Road, Wokingham, Wokingham RG40 2JG	RG40 2JG	RG40 2	18/10/2022	550,000	560,883	FALSE	Residential	House	Semi_Detached		3	3	88	£6,250	£6,374	Freehold	
52, Langborough Road, Wokingham, Wokingham RG40 2BT	RG40 2BT	RG40 2	20/05/2022	575,000	594,340	FALSE	Residential	House	Flat		3	3	92	£6,250	£6,460	Freehold	
Little Orchard, Southlands Road, Wokingham, Wokingham RG40 2HS	RG40 2HS	RG40 2	27/04/2023	1,000,000	995,101	FALSE	Residential	House	Detached		3	4	159	£6,289	£6,259	Freehold	
10, Davy Close, Wokingham, Wokingham RG40 2LW	RG40 2LW	RG40 2	20/04/2023	385,000	389,317	FALSE	Residential	House	Semi_Detached		2	2	61	£6,311	£6,382	Freehold	
24, Seaford Road, Wokingham, Wokingham RG40 2EL	RG40 2EL	RG40 2	01/08/2023	415,000	429,280	FALSE	Residential	House	Semi_Detached		2	3	65	£6,385	£6,604	Freehold	
92, Wescott Road, Wokingham, Wokingham RG40 2ES	RG40 2ES	RG40 2	16/12/2022	432,500	430,347	FALSE	Residential	House	Terraced		2	2	67	£6,455	£6,423	Freehold	
27, Langborough Road, Wokingham, Wokingham RG40 2BU	RG40 2BU	RG40 2	15/07/2022	375,000	386,038	FALSE	Residential	House	Terraced		2	2	58	£6,466	£6,656	Freehold	
21, Waterloo Road, Wokingham, Wokingham RG40 2JE	RG40 2JE	RG40 2	16/02/2023	450,000	446,489	FALSE	Residential	House	Terraced		2	3	69	£6,522	£6,471	Freehold	
6, Norton Road, Wokingham, Wokingham RG40 2BD	RG40 2BD	RG40 2	30/10/2023	472,000	473,312	FALSE	Residential	House	Semi_Detached		2	3	72	£6,556	£6,574	Freehold	
101, Gipsy Lane, Wokingham, Wokingham RG40 2BW	RG40 2BW	RG40 2	16/12/2022	790,000	792,228	FALSE	Residential	House	Detached		3	3	120	£6,583	£6,602	Freehold	
10, Murdoch Road, Wokingham, Wokingham RG40 2DE	RG40 2DE	RG40 2	10/10/2023	1,100,000	1,093,082	FALSE	Residential	House	Detached				167	£6,587	£6,545	Freehold	
2, Goodchild Road, Wokingham, Wokingham RG40 2EN	RG40 2EN	RG40 2	10/05/2022	620,000	654,521	FALSE	Residential	House	Detached		3	3	93	£6,667	£7,038	Freehold	
Flat 23, Ascot House, Finchampstead Road, Wokingham, Wokingham RG40 2NW	RG40 2NW	RG40 2	09/12/2022	265,000	263,953	FALSE	Residential	House	Flat				39	£6,795	£6,768	Leasehold	
9, South Close, Wokingham, Wokingham RG40 2DJ	RG40 2DJ	RG40 2	24/01/2024	685,000	702,286	FALSE	Residential	Bungalow	Detached		2	3	100	£6,850	£7,023	Freehold	
Flat 22, Ascot House, Finchampstead Road, Wokingham, Wokingham RG40 2NW	RG40 2NW	RG40 2	13/12/2022	242,500	241,542	FALSE	Residential	House	Flat				35	£6,929	£6,901	Leasehold	
Flat 18, Ascot House, Finchampstead Road, Wokingham, Wokingham RG40 2NW	RG40 2NW	RG40 2	09/12/2022	242,500	241,542	FALSE	Residential	House	Flat				35	£6,929	£6,901	Leasehold	
56, Outfield Crescent, Wokingham, Wokingham RG40 2EU	RG40 2EU	RG40 2	23/01/2023	430,000	425,138	FALSE	Residential	House	Terraced		2	3	62	£6,935	£6,857	Freehold	
9, Erica Drive, Wokingham, Wokingham RG40 2DU	RG40 2DU	RG40 2	27/09/2022	1,375,000	1,388,672	FALSE	Residential	House	Detached				197	£6,980	£7,049	Freehold	
18, Crescent Road, Wokingham, Wokingham RG40 2DB	RG40 2DB	RG40 2	25/07/2023	1,750,000	1,820,410	FALSE	Residential	House	Detached				249	£7,028	£7,311	Freehold	
60, Ellison Way, Wokingham, Wokingham RG40 2AB	RG40 2AB	RG40 2	29/04/2022	212,500	219,108	FALSE	Residential	House	Flat		2	3	30	£7,083	£7,304	Leasehold	
23, Denmark Street, Wokingham, Wokingham RG40 2AY	RG40 2AY	RG40 2	12/01/2023	390,000	388,332	FALSE	Residential	House	Flat		2	2	55	£7,091	£7,061	Freehold	
7, South Close, Wokingham, Wokingham RG40 2DJ	RG40 2DJ	RG40 2	06/06/2023	674,500	691,521	FALSE	Residential	Bungalow	Detached		3	3	95	£7,100	£7,279	Freehold	
1, Priest Avenue, Wokingham, Wokingham RG40 2LT	RG40 2LT	RG40 2	20/03/2023	675,000	671,693	FALSE	Residential	House	Detached		3	3	95	£7,105	£7,070	Freehold	
23, Langborough Road, Wokingham, Wokingham RG40 2BU	RG40 2BU	RG40 2	24/02/2023	385,000	388,229	FALSE	Residential	House	Semi_Detached		2	3	54	£7,130	£7,189	Freehold	
Flat 19, Ascot House, Finchampstead Road, Wokingham, Wokingham RG40 2NW	RG40 2NW	RG40 2	09/12/2022	242,500	241,542	FALSE	Residential	House	Flat				34	£7,132	£7,104	Leasehold	
14, Davy Close, Wokingham, Wokingham RG40 2LW	RG40 2LW	RG40 2	29/03/2023	440,000	444,933	FALSE	Residential	House	Semi_Detached		2	2	61	£7,213	£7,294	Freehold	
Flat 24, Ascot House, Finchampstead Road, Wokingham, Wokingham RG40 2NW	RG40 2NW	RG40 2	09/12/2022	255,000	253,992	FALSE	Residential	House	Flat				35	£7,286	£7,257	Leasehold	
Flat 3, Field Court, Earle Crescent, Wokingham, Wokingham RG40 2FH	RG40 2FH	RG40 2	24/06/2022	383,000	393,622	TRUE	Residential	House	Flat				51	£7,510	£7,718	Leasehold	
The Garden Cottage, Green Drive, Wokingham, Wokingham RG40 2HT	RG40 2HT	RG40 2	08/12/2022	600,000	601,693	FALSE	Residential	Bungalow	Detached		3	3	75	£8,000	£8,023	Freehold	
1, South Drive, Wokingham, Wokingham RG40 2DH	RG40 2DH	RG40 2	13/01/2023	1,650,000	1,641,917	FALSE	Residential	House	Detached				183	£9,016	£8,972	Freehold	
		RG40 2 Average												£5,150	£5,245		Wokingham
230, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3QD	RG40 3QD	RG40 3	17/03/2023	770,000	766,228	FALSE	Residential	House	Detached				211	£3,649	£3,631	Freehold	
The Hansom Cab Inn, Lower Wokingham Road, Finchampstead, Wokingham, Wokingham RG40 3NG	RG40 3NG	RG40 3	19/10/2022	838,000	844,533	FALSE	Residential	House	Detached		3	4	223	£3,758	£3,787	Freehold	
250, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3PA	RG40 3PA	RG40 3	12/01/2024	940,000	963,720	FALSE	Residential	Bungalow	Detached				250	£3,760	£3,855	Freehold	
Sulby Croft, Heathlands Road, Wokingham, Wokingham RG40 3AR	RG40 3AR	RG40 3	16/03/2023	1,550,000	1,551,110	FALSE	Residential	House	Other				409	£3,790	£3,792	Freehold	
Sparsholt, Pine Drive, Finchampstead, Wokingham, Wokingham RG40 3LD	RG40 3LD	RG40 3	04/02/2022	860,000	910,588	FALSE	Residential	House	Detached				226	£3,805	£4,029	Freehold	
Flat 3, St Sebastians Court, Nine Mile Ride, Wokingham, Wokingham RG40 3HA	RG40 3HA	RG40 3	08/01/2024	325,000	335,381	FALSE	Residential	House	Flat		2	3	83	£3,916	£4,041	Leasehold	
372, Finchampstead Road, Finchampstead, Wokingham, Wokingham RG40 3LA	RG40 3LA	RG40 3	23/05/2022	781,800	825,330	FALSE	Residential	House	Detached				199	£3,929	£4,147	Freehold	
1, Summit Close, Finchampstead, Wokingham, Wokingham RG40 3LH	RG40 3LH	RG40 3	16/08/2023	850,000	870,821	FALSE	Residential	House	Detached				216	£3,935	£4,032	Freehold	
23a, Pine Drive, Finchampstead, Wokingham, Wokingham RG40 3LD	RG40 3LD	RG40 3	24/03/2022	700,000	740,625	FALSE	Residential	Bungalow	Detached		3	3	173	£4,046	£4,281	Freehold	
4, Bankside, Finchampstead, Wokingham, Wokingham RG40 3QB	RG40 3QB	RG40 3	28/07/2023	375,000	388,036	FALSE	Residential	House	Terraced		2	3	90	£4,167	£4,312	Freehold	
1, The Clockhouse, Heathlands Road, Wokingham, Wokingham RG40 3AS	RG40 3AS	RG40 3	05/05/2023	292,500	291,114	FALSE	Residential	House	Flat		2	3	70	£4,179	£4,159	Leasehold	
27, Longwater Road, Finchampstead, Wokingham, Wokingham RG40 3TS	RG40 3TS	RG40 3	17/05/2022	432,000	454,412	FALSE	Residential	House	Terraced		3	3	102	£4,235	£4,455	Freehold	
18, Kingsbridge Cottages, Nine Mile Ride, Wokingham, Wokingham RG40 3LY	RG40 3LY	RG40 3	24/08/2023	417,500	425,716	FALSE	Residential	House	Terraced		2	3	98	£4,260	£4,344	Freehold	
26, Kiln Ride, Finchampstead, Wokingham, Wokingham RG40 3PL	RG40 3PL	RG40 3	06/10/2023	900,000	894,340	FALSE	Residential	House	Detached				209	£4,306	£4,279	Freehold	
184a, Finchampstead Road, Wokingham, Wokingham RG40 3EY	RG40 3EY	RG40 3	28/04/2023	1,555,000	1,556,114	FALSE	Residential	House	Other				360	£4,319	£4,323	Freehold	
11, Russley Green, Wokingham, Wokingham RG40 3HT	RG40 3HT	RG40 3	22/03/2024	1,280,000	1,274,622	FALSE	Residential	House	Detached				296	£4,324	£4,306	Freehold	
Foxdale, Heath Ride, Finchampstead, Wokingham, Wokingham RG40 3QJ	RG40 3QJ	RG40 3	14/04/2022	1,250,000	1,321,561	FALSE	Residential	House	Detached		3	4	286	£4,371	£4,621	Freehold	
10, Cricket Hill, Finchampstead, Wokingham, Wokingham RG40 3TN	RG40 3TN	RG40 3	14/11/2023	810,000	819,801	FALSE	Residential	House	Detached				184	£4,402	£4,455	Freehold	
26, Foxcote, Finchampstead, Wokingham, Wokingham RG40 3PE	RG40 3PE	RG40 3	26/08/2022	595,000	616,357	FALSE	Residential	House	Semi_Detached		3	4	135	£4,407	£4,566	Freehold	
Flint Lodge, Heath Ride, Finchampstead, Wokingham, Wokingham RG40 3QN	RG40 3QN	RG40 3	25/08/2023	1,100,000	1,126,945	FALSE	Residential	House	Detached		2	3	249	£4,418	£4,526	Freehold	
176, Finchampstead Road, Wokingham, Wokingham RG40 3EY	RG40 3EY	RG40 3	18/09/2023	1,350,000	1,347,158	FALSE	Residential	House	Detached				305	£4,426	£4,417	Freehold	
1, Palmer Close, Wokingham, Wokingham RG40 3EB	RG40 3EB	RG40 3	07/01/2022	413,660	450,499	FALSE	Residential	House	Semi_Detached		3	3	93	£4,448	£4,844	Freehold	
202, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3PX	RG40 3PX	RG40 3	11/02/2022	780,000	825,882	FALSE	Residential	House	Detached				172	£4,535	£4,802	Freehold	
210, Finchampstead Road, Wokingham, Wokingham RG40 3HB	RG40 3HB	RG40 3	16/12/2022	905,000	907,553	FALSE	Residential	House	Detached				197	£4,594	£4,607	Freehold	
5, Kiln Ride, Finchampstead, Wokingham, Wokingham RG40 3JN	RG40 3JN	RG40 3	14/08/2023	855,500	876,456	FALSE	Residential	House	Detached				186	£4,599	£4,712	Freehold	
Ridge Corner, Jubilee Road, Finchampstead, Wokingham, Wokingham																	

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
Wooben, Hollybush Ride, Finchampstead, Wokingham, Wokingham RG40 3QR	RG40 3QR	RG40 3	25/05/2022	1,800,000	1,900,223	FALSE	Residential	House	Detached				343	£5,248	£5,540	Freehold	
4, Grove Cottages, Nine Mile Ride, Wokingham, Wokingham RG40 3NB	RG40 3NB	RG40 3	20/03/2023	380,000	380,000	FALSE	Residential	House	Terraced		3	3	72	£5,278	£5,278	Freehold	
The Old Farmhouse, Heathlands Road, Wokingham, Wokingham RG40 3AP	RG40 3AP	RG40 3	29/04/2022	995,000	1,051,963	FALSE	Residential	House	Detached				185	£5,378	£5,686	Freehold	
102, Foxcote, Finchampstead, Wokingham, Wokingham RG40 3PE	RG40 3PE	RG40 3	06/05/2022	547,000	577,457	FALSE	Residential	House	Detached		3	3	101	£5,416	£5,717	Freehold	
19, Tomlinson Drive, Finchampstead, Wokingham, Wokingham RG40 3NZ	RG40 3NZ	RG40 3	25/08/2022	1,100,000	1,126,134	FALSE	Residential	House	Detached				203	£5,419	£5,547	Freehold	
412a, Finchampstead Road, Finchampstead, Wokingham, Wokingham RG40 3RA	RG40 3RA	RG40 3	13/07/2023	730,000	759,371	FALSE	Residential	House	Detached		2	3	134	£5,448	£5,667	Freehold	
64, Kiln Ride, Finchampstead, Wokingham, Wokingham RG40 3PH	RG40 3PH	RG40 3	22/02/2024	650,000	659,743	FALSE	Residential	Bungalow	Detached				119	£5,462	£5,544	Freehold	
1, Kiln Close, Finchampstead, Wokingham, Wokingham RG40 3EZ	RG40 3EZ	RG40 3	18/03/2022	550,000	591,834	FALSE	Residential	House	Semi_Detached		3	3	99	£5,556	£5,978	Freehold	
12, Russley Green, Wokingham, Wokingham RG40 3HT	RG40 3HT	RG40 3	29/04/2022	750,000	792,937	FALSE	Residential	House	Detached				134	£5,597	£5,917	Freehold	
Cracklewood, Heath Ride, Finchampstead, Wokingham, Wokingham RG40 3QJ	RG40 3QJ	RG40 3	28/04/2022	1,025,000	1,083,680	FALSE	Residential	House	Detached				183	£5,601	£5,922	Freehold	
12, Pine Drive, Finchampstead, Wokingham, Wokingham RG40 3LE	RG40 3LE	RG40 3	28/10/2022	790,000	796,159	FALSE	Residential	Bungalow	Detached		3	4	141	£5,603	£5,647	Freehold	
355, Finchampstead Road, Finchampstead, Wokingham, Wokingham RG40 3JU	RG40 3JU	RG40 3	18/11/2022	855,000	861,055	FALSE	Residential	House	Detached				152	£5,625	£5,665	Freehold	
345, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3NH	RG40 3NH	RG40 3	03/11/2023	840,000	850,164	FALSE	Residential	House	Detached				148	£5,676	£5,744	Freehold	
5, Blackwater View, Finchampstead, Wokingham, Wokingham RG40 3TF	RG40 3TF	RG40 3	22/09/2023	1,525,000	1,521,789	FALSE	Residential	House	Detached				268	£5,690	£5,678	Freehold	
79, Foxcote, Finchampstead, Wokingham, Wokingham RG40 3PG	RG40 3PG	RG40 3	17/01/2024	500,000	516,094	FALSE	Residential	House	Semi_Detached		3	3	87	£5,747	£5,932	Freehold	
40, Kiln Ride, Finchampstead, Wokingham, Wokingham RG40 3PL	RG40 3PL	RG40 3	12/08/2022	685,000	701,274	FALSE	Residential	Bungalow	Detached		3	4	119	£5,756	£5,893	Freehold	
111, Foxcote, Finchampstead, Wokingham, Wokingham RG40 3PG	RG40 3PG	RG40 3	25/03/2022	537,000	570,435	FALSE	Residential	House	Terraced		3	3	93	£5,774	£6,134	Freehold	
202, Finchampstead Road, Wokingham, Wokingham RG40 3HB	RG40 3HB	RG40 3	13/11/2023	1,125,000	1,138,612	FALSE	Residential	House	Detached				192	£5,859	£5,930	Freehold	
Flat 3, North Court, The Ridges, Finchampstead, Wokingham, Wokingham RG40 3SJ	RG40 3SJ	RG40 3	10/03/2023	740,000	736,493	FALSE	Residential	House	Flat		2	2	126	£5,873	£5,845	Leasehold	
12a, Little Fryth, Finchampstead, Wokingham, Wokingham RG40 3RN	RG40 3RN	RG40 3	20/10/2023	1,400,000	1,391,195	FALSE	Residential	House	Detached				238	£5,882	£5,845	Freehold	
Audere Pines, Heath Ride, Finchampstead, Wokingham, Wokingham RG40 3QN	RG40 3QN	RG40 3	28/10/2022	2,300,000	2,317,931	FALSE	Residential	House	Detached				391	£5,882	£5,928	Freehold	
99, Kiln Ride, Finchampstead, Wokingham, Wokingham RG40 3PD	RG40 3PD	RG40 3	24/06/2022	685,000	720,999	FALSE	Residential	House	Detached				116	£5,905	£6,216	Freehold	
Squirrels, Heathlands Road, Wokingham, Wokingham RG40 3AH	RG40 3AH	RG40 3	23/06/2023	1,160,000	1,189,272	FALSE	Residential	House	Detached				196	£5,918	£6,068	Freehold	
80, Kiln Ride, Finchampstead, Wokingham, Wokingham RG40 3PH	RG40 3PH	RG40 3	05/05/2023	925,000	927,609	FALSE	Residential	House	Detached				155	£5,968	£5,985	Freehold	
22, Wildcroft Ridge, Wokingham, Wokingham RG40 3HY	RG40 3HY	RG40 3	11/01/2022	1,350,000	1,439,055	FALSE	Residential	House	Detached				226	£5,973	£6,368	Freehold	
9, Pine Drive, Finchampstead, Wokingham, Wokingham RG40 3LD	RG40 3LD	RG40 3	10/07/2023	705,000	733,365	FALSE	Residential	Bungalow	Detached		3	4	118	£5,975	£6,215	Freehold	
23b, Pine Drive, Finchampstead, Wokingham, Wokingham RG40 3LD	RG40 3LD	RG40 3	13/02/2023	700,000	705,870	FALSE	Residential	House	Semi_Detached		3	4	117	£5,983	£6,033	Freehold	
26, Windsor Ride, Finchampstead, Wokingham, Wokingham RG40 3LG	RG40 3LG	RG40 3	28/09/2023	558,000	556,825	FALSE	Residential	Bungalow	Detached		3	3	93	£6,000	£5,987	Freehold	
Hollywood, Hollybush Ride, Finchampstead, Wokingham, Wokingham RG40 3QR	RG40 3QR	RG40 3	08/08/2023	2,350,000	2,407,565	FALSE	Residential	Bungalow	Detached				390	£6,026	£6,173	Freehold	
101, Foxcote, Finchampstead, Wokingham, Wokingham RG40 3PG	RG40 3PG	RG40 3	12/07/2022	565,000	585,590	FALSE	Residential	House	Detached		3	3	93	£6,075	£6,297	Freehold	
Angarrack, Heath Ride, Finchampstead, Wokingham, Wokingham RG40 3QF	RG40 3QF	RG40 3	02/03/2023	720,000	716,473	FALSE	Residential	Bungalow	Detached		3	3	118	£6,102	£6,072	Freehold	
Green Acres, Lower Sandhurst Road, Finchampstead, Wokingham, Wokingham RG40 3TH	RG40 3TH	RG40 3	01/09/2023	3,200,000	3,193,263	FALSE	Residential	House	Detached				524	£6,107	£6,094	Freehold	
Penhallow, Kiln Ride Extension, Finchampstead, Wokingham, Wokingham RG40 3NX	RG40 3NX	RG40 3	11/01/2023	450,000	453,140	FALSE	Residential	Bungalow	Semi_Detached		2	3	73	£6,164	£6,207	Freehold	
68, Foxcote, Finchampstead, Wokingham, Wokingham RG40 3PE	RG40 3PE	RG40 3	10/03/2023	680,000	676,669	FALSE	Residential	House	Detached		3	4	109	£6,239	£6,208	Freehold	
287, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3NS	RG40 3NS	RG40 3	24/03/2023	615,000	611,987	FALSE	Residential	Bungalow	Detached				98	£6,276	£6,245	Freehold	
40, Sandhurst Road, Finchampstead, Wokingham, Wokingham RG40 3JD	RG40 3JD	RG40 3	09/06/2022	1,325,000	1,394,634	FALSE	Residential	House	Detached				210	£6,310	£6,641	Freehold	
Graiswold, Sandhurst Road, Finchampstead, Wokingham, Wokingham RG40 3JQ	RG40 3JQ	RG40 3	25/08/2023	2,280,000	2,335,850	FALSE	Residential	House	Detached				361	£6,316	£6,471	Freehold	
1, Honey Hill, Wokingham, Wokingham RG40 3BD	RG40 3BD	RG40 3	04/09/2023	670,000	675,147	FALSE	Residential	House	Semi_Detached		3	4	105	£6,381	£6,430	Freehold	
206, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3PX	RG40 3PX	RG40 3	12/09/2022	585,000	590,817	FALSE	Residential	House	Detached		3	3	91	£6,429	£6,492	Freehold	
Flat 11, North Court, The Ridges, Finchampstead, Wokingham, Wokingham RG40 3SJ	RG40 3SJ	RG40 3	25/08/2023	835,000	856,759	FALSE	Residential	House	Flat		2	2	129	£6,473	£6,642	Leasehold	
373, Finchampstead Road, Finchampstead, Wokingham, Wokingham RG40 3JU	RG40 3JU	RG40 3	16/11/2022	767,500	772,936	FALSE	Residential	Bungalow	Detached		3	3	116	£6,616	£6,663	Freehold	
Faringdon, Tintagel Road, Finchampstead, Wokingham, Wokingham RG40 3JJ	RG40 3JJ	RG40 3	02/02/2024	750,000	761,242	FALSE	Residential	Bungalow	Detached		3	3	112	£6,696	£6,797	Freehold	
16, Pine Drive, Finchampstead, Wokingham, Wokingham RG40 3LE	RG40 3LE	RG40 3	07/02/2023	775,000	771,744	FALSE	Residential	Bungalow	Detached		3	3	112	£6,920	£6,891	Freehold	
284, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3NT	RG40 3NT	RG40 3	25/05/2022	660,000	696,748	FALSE	Residential	Bungalow	Detached		3	3	95	£6,947	£7,334	Freehold	
1, Chapel Green Cottages, Chapel Green, Wokingham, Wokingham RG40 3ER	RG40 3ER	RG40 3	28/11/2022	838,000	855,187	FALSE	Residential	House	Semi_Detached				120	£6,983	£7,127	Freehold	
286a, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 3NT	RG40 3NT	RG40 3	27/09/2022	625,000	631,214	FALSE	Residential	Bungalow	Detached		2	3	85	£7,353	£7,426	Freehold	
Green Acres, Heath Ride, Finchampstead, Wokingham, Wokingham RG40 3QN	RG40 3QN	RG40 3	10/11/2023	910,000	921,011	FALSE	Residential	House	Detached		3	3	120	£7,583	£7,675	Freehold	
4, Pine Drive, Finchampstead, Wokingham, Wokingham RG40 3LE	RG40 3LE	RG40 3	28/09/2022	595,000	600,916	FALSE	Residential	Bungalow	Detached		2	3	78	£7,628	£7,704	Freehold	
Woodlands, Wick Hill Lane, Finchampstead, Wokingham, Wokingham RG40 3PZ	RG40 3PZ	RG40 3	07/02/2023	875,000	871,324	FALSE	Residential	House	Detached		3	4	105	£8,333	£8,298	Freehold	
		RG40 3 Average												£5,334	£5,464		Finchampstead
11, Orbit Close, Finchampstead, Wokingham, Wokingham RG40 4JF	RG40 4JF	RG40 4	28/03/2024	302,500	301,208	FALSE	Residential	House	Terraced		3	3	98	£3,087	£3,074	Freehold	
10, Billing Avenue, Finchampstead, Wokingham, Wokingham RG40 4JE	RG40 4JE	RG40 4	15/08/2022	285,000	289,133	FALSE	Residential	House	Terraced		3	3	90	£3,167	£3,213	Freehold	
19, Ditchfield Lane, Finchampstead, Wokingham, Wokingham RG40 4HP	RG40 4HP	RG40 4	03/07/2023	403,000	417,010	FALSE	Residential	House	Terraced		3	3	122	£3,303	£3,418	Freehold	
9, Orbit Close, Finchampstead, Wokingham, Wokingham RG40 4JF	RG40 4JF	RG40 4	25/01/2023	345,000	341,099	FALSE	Residential	House	Terraced		2	3	102	£3,382	£3,344	Freehold	
99, Arnett Avenue, Finchampstead, Wokingham, Wokingham RG40 4EE	RG40 4EE	RG40 4	21/07/2022	350,000	367,576	FALSE	Residential	House	Semi_Detached				96	£3,646	£3,829	Freehold	
9, Billing Avenue, Finchampstead, Wokingham, Wokingham RG40 4JE	RG40 4JE	RG40 4	25/10/2022	293,000	292,582	FALSE	Residential	House	Terraced		3	3	80	£3,663	£3,657	Freehold	
11, Billing Avenue, Finchampstead, Wokingham, Wokingham RG40 4JE	RG40 4JE	RG40 4	18/03/2024	320,000	318,633	FALSE	Residential	House	Terraced		3	3	86	£3,721	£3,705	Freehold	
17, Buchanan Drive, Finchampstead, Wokingham, Wokingham RG40 4EF	RG40 4EF	RG40 4	19/04/2022	410,000	441,186	FALSE	Residential	House	Semi_Detached		3	4	108	£3,796	£4,085	Freehold	
5, Willowdale, Finchampstead, Wokingham, Wokingham RG40 4UF	RG40 4UF	RG40 4	27/01/2023	425,000	420,194	FALSE	Residential	House	Terraced		3	3	110	£3,864	£3,820	Freehold	
111, Roycroft Lane, Finchampstead, Wokingham, Wokingham RG40 4HN	RG40 4HN	RG40 4	06/12/2023	345,000	356,466	FALSE	Residential	House	Terraced		2	3	88	£3,920	£4,051	Freehold	
33, Mccarthy Way, Finchampstead, Wokingham, Wokingham RG40 4UA	RG40 4UA	RG40 4	28/04/2023	510,000	510,365	FALSE	Residential	House	Other				130	£3,923	£3,926	Freehold	
5, Burnt Oak, Finchampstead, Wokingham, Wokingham RG40 4UQ	RG40 4UQ	RG40 4	10/11/2023	380,000	388,343	FALSE	Residential	House	Semi_Detached		2	3	96	£3,958	£4,045	Freehold	
10, Corn Path, Finchwood Park, Wokingham, Wokingham RG40 4AP	RG40 4AP	RG40 4	15/09/2023	472,000	469,316	FALSE	Residential	House	Terraced				117	£4,034	£4,011	Freehold	
54, Barkham Ride, Finchampstead, Wokingham, Wokingham RG40 4ET	RG40 4ET	RG40 4	22/11/2023	502,000	508,074	FALSE	Residential	House	Detached				124	£4,048	£4,097	Freehold	
109a, Nash Grove Lane, Finchampstead, Wokingham, Wokingham RG40 4HG	RG40 4HG	RG40 4	17/08/2023	680,000	696,657	FALSE	Residential	House	Detached				167	£4,072	£4,172	Freehold	
5, Harvest Path, Finchwood Park, Wokingham, Wokingham RG40 4AE	RG40 4AE	RG40 4	29/06/2023	480,000	491,236	TRUE	Residential	House	Terraced				117	£4,103	£4,199	Freehold	
2, Harvest Path, Finchwood Park, Wokingham, Wokingham RG40 4AE	RG40 4AE	RG40 4	29/07/2022	487,000	501,334	TRUE	Residential	House	Terraced				117	£4,162	£4,285	Freehold	
41, Arnett Avenue, Finchampstead, Wokingham, Wokingham RG40 4EG	RG40 4EG	RG40 4	18/08/2023	200,000	205,212	FALSE	Residential	House	Flat		1	1	48	£4,167	£4,275	Leasehold	
1, Gorse Ride North, Finchampstead, Wokingham, Wokingham RG40 4ES	RG40 4ES	RG40 4	18/02/2022	685,000	725,294	FALSE	Residential	House	Detached				163	£4,202	£4,450	Freehold	
4, Chapel Lodge, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JB	RG40 4JB	RG40 4	13/06/2022	345,000	360,459	FALSE	Residential	House	Terraced		2	2	82	£4,207	£4,396	Freehold	
33, Roycroft Lane, Finchampstead, Wokingham, Wokingham RG40 4HN	RG40 4HN																

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
The Old Chapel, The Village, Finchampstead, Wokingham, Wokingham RG40 4JR	RG40 4JR	RG40 4	18/02/2022	975,000	1,032,353	FALSE	Residential	House	Detached		2	3	215	£4,535	£4,802	Freehold	
45, Jerrymoor Hill, Finchampstead, Wokingham, Wokingham RG40 4UG	RG40 4UG	RG40 4	03/05/2023	400,000	406,765	FALSE	Residential	House	Semi_Detached		2	3	88	£4,545	£4,622	Freehold	
12, Burnt Oak, Finchampstead, Wokingham, Wokingham RG40 4UQ	RG40 4UQ	RG40 4	16/03/2022	465,000	500,369	FALSE	Residential	House	Semi_Detached		3	3	102	£4,559	£4,906	Freehold	
27, Merryweather Close, Wokingham, Wokingham RG40 4YH	RG40 4YH	RG40 4	22/09/2022	635,000	641,314	FALSE	Residential	House	Detached		3	4	139	£4,568	£4,614	Freehold	
35, Mccarthy Way, Finchampstead, Wokingham, Wokingham RG40 4UA	RG40 4UA	RG40 4	28/04/2023	430,000	430,616	FALSE	Residential	House	Terraced		3	3	94	£4,574	£4,581	Freehold	
188, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JB	RG40 4JB	RG40 4	07/06/2022	785,000	826,255	FALSE	Residential	House	Detached				171	£4,591	£4,832	Freehold	
154, Barkham Ride, Finchampstead, Wokingham, Wokingham RG40 4EL	RG40 4EL	RG40 4	19/08/2022	750,000	767,819	FALSE	Residential	House	Detached				163	£4,601	£4,711	Freehold	
2, St James Road, Finchampstead, Wokingham, Wokingham RG40 4RT	RG40 4RT	RG40 4	29/06/2022	741,000	779,942	FALSE	Residential	House	Detached				161	£4,602	£4,844	Freehold	
14, Wheat Street, Finchwood Park, Wokingham, Wokingham RG40 4BL	RG40 4BL	RG40 4	07/12/2023	475,000	493,112	TRUE	Residential	House	Semi_Detached				103	£4,612	£4,788	Freehold	
18, Wheat Street, Finchwood Park, Wokingham, Wokingham RG40 4BL	RG40 4BL	RG40 4	29/09/2023	475,000	478,649	TRUE	Residential	House	Semi_Detached				103	£4,612	£4,647	Freehold	
119, Mccarthy Way, Finchampstead, Wokingham, Wokingham RG40 4UB	RG40 4UB	RG40 4	17/11/2023	360,000	364,692	FALSE	Residential	House	Terraced		3	3	78	£4,615	£4,676	Freehold	
169b, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4HY	RG40 4HY	RG40 4	10/07/2023	625,000	650,146	FALSE	Residential	Bungalow	Detached				135	£4,630	£4,816	Freehold	
2, Longmoor Close, Finchampstead, Wokingham, Wokingham RG40 4DZ	RG40 4DZ	RG40 4	25/04/2024	1,130,000	1,130,000	FALSE	Residential	House	Detached				244	£4,631	£4,631	Freehold	
6, Tickenor Drive, Finchampstead, Wokingham, Wokingham RG40 4UD	RG40 4UD	RG40 4	28/04/2023	394,000	398,418	FALSE	Residential	House	Semi_Detached		2	3	85	£4,635	£4,687	Freehold	
8, Tickenor Drive, Finchampstead, Wokingham, Wokingham RG40 4UD	RG40 4UD	RG40 4	11/10/2023	445,000	446,237	FALSE	Residential	House	Semi_Detached		3	3	96	£4,635	£4,648	Freehold	
14, Palmer Place, Finchampstead, Wokingham, Wokingham RG40 4RS	RG40 4RS	RG40 4	21/12/2023	482,375	497,777	TRUE	Residential	House	Detached				104	£4,638	£4,786	Freehold	
8, Millet Road, Finchwood Park, Wokingham, Wokingham RG40 4BG	RG40 4BG	RG40 4	19/12/2023	385,000	397,795	TRUE	Residential	House	Terraced				83	£4,639	£4,793	Freehold	
120, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JA	RG40 4JA	RG40 4	16/06/2022	950,000	999,926	FALSE	Residential	House	Detached				204	£4,657	£4,902	Freehold	
29, Ditchfield Lane, Finchampstead, Wokingham, Wokingham RG40 4HP	RG40 4HP	RG40 4	23/08/2022	410,000	415,946	FALSE	Residential	House	Terraced		2	3	88	£4,659	£4,727	Freehold	
162, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JA	RG40 4JA	RG40 4	16/06/2023	620,000	635,645	FALSE	Residential	House	Detached		3	4	132	£4,697	£4,815	Freehold	
2, Willowdale, Finchampstead, Wokingham, Wokingham RG40 4UF	RG40 4UF	RG40 4	27/07/2022	402,500	414,347	FALSE	Residential	House	Terraced		2	3	85	£4,735	£4,875	Freehold	
64, Mccarthy Way, Finchampstead, Wokingham, Wokingham RG40 4UA	RG40 4UA	RG40 4	10/03/2023	370,000	370,000	FALSE	Residential	House	Terraced		3	3	78	£4,744	£4,744	Freehold	
11, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	28/10/2022	740,000	745,769	TRUE	Residential	House	Detached				156	£4,744	£4,781	Freehold	
28, Wheat Street, Finchwood Park, Wokingham, Wokingham RG40 4BL	RG40 4BL	RG40 4	19/01/2024	342,500	351,546	TRUE	Residential	House	Terraced				72	£4,757	£4,883	Freehold	
3, Willowdale, Finchampstead, Wokingham, Wokingham RG40 4UF	RG40 4UF	RG40 4	20/05/2022	395,000	415,492	FALSE	Residential	House	Terraced		2	3	83	£4,759	£5,006	Freehold	
15, Doddsells Well, Wokingham, Wokingham RG40 4YE	RG40 4YE	RG40 4	27/05/2022	200,000	206,727	FALSE	Residential	House	Flat		1	1	42	£4,762	£4,922	Leasehold	
18, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	20/06/2022	329,000	338,124	TRUE	Residential	House	Flat				69	£4,768	£4,900	Leasehold	
65, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	20/07/2023	492,000	511,795	TRUE	Residential	House	Detached				103	£4,777	£4,969	Freehold	
16, Wheat Street, Finchwood Park, Wokingham, Wokingham RG40 4BL	RG40 4BL	RG40 4	24/11/2023	492,500	503,313	TRUE	Residential	House	Semi_Detached				103	£4,782	£4,887	Freehold	
26, Radical Ride, Finchampstead, Wokingham, Wokingham RG40 4UH	RG40 4UH	RG40 4	25/08/2023	384,000	391,557	FALSE	Residential	House	Terraced		2	3	80	£4,800	£4,894	Freehold	
128, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JA	RG40 4JA	RG40 4	12/07/2023	1,235,000	1,284,689	FALSE	Residential	House	Detached				257	£4,805	£4,999	Freehold	
60, Jerrymoor Hill, Finchampstead, Wokingham, Wokingham RG40 4UG	RG40 4UG	RG40 4	07/06/2022	515,000	550,478	FALSE	Residential	House	Semi_Detached		3	4	107	£4,813	£5,145	Freehold	
15, Gorse Ride South, Finchampstead, Wokingham, Wokingham RG40 4EH	RG40 4EH	RG40 4	05/04/2024	445,000	445,000	FALSE	Residential	House	Semi_Detached		3	3	92	£4,837	£4,837	Freehold	
15, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	11/11/2022	755,000	760,347	TRUE	Residential	House	Detached				156	£4,840	£4,874	Freehold	
1, Millet Road, Finchwood Park, Wokingham, Wokingham RG40 4BH	RG40 4BH	RG40 4	09/11/2023	620,000	627,502	TRUE	Residential	House	Detached				128	£4,844	£4,902	Freehold	
16, Palmer Place, Finchampstead, Wokingham, Wokingham RG40 4RS	RG40 4RS	RG40 4	21/12/2023	616,250	635,927	TRUE	Residential	House	Detached				127	£4,852	£5,007	Freehold	
4, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	25/03/2022	495,000	523,728	TRUE	Residential	House	Detached				102	£4,853	£5,135	Freehold	
11, Gorse Ride South, Finchampstead, Wokingham, Wokingham RG40 4EH	RG40 4EH	RG40 4	18/08/2023	500,000	512,248	FALSE	Residential	House	Detached		3	4	103	£4,854	£4,973	Freehold	
49, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	13/10/2023	350,000	347,023	TRUE	Residential	House	Terraced				72	£4,861	£4,820	Freehold	
25, Church Hams, Finchampstead, Wokingham, Wokingham RG40 4XF	RG40 4XF	RG40 4	04/08/2023	910,000	932,291	FALSE	Residential	House	Detached				187	£4,866	£4,986	Freehold	
10, Wheat Street, Finchwood Park, Wokingham, Wokingham RG40 4BL	RG40 4BL	RG40 4	15/11/2023	502,500	508,580	TRUE	Residential	House	Detached				103	£4,879	£4,938	Freehold	
8, Radical Ride, Finchampstead, Wokingham, Wokingham RG40 4UH	RG40 4UH	RG40 4	08/09/2023	410,000	407,669	FALSE	Residential	House	Terraced		2	3	84	£4,881	£4,853	Freehold	
36, Wild Briar, Finchampstead, Wokingham, Wokingham RG40 4UL	RG40 4UL	RG40 4	13/05/2022	410,000	431,271	FALSE	Residential	House	Terraced		2	3	84	£4,881	£5,134	Freehold	
28, Radical Ride, Finchampstead, Wokingham, Wokingham RG40 4UH	RG40 4UH	RG40 4	06/05/2022	410,000	431,271	FALSE	Residential	House	Terraced		2	3	84	£4,881	£5,134	Freehold	
73, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	24/01/2024	625,000	640,771	TRUE	Residential	House	Detached				128	£4,883	£5,006	Freehold	
31, Mornington Avenue, Finchampstead, Wokingham, Wokingham RG40 4UE	RG40 4UE	RG40 4	30/03/2022	450,000	478,018	FALSE	Residential	House	Terraced		3	3	92	£4,891	£5,196	Freehold	
71, Barkham Ride, Finchampstead, Wokingham, Wokingham RG40 4HA	RG40 4HA	RG40 4	22/03/2022	945,000	999,844	FALSE	Residential	House	Detached				193	£4,896	£5,181	Freehold	
1, The Village, Finchampstead, Wokingham, Wokingham RG40 4JT	RG40 4JT	RG40 4	05/01/2024	490,000	505,773	FALSE	Residential	House	Semi_Detached		3	4	100	£4,900	£5,058	Freehold	
107, Reading Road, Finchampstead, Wokingham, Wokingham RG40 4RD	RG40 4RD	RG40 4	12/08/2022	850,000	870,194	FALSE	Residential	House	Detached				173	£4,913	£5,030	Freehold	
29, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	16/06/2023	825,000	845,818	TRUE	Residential	House	Detached				167	£4,940	£5,065	Freehold	
14, Booth Drive, Finchampstead, Wokingham, Wokingham RG40 4HL	RG40 4HL	RG40 4	27/06/2022	990,000	1,042,028	FALSE	Residential	House	Detached				200	£4,950	£5,210	Freehold	
9, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	23/06/2022	505,000	531,540	TRUE	Residential	House	Detached				102	£4,951	£5,211	Freehold	
16, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	17/06/2022	520,000	547,328	TRUE	Residential	House	Detached				105	£4,952	£5,213	Freehold	
30, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4AY	RG40 4AY	RG40 4	24/10/2022	635,000	639,950	TRUE	Residential	House	Detached				128	£4,961	£5,000	Freehold	
35, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	06/01/2023	690,000	686,620	TRUE	Residential	House	Detached				139	£4,964	£4,940	Freehold	
36, Waverley Way, Wokingham, Wokingham RG40 4YD	RG40 4YD	RG40 4	11/10/2023	677,000	672,742	FALSE	Residential	House	Detached				136	£4,978	£4,947	Freehold	
51, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	28/09/2023	414,000	411,646	TRUE	Residential	House	Terraced				83	£4,988	£4,960	Freehold	
148, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JA	RG40 4JA	RG40 4	07/12/2023	1,523,000	1,571,630	FALSE	Residential	House	Detached				305	£4,993	£5,153	Freehold	
54, Mccarthy Way, Finchampstead, Wokingham, Wokingham RG40 4UA	RG40 4UA	RG40 4	19/05/2022	410,000	431,271	FALSE	Residential	House	Terraced		2	3	82	£5,000	£5,259	Freehold	
34, Jerrymoor Hill, Finchampstead, Wokingham, Wokingham RG40 4UG	RG40 4UG	RG40 4	13/02/2023	500,000	504,193	FALSE	Residential	House	Semi_Detached		2	3	100	£5,000	£5,042	Freehold	
5, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	06/05/2022	525,000	554,232	TRUE	Residential	House	Detached				105	£5,000	£5,278	Freehold	
20, Wheat Street, Finchwood Park, Wokingham, Wokingham RG40 4BL	RG40 4BL	RG40 4	08/12/2023	695,000	717,192	TRUE	Residential	House	Detached				139	£5,000	£5,160	Freehold	
41, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	09/06/2023	695,000	712,538	TRUE	Residential	House	Detached				139	£5,000	£5,126	Freehold	
33, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	10/03/2023	517,500	514,965	TRUE	Residential	House	Detached				103	£5,024	£5,000	Freehold	
32, Radical Ride, Finchampstead, Wokingham, Wokingham RG40 4UH	RG40 4UH	RG40 4	06/01/2023	442,500	437,496	FALSE	Residential	House	Terraced		2	3	88	£5,028	£4,972	Freehold	
9, Tickenor Drive, Finchampstead, Wokingham, Wokingham RG40 4UD	RG40 4UD	RG40 4	07/12/2023	585,000	603,679	FALSE	Residential	House	Detached		3	4	116	£5,043	£5,204	Freehold	
7, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	27/05/2022	515,000	543,675	TRUE	Residential	House	Detached				102	£5,049	£5,330	Freehold	
15, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	11/03/2022	495,000	523,728	TRUE	Residential	House	Detached				98	£5,051	£5,344	Freehold	
2, Acre Drive, Finchwood Park, Wokingham, Wokingham RG40 4AR	RG40 4AR	RG40 4	11/03/2022	495,000	523,728	TRUE	Residential	House	Detached				98	£5,051	£5,344	Freehold	
4, Merryweather Close, Wokingham, Wokingham RG40 4YH	RG40 4YH	RG40 4	16/11/2022	765,000	770,418	FALSE	Residential	House	Detached				151	£5,066	£5,102	Freehold	
47, Arnett Avenue, Finchampstead, Wokingham, Wokingham RG40 4EE	RG40 4EE	RG40 4	23/10/2023	365,000	3												

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
14, Charlton Close, Wokingham, Wokingham RG40 4YQ	RG40 4YQ	RG40 4	23/06/2022	655,000	689,423	FALSE	Residential	House	Detached				124	£5,282	£5,560	Freehold	
29, Waverley Way, Wokingham, Wokingham RG40 4YD	RG40 4YD	RG40 4	05/01/2022	445,000	474,355	FALSE	Residential	House	Detached		2	3	84	£5,298	£5,647	Freehold	
71, Jerry Moor Hill, Finchampstead, Wokingham, Wokingham RG40 4UG	RG40 4UG	RG40 4	22/02/2023	425,000	421,684	FALSE	Residential	House	Terraced		2	3	80	£5,313	£5,271	Freehold	
7, Burnt Oak, Finchampstead, Wokingham, Wokingham RG40 4UQ	RG40 4UQ	RG40 4	21/07/2022	425,000	446,343	FALSE	Residential	House	Semi_Detached		2	3	80	£5,313	£5,579	Freehold	
38, Wimbushes, Finchampstead, Wokingham, Wokingham RG40 4XG	RG40 4XG	RG40 4	26/05/2023	935,000	937,638	FALSE	Residential	House	Detached				176	£5,313	£5,327	Freehold	
8, Heather Close, Finchampstead, Wokingham, Wokingham RG40 4PX	RG40 4PX	RG40 4	26/08/2022	525,000	537,473	FALSE	Residential	House	Detached		3	3	98	£5,357	£5,484	Freehold	
50, Nash Grove Lane, Finchampstead, Wokingham, Wokingham RG40 4HD	RG40 4HD	RG40 4	27/10/2022	600,000	604,678	FALSE	Residential	Bungalow	Detached		3	3	112	£5,357	£5,399	Freehold	
50, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4AY	RG40 4AY	RG40 4	11/07/2023	386,000	405,680	TRUE	Residential	House	Semi_Detached				72	£5,361	£5,634	Freehold	
7, Nash Grove Lane, Finchampstead, Wokingham, Wokingham RG40 4HE	RG40 4HE	RG40 4	23/06/2023	655,000	671,528	FALSE	Residential	House	Detached		3	3	122	£5,369	£5,504	Freehold	
23, Booth Drive, Finchampstead, Wokingham, Wokingham RG40 4HL	RG40 4HL	RG40 4	22/09/2023	1,000,000	997,895	FALSE	Residential	House	Detached				186	£5,376	£5,365	Freehold	
10, Dodsells Well, Wokingham, Wokingham RG40 4YE	RG40 4YE	RG40 4	07/03/2022	382,000	405,784	FALSE	Residential	House	Terraced		2	3	71	£5,380	£5,715	Freehold	
34, The Spinney, Finchampstead, Wokingham, Wokingham RG40 4UN	RG40 4UN	RG40 4	12/01/2023	615,000	611,987	FALSE	Residential	House	Detached		3	3	114	£5,395	£5,368	Freehold	
4, Waverley Way, Wokingham, Wokingham RG40 4YD	RG40 4YD	RG40 4	18/03/2024	735,000	731,912	FALSE	Residential	House	Detached				136	£5,404	£5,382	Freehold	
116, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JA	RG40 4JA	RG40 4	30/03/2023	915,000	910,518	FALSE	Residential	House	Detached				169	£5,414	£5,388	Freehold	
23, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4BE	RG40 4BE	RG40 4	29/07/2022	390,000	401,479	TRUE	Residential	House	Terraced				72	£5,417	£5,576	Freehold	
5, Barn Path, Finchwood Park, Wokingham, Wokingham RG40 4AN	RG40 4AN	RG40 4	11/11/2022	535,000	538,789	FALSE	Residential	House	Detached				98	£5,459	£5,498	Freehold	
6, Mornington Avenue, Finchampstead, Wokingham, Wokingham RG40 4UE	RG40 4UE	RG40 4	25/11/2022	510,000	520,460	FALSE	Residential	House	Semi_Detached		3	3	93	£5,484	£5,596	Freehold	
7, Vermont Woods, Finchampstead, Wokingham, Wokingham RG40 4PF	RG40 4PF	RG40 4	21/12/2022	675,000	676,904	FALSE	Residential	House	Detached				123	£5,488	£5,503	Freehold	
36, Church Hams, Finchampstead, Wokingham, Wokingham RG40 4XF	RG40 4XF	RG40 4	17/08/2023	875,000	896,434	FALSE	Residential	House	Detached				159	£5,503	£5,638	Freehold	
52, Rye Way, Finchwood Park, Wokingham, Wokingham RG40 4AY	RG40 4AY	RG40 4	19/09/2023	399,950	403,022	TRUE	Residential	House	Semi_Detached				72	£5,555	£5,598	Freehold	
22, Carolina Place, Finchampstead, Wokingham, Wokingham RG40 4PQ	RG40 4PQ	RG40 4	14/02/2022	245,000	260,057	FALSE	Residential	House	Terraced		1	1	44	£5,568	£5,910	Freehold	
35, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	14/04/2023	585,000	582,134	FALSE	Residential	House	Detached				105	£5,571	£5,544	Freehold	
162a, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JA	RG40 4JA	RG40 4	12/07/2023	700,000	728,164	FALSE	Residential	Bungalow	Detached		3	4	125	£5,600	£5,825	Freehold	
1, St James Road, Finchampstead, Wokingham, Wokingham RG40 4RT	RG40 4RT	RG40 4	24/10/2022	415,000	423,212	FALSE	Residential	House	Semi_Detached		2	3	74	£5,608	£5,719	Freehold	
4, Radical Ride, Finchampstead, Wokingham, Wokingham RG40 4UH	RG40 4UH	RG40 4	04/01/2023	437,500	432,553	FALSE	Residential	House	Terraced		2	3	78	£5,609	£5,546	Freehold	
41, Nash Grove Lane, Finchampstead, Wokingham, Wokingham RG40 4HE	RG40 4HE	RG40 4	19/06/2023	1,500,000	1,537,851	FALSE	Residential	House	Detached				267	£5,618	£5,760	Freehold	
31, Vermont Woods, Finchampstead, Wokingham, Wokingham RG40 4PF	RG40 4PF	RG40 4	17/06/2022	315,000	329,115	FALSE	Residential	House	Terraced		2	3	56	£5,625	£5,877	Freehold	
8, Woodlark Way, Finchwood Park, Wokingham, Wokingham RG40 4BY	RG40 4BY	RG40 4	25/09/2023	415,000	418,188	TRUE	Residential	House	Semi_Detached				73	£5,685	£5,729	Freehold	
10, Woodlark Way, Finchwood Park, Wokingham, Wokingham RG40 4BY	RG40 4BY	RG40 4	25/09/2023	495,000	498,802	TRUE	Residential	House	Semi_Detached				87	£5,690	£5,733	Freehold	
Daruma, Warren Lane, Finchampstead, Wokingham, Wokingham RG40 4HR	RG40 4HR	RG40 4	22/05/2023	1,550,000	1,554,372	FALSE	Residential	House	Detached				270	£5,741	£5,757	Freehold	
61, Mccarthy Way, Finchampstead, Wokingham, Wokingham RG40 4UA	RG40 4UA	RG40 4	03/08/2023	385,000	392,577	FALSE	Residential	House	Terraced		2	3	67	£5,746	£5,859	Freehold	
12, Palmer Place, Finchampstead, Wokingham, Wokingham RG40 4RS	RG40 4RS	RG40 4	20/12/2023	729,950	753,258	TRUE	Residential	House	Detached				127	£5,748	£5,931	Freehold	
170, Nine Mile Ride, Finchampstead, Wokingham, Wokingham RG40 4JB	RG40 4JB	RG40 4	09/12/2022	1,020,000	1,022,877	FALSE	Residential	House	Detached				177	£5,763	£5,779	Freehold	
46, Vermont Woods, Finchampstead, Wokingham, Wokingham RG40 4PF	RG40 4PF	RG40 4	25/07/2022	255,500	263,020	FALSE	Residential	House	Terraced		1	1	44	£5,807	£5,978	Freehold	
110, Barkham Ride, Finchampstead, Wokingham, Wokingham RG40 4EN	RG40 4EN	RG40 4	26/01/2022	715,000	762,166	FALSE	Residential	House	Detached		3	4	123	£5,813	£6,196	Freehold	
1a, Nash Grove Lane, Finchampstead, Wokingham, Wokingham RG40 4HE	RG40 4HE	RG40 4	09/02/2023	495,000	499,151	FALSE	Residential	Bungalow	Semi_Detached		3	3	85	£5,824	£5,872	Freehold	
9, Oregon Walk, Finchampstead, Wokingham, Wokingham RG40 4PG	RG40 4PG	RG40 4	19/07/2022	615,000	637,413	FALSE	Residential	House	Detached		3	3	105	£5,857	£6,071	Freehold	
10, Oregon Walk, Finchampstead, Wokingham, Wokingham RG40 4PG	RG40 4PG	RG40 4	10/06/2022	625,000	657,846	FALSE	Residential	House	Detached		3	4	106	£5,896	£6,206	Freehold	
27, Goldsmith Close, Wokingham, Wokingham RG40 4YP	RG40 4YP	RG40 4	18/11/2022	425,000	433,716	FALSE	Residential	House	Semi_Detached		2	3	72	£5,903	£6,024	Freehold	
26, Gilbert Way, Finchampstead, Wokingham, Wokingham RG40 4HJ	RG40 4HJ	RG40 4	09/09/2022	870,000	878,651	FALSE	Residential	House	Detached				147	£5,918	£5,977	Freehold	
Lea Farm, Park Lane, Finchampstead, Wokingham, Wokingham RG40 4QR	RG40 4QR	RG40 4	17/10/2023	1,500,000	1,490,566	FALSE	Residential	House	Detached				253	£5,929	£5,892	Freehold	
Old Rectory Cottage, Fleet Hill, Finchampstead, Wokingham, Wokingham RG40 4LA	RG40 4LA	RG40 4	21/06/2022	1,310,000	1,378,845	FALSE	Residential	House	Detached				220	£5,955	£6,267	Freehold	
2, Langley Common Road, Barkham, Wokingham, Wokingham RG40 4TS	RG40 4TS	RG40 4	19/05/2022	775,000	818,151	FALSE	Residential	Bungalow	Detached		3	4	130	£5,962	£6,293	Freehold	
6, Charlton Close, Wokingham, Wokingham RG40 4YQ	RG40 4YQ	RG40 4	24/10/2023	650,000	645,912	FALSE	Residential	House	Detached				109	£5,963	£5,926	Freehold	
8, The Village, Finchampstead, Wokingham, Wokingham RG40 4JT	RG40 4JT	RG40 4	12/08/2022	585,000	605,998	FALSE	Residential	House	Semi_Detached		3	4	98	£5,969	£6,184	Freehold	
6, Redgauntlet, Finchampstead, Wokingham, Wokingham RG40 4XH	RG40 4XH	RG40 4	25/08/2023	860,000	881,066	FALSE	Residential	House	Detached				144	£5,972	£6,119	Freehold	
115a, Barkham Ride, Finchampstead, Wokingham, Wokingham RG40 4EP	RG40 4EP	RG40 4	15/09/2022	700,000	714,862	FALSE	Residential	House	Semi_Detached		3	3	117	£5,983	£6,110	Freehold	
15, Garrett Road, Finchampstead, Wokingham, Wokingham RG40 4RX	RG40 4RX	RG40 4	01/06/2023	880,000	902,206	FALSE	Residential	House	Detached				147	£5,986	£6,137	Freehold	
25, St James Road, Finchampstead, Wokingham, Wokingham RG40 4RT	RG40 4RT	RG40 4	26/04/2024	385,000	385,000	FALSE	Residential	House	Semi_Detached		2	2	64	£6,016	£6,016	Freehold	
16, Chivers Drive, Finchampstead, Wokingham, Wokingham RG40 4EW	RG40 4EW	RG40 4	16/09/2022	622,500	628,690	FALSE	Residential	House	Detached		3	4	103	£6,044	£6,104	Freehold	
22, Goldsmith Close, Wokingham, Wokingham RG40 4YP	RG40 4YP	RG40 4	22/04/2022	575,000	607,918	FALSE	Residential	House	Detached		3	4	95	£6,053	£6,399	Freehold	
19, Church Hams, Finchampstead, Wokingham, Wokingham RG40 4XF	RG40 4XF	RG40 4	22/08/2022	885,000	906,026	FALSE	Residential	House	Detached				146	£6,062	£6,206	Freehold	
40, Vermont Woods, Finchampstead, Wokingham, Wokingham RG40 4PF	RG40 4PF	RG40 4	06/05/2022	327,500	351,362	FALSE	Residential	House	Semi_Detached		2	2	54	£6,065	£6,507	Freehold	
4, Manor Park Drive, Finchampstead, Wokingham, Wokingham RG40 4XE	RG40 4XE	RG40 4	22/05/2023	850,000	852,398	FALSE	Residential	House	Detached				140	£6,071	£6,089	Freehold	
Fernfield, Warren Lane, Finchampstead, Wokingham, Wokingham RG40 4HR	RG40 4HR	RG40 4	05/01/2024	875,000	897,080	FALSE	Residential	Bungalow	Detached		3	4	144	£6,076	£6,230	Freehold	
44, Mornington Avenue, Finchampstead, Wokingham, Wokingham RG40 4UE	RG40 4UE	RG40 4	16/11/2022	475,000	484,742	FALSE	Residential	House	Semi_Detached		2	3	78	£6,090	£6,215	Freehold	
34, Manor Park Drive, Finchampstead, Wokingham, Wokingham RG40 4XE	RG40 4XE	RG40 4	21/11/2022	945,000	951,693	FALSE	Residential	House	Detached				155	£6,097	£6,140	Freehold	
12, Chivers Drive, Finchampstead, Wokingham, Wokingham RG40 4EW	RG40 4EW	RG40 4	09/12/2022	715,000	717,017	FALSE	Residential	House	Detached				112	£6,384	£6,402	Freehold	
6, Garston Grove, Wokingham, Wokingham RG40 4YG	RG40 4YG	RG40 4	17/01/2023	455,000	449,855	FALSE	Residential	House	Terraced		2	3	71	£6,408	£6,336	Freehold	
Little Acres, Gorse Ride North, Finchampstead, Wokingham, Wokingham RG40 4ES	RG40 4ES	RG40 4	12/08/2022	750,000	767,819	FALSE	Residential	Bungalow	Detached		3	4	116	£6,466	£6,619	Freehold	
29, Dodsells Well, Wokingham, Wokingham RG40 4YE	RG40 4YE	RG40 4	28/01/2022	640,000	682,219	FALSE	Residential	House	Detached		3	4	98	£6,531	£6,961	Freehold	
27, Dodsells Well, Wokingham, Wokingham RG40 4YE	RG40 4YE	RG40 4	29/06/2023	451,250	461,813	FALSE	Residential	House	Terraced		2	3	69	£6,540	£6,693	Freehold	
27, Vermont Woods, Finchampstead, Wokingham, Wokingham RG40 4PF	RG40 4PF	RG40 4	22/11/2022	335,000	341,871	FALSE	Residential	House	Semi_Detached		3	3	51	£6,569	£6,703	Freehold	
40, Jerry Moor Hill, Finchampstead, Wokingham, Wokingham RG40 4UG	RG40 4UG	RG40 4	15/08/2023	490,000	506,860	FALSE	Residential	House	Semi_Detached		3	3	70	£7,000	£7,241	Freehold	
6, Millet Road, Finchwood Park, Wokingham, Wokingham RG40 4BG	RG40 4BG	RG40 4	10/11/2023	375,000	379,888	TRUE	Residential	House	Flat				50	£7,500	£7,598	Freehold	
3, Fir Cottage Road, Finchampstead, Wokingham, Wokingham RG40 4RY	RG40 4RY	RG40 4	25/03/2022	825,000	872,879	FALSE	Residential	House	Detached				104	£7,933	£8,393	Freehold	
4, Millet Road, Finchwood Park, Wokingham, Wokingham RG40 4BG	RG40 4BG	RG40 4	08/12/2023	400,000	413,294	TRUE	Residential	House	Flat				50	£8,000	£8,266	Freehold	
2, Dairy Road, Finchwood Park, Wokingham, Wokingham RG40 4AQ	RG40 4AQ	RG40 4	25/03/2022	490,000	518,438	TRUE	Residential	House	Flat				55	£8,909	£9,426	Freehold	
			RG40 4 Average											£5,067	£5,197		Finchwood Park, Finchampstead
Pykes Farm House, Forest Road, Wokingham, Wokingham RG40 5QR	RG40 5QR	RG40 5	27/10/2022	950,000	957,406	FALSE	Residential	House	Detached				283	£3,357	£3,383	Freehold	
1, Macphail Close, Wokingham, Wokingham RG40 5YH	RG40 5YH	RG40 5	22/02/2023	460,000	463,857	FALSE	Residential	House	Semi_Detached		2	3	135				

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
12, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	21/04/2022	514,950	554,118	TRUE	Residential	House	Semi_Detached				105	£4,904	£5,277	Freehold	
10, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	21/04/2022	514,950	554,118	TRUE	Residential	House	Semi_Detached				105	£4,904	£5,277	Freehold	
15, Lockhart Drive, Wokingham, Wokingham RG40 5BF	RG40 5BF	RG40 5	24/06/2022	799,950	841,990	TRUE	Residential	House	Detached				163	£4,908	£5,166	Freehold	
4, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	29/04/2022	517,500	556,862	TRUE	Residential	House	Semi_Detached				105	£4,929	£5,303	Freehold	
2, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	29/04/2022	517,500	556,862	TRUE	Residential	House	Semi_Detached				105	£4,929	£5,303	Freehold	
6, Morres Grove, Wokingham, Wokingham RG40 5BH	RG40 5BH	RG40 5	15/09/2022	810,000	818,054	TRUE	Residential	House	Detached				163	£4,969	£5,019	Freehold	
21, Lockhart Drive, Wokingham, Wokingham RG40 5BF	RG40 5BF	RG40 5	17/06/2022	810,000	852,568	TRUE	Residential	House	Detached				163	£4,969	£5,230	Freehold	
14, Clover Close, Wokingham, Wokingham RG40 5YX	RG40 5YX	RG40 5	07/02/2022	300,000	318,437	FALSE	Residential	House	Terraced		2	2	60	£5,000	£5,307	Freehold	
4, Forest Road, Wokingham, Wokingham RG40 5SD	RG40 5SD	RG40 5	16/12/2022	608,000	616,979	FALSE	Residential	House	Semi_Detached		3	3	121	£5,025	£5,099	Freehold	
8, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	29/04/2022	530,000	570,313	TRUE	Residential	House	Semi_Detached				105	£5,048	£5,432	Freehold	
6, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	28/04/2022	530,000	570,313	TRUE	Residential	House	Semi_Detached				105	£5,048	£5,432	Freehold	
30, Rosebay, Wokingham, Wokingham RG40 5YT	RG40 5YT	RG40 5	05/05/2023	385,000	391,512	FALSE	Residential	House	Semi_Detached		2	2	76	£5,066	£5,151	Freehold	
5, Dalley Road, Wokingham, Wokingham RG40 5BQ	RG40 5BQ	RG40 5	24/11/2023	415,000	420,409	FALSE	Residential	House	Terraced				81	£5,123	£5,190	Freehold	
47, Montague Close, Wokingham, Wokingham RG40 5PF	RG40 5PF	RG40 5	02/11/2023	415,000	420,409	FALSE	Residential	House	Terraced		3	3	81	£5,123	£5,190	Freehold	
7, Dalley Road, Wokingham, Wokingham RG40 5BQ	RG40 5BQ	RG40 5	20/10/2023	415,000	411,471	FALSE	Residential	House	Terraced				81	£5,123	£5,080	Freehold	
9, Hazylwood, Wokingham, Wokingham RG40 5AW	RG40 5AW	RG40 5	24/03/2023	540,000	546,055	FALSE	Residential	House	Semi_Detached				105	£5,143	£5,201	Freehold	
6, Montague Close, Wokingham, Wokingham RG40 5PF	RG40 5PF	RG40 5	17/06/2022	366,000	382,400	FALSE	Residential	House	Terraced		2	3	71	£5,155	£5,386	Freehold	
5, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	25/03/2022	640,000	677,143	TRUE	Residential	House	Detached				124	£5,161	£5,461	Freehold	
29, Barford Drive, Wokingham, Wokingham RG40 5AR	RG40 5AR	RG40 5	24/06/2022	409,000	427,327	FALSE	Residential	House	Terraced				79	£5,177	£5,409	Freehold	
6, Dowles Green, Wokingham, Wokingham RG40 5AB	RG40 5AB	RG40 5	02/06/2023	395,000	404,247	FALSE	Residential	House	Terraced		2	3	76	£5,197	£5,319	Freehold	
9, Victoria Gardens, Wokingham, Wokingham RG40 5YJ	RG40 5YJ	RG40 5	17/02/2023	390,000	386,957	FALSE	Residential	House	Terraced		2	2	75	£5,200	£5,159	Freehold	
22, Twycross Road, Wokingham, Wokingham RG40 5PE	RG40 5PE	RG40 5	04/01/2024	585,000	599,762	FALSE	Residential	House	Detached		3	4	112	£5,223	£5,355	Freehold	
31, Victoria Gardens, Wokingham, Wokingham RG40 5YJ	RG40 5YJ	RG40 5	20/05/2022	465,000	498,881	FALSE	Residential	House	Semi_Detached		3	3	89	£5,225	£5,605	Freehold	
3, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	28/04/2023	554,995	561,218	TRUE	Residential	House	Semi_Detached				106	£5,236	£5,295	Freehold	
1, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	28/04/2023	554,995	561,218	TRUE	Residential	House	Semi_Detached				106	£5,236	£5,295	Freehold	
41, Wheeler Avenue, Wokingham, Wokingham RG40 5AH	RG40 5AH	RG40 5	12/01/2022	527,500	574,477	FALSE	Residential	House	Semi_Detached				100	£5,275	£5,745	Freehold	
17, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	22/08/2022	670,000	685,918	TRUE	Residential	House	Detached				127	£5,276	£5,401	Freehold	
1, Morres Grove, Wokingham, Wokingham RG40 5BH	RG40 5BH	RG40 5	17/08/2022	654,950	670,510	TRUE	Residential	House	Detached				124	£5,282	£5,407	Freehold	
39, Dalley Road, Wokingham, Wokingham RG40 5BQ	RG40 5BQ	RG40 5	14/09/2022	655,000	661,513	TRUE	Residential	House	Detached				124	£5,282	£5,335	Freehold	
37, Dalley Road, Wokingham, Wokingham RG40 5BQ	RG40 5BQ	RG40 5	28/10/2022	660,000	665,145	TRUE	Residential	House	Detached				124	£5,323	£5,364	Freehold	
4, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	23/06/2023	564,995	586,538	TRUE	Residential	House	Semi_Detached				106	£5,330	£5,533	Freehold	
2, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	23/06/2023	564,995	586,538	TRUE	Residential	House	Semi_Detached				106	£5,330	£5,533	Freehold	
8, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	23/06/2023	564,995	586,538	TRUE	Residential	House	Semi_Detached				106	£5,330	£5,533	Freehold	
35, Dalley Road, Wokingham, Wokingham RG40 5BQ	RG40 5BQ	RG40 5	27/10/2022	665,000	670,184	TRUE	Residential	House	Detached				124	£5,363	£5,405	Freehold	
8, Clover Close, Wokingham, Wokingham RG40 5YX	RG40 5YX	RG40 5	20/01/2023	440,000	435,025	FALSE	Residential	House	Terraced		3	4	82	£5,366	£5,305	Freehold	
15, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	01/09/2023	569,995	574,373	TRUE	Residential	House	Semi_Detached				106	£5,377	£5,419	Freehold	
17, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	28/07/2023	569,995	599,055	TRUE	Residential	House	Semi_Detached				106	£5,377	£5,651	Freehold	
19, Hazylwood, Wokingham, Wokingham RG40 5AW	RG40 5AW	RG40 5	27/09/2022	565,000	570,719	FALSE	Residential	House	Other				105	£5,381	£5,435	Freehold	
18, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	27/06/2023	484,995	503,488	TRUE	Residential	House	Semi_Detached				90	£5,389	£5,594	Freehold	
9, Payley Drive, Wokingham, Wokingham RG40 5YW	RG40 5YW	RG40 5	03/03/2023	740,000	736,375	FALSE	Residential	House	Detached				137	£5,401	£5,375	Freehold	
4, Buckthorn Close, Wokingham, Wokingham RG40 5YD	RG40 5YD	RG40 5	16/06/2022	790,000	831,517	FALSE	Residential	House	Detached				146	£5,411	£5,695	Freehold	
18, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	11/11/2022	689,995	694,882	TRUE	Residential	House	Detached				127	£5,433	£5,472	Freehold	
11, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	28/10/2022	689,995	695,374	TRUE	Residential	House	Detached				127	£5,433	£5,475	Freehold	
22, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	28/10/2022	779,995	786,076	TRUE	Residential	House	Detached				143	£5,455	£5,497	Freehold	
23, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	16/12/2022	692,995	694,950	TRUE	Residential	House	Detached				127	£5,457	£5,472	Freehold	
8, Hazylwood, Wokingham, Wokingham RG40 5AW	RG40 5AW	RG40 5	15/07/2022	573,000	601,775	FALSE	Residential	House	Semi_Detached				105	£5,457	£5,731	Freehold	
9, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	28/01/2022	469,950	511,802	TRUE	Residential	House	Semi_Detached				86	£5,465	£5,951	Freehold	
Hillside, Forest Road, Wokingham, Wokingham RG40 5SA	RG40 5SA	RG40 5	28/01/2022	525,000	571,755	FALSE	Residential	House	Semi_Detached		3	4	96	£5,469	£5,956	Freehold	
26, Wheeler Avenue, Wokingham, Wokingham RG40 5AH	RG40 5AH	RG40 5	17/02/2022	510,000	541,343	FALSE	Residential	House	Terraced				93	£5,484	£5,821	Freehold	
25, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	28/07/2023	681,596	709,019	TRUE	Residential	House	Detached				124	£5,497	£5,718	Freehold	
Flat 7, 14, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	27/01/2023	275,000	271,765	TRUE	Residential	House	Flat				50	£5,500	£5,435	Leasehold	
3, Soames Place, Wokingham, Wokingham RG40 5AT	RG40 5AT	RG40 5	25/04/2022	385,000	406,809	FALSE	Residential	House	Terraced				70	£5,500	£5,812	Freehold	
14, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	14/04/2022	599,950	634,297	TRUE	Residential	House	Detached				109	£5,504	£5,819	Freehold	
3, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	25/03/2022	599,950	634,769	TRUE	Residential	House	Detached				109	£5,504	£5,824	Freehold	
12, Chambers Way, Wokingham, Wokingham RG40 5AL	RG40 5AL	RG40 5	24/08/2023	595,000	615,473	FALSE	Residential	House	Semi_Detached				108	£5,509	£5,699	Freehold	
16, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	27/06/2023	699,995	717,659	TRUE	Residential	House	Detached				127	£5,512	£5,651	Freehold	
24, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	24/10/2022	699,995	705,452	TRUE	Residential	House	Detached				127	£5,512	£5,555	Freehold	
7, Eldridge Avenue, Wokingham, Wokingham RG40 5AY	RG40 5AY	RG40 5	28/09/2023	635,000	639,878	FALSE	Residential	House	Semi_Detached				115	£5,522	£5,564	Freehold	
9, Lockhart Drive, Wokingham, Wokingham RG40 5BF	RG40 5BF	RG40 5	23/09/2022	602,000	607,986	TRUE	Residential	House	Detached				109	£5,523	£5,578	Freehold	
5, Bingham Drive, Wokingham, Wokingham RG40 5AU	RG40 5AU	RG40 5	14/02/2022	580,000	614,118	FALSE	Residential	House	Detached				105	£5,524	£5,849	Freehold	
25, Victoria Gardens, Wokingham, Wokingham RG40 5YJ	RG40 5YJ	RG40 5	22/04/2024	515,000	515,000	FALSE	Residential	House	Semi_Detached		3	3	93	£5,538	£5,538	Freehold	
21, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	25/11/2022	792,995	798,611	TRUE	Residential	House	Detached				143	£5,545	£5,585	Freehold	
1, Ayres Grove, Wokingham, Wokingham RG40 5BJ	RG40 5BJ	RG40 5	08/04/2022	604,950	639,583	TRUE	Residential	House	Detached				109	£5,550	£5,868	Freehold	
12, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	09/02/2023	499,995	496,094	TRUE	Residential	House	Terraced				90	£5,556	£5,512	Freehold	
16, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	16/12/2022	499,995	497,506	TRUE	Residential	House	Terraced				90	£5,556	£5,528	Freehold	
15, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	25/11/2022	794,995	800,625	TRUE	Residential	House	Detached				143	£5,559	£5,599	Freehold	
20, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	28/10/2022	794,995	801,193	TRUE	Residential	House	Detached				143	£5,559	£5,603	Freehold	
36, Readwin Crescent, Wokingham, Wokingham RG40 5BD	RG40 5BD	RG40 5	26/10/2023	580,000	581,612	FALSE	Residential	House	Semi_Detached				104	£5,577	£5,592	Freehold	
17, Landen Close, Wokingham, Wokingham RG40 5AQ	RG40 5AQ	RG40 5	15/09/2022	580,000	592,314	FALSE	Residential	House	Semi_Detached				104	£5,577	£5,695	Freehold	
30, Readwin Crescent, Wokingham, Wokingham RG40 5BD	RG40 5BD	RG40 5	15/12/2023	570,000	588,200	FALSE	Residential	House	Detached				102	£5,588	£5,767	Freehold	
3, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	30/03/2023	799,995	796,076	TRUE	Residential	House	Detached				143	£5,594	£5,567	Freehold	
5, Lockhart Drive, Wokingham, Wokingham RG40 5BF	RG40 5BF	RG40 5	20/10/2022	610,000	614,755	TRUE	Residential	House	Detached				109	£5,596	£5,640	Freehold	
7, Lockhart Drive, Wokingham, Wokingham RG40 5BF	RG40 5BF	RG40 5	23/09/2022	6													

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
33, Twycross Road, Wokingham, Wokingham RG40 5PE	RG40 5PE	RG40 5	13/04/2023	400,000	400,573	FALSE	Residential	House	Terraced		2	3	69	£5,797	£5,805	Freehold	
24, Eldridge Avenue, Wokingham, Wokingham RG40 5AY	RG40 5AY	RG40 5	18/05/2022	940,000	992,339	FALSE	Residential	House	Detached				162	£5,802	£6,126	Freehold	
64, Dowles Green, Wokingham, Wokingham RG40 5AB	RG40 5AB	RG40 5	12/05/2023	337,000	339,426	FALSE	Residential	House	Terraced		2	2	58	£5,810	£5,852	Freehold	
4, Francis Drive, Wokingham, Wokingham RG40 5BA	RG40 5BA	RG40 5	08/01/2024	437,500	451,583	FALSE	Residential	House	Semi_Detached				75	£5,833	£6,021	Freehold	
10, Barford Drive, Wokingham, Wokingham RG40 5AR	RG40 5AR	RG40 5	07/01/2022	490,000	524,893	FALSE	Residential	House	Terraced				84	£5,833	£6,249	Freehold	
29, Macphail Close, Wokingham, Wokingham RG40 5YH	RG40 5YH	RG40 5	29/04/2022	450,000	484,228	FALSE	Residential	House	Semi_Detached		2	2	77	£5,844	£6,289	Freehold	
19, Trefoil Close, Wokingham, Wokingham RG40 5YQ	RG40 5YQ	RG40 5	18/12/2023	370,000	382,297	FALSE	Residential	House	Terraced		2	3	63	£5,873	£6,068	Freehold	
29, Trefoil Close, Wokingham, Wokingham RG40 5YQ	RG40 5YQ	RG40 5	08/03/2024	376,000	374,394	FALSE	Residential	House	Terraced		2	3	64	£5,875	£5,850	Freehold	
17, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	25/11/2022	594,995	599,209	TRUE	Residential	House	Detached				101	£5,891	£5,933	Freehold	
5, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	20/06/2023	413,246	422,920	TRUE	Residential	House	Flat				70	£5,904	£6,042	Freehold	
7, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	24/02/2023	599,995	597,474	TRUE	Residential	House	Detached				101	£5,941	£5,916	Freehold	
5, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	17/02/2023	599,995	597,474	TRUE	Residential	House	Detached				101	£5,941	£5,916	Freehold	
28, Trefoil Close, Wokingham, Wokingham RG40 5YQ	RG40 5YQ	RG40 5	26/10/2022	375,000	374,465	FALSE	Residential	House	Terraced		2	3	63	£5,952	£5,944	Freehold	
17, Wheeler Avenue, Wokingham, Wokingham RG40 5AH	RG40 5AH	RG40 5	27/04/2023	500,000	500,716	FALSE	Residential	House	Terraced				84	£5,952	£5,961	Freehold	
10, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	26/08/2022	422,995	438,178	TRUE	Residential	House	Semi_Detached				71	£5,958	£6,172	Freehold	
14, Trefoil Close, Wokingham, Wokingham RG40 5YQ	RG40 5YQ	RG40 5	29/09/2023	490,000	493,764	FALSE	Residential	House	Semi_Detached		2	3	82	£5,976	£6,022	Freehold	
7, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	28/10/2022	550,000	554,288	TRUE	Residential	House	Detached				92	£5,978	£6,025	Freehold	
Pound Cottage, Forest Road, Wokingham, Wokingham RG40 5SA	RG40 5SA	RG40 5	10/03/2023	1,130,000	1,124,465	FALSE	Residential	House	Detached				189	£5,979	£5,950	Freehold	
3, Braybrooke Crescent, Wokingham, Wokingham RG40 5AD	RG40 5AD	RG40 5	11/11/2022	975,000	981,905	FALSE	Residential	House	Detached				163	£5,982	£6,024	Freehold	
19, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	26/08/2022	424,995	440,250	TRUE	Residential	House	Semi_Detached				71	£5,986	£6,201	Freehold	
3, Chambers Way, Wokingham, Wokingham RG40 5AL	RG40 5AL	RG40 5	25/09/2023	503,000	506,864	FALSE	Residential	House	Semi_Detached				84	£5,988	£6,034	Freehold	
25, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	16/12/2022	426,995	424,869	TRUE	Residential	House	Terraced				71	£6,014	£5,984	Freehold	
24, Macphail Close, Wokingham, Wokingham RG40 5YH	RG40 5YH	RG40 5	29/06/2022	375,300	401,154	FALSE	Residential	House	Semi_Detached		2	3	62	£6,053	£6,470	Freehold	
12, Webb Court, Wokingham, Wokingham RG40 5YR	RG40 5YR	RG40 5	20/10/2023	388,000	384,700	FALSE	Residential	House	Terraced		2	3	64	£6,063	£6,011	Freehold	
21, Soames Place, Wokingham, Wokingham RG40 5AT	RG40 5AT	RG40 5	12/07/2022	510,000	535,611	FALSE	Residential	House	Semi_Detached				84	£6,071	£6,376	Freehold	
32, Culver Grove, Wokingham, Wokingham RG40 5AG	RG40 5AG	RG40 5	08/04/2022	565,000	597,346	FALSE	Residential	House	Detached				93	£6,075	£6,423	Freehold	
27, Trefoil Close, Wokingham, Wokingham RG40 5YQ	RG40 5YQ	RG40 5	16/08/2022	385,000	390,584	FALSE	Residential	House	Terraced		2	2	63	£6,111	£6,200	Freehold	
12, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	27/06/2023	434,995	445,178	TRUE	Residential	House	Terraced				71	£6,127	£6,270	Freehold	
10, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	26/06/2023	434,995	445,178	TRUE	Residential	House	Terraced				71	£6,127	£6,270	Freehold	
24, Trefoil Close, Wokingham, Wokingham RG40 5YQ	RG40 5YQ	RG40 5	06/05/2022	380,000	399,714	FALSE	Residential	House	Terraced		2	3	62	£6,129	£6,447	Freehold	
5, Hodgkin Way, Wokingham, Wokingham RG40 5SQ	RG40 5SQ	RG40 5	16/12/2022	564,995	566,589	TRUE	Residential	House	Detached				92	£6,141	£6,159	Freehold	
22, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	23/08/2023	569,995	583,957	TRUE	Residential	House	Detached				92	£6,196	£6,347	Freehold	
11, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	26/05/2023	569,995	571,603	TRUE	Residential	House	Detached				92	£6,196	£6,213	Freehold	
14, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	27/06/2023	439,995	450,295	TRUE	Residential	House	Terraced				71	£6,197	£6,342	Freehold	
8, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	26/06/2023	434,995	445,178	TRUE	Residential	House	Flat				70	£6,214	£6,360	Freehold	
28, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	24/11/2023	574,995	581,952	TRUE	Residential	House	Detached				92	£6,250	£6,326	Freehold	
26, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	24/11/2023	444,995	454,765	TRUE	Residential	House	Semi_Detached				71	£6,268	£6,405	Freehold	
15, Bingham Drive, Wokingham, Wokingham RG40 5AU	RG40 5AU	RG40 5	25/08/2022	885,000	906,026	FALSE	Residential	House	Detached				141	£6,277	£6,426	Freehold	
9, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	19/05/2023	439,995	443,163	TRUE	Residential	House	Flat				70	£6,286	£6,331	Freehold	
20, Wheeler Avenue, Wokingham, Wokingham RG40 5AH	RG40 5AH	RG40 5	15/12/2022	530,000	531,495	FALSE	Residential	House	Detached				84	£6,310	£6,327	Freehold	
10, Victoria Gardens, Wokingham, Wokingham RG40 5YJ	RG40 5YJ	RG40 5	27/01/2023	360,000	355,929	FALSE	Residential	House	Terraced		2	2	57	£6,316	£6,244	Freehold	
71, Binfield Road, Wokingham, Wokingham RG40 5PT	RG40 5PT	RG40 5	16/12/2022	720,000	730,633	FALSE	Residential	House	Semi_Detached		3	4	114	£6,316	£6,409	Freehold	
4, Ashridge Court, Warren House Road, Wokingham, Wokingham RG40 5QB	RG40 5QB	RG40 5	03/11/2023	710,000	725,588	FALSE	Residential	Bungalow	Semi_Detached				112	£6,339	£6,478	Freehold	
20, Culver Grove, Wokingham, Wokingham RG40 5AG	RG40 5AG	RG40 5	19/08/2022	535,000	547,711	FALSE	Residential	House	Detached				84	£6,369	£6,520	Freehold	
Garage Associated With, 21, Rosebay, Wokingham, Wokingham RG40 5YT	RG40 5YT	RG40 5	28/10/2022	370,000	372,937	FALSE	Residential	House	Other		2	3	58	£6,379	£6,430	Leasehold	
21, Rosebay, Wokingham, Wokingham RG40 5YT	RG40 5YT	RG40 5	28/10/2022	370,000	369,472	FALSE	Residential	House	Terraced		2	3	58	£6,379	£6,370	Freehold	
19, Dowles Green, Wokingham, Wokingham RG40 5AB	RG40 5AB	RG40 5	23/06/2022	370,000	386,580	FALSE	Residential	House	Terraced		2	2	58	£6,379	£6,665	Freehold	
2, Ashridge Court, Warren House Road, Wokingham, Wokingham RG40 5QB	RG40 5QB	RG40 5	04/01/2024	885,000	913,487	FALSE	Residential	House	Semi_Detached				138	£6,413	£6,619	Freehold	
20, Webb Court, Wokingham, Wokingham RG40 5YR	RG40 5YR	RG40 5	23/02/2022	425,000	451,119	FALSE	Residential	House	Terraced		2	3	66	£6,439	£6,835	Freehold	
Broom House, Maidenhead Road, Wokingham, Wokingham RG40 5RH	RG40 5RH	RG40 5	15/12/2023	1,625,000	1,676,887	FALSE	Residential	Bungalow	Detached				252	£6,448	£6,654	Freehold	
18, Soames Place, Wokingham, Wokingham RG40 5AT	RG40 5AT	RG40 5	27/01/2023	550,000	553,838	FALSE	Residential	House	Semi_Detached				84	£6,548	£6,593	Freehold	
10, Webb Court, Wokingham, Wokingham RG40 5YR	RG40 5YR	RG40 5	13/05/2022	435,000	466,695	FALSE	Residential	House	Semi_Detached		2	3	66	£6,591	£7,071	Freehold	
1, Ashridge Court, Warren House Road, Wokingham, Wokingham RG40 5QB	RG40 5QB	RG40 5	05/01/2024	830,000	856,717	FALSE	Residential	Bungalow	Semi_Detached				123	£6,748	£6,965	Freehold	
6, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	26/06/2023	474,996	486,115	TRUE	Residential	House	Flat				70	£6,786	£6,945	Freehold	
14, Macphail Close, Wokingham, Wokingham RG40 5YH	RG40 5YH	RG40 5	18/08/2022	410,000	415,946	FALSE	Residential	House	Terraced		2	3	59	£6,949	£7,050	Freehold	
3, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	28/07/2023	499,995	517,376	TRUE	Residential	House	Flat				70	£7,143	£7,391	Freehold	
2, Lonsdale Road, Wokingham, Wokingham RG40 5SN	RG40 5SN	RG40 5	28/10/2022	499,995	509,889	TRUE	Residential	House	Flat				70	£7,143	£7,284	Freehold	
7, Franklin Drive, Wokingham, Wokingham RG40 5SP	RG40 5SP	RG40 5	27/06/2023	413,246	422,920	TRUE	Residential	House	Flat				50	£8,265	£8,458	Freehold	
																	Wokingham
		RG40 5 Average												£5,508	£5,642		
18, Mill Close, Wokingham, Wokingham RG41 1EP	RG41 1EP	RG41 1	10/11/2023	335,000	339,366	FALSE	Residential	House	Terraced		2	3	103	£3,252	£3,295	Freehold	
2, Millmead, Wokingham, Wokingham RG41 1EW	RG41 1EW	RG41 1	04/03/2022	325,000	349,720	FALSE	Residential	Bungalow	Semi_Detached		2	3	91.84	£3,539	£3,808	Freehold	
19, Wayside, Winnersh, Wokingham, Wokingham RG41 1AD	RG41 1AD	RG41 1	14/02/2022	230,000	237,346	FALSE	Residential	House	Flat		2	2	64	£3,594	£3,709	Leasehold	
8, Arnwood, Old Forest Road, Winnersh, Wokingham, Wokingham RG41 1HU	RG41 1HU	RG41 1	27/05/2022	268,000	277,014	FALSE	Residential	House	Flat		2	2	73	£3,671	£3,795	Leasehold	
29, Imperial Court, Reading Road, Wokingham, Wokingham RG41 1AB	RG41 1AB	RG41 1	17/11/2023	245,000	249,555	FALSE	Residential	House	Flat		1	1	65	£3,769	£3,839	Leasehold	
31, Mill Close, Wokingham, Wokingham RG41 1EP	RG41 1EP	RG41 1	13/02/2023	376,000	373,067	FALSE	Residential	House	Terraced		2	3	99	£3,798	£3,768	Freehold	
3, Toutley Close, Wokingham, Wokingham RG41 1JH	RG41 1JH	RG41 1	20/10/2023	515,000	510,620	FALSE	Residential	House	Terraced				132	£3,902	£3,868	Freehold	
Flat 7, Forest Lodge, Old Forest Road, Winnersh, Wokingham, Wokingham RG41 1HX	RG41 1HX	RG41 1	10/03/2023	270,000	268,720	FALSE	Residential	House	Flat		2	2	68	£3,971	£3,952	Leasehold	
8, Emm Close, Wokingham, Wokingham RG41 1HH	RG41 1HH	RG41 1	18/08/2023	425,000	433,364	FALSE	Residential	House	Terraced		2	3	106	£4,009	£4,088	Freehold	
16, Landen Grove, Wokingham, Wokingham RG41 1LL	RG41 1LL	RG41 1	27/10/2023	280,000	280,445	FALSE	Residential	House	Flat		2	2	69	£4,058	£4,064	Leasehold	
Flat 3, Forest Lodge, Old Forest Road, Winnersh, Wokingham, Wokingham RG41 1HX	RG41 1HX	RG41 1	18/08/2022	275,000	276,978	FALSE	Residential	House	Flat		2	2	67	£4,104	£4,134	Leasehold	
2, Fullbrook Close, Wokingham, Wokingham RG41 1QZ	RG41 1QZ	RG41 1	15/01/2024	865,000	886,828	FALSE	Residential	House	Detached				210	£4,119	£4,223	Freehold	
Flat 1, 12, Gamble Gardens, Wokingham, Wokingham RG41 1DD	RG41 1DD	RG41 1	28/														

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
71, Marks Road, Wokingham, Wokingham RG41 1NR	RG41 1NR	RG41 1	10/03/2023	620,000	616,963	FALSE	Residential	House	Detached			3	4	131	£4,733	£4,710	Freehold
29, Nicholson Drive, Wokingham, Wokingham RG41 1AG	RG41 1AG	RG41 1	16/12/2022	310,000	308,775	FALSE	Residential	House	Flat					65	£4,769	£4,750	Leasehold
3, Wayside, Winnersh, Wokingham, Wokingham RG41 1AD	RG41 1AD	RG41 1	23/09/2022	602,000	607,986	FALSE	Residential	House	Detached			3	4	126	£4,778	£4,825	Freehold
1, Barber Close, Wokingham, Wokingham RG41 1BU	RG41 1BU	RG41 1	09/02/2022	800,000	847,059	TRUE	Residential	House	Detached					167	£4,790	£5,072	Freehold
8, Emmbrook Gate, Wokingham, Wokingham RG41 1JW	RG41 1JW	RG41 1	17/02/2023	365,000	362,152	FALSE	Residential	House	Terraced			3	3	76	£4,803	£4,765	Freehold
36, Lenham Close, Winnersh, Wokingham, Wokingham RG41 1HR	RG41 1HR	RG41 1	09/02/2023	462,000	458,396	FALSE	Residential	House	Terraced			3	4	96	£4,813	£4,775	Freehold
18, Morris Close, Winnersh, Wokingham, Wokingham RG41 1AU	RG41 1AU	RG41 1	06/01/2023	476,500	471,112	FALSE	Residential	House	Terraced					99	£4,813	£4,759	Freehold
30, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	14/10/2022	675,000	680,262	TRUE	Residential	House	Detached					140	£4,821	£4,859	Freehold
12, Imperial Court, Reading Road, Wokingham, Wokingham RG41 1AB	RG41 1AB	RG41 1	10/01/2023	420,000	415,059	FALSE	Residential	House	Flat			2	2	87	£4,828	£4,771	Leasehold
43, Copse Drive, Wokingham, Wokingham RG41 1NA	RG41 1NA	RG41 1	27/01/2023	435,000	438,036	FALSE	Residential	Bungalow	Semi_Detached			3	3	90	£4,833	£4,867	Freehold
2, Matthewsgreen Road, Wokingham, Wokingham RG41 1JU	RG41 1JU	RG41 1	23/09/2022	832,000	840,273	FALSE	Residential	House	Detached					172	£4,837	£4,885	Freehold
15, Copse Drive, Wokingham, Wokingham RG41 1NA	RG41 1NA	RG41 1	11/01/2024	765,000	784,304	FALSE	Residential	House	Detached					158	£4,842	£4,964	Freehold
14, Skinner Drive, Wokingham, Wokingham RG41 1BD	RG41 1BD	RG41 1	04/02/2022	500,000	530,728	TRUE	Residential	House	Terraced					103	£4,854	£5,153	Freehold
225, Reading Road, Winnersh, Wokingham, Wokingham RG41 1HS	RG41 1HS	RG41 1	03/02/2023	403,000	399,856	FALSE	Residential	House	Terraced			2	3	83	£4,855	£4,818	Freehold
14, Lowther Road, Wokingham, Wokingham RG41 1JD	RG41 1JD	RG41 1	11/12/2023	550,000	567,562	FALSE	Residential	House	Detached					112	£4,911	£5,068	Freehold
32, Summerfield Close, Wokingham, Wokingham RG41 1PH	RG41 1PH	RG41 1	09/01/2023	536,000	539,740	FALSE	Residential	House	Semi_Detached					109	£4,917	£4,952	Freehold
136, Clifton Road, Wokingham, Wokingham RG41 1NQ	RG41 1NQ	RG41 1	13/05/2022	386,000	414,125	FALSE	Residential	House	Semi_Detached			2	3	78	£4,949	£5,309	Freehold
49, Cantley Crescent, Wokingham, Wokingham RG41 1NU	RG41 1NU	RG41 1	26/09/2022	490,000	490,351	FALSE	Residential	House	Terraced			2	3	99	£4,949	£4,953	Freehold
221, Reading Road, Winnersh, Wokingham, Wokingham RG41 1HS	RG41 1HS	RG41 1	17/10/2022	505,000	514,993	FALSE	Residential	House	Semi_Detached			2	3	102	£4,951	£5,049	Freehold
50, Marks Road, Wokingham, Wokingham RG41 1NN	RG41 1NN	RG41 1	16/09/2022	580,000	585,767	FALSE	Residential	House	Detached			3	3	117	£4,957	£5,007	Freehold
2, Lowther Close, Wokingham, Wokingham RG41 1JE	RG41 1JE	RG41 1	15/02/2023	585,000	589,906	FALSE	Residential	House	Semi_Detached					118	£4,958	£4,999	Freehold
15, Eamer Crescent, Wokingham, Wokingham RG41 1AJ	RG41 1AJ	RG41 1	12/07/2022	585,000	614,378	FALSE	Residential	House	Semi_Detached					118	£4,958	£5,207	Freehold
48, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	21/12/2022	825,000	827,327	TRUE	Residential	House	Detached					166	£4,970	£4,984	Freehold
30, Clifton Road, Wokingham, Wokingham RG41 1NB	RG41 1NB	RG41 1	27/10/2023	408,000	409,134	FALSE	Residential	House	Semi_Detached			2	3	82	£4,976	£4,989	Freehold
24, Cantley Crescent, Wokingham, Wokingham RG41 1NX	RG41 1NX	RG41 1	22/04/2022	446,000	479,924	FALSE	Residential	House	Semi_Detached			2	3	89	£5,011	£5,392	Freehold
7, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	29/06/2022	520,000	555,822	TRUE	Residential	House	Semi_Detached					103	£5,049	£5,396	Freehold
3, Barber Close, Wokingham, Wokingham RG41 1BU	RG41 1BU	RG41 1	14/04/2022	520,000	549,770	TRUE	Residential	House	Detached					103	£5,049	£5,338	Freehold
6, Miles Way, Wokingham, Wokingham RG41 1BG	RG41 1BG	RG41 1	28/03/2022	512,000	550,944	FALSE	Residential	House	Semi_Detached					101	£5,069	£5,455	Freehold
5, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	29/06/2022	523,000	559,029	TRUE	Residential	House	Semi_Detached					103	£5,078	£5,427	Freehold
17, Elmley Close, Wokingham, Wokingham RG41 1HP	RG41 1HP	RG41 1	17/04/2024	513,000	513,000	FALSE	Residential	House	Detached			3	4	101	£5,079	£5,079	Freehold
17, Eamer Crescent, Wokingham, Wokingham RG41 1AJ	RG41 1AJ	RG41 1	10/05/2023	600,000	610,148	FALSE	Residential	House	Semi_Detached					118	£5,085	£5,171	Freehold
Flat 8, Lee Court, 1, Skinner Drive, Wokingham, Wokingham RG41 1AW	RG41 1AW	RG41 1	28/04/2023	255,000	253,591	FALSE	Residential	House	Flat					50	£5,100	£5,072	Leasehold
52, Marks Road, Wokingham, Wokingham RG41 1NN	RG41 1NN	RG41 1	02/10/2023	700,000	695,597	FALSE	Residential	House	Detached			3	4	137	£5,109	£5,077	Freehold
11, Imperial Court, Reading Road, Wokingham, Wokingham RG41 1AB	RG41 1AB	RG41 1	11/08/2023	435,000	446,336	FALSE	Residential	House	Flat			2	2	85	£5,118	£5,251	Leasehold
5, Howlett Grove, Wokingham, Wokingham RG41 1BJ	RG41 1BJ	RG41 1	22/12/2022	527,500	524,874	TRUE	Residential	House	Terraced					103	£5,121	£5,096	Freehold
24, Imperial Court, Reading Road, Wokingham, Wokingham RG41 1AB	RG41 1AB	RG41 1	19/05/2023	390,000	388,152	FALSE	Residential	House	Flat			2	2	76	£5,132	£5,107	Leasehold
24, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	26/09/2022	530,000	541,253	TRUE	Residential	House	Semi_Detached					103	£5,146	£5,255	Freehold
3, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	30/05/2022	530,000	559,510	TRUE	Residential	House	Detached					103	£5,146	£5,432	Freehold
9, Lenham Close, Winnersh, Wokingham, Wokingham RG41 1HR	RG41 1HR	RG41 1	22/12/2022	620,000	621,749	FALSE	Residential	House	Detached					120	£5,167	£5,181	Freehold
5, Forge Grove, Wokingham, Wokingham RG41 1AZ	RG41 1AZ	RG41 1	13/06/2022	535,000	571,856	TRUE	Residential	House	Semi_Detached					103	£5,194	£5,552	Freehold
2, Barber Close, Wokingham, Wokingham RG41 1BU	RG41 1BU	RG41 1	11/02/2022	530,000	561,176	TRUE	Residential	House	Detached					102	£5,196	£5,502	Freehold
38, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	25/11/2022	660,000	664,674	TRUE	Residential	House	Detached					127	£5,197	£5,234	Freehold
60, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	29/11/2023	540,000	551,856	TRUE	Residential	House	Semi_Detached					103	£5,243	£5,358	Freehold
6, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	20/06/2022	535,000	563,116	TRUE	Residential	House	Detached					102	£5,245	£5,521	Freehold
Wychwood, Old Forest Road, Winnersh, Wokingham, Wokingham RG41 1HY	RG41 1HY	RG41 1	08/03/2024	735,000	731,912	FALSE	Residential	House	Detached					140	£5,250	£5,228	Freehold
40, Emmbrook Road, Wokingham, Wokingham RG41 1HG	RG41 1HG	RG41 1	17/10/2023	600,000	594,897	FALSE	Residential	House	Terraced					114	£5,263	£5,218	Freehold
9, Howlett Grove, Wokingham, Wokingham RG41 1BJ	RG41 1BJ	RG41 1	21/12/2022	542,500	539,799	TRUE	Residential	House	Terraced					103	£5,267	£5,241	Freehold
15, Imperial Court, Reading Road, Wokingham, Wokingham RG41 1AB	RG41 1AB	RG41 1	19/05/2023	390,000	388,152	FALSE	Residential	House	Flat			2	2	74	£5,270	£5,245	Leasehold
2, Emm Close, Wokingham, Wokingham RG41 1HH	RG41 1HH	RG41 1	05/09/2023	365,000	362,925	FALSE	Residential	House	Terraced			2	2	69	£5,290	£5,260	Freehold
58, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	29/11/2022	545,000	556,178	TRUE	Residential	House	Semi_Detached					103	£5,291	£5,400	Freehold
10, Forge Grove, Wokingham, Wokingham RG41 1AZ	RG41 1AZ	RG41 1	22/04/2022	545,000	586,454	TRUE	Residential	House	Semi_Detached					103	£5,291	£5,694	Freehold
8, Forge Grove, Wokingham, Wokingham RG41 1AZ	RG41 1AZ	RG41 1	30/03/2022	545,000	586,454	TRUE	Residential	House	Semi_Detached					103	£5,291	£5,694	Freehold
19, Elmley Close, Wokingham, Wokingham RG41 1HP	RG41 1HP	RG41 1	13/01/2023	635,000	631,889	FALSE	Residential	House	Detached					120	£5,292	£5,266	Freehold
92b, Toutley Road, Wokingham, Wokingham RG41 1QL	RG41 1QL	RG41 1	21/02/2022	547,000	589,926	FALSE	Residential	House	Semi_Detached					103	£5,311	£5,727	Freehold
63, Marks Road, Wokingham, Wokingham RG41 1NR	RG41 1NR	RG41 1	28/07/2023	510,000	530,519	FALSE	Residential	House	Detached			3	3	96	£5,313	£5,526	Freehold
4, Wayside, Winnersh, Wokingham, Wokingham RG41 1AD	RG41 1AD	RG41 1	03/02/2023	595,000	592,500	FALSE	Residential	House	Detached					112	£5,313	£5,290	Freehold
36, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	09/12/2022	675,000	676,904	TRUE	Residential	House	Detached					127	£5,315	£5,330	Freehold
8, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	22/06/2022	420,000	448,933	TRUE	Residential	House	Semi_Detached					79	£5,316	£5,683	Freehold
10, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	21/06/2022	420,000	448,933	TRUE	Residential	House	Semi_Detached					79	£5,316	£5,683	Freehold
7, Skinner Drive, Wokingham, Wokingham RG41 1AX	RG41 1AX	RG41 1	14/01/2022	565,000	602,271	TRUE	Residential	House	Detached					106	£5,330	£5,682	Freehold
8, Amberley Gardens, Wokingham, Wokingham RG41 1LN	RG41 1LN	RG41 1	23/06/2022	389,950	407,423	FALSE	Residential	House	Terraced			2	2	73	£5,342	£5,581	Freehold
22a, Gamble Gardens, Wokingham, Wokingham RG41 1BS	RG41 1BS	RG41 1	23/03/2023	545,000	542,330	FALSE	Residential	House	Detached					102	£5,343	£5,317	Freehold
40, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	13/12/2022	545,000	546,537	TRUE	Residential	House	Detached					102	£5,343	£5,358	Freehold
33, Herd Drive, Wokingham, Wokingham RG41 1BF	RG41 1BF	RG41 1	29/09/2022	428,000	437,087	FALSE	Residential	House	Semi_Detached					80	£5,350	£5,464	Freehold
12, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	29/06/2022	605,000	636,795	TRUE	Residential	House	Detached					113	£5,354	£5,635	Freehold
29, Summerfield Close, Wokingham, Wokingham RG41 1PH	RG41 1PH	RG41 1	27/11/2023	450,000	459,880	FALSE	Residential	House	Semi_Detached			3	3	84	£5,357	£5,475	Freehold
20, Nicholson Drive, Wokingham, Wokingham RG41 1AG	RG41 1AG	RG41 1	22/08/2022	500,000	517,947	FALSE	Residential	House	Semi_Detached					93	£5,376	£5,569	Freehold
26, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	17/10/2022	425,000	433,410	TRUE	Residential	House	Semi_Detached					79	£5,380	£5,486	Freehold
29, Herd Drive, Wokingham, Wokingham RG41 1BF	RG41 1BF	RG41 1	16/11/2023	560,000	566,776	FALSE	Residential	House	Detached					104	£5,385	£5,450	Freehold
42, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	21/12/2022	555,000	556,566	TRUE	Residential	House	Detached					103	£5,388	£5,404	Freehold
91, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	29/04/2022	610,000	644,922	TRUE	Residential	House	Detached					113	£5,398	£5,707	Freehold
87, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	29/04/2022	610,000	644,922	TRUE	Residential	House	Detached					113	£5,398	£5,707	Freehold
89, Trinder Road, Wokingham, Wokingham RG41 1BH																	

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
65, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	10/03/2023	445,000	449,989	FALSE	Residential	House	Semi_Detached				79	£5,633	£5,696	Freehold	
42, Cantley Crescent, Wokingham, Wokingham RG41 1NU	RG41 1NU	RG41 1	23/06/2023	507,000	526,332	FALSE	Residential	House	Semi_Detached		3	3	90	£5,633	£5,848	Freehold	
1, Emmbrook Gate, Wokingham, Wokingham RG41 1JW	RG41 1JW	RG41 1	25/02/2022	372,500	395,393	FALSE	Residential	House	Terraced		2	2	66	£5,644	£5,991	Freehold	
3, Yalden Close, Wokingham, Wokingham RG41 1AE	RG41 1AE	RG41 1	10/06/2022	560,000	589,430	FALSE	Residential	House	Detached				99	£5,657	£5,954	Freehold	
56, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	29/09/2023	640,000	638,653	TRUE	Residential	House	Detached				113	£5,664	£5,652	Freehold	
54, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	29/09/2023	640,000	638,653	TRUE	Residential	House	Detached				113	£5,664	£5,652	Freehold	
50, Box Place, Wokingham, Wokingham RG41 1DP	RG41 1DP	RG41 1	21/12/2022	640,000	641,805	TRUE	Residential	House	Detached				113	£5,664	£5,680	Freehold	
7, Brook Close, Wokingham, Wokingham RG41 1ND	RG41 1ND	RG41 1	29/03/2022	425,000	451,462	FALSE	Residential	House	Terraced		3	3	75	£5,667	£6,019	Freehold	
196b, Reading Road, Wokingham, Wokingham RG41 1LH	RG41 1LH	RG41 1	09/06/2023	920,000	943,216	FALSE	Residential	House	Detached				162	£5,679	£5,822	Freehold	
10, Imperial Court, Reading Road, Wokingham, Wokingham RG41 1AB	RG41 1AB	RG41 1	11/05/2023	337,500	335,900	FALSE	Residential	House	Flat		1	1	59	£5,720	£5,693	Leasehold	
16, Nicholson Drive, Wokingham, Wokingham RG41 1AG	RG41 1AG	RG41 1	25/05/2023	590,000	599,979	FALSE	Residential	House	Semi_Detached				103	£5,728	£5,825	Freehold	
Flat, 84b, Toutley Road, Wokingham, Wokingham RG41 1QL	RG41 1QL	RG41 1	07/12/2023	190,000	196,713	FALSE	Residential	House	Flat		1	1	33	£5,758	£5,961	Leasehold	
164, Reading Road, Wokingham, Wokingham RG41 1LH	RG41 1LH	RG41 1	20/01/2023	985,000	980,788	FALSE	Residential	Bungalow	Other				171	£5,760	£5,736	Freehold	
52, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	30/10/2023	515,000	516,432	TRUE	Residential	House	Semi_Detached				87	£5,920	£5,936	Freehold	
2, Miles Way, Wokingham, Wokingham RG41 1BG	RG41 1BG	RG41 1	11/11/2022	727,500	732,652	FALSE	Residential	House	Detached				122	£5,963	£6,005	Freehold	
18, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	17/11/2023	522,500	528,822	TRUE	Residential	House	Detached				87	£6,006	£6,078	Freehold	
24, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	29/09/2023	522,500	521,400	TRUE	Residential	House	Detached				87	£6,006	£5,993	Freehold	
22, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	29/09/2023	522,500	521,400	TRUE	Residential	House	Detached				87	£6,006	£5,993	Freehold	
26, Trinder Road, Wokingham, Wokingham RG41 1BH	RG41 1BH	RG41 1	28/11/2023	525,000	531,352	TRUE	Residential	House	Detached				87	£6,034	£6,107	Freehold	
8, Brimblecombe Close, Wokingham, Wokingham RG41 1QH	RG41 1QH	RG41 1	25/05/2023	695,000	696,961	FALSE	Residential	House	Detached		3	4	112	£6,205	£6,223	Freehold	
54, Lowther Road, Wokingham, Wokingham RG41 1JD	RG41 1JD	RG41 1	18/10/2022	750,000	755,847	FALSE	Residential	House	Detached		3	4	119	£6,303	£6,352	Freehold	
12, Brook Close, Wokingham, Wokingham RG41 1ND	RG41 1ND	RG41 1	09/11/2023	500,000	510,977	FALSE	Residential	House	Semi_Detached		2	3	79	£6,329	£6,468	Freehold	
68, Valley Crescent, Wokingham, Wokingham RG41 1NP	RG41 1NP	RG41 1	17/06/2022	475,000	507,722	FALSE	Residential	House	Semi_Detached		3	3	75	£6,333	£6,770	Freehold	
12, Copse Drive, Wokingham, Wokingham RG41 1LX	RG41 1LX	RG41 1	13/05/2022	605,000	638,686	FALSE	Residential	House	Detached		2	3	94	£6,436	£6,795	Freehold	
14, Martins Drive, Wokingham, Wokingham RG41 1NY	RG41 1NY	RG41 1	17/01/2023	980,000	975,199	FALSE	Residential	House	Detached				150	£6,533	£6,501	Freehold	
4, Martins Drive, Wokingham, Wokingham RG41 1NY	RG41 1NY	RG41 1	26/07/2023	900,000	936,211	FALSE	Residential	House	Detached				135	£6,667	£6,935	Freehold	
31, Copse Drive, Wokingham, Wokingham RG41 1NA	RG41 1NA	RG41 1	13/05/2022	430,000	461,331	FALSE	Residential	Bungalow	Semi_Detached		2	2	62	£6,935	£7,441	Freehold	
7, Morris Close, Winnersh, Wokingham, Wokingham RG41 1AU	RG41 1AU	RG41 1	21/10/2022	540,000	539,229	FALSE	Residential	House	Flat				64	£8,438	£8,425	Freehold	
		RG41 1 Average												£5,154	£5,278		Wokingham
9a, Woosehill Lane, Wokingham, Wokingham RG41 2TT	RG41 2TT	RG41 2	28/06/2022	156,000	160,326	FALSE	Residential	House	Flat		2	2	51	£3,059	£3,144	Leasehold	
11a, Woosehill Lane, Wokingham, Wokingham RG41 2TT	RG41 2TT	RG41 2	09/12/2022	265,000	263,953	FALSE	Residential	House	Flat		2	3	82	£3,232	£3,219	Leasehold	
8, Elizabeth Court, Alderman Willey Close, Wokingham, Wokingham RG41 2AG	RG41 2AG	RG41 2	06/01/2023	195,000	192,706	FALSE	Residential	House	Flat		1	1	60	£3,250	£3,212	Leasehold	
20, Lily Court, Havelock Road, Wokingham, Wokingham RG41 2YF	RG41 2YF	RG41 2	26/04/2024	255,000	255,000	FALSE	Residential	House	Flat		2	2	73	£3,493	£3,493	Leasehold	
17, Lily Court, Havelock Road, Wokingham, Wokingham RG41 2YF	RG41 2YF	RG41 2	26/10/2022	255,000	255,405	FALSE	Residential	House	Flat				73	£3,493	£3,499	Leasehold	
18, Barkham Road, Wokingham, Wokingham RG41 2XP	RG41 2XP	RG41 2	22/07/2022	375,000	386,038	FALSE	Residential	House	Terraced		3	3	100	£3,750	£3,860	Freehold	
Flat 4, Copse House, Bucks Copse, Wokingham, Wokingham RG41 2QU	RG41 2QU	RG41 2	28/07/2022	242,000	246,102	FALSE	Residential	House	Flat		2	2	64	£3,781	£3,845	Leasehold	
Flat 5, Copse House, Bucks Copse, Wokingham, Wokingham RG41 2QU	RG41 2QU	RG41 2	19/05/2022	235,000	242,904	FALSE	Residential	House	Flat		2	2	62	£3,790	£3,918	Leasehold	
11, Tanglely Drive, Wokingham, Wokingham RG41 2PD	RG41 2PD	RG41 2	22/09/2023	430,000	433,303	FALSE	Residential	House	Semi_Detached		3	3	113	£3,805	£3,835	Freehold	
5, Lily Court, Havelock Road, Wokingham, Wokingham RG41 2YF	RG41 2YF	RG41 2	24/03/2022	255,000	263,577	FALSE	Residential	House	Flat		2	2	67	£3,806	£3,934	Leasehold	
29, Wilmott House, Ashville Way, Wokingham, Wokingham RG41 2AY	RG41 2AY	RG41 2	22/02/2022	262,500	270,885	FALSE	Residential	House	Flat				67	£3,918	£4,043	Leasehold	
26, Ormonde Road, Wokingham, Wokingham RG41 2RB	RG41 2RB	RG41 2	08/06/2022	425,000	444,044	FALSE	Residential	House	Terraced		3	4	107	£3,972	£4,150	Freehold	
6, Bellamy House, Ashville Way, Wokingham, Wokingham RG41 2AT	RG41 2AT	RG41 2	25/01/2022	228,000	237,421	FALSE	Residential	House	Flat				57	£4,000	£4,165	Leasehold	
75, Barkham Road, Wokingham, Wokingham RG41 2RJ	RG41 2RJ	RG41 2	29/04/2022	700,000	740,074	FALSE	Residential	House	Detached				174	£4,023	£4,253	Freehold	
Flat 4, 107, Finchampstead Road, Wokingham, Wokingham RG41 2PF	RG41 2PF	RG41 2	27/05/2022	310,000	320,427	FALSE	Residential	House	Flat		2	2	77	£4,026	£4,161	Leasehold	
10, Bellamy House, Ashville Way, Wokingham, Wokingham RG41 2AT	RG41 2AT	RG41 2	20/12/2023	230,000	238,127	FALSE	Residential	House	Flat		2	2	57	£4,035	£4,178	Leasehold	
6, Godwin Close, Wokingham, Wokingham RG41 2AH	RG41 2AH	RG41 2	05/01/2024	550,000	564,527	FALSE	Residential	House	Terraced		3	3	136	£4,044	£4,151	Freehold	
12, Colebrook House, Ashville Way, Wokingham, Wokingham RG41 2AR	RG41 2AR	RG41 2	03/02/2023	230,000	227,830	FALSE	Residential	House	Flat		2	2	56	£4,107	£4,068	Leasehold	
4, Colebrook House, Ashville Way, Wokingham, Wokingham RG41 2AR	RG41 2AR	RG41 2	26/04/2024	194,499	194,499	FALSE	Residential	House	Flat		1	1	47	£4,138	£4,138	Leasehold	
1, Colebrook House, Ashville Way, Wokingham, Wokingham RG41 2AR	RG41 2AR	RG41 2	14/04/2022	262,000	270,147	FALSE	Residential	House	Flat		2	2	63	£4,159	£4,288	Leasehold	
14, Heath Close, Wokingham, Wokingham RG41 2PG	RG41 2PG	RG41 2	29/09/2023	705,000	703,516	FALSE	Residential	House	Detached				168	£4,196	£4,188	Freehold	
40, Ormonde Road, Wokingham, Wokingham RG41 2RB	RG41 2RB	RG41 2	18/10/2022	352,000	351,498	FALSE	Residential	House	Terraced		2	3	83	£4,241	£4,235	Freehold	
57, Ormonde Road, Wokingham, Wokingham RG41 2RA	RG41 2RA	RG41 2	19/05/2023	315,000	317,268	FALSE	Residential	House	Terraced		2	2	74	£4,257	£4,287	Freehold	
22, Imogen House, Ashville Way, Wokingham, Wokingham RG41 2AW	RG41 2AW	RG41 2	04/08/2023	265,000	271,906	FALSE	Residential	House	Flat		2	2	62	£4,274	£4,386	Leasehold	
10, Godwin Close, Wokingham, Wokingham RG41 2AH	RG41 2AH	RG41 2	18/03/2022	225,800	233,395	FALSE	Residential	House	Flat		2	2	52	£4,342	£4,488	Leasehold	
23, Wilmott House, Ashville Way, Wokingham, Wokingham RG41 2AY	RG41 2AY	RG41 2	28/01/2022	265,000	275,950	FALSE	Residential	House	Flat				61	£4,344	£4,524	Leasehold	
67, Barkham Road, Wokingham, Wokingham RG41 2RG	RG41 2RG	RG41 2	15/11/2022	875,000	881,197	FALSE	Residential	House	Detached				201	£4,353	£4,384	Freehold	
2, Wilmott House, Ashville Way, Wokingham, Wokingham RG41 2AY	RG41 2AY	RG41 2	10/11/2023	272,000	277,057	FALSE	Residential	House	Flat				62	£4,387	£4,469	Leasehold	
41, Imogen House, Ashville Way, Wokingham, Wokingham RG41 2AW	RG41 2AW	RG41 2	09/12/2022	259,000	257,976	FALSE	Residential	House	Flat				59	£4,390	£4,372	Leasehold	
8, Colebrook House, Ashville Way, Wokingham, Wokingham RG41 2AR	RG41 2AR	RG41 2	27/04/2022	248,000	255,712	FALSE	Residential	House	Flat		2	2	56	£4,429	£4,566	Leasehold	
15, Hart Dyke Close, Wokingham, Wokingham RG41 2HQ	RG41 2HQ	RG41 2	18/08/2023	825,000	845,209	FALSE	Residential	House	Detached				186	£4,435	£4,544	Freehold	
14, Woosehill Lane, Wokingham, Wokingham RG41 2TS	RG41 2TS	RG41 2	18/12/2023	575,000	596,924	FALSE	Residential	House	Semi_Detached		3	3	129	£4,457	£4,627	Freehold	
1, Meadow Road, Wokingham, Wokingham RG41 2TE	RG41 2TE	RG41 2	17/10/2023	865,000	859,560	FALSE	Residential	House	Detached				194	£4,459	£4,431	Freehold	
2c, Crail Close, Wokingham, Wokingham RG41 2PZ	RG41 2PZ	RG41 2	28/07/2023	840,000	873,797	FALSE	Residential	House	Detached				188	£4,468	£4,648	Freehold	
18, Eastheath Gardens, Wokingham, Wokingham RG41 2PH	RG41 2PH	RG41 2	28/03/2022	675,000	714,174	FALSE	Residential	House	Detached				151	£4,470	£4,730	Freehold	
23, Imogen House, Ashville Way, Wokingham, Wokingham RG41 2AW	RG41 2AW	RG41 2	29/04/2022	273,000	281,489	FALSE	Residential	House	Flat		2	2	61	£4,475	£4,615	Leasehold	
32, Reeves Way, Wokingham, Wokingham RG41 2PS	RG41 2PS	RG41 2	09/06/2023	280,000	283,829	FALSE	Residential	House	Flat		2	2	62	£4,516	£4,578	Leasehold	
10, Ormonde Road, Wokingham, Wokingham RG41 2RB	RG41 2RB	RG41 2	09/12/2022	387,000	392,715	FALSE	Residential	House	Semi_Detached		2	3	85	£4,553	£4,620	Freehold	
1, Perkins Way, Wokingham, Wokingham RG41 2TN	RG41 2TN	RG41 2	30/10/2023	675,000	670,755	FALSE	Residential	House	Detached				148	£4,561	£4,532	Freehold	
38, Banbury Close, Wokingham, Wokingham RG41 2YT	RG41 2YT	RG41 2	22/09/2023	485,000	482,242	FALSE	Residential	House	Terraced		3	4	106	£4,575	£4,549	Freehold	
9, Imogen House, Ashville Way, Wokingham, Wokingham RG41 2AW	RG41 2AW	RG41 2	08/05/2024	220,000	220,000	FALSE	Residential	House	Flat		1	1	48	£4,583	£4,583	Leasehold	
4, Meadow Walk, Wokingham, Wokingham RG41 2TG	RG41 2TG	RG41 2	24/02/2023	580,000	577,563	FALSE	Residential	House	Detached				122	£4,754	£4,734	Freehold	
13, Minster Grove, Wokingham, Wokingham RG41 2AP	RG41 2AP	RG41 2	15/12/2023	300,000	309,970	FALSE	Residential	House	Terraced		2	2					

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
26, Tanhouse Lane, Wokingham, Wokingham RG41 2RL	RG41 2RL	RG41 2	24/10/2022	376,000	375,463	FALSE	Residential	House	Terraced		2	3	72	£5,222	£5,215	Freehold	
24, Tanhouse Lane, Wokingham, Wokingham RG41 2RL	RG41 2RL	RG41 2	08/04/2022	350,000	369,826	FALSE	Residential	House	Terraced			3	67	£5,224	£5,520	Freehold	
11, Hart Dyke Close, Wokingham, Wokingham RG41 2HQ	RG41 2HQ	RG41 2	25/07/2022	776,000	804,280	FALSE	Residential	House	Detached		3		148	£5,243	£5,434	Freehold	
32, Oaklands Drive, Wokingham, Wokingham RG41 2SB	RG41 2SB	RG41 2	08/06/2023	850,000	871,449	FALSE	Residential	House	Detached				162	£5,247	£5,379	Freehold	
34, Reeves Way, Wokingham, Wokingham RG41 2PS	RG41 2PS	RG41 2	10/06/2022	300,000	308,320	FALSE	Residential	Maisonette	Flat		2	2	57	£5,263	£5,409	Leasehold	
2, Luckley Road, Wokingham, Wokingham RG41 2EL	RG41 2EL	RG41 2	27/10/2023	895,000	889,371	FALSE	Residential	House	Detached				170	£5,265	£5,232	Freehold	
6, Holmes Close, Wokingham, Wokingham RG41 2SG	RG41 2SG	RG41 2	20/09/2022	670,000	676,662	FALSE	Residential	House	Detached				127	£5,276	£5,328	Freehold	
68, Arthur Road, Wokingham, Wokingham RG41 2SY	RG41 2SY	RG41 2	09/05/2024	505,000	505,000	FALSE	Residential	Bungalow	Detached		3	3	95	£5,316	£5,316	Freehold	
31, Brookside, Wokingham, Wokingham RG41 2ST	RG41 2ST	RG41 2	14/06/2023	492,000	504,415	FALSE	Residential	House	Detached		3	4	92	£5,348	£5,483	Freehold	
24, Crail Close, Wokingham, Wokingham RG41 2PZ	RG41 2PZ	RG41 2	03/08/2023	799,000	818,572	FALSE	Residential	House	Detached				149	£5,362	£5,494	Freehold	
149, Barkham Road, Wokingham, Wokingham RG41 2RS	RG41 2RS	RG41 2	22/04/2022	1,325,000	1,400,855	FALSE	Residential	House	Detached				247	£5,364	£5,671	Freehold	
13, St Pauls Gate, Wokingham, Wokingham RG41 2YP	RG41 2YP	RG41 2	18/07/2023	409,000	423,218	FALSE	Residential	House	Terraced		3	3	76	£5,382	£5,569	Freehold	
88, Eastheath Avenue, Wokingham, Wokingham RG41 2PJ	RG41 2PJ	RG41 2	26/07/2022	485,000	509,356	FALSE	Residential	House	Semi_Detached		3	4	90	£5,389	£5,660	Freehold	
17, Alderman Willey Close, Wokingham, Wokingham RG41 2AQ	RG41 2AQ	RG41 2	24/02/2023	525,000	529,403	FALSE	Residential	House	Semi_Detached			4	97	£5,412	£5,458	Freehold	
14, St Pauls Gate, Wokingham, Wokingham RG41 2YP	RG41 2YP	RG41 2	29/09/2022	374,000	374,268	FALSE	Residential	House	Terraced			3	69	£5,420	£5,424	Freehold	
18, Godwin Close, Wokingham, Wokingham RG41 2AH	RG41 2AH	RG41 2	16/10/2023	245,000	245,390	FALSE	Residential	House	Flat		1	1	45	£5,444	£5,453	Leasehold	
1, Meadow Way, Wokingham, Wokingham RG41 2TH	RG41 2TH	RG41 2	03/11/2023	425,000	434,331	FALSE	Residential	House	Semi_Detached		3	3	78	£5,449	£5,568	Freehold	
13, Heath Close, Wokingham, Wokingham RG41 2PG	RG41 2PG	RG41 2	22/08/2023	636,000	651,579	FALSE	Residential	House	Detached		3	3	116	£5,483	£5,617	Freehold	
6, Murray Road, Wokingham, Wokingham RG41 2TB	RG41 2TB	RG41 2	17/02/2023	455,000	451,450	FALSE	Residential	House	Terraced		2	3	82	£5,549	£5,505	Freehold	
5, Holmes Close, Wokingham, Wokingham RG41 2SG	RG41 2SG	RG41 2	28/07/2022	558,500	578,853	FALSE	Residential	House	Detached		3	4	100	£5,585	£5,789	Freehold	
26, Mount Pleasant, Wokingham, Wokingham RG41 2YG	RG41 2YG	RG41 2	25/07/2023	565,000	593,806	FALSE	Residential	House	Semi_Detached		3	3	101	£5,594	£5,879	Freehold	
14, Mansfield Road, Wokingham, Wokingham RG41 2TP	RG41 2TP	RG41 2	11/08/2023	488,000	504,791	FALSE	Residential	House	Semi_Detached		3	3	87	£5,609	£5,802	Freehold	
99, Woosehill Lane, Wokingham, Wokingham RG41 2TR	RG41 2TR	RG41 2	29/04/2022	550,000	581,487	FALSE	Residential	House	Detached		3	4	98	£5,612	£5,934	Freehold	
33, Eastheath Avenue, Wokingham, Wokingham RG41 2PP	RG41 2PP	RG41 2	18/08/2023	760,000	778,617	FALSE	Residential	House	Detached		3	4	134	£5,672	£5,811	Freehold	
19, Barkham Road, Wokingham, Wokingham RG41 2XR	RG41 2XR	RG41 2	28/11/2023	597,500	610,618	FALSE	Residential	House	Semi_Detached				105	£5,690	£5,815	Freehold	
86, Arthur Road, Wokingham, Wokingham RG41 2SY	RG41 2SY	RG41 2	17/10/2023	905,000	899,308	FALSE	Residential	Bungalow	Detached		3	3	157	£5,694	£5,728	Freehold	
41, Tanhouse Lane, Wokingham, Wokingham RG41 2RL	RG41 2RL	RG41 2	10/11/2023	375,000	379,888	FALSE	Residential	House	Terraced		2	2	65	£5,769	£5,844	Freehold	
74, Eastheath Avenue, Wokingham, Wokingham RG41 2PJ	RG41 2PJ	RG41 2	15/08/2022	475,000	492,050	FALSE	Residential	House	Semi_Detached		3	3	82	£5,793	£6,001	Freehold	
154, Finchampstead Road, Wokingham, Wokingham RG41 2NX	RG41 2NX	RG41 2	30/03/2023	638,000	645,153	FALSE	Residential	House	Semi_Detached		3	4	110	£5,800	£5,865	Freehold	
12, Mount Pleasant, Wokingham, Wokingham RG41 2YG	RG41 2YG	RG41 2	18/08/2023	413,000	421,128	FALSE	Residential	House	Terraced		2	3	71	£5,817	£5,931	Freehold	
4, Latimer Road, Wokingham, Wokingham RG41 2XX	RG41 2XX	RG41 2	09/02/2022	366,500	389,024	FALSE	Residential	House	Terraced		2	3	63	£5,817	£6,175	Freehold	
9, St Pauls Gate, Wokingham, Wokingham RG41 2YP	RG41 2YP	RG41 2	13/10/2023	370,000	366,853	FALSE	Residential	House	Terraced		2	3	63	£5,873	£5,823	Freehold	
16, Crail Close, Wokingham, Wokingham RG41 2PZ	RG41 2PZ	RG41 2	17/04/2024	780,000	780,000	FALSE	Residential	House	Detached				131	£5,954	£5,954	Freehold	
29, Oxford Road, Wokingham, Wokingham RG41 2YE	RG41 2YE	RG41 2	14/10/2022	405,000	404,422	FALSE	Residential	House	Terraced		2	2	68	£5,956	£5,947	Freehold	
9, Eastheath Gardens, Wokingham, Wokingham RG41 2PH	RG41 2PH	RG41 2	02/03/2023	650,000	657,288	FALSE	Residential	House	Semi_Detached		3	3	109	£5,963	£6,030	Freehold	
61a, St Pauls Gate, Wokingham, Wokingham RG41 2YR	RG41 2YR	RG41 2	11/03/2022	400,000	424,905	FALSE	Residential	House	Terraced		2	3	67	£5,970	£6,342	Freehold	
20, Luckley Road, Wokingham, Wokingham RG41 2EL	RG41 2EL	RG41 2	21/11/2022	537,500	548,524	FALSE	Residential	House	Semi_Detached		2	3	90	£5,972	£6,095	Freehold	
35, Banbury Close, Wokingham, Wokingham RG41 2YT	RG41 2YT	RG41 2	15/08/2023	440,000	448,659	FALSE	Residential	House	Terraced		3	3	73	£6,027	£6,146	Freehold	
30, Banbury Close, Wokingham, Wokingham RG41 2YT	RG41 2YT	RG41 2	27/07/2023	440,000	455,296	FALSE	Residential	House	Terraced		3	3	73	£6,027	£6,237	Freehold	
3, Minster Grove, Wokingham, Wokingham RG41 2AP	RG41 2AP	RG41 2	15/11/2022	620,000	632,716	FALSE	Residential	House	Semi_Detached			4	102	£6,078	£6,203	Freehold	
67, Brookside, Wokingham, Wokingham RG41 2ST	RG41 2ST	RG41 2	22/09/2023	715,000	713,495	FALSE	Residential	House	Detached		3	4	115	£6,217	£6,204	Freehold	
15, Havelock Road, Wokingham, Wokingham RG41 2XU	RG41 2XU	RG41 2	26/07/2022	463,500	486,776	FALSE	Residential	House	Semi_Detached		3	3	74	£6,264	£6,578	Freehold	
12, Lily Court, Havelock Road, Wokingham, Wokingham RG41 2YF	RG41 2YF	RG41 2	24/03/2022	235,000	242,904	FALSE	Residential	House	Flat				37	£6,351	£6,565	Leasehold	
59, Havelock Road, Wokingham, Wokingham RG41 2XU	RG41 2XU	RG41 2	17/02/2023	465,000	468,899	FALSE	Residential	House	Semi_Detached		2	3	73	£6,370	£6,423	Freehold	
73, Woosehill Lane, Wokingham, Wokingham RG41 2TR	RG41 2TR	RG41 2	16/03/2023	555,000	552,281	FALSE	Residential	House	Detached		3	4	87	£6,379	£6,348	Freehold	
8, Thorpe Close, Wokingham, Wokingham RG41 2PW	RG41 2PW	RG41 2	10/06/2022	635,000	668,372	FALSE	Residential	House	Detached		3	4	99	£6,414	£6,751	Freehold	
27, Oaklands Drive, Wokingham, Wokingham RG41 2SB	RG41 2SB	RG41 2	08/06/2023	475,000	486,986	FALSE	Residential	Bungalow	Detached		2	3	74	£6,419	£6,581	Freehold	
21, Mount Pleasant, Wokingham, Wokingham RG41 2YG	RG41 2YG	RG41 2	27/07/2023	425,000	446,668	FALSE	Residential	House	Semi_Detached		2	3	66	£6,439	£6,768	Freehold	
53, Barkham Road, Wokingham, Wokingham RG41 2RG	RG41 2RG	RG41 2	11/02/2022	460,000	496,099	FALSE	Residential	Bungalow	Semi_Detached		2	3	71	£6,479	£6,987	Freehold	
14, Luckley Road, Wokingham, Wokingham RG41 2EL	RG41 2EL	RG41 2	20/01/2023	592,500	596,635	FALSE	Residential	House	Semi_Detached		2	3	91	£6,511	£6,556	Freehold	
8, Mount Pleasant, Wokingham, Wokingham RG41 2YG	RG41 2YG	RG41 2	30/05/2022	352,500	370,788	FALSE	Residential	House	Terraced		2	2	54	£6,528	£6,866	Freehold	
9, Banbury Close, Wokingham, Wokingham RG41 2YT	RG41 2YT	RG41 2	09/11/2023	460,000	465,996	FALSE	Residential	House	Terraced		3	3	70	£6,571	£6,657	Freehold	
110, Oxford Road, Wokingham, Wokingham RG41 2YN	RG41 2YN	RG41 2	18/10/2022	958,750	966,224	FALSE	Residential	House	Detached				145	£6,612	£6,664	Freehold	
24, Oaklands Drive, Wokingham, Wokingham RG41 2SA	RG41 2SA	RG41 2	03/03/2023	650,000	646,816	FALSE	Residential	Bungalow	Detached		3	3	98	£6,633	£6,600	Freehold	
4, Mount Pleasant, Wokingham, Wokingham RG41 2YG	RG41 2YG	RG41 2	28/07/2022	325,000	334,566	FALSE	Residential	House	Terraced		2	2	48	£6,771	£6,970	Freehold	
72, Arthur Road, Wokingham, Wokingham RG41 2SY	RG41 2SY	RG41 2	20/07/2023	725,000	754,170	FALSE	Residential	Bungalow	Detached		3	3	106	£6,840	£7,115	Freehold	
34, Luckley Wood, Wokingham, Wokingham RG41 2EW	RG41 2EW	RG41 2	22/03/2024	940,000	936,050	FALSE	Residential	House	Detached				137	£6,861	£6,832	Freehold	
118, Barkham Road, Wokingham, Wokingham RG41 2RP	RG41 2RP	RG41 2	18/07/2023	715,000	743,767	FALSE	Residential	House	Detached		3	3	97	£7,371	£7,668	Freehold	
87, Oxford Road, Wokingham, Wokingham RG41 2YH	RG41 2YH	RG41 2	15/03/2023	1,250,000	1,264,015	FALSE	Residential	Bungalow	Semi_Detached		3	4	136.41	£9,164	£9,266	Freehold	
RG41 2 Average																	Wokingham
3, Woodlands Avenue, Winnersh, Wokingham, Wokingham RG41 3HL	RG41 3HL	RG41 3	30/03/2022	560,000	602,595	FALSE	Residential	House	Semi_Detached				172	£3,256	£3,503	Freehold	
1, Diamond Way, Wokingham, Wokingham RG41 3TU	RG41 3TU	RG41 3	19/05/2022	650,000	686,192	FALSE	Residential	House	Detached				195	£3,333	£3,519	Freehold	
34, Kennet Court, Woosehill, Wokingham, Wokingham RG41 3DB	RG41 3DB	RG41 3	25/01/2023	205,000	202,588	FALSE	Residential	House	Flat		2	2	59	£3,475	£3,434	Leasehold	
18, Kennet Court, Woosehill, Wokingham, Wokingham RG41 3DB	RG41 3DB	RG41 3	19/12/2022	245,000	243,780	FALSE	Residential	Bungalow	Terraced		2	2	65	£3,769	£3,750	Leasehold	
44, Kennet Court, Woosehill, Wokingham, Wokingham RG41 3DB	RG41 3DB	RG41 3	20/01/2022	240,000	249,917	FALSE	Residential	House	Flat		2	2	63	£3,810	£3,967	Leasehold	
153, Old Woosehill Lane, Wokingham, Wokingham RG41 3HR	RG41 3HR	RG41 3	29/09/2023	930,000	928,042	FALSE	Residential	House	Detached		3	4	244	£3,811	£3,803	Freehold	
Flat 8, Kingsley Court, Kingsley Place, Wokingham, Wokingham RG41 3BE	RG41 3BE	RG41 3	25/02/2022	310,000	319,902	FALSE	Residential	House	Flat		2	3	79	£3,924	£4,049	Leasehold	
Flat 11, Woosehill Court, Emmview Close, Wokingham, Wokingham RG41 3DA	RG41 3DA	RG41 3	28/03/2024	223,000	223,000	FALSE	Residential	House	Flat		2	2	55	£4,055	£4,055	Leasehold	
Flat 14, Woosehill Court, Emmview Close, Wokingham, Wokingham RG41 3DA	RG41 3DA	RG41 3	19/08/2022	230,000	231,655	FALSE	Residential	House	Flat		2	2	56	£4,107	£4,137	Leasehold	
47, Windmill Avenue, Wokingham, Wokingham RG41 3XA	RG41 3XA	RG41 3	15/06/2022	565,000	603,922	FALSE	Residential	House	Semi_Detached		3	4	136	£4,154	£4,441	Freehold	
2, Woodlands Avenue, Winnersh, Wokingham, Wokingham RG41 3HL	RG41 3HL	RG41 3	29/04/2022	757,000	800,338	FALSE	Residential	House	Detached				182	£4,159	£4,397	Freehold	
4, Aquila Close, Wokingham, Wokingham RG41 3GF	RG41 3GF																

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
1, Windmill Avenue, Wokingham, Wokingham RG41 3XA	RG41 3XA	RG41 3	05/06/2023	630,000	645,898	FALSE	Residential	House	Detached		3	3	133	£4,737	£4,856	Freehold	
28, Walter Road, Wokingham, Wokingham RG41 3JA	RG41 3JA	RG41 3	23/04/2023	667,000	674,479	FALSE	Residential	House	Semi_Detached				139	£4,799	£4,852	Freehold	
8, Quartz Close, Wokingham, Wokingham RG41 3TS	RG41 3TS	RG41 3	25/11/2022	615,000	619,356	FALSE	Residential	House	Detached				128	£4,805	£4,839	Freehold	
31, Medina Close, Wokingham, Wokingham RG41 3TZ	RG41 3TZ	RG41 3	30/03/2022	380,000	408,904	FALSE	Residential	House	Semi_Detached		3	3	79	£4,810	£5,176	Freehold	
15, Durham Close, Wokingham, Wokingham RG41 3AB	RG41 3AB	RG41 3	13/06/2023	465,000	482,730	FALSE	Residential	House	Semi_Detached		3	4	96	£4,844	£5,028	Freehold	
2, Drey House, Squirrel Walk, Wokingham, Wokingham RG41 3AA	RG41 3AA	RG41 3	06/09/2023	330,000	331,844	FALSE	Residential	House	Flat		2	2	68	£4,853	£4,880	Leasehold	
10, Starling Close, Wokingham, Wokingham RG41 3YY	RG41 3YY	RG41 3	03/03/2023	510,000	510,000	FALSE	Residential	House	Terraced		3	3	105	£4,857	£4,857	Freehold	
19, Derwent Close, Wokingham, Wokingham RG41 3UD	RG41 3UD	RG41 3	07/07/2023	375,000	394,119	FALSE	Residential	House	Semi_Detached		2	3	77	£4,870	£5,118	Freehold	
20, Northway, Wokingham, Wokingham RG41 3PQ	RG41 3PQ	RG41 3	25/11/2022	715,000	720,064	FALSE	Residential	House	Detached				146	£4,897	£4,932	Freehold	
1, Jutland Close, Wokingham, Wokingham RG41 3UR	RG41 3UR	RG41 3	08/12/2023	635,000	655,276	FALSE	Residential	House	Detached				129	£4,922	£5,080	Freehold	
11, Flamingo Close, Wokingham, Wokingham RG41 3SJ	RG41 3SJ	RG41 3	25/02/2022	395,000	419,275	FALSE	Residential	House	Terraced		3	3	80	£4,938	£5,241	Freehold	
5, Peacock Walk, Wokingham, Wokingham RG41 3XN	RG41 3XN	RG41 3	30/05/2022	410,000	431,271	FALSE	Residential	House	Terraced		2	3	82	£5,000	£5,259	Freehold	
5, Eagle Close, Wokingham, Wokingham RG41 3YZ	RG41 3YZ	RG41 3	18/05/2022	440,000	464,499	FALSE	Residential	House	Detached		3	3	88	£5,000	£5,278	Freehold	
40, Opal Way, Wokingham, Wokingham RG41 3UL	RG41 3UL	RG41 3	29/11/2022	535,000	538,789	FALSE	Residential	House	Detached		3	4	107	£5,000	£5,035	Freehold	
62, Scots Drive, Wokingham, Wokingham RG41 3XE	RG41 3XE	RG41 3	14/12/2023	600,000	622,878	FALSE	Residential	House	Semi_Detached				120	£5,000	£5,191	Freehold	
3, Kingsley Place, Wokingham, Wokingham RG41 3BJ	RG41 3BJ	RG41 3	17/10/2022	925,000	932,211	FALSE	Residential	House	Detached				184	£5,027	£5,066	Freehold	
12, Rembrandt Close, Wokingham, Wokingham RG41 3BL	RG41 3BL	RG41 3	28/01/2023	695,000	691,596	FALSE	Residential	House	Detached		3	4	138	£5,036	£5,012	Freehold	
6, Walter Road, Wokingham, Wokingham RG41 3JA	RG41 3JA	RG41 3	28/07/2023	680,000	707,359	FALSE	Residential	Bungalow	Detached				135	£5,037	£5,240	Freehold	
6, Sheridan Way, Wokingham, Wokingham RG41 3AP	RG41 3AP	RG41 3	04/02/2022	620,000	656,471	FALSE	Residential	House	Detached		3	4	123	£5,041	£5,337	Freehold	
4, Ruby Close, Wokingham, Wokingham RG41 3TX	RG41 3TX	RG41 3	17/08/2023	610,000	624,942	FALSE	Residential	House	Detached				121	£5,041	£5,165	Freehold	
23, Kesteven Way, Wokingham, Wokingham RG41 3AD	RG41 3AD	RG41 3	25/02/2022	222,000	229,091	FALSE	Residential	House	Flat		2	2	44	£5,045	£5,207	Leasehold	
52, Opal Way, Wokingham, Wokingham RG41 3UL	RG41 3UL	RG41 3	07/02/2022	640,000	677,647	FALSE	Residential	House	Detached				126	£5,079	£5,378	Freehold	
11, Kennet Court, Woosehill, Wokingham, Wokingham RG41 3DB	RG41 3DB	RG41 3	17/02/2023	300,000	302,516	FALSE	Residential	Bungalow	Semi_Detached		2	2	59	£5,085	£5,127	Leasehold	
9, Kennet Court, Woosehill, Wokingham, Wokingham RG41 3DB	RG41 3DB	RG41 3	02/02/2024	290,000	294,206	FALSE	Residential	Bungalow	Terraced		2	2	57	£5,088	£5,162	Leasehold	
34, Bedfordshire Way, Wokingham, Wokingham RG41 3BA	RG41 3BA	RG41 3	19/08/2022	274,950	281,190	FALSE	Residential	House	Other		2	2	54	£5,092	£5,207	Freehold	
18, Quartz Close, Wokingham, Wokingham RG41 3TS	RG41 3TS	RG41 3	12/01/2023	520,000	517,453	FALSE	Residential	House	Detached				102	£5,098	£5,073	Freehold	
7, Chaffinch Close, Wokingham, Wokingham RG41 3HN	RG41 3HN	RG41 3	20/09/2023	557,500	554,330	FALSE	Residential	House	Terraced				109	£5,115	£5,086	Freehold	
85, Tamar Way, Wokingham, Wokingham RG41 3UB	RG41 3UB	RG41 3	24/04/2023	400,000	400,573	FALSE	Residential	House	Terraced		2	3	78	£5,128	£5,136	Freehold	
40, Windmill Avenue, Wokingham, Wokingham RG41 3XD	RG41 3XD	RG41 3	18/12/2023	590,000	612,496	FALSE	Residential	House	Semi_Detached				115	£5,130	£5,326	Freehold	
18, The Green, Woosehill, Wokingham, Wokingham RG41 3PG	RG41 3PG	RG41 3	25/02/2022	590,000	624,706	FALSE	Residential	House	Detached				115	£5,130	£5,432	Freehold	
3, Tamar Way, Wokingham, Wokingham RG41 3UB	RG41 3UB	RG41 3	14/08/2023	380,000	387,478	FALSE	Residential	House	Terraced		3	3	74	£5,135	£5,236	Freehold	
22, Cumberland Way, Wokingham, Wokingham RG41 3AY	RG41 3AY	RG41 3	30/05/2022	655,000	691,470	FALSE	Residential	House	Detached				127	£5,157	£5,445	Freehold	
1, Agate Close, Wokingham, Wokingham RG41 3UH	RG41 3UH	RG41 3	23/09/2022	455,000	464,660	FALSE	Residential	House	Semi_Detached		3	3	88	£5,170	£5,280	Freehold	
23, Trent Close, Wokingham, Wokingham RG41 3TY	RG41 3TY	RG41 3	11/02/2022	415,000	447,567	FALSE	Residential	House	Semi_Detached		2	3	80	£5,188	£5,595	Freehold	
6, Bedfordshire Way, Wokingham, Wokingham RG41 3BA	RG41 3BA	RG41 3	17/06/2022	675,000	710,474	FALSE	Residential	House	Detached		3	4	130	£5,192	£5,465	Freehold	
9, Larkspur Close, Wokingham, Wokingham RG41 3NA	RG41 3NA	RG41 3	26/07/2022	780,000	808,426	FALSE	Residential	House	Detached				150	£5,200	£5,390	Freehold	
26, Jupiter Way, Wokingham, Wokingham RG41 3GE	RG41 3GE	RG41 3	20/12/2023	386,000	399,638	FALSE	Residential	House	Flat		3	3	74	£5,216	£5,401	Freehold	
35, Linnet Walk, Wokingham, Wokingham RG41 3HE	RG41 3HE	RG41 3	18/08/2023	418,000	426,226	FALSE	Residential	House	Terraced		3	3	80	£5,225	£5,328	Freehold	
12, Plover Close, Wokingham, Wokingham RG41 3JD	RG41 3JD	RG41 3	15/11/2022	468,000	471,314	FALSE	Residential	House	Detached		3	3	89	£5,258	£5,296	Freehold	
7, Medina Close, Wokingham, Wokingham RG41 3TZ	RG41 3TZ	RG41 3	23/09/2022	405,000	405,290	FALSE	Residential	House	Terraced		2	3	77	£5,260	£5,264	Freehold	
18, Fleet Close, Wokingham, Wokingham RG41 3UE	RG41 3UE	RG41 3	17/03/2022	400,000	430,425	FALSE	Residential	House	Semi_Detached		2	3	76	£5,263	£5,663	Freehold	
24, Kennet Court, Woosehill, Wokingham, Wokingham RG41 3DB	RG41 3DB	RG41 3	13/12/2022	290,000	294,283	FALSE	Residential	Bungalow	Semi_Detached		2	2	55	£5,273	£5,351	Leasehold	
24, Sirius Close, Wokingham, Wokingham RG41 3DT	RG41 3DT	RG41 3	22/08/2023	480,000	496,516	FALSE	Residential	House	Semi_Detached		3	3	91	£5,275	£5,456	Freehold	
3, Astley Close, Wokingham, Wokingham RG41 3HS	RG41 3HS	RG41 3	11/02/2022	1,155,000	1,222,941	FALSE	Residential	House	Detached				217	£5,323	£5,636	Freehold	
12, Fleet Close, Wokingham, Wokingham RG41 3UE	RG41 3UE	RG41 3	18/08/2023	410,000	418,069	FALSE	Residential	House	Terraced		2	3	77	£5,325	£5,429	Freehold	
22, Flamingo Close, Wokingham, Wokingham RG41 3SJ	RG41 3SJ	RG41 3	14/09/2022	432,500	441,683	FALSE	Residential	House	Semi_Detached		3	4	81	£5,340	£5,453	Freehold	
29, Kennet Court, Woosehill, Wokingham, Wokingham RG41 3DB	RG41 3DB	RG41 3	24/01/2022	280,000	291,570	FALSE	Residential	House	Flat		2	2	52	£5,385	£5,607	Leasehold	
19, Kent Close, Wokingham, Wokingham RG41 3AN	RG41 3AN	RG41 3	20/01/2022	442,500	481,908	FALSE	Residential	House	Semi_Detached		3	3	82	£5,396	£5,877	Freehold	
27, Linnet Walk, Wokingham, Wokingham RG41 3HE	RG41 3HE	RG41 3	28/07/2022	445,000	458,098	FALSE	Residential	House	Terraced		2	3	82	£5,427	£5,587	Freehold	
8, Dunkirk Close, Wokingham, Wokingham RG41 3UX	RG41 3UX	RG41 3	29/04/2022	445,000	470,208	FALSE	Residential	House	Terraced		2	3	82	£5,427	£5,734	Freehold	
10, Cornwall Close, Wokingham, Wokingham RG41 3AG	RG41 3AG	RG41 3	05/02/2024	287,800	291,974	FALSE	Residential	House	Terraced		2	2	53	£5,430	£5,509	Freehold	
31, Cumberland Way, Wokingham, Wokingham RG41 3AY	RG41 3AY	RG41 3	13/06/2023	315,000	322,374	FALSE	Residential	House	Terraced		2	2	58	£5,431	£5,558	Freehold	
17, Cumberland Way, Wokingham, Wokingham RG41 3AY	RG41 3AY	RG41 3	23/04/2024	310,000	310,000	FALSE	Residential	House	Terraced		2	2	57	£5,439	£5,439	Freehold	
2, Dieppe Close, Wokingham, Wokingham RG41 3UU	RG41 3UU	RG41 3	25/11/2022	457,000	466,373	FALSE	Residential	House	Semi_Detached		2	3	84	£5,440	£5,552	Freehold	
3, Freesia Close, Wokingham, Wokingham RG41 3NE	RG41 3NE	RG41 3	26/10/2023	740,000	735,346	FALSE	Residential	House	Detached				136	£5,441	£5,407	Freehold	
67, Tamar Way, Wokingham, Wokingham RG41 3UB	RG41 3UB	RG41 3	17/08/2022	430,000	436,236	FALSE	Residential	House	Terraced		2	3	79	£5,443	£5,522	Freehold	
6, Durham Close, Wokingham, Wokingham RG41 3AB	RG41 3AB	RG41 3	24/06/2022	475,000	507,722	FALSE	Residential	House	Semi_Detached		3	4	87	£5,460	£5,836	Freehold	
Penrhyn, Heron Road, Wokingham, Wokingham RG41 3HF	RG41 3HF	RG41 3	24/11/2022	602,000	614,347	FALSE	Residential	House	Semi_Detached				110	£5,473	£5,585	Freehold	
17, Falcon Way, Wokingham, Wokingham RG41 3HD	RG41 3HD	RG41 3	17/06/2022	455,000	486,344	FALSE	Residential	House	Semi_Detached		2	3	83	£5,482	£5,860	Freehold	
36, Kesteven Way, Wokingham, Wokingham RG41 3AD	RG41 3AD	RG41 3	14/06/2023	500,000	519,065	FALSE	Residential	House	Semi_Detached		3	3	91	£5,495	£5,704	Freehold	
4, Chestnut Avenue, Wokingham, Wokingham RG41 3HX	RG41 3HX	RG41 3	28/01/2022	825,000	879,423	FALSE	Residential	House	Detached				150	£5,500	£5,863	Freehold	
10, Suffolk Close, Wokingham, Wokingham RG41 3AU	RG41 3AU	RG41 3	20/06/2023	315,000	322,374	FALSE	Residential	House	Terraced		2	2	57	£5,526	£5,656	Freehold	
93, Windmill Avenue, Wokingham, Wokingham RG41 3XG	RG41 3XG	RG41 3	21/02/2022	675,000	714,706	FALSE	Residential	House	Detached		3	4	122	£5,533	£5,858	Freehold	
38, Medina Close, Wokingham, Wokingham RG41 3TZ	RG41 3TZ	RG41 3	27/09/2022	415,000	423,811	FALSE	Residential	House	Semi_Detached		2	3	75	£5,533	£5,651	Freehold	
8, Riding Way, Wokingham, Wokingham RG41 3AH	RG41 3AH	RG41 3	19/10/2022	438,000	446,667	FALSE	Residential	House	Semi_Detached		2	3	79	£5,544	£5,654	Freehold	
7, Emerald Close, Wokingham, Wokingham RG41 3UJ	RG41 3UJ	RG41 3	12/05/2022	450,000	482,788	FALSE	Residential	House	Semi_Detached		3	3	81	£5,556	£5,960	Freehold	
27, Culloden Way, Wokingham, Wokingham RG41 3UN	RG41 3UN	RG41 3	12/12/2023	690,000	712,032	FALSE	Residential	House	Detached				124	£5,565	£5,742	Freehold	
45, Simons Lane, Wokingham, Wokingham RG41 3HG	RG41 3HG	RG41 3	11/02/2022	780,000	825,882	FALSE	Residential	Bungalow	Detached		3	3	140	£5,571	£5,899	Freehold	
10, Sparrow Close, Wokingham, Wokingham RG41 3HT	RG41 3HT	RG41 3	13/04/2022	370,000	390,959	FALSE	Residential	House	Terraced		2	3	66	£5,606	£5,924	Freehold	
37, Ruskin Way, Wokingham, Wokingham RG41 3BP	RG41 3BP	RG41 3	17/10/2022	555,000	559,327	FALSE	Residential	House	Detached		3	4	99	£5,606	£5,650	Freehold	
14, Swift Close, Wokingham, Wokingham RG41 3SF	RG41 3SF	RG41 3	06/11/2023	450,000	455,445	FALSE	Residential	House	Detached		2	3	80	£5,625	£5,693	Freehold	
19, Falcon Way, Wokingham, Wokingham RG41 3HD	RG41 3HD	RG41 3	21/11/2022	485,000	494,947	FALSE	Residential										

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
18, Walter Road, Wokingham, Wokingham RG41 3JA	RG41 3JA	RG41 3	17/01/2023	722,000	718,463	FALSE	Residential	House	Detached			3	3	120	£6,017	£5,987	Freehold
21, Kestrel Way, Wokingham, Wokingham RG41 3HA	RG41 3HA	RG41 3	24/10/2022	597,000	601,654	FALSE	Residential	House	Detached					99	£6,030	£6,077	Freehold
9, Lindsey Close, Wokingham, Wokingham RG41 3AW	RG41 3AW	RG41 3	20/01/2023	565,000	562,232	FALSE	Residential	House	Detached			3	3	93	£6,075	£6,046	Freehold
22, Kestrel Way, Wokingham, Wokingham RG41 3HA	RG41 3HA	RG41 3	18/11/2022	580,000	584,108	FALSE	Residential	House	Detached			3	4	95	£6,105	£6,149	Freehold
41, Jupiter Way, Wokingham, Wokingham RG41 3GE	RG41 3GE	RG41 3	04/01/2024	380,000	392,232	FALSE	Residential	House	Semi_Detached			2	3	62	£6,129	£6,326	Freehold
17, Kesteven Way, Wokingham, Wokingham RG41 3AD	RG41 3AD	RG41 3	18/10/2022	375,000	374,465	FALSE	Residential	House	Terraced			2	3	61	£6,148	£6,139	Freehold
44, Bedfordshire Way, Wokingham, Wokingham RG41 3BA	RG41 3BA	RG41 3	28/06/2022	268,500	280,531	FALSE	Residential	House	Terraced			2	2	43	£6,244	£6,524	Freehold
4, Cumberland Way, Wokingham, Wokingham RG41 3AY	RG41 3AY	RG41 3	29/09/2023	700,000	698,526	FALSE	Residential	House	Detached			3	4	111	£6,306	£6,293	Freehold
Wijesima, Simons Lane, Wokingham, Wokingham RG41 3HH	RG41 3HH	RG41 3	21/10/2022	975,000	982,601	FALSE	Residential	Bungalow	Detached			3	3	154	£6,331	£6,381	Freehold
39, Swallow Way, Wokingham, Wokingham RG41 3TQ	RG41 3TQ	RG41 3	17/06/2022	329,511	344,276	FALSE	Residential	House	Terraced			2	2	52	£6,337	£6,621	Freehold
3, Sparrow Close, Wokingham, Wokingham RG41 3HT	RG41 3HT	RG41 3	28/01/2022	330,000	353,499	FALSE	Residential	House	Terraced			2	2	52	£6,346	£6,798	Freehold
46, Mercury Avenue, Wokingham, Wokingham RG41 3GA	RG41 3GA	RG41 3	11/11/2022	235,000	235,168	FALSE	Residential	House	Terraced			1	1	37	£6,351	£6,356	Freehold
15, Diamond Way, Wokingham, Wokingham RG41 3TU	RG41 3TU	RG41 3	28/01/2022	397,000	413,405	FALSE	Residential	House	Flat			2	3	62	£6,403	£6,668	Freehold
16, Sparrow Close, Wokingham, Wokingham RG41 3HT	RG41 3HT	RG41 3	03/11/2023	330,000	334,301	FALSE	Residential	House	Terraced			2	2	51	£6,471	£6,555	Freehold
1, Venus Close, Wokingham, Wokingham RG41 3GG	RG41 3GG	RG41 3	17/01/2023	390,000	392,722	FALSE	Residential	House	Semi_Detached			2	3	59	£6,610	£6,656	Freehold
26, Scots Drive, Wokingham, Wokingham RG41 3XE	RG41 3XE	RG41 3	15/03/2024	450,000	449,688	FALSE	Residential	Bungalow	Semi_Detached			2	3	65	£6,923	£6,918	Freehold
21, Petrel Close, Wokingham, Wokingham RG41 3TF	RG41 3TF	RG41 3	26/07/2023	262,000	271,108	FALSE	Residential	House	Terraced			1	1	37	£7,081	£7,327	Freehold
12, Sparrow Close, Wokingham, Wokingham RG41 3HT	RG41 3HT	RG41 3	21/08/2023	260,000	265,117	FALSE	Residential	House	Terraced			1	1	36	£7,222	£7,364	Freehold
47, Simons Lane, Wokingham, Wokingham RG41 3HG	RG41 3HG	RG41 3	19/01/2024	620,000	635,645	FALSE	Residential	Bungalow	Detached			2	3	74	£8,378	£8,590	Freehold
		RG41 3 Average												£5,252	£5,398		Wokingham
76, Bearwood Road, Wokingham, Wokingham RG41 4SY	RG41 4SY	RG41 4	29/07/2022	510,000	528,586	FALSE	Residential	House	Detached					167	£3,054	£3,165	Freehold
18, Blagrove Drive, Wokingham, Wokingham RG41 4BB	RG41 4BB	RG41 4	24/06/2022	350,000	374,111	FALSE	Residential	House	Semi_Detached			2	3	96	£3,646	£3,897	Freehold
22, Bearwood Road, Wokingham, Wokingham RG41 4TD	RG41 4TD	RG41 4	18/03/2022	875,000	925,781	FALSE	Residential	House	Detached					238	£3,676	£3,890	Freehold
31, Bearwood Road, Wokingham, Wokingham RG41 4TB	RG41 4TB	RG41 4	22/09/2023	875,000	873,158	FALSE	Residential	House	Detached					233	£3,755	£3,747	Freehold
27, Aggisters Lane, Wokingham, Wokingham RG41 4DW	RG41 4DW	RG41 4	24/11/2022	995,000	1,002,047	FALSE	Residential	House	Detached			3	4	245	£4,061	£4,090	Freehold
63, Evendons Lane, Wokingham, Wokingham RG41 4AD	RG41 4AD	RG41 4	09/09/2022	795,000	802,905	FALSE	Residential	House	Detached			3	4	193	£4,119	£4,160	Freehold
365, Barkham Road, Wokingham, Wokingham RG41 4DJ	RG41 4DJ	RG41 4	28/10/2022	750,000	764,841	FALSE	Residential	House	Semi_Detached					180	£4,167	£4,249	Freehold
18, Blagrove Lane, Wokingham, Wokingham RG41 4BA	RG41 4BA	RG41 4	28/07/2022	750,000	777,332	FALSE	Residential	House	Detached					179	£4,190	£4,343	Freehold
1, Blagrove Drive, Wokingham, Wokingham RG41 4BD	RG41 4BD	RG41 4	20/02/2024	330,000	336,530	FALSE	Residential	House	Semi_Detached			2	3	76	£4,342	£4,428	Freehold
363, Barkham Road, Wokingham, Wokingham RG41 4DJ	RG41 4DJ	RG41 4	17/08/2022	700,000	725,126	FALSE	Residential	House	Semi_Detached					161	£4,348	£4,504	Freehold
367, Barkham Road, Wokingham, Wokingham RG41 4DJ	RG41 4DJ	RG41 4	27/09/2022	785,000	801,667	FALSE	Residential	House	Semi_Detached					177	£4,435	£4,529	Freehold
8, Cherry Tree Grove, Wokingham, Wokingham RG41 4UZ	RG41 4UZ	RG41 4	09/12/2022	610,000	611,721	FALSE	Residential	House	Detached					137	£4,453	£4,465	Freehold
111b, Evendons Lane, Wokingham, Wokingham RG41 4AD	RG41 4AD	RG41 4	24/05/2022	585,000	627,625	FALSE	Residential	House	Semi_Detached					131	£4,466	£4,791	Freehold
111a, Evendons Lane, Wokingham, Wokingham RG41 4AD	RG41 4AD	RG41 4	06/05/2022	585,000	627,625	FALSE	Residential	House	Semi_Detached					131	£4,466	£4,791	Freehold
Beechwood, Highland Avenue, Wokingham, Wokingham RG41 4SP	RG41 4SP	RG41 4	18/03/2022	865,000	915,201	FALSE	Residential	House	Detached					192	£4,505	£4,767	Freehold
26, Sandy Lane, Wokingham, Wokingham RG41 4DB	RG41 4DB	RG41 4	27/01/2022	950,000	1,012,669	FALSE	Residential	House	Detached					208	£4,567	£4,869	Freehold
20, Aggisters Lane, Wokingham, Wokingham RG41 4DN	RG41 4DN	RG41 4	12/08/2022	581,000	594,803	FALSE	Residential	House	Detached				4	127	£4,575	£4,683	Freehold
29, Almond Close, Wokingham, Wokingham RG41 4UU	RG41 4UU	RG41 4	09/12/2022	862,500	864,933	FALSE	Residential	House	Detached			3	3	188	£4,588	£4,601	Freehold
16, Bearwood Road, Wokingham, Wokingham RG41 4TD	RG41 4TD	RG41 4	14/12/2023	805,000	835,694	FALSE	Residential	House	Semi_Detached					175	£4,600	£4,775	Freehold
25, Smalley Close, Wokingham, Wokingham RG41 4AP	RG41 4AP	RG41 4	22/04/2022	615,000	650,208	FALSE	Residential	House	Detached					133	£4,624	£4,889	Freehold
7, Rowan Close, Wokingham, Wokingham RG41 4BH	RG41 4BH	RG41 4	29/11/2022	725,000	730,135	FALSE	Residential	House	Detached					155	£4,677	£4,711	Freehold
6, Lime Close, Wokingham, Wokingham RG41 4AW	RG41 4AW	RG41 4	18/07/2022	525,000	540,453	FALSE	Residential	House	Terraced			3	3	112	£4,688	£4,825	Freehold
335, Barkham Road, Wokingham, Wokingham RG41 4DJ	RG41 4DJ	RG41 4	28/04/2023	730,000	726,424	FALSE	Residential	House	Detached					155	£4,710	£4,687	Freehold
76, Evendons Lane, Wokingham, Wokingham RG41 4AG	RG41 4AG	RG41 4	27/05/2022	617,000	661,956	FALSE	Residential	House	Semi_Detached			3	3	131	£4,710	£5,053	Freehold
50, Sandy Lane, Wokingham, Wokingham RG41 4ST	RG41 4ST	RG41 4	20/01/2022	690,000	735,517	FALSE	Residential	House	Detached			3	4	145	£4,759	£5,073	Freehold
25, Cherry Tree Grove, Wokingham, Wokingham RG41 4UZ	RG41 4UZ	RG41 4	29/11/2023	620,000	627,502	FALSE	Residential	House	Detached					130	£4,769	£4,827	Freehold
40, Evergreen Way, Wokingham, Wokingham RG41 4BX	RG41 4BX	RG41 4	10/10/2023	770,000	765,157	FALSE	Residential	House	Detached					161	£4,783	£4,753	Freehold
3, Magnolia Way, Wokingham, Wokingham RG41 4BN	RG41 4BN	RG41 4	18/09/2023	866,000	864,177	FALSE	Residential	House	Detached					181	£4,785	£4,774	Freehold
28, The Junipers, Wokingham, Wokingham RG41 4UX	RG41 4UX	RG41 4	28/10/2022	725,000	730,652	FALSE	Residential	House	Detached					151	£4,801	£4,839	Freehold
14, Manor Road, Wokingham, Wokingham RG41 4AH	RG41 4AH	RG41 4	18/08/2023	435,000	443,560	FALSE	Residential	House	Terraced			3	3	90	£4,833	£4,928	Freehold
75, Bearwood Road, Wokingham, Wokingham RG41 4SX	RG41 4SX	RG41 4	29/07/2022	1,375,000	1,425,109	FALSE	Residential	House	Detached					284	£4,842	£5,018	Freehold
31, Blagrove Drive, Wokingham, Wokingham RG41 4BD	RG41 4BD	RG41 4	27/10/2023	315,000	315,876	FALSE	Residential	House	Semi_Detached			2	3	65	£4,846	£4,860	Freehold
86, Evendons Lane, Wokingham, Wokingham RG41 4AG	RG41 4AG	RG41 4	26/04/2022	570,000	613,356	FALSE	Residential	House	Semi_Detached			3	3	117	£4,872	£5,242	Freehold
49a, Bearwood Road, Wokingham, Wokingham RG41 4SX	RG41 4SX	RG41 4	12/04/2022	760,000	803,509	FALSE	Residential	House	Detached					156	£4,872	£5,151	Freehold
9, Dowles Barn Close, Barkham, Wokingham, Wokingham RG41 4ET	RG41 4ET	RG41 4	28/01/2022	1,175,000	1,252,511	FALSE	Residential	House	Detached					237	£4,958	£5,285	Freehold
1, Linden Close, Wokingham, Wokingham RG41 4BL	RG41 4BL	RG41 4	09/02/2023	600,000	597,479	FALSE	Residential	House	Detached					121	£4,959	£4,938	Freehold
19, Somerville Close, Wokingham, Wokingham RG41 4SW	RG41 4SW	RG41 4	21/03/2023	700,000	696,571	FALSE	Residential	House	Detached					141	£4,965	£4,940	Freehold
6, Limmer Close, Wokingham, Wokingham RG41 4DF	RG41 4DF	RG41 4	12/12/2023	500,000	515,965	FALSE	Residential	House	Detached			2	3	100	£5,000	£5,160	Freehold
347, Barkham Road, Wokingham, Wokingham RG41 4DJ	RG41 4DJ	RG41 4	21/03/2023	510,000	507,502	FALSE	Residential	House	Detached			3	4	102	£5,000	£4,976	Freehold
2, Daubeny Close, Wokingham, Wokingham RG41 4EJ	RG41 4EJ	RG41 4	29/11/2022	550,000	561,280	FALSE	Residential	House	Semi_Detached					110	£5,000	£5,103	Freehold
7, Snowberry Close, Wokingham, Wokingham RG41 4AQ	RG41 4AQ	RG41 4	30/03/2022	550,000	591,834	FALSE	Residential	House	Semi_Detached			3	4	110	£5,000	£5,380	Freehold
3, Barkham Manor, Barkham, Wokingham, Wokingham RG41 4DQ	RG41 4DQ	RG41 4	26/08/2022	675,000	691,037	FALSE	Residential	Maisonette	Detached			3	4	135	£5,000	£5,119	Leasehold
82a, Bearwood Road, Wokingham, Wokingham RG41 4SY	RG41 4SY	RG41 4	05/01/2024	885,000	907,332	FALSE	Residential	House	Detached					175	£5,057	£5,185	Freehold
27, Phillips Close, Wokingham, Wokingham RG41 4ER	RG41 4ER	RG41 4	19/04/2022	425,000	457,327	FALSE	Residential	House	Semi_Detached					83	£5,120	£5,510	Freehold
8, Blagrove Drive, Wokingham, Wokingham RG41 4BB	RG41 4BB	RG41 4	28/09/2022	630,000	636,264	FALSE	Residential	House	Detached					123	£5,122	£5,173	Freehold
11, Blagrove Drive, Wokingham, Wokingham RG41 4BD	RG41 4BD	RG41 4	20/01/2022	333,000	362,656	FALSE	Residential	House	Semi_Detached			2	3	65	£5,123	£5,579	Freehold
10, Villiers Close, Wokingham, Wokingham RG41 4EP	RG41 4EP	RG41 4	22/08/2022	760,100	778,159	FALSE	Residential	House	Detached					147	£5,171	£5,294	Freehold
29, Phillips Close, Wokingham, Wokingham RG41 4ER	RG41 4ER	RG41 4	06/05/2022	430,000	461,331	FALSE	Residential	House	Semi_Detached					83	£5,181	£5,558	Freehold
8, Croft Close, Wokingham, Wokingham RG41 4AN	RG41 4AN	RG41 4	25/09/2023	437,500	435,012	FALSE	Residential	House	Terraced			2	3	84	£5,208	£5,179	Freehold
20, The Junipers, Wokingham, Wokingham RG41 4UX	RG41 4UX	RG41 4	20/04/2022	585,000	618,491	FALSE	Residential	House	Detached			3	3	112	£5,223	£5,522	Freehold
Winslow House, Barkham Road, Barkham, Wokingham, Wokingham RG41 4TG	RG41 4TG	RG41 4	10/03/2023	1,495,000	1,487,677	FALSE	Residential	House	Detached					285	£5,246	£5,220	Freehold
14, Phillips Close, Wokingham, Wokingham RG41 4ER	RG41 4ER	RG41 4	29/04/2022	625,000	660,781	FALSE	Residential	House	Detached					119	£5,252	£5,553	Freehold
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Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
20, The Lilacs, Wokingham, Wokingham RG41 4UT	RG41 4UT	RG41 4	25/05/2023	610,000	611,721	FALSE	Residential	House	Detached				103	£5,922	£5,939	Freehold	
2, Folly Avenue, Wokingham, Wokingham RG41 4EG	RG41 4EG	RG41 4	16/08/2023	552,500	571,511	FALSE	Residential	House	Semi_Detached				92	£6,005	£6,212	Freehold	
85, Blagrove Drive, Wokingham, Wokingham RG41 4BD	RG41 4BD	RG41 4	25/04/2024	400,000	400,000	FALSE	Residential	House	Semi_Detached		3	4	66	£6,061	£6,061	Freehold	
58, Manor Road, Wokingham, Wokingham RG41 4AR	RG41 4AR	RG41 4	04/08/2023	730,000	749,309	FALSE	Residential	House	Other				120	£6,083	£6,244	Freehold	
338, Barkham Road, Wokingham, Wokingham RG41 4DE	RG41 4DE	RG41 4	15/09/2023	567,500	566,305	FALSE	Residential	Bungalow	Detached		3	3	93	£6,102	£6,089	Freehold	
12, Silver Birches, Wokingham, Wokingham RG41 4YZ	RG41 4YZ	RG41 4	14/10/2022	527,500	531,612	FALSE	Residential	House	Detached		2	3	86	£6,134	£6,182	Freehold	
30, Evergreen Way, Wokingham, Wokingham RG41 4BX	RG41 4BX	RG41 4	10/08/2023	560,000	573,718	FALSE	Residential	House	Detached		3	4	91	£6,154	£6,305	Freehold	
49, Laurel Close, Wokingham, Wokingham RG41 4AZ	RG41 4AZ	RG41 4	20/06/2023	475,000	493,112	FALSE	Residential	House	Semi_Detached		3	3	77	£6,169	£6,404	Freehold	
19, Magnolia Way, Wokingham, Wokingham RG41 4BN	RG41 4BN	RG41 4	28/09/2023	595,000	593,747	FALSE	Residential	House	Detached		3	3	96	£6,198	£6,185	Freehold	
6, Yew Close, Wokingham, Wokingham RG41 4AF	RG41 4AF	RG41 4	12/08/2022	509,950	522,065	FALSE	Residential	House	Detached		3	3	82	£6,219	£6,367	Freehold	
The Orchard, Limmerhill Road, Wokingham, Wokingham RG41 4BU	RG41 4BU	RG41 4	15/12/2022	1,265,000	1,268,568	FALSE	Residential	House	Detached				196	£6,454	£6,472	Freehold	
9, The Vines, Wokingham, Wokingham RG41 4YY	RG41 4YY	RG41 4	06/01/2022	510,000	543,643	FALSE	Residential	Bungalow	Detached		3	3	78	£6,538	£6,970	Freehold	
1, Walnut Close, Wokingham, Wokingham RG41 4BG	RG41 4BG	RG41 4	11/12/2023	699,000	721,319	FALSE	Residential	House	Detached				106	£6,594	£6,805	Freehold	
Handpost Farm, School Road, Barkham, Wokingham, Wokingham RG41 4TN	RG41 4TN	RG41 4	10/03/2022	1,825,000	1,935,858	FALSE	Residential	House	Other				205	£8,902	£9,443	Freehold	
RG41 4 Average																	
Flat 8, Westbrook Court, 448, Reading Road, Winnersh, Wokingham, Wokingham RG41 5PP	RG41 5PP	RG41 5	12/01/2024	267,500	276,044	FALSE	Residential	House	Flat		2	3	86	£3,110	£3,210	Leasehold	Wokingham
Flat 1, Stevens Court, 405 - 411, Reading Road, Winnersh, Wokingham, Wokingham RG41 5SG	RG41 5GU	RG41 5	06/12/2023	140,000	144,947	FALSE	Residential	House	Flat		1	1	45	£3,111	£3,221	Leasehold	
Flat 14, Stevens Court, 405 - 411, Reading Road, Winnersh, Wokingham, Wokingham RG41 5SG	RG41 5GU	RG41 5	11/11/2022	140,000	140,446	FALSE	Residential	House	Flat		1	1	45	£3,111	£3,121	Leasehold	
Flat 7, Westbrook Court, 448, Reading Road, Winnersh, Wokingham, Wokingham RG41 5PP	RG41 5PP	RG41 5	26/10/2023	270,000	270,429	FALSE	Residential	House	Flat		2	2	85	£3,176	£3,182	Leasehold	
15, Dexter Way, Winnersh, Wokingham, Wokingham RG41 5GR	RG41 5GR	RG41 5	14/12/2023	467,500	485,326	FALSE	Residential	House	Semi_Detached				142	£3,292	£3,418	Freehold	
8, Sadlers Court, Winnersh, Wokingham, Wokingham RG41 5AF	RG41 5AF	RG41 5	11/01/2023	256,000	252,988	FALSE	Residential	House	Flat		2	3	77	£3,325	£3,286	Leasehold	
23, Pheasant Close, Winnersh, Wokingham, Wokingham RG41 5LS	RG41 5LS	RG41 5	16/06/2023	499,000	511,592	FALSE	Residential	Bungalow	Detached				150	£3,327	£3,411	Freehold	
13, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5HY	RG41 5HY	RG41 5	19/03/2024	460,000	459,681	FALSE	Residential	Bungalow	Semi_Detached		3	4	138	£3,333	£3,331	Freehold	
Flat 9, Highgrove, Winnersh Grove, Winnersh, Wokingham, Wokingham RG41 5PR	RG41 5PR	RG41 5	27/07/2022	295,000	300,000	FALSE	Residential	House	Flat		2	2	85	£3,471	£3,529	Leasehold	
258, Reading Road, Winnersh, Wokingham, Wokingham RG41 5AA	RG41 5AA	RG41 5	30/10/2023	460,000	461,279	FALSE	Residential	House	Semi_Detached		3	3	132	£3,485	£3,495	Freehold	
2, Sadlers Court, Winnersh, Wokingham, Wokingham RG41 5AF	RG41 5AF	RG41 5	25/05/2023	265,000	263,744	FALSE	Residential	House	Flat		2	3	76	£3,487	£3,470	Leasehold	
74, Robin Hood Way, Winnersh, Wokingham, Wokingham RG41 5JN	RG41 5JN	RG41 5	27/01/2023	445,000	448,105	FALSE	Residential	House	Semi_Detached		3	4	126	£3,532	£3,556	Freehold	
5, Sadlers Lane, Winnersh, Wokingham, Wokingham RG41 5AJ	RG41 5AJ	RG41 5	11/04/2022	237,500	244,885	FALSE	Residential	Maisonette	Flat		2	2	67	£3,545	£3,655	Leasehold	
48, Robin Hood Lane, Winnersh, Wokingham, Wokingham RG41 5NQ	RG41 5NQ	RG41 5	11/05/2023	670,000	671,890	FALSE	Residential	House	Detached				189	£3,545	£3,555	Freehold	
38, Potter Way, Winnersh, Wokingham, Wokingham RG41 5SJ	RG41 5SJ	RG41 5	24/11/2022	690,000	694,887	FALSE	Residential	House	Detached				188	£3,670	£3,696	Freehold	
24, Greenacres Avenue, Winnersh, Wokingham, Wokingham RG41 5SX	RG41 5SX	RG41 5	24/08/2022	655,000	670,562	FALSE	Residential	House	Detached				178	£3,680	£3,767	Freehold	
11, Westfield Road, Winnersh, Wokingham, Wokingham RG41 5ES	RG41 5ES	RG41 5	17/03/2022	330,000	350,547	FALSE	Residential	House	Terraced		3	3	89	£3,708	£3,939	Freehold	
8, Sherwood Road, Winnersh, Wokingham, Wokingham RG41 5NJ	RG41 5NJ	RG41 5	05/04/2023	746,000	742,346	FALSE	Residential	House	Detached				201	£3,711	£3,693	Freehold	
9, Wheatsheaf Close, Sindlesham, Wokingham, Wokingham RG41 5PT	RG41 5PT	RG41 5	03/04/2023	802,000	798,071	FALSE	Residential	House	Detached				216	£3,713	£3,695	Freehold	
32, Watmore Lane, Winnersh, Wokingham, Wokingham RG41 5JT	RG41 5JT	RG41 5	27/01/2022	980,000	1,044,648	FALSE	Residential	House	Detached				263	£3,726	£3,972	Freehold	
17, Dexter Way, Winnersh, Wokingham, Wokingham RG41 5GR	RG41 5GR	RG41 5	28/04/2023	485,500	490,944	FALSE	Residential	House	Semi_Detached				128	£3,793	£3,836	Freehold	
57, Reynards Close, Winnersh, Wokingham, Wokingham RG41 5NU	RG41 5NU	RG41 5	29/07/2022	450,000	472,598	FALSE	Residential	House	Semi_Detached		2	3	118	£3,814	£4,005	Freehold	
581, Reading Road, Winnersh, Wokingham, Wokingham RG41 5HQ	RG41 5HQ	RG41 5	16/12/2022	710,000	720,485	FALSE	Residential	House	Semi_Detached		3	4	184	£3,859	£3,916	Freehold	
70, Robin Hood Way, Winnersh, Wokingham, Wokingham RG41 5JH	RG41 5JH	RG41 5	27/10/2023	920,000	914,214	FALSE	Residential	House	Detached				238	£3,866	£3,841	Freehold	
19, Locksley Gardens, Winnersh, Wokingham, Wokingham RG41 5NZ	RG41 5NZ	RG41 5	18/02/2022	247,500	262,711	FALSE	Residential	House	Terraced		2	3	64	£3,867	£4,105	Leasehold	
28, Alnatt Avenue, Winnersh, Wokingham, Wokingham RG41 5AU	RG41 5AU	RG41 5	17/03/2023	415,000	419,653	FALSE	Residential	House	Semi_Detached		3	3	107	£3,879	£3,922	Freehold	
16, Barley Gardens, Winnersh, Wokingham, Wokingham RG41 5JL	RG41 5JL	RG41 5	28/06/2022	560,000	589,430	FALSE	Residential	House	Detached				144	£3,889	£4,093	Freehold	
49, Hambleton Way, Winnersh, Wokingham, Wokingham RG41 5SH	RG41 5SH	RG41 5	26/08/2022	462,000	468,701	FALSE	Residential	House	Terraced				118	£3,915	£3,972	Freehold	
9, Astor Close, Winnersh, Wokingham, Wokingham RG41 5JZ	RG41 5JZ	RG41 5	21/12/2022	580,000	581,636	FALSE	Residential	House	Detached				148	£3,919	£3,930	Freehold	
3, Delane Drive, Winnersh, Wokingham, Wokingham RG41 5AT	RG41 5AT	RG41 5	04/02/2022	430,000	455,294	FALSE	Residential	House	Detached				109	£3,945	£4,177	Freehold	
5, Mayfield Mews, Sindlesham, Wokingham, Wokingham RG41 5BF	RG41 5BF	RG41 5	21/01/2022	478,000	512,038	FALSE	Residential	House	Terraced		3	4	121	£3,950	£4,232	Freehold	
24, Deerpark Avenue, Winnersh, Wokingham, Wokingham RG41 5NL	RG41 5NL	RG41 5	03/07/2023	420,000	441,413	FALSE	Residential	House	Semi_Detached		3	3	106	£3,962	£4,164	Freehold	
26, Wedderburn Close, Winnersh, Wokingham, Wokingham RG41 5NY	RG41 5NY	RG41 5	29/06/2023	345,000	358,155	FALSE	Residential	House	Semi_Detached		3	4	87	£3,966	£4,117	Freehold	
15, Merril Drive, Winnersh, Wokingham, Wokingham RG41 5RS	RG41 5RS	RG41 5	13/03/2024	730,000	729,494	FALSE	Residential	House	Semi_Detached				184	£3,967	£3,965	Freehold	
Kielder, Mole Road, Sindlesham, Wokingham, Wokingham RG41 5DJ	RG41 5DJ	RG41 5	21/09/2023	490,000	490,703	FALSE	Residential	House	Other		3	3	122	£4,016	£4,022	Freehold	
10, Duffett Drive, Winnersh, Wokingham, Wokingham RG41 5RZ	RG41 5RZ	RG41 5	13/01/2023	495,000	498,454	FALSE	Residential	House	Semi_Detached				123	£4,024	£4,052	Freehold	
79a, King Street Lane, Winnersh, Wokingham, Wokingham RG41 5BA	RG41 5BA	RG41 5	03/03/2023	435,000	432,869	FALSE	Residential	House	Detached		2	3	108	£4,028	£4,008	Freehold	
9, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5HY	RG41 5HY	RG41 5	20/10/2023	451,500	452,755	FALSE	Residential	House	Semi_Detached		3	4	112	£4,031	£4,042	Freehold	
9, Locksley Gardens, Winnersh, Wokingham, Wokingham RG41 5NZ	RG41 5NZ	RG41 5	03/08/2023	525,000	543,065	FALSE	Residential	House	Semi_Detached		3	4	130	£4,038	£4,177	Freehold	
1, Arbor Close, Winnersh, Wokingham, Wokingham RG41 5QY	RG41 5QY	RG41 5	22/02/2024	740,000	751,092	FALSE	Residential	House	Detached		3	4	183	£4,044	£4,104	Freehold	
Flat 1, Bonham Court, Robin Hood Lane, Winnersh, Wokingham, Wokingham RG41 5PY	RG41 5PY	RG41 5	15/09/2023	270,000	271,508	FALSE	Residential	House	Flat		2	2	66	£4,091	£4,114	Leasehold	
6, Alder Mews, Sindlesham, Wokingham, Wokingham RG41 5PS	RG41 5PS	RG41 5	17/07/2023	480,000	496,686	FALSE	Residential	House	Terraced		3	3	117	£4,103	£4,245	Freehold	
Flat 2, Glendale Court, King Street Lane, Winnersh, Wokingham, Wokingham RG41 5PW	RG41 5PW	RG41 5	29/03/2023	245,000	243,839	FALSE	Residential	House	Flat		2	2	59	£4,153	£4,133	Leasehold	
49, Bathurst Road, Winnersh, Wokingham, Wokingham RG41 5JB	RG41 5JB	RG41 5	02/02/2023	370,000	367,113	FALSE	Residential	House	Terraced		3	3	89	£4,157	£4,125	Freehold	
41, Sandstone Close, Winnersh, Wokingham, Wokingham RG41 5XS	RG41 5XS	RG41 5	29/11/2023	556,650	563,385	FALSE	Residential	House	Detached		3	4	133	£4,185	£4,236	Freehold	
15, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5HY	RG41 5HY	RG41 5	11/05/2022	440,000	472,059	FALSE	Residential	Bungalow	Semi_Detached		3	3	105	£4,190	£4,496	Freehold	
Eva House, Bearwood Road, Sindlesham, Wokingham, Wokingham RG41 5BB	RG41 5BB	RG41 5	17/02/2023	950,000	957,966	FALSE	Residential	House	Semi_Detached				226	£4,204	£4,239	Freehold	
19, Deerpark Avenue, Winnersh, Wokingham, Wokingham RG41 5NN	RG41 5NN	RG41 5	28/07/2023	547,500	575,413	FALSE	Residential	House	Semi_Detached				130	£4,212	£4,426	Freehold	
10, Arbor Close, Winnersh, Wokingham, Wokingham RG41 5QY	RG41 5QY	RG41 5	26/04/2023	450,000	450,644	FALSE	Residential	House	Terraced		3	4	106	£4,245	£4,251	Freehold	
13, Bathurst Road, Winnersh, Wokingham, Wokingham RG41 5JB	RG41 5JB	RG41 5	30/08/2022	435,000	450,614	FALSE	Residential	House	Semi_Detached		3	3	102	£4,265	£4,418	Freehold	
4, Arbor Close, Winnersh, Wokingham, Wokingham RG41 5QY	RG41 5QY	RG41 5	16/06/2023	585,000	607,306	FALSE	Residential	House	Semi_Detached				137	£4,270	£4,433	Freehold	
23, Potter Way, Winnersh, Wokingham, Wokingham RG41 5SJ	RG41 5SJ	RG41 5	04/03/2022	360,000	382,415	FALSE	Residential	House	Terraced				84	£4,286	£4,553	Freehold	
5, Church Close, Winnersh, Wokingham, Wokingham RG41 5NA	RG41 5NA	RG41 5	27/10/2023	432,750	429,070	FALSE	Residential	House	Terraced		3	3	100	£4,328	£4,291	Freehold	
4, Sherwood Road, Winnersh, Wokingham, Wokingham RG41 5NJ	RG41 5NJ	RG41 5	11/02/2022	550,000	582,353	FALSE	Residential	House	Detached				127	£4,331	£4,585	Freehold	
79, Bathurst Road, Winnersh, Wokingham, Wokingham RG41 5JF	RG41 5JF	RG41 5	06/01/2022	412,000	441,338	FALSE	Residential	House	Terraced		3	3	95	£4,337	£4,646	Freehold	
11, Albany Park Drive, Winnersh, Wokingham, Wokingham RG41 5HZ	RG41 5HZ																

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
3, Priory Court, Winnersh, Wokingham, Wokingham RG41 5JQ	RG41 5JQ	RG41 5	27/11/2023	910,000	921,011	FALSE	Residential	House	Detached				198	£4,596	£4,652	Freehold	
557, Reading Road, Winnersh, Wokingham, Wokingham RG41 5HJ	RG41 5HJ	RG41 5	17/03/2023	855,000	850,812	FALSE	Residential	House	Detached		3	4	186	£4,597	£4,574	Freehold	
30, Hambleton Way, Winnersh, Wokingham, Wokingham RG41 5SH	RG41 5SH	RG41 5	09/12/2022	386,500	384,576	FALSE	Residential	House	Terraced				84	£4,601	£4,578	Freehold	
14, Glasspool Road, Winnersh, Wokingham, Wokingham RG41 5SB	RG41 5SB	RG41 5	22/03/2022	475,000	511,130	FALSE	Residential	House	Semi_Detached				103	£4,612	£4,962	Freehold	
32, Hambleton Way, Winnersh, Wokingham, Wokingham RG41 5SH	RG41 5SH	RG41 5	17/02/2023	387,500	384,477	FALSE	Residential	House	Terraced				84	£4,613	£4,577	Freehold	
4, Eastbury Park, Winnersh, Wokingham, Wokingham RG41 5TL	RG41 5TL	RG41 5	30/08/2022	725,000	742,225	FALSE	Residential	House	Detached				156	£4,647	£4,758	Freehold	
35, Blackberry Gardens, Winnersh, Wokingham, Wokingham RG41 5RN	RG41 5RN	RG41 5	24/02/2022	400,000	431,390	FALSE	Residential	House	Semi_Detached				86	£4,651	£5,016	Freehold	
51, Laburnum Road, Winnersh, Wokingham, Wokingham RG41 5XL	RG41 5XL	RG41 5	09/12/2022	435,000	441,424	FALSE	Residential	House	Semi_Detached		3	3	93	£4,677	£4,746	Freehold	
75a, Watmore Lane, Winnersh, Wokingham, Wokingham RG41 5JS	RG41 5JS	RG41 5	12/05/2022	780,000	823,430	FALSE	Residential	House	Detached				166	£4,699	£4,960	Freehold	
3, Arbor Close, Winnersh, Wokingham, Wokingham RG41 5QY	RG41 5QY	RG41 5	07/12/2023	475,000	490,787	FALSE	Residential	House	Terraced		2	3	101	£4,703	£4,859	Freehold	
11, Woodward Close, Winnersh, Wokingham, Wokingham RG41 5NW	RG41 5NW	RG41 5	09/01/2023	890,000	885,640	FALSE	Residential	House	Detached				189	£4,709	£4,686	Freehold	
3, Wedderburn Close, Winnersh, Wokingham, Wokingham RG41 5NY	RG41 5NY	RG41 5	08/09/2023	405,000	408,111	FALSE	Residential	House	Semi_Detached		3	4	86	£4,709	£4,745	Freehold	
42, St Marys Road, Sindlesham, Wokingham, Wokingham RG41 5DA	RG41 5DA	RG41 5	15/07/2022	420,000	432,362	FALSE	Residential	House	Terraced		3	3	89	£4,719	£4,858	Freehold	
Rose Cottage, Roundabout Lane, Winnersh, Wokingham, Wokingham RG41 5AE	RG41 5AE	RG41 5	23/09/2022	870,000	888,471	FALSE	Residential	House	Semi_Detached				184	£4,728	£4,829	Freehold	
35, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5JE	RG41 5JE	RG41 5	09/02/2022	610,000	645,882	FALSE	Residential	House	Detached				129	£4,729	£5,007	Freehold	
2, Rose Cottages, Mill Lane, Sindlesham, Wokingham, Wokingham RG41 5DF	RG41 5DF	RG41 5	03/02/2023	525,000	529,403	FALSE	Residential	House	Semi_Detached				111	£4,730	£4,769	Freehold	
1, Windermere Close, Winnersh, Wokingham, Wokingham RG41 5XW	RG41 5XW	RG41 5	22/07/2022	1,000,000	1,036,443	FALSE	Residential	House	Detached				211	£4,739	£4,912	Freehold	
9, Eastbury Park, Winnersh, Wokingham, Wokingham RG41 5TL	RG41 5TL	RG41 5	24/08/2023	420,000	434,452	FALSE	Residential	House	Semi_Detached		3	3	88	£4,773	£4,937	Freehold	
40, Chatsworth Avenue, Winnersh, Wokingham, Wokingham RG41 5EU	RG41 5EU	RG41 5	28/02/2024	530,000	537,944	FALSE	Residential	House	Detached		3	4	111	£4,775	£4,846	Freehold	
37, Albany Park Drive, Winnersh, Wokingham, Wokingham RG41 5HZ	RG41 5HZ	RG41 5	29/09/2023	540,000	538,863	FALSE	Residential	House	Detached				113	£4,779	£4,769	Freehold	
12, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5JA	RG41 5JA	RG41 5	11/02/2022	355,000	382,859	FALSE	Residential	House	Semi_Detached		2	2	74	£4,797	£5,174	Freehold	
5, Barrett Drive, Winnersh, Wokingham, Wokingham RG41 5RU	RG41 5RU	RG41 5	02/05/2023	447,000	454,560	FALSE	Residential	House	Semi_Detached				93	£4,806	£4,888	Freehold	
41, Wedderburn Close, Winnersh, Wokingham, Wokingham RG41 5NY	RG41 5NY	RG41 5	14/02/2022	568,500	601,941	FALSE	Residential	House	Detached		3	4	118	£4,818	£5,101	Freehold	
Flat 11, Westbrook Court, 448, Reading Road, Winnersh, Wokingham, Wokingham RG41 5PP	RG41 5PP	RG41 5	17/11/2023	270,000	275,020	FALSE	Residential	House	Flat		2	2	56	£4,821	£4,911	Leasehold	
85, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5JE	RG41 5JE	RG41 5	28/10/2022	1,000,000	1,007,796	FALSE	Residential	House	Detached				207	£4,831	£4,869	Freehold	
54, Welby Crescent, Winnersh, Wokingham, Wokingham RG41 5SW	RG41 5SW	RG41 5	28/04/2022	460,000	486,335	FALSE	Residential	House	Detached		3	3	95	£4,842	£5,119	Freehold	
10, Budd Grove, Winnersh, Wokingham, Wokingham RG41 5SQ	RG41 5SQ	RG41 5	28/07/2023	490,000	514,982	FALSE	Residential	House	Semi_Detached				101	£4,851	£5,099	Freehold	
12, Alder Mews, Sindlesham, Wokingham, Wokingham RG41 5PS	RG41 5PS	RG41 5	07/06/2022	447,500	478,328	FALSE	Residential	House	Semi_Detached		2	2	92	£4,864	£5,199	Freehold	
9, Chatsworth Avenue, Winnersh, Wokingham, Wokingham RG41 5EU	RG41 5EU	RG41 5	26/07/2022	410,000	422,068	FALSE	Residential	House	Terraced		3	3	84	£4,881	£5,025	Freehold	
21a, Reynards Close, Winnersh, Wokingham, Wokingham RG41 5NT	RG41 5NT	RG41 5	12/05/2023	415,000	417,988	FALSE	Residential	House	Terraced		2	3	84	£4,940	£4,976	Freehold	
98, Jersey Drive, Winnersh, Wokingham, Wokingham RG41 5FR	RG41 5FR	RG41 5	21/12/2022	440,000	437,809	FALSE	Residential	House	Terraced		2	3	89	£4,944	£4,919	Freehold	
67, Hambleton Way, Winnersh, Wokingham, Wokingham RG41 5SH	RG41 5SH	RG41 5	21/12/2022	460,000	457,710	FALSE	Residential	House	Terraced				93	£4,946	£4,922	Freehold	
9, Riverdene Drive, Winnersh, Wokingham, Wokingham RG41 5TF	RG41 5TF	RG41 5	18/07/2023	596,000	619,980	FALSE	Residential	House	Detached				120	£4,967	£5,167	Freehold	
3, Greenwood Grove, Winnersh, Wokingham, Wokingham RG41 5LH	RG41 5LH	RG41 5	21/11/2022	750,000	755,312	FALSE	Residential	House	Detached				151	£4,967	£5,002	Freehold	
29, Wedderburn Close, Winnersh, Wokingham, Wokingham RG41 5NY	RG41 5NY	RG41 5	04/08/2023	438,000	453,071	FALSE	Residential	House	Semi_Detached		3	3	88	£4,977	£5,149	Freehold	
26, Wheatshaeaf Close, Sindlesham, Wokingham, Wokingham RG41 5PT	RG41 5PT	RG41 5	03/02/2023	395,000	391,918	FALSE	Residential	House	Terraced		2	3	79	£5,000	£4,961	Freehold	
37, Sherwood Road, Winnersh, Wokingham, Wokingham RG41 5NH	RG41 5NH	RG41 5	09/05/2024	425,000	425,000	FALSE	Residential	House	Terraced		2	3	85	£5,000	£5,000	Freehold	
25b, Dolphin Close, Winnersh, Wokingham, Wokingham RG41 5XP	RG41 5XP	RG41 5	21/04/2023	480,000	485,382	FALSE	Residential	House	Semi_Detached				96	£5,000	£5,056	Freehold	
4, Barley Gardens, Winnersh, Wokingham, Wokingham RG41 5JL	RG41 5JL	RG41 5	12/07/2022	500,000	514,717	FALSE	Residential	House	Terraced				100	£5,000	£5,147	Freehold	
3, Merril Drive, Winnersh, Wokingham, Wokingham RG41 5RS	RG41 5RS	RG41 5	11/12/2023	700,000	722,351	FALSE	Residential	House	Detached				140	£5,000	£5,160	Freehold	
49, Bluebell Meadow, Winnersh, Wokingham, Wokingham RG41 5UW	RG41 5UW	RG41 5	07/12/2023	950,000	980,334	FALSE	Residential	House	Detached				189	£5,026	£5,187	Freehold	
5, Donnington Place, Winnersh, Wokingham, Wokingham RG41 5TN	RG41 5TN	RG41 5	18/08/2023	850,000	870,821	FALSE	Residential	House	Detached				169	£5,030	£5,153	Freehold	
27, Dolphin Close, Winnersh, Wokingham, Wokingham RG41 5XP	RG41 5XP	RG41 5	08/12/2023	475,000	493,112	FALSE	Residential	House	Semi_Detached		2	3	94	£5,053	£5,246	Freehold	
20, King Street Lane, Winnersh, Wokingham, Wokingham RG41 5AS	RG41 5AS	RG41 5	21/07/2023	475,000	494,111	FALSE	Residential	Bungalow	Detached		3	3	94	£5,053	£5,257	Freehold	
4, The Old Apple Yard, Winnersh, Wokingham, Wokingham RG41 5RT	RG41 5RT	RG41 5	14/03/2022	707,500	748,560	FALSE	Residential	House	Detached				140	£5,054	£5,347	Freehold	
69, Jersey Drive, Winnersh, Wokingham, Wokingham RG41 5GQ	RG41 5GQ	RG41 5	17/11/2022	314,500	314,725	FALSE	Residential	House	Terraced		2	3	62	£5,073	£5,076	Freehold	
12, Sandstone Close, Winnersh, Wokingham, Wokingham RG41 5XS	RG41 5XS	RG41 5	15/09/2023	472,500	476,130	FALSE	Residential	House	Semi_Detached		3	3	93	£5,081	£5,120	Freehold	
14, Guernsey Way, Winnersh, Wokingham, Wokingham RG41 5FT	RG41 5FT	RG41 5	21/03/2022	630,000	677,919	FALSE	Residential	House	Semi_Detached				124	£5,081	£5,467	Freehold	
140, Woodward Close, Winnersh, Wokingham, Wokingham RG41 5UT	RG41 5UT	RG41 5	09/06/2022	585,000	615,744	FALSE	Residential	House	Detached		3	4	115	£5,087	£5,354	Freehold	
6, Maple Close, Winnersh, Wokingham, Wokingham RG41 5PE	RG41 5PE	RG41 5	28/10/2022	440,000	439,372	FALSE	Residential	House	Terraced		2	3	86	£5,116	£5,109	Freehold	
1, Eastbury Park, Winnersh, Wokingham, Wokingham RG41 5TL	RG41 5TL	RG41 5	03/03/2023	590,000	587,110	FALSE	Residential	House	Detached		3	4	115	£5,130	£5,105	Freehold	
37, Bluebell Meadow, Winnersh, Wokingham, Wokingham RG41 5UW	RG41 5UW	RG41 5	07/09/2023	1,028,750	1,026,584	FALSE	Residential	House	Detached				200	£5,144	£5,133	Freehold	
27, Sandstone Close, Winnersh, Wokingham, Wokingham RG41 5XS	RG41 5XS	RG41 5	28/03/2024	325,000	323,612	FALSE	Residential	House	Terraced		2	3	63	£5,159	£5,137	Freehold	
23, Meadow View, Winnersh, Wokingham, Wokingham RG41 5PD	RG41 5PD	RG41 5	26/08/2022	511,000	529,342	FALSE	Residential	House	Semi_Detached		3	3	99	£5,162	£5,347	Freehold	
116, Jersey Drive, Winnersh, Wokingham, Wokingham RG41 5FR	RG41 5FR	RG41 5	25/03/2022	315,000	334,613	FALSE	Residential	House	Terraced		2	2	61	£5,164	£5,485	Freehold	
3, Sindle Close, Winnersh, Wokingham, Wokingham RG41 5EE	RG41 5EE	RG41 5	21/07/2023	425,000	439,774	FALSE	Residential	House	Terraced		2	3	82	£5,183	£5,363	Freehold	
32, Glasspool Road, Winnersh, Wokingham, Wokingham RG41 5SB	RG41 5SB	RG41 5	27/10/2022	840,000	846,549	FALSE	Residential	House	Detached				161	£5,217	£5,258	Freehold	
15, Glasspool Road, Winnersh, Wokingham, Wokingham RG41 5SB	RG41 5SB	RG41 5	17/02/2023	585,000	582,542	FALSE	Residential	House	Detached				112	£5,223	£5,201	Freehold	
605, Reading Road, Winnersh, Wokingham, Wokingham RG41 5HQ	RG41 5HQ	RG41 5	24/02/2023	635,000	632,332	FALSE	Residential	House	Detached				120	£5,292	£5,269	Freehold	
6, Arbor Meadows, Winnersh, Wokingham, Wokingham RG41 5ED	RG41 5ED	RG41 5	19/01/2024	1,075,000	1,102,127	FALSE	Residential	House	Detached				203	£5,296	£5,429	Freehold	
10, St Marys Road, Sindlesham, Wokingham, Wokingham RG41 5DA	RG41 5DA	RG41 5	15/12/2023	612,500	632,057	FALSE	Residential	House	Detached		3	4	115	£5,326	£5,496	Freehold	
27, Greenwood Grove, Winnersh, Wokingham, Wokingham RG41 5LH	RG41 5LH	RG41 5	09/03/2023	560,000	566,279	FALSE	Residential	House	Semi_Detached		3	3	105	£5,333	£5,393	Freehold	
41, Bluebell Meadow, Winnersh, Wokingham, Wokingham RG41 5UW	RG41 5UW	RG41 5	14/10/2022	875,000	881,821	FALSE	Residential	House	Detached				164	£5,335	£5,377	Freehold	
10, Fresian Way, Winnersh, Wokingham, Wokingham RG41 5FW	RG41 5FW	RG41 5	09/11/2023	630,000	637,623	FALSE	Residential	House	Detached				118	£5,339	£5,404	Freehold	
12, Rushall Place, Winnersh, Wokingham, Wokingham RG41 5SY	RG41 5SY	RG41 5	27/01/2023	600,000	597,061	FALSE	Residential	House	Detached				112	£5,357	£5,331	Freehold	
5, Wheatshaeaf Close, Sindlesham, Wokingham, Wokingham RG41 5PT	RG41 5PT	RG41 5	21/07/2023	640,000	665,750	FALSE	Residential	House	Detached				119	£5,378	£5,595	Freehold	
16, Lockyer Close, Winnersh, Wokingham, Wokingham RG41 5RR	RG41 5RR	RG41 5	28/07/2023	340,000	351,820	FALSE	Residential	House	Terraced		2	2	63	£5,397	£5,584	Freehold	
18, Laburnum Road, Winnersh, Wokingham, Wokingham RG41 5XL	RG41 5XL	RG41 5	26/08/2022	340,000	348,078	FALSE	Residential	House	Detached		3	3	63	£5,397	£5,525	Freehold	
53, Bluebell Meadow, Winnersh, Wokingham, Wokingham RG41 5UW	RG41 5UW	RG41 5	28/03/2022	815,000	862,299	FALSE	Residential	House	Detached				151	£5,397	£5,711	Freehold	
537, Reading Road, Winnersh, Wokingham, Wokingham RG41 5HJ	RG41 5HJ	RG41 5	29/09/2023	605,000	609,647	FALSE	Residential	House	Semi_Detached		3	4	112	£5,402	£5,443	Freehold	
39, Blackberry Gardens, Winnersh, Wokingham, Wokingham RG41 5RN	RG41 5RN	RG41 5	12/01/2024														

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
3, Williamson Close, Winnersh, Wokingham, Wokingham RG41 5RY	RG41 5RY	RG41 5	06/07/2023	425,000	439,774	FALSE	Residential	House	Terraced		2	2	73	£5,822	£6,024	Freehold	
110, Jersey Drive, Winnersh, Wokingham, Wokingham RG41 5FR	RG41 5FR	RG41 5	04/08/2023	356,000	363,006	FALSE	Residential	House	Terraced		2	3	61	£5,836	£5,951	Freehold	
28, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5JD	RG41 5JD	RG41 5	04/08/2023	795,000	814,474	FALSE	Residential	House	Detached		3	3	136	£5,846	£5,989	Freehold	
9, Winnersh Gate, Winnersh, Wokingham, Wokingham RG41 5PL	RG41 5PL	RG41 5	29/04/2022	815,000	861,658	FALSE	Residential	House	Detached				138	£5,906	£6,244	Freehold	
29, Jersey Drive, Winnersh, Wokingham, Wokingham RG41 5GQ	RG41 5GQ	RG41 5	10/05/2022	356,000	374,469	FALSE	Residential	House	Terraced		3	3	60	£5,933	£6,241	Freehold	
60, Watmore Lane, Winnersh, Wokingham, Wokingham RG41 5JT	RG41 5JT	RG41 5	05/04/2023	730,000	726,424	FALSE	Residential	House	Detached		3	4	123	£5,935	£5,906	Freehold	
11, Chackfield Drive, Winnersh, Wokingham, Wokingham RG41 5PH	RG41 5PH	RG41 5	03/02/2023	715,000	711,996	FALSE	Residential	House	Detached				120	£5,958	£5,933	Freehold	
2, Belvedere Walk, Winnersh, Wokingham, Wokingham RG41 5TQ	RG41 5TQ	RG41 5	23/11/2022	262,500	262,688	FALSE	Residential	House	Terraced		1	1	44	£5,966	£5,970	Freehold	
1, Meljak Close, Winnersh, Wokingham, Wokingham RG41 5RL	RG41 5RL	RG41 5	10/03/2023	475,000	472,673	FALSE	Residential	House	Detached		3	3	79	£6,013	£5,983	Freehold	
9, Robin Hood Lane, Winnersh, Wokingham, Wokingham RG41 5LU	RG41 5LU	RG41 5	26/07/2023	445,000	462,904	FALSE	Residential	Bungalow	Detached		2	3	74	£6,014	£6,255	Freehold	
53, King Street Lane, Winnersh, Wokingham, Wokingham RG41 5BA	RG41 5BA	RG41 5	22/03/2024	650,000	647,224	FALSE	Residential	House	Terraced		3	3	108	£6,019	£5,993	Freehold	
8, Verbena Close, Winnersh, Wokingham, Wokingham RG41 5ST	RG41 5ST	RG41 5	29/07/2022	361,500	372,140	FALSE	Residential	House	Terraced		2	3	60	£6,025	£6,202	Freehold	
252, Reading Road, Winnersh, Wokingham, Wokingham RG41 5AA	RG41 5AA	RG41 5	06/01/2022	450,000	490,075	FALSE	Residential	Bungalow	Semi_Detached		2	3	74	£6,081	£6,623	Freehold	
21, Jersey Drive, Winnersh, Wokingham, Wokingham RG41 5GQ	RG41 5GQ	RG41 5	18/05/2023	365,000	367,628	FALSE	Residential	House	Terraced		2	3	60	£6,083	£6,127	Freehold	
15, Eden Way, Winnersh, Wokingham, Wokingham RG41 5PQ	RG41 5PQ	RG41 5	06/07/2023	335,000	346,646	FALSE	Residential	House	Terraced		2	2	55	£6,091	£6,303	Freehold	
603, Reading Road, Winnersh, Wokingham, Wokingham RG41 5HQ	RG41 5HQ	RG41 5	07/08/2023	725,000	742,759	FALSE	Residential	House	Detached				118	£6,144	£6,295	Freehold	
26, Dunstans Drive, Winnersh, Wokingham, Wokingham RG41 5GT	RG41 5GT	RG41 5	26/01/2024	363,200	372,793	FALSE	Residential	House	Terraced		2	2	59	£6,156	£6,319	Freehold	
13c, Harefield Close, Winnersh, Wokingham, Wokingham RG41 5NP	RG41 5NP	RG41 5	30/05/2023	580,000	581,636	FALSE	Residential	Bungalow	Detached		2	3	94	£6,170	£6,188	Freehold	
Sadlers Cottage, Sadlers End, Sindlesham, Wokingham, Wokingham RG41 5AL	RG41 5AL	RG41 5	28/09/2023	1,025,000	1,026,470	FALSE	Residential	House	Other		3	3	166	£6,175	£6,184	Freehold	
9, Lockyer Close, Winnersh, Wokingham, Wokingham RG41 5RR	RG41 5RR	RG41 5	19/06/2023	342,500	350,518	FALSE	Residential	House	Terraced		2	2	55	£6,227	£6,373	Freehold	
64, Laburnum Road, Winnersh, Wokingham, Wokingham RG41 5XL	RG41 5XL	RG41 5	18/03/2022	333,000	358,329	FALSE	Residential	House	Semi_Detached		2	2	53	£6,283	£6,761	Freehold	
3, Sindlesham Farm Cottages, Sindlesham, Wokingham, Wokingham RG41 5DH	RG41 5DH	RG41 5	08/12/2023	415,000	428,792	FALSE	Residential	House	Terraced		2	3	65	£6,385	£6,597	Freehold	
18, Riverdene Drive, Winnersh, Wokingham, Wokingham RG41 5TF	RG41 5TF	RG41 5	24/06/2022	370,500	387,102	FALSE	Residential	House	Terraced		2	3	58	£6,388	£6,674	Freehold	
27, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5JE	RG41 5JE	RG41 5	17/04/2023	620,000	616,963	FALSE	Residential	Bungalow	Detached		3	3	97	£6,392	£6,360	Freehold	
7, Lockyer Close, Winnersh, Wokingham, Wokingham RG41 5RR	RG41 5RR	RG41 5	16/09/2022	355,000	355,254	FALSE	Residential	House	Terraced		2	2	55	£6,455	£6,459	Freehold	
46, Robin Hood Lane, Winnersh, Wokingham, Wokingham RG41 5NQ	RG41 5NQ	RG41 5	28/07/2022	995,000	1,031,261	FALSE	Residential	House	Detached				154	£6,461	£6,697	Freehold	
51, Bluebell Meadow, Winnersh, Wokingham, Wokingham RG41 5UW	RG41 5UW	RG41 5	18/08/2022	845,000	865,076	FALSE	Residential	House	Detached				129	£6,550	£6,706	Freehold	
54, Robin Hood Lane, Winnersh, Wokingham, Wokingham RG41 5NQ	RG41 5NQ	RG41 5	05/01/2023	626,000	622,934	FALSE	Residential	Bungalow	Detached		2	3	93	£6,731	£6,698	Freehold	
45, Arbor Lane, Winnersh, Wokingham, Wokingham RG41 5JE	RG41 5JE	RG41 5	07/01/2022	600,000	639,580	FALSE	Residential	House	Detached		2	3	89	£6,742	£7,186	Freehold	
20, Sandstone Close, Winnersh, Wokingham, Wokingham RG41 5XS	RG41 5XS	RG41 5	26/10/2023	362,000	363,006	FALSE	Residential	House	Semi_Detached		2	2	53	£6,830	£6,849	Freehold	
20, Riverdene Drive, Winnersh, Wokingham, Wokingham RG41 5TF	RG41 5TF	RG41 5	29/09/2023	365,000	362,925	FALSE	Residential	House	Terraced		2	2	52	£7,019	£6,979	Freehold	
18, Danyern Drive, Winnersh, Wokingham, Wokingham RG41 5NR	RG41 5NR	RG41 5	12/12/2022	545,000	546,537	FALSE	Residential	Bungalow	Detached		3	3	76	£7,171	£7,191	Freehold	
26, Sandstone Close, Winnersh, Wokingham, Wokingham RG41 5XS	RG41 5XS	RG41 5	09/09/2022	382,000	382,273	FALSE	Residential	House	Terraced			2	53	£7,208	£7,213	Freehold	
		RG41 5 Average									2			£4,902	£5,025		Winnersh
Rayles House, The Brackens, Crowthorne, Wokingham RG45 6TB	RG45 6TB	RG45 6	21/10/2022	685,000	690,340	FALSE	Residential	House	Detached				205	£3,341	£3,368	Freehold	
20, Royal Oak Drive, Crowthorne, Wokingham RG45 6LU	RG45 6LU	RG45 6	27/11/2023	865,000	875,466	FALSE	Residential	House	Detached				238	£3,634	£3,678	Freehold	
14, Royal Oak Drive, Crowthorne, Wokingham RG45 6LU	RG45 6LU	RG45 6	30/08/2022	888,725	909,839	FALSE	Residential	House	Detached				239	£3,719	£3,807	Freehold	
17, Wellesley Drive, Crowthorne, Wokingham RG45 6AL	RG45 6AL	RG45 6	25/08/2023	655,000	671,045	FALSE	Residential	House	Detached				174	£3,764	£3,857	Freehold	
22, Queens Ride, Crowthorne, Wokingham RG45 6LG	RG45 6LG	RG45 6	02/05/2024	880,000	880,000	FALSE	Residential	House	Detached				230	£3,826	£3,826	Freehold	
16, Lyon Road, Crowthorne, Wokingham RG45 6RT	RG45 6RT	RG45 6	11/03/2022	238,000	246,005	FALSE	Residential	Maisonette	Flat		2	2	62	£3,839	£3,968	Leasehold	
1b, Rowan Drive, Crowthorne, Wokingham RG45 6RY	RG45 6RY	RG45 6	02/02/2024	492,500	499,882	FALSE	Residential	House	Detached		3	4	128	£3,848	£3,905	Freehold	
24, Merryman Drive, Crowthorne, Wokingham RG45 6TW	RG45 6TW	RG45 6	11/09/2023	185,000	186,034	FALSE	Residential	Maisonette	Flat		1	1	48	£3,854	£3,876	Leasehold	
5, Highway, Crowthorne, Wokingham RG45 6HE	RG45 6HE	RG45 6	25/10/2023	795,000	790,000	FALSE	Residential	House	Detached				205	£3,878	£3,854	Freehold	
19, Lyon Road, Crowthorne, Wokingham RG45 6RX	RG45 6RX	RG45 6	22/09/2023	460,000	459,032	FALSE	Residential	House	Detached				118	£3,898	£3,890	Freehold	
110, Ellis Road, Crowthorne, Wokingham RG45 6PH	RG45 6PH	RG45 6	26/05/2023	840,000	842,370	FALSE	Residential	House	Detached				215	£3,907	£3,918	Freehold	
67, Greenwood Road, Crowthorne, Wokingham RG45 6JS	RG45 6JS	RG45 6	05/04/2023	400,000	404,485	FALSE	Residential	House	Semi_Detached		3	3	102	£3,922	£3,966	Freehold	
5, Heathermount Gardens, Crowthorne, Wokingham RG45 6HW	RG45 6HW	RG45 6	21/07/2023	255,000	262,930	FALSE	Residential	House	Flat			2	65	£3,923	£4,045	Leasehold	
6, Birchside, Crowthorne, Wokingham RG45 6HP	RG45 6HP	RG45 6	20/09/2023	650,000	648,632	FALSE	Residential	House	Detached				165	£3,939	£3,931	Freehold	
31, Hatch Ride, Crowthorne, Wokingham RG45 6LF	RG45 6LF	RG45 6	15/03/2024	485,000	482,962	FALSE	Residential	Bungalow	Detached		3	4	123	£3,943	£3,927	Freehold	
21, Dashers Close, Crowthorne, Wokingham RG45 6GX	RG45 6GX	RG45 6	06/04/2023	252,500	251,105	FALSE	Residential	House	Flat				64	£3,945	£3,924	Leasehold	
2, Honeysuckle Close, Crowthorne, Wokingham RG45 6TR	RG45 6TR	RG45 6	17/10/2022	1,006,000	1,013,843	FALSE	Residential	House	Detached				254	£3,961	£3,992	Freehold	
9, Keats Way, Crowthorne, Wokingham RG45 6QT	RG45 6QT	RG45 6	28/03/2024	405,000	404,720	FALSE	Residential	House	Semi_Detached		3	3	102	£3,971	£3,968	Freehold	
3, Dukes Wood, Crowthorne, Wokingham RG45 6NF	RG45 6NF	RG45 6	20/12/2023	670,000	691,393	FALSE	Residential	House	Detached				165	£4,061	£4,190	Freehold	
Harleyford, Lower Wokingham Road, Crowthorne, Wokingham RG45 6BT	RG45 6BT	RG45 6	08/06/2023	1,200,000	1,230,281	FALSE	Residential	House	Detached				294	£4,082	£4,185	Freehold	
40, The Avenue, Crowthorne, Wokingham RG45 6PG	RG45 6PG	RG45 6	04/03/2022	1,250,000	1,322,545	FALSE	Residential	House	Detached				305	£4,098	£4,336	Freehold	
40, Frensham Road, Crowthorne, Wokingham RG45 6QH	RG45 6QH	RG45 6	10/03/2023	800,000	796,081	FALSE	Residential	House	Detached				195	£4,103	£4,082	Freehold	
19, Greenfield Way, Crowthorne, Wokingham RG45 6TL	RG45 6TL	RG45 6	15/02/2022	600,000	635,294	FALSE	Residential	House	Detached				145	£4,138	£4,381	Freehold	
96, Ellis Road, Crowthorne, Wokingham RG45 6PN	RG45 6PN	RG45 6	15/02/2022	675,000	714,706	FALSE	Residential	House	Detached				163	£4,141	£4,385	Freehold	
58, New Wokingham Road, Crowthorne, Wokingham RG45 6JJ	RG45 6JJ	RG45 6	21/07/2023	1,500,000	1,561,475	FALSE	Residential	House	Other				361	£4,155	£4,325	Freehold	
42, Wellesley Drive, Crowthorne, Wokingham RG45 6AL	RG45 6AL	RG45 6	06/06/2022	765,000	805,204	FALSE	Residential	House	Detached				184	£4,158	£4,376	Freehold	
40, Wellesley Drive, Crowthorne, Wokingham RG45 6AL	RG45 6AL	RG45 6	02/02/2024	770,000	781,542	FALSE	Residential	House	Detached				185	£4,162	£4,225	Freehold	
1, Queens Ride, Crowthorne, Wokingham RG45 6LG	RG45 6LG	RG45 6	19/05/2023	750,000	752,116	FALSE	Residential	House	Detached				178	£4,213	£4,225	Freehold	
35, Hatch Ride, Crowthorne, Wokingham RG45 6LF	RG45 6LF	RG45 6	10/09/2022	450,000	454,474	FALSE	Residential	House	Detached		3	3	106	£4,245	£4,287	Freehold	
14, Heatherway, Crowthorne, Wokingham RG45 6HG	RG45 6HG	RG45 6	21/02/2022	850,000	900,000	FALSE	Residential	House	Detached				200	£4,250	£4,500	Freehold	
12, Frensham Road, Crowthorne, Wokingham RG45 6QH	RG45 6QH	RG45 6	22/07/2022	625,000	656,386	FALSE	Residential	House	Semi_Detached		3	4	146	£4,281	£4,496	Freehold	
39, Hatch Ride, Crowthorne, Wokingham RG45 6LF	RG45 6LF	RG45 6	14/07/2022	330,000	339,713	FALSE	Residential	House	Terraced		2	2	77	£4,286	£4,412	Freehold	
11, The Chase, Crowthorne, Wokingham RG45 6HT	RG45 6HT	RG45 6	16/12/2022	780,000	782,240	FALSE	Residential	House	Other				182	£4,286	£4,298	Freehold	
39, The Brambles, Crowthorne, Wokingham RG45 6EF	RG45 6EF	RG45 6	25/08/2023	800,000	819,597	FALSE	Residential	House	Detached		3	4	186	£4,301	£4,406	Freehold	
3, Salamanca, Crowthorne, Wokingham RG45 6AP	RG45 6AP	RG45 6	06/09/2023	590,000	588,758	FALSE	Residential	House	Detached		3	4	136	£4,338	£4,329	Freehold	
25, Pensford Close, Crowthorne, Wokingham RG45 6QR	RG45 6QR	RG45 6	22/06/2023	509,000	528,408	FALSE	Residential	House	Semi_Detached		3	4	117	£4,350	£4,516	Freehold	
11, The Brackens, Crowthorne, Wokingham RG45 6TB	RG45 6TB	RG45 6	09/09/2022	615,000	621,115	FALSE	Residential	House	Detached				141	£4,362	£4,405	Freehold	
5, Queens Ride, Crowthorne, Wokingham RG45 6LG	RG45 6LG	RG45 6	12/01/2024	590,000	604,888	FALSE	Residential										

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
7, Edgcombe Park Drive, Crowthorne, Wokingham RG45 6HB	RG45 6HB	RG45 6	25/02/2022	800,000	847,059	FALSE	Residential	House	Detached				168	£4,762	£5,042	Freehold	
Ventana, The Devils Highway, Crowthorne, Wokingham RG45 6BJ	RG45 6BJ	RG45 6	24/05/2022	1,425,000	1,504,343	FALSE	Residential	House	Detached				299	£4,766	£5,031	Freehold	
31, Lyneham Road, Crowthorne, Wokingham RG45 6NP	RG45 6NP	RG45 6	28/11/2022	785,000	790,559	FALSE	Residential	House	Detached				164	£4,787	£4,820	Freehold	
51, Greenwood Road, Crowthorne, Wokingham RG45 6JS	RG45 6JS	RG45 6	19/01/2022	575,000	612,931	FALSE	Residential	House	Detached		3	3	120	£4,792	£5,108	Freehold	
9, Rowan Drive, Crowthorne, Wokingham RG45 6RY	RG45 6RY	RG45 6	12/07/2023	850,000	893,336	FALSE	Residential	House	Semi Detached				177	£4,802	£5,047	Freehold	
27, Charity Way, Crowthorne, Wokingham RG45 6GU	RG45 6GU	RG45 6	15/12/2022	537,000	534,326	FALSE	Residential	House	Terraced				111	£4,838	£4,814	Freehold	
14, Pinewood Avenue, Crowthorne, Wokingham RG45 6RP	RG45 6RP	RG45 6	23/09/2022	480,000	490,191	FALSE	Residential	House	Semi Detached		3	3	99	£4,848	£4,951	Freehold	
7, Sydney Close, Crowthorne, Wokingham RG45 6LQ	RG45 6LQ	RG45 6	22/08/2023	485,000	494,544	FALSE	Residential	House	Terraced		3	3	100	£4,850	£4,945	Freehold	
14, Lyon Road, Crowthorne, Wokingham RG45 6RT	RG45 6RT	RG45 6	09/06/2023	296,000	300,048	FALSE	Residential	Maisonette	Flat		2	3	61	£4,852	£4,919	Leasehold	
7, Priors Wood, Crowthorne, Wokingham RG45 6BZ	RG45 6BZ	RG45 6	14/04/2023	850,000	845,836	FALSE	Residential	House	Detached		3	4	175	£4,857	£4,833	Freehold	
3, Charity Way, Crowthorne, Wokingham RG45 6GU	RG45 6GU	RG45 6	11/11/2022	520,000	520,372	FALSE	Residential	House	Terraced				107	£4,860	£4,863	Freehold	
Mountain Ash, Lower Wokingham Road, Crowthorne, Wokingham RG45 6DB	RG45 6DB	RG45 6	26/08/2022	1,180,000	1,208,035	FALSE	Residential	House	Detached				242	£4,876	£4,992	Freehold	
23, Corsham Way, Crowthorne, Wokingham RG45 6NN	RG45 6NN	RG45 6	10/07/2023	425,000	446,668	FALSE	Residential	House	Semi Detached		2	3	87	£4,885	£5,134	Freehold	
18, Ellis Road, Crowthorne, Wokingham RG45 6PU	RG45 6PU	RG45 6	18/07/2023	720,000	748,969	FALSE	Residential	House	Detached				147	£4,898	£5,095	Freehold	
14, Purcell Road, Crowthorne, Wokingham RG45 6QN	RG45 6QN	RG45 6	26/05/2022	360,000	380,045	FALSE	Residential	House	Detached		2	2	73	£4,932	£5,206	Freehold	
29, The Chase, Crowthorne, Wokingham RG45 6HT	RG45 6HT	RG45 6	26/08/2022	730,005	747,349	FALSE	Residential	House	Detached		3	4	148	£4,932	£5,050	Freehold	
59, Greenwood Road, Crowthorne, Wokingham RG45 6JS	RG45 6JS	RG45 6	17/10/2022	430,000	433,352	FALSE	Residential	House	Detached		2	3	87	£4,943	£4,981	Freehold	
5, Dukes Wood, Crowthorne, Wokingham RG45 6NF	RG45 6NF	RG45 6	16/12/2022	650,000	651,834	FALSE	Residential	House	Detached		3	4	131	£4,962	£4,976	Freehold	
19, Ravenswood Avenue, Crowthorne, Wokingham RG45 6AX	RG45 6AX	RG45 6	24/05/2022	1,675,000	1,768,263	FALSE	Residential	House	Detached				337	£4,970	£5,247	Freehold	
6, Lyon Road, Crowthorne, Wokingham RG45 6RT	RG45 6RT	RG45 6	19/08/2022	300,000	302,158	FALSE	Residential	Maisonette	Flat		2	2	60	£5,000	£5,036	Leasehold	
75, Lyon Road, Crowthorne, Wokingham RG45 6RX	RG45 6RX	RG45 6	28/09/2022	485,000	495,297	FALSE	Residential	House	Semi Detached			4	97	£5,000	£5,106	Freehold	
52, Wellesley Drive, Crowthorne, Wokingham RG45 6AL	RG45 6AL	RG45 6	22/08/2023	605,000	619,820	FALSE	Residential	House	Detached				121	£5,000	£5,122	Freehold	
11, Highway, Crowthorne, Wokingham RG45 6HE	RG45 6HE	RG45 6	16/09/2022	770,000	777,656	FALSE	Residential	House	Detached		3	4	154	£5,000	£5,050	Freehold	
23, Ellis Road, Crowthorne, Wokingham RG45 6PS	RG45 6PS	RG45 6	09/11/2023	642,000	649,768	FALSE	Residential	House	Detached		3	4	128	£5,016	£5,076	Freehold	
19, Charity Way, Crowthorne, Wokingham RG45 6GU	RG45 6GU	RG45 6	26/10/2023	677,500	673,239	FALSE	Residential	House	Detached				135	£5,019	£4,987	Freehold	
9, Queens Ride, Crowthorne, Wokingham RG45 6LG	RG45 6LG	RG45 6	18/01/2022	602,500	642,245	FALSE	Residential	House	Detached		3	3	120	£5,021	£5,352	Freehold	
26, Frensham Road, Crowthorne, Wokingham RG45 6QH	RG45 6QH	RG45 6	29/11/2023	665,000	673,046	FALSE	Residential	House	Detached		3	3	132	£5,038	£5,099	Freehold	
59, The Brambles, Crowthorne, Wokingham RG45 6EF	RG45 6EF	RG45 6	26/07/2022	630,000	652,901	FALSE	Residential	House	Other				125	£5,040	£5,223	Freehold	
4, Otter Close, Crowthorne, Wokingham RG45 6TN	RG45 6TN	RG45 6	30/05/2022	490,000	517,283	FALSE	Residential	House	Detached		3	3	97	£5,052	£5,333	Freehold	
12, Greenwood Road, Crowthorne, Wokingham RG45 6QU	RG45 6QU	RG45 6	20/04/2023	440,000	444,933	FALSE	Residential	House	Semi Detached		2	3	87	£5,057	£5,114	Freehold	
18, Hinton Close, Crowthorne, Wokingham RG45 6LA	RG45 6LA	RG45 6	17/11/2022	425,000	433,716	FALSE	Residential	House	Semi Detached		2	3	84	£5,060	£5,163	Freehold	
53, Ellis Road, Crowthorne, Wokingham RG45 6PR	RG45 6PR	RG45 6	26/03/2024	730,000	726,933	FALSE	Residential	House	Detached				144	£5,069	£5,048	Freehold	
9, Carnation Close, Crowthorne, Wokingham RG45 6UX	RG45 6UX	RG45 6	16/06/2022	665,000	699,948	FALSE	Residential	House	Detached				131	£5,076	£5,343	Freehold	
39, Swords Drive, Crowthorne, Wokingham RG45 6GS	RG45 6GS	RG45 6	11/05/2022	685,500	723,668	FALSE	Residential	House	Detached				135	£5,078	£5,361	Freehold	
20, Highway, Crowthorne, Wokingham RG45 6HE	RG45 6HE	RG45 6	11/04/2022	650,000	687,212	FALSE	Residential	House	Detached		3	4	128	£5,078	£5,369	Freehold	
38, New Wokingham Road, Crowthorne, Wokingham RG45 6JJ	RG45 6JJ	RG45 6	20/09/2023	860,000	858,189	FALSE	Residential	House	Detached				169	£5,089	£5,078	Freehold	
18, Lupin Ride, Crowthorne, Wokingham RG45 6UR	RG45 6UR	RG45 6	27/07/2022	565,000	585,538	FALSE	Residential	House	Other		3	4	111	£5,090	£5,275	Freehold	
14, Leith Close, Crowthorne, Wokingham RG45 6TD	RG45 6TD	RG45 6	21/02/2022	642,000	679,765	FALSE	Residential	House	Detached				126	£5,095	£5,395	Freehold	
2, Wellesley Drive, Crowthorne, Wokingham RG45 6AL	RG45 6AL	RG45 6	19/05/2023	790,000	792,228	FALSE	Residential	House	Detached				155	£5,097	£5,111	Freehold	
93, Lyon Road, Crowthorne, Wokingham RG45 6RX	RG45 6RX	RG45 6	29/08/2023	400,000	413,763	FALSE	Residential	House	Semi Detached		2	3	78	£5,128	£5,305	Freehold	
12, The Chase, Crowthorne, Wokingham RG45 6HT	RG45 6HT	RG45 6	09/12/2022	750,000	761,076	FALSE	Residential	House	Semi Detached		3	4	146	£5,137	£5,213	Freehold	
46, Lupin Ride, Crowthorne, Wokingham RG45 6UR	RG45 6UR	RG45 6	26/05/2022	665,000	702,027	FALSE	Residential	House	Detached				129	£5,155	£5,442	Freehold	
97, Old Wokingham Road, Crowthorne, Wokingham RG45 6LH	RG45 6LH	RG45 6	22/02/2023	330,000	328,613	FALSE	Residential	Bungalow	Detached		2	3	64	£5,156	£5,135	Freehold	
7, Holme Close, Crowthorne, Wokingham RG45 6TF	RG45 6TF	RG45 6	22/02/2022	600,000	647,085	FALSE	Residential	House	Semi Detached		3	4	116	£5,172	£5,578	Freehold	
51, Charity Way, Crowthorne, Wokingham RG45 6GU	RG45 6GU	RG45 6	29/09/2022	700,000	706,960	FALSE	Residential	House	Detached				135	£5,185	£5,237	Freehold	
6, Lea Croft, Crowthorne, Wokingham RG45 6RJ	RG45 6RJ	RG45 6	21/02/2023	612,000	609,429	FALSE	Residential	House	Detached		3	3	118	£5,186	£5,165	Freehold	
20, The Brambles, Crowthorne, Wokingham RG45 6EF	RG45 6EF	RG45 6	29/11/2022	650,000	654,603	FALSE	Residential	House	Detached				125	£5,200	£5,237	Freehold	
4, Wellington Mansions, Ardwell Close, Crowthorne, Wokingham RG45 6AG	RG45 6AG	RG45 6	04/08/2023	515,000	528,420	FALSE	Residential	House	Flat		2	2	99	£5,202	£5,338	Leasehold	
20, Bramley Grove, Crowthorne, Wokingham RG45 6EB	RG45 6EB	RG45 6	23/03/2023	749,500	745,829	FALSE	Residential	House	Detached				144	£5,205	£5,179	Freehold	
54, Frensham Road, Crowthorne, Wokingham RG45 6QH	RG45 6QH	RG45 6	20/10/2023	460,000	461,279	FALSE	Residential	House	Semi Detached		3	3	88	£5,227	£5,242	Freehold	
19, Pinewood Avenue, Crowthorne, Wokingham RG45 6RR	RG45 6RR	RG45 6	23/04/2024	492,500	492,500	FALSE	Residential	House	Semi Detached		2	3	94	£5,239	£5,239	Freehold	
12, Hillary Drive, Crowthorne, Wokingham RG45 6QE	RG45 6QE	RG45 6	03/10/2023	612,000	608,151	FALSE	Residential	House	Detached		3	3	115	£5,322	£5,288	Freehold	
5, Dashers Close, Crowthorne, Wokingham RG45 6GX	RG45 6GX	RG45 6	25/03/2022	495,000	532,651	FALSE	Residential	House	Semi Detached				93	£5,323	£5,727	Freehold	
41, The Brackens, Crowthorne, Wokingham RG45 6TB	RG45 6TB	RG45 6	11/12/2023	570,000	588,200	FALSE	Residential	House	Detached				107	£5,327	£5,497	Freehold	
Dene Ridge, Lower Wokingham Road, Crowthorne, Wokingham RG45 6BT	RG45 6BT	RG45 6	11/08/2022	950,000	972,570	FALSE	Residential	House	Detached				178	£5,337	£5,464	Freehold	
18, Edgewood Close, Crowthorne, Wokingham RG45 6TA	RG45 6TA	RG45 6	28/01/2022	332,000	355,642	FALSE	Residential	House	Terraced		2	3	62	£5,355	£5,736	Freehold	
14, Swords Drive, Crowthorne, Wokingham RG45 6GS	RG45 6GS	RG45 6	18/07/2023	500,000	525,492	FALSE	Residential	House	Semi Detached				93	£5,376	£5,650	Freehold	
43, Wiltshire Avenue, Crowthorne, Wokingham RG45 6NH	RG45 6NH	RG45 6	20/07/2022	700,000	725,510	FALSE	Residential	Bungalow	Detached		3	3	130	£5,385	£5,581	Freehold	
16, St Andrews Close, Crowthorne, Wokingham RG45 6UP	RG45 6UP	RG45 6	25/02/2022	700,000	741,176	FALSE	Residential	House	Detached				130	£5,385	£5,701	Freehold	
26, Oleander Close, Crowthorne, Wokingham RG45 6TU	RG45 6TU	RG45 6	29/09/2023	750,000	748,421	FALSE	Residential	House	Detached				139	£5,396	£5,384	Freehold	
23, Heathermount Drive, Crowthorne, Wokingham RG45 6HJ	RG45 6HJ	RG45 6	30/08/2023	535,000	553,409	FALSE	Residential	House	Semi Detached		2	3	99	£5,404	£5,590	Freehold	
40, Parkway, Crowthorne, Wokingham RG45 6EW	RG45 6EW	RG45 6	07/02/2024	525,000	535,389	FALSE	Residential	Bungalow	Semi Detached		3	3	96	£5,469	£5,577	Freehold	
29, The Avenue, Crowthorne, Wokingham RG45 6PB	RG45 6PB	RG45 6	17/03/2023	2,469,480	2,457,383	FALSE	Residential	House	Detached				451	£5,476	£5,449	Freehold	
46, Greenwood Road, Crowthorne, Wokingham RG45 6JT	RG45 6JT	RG45 6	02/10/2023	690,000	685,660	FALSE	Residential	House	Detached				126	£5,476	£5,442	Freehold	
8, Dove Close, Crowthorne, Wokingham RG45 6HF	RG45 6HF	RG45 6	26/10/2023	510,000	511,418	FALSE	Residential	House	Semi Detached				93	£5,484	£5,499	Freehold	
20, Thorne Close, Crowthorne, Wokingham RG45 6TE	RG45 6TE	RG45 6	03/01/2024	325,000	333,584	FALSE	Residential	House	Terraced		2	3	59	£5,508	£5,654	Freehold	
12, Farm Close, Crowthorne, Wokingham RG45 6SE	RG45 6SE	RG45 6	27/07/2022	485,000	509,356	FALSE	Residential	Bungalow	Semi Detached		2	2	88	£5,511	£5,788	Freehold	
41, Merryman Drive, Crowthorne, Wokingham RG45 6TW	RG45 6TW	RG45 6	28/07/2023	332,500	344,059	FALSE	Residential	House	Terraced		2	2	60	£5,542	£5,734	Freehold	
2, Oleander Close, Crowthorne, Wokingham RG45 6TU	RG45 6TU	RG45 6	01/09/2023	405,000	402,697	FALSE	Residential	House	Terraced		3	3	73	£5,548	£5,516	Freehold	
5, Lyneham Road, Crowthorne, Wokingham RG45 6NP	RG45 6NP	RG45 6	28/11/2023	450,000	459,880	FALSE	Residential	House	Semi Detached		2	3	81	£5,556	£5,678	Freehold	
21, Lyneham Road, Crowthorne, Wokingham RG45 6NP	RG45 6NP	RG45 6	23/09/2022	650,000	663,800	FALSE	Residential	House	Semi Detached		3	3	117	£5,556	£5,674	Freehold	
6, Larkswood Drive, Crowthorne, Wokingham RG45 6RL	RG45 6RL	RG45 6	01/08/2023	655,000	671,045	FALSE	Residential	Bungalow	Detached		3	3	117	£5,59			

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
14, Highway, Crowthorne, Wokingham RG45 6HE	RG45 6HE	RG45 6	22/07/2022	692,500	717,737	FALSE	Residential	Bungalow	Detached				110	£6,295	£6,525	Freehold	
62, Pinewood Avenue, Crowthorne, Wokingham RG45 6RP	RG45 6RP	RG45 6	04/03/2022	710,000	751,205	FALSE	Residential	House	Detached				111	£6,396	£6,768	Freehold	
5, Heathermount Drive, Crowthorne, Wokingham RG45 6HJ	RG45 6HJ	RG45 6	11/07/2023	760,000	790,578	FALSE	Residential	Bungalow	Detached		3	3	118	£6,441	£6,700	Freehold	
42, Parkway, Crowthorne, Wokingham RG45 6EW	RG45 6EW	RG45 6	11/02/2022	570,000	614,731	FALSE	Residential	Bungalow	Semi_Detached		2	3	86	£6,628	£7,148	Freehold	
3, Edgewood Close, Crowthorne, Wokingham RG45 6TA	RG45 6TA	RG45 6	11/11/2022	740,000	745,241	FALSE	Residential	House	Detached				111	£6,667	£6,714	Freehold	
28, The Avenue, Crowthorne, Wokingham RG45 6PG	RG45 6PG	RG45 6	19/02/2024	1,350,000	1,370,236	FALSE	Residential	House	Detached				199	£6,784	£6,886	Freehold	
48, Ellis Road, Crowthorne, Wokingham RG45 6PU	RG45 6PU	RG45 6	17/06/2022	520,000	547,238	FALSE	Residential	Bungalow	Detached		2	2	76	£6,842	£7,202	Freehold	
49, Larkswood Drive, Crowthorne, Wokingham RG45 6RH	RG45 6RH	RG45 6	29/07/2022	627,000	649,850	FALSE	Residential	House	Detached		2	3	90	£6,967	£7,221	Freehold	
42, New Wokingham Road, Crowthorne, Wokingham RG45 6JJ	RG45 6JJ	RG45 6	28/09/2022	600,000	605,966	FALSE	Residential	Bungalow	Detached		3	4	85	£7,059	£7,129	Freehold	
37, Rowan Drive, Crowthorne, Wokingham RG45 6SD	RG45 6SD	RG45 6	15/02/2022	499,950	529,359	FALSE	Residential	Bungalow	Detached		2	3	70	£7,142	£7,562	Freehold	
44, New Wokingham Road, Crowthorne, Wokingham RG45 6JJ	RG45 6JJ	RG45 6	27/04/2022	655,000	704,821	FALSE	Residential	Bungalow	Semi_Detached		3	3	90	£7,278	£7,831	Freehold	
5, Thorne Close, Crowthorne, Wokingham RG45 6TE	RG45 6TE	RG45 6	14/07/2023	450,000	465,643	FALSE	Residential	Bungalow	Terraced		2	2	54	£8,333	£8,623	Freehold	
	RG45 6 Average													£5,057	£5,175		Crowthorne
4, Elmwood Close, Woodley, Reading, Wokingham RG5 3AL	RG5 3AL	RG5 3	18/05/2023	470,000	477,949	FALSE	Residential	House	Semi_Detached		3	4	126	£3,730	£3,793	Freehold	
29, Badgers Rise, Woodley, Reading, Wokingham RG5 3AJ	RG5 3AJ	RG5 3	26/04/2023	480,000	480,687	FALSE	Residential	House	Terraced		3	4	126	£3,810	£3,815	Freehold	
33, Badgers Rise, Woodley, Reading, Wokingham RG5 3AJ	RG5 3AJ	RG5 3	09/10/2023	265,000	265,421	FALSE	Residential	House	Flat		2	3	69	£3,841	£3,847	Leasehold	
54, Hanwood Close, Woodley, Reading, Wokingham RG5 3AB	RG5 3AB	RG5 3	14/10/2022	446,000	454,825	FALSE	Residential	House	Semi_Detached		3	4	116	£3,845	£3,921	Freehold	
29, Warren Road, Woodley, Reading, Wokingham RG5 3AR	RG5 3AR	RG5 3	01/08/2023	730,000	755,118	FALSE	Residential	House	Semi_Detached				185	£3,946	£4,082	Freehold	
142, Reading Road, Woodley, Reading, Wokingham RG5 3AA	RG5 3AA	RG5 3	15/07/2022	640,000	672,140	FALSE	Residential	House	Semi_Detached		3	3	149	£4,295	£4,511	Freehold	
11, Hanwood Close, Woodley, Reading, Wokingham RG5 3AB	RG5 3AB	RG5 3	19/03/2024	390,000	388,335	FALSE	Residential	House	Terraced		2	3	89	£4,382	£4,363	Freehold	
38, Wroxham Road, Woodley, Reading, Wokingham RG5 3AT	RG5 3AT	RG5 3	09/06/2023	415,000	425,472	FALSE	Residential	House	Detached		2	3	92	£4,511	£4,625	Freehold	
31a, Warren Road, Woodley, Reading, Wokingham RG5 3AR	RG5 3AR	RG5 3	27/01/2023	630,000	634,396	FALSE	Residential	House	Semi_Detached				138	£4,565	£4,597	Freehold	
6, Elmwood Close, Woodley, Reading, Wokingham RG5 3AL	RG5 3AL	RG5 3	28/11/2023	490,000	500,758	FALSE	Residential	House	Semi_Detached		3	4	105	£4,667	£4,769	Freehold	
12, Steggles Close, Woodley, Reading, Wokingham RG5 3AH	RG5 3AH	RG5 3	07/06/2022	790,000	831,673	FALSE	Residential	House	Other				165	£4,788	£5,040	Freehold	
14, Selcourt Close, Woodley, Reading, Wokingham RG5 3AS	RG5 3AS	RG5 3	27/10/2023	656,250	652,123	FALSE	Residential	House	Detached				129	£5,087	£5,055	Freehold	
17, Badgers Rise, Woodley, Reading, Wokingham RG5 3AJ	RG5 3AJ	RG5 3	15/12/2023	308,000	318,236	FALSE	Residential	House	Terraced		2	2	58	£5,310	£5,487	Freehold	
88, Reading Road, Woodley, Reading, Wokingham RG5 3AD	RG5 3AD	RG5 3	11/11/2022	493,000	503,111	FALSE	Residential	House	Semi_Detached		3	3	91	£5,418	£5,529	Freehold	
11, Steggles Close, Woodley, Reading, Wokingham RG5 3AH	RG5 3AH	RG5 3	20/04/2022	525,000	555,056	FALSE	Residential	House	Detached		2	3	86	£6,105	£6,454	Freehold	
9, Badgers Rise, Woodley, Reading, Wokingham RG5 3AJ	RG5 3AJ	RG5 3	24/03/2023	493,000	493,000	FALSE	Residential	House	Terraced		2	3	72	£6,847	£6,847	Freehold	
9, Warren Road, Woodley, Reading, Wokingham RG5 3AP	RG5 3AP	RG5 3	22/04/2022	642,000	678,754	FALSE	Residential	House	Detached		3	3	91	£7,055	£7,459	Freehold	
24, Wroxham Road, Woodley, Reading, Wokingham RG5 3AT	RG5 3AT	RG5 3	21/10/2022	475,000	484,399	FALSE	Residential	Bungalow	Semi_Detached		2	2	66	£7,197	£7,339	Freehold	
2, Selcourt Close, Woodley, Reading, Wokingham RG5 3AS	RG5 3AS	RG5 3	20/09/2022	850,000	858,452	FALSE	Residential	Bungalow	Detached		3	4	111	£7,658	£7,734	Freehold	
6, Western Avenue, Woodley, Reading, Wokingham RG5 3BH	RG5 3BH	RG5 3	09/06/2023	565,000	586,543	FALSE	Residential	House	Semi_Detached		3	4	112	£5,045	£5,237	Freehold	
10, The Laurels, Woodley, Reading, Wokingham RG5 3BA	RG5 3BA	RG5 3	15/12/2023	365,000	377,131	FALSE	Residential	House	Terraced		2	3	71	£5,141	£5,312	Freehold	
8, Yeoman Place, Woodley, Reading, Wokingham RG5 3BX	RG5 3BX	RG5 3	28/07/2023	330,000	341,472	FALSE	Residential	House	Terraced		2	2	63	£5,238	£5,420	Freehold	
23, Western Avenue, Woodley, Reading, Wokingham RG5 3BJ	RG5 3BJ	RG5 3	18/12/2023	705,000	731,881	FALSE	Residential	House	Semi_Detached		3	4	127	£5,551	£5,763	Freehold	
85, Western Avenue, Woodley, Reading, Wokingham RG5 3BL	RG5 3BL	RG5 3	10/02/2023	665,000	662,206	FALSE	Residential	House	Detached		3	4	116	£5,733	£5,709	Freehold	
Dormar, Western Avenue, Woodley, Reading, Wokingham RG5 3BH	RG5 3BH	RG5 3	21/09/2022	608,000	620,909	FALSE	Residential	House	Semi_Detached		3	3	106	£5,736	£5,858	Freehold	
74, Western Avenue, Woodley, Reading, Wokingham RG5 3BH	RG5 3BH	RG5 3	29/04/2024	1,037,500	1,037,500	FALSE	Residential	House	Detached				175	£5,929	£5,929	Freehold	
41, Western Avenue, Woodley, Reading, Wokingham RG5 3BJ	RG5 3BJ	RG5 3	19/07/2022	605,000	635,382	FALSE	Residential	House	Semi_Detached		3	3	101	£5,990	£6,291	Freehold	
10, Tiverton Close, Woodley, Reading, Wokingham RG5 3BE	RG5 3BE	RG5 3	23/02/2023	525,000	522,794	FALSE	Residential	Bungalow	Detached		2	2	74	£7,095	£7,065	Freehold	
17, Alexandra Place, South Lake Crescent, Woodley, Reading, Wokingham RG5 3DW	RG5 3DW	RG5 3	21/06/2023	157,500	159,654	FALSE	Residential	House	Flat		1	1	40	£3,938	£3,991	Leasehold	
32, Rushbrook Road, Woodley, Reading, Wokingham RG5 3DN	RG5 3DN	RG5 3	20/12/2023	390,000	402,962	FALSE	Residential	House	Terraced		3	3	96	£4,063	£4,198	Freehold	
64, Wheble Drive, Woodley, Reading, Wokingham RG5 3DT	RG5 3DT	RG5 3	18/12/2023	378,000	390,563	FALSE	Residential	House	Terraced		2	3	92	£4,109	£4,245	Freehold	
10, Rushbrook Road, Woodley, Reading, Wokingham RG5 3DN	RG5 3DN	RG5 3	10/02/2023	380,000	377,035	FALSE	Residential	House	Terraced		3	3	92	£4,130	£4,098	Freehold	
141, Howth Drive, Woodley, Reading, Wokingham RG5 3DJ	RG5 3DJ	RG5 3	17/05/2023	380,000	382,736	FALSE	Residential	House	Terraced		3	3	86	£4,419	£4,450	Freehold	
3, Bruce Road, Woodley, Reading, Wokingham RG5 3DY	RG5 3DY	RG5 3	02/08/2023	360,000	367,085	FALSE	Residential	House	Terraced		3	3	81	£4,444	£4,532	Freehold	
58, Wheble Drive, Woodley, Reading, Wokingham RG5 3DT	RG5 3DT	RG5 3	19/04/2024	370,000	370,000	FALSE	Residential	House	Terraced		2	3	83	£4,458	£4,458	Freehold	
69, Bruce Road, Woodley, Reading, Wokingham RG5 3DY	RG5 3DY	RG5 3	25/11/2022	380,000	387,793	FALSE	Residential	House	Semi_Detached		2	3	84	£4,524	£4,617	Freehold	
5, Beaufield Close, Woodley, Reading, Wokingham RG5 3DH	RG5 3DH	RG5 3	11/02/2022	470,000	497,647	FALSE	Residential	House	Detached		2	3	98	£4,796	£5,078	Freehold	
56, Bruce Road, Woodley, Reading, Wokingham RG5 3DZ	RG5 3DZ	RG5 3	20/09/2023	525,000	529,033	FALSE	Residential	House	Semi_Detached		3	4	106	£4,953	£4,991	Freehold	
24, Reading Road, Woodley, Reading, Wokingham RG5 3DB	RG5 3DB	RG5 3	07/06/2023	610,000	633,259	FALSE	Residential	House	Semi_Detached		3	4	117	£5,214	£5,412	Freehold	
15, Reading Road, Woodley, Reading, Wokingham RG5 3DA	RG5 3DA	RG5 3	12/09/2022	1,110,000	1,121,037	FALSE	Residential	House	Detached				211	£5,261	£5,313	Freehold	
11, Beaufield Close, Woodley, Reading, Wokingham RG5 3DH	RG5 3DH	RG5 3	29/11/2023	515,000	521,231	FALSE	Residential	House	Detached		2	3	97	£5,309	£5,374	Freehold	
2, Farriers Close, Woodley, Reading, Wokingham RG5 3DD	RG5 3DD	RG5 3	30/01/2024	595,000	610,014	FALSE	Residential	Bungalow	Detached		2	3	90	£6,611	£6,778	Freehold	
6, Farriers Close, Woodley, Reading, Wokingham RG5 3DD	RG5 3DD	RG5 3	16/12/2022	545,000	546,537	FALSE	Residential	Bungalow	Detached		2	2	74	£7,365	£7,386	Freehold	
5, Farriers Close, Woodley, Reading, Wokingham RG5 3DD	RG5 3DD	RG5 3	12/09/2022	597,500	603,441	FALSE	Residential	Bungalow	Detached		2	2	72	£8,299	£8,381	Freehold	
3, Walton Close, Woodley, Reading, Wokingham RG5 3EP	RG5 3EP	RG5 3	07/01/2022	330,000	353,499	FALSE	Residential	House	Terraced		3	3	101.28	£3,258	£3,490	Freehold	
4, Harding Road, Woodley, Reading, Wokingham RG5 3ER	RG5 3ER	RG5 3	10/05/2023	325,000	330,497	FALSE	Residential	House	Semi_Detached		2	3	82	£3,963	£4,030	Freehold	
21, Grays Crescent, Woodley, Reading, Wokingham RG5 3EN	RG5 3EN	RG5 3	12/04/2024	370,000	370,000	FALSE	Residential	House	Terraced		2	3	88	£4,205	£4,205	Freehold	
33, Manners Road, Woodley, Reading, Wokingham RG5 3EA	RG5 3EA	RG5 3	12/06/2023	450,000	467,158	FALSE	Residential	House	Semi_Detached				107	£4,206	£4,366	Freehold	
45, Howth Drive, Woodley, Reading, Wokingham RG5 3EE	RG5 3EE	RG5 3	05/04/2024	345,000	345,000	FALSE	Residential	House	Terraced		2	3	81	£4,259	£4,259	Freehold	
14, Harding Road, Woodley, Reading, Wokingham RG5 3ER	RG5 3ER	RG5 3	21/01/2022	350,000	374,923	FALSE	Residential	House	Terraced		2	3	82	£4,268	£4,572	Freehold	
22, Grays Crescent, Woodley, Reading, Wokingham RG5 3EN	RG5 3EN	RG5 3	22/03/2023	425,000	425,000	FALSE	Residential	House	Terraced		3	3	99	£4,293	£4,293	Freehold	
67, Addington Gardens, Woodley, Reading, Wokingham RG5 3EW	RG5 3EW	RG5 3	02/10/2023	270,000	267,704	FALSE	Residential	House	Terraced				62	£4,355	£4,318	Freehold	
73, Howth Drive, Woodley, Reading, Wokingham RG5 3EE	RG5 3EE	RG5 3	20/10/2023	320,000	320,890	FALSE	Residential	House	Semi_Detached		3	3	69	£4,638	£4,651	Freehold	
45, Addington Gardens, Woodley, Reading, Wokingham RG5 3EW	RG5 3EW	RG5 3	24/10/2023	552,000	553,534	FALSE	Residential	House	Semi_Detached		3	4	114	£4,842	£4,856	Freehold	
1, Manners Road, Woodley, Reading, Wokingham RG5 3EA	RG5 3EA	RG5 3	22/07/2022	395,000	406,626	FALSE	Residential	House	Terraced		3	3	81	£4,877	£5,020	Freehold	
9, Grays Crescent, Woodley, Reading, Wokingham RG5 3EN	RG5 3EN	RG5 3	17/11/2022	400,000	400,286	FALSE	Residential	House	Terraced		2	3	82	£4,878	£4,882	Freehold	
41, Addington Gardens, Woodley, Reading, Wokingham RG5 3EW	RG5 3EW	RG5 3	20/10/2023	557,000	553,497	FALSE	Residential	House	Detached		3	4	114	£4,886	£4,855	Freehold	
26, Addington Gardens, Woodley, Reading, Wokingham RG5 3EW	RG5 3EW	RG5 3	22/03/2024	365,000	363,441	FALSE	Residential	House	Terraced		2	2	66	£5,530	£5,507	Freehold	
1, Chequers Way, Woodley, Reading, Wokingham RG5 3EH	RG5 3EH	RG5 3	15/12/2023	440,000	454,623	FALSE	Residential	House	Terraced		2	3	70	£6,286	£6,495	Freehold	
41a, Wallace Close, Woodley, Reading, Wokingham RG5 3HW	RG5 3HW	RG5 3	13/01/2022	220,000													

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
40, Woodlands Avenue, Woodley, Reading, Wokingham RG5 3HJ	RG5 3HJ	RG5 3	22/01/2024	495,000	510,933	FALSE	Residential	Bungalow	Semi_Detached		2	3	72	£6,875	£7,096	Freehold	
59, Woodlands Avenue, Woodley, Reading, Wokingham RG5 3HF	RG5 3HF	RG5 3	25/02/2022	482,500	510,882	FALSE	Residential	Bungalow	Detached		2	3	65	£7,423	£7,860	Freehold	
24, Woodlands Avenue, Woodley, Reading, Wokingham RG5 3HJ	RG5 3HJ	RG5 3	10/06/2022	463,500	487,859	FALSE	Residential	Bungalow	Detached		2	2	60	£7,725	£8,131	Freehold	
115a, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3JP	RG5 3JP	RG5 3	26/05/2023	180,000	179,147	FALSE	Residential	House	Flat				52	£3,462	£3,445	Leasehold	
33, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JG	RG5 3JG	RG5 3	02/06/2023	455,000	465,651	FALSE	Residential	House	Terraced		3	4	121	£3,760	£3,848	Freehold	
152, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JF	RG5 3JF	RG5 3	26/08/2022	390,000	395,656	FALSE	Residential	House	Terraced		2	3	96	£4,063	£4,121	Freehold	
186, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JF	RG5 3JF	RG5 3	14/08/2023	380,000	387,478	FALSE	Residential	House	Terraced		3	3	93	£4,086	£4,166	Freehold	
41a, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3JZ	RG5 3JZ	RG5 3	27/03/2024	450,000	449,688	FALSE	Residential	House	Semi_Detached		3	3	102	£4,412	£4,409	Freehold	
15, Carrick Gardens, Woodley, Reading, Wokingham RG5 3JD	RG5 3JD	RG5 3	19/04/2024	390,500	390,500	FALSE	Residential	House	Semi_Detached		2	3	81	£4,821	£4,821	Freehold	
21, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JG	RG5 3JG	RG5 3	30/03/2022	385,000	408,971	FALSE	Residential	House	Terraced		3	3	79	£4,873	£5,177	Freehold	
102, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JB	RG5 3JB	RG5 3	23/02/2023	475,000	478,983	FALSE	Residential	House	Semi_Detached		3	3	97	£4,897	£4,938	Freehold	
70, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JB	RG5 3JB	RG5 3	14/04/2022	393,000	415,262	FALSE	Residential	House	Terraced		3	4	79	£4,975	£5,256	Freehold	
98, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JB	RG5 3JB	RG5 3	15/12/2023	405,000	420,442	FALSE	Residential	House	Semi_Detached		2	3	77	£5,260	£5,460	Freehold	
93, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JQ	RG5 3JQ	RG5 3	12/04/2024	382,500	382,500	FALSE	Residential	House	Semi_Detached		3	3	72	£5,313	£5,313	Freehold	
57, Fairwater Drive, Woodley, Reading, Wokingham RG5 3JG	RG5 3JG	RG5 3	27/01/2023	400,000	402,791	FALSE	Residential	House	Semi_Detached		2	3	72	£5,556	£5,594	Freehold	
21, Silver Fox Crescent, Woodley, Reading, Wokingham RG5 3JA	RG5 3JA	RG5 3	22/06/2022	735,000	773,627	FALSE	Residential	House	Detached		3	4	128	£5,742	£6,044	Freehold	
23, Silver Fox Crescent, Woodley, Reading, Wokingham RG5 3JA	RG5 3JA	RG5 3	17/03/2022	460,000	494,989	FALSE	Residential	Bungalow	Semi_Detached		2	3	74	£6,216	£6,689	Freehold	
24, Larch Drive, Woodley, Reading, Wokingham RG5 3LW	RG5 3LW	RG5 3	20/04/2022	227,500	234,574	FALSE	Residential	House	Flat		2	2	74	£3,074	£3,170	Leasehold	
8a, Rickman Close, Woodley, Reading, Wokingham RG5 3LL	RG5 3LL	RG5 3	19/04/2022	197,000	203,126	FALSE	Residential	House	Flat		2	2	64	£3,078	£3,174	Leasehold	
15, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LG	RG5 3LG	RG5 3	30/03/2023	250,000	252,803	FALSE	Residential	House	Semi_Detached		2	3	81	£3,086	£3,121	Freehold	
14a, Rickman Close, Woodley, Reading, Wokingham RG5 3LL	RG5 3LL	RG5 3	28/09/2022	230,500	230,866	FALSE	Residential	Maisonette	Flat		2	2	69	£3,341	£3,346	Leasehold	
5, Seaford Gardens, Woodley, Reading, Wokingham RG5 3LN	RG5 3LN	RG5 3	27/01/2022	885,000	943,381	FALSE	Residential	House	Detached				257	£3,444	£3,671	Freehold	
318, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LH	RG5 3LH	RG5 3	14/01/2022	395,000	430,177	FALSE	Residential	House	Semi_Detached				105	£3,762	£4,097	Freehold	
4, Larch Drive, Woodley, Reading, Wokingham RG5 3LW	RG5 3LW	RG5 3	23/08/2023	245,000	249,821	FALSE	Residential	Maisonette	Terraced		2	2	64	£3,828	£3,903	Leasehold	
254, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LH	RG5 3LH	RG5 3	20/03/2024	376,250	375,989	FALSE	Residential	House	Semi_Detached		3	3	89	£4,228	£4,225	Freehold	
17, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LF	RG5 3LF	RG5 3	12/05/2023	400,000	406,765	FALSE	Residential	House	Semi_Detached		3	3	93	£4,301	£4,374	Freehold	
346, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LH	RG5 3LH	RG5 3	22/04/2022	350,000	369,826	FALSE	Residential	House	Terraced		3	3	81	£4,321	£4,566	Freehold	
344, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LH	RG5 3LH	RG5 3	10/03/2023	342,500	342,500	FALSE	Residential	House	Terraced		2	3	79	£4,335	£4,335	Freehold	
156, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LQ	RG5 3LQ	RG5 3	13/03/2024	322,000	321,777	FALSE	Residential	House	Semi_Detached		3	4	74	£4,351	£4,348	Freehold	
78, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LA	RG5 3LA	RG5 3	19/05/2023	600,000	610,148	FALSE	Residential	House	Semi_Detached		3	4	133	£4,511	£4,588	Freehold	
5, Nightingale Road, Woodley, Reading, Wokingham RG5 3LP	RG5 3LP	RG5 3	12/05/2023	675,000	676,904	FALSE	Residential	House	Detached		3	4	149	£4,530	£4,543	Freehold	
1, Burgess Close, Woodley, Reading, Wokingham RG5 3LJ	RG5 3LJ	RG5 3	24/01/2022	358,000	389,882	FALSE	Residential	House	Semi_Detached		2	3	78	£4,590	£4,998	Freehold	
37a, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LE	RG5 3LE	RG5 3	24/10/2023	600,000	596,226	FALSE	Residential	House	Detached				130	£4,615	£4,586	Freehold	
31, Nightingale Road, Woodley, Reading, Wokingham RG5 3LS	RG5 3LS	RG5 3	13/03/2023	440,000	444,933	FALSE	Residential	House	Semi_Detached		2	3	95	£4,632	£4,684	Freehold	
117, Nightingale Road, Woodley, Reading, Wokingham RG5 3LY	RG5 3LY	RG5 3	25/08/2023	455,000	470,656	FALSE	Residential	House	Semi_Detached		3	3	98	£4,643	£4,803	Freehold	
4, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LG	RG5 3LG	RG5 3	19/01/2023	420,000	422,931	FALSE	Residential	House	Semi_Detached		3	3	90	£4,667	£4,699	Freehold	
90, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LG	RG5 3LG	RG5 3	14/09/2022	456,000	465,682	FALSE	Residential	House	Semi_Detached		3	4	96	£4,750	£4,851	Freehold	
23, Nightingale Road, Woodley, Reading, Wokingham RG5 3LS	RG5 3LS	RG5 3	20/06/2022	474,000	506,653	FALSE	Residential	House	Semi_Detached		3	4	99	£4,788	£5,118	Freehold	
27, Nightingale Road, Woodley, Reading, Wokingham RG5 3LS	RG5 3LS	RG5 3	24/06/2023	390,000	404,871	FALSE	Residential	House	Semi_Detached		2	3	80	£4,875	£5,061	Freehold	
26, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LE	RG5 3LE	RG5 3	20/12/2022	580,000	581,636	FALSE	Residential	House	Detached		3	3	118	£4,915	£4,929	Freehold	
350, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LH	RG5 3LH	RG5 3	03/08/2023	375,000	382,380	FALSE	Residential	House	Terraced		2	3	76	£4,934	£5,031	Freehold	
50, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LB	RG5 3LB	RG5 3	25/11/2022	480,000	489,844	FALSE	Residential	Bungalow	Semi_Detached		2	3	97	£4,948	£5,050	Freehold	
330, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LH	RG5 3LH	RG5 3	12/10/2023	410,000	411,140	FALSE	Residential	House	Semi_Detached		2	3	81	£5,062	£5,076	Freehold	
30, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LE	RG5 3LE	RG5 3	28/07/2023	700,000	728,164	FALSE	Residential	House	Detached				138	£5,072	£5,277	Freehold	
37b, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LE	RG5 3LE	RG5 3	10/10/2023	570,000	566,415	FALSE	Residential	House	Detached		3	4	112	£5,089	£5,057	Freehold	
124, Nightingale Road, Woodley, Reading, Wokingham RG5 3LZ	RG5 3LZ	RG5 3	13/04/2022	527,000	557,170	FALSE	Residential	House	Detached		3	3	101	£5,218	£5,517	Freehold	
42, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LE	RG5 3LE	RG5 3	11/01/2024	481,000	496,483	FALSE	Residential	House	Semi_Detached		3	3	91	£5,286	£5,456	Freehold	
38, Nightingale Road, Woodley, Reading, Wokingham RG5 3LU	RG5 3LU	RG5 3	29/09/2023	385,000	387,957	FALSE	Residential	Bungalow	Semi_Detached		2	2	72	£5,347	£5,388	Freehold	
302, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LH	RG5 3LH	RG5 3	09/09/2022	440,000	440,315	FALSE	Residential	House	Terraced		2	3	79	£5,570	£5,574	Freehold	
72, Nightingale Road, Woodley, Reading, Wokingham RG5 3LU	RG5 3LU	RG5 3	22/08/2022	445,000	460,973	FALSE	Residential	House	Semi_Detached		3	4	79	£5,633	£5,835	Freehold	
82, Nightingale Road, Woodley, Reading, Wokingham RG5 3LY	RG5 3LY	RG5 3	19/05/2022	410,000	439,874	FALSE	Residential	House	Semi_Detached		3	3	71	£5,775	£6,195	Freehold	
338, Kingfisher Drive, Woodley, Reading, Wokingham RG5 3LY	RG5 3LH	RG5 3	25/11/2022	418,100	426,675	FALSE	Residential	House	Semi_Detached		2	3	72	£5,807	£5,926	Freehold	
60, Nightingale Road, Woodley, Reading, Wokingham RG5 3LU	RG5 3LU	RG5 3	11/11/2022	490,000	500,050	FALSE	Residential	House	Semi_Detached		3	4	84	£5,833	£5,953	Freehold	
1, Livingstone Gardens, Woodley, Reading, Wokingham RG5 3LT	RG5 3LT	RG5 3	29/11/2023	475,000	485,428	FALSE	Residential	House	Semi_Detached		2	3	81	£5,864	£5,993	Freehold	
115, Nightingale Road, Woodley, Reading, Wokingham RG5 3LY	RG5 3LY	RG5 3	09/05/2023	402,000	408,799	FALSE	Residential	House	Semi_Detached		2	3	68	£5,912	£6,012	Freehold	
48, Nightingale Road, Woodley, Reading, Wokingham RG5 3LU	RG5 3LU	RG5 3	04/04/2023	365,000	369,093	FALSE	Residential	Bungalow	Semi_Detached		1	1	57	£6,404	£6,475	Freehold	
35, Crockhamwell Road, Woodley, Reading, Wokingham RG5 3LE	RG5 3LE	RG5 3	15/06/2023	465,000	476,734	FALSE	Residential	Bungalow	Detached		2	2	69	£6,739	£6,909	Freehold	
97, Nightingale Road, Woodley, Reading, Wokingham RG5 3LY	RG5 3LY	RG5 3	15/08/2022	405,000	419,537	FALSE	Residential	House	Semi_Detached		2	3	60	£6,750	£6,992	Freehold	
112, Antrim Road, Woodley, Reading, Wokingham RG5 3NY	RG5 3NY	RG5 3	18/09/2023	485,000	488,726	FALSE	Residential	House	Semi_Detached		3	4	111	£4,369	£4,403	Freehold	
51, Malone Road, Woodley, Reading, Wokingham RG5 3NL	RG5 3NL	RG5 3	15/07/2022	398,000	417,987	FALSE	Residential	House	Semi_Detached		3	3	91	£4,374	£4,593	Freehold	
7, Quentin Road, Woodley, Reading, Wokingham RG5 3NF	RG5 3NF	RG5 3	16/06/2022	483,000	516,273	FALSE	Residential	House	Semi_Detached		3	3	109	£4,431	£4,736	Freehold	
61, Malone Road, Woodley, Reading, Wokingham RG5 3NL	RG5 3NL	RG5 3	25/10/2022	483,000	492,558	FALSE	Residential	House	Semi_Detached		2	3	105	£4,600	£4,691	Freehold	
44, Cottesmore Road, Woodley, Reading, Wokingham RG5 3NX	RG5 3NX	RG5 3	11/08/2023	420,000	434,452	FALSE	Residential	House	Semi_Detached		3	3	88	£4,773	£4,937	Freehold	
74, Malone Road, Woodley, Reading, Wokingham RG5 3NJ	RG5 3NJ	RG5 3	30/05/2023	420,000	427,104	FALSE	Residential	House	Semi_Detached		3	3	79	£5,316	£5,406	Freehold	
8, Dundela Close, Woodley, Reading, Wokingham RG5 3NN	RG5 3NN	RG5 3	16/06/2023	490,000	508,683	FALSE	Residential	Bungalow	Semi_Detached		2	3	92	£5,326	£5,529	Freehold	
35, Antrim Road, Woodley, Reading, Wokingham RG5 3NU	RG5 3NU	RG5 3	30/08/2022	480,000	497,229	FALSE	Residential	House	Semi_Detached		3	3	86	£5,581	£5,782	Freehold	
32, Quentin Road, Woodley, Reading, Wokingham RG5 3NE	RG5 3NE	RG5 3	01/09/2023	460,000	457,385	FALSE	Residential	House	Terraced		3	3	82	£5,610	£5,578	Freehold	
60, Malone Road, Woodley, Reading, Wokingham RG5 3NJ	RG5 3NJ	RG5 3	18/02/2022	400,000	431,390	FALSE	Residential	House	Semi_Detached		3	3	71	£5,634	£6,076	Freehold	
54, Antrim Road, Woodley, Reading, Wokingham RG5 3NT	RG5 3NT	RG5 3	22/04/2022	422,000	454,098	FALSE	Residential	House	Semi_Detached		3	4	73	£5,781	£6,221	Freehold	
44, Antrim Road, Woodley, Reading, Wokingham RG5 3NU	RG5 3NU	RG5 3	27/04/2023	435,000	435,623	FALSE	Residential	House	Terraced		2	2	73	£5,959	£5,967	Freehold	
5, Dundela Close, Woodley, Reading, Wokingham RG5 3NN	RG5 3NN	RG5 3	10/11/2023	480,000	485,808	FALSE	Residential	Bungalow	Detached		2	3	80	£6,000	£6,073	Freehold	
52, Cottesmore Road, Woodley, Reading, Wokingham RG5 3NX	RG5 3NX	RG5 3</															

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
16, Highgate Road, Woodley, Reading, Wokingham RG5 3QR	RG5 3QR	RG5 3	18/08/2023	350,000	356,888	FALSE	Residential	House	Terraced		2	3	76	£4,605	£4,696	Freehold	
19, Linden Road, Woodley, Reading, Wokingham RG5 3QT	RG5 3QT	RG5 3	16/06/2023	355,000	363,310	FALSE	Residential	House	Terraced		3	3	77	£4,610	£4,718	Freehold	
30, Linden Road, Woodley, Reading, Wokingham RG5 3QT	RG5 3QT	RG5 3	03/10/2023	375,000	371,811	FALSE	Residential	House	Terraced		2	3	81	£4,630	£4,590	Freehold	
82, Highgate Road, Woodley, Reading, Wokingham RG5 3QR	RG5 3QR	RG5 3	28/04/2023	382,000	386,283	FALSE	Residential	House	Semi_Detached		2	3	82	£4,659	£4,711	Freehold	
9, Linden Road, Woodley, Reading, Wokingham RG5 3QT	RG5 3QT	RG5 3	11/02/2022	379,950	403,300	FALSE	Residential	House	Terraced		2	3	81	£4,691	£4,979	Freehold	
11, Keats Close, Woodley, Reading, Wokingham RG5 3QF	RG5 3QF	RG5 3	20/01/2023	452,500	455,658	FALSE	Residential	House	Semi_Detached		3	4	96	£4,714	£4,746	Freehold	
22a, South Lake Crescent, Woodley, Reading, Wokingham RG5 3QW	RG5 3QW	RG5 3	17/01/2024	220,000	227,027	FALSE	Residential	House	Flat		2	2	46	£4,783	£4,935	Leasehold	
110, Highgate Road, Woodley, Reading, Wokingham RG5 3QR	RG5 3QR	RG5 3	09/09/2022	470,000	479,979	FALSE	Residential	House	Semi_Detached		3	3	97	£4,845	£4,948	Freehold	
11, Letts Green, Woodley, Reading, Wokingham RG5 3QZ	RG5 3QZ	RG5 3	24/02/2022	345,000	366,203	FALSE	Residential	House	Terraced		2	2	67	£5,149	£5,466	Freehold	
13, The Ridgeway, Woodley, Reading, Wokingham RG5 3QD	RG5 3QD	RG5 3	13/02/2024	825,000	837,366	FALSE	Residential	House	Detached		3	4	160	£5,156	£5,234	Freehold	
4, Coppice Road, Woodley, Reading, Wokingham RG5 3QX	RG5 3QX	RG5 3	17/06/2022	420,000	448,933	FALSE	Residential	House	Semi_Detached		2	3	78	£5,385	£5,756	Freehold	
7, Letts Green, Woodley, Reading, Wokingham RG5 3QZ	RG5 3QZ	RG5 3	21/07/2023	430,000	444,948	FALSE	Residential	House	Terraced		3	3	78	£5,513	£5,704	Freehold	
11, The Ridgeway, Woodley, Reading, Wokingham RG5 3QD	RG5 3QD	RG5 3	26/08/2022	425,000	440,255	FALSE	Residential	House	Semi_Detached		2	3	76	£5,592	£5,793	Freehold	
13, Rosewood, Woodley, Reading, Wokingham RG5 3QU	RG5 3QU	RG5 3	28/10/2022	407,500	415,564	FALSE	Residential	House	Semi_Detached		3	3	72	£5,660	£5,772	Freehold	
43, Lismore Close, Woodley, Reading, Wokingham RG5 3RT	RG5 3RT	RG5 3	06/05/2022	285,000	294,586	FALSE	Residential	Maisonette	Flat		2	3	84	£3,393	£3,507	Leasehold	
4a, The Parade Coppice Road, Woodley, Reading, Wokingham RG5 3RB	RG5 3RB	RG5 3	18/05/2022	250,000	262,970	FALSE	Residential	House	Flat		2	3	72	£3,472	£3,652	Freehold	
1, Shelley Close, Woodley, Reading, Wokingham RG5 3RN	RG5 3RN	RG5 3	08/03/2023	485,000	490,438	FALSE	Residential	House	Semi_Detached				130	£3,731	£3,773	Freehold	
3, Burns Close, Woodley, Reading, Wokingham RG5 3RP	RG5 3RP	RG5 3	19/05/2022	343,000	360,795	FALSE	Residential	House	Terraced		3	3	88	£3,898	£4,100	Freehold	
11, Lismore Close, Woodley, Reading, Wokingham RG5 3RT	RG5 3RT	RG5 3	27/10/2022	230,000	230,366	FALSE	Residential	Maisonette	Flat		2	2	58	£3,966	£3,972	Leasehold	
3, Lismore Close, Woodley, Reading, Wokingham RG5 3RT	RG5 3RT	RG5 3	27/10/2022	245,000	245,390	FALSE	Residential	House	Flat		2	2	58	£4,224	£4,231	Leasehold	
26, Clivedale Road, Woodley, Reading, Wokingham RG5 3RD	RG5 3RD	RG5 3	12/05/2023	375,000	381,342	FALSE	Residential	House	Semi_Detached		2	3	85	£4,412	£4,486	Freehold	
1, Lismore Close, Woodley, Reading, Wokingham RG5 3RT	RG5 3RT	RG5 3	18/08/2022	470,000	486,870	FALSE	Residential	House	Semi_Detached		3	3	106	£4,434	£4,593	Freehold	
16, Bodmin Road, Woodley, Reading, Wokingham RG5 3RZ	RG5 3RZ	RG5 3	04/12/2023	370,000	384,108	FALSE	Residential	House	Semi_Detached		2	3	82	£4,512	£4,684	Freehold	
40, Clivedale Road, Woodley, Reading, Wokingham RG5 3RD	RG5 3RD	RG5 3	14/10/2022	475,000	484,399	FALSE	Residential	House	Semi_Detached		3	3	103	£4,612	£4,703	Freehold	
9, Burns Close, Woodley, Reading, Wokingham RG5 3RP	RG5 3RP	RG5 3	02/11/2023	402,000	407,240	FALSE	Residential	House	Terraced		3	3	86	£4,674	£4,735	Freehold	
18, Sycamore Close, Woodley, Reading, Wokingham RG5 3RY	RG5 3RY	RG5 3	14/01/2022	362,000	394,238	FALSE	Residential	House	Semi_Detached		3	3	71	£5,099	£5,553	Freehold	
12, Bodmin Road, Woodley, Reading, Wokingham RG5 3RZ	RG5 3RZ	RG5 3	23/08/2022	390,000	403,999	FALSE	Residential	House	Semi_Detached		3	3	73	£5,342	£5,534	Freehold	
25, Tennyson Road, Woodley, Reading, Wokingham RG5 3RH	RG5 3RH	RG5 3	17/06/2022	440,000	470,311	FALSE	Residential	House	Semi_Detached		2	3	78	£5,641	£6,030	Freehold	
16, Tennyson Road, Woodley, Reading, Wokingham RG5 3RH	RG5 3RH	RG5 3	28/01/2022	352,500	383,892	FALSE	Residential	Bungalow	Semi_Detached		2	2	59	£5,975	£6,507	Freehold	
2, Tennyson Road, Woodley, Reading, Wokingham RG5 3RH	RG5 3RH	RG5 3	15/08/2022	363,000	376,029	FALSE	Residential	Bungalow	Semi_Detached		2	2	59	£6,153	£6,373	Freehold	
8, Oban Gardens, Woodley, Reading, Wokingham RG5 3RG	RG5 3RG	RG5 3	26/10/2022	475,000	478,703	FALSE	Residential	House	Detached		3	3	57	£8,333	£8,398	Freehold	
10, Bideford Close, Woodley, Reading, Wokingham RG5 3SE	RG5 3SE	RG5 3	28/04/2023	410,000	410,587	FALSE	Residential	House	Terraced		3	4	125	£3,280	£3,285	Freehold	
1, Bideford Close, Woodley, Reading, Wokingham RG5 3SE	RG5 3SE	RG5 3	16/09/2022	435,000	435,311	FALSE	Residential	House	Terraced		3	3	129	£3,372	£3,375	Freehold	
13, Southlake Court, Woodley, Reading, Wokingham RG5 3SQ	RG5 3SQ	RG5 3	27/05/2022	215,000	222,231	FALSE	Residential	House	Flat		2	2	63	£3,413	£3,527	Leasehold	
17, Southlake Court, Woodley, Reading, Wokingham RG5 3SQ	RG5 3SQ	RG5 3	29/06/2022	248,000	254,878	FALSE	Residential	House	Flat		2	2	71	£3,493	£3,590	Leasehold	
26, Southlake Court, Woodley, Reading, Wokingham RG5 3SQ	RG5 3SQ	RG5 3	29/08/2023	230,000	235,993	FALSE	Residential	House	Flat		2	2	61	£3,770	£3,869	Leasehold	
19, Bideford Close, Woodley, Reading, Wokingham RG5 3SE	RG5 3SE	RG5 3	20/12/2022	445,000	442,784	FALSE	Residential	House	Terraced		3	3	116	£3,836	£3,817	Freehold	
26, Plymouth Avenue, Woodley, Reading, Wokingham RG5 3SG	RG5 3SG	RG5 3	15/09/2023	545,000	541,901	FALSE	Residential	House	Terraced				139	£3,921	£3,899	Freehold	
35, Bideford Close, Woodley, Reading, Wokingham RG5 3SE	RG5 3SE	RG5 3	07/06/2022	375,000	400,833	FALSE	Residential	House	Semi_Detached		3	3	93	£4,032	£4,310	Freehold	
63, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	25/10/2023	370,000	366,853	FALSE	Residential	House	Terraced		2	3	89	£4,157	£4,122	Freehold	
61, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	23/08/2023	370,000	377,281	FALSE	Residential	House	Terraced		2	3	79	£4,684	£4,776	Freehold	
9, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	16/01/2023	380,000	382,652	FALSE	Residential	House	Semi_Detached		3	3	79	£4,810	£4,844	Freehold	
47, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	27/06/2022	395,000	422,211	FALSE	Residential	House	Semi_Detached		3	3	82	£4,817	£5,149	Freehold	
57, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	20/12/2023	405,000	418,460	FALSE	Residential	House	Terraced		2	3	82	£4,939	£5,103	Freehold	
5, Plymouth Avenue, Woodley, Reading, Wokingham RG5 3SG	RG5 3SG	RG5 3	28/04/2023	396,500	397,068	FALSE	Residential	House	Terraced		2	3	76	£5,217	£5,225	Freehold	
15, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	23/08/2023	430,000	438,462	FALSE	Residential	House	Terraced		2	3	79	£5,443	£5,550	Freehold	
17, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	23/02/2022	427,000	453,242	FALSE	Residential	House	Terraced		2	3	76	£5,618	£5,964	Freehold	
1, Hazel Drive, Woodley, Reading, Wokingham RG5 3SA	RG5 3SA	RG5 3	14/04/2022	467,500	493,982	FALSE	Residential	House	Terraced		3	3	81	£5,772	£6,099	Freehold	
		RG5 3 Average												£4,905	£5,031		Woodley
39, Norton Road, Woodley, Reading, Wokingham RG5 4AJ	RG5 4AJ	RG5 4	09/02/2022	450,000	476,471	FALSE	Residential	House	Detached				120	£3,750	£3,971	Freehold	
17, Norton Road, Woodley, Reading, Wokingham RG5 4AH	RG5 4AH	RG5 4	14/04/2023	445,000	449,989	FALSE	Residential	House	Semi_Detached				115	£3,870	£3,913	Freehold	
184b, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AA	RG5 4AA	RG5 4	12/01/2023	610,000	607,012	FALSE	Residential	House	Detached				155	£3,935	£3,916	Freehold	
117, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AE	RG5 4AE	RG5 4	29/07/2022	837,500	862,150	FALSE	Residential	House	Terraced				211	£3,969	£4,086	Freehold	
184, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AA	RG5 4AA	RG5 4	27/01/2023	525,000	528,664	FALSE	Residential	House	Semi_Detached				131	£4,008	£4,036	Freehold	
4, Norton Road, Woodley, Reading, Wokingham RG5 4AH	RG5 4AH	RG5 4	20/09/2022	435,000	444,236	FALSE	Residential	House	Semi_Detached		3	3	107	£4,065	£4,152	Freehold	
71, Norton Road, Woodley, Reading, Wokingham RG5 4AJ	RG5 4AJ	RG5 4	21/09/2022	599,950	605,915	FALSE	Residential	House	Detached				140	£4,285	£4,328	Freehold	
26b, Norton Road, Woodley, Reading, Wokingham RG5 4AH	RG5 4AH	RG5 4	05/04/2023	215,000	213,812	FALSE	Residential	House	Flat		1	1	48	£4,479	£4,454	Leasehold	
64, Norton Road, Woodley, Reading, Wokingham RG5 4AJ	RG5 4AJ	RG5 4	22/07/2022	447,750	470,235	FALSE	Residential	House	Semi_Detached		3	3	95	£4,713	£4,950	Freehold	
182, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AA	RG5 4AA	RG5 4	23/06/2022	650,000	684,160	FALSE	Residential	House	Detached				132	£4,924	£5,183	Freehold	
48, Norton Road, Woodley, Reading, Wokingham RG5 4AJ	RG5 4AJ	RG5 4	24/04/2023	450,000	455,046	FALSE	Residential	House	Semi_Detached		3	4	91	£4,945	£5,001	Freehold	
150, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AB	RG5 4AB	RG5 4	12/09/2022	551,000	562,699	FALSE	Residential	House	Semi_Detached		2	3	110	£5,009	£5,115	Freehold	
44, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AT	RG5 4AT	RG5 4	26/05/2023	675,000	676,904	FALSE	Residential	House	Detached		3	4	132	£5,114	£5,128	Freehold	
9, Coniston Close, Woodley, Reading, Wokingham RG5 4AY	RG5 4AY	RG5 4	26/05/2023	378,000	380,721	FALSE	Residential	House	Terraced		2	3	73	£5,178	£5,215	Freehold	
7, Millers Grove, Woodley, Reading, Wokingham RG5 4AF	RG5 4AF	RG5 4	07/06/2022	465,000	489,437	FALSE	Residential	House	Detached				89	£5,225	£5,499	Freehold	
25c, Coniston Close, Woodley, Reading, Wokingham RG5 4AY	RG5 4AY	RG5 4	11/08/2022	350,000	355,076	FALSE	Residential	House	Terraced		2	2	66	£5,303	£5,380	Freehold	
40, Norton Road, Woodley, Reading, Wokingham RG5 4AJ	RG5 4AJ	RG5 4	29/08/2023	425,000	439,624	FALSE	Residential	House	Semi_Detached		2	3	80	£5,313	£5,495	Freehold	
11, Bakers Place, Woodley, Reading, Wokingham RG5 4AX	RG5 4AX	RG5 4	09/12/2022	475,000	476,340	FALSE	Residential	House	Detached				89	£5,337	£5,352	Freehold	
12, Coniston Close, Woodley, Reading, Wokingham RG5 4AY	RG5 4AY	RG5 4	25/03/2022	400,000	424,905	FALSE	Residential	House	Terraced		2	3	72	£5,556	£5,901	Freehold	
124, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AW	RG5 4AW	RG5 4	18/02/2022	595,000	630,000	FALSE	Residential	House	Detached		3	3	107	£5,561	£5,888	Freehold	
137, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AG	RG5 4AG	RG5 4	14/01/2022	380,000	413,842	FALSE	Residential	Bungalow	Semi_Detached		2	2	64	£5,938	£6,466	Freehold	
92, Loddon Bridge Road, Woodley, Reading, Wokingham RG5 4AN	RG5 4AN	RG5 4	10/06/2022	497,500	531,772	FALSE	Residential	House	Semi_Detached		3	4	81	£6,142	£6,565	Freehold	
30, Bakers Place, Woodley, Reading, Wokingham RG5 4AX	RG5 4AX	RG5 4	25/11/2022	508,000	518,419	FALSE	Residential	House	Semi_Detached				79	£6,430	£6,562	Freehold	
30, Coniston Close, Woodley, Reading, Wokingham RG5 4AY	RG5 4AY	RG5 4	29/07/2022	325,000													

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
88, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DN	RG5 4DN	RG5 4	02/03/2023	235,000	233,886	FALSE	Residential	House	Flat		2	3	59	£3,983	£3,964	Leasehold	
5, Kingsford Close, Woodley, Reading, Wokingham RG5 4DT	RG5 4DT	RG5 4	15/09/2023	341,000	343,619	FALSE	Residential	House	Semi_Detached		3	3	81	£4,210	£4,242	Freehold	
41, Jasmine Square, Woodley, Reading, Wokingham RG5 4DY	RG5 4DY	RG5 4	06/01/2023	482,000	485,364	FALSE	Residential	House	Semi_Detached				114	£4,228	£4,258	Freehold	
149, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DB	RG5 4DB	RG5 4	13/06/2022	480,000	513,067	FALSE	Residential	House	Semi_Detached		3	4	113	£4,248	£4,540	Freehold	
18, Ladbroke Close, Woodley, Reading, Wokingham RG5 4DX	RG5 4DX	RG5 4	10/06/2022	269,000	276,460	FALSE	Residential	House	Flat				60	£4,483	£4,608	Leasehold	
9, Ladbroke Close, Woodley, Reading, Wokingham RG5 4DX	RG5 4DX	RG5 4	26/08/2022	277,500	279,496	FALSE	Residential	Maisonette	Flat		2	2	61	£4,549	£4,582	Leasehold	
72, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DN	RG5 4DN	RG5 4	16/12/2022	260,000	258,972	FALSE	Residential	Maisonette	Flat		2	2	57	£4,561	£4,543	Leasehold	
15, Rivermead Road, Woodley, Reading, Wokingham RG5 4DH	RG5 4DH	RG5 4	18/07/2023	490,000	514,982	FALSE	Residential	House	Semi_Detached		3	4	107	£4,579	£4,813	Freehold	
42, Vauxhall Drive, Woodley, Reading, Wokingham RG5 4DU	RG5 4DU	RG5 4	05/05/2023	415,000	422,019	FALSE	Residential	House	Semi_Detached		3	3	90	£4,611	£4,689	Freehold	
43, Ladbroke Close, Woodley, Reading, Wokingham RG5 4DX	RG5 4DX	RG5 4	02/10/2023	315,000	312,321	FALSE	Residential	House	Terraced		2	2	68	£4,632	£4,593	Freehold	
177, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DD	RG5 4DD	RG5 4	26/07/2022	500,000	518,222	FALSE	Residential	House	Detached		3	4	107	£4,673	£4,843	Freehold	
4, Redwood Avenue, Woodley, Reading, Wokingham RG5 4DR	RG5 4DR	RG5 4	05/04/2023	497,000	502,573	FALSE	Residential	House	Semi_Detached		3	4	106	£4,689	£4,741	Freehold	
Oak Rise, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DB	RG5 4DB	RG5 4	29/09/2023	530,000	534,071	FALSE	Residential	House	Semi_Detached		3	4	113	£4,690	£4,726	Freehold	
2, Stonehaven Drive, Woodley, Reading, Wokingham RG5 4DE	RG5 4DE	RG5 4	02/02/2024	545,000	555,784	FALSE	Residential	House	Semi_Detached				116	£4,698	£4,791	Freehold	
22, Ladbroke Close, Woodley, Reading, Wokingham RG5 4DX	RG5 4DX	RG5 4	22/04/2022	480,000	507,190	FALSE	Residential	House	Terraced				99	£4,848	£5,123	Freehold	
18, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DL	RG5 4DL	RG5 4	09/12/2022	550,000	551,551	FALSE	Residential	House	Detached		2	3	108	£5,093	£5,107	Freehold	
3, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DJ	RG5 4DJ	RG5 4	19/12/2022	460,000	466,793	FALSE	Residential	House	Semi_Detached		3	3	90	£5,111	£5,187	Freehold	
42, Redwood Avenue, Woodley, Reading, Wokingham RG5 4DR	RG5 4DR	RG5 4	19/05/2023	486,000	494,220	FALSE	Residential	House	Semi_Detached		3	3	94	£5,170	£5,258	Freehold	
19, Stonehaven Drive, Woodley, Reading, Wokingham RG5 4DE	RG5 4DE	RG5 4	23/02/2024	396,000	403,836	FALSE	Residential	House	Semi_Detached		3	3	76	£5,211	£5,314	Freehold	
38, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DN	RG5 4DN	RG5 4	05/05/2023	670,000	671,890	FALSE	Residential	Bungalow	Detached		3	3	127	£5,276	£5,290	Freehold	
41, Ladbroke Close, Woodley, Reading, Wokingham RG5 4DX	RG5 4DX	RG5 4	29/11/2022	401,000	409,224	FALSE	Residential	House	Semi_Detached		2	3	74	£5,419	£5,530	Freehold	
29, Stonehaven Drive, Woodley, Reading, Wokingham RG5 4DE	RG5 4DE	RG5 4	18/02/2022	428,000	461,587	FALSE	Residential	House	Semi_Detached		2	3	76	£5,632	£6,074	Freehold	
93, Colemans Moor Road, Woodley, Reading, Wokingham RG5 4DG	RG5 4DG	RG5 4	09/08/2023	575,000	594,785	FALSE	Residential	House	Semi_Detached		2	3	86	£6,686	£6,916	Freehold	
16, Austin Road, Woodley, Reading, Wokingham RG5 4EJ	RG5 4EJ	RG5 4	21/01/2022	425,000	462,849	FALSE	Residential	House	Semi_Detached		3	3	93	£4,570	£4,977	Freehold	
8, Renault Road, Woodley, Reading, Wokingham RG5 4EY	RG5 4EY	RG5 4	17/06/2022	428,000	457,484	FALSE	Residential	House	Semi_Detached		3	3	93	£4,602	£4,919	Freehold	
91, Vauxhall Drive, Woodley, Reading, Wokingham RG5 4ED	RG5 4ED	RG5 4	09/12/2022	500,000	507,384	FALSE	Residential	House	Semi_Detached		3	3	106	£4,717	£4,787	Freehold	
64, Millbank Crescent, Woodley, Reading, Wokingham RG5 4ER	RG5 4ER	RG5 4	11/02/2022	440,000	474,529	FALSE	Residential	House	Semi_Detached		3	4	93	£4,731	£5,102	Freehold	
15, Hudson Road, Woodley, Reading, Wokingham RG5 4EN	RG5 4EN	RG5 4	13/03/2023	450,000	455,046	FALSE	Residential	House	Semi_Detached		3	3	95	£4,737	£4,790	Freehold	
12, Millbank Crescent, Woodley, Reading, Wokingham RG5 4ER	RG5 4ER	RG5 4	10/02/2023	395,000	391,918	FALSE	Residential	House	Terraced		2	3	81	£4,877	£4,838	Freehold	
101, Vauxhall Drive, Woodley, Reading, Wokingham RG5 4ED	RG5 4ED	RG5 4	11/08/2022	473,500	490,496	FALSE	Residential	House	Semi_Detached		3	3	97	£4,881	£5,057	Freehold	
30, Hudson Road, Woodley, Reading, Wokingham RG5 4EW	RG5 4EW	RG5 4	29/11/2022	485,000	494,947	FALSE	Residential	House	Semi_Detached		2	3	98	£4,949	£5,050	Freehold	
52, Vauxhall Drive, Woodley, Reading, Wokingham RG5 4EE	RG5 4EE	RG5 4	29/07/2022	470,000	493,603	FALSE	Residential	House	Semi_Detached		3	3	94	£5,000	£5,251	Freehold	
7, Chaffey Close, Woodley, Reading, Wokingham RG5 4EQ	RG5 4EQ	RG5 4	10/11/2023	450,000	455,865	FALSE	Residential	House	Terraced		3	3	89	£5,056	£5,122	Freehold	
4, Fitzroy Crescent, Woodley, Reading, Wokingham RG5 4EU	RG5 4EU	RG5 4	20/10/2023	397,000	398,104	FALSE	Residential	House	Semi_Detached		2	3	78	£5,090	£5,104	Freehold	
72, Fitzroy Crescent, Woodley, Reading, Wokingham RG5 4EX	RG5 4EX	RG5 4	21/10/2022	500,000	509,894	FALSE	Residential	House	Semi_Detached		3	3	98	£5,102	£5,203	Freehold	
86, Austin Road, Woodley, Reading, Wokingham RG5 4ES	RG5 4ES	RG5 4	21/10/2022	465,000	474,201	FALSE	Residential	House	Semi_Detached		3	3	91	£5,110	£5,211	Freehold	
5, Chaffey Close, Woodley, Reading, Wokingham RG5 4EQ	RG5 4EQ	RG5 4	19/12/2023	450,000	464,956	FALSE	Residential	House	Terraced		3	3	88	£5,114	£5,284	Freehold	
78, Millbank Crescent, Woodley, Reading, Wokingham RG5 4ER	RG5 4ER	RG5 4	14/04/2022	438,000	471,315	FALSE	Residential	House	Semi_Detached		3	3	85	£5,153	£5,545	Freehold	
67, Vauxhall Drive, Woodley, Reading, Wokingham RG5 4EB	RG5 4EB	RG5 4	24/10/2022	415,000	423,212	FALSE	Residential	House	Semi_Detached		3	3	78	£5,321	£5,426	Freehold	
97, Vauxhall Drive, Woodley, Reading, Wokingham RG5 4ED	RG5 4ED	RG5 4	15/05/2023	438,300	445,713	FALSE	Residential	House	Semi_Detached		3	3	82	£5,345	£5,436	Freehold	
78, Vauxhall Drive, Woodley, Reading, Wokingham RG5 4EE	RG5 4EE	RG5 4	12/12/2022	496,000	503,325	FALSE	Residential	House	Semi_Detached		2	3	85	£5,835	£5,921	Freehold	
4, Carpenters Close, Woodley, Reading, Wokingham RG5 4EF	RG5 4EF	RG5 4	09/01/2024	415,000	428,358	FALSE	Residential	House	Semi_Detached		2	3	70	£5,929	£6,119	Freehold	
3, Chaffey Close, Woodley, Reading, Wokingham RG5 4EQ	RG5 4EQ	RG5 4	18/11/2022	404,500	404,789	FALSE	Residential	House			2	2	66	£6,129	£6,133	Freehold	
2, Snowdrop Gardens, Woodley, Reading, Wokingham RG5 4FB	RG5 4FB	RG5 4	27/03/2024	565,000	562,626	FALSE	Residential	House	Detached				154	£3,669	£3,653	Freehold	
43, Elm Drive, Woodley, Reading, Wokingham RG5 4FD	RG5 4FD	RG5 4	22/02/2022	490,000	528,453	FALSE	Residential	House	Semi_Detached				128	£3,828	£4,129	Freehold	
1, Elm Drive, Woodley, Reading, Wokingham RG5 4FD	RG5 4FD	RG5 4	23/11/2022	289,950	290,873	FALSE	Residential	House	Flat				73	£3,972	£3,985	Leasehold	
93, Elm Drive, Woodley, Reading, Wokingham RG5 4FD	RG5 4FD	RG5 4	20/04/2023	272,500	270,994	FALSE	Residential	House	Flat				67	£4,067	£4,045	Leasehold	
21, Elm Drive, Woodley, Reading, Wokingham RG5 4FD	RG5 4FD	RG5 4	25/03/2022	415,000	440,839	FALSE	Residential	House	Terraced				101	£4,109	£4,365	Freehold	
3, Elm Drive, Woodley, Reading, Wokingham RG5 4FD	RG5 4FD	RG5 4	26/05/2023	305,000	303,555	FALSE	Residential	House	Flat				73	£4,178	£4,158	Leasehold	
84, Elm Drive, Woodley, Reading, Wokingham RG5 4FE	RG5 4FE	RG5 4	21/10/2022	310,000	310,493	FALSE	Residential	Maisonette	Flat				74	£4,189	£4,196	Leasehold	
72, Elm Drive, Woodley, Reading, Wokingham RG5 4FE	RG5 4FE	RG5 4	10/11/2022	268,500	269,355	FALSE	Residential	House	Flat				61	£4,402	£4,416	Leasehold	
16, Buttercup Lane, Woodley, Reading, Wokingham RG5 4FA	RG5 4FA	RG5 4	22/03/2024	445,000	443,100	FALSE	Residential	House	Terraced				101	£4,406	£4,387	Freehold	
8, Hawthorn Crescent, Woodley, Reading, Wokingham RG5 4FH	RG5 4FH	RG5 4	09/06/2022	725,000	763,101	FALSE	Residential	House	Detached				163	£4,448	£4,682	Freehold	
50, Elm Drive, Woodley, Reading, Wokingham RG5 4FE	RG5 4FE	RG5 4	16/06/2022	715,000	752,576	FALSE	Residential	House	Detached				160	£4,469	£4,704	Freehold	
10, Hunters Court, Woodley, Reading, Wokingham RG5 4HQ	RG5 4HQ	RG5 4	17/01/2022	197,000	205,140	FALSE	Residential	House	Flat		2	2	63	£3,127	£3,256	Leasehold	
16, Hunters Court, Woodley, Reading, Wokingham RG5 4HQ	RG5 4HQ	RG5 4	16/12/2022	230,000	229,091	FALSE	Residential	House	Flat		2	2	69	£3,333	£3,320	Leasehold	
12, Hunters Court, Woodley, Reading, Wokingham RG5 4HQ	RG5 4HQ	RG5 4	13/07/2023	217,000	223,748	FALSE	Residential	House	Flat		2	2	61	£3,557	£3,668	Leasehold	
36, Dunbar Drive, Woodley, Reading, Wokingham RG5 4HA	RG5 4HA	RG5 4	27/01/2023	250,000	247,059	FALSE	Residential	Maisonette	Flat		2	2	60	£4,167	£4,118	Leasehold	
53, Dunbar Drive, Woodley, Reading, Wokingham RG5 4HA	RG5 4HA	RG5 4	28/01/2022	266,000	276,992	FALSE	Residential	House	Flat		2	3	61	£4,361	£4,541	Leasehold	
42, Malvern Close, Woodley, Reading, Wokingham RG5 4HL	RG5 4HL	RG5 4	01/09/2023	500,000	503,841	FALSE	Residential	House	Semi_Detached		3	4	107	£4,673	£4,709	Freehold	
31, Buckden Close, Woodley, Reading, Wokingham RG5 4HB	RG5 4HB	RG5 4	16/01/2023	272,000	268,800	FALSE	Residential	House	Flat		2	2	57	£4,772	£4,716	Leasehold	
52, Duncan Road, Woodley, Reading, Wokingham RG5 4HS	RG5 4HS	RG5 4	28/04/2023	445,500	446,138	FALSE	Residential	House	Terraced		3	3	88	£5,063	£5,070	Freehold	
2, Gainsborough Close, Woodley, Reading, Wokingham RG5 4HD	RG5 4HD	RG5 4	13/09/2022	515,000	525,934	FALSE	Residential	House	Semi_Detached		3	3	99	£5,202	£5,312	Freehold	
41, Duncan Road, Woodley, Reading, Wokingham RG5 4HS	RG5 4HS	RG5 4	16/06/2023	616,000	631,544	FALSE	Residential	House	Detached				118	£5,220	£5,352	Freehold	
53, Fosters Lane, Woodley, Reading, Wokingham RG5 4HG	RG5 4HG	RG5 4	10/03/2022	450,000	478,018	FALSE	Residential	House	Terraced		2	3	84	£5,357	£5,691	Freehold	
31, Malvern Close, Woodley, Reading, Wokingham RG5 4HL	RG5 4HL	RG5 4	19/05/2023	403,000	409,816	FALSE	Residential	House	Semi_Detached		3	3	75	£5,373	£5,464	Freehold	
11, Malvern Close, Woodley, Reading, Wokingham RG5 4HL	RG5 4HL	RG5 4	15/07/2022	431,000	452,644	FALSE	Residential	House	Semi_Detached		3	3	79	£5,456	£5,730	Freehold	
6, Dunbar Drive, Woodley, Reading, Wokingham RG5 4HA	RG5 4HA	RG5 4	27/10/2022	435,000	443,608	FALSE	Residential	House	Semi_Detached		2	3	78	£5,577	£5,687	Freehold	
59, Malvern Close, Woodley, Reading, Wokingham RG5 4HL	RG5 4HL	RG5 4	26/01/2024	410,000	423,197	FALSE	Residential	House	Semi_Detached		3	3	73	£5,616	£5,797	Freehold	
7, Dunbar Drive, Woodley, Reading, Wokingham RG5 4HA	RG5 4HA	RG5 4	14/10/2022	462,000	471,142	FALSE	Residential	House	Semi_Detached		3	3	78	£5,923	£6,040	Freehold	
34, Buckden Close, Woodley, Reading, Wokingham RG5 4HB	RG5 4HB	RG5 4	26/07/2022	463,000	486,251	FALSE	Residential	House	Semi_Detached		3	3	76	£6,092	£6,398	Freehold	
18, Gainsborough Close, Woodley, Reading, Wokingham RG5 4HD	RG5 4HD	RG5 4	21/04/2023	457,958	463,093	FALSE	Residential	House	Semi_Detached		3	3	75	£6,106	£6,175	Freehold	
17, Gainsborough Close, Woodley, Reading, Wokingham RG5 4																	

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
22, Arundel Road, Woodley, Reading, Wokingham RG5 4JL	RG5 4JL	RG5 4	20/05/2022	449,950	482,734	FALSE	Residential	House	Semi_Detached		2	2	69	£6,521	£6,996	Freehold	
6, Sussex Gardens, Woodley, Reading, Wokingham RG5 4JN	RG5 4JN	RG5 4	27/05/2022	499,950	536,378	FALSE	Residential	Bungalow	Semi_Detached		2	3	66	£7,575	£8,127	Freehold	
131, Haddon Drive, Woodley, Reading, Wokingham RG5 4LZ	RG5 4LZ	RG5 4	06/04/2023	505,000	510,662	FALSE	Residential	House	Semi_Detached				126	£4,008	£4,053	Freehold	
24, Rowan Drive, Woodley, Reading, Wokingham RG5 4LW	RG5 4LW	RG5 4	08/12/2022	561,000	569,285	FALSE	Residential	House	Semi_Detached				139	£4,036	£4,096	Freehold	
8, Halstead Close, Woodley, Reading, Wokingham RG5 4LD	RG5 4LD	RG5 4	26/07/2023	523,000	541,181	FALSE	Residential	House	Terraced				122	£4,287	£4,436	Freehold	
77, Haddon Drive, Woodley, Reading, Wokingham RG5 4LY	RG5 4LY	RG5 4	12/12/2023	635,000	659,212	FALSE	Residential	House	Semi_Detached				147	£4,320	£4,484	Freehold	
24, Ravensbourne Drive, Woodley, Reading, Wokingham RG5 4LH	RG5 4LH	RG5 4	18/10/2023	485,000	486,348	FALSE	Residential	House	Semi_Detached		3	3	111	£4,369	£4,382	Freehold	
15, Rowan Drive, Woodley, Reading, Wokingham RG5 4LN	RG5 4LN	RG5 4	26/07/2022	453,500	466,848	FALSE	Residential	House	Terraced		3	3	102	£4,446	£4,577	Freehold	
96, Haddon Drive, Woodley, Reading, Wokingham RG5 4LT	RG5 4LT	RG5 4	10/02/2023	525,000	529,403	FALSE	Residential	House	Semi_Detached		3	4	116	£4,526	£4,564	Freehold	
26, Caldbeck Drive, Woodley, Reading, Wokingham RG5 4LA	RG5 4LA	RG5 4	28/03/2024	445,000	444,692	FALSE	Residential	House	Semi_Detached		3	4	93	£4,785	£4,782	Freehold	
38, Caldbeck Drive, Woodley, Reading, Wokingham RG5 4LA	RG5 4LA	RG5 4	13/05/2022	561,561	602,478	FALSE	Residential	House	Semi_Detached				117	£4,800	£5,149	Freehold	
31, Ravensbourne Drive, Woodley, Reading, Wokingham RG5 4LH	RG5 4LH	RG5 4	30/08/2023	530,000	548,237	FALSE	Residential	House	Semi_Detached		3	3	107	£4,953	£5,124	Freehold	
26, Wilmington Close, Woodley, Reading, Wokingham RG5 4LR	RG5 4LR	RG5 4	03/04/2024	448,500	448,500	FALSE	Residential	House	Semi_Detached		3	3	90	£4,983	£4,983	Freehold	
4, Cobham Road, Woodley, Reading, Wokingham RG5 4LB	RG5 4LB	RG5 4	16/08/2022	875,000	895,788	FALSE	Residential	House	Detached		3	4	172	£5,087	£5,208	Freehold	
21, Ravensbourne Drive, Woodley, Reading, Wokingham RG5 4LH	RG5 4LH	RG5 4	10/11/2022	495,000	505,152	FALSE	Residential	House	Semi_Detached		3	3	97	£5,103	£5,208	Freehold	
98, Haddon Drive, Woodley, Reading, Wokingham RG5 4LL	RG5 4LL	RG5 4	27/04/2023	445,000	449,989	FALSE	Residential	House	Semi_Detached		2	3	86	£5,174	£5,232	Freehold	
14, Rowan Drive, Woodley, Reading, Wokingham RG5 4LW	RG5 4LW	RG5 4	18/02/2022	480,000	517,668	FALSE	Residential	House	Semi_Detached		3	3	92	£5,217	£5,627	Freehold	
14, Ashtrees Road, Woodley, Reading, Wokingham RG5 4LP	RG5 4LP	RG5 4	28/09/2022	490,000	500,403	FALSE	Residential	House	Semi_Detached		3	3	92	£5,326	£5,439	Freehold	
123, Haddon Drive, Woodley, Reading, Wokingham RG5 4LZ	RG5 4LZ	RG5 4	22/07/2022	455,000	477,849	FALSE	Residential	House	Semi_Detached		3	3	85	£5,353	£5,622	Freehold	
23, Rowan Drive, Woodley, Reading, Wokingham RG5 4LN	RG5 4LN	RG5 4	11/02/2022	498,000	528,605	FALSE	Residential	House	Terraced		2	3	93	£5,355	£5,684	Freehold	
86, Ravensbourne Drive, Woodley, Reading, Wokingham RG5 4LJ	RG5 4LJ	RG5 4	15/12/2023	400,000	412,772	FALSE	Residential	House	Detached		3	3	74	£5,405	£5,578	Freehold	
49, Ravensbourne Drive, Woodley, Reading, Wokingham RG5 4LJ	RG5 4LJ	RG5 4	13/10/2023	350,000	347,023	FALSE	Residential	House	Flat		2	2	59	£5,932	£5,882	Leasehold	
8, Ashtrees Road, Woodley, Reading, Wokingham RG5 4LP	RG5 4LP	RG5 4	11/02/2022	385,000	415,213	FALSE	Residential	House	Semi_Detached		2	3	61	£6,311	£6,807	Freehold	
66, Ravensbourne Drive, Woodley, Reading, Wokingham RG5 4LJ	RG5 4LJ	RG5 4	18/01/2022	425,000	462,849	FALSE	Residential	Bungalow	Semi_Detached		2	3	63	£6,746	£7,347	Freehold	
165, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NX	RG5 4NX	RG5 4	22/12/2022	330,000	334,873	FALSE	Residential	House	Semi_Detached		3	3	87	£3,793	£3,849	Freehold	
149, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NX	RG5 4NX	RG5 4	26/07/2022	240,000	244,068	FALSE	Residential	House	Flat		2	2	60	£4,000	£4,068	Leasehold	
Flat 1, 157, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NX	RG5 4NX	RG5 4	23/08/2022	277,000	278,993	FALSE	Residential	House	Flat		2	2	67	£4,134	£4,164	Leasehold	
163, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NX	RG5 4NX	RG5 4	09/05/2023	360,000	366,089	FALSE	Residential	House	Semi_Detached		3	4	87	£4,138	£4,208	Freehold	
2, Rochester Avenue, Woodley, Reading, Wokingham RG5 4NA	RG5 4NA	RG5 4	28/07/2022	520,000	546,114	FALSE	Residential	House	Semi_Detached		3	3	125	£4,160	£4,369	Freehold	
146, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NY	RG5 4NY	RG5 4	23/02/2022	490,000	528,453	FALSE	Residential	House	Semi_Detached		3	3	115	£4,261	£4,595	Freehold	
29, Lysander Close, Woodley, Reading, Wokingham RG5 4ND	RG5 4ND	RG5 4	13/10/2023	245,000	245,390	FALSE	Residential	Maisonette	Flat		2	2	56	£4,375	£4,382	Leasehold	
44, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NH	RG5 4NH	RG5 4	18/03/2022	900,000	952,232	FALSE	Residential	House	Detached				204	£4,412	£4,668	Freehold	
1, Armstrong Way, Woodley, Reading, Wokingham RG5 4NW	RG5 4NW	RG5 4	14/04/2023	463,000	463,663	FALSE	Residential	House	Terraced		3	3	103	£4,495	£4,502	Freehold	
6, Concorde Way, Woodley, Reading, Wokingham RG5 4NF	RG5 4NF	RG5 4	14/04/2022	270,000	278,396	FALSE	Residential	Maisonette	Flat		2	2	60	£4,500	£4,640	Leasehold	
9, Comet Way, Woodley, Reading, Wokingham RG5 4NZ	RG5 4NZ	RG5 4	15/06/2023	460,000	477,540	FALSE	Residential	House	Semi_Detached		3	3	101	£4,554	£4,728	Freehold	
150, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NY	RG5 4NY	RG5 4	15/03/2024	244,000	244,000	FALSE	Residential	House	Flat		2	2	52	£4,692	£4,692	Leasehold	
14, Mitchell Way, Woodley, Reading, Wokingham RG5 4NQ	RG5 4NQ	RG5 4	03/02/2023	447,500	451,253	FALSE	Residential	House	Semi_Detached		3	4	95	£4,711	£4,750	Freehold	
50, Rochester Avenue, Woodley, Reading, Wokingham RG5 4NA	RG5 4NA	RG5 4	11/07/2023	468,000	491,860	FALSE	Residential	House	Semi_Detached		3	3	97	£4,825	£5,071	Freehold	
28, Concorde Way, Woodley, Reading, Wokingham RG5 4NF	RG5 4NF	RG5 4	08/09/2023	265,000	266,480	FALSE	Residential	Maisonette	Flat		2	2	54	£4,907	£4,935	Leasehold	
155a, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NX	RG5 4NX	RG5 4	04/03/2022	408,000	431,679	FALSE	Residential	Bungalow	Detached		2	2	83	£4,916	£5,201	Freehold	
53, Mitchell Way, Woodley, Reading, Wokingham RG5 4NQ	RG5 4NQ	RG5 4	18/08/2023	565,000	578,840	FALSE	Residential	House	Detached				112	£5,045	£5,168	Freehold	
60, Rochester Avenue, Woodley, Reading, Wokingham RG5 4NB	RG5 4NB	RG5 4	04/01/2024	430,000	443,841	FALSE	Residential	House	Semi_Detached		3	3	83	£5,181	£5,347	Freehold	
15, Meteor Close, Woodley, Reading, Wokingham RG5 4NG	RG5 4NG	RG5 4	06/03/2023	290,000	288,626	FALSE	Residential	House	Flat		2	2	55	£5,273	£5,248	Leasehold	
20, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NH	RG5 4NH	RG5 4	21/01/2022	825,000	883,161	FALSE	Residential	Bungalow	Other		3	4	156	£5,288	£5,661	Freehold	
11, Comet Way, Woodley, Reading, Wokingham RG5 4NZ	RG5 4NZ	RG5 4	04/08/2023	420,000	434,452	FALSE	Residential	House	Semi_Detached		2	3	79	£5,316	£5,499	Freehold	
24, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NH	RG5 4NH	RG5 4	28/04/2023	700,000	696,571	FALSE	Residential	House	Detached		3	4	131	£5,344	£5,317	Freehold	
42, Lysander Close, Woodley, Reading, Wokingham RG5 4ND	RG5 4ND	RG5 4	28/06/2023	230,000	235,384	FALSE	Residential	House	Terraced		1	1	43	£5,349	£5,474	Freehold	
62, Lysander Close, Woodley, Reading, Wokingham RG5 4ND	RG5 4ND	RG5 4	04/02/2022	295,000	313,130	FALSE	Residential	House	Terraced		1	1	54	£5,463	£5,799	Freehold	
48, Rochester Avenue, Woodley, Reading, Wokingham RG5 4NA	RG5 4NA	RG5 4	26/05/2023	465,000	472,865	FALSE	Residential	House	Semi_Detached		3	3	84	£5,536	£5,629	Freehold	
10, Armstrong Way, Woodley, Reading, Wokingham RG5 4NW	RG5 4NW	RG5 4	15/06/2023	342,500	350,518	FALSE	Residential	House	Terraced		2	3	60	£5,708	£5,842	Freehold	
33, Mitchell Way, Woodley, Reading, Wokingham RG5 4NQ	RG5 4NQ	RG5 4	28/01/2022	560,000	609,872	FALSE	Residential	House	Semi_Detached		3	4	98	£5,714	£6,223	Freehold	
29, Mitchell Way, Woodley, Reading, Wokingham RG5 4NQ	RG5 4NQ	RG5 4	04/02/2022	490,000	518,824	FALSE	Residential	House	Detached		3	3	82	£5,976	£6,327	Freehold	
37, Armstrong Way, Woodley, Reading, Wokingham RG5 4NW	RG5 4NW	RG5 4	14/10/2022	295,000	297,341	FALSE	Residential	Maisonette	Other		2	2	48	£6,146	£6,195	Leasehold	
45, Lysander Close, Woodley, Reading, Wokingham RG5 4ND	RG5 4ND	RG5 4	25/10/2022	345,000	344,507	FALSE	Residential	House	Terraced		2	2	56	£6,161	£6,152	Freehold	
30, Butts Hill Road, Woodley, Reading, Wokingham RG5 4NH	RG5 4NH	RG5 4	15/12/2023	735,000	758,469	FALSE	Residential	House	Detached		3	3	103	£7,136	£7,364	Freehold	
4, Leyburn Close, Woodley, Reading, Wokingham RG5 4PX	RG5 4PX	RG5 4	20/12/2023	377,500	390,046	FALSE	Residential	House	Terraced				120	£3,146	£3,250	Freehold	
11, Brecon Road, Woodley, Reading, Wokingham RG5 4PR	RG5 4PR	RG5 4	17/08/2022	247,000	248,777	FALSE	Residential	House	Flat		2	2	72	£3,431	£3,455	Leasehold	
5, Lunds Farm Road, Woodley, Reading, Wokingham RG5 4PY	RG5 4PY	RG5 4	26/05/2023	575,000	576,622	FALSE	Residential	House	Detached				162	£3,549	£3,559	Freehold	
3, Leyburn Close, Woodley, Reading, Wokingham RG5 4PX	RG5 4PX	RG5 4	04/09/2023	376,500	374,359	FALSE	Residential	House	Terraced		3	4	104	£3,620	£3,600	Freehold	
11, Walmer Road, Woodley, Reading, Wokingham RG5 4PN	RG5 4PN	RG5 4	11/04/2022	419,000	450,870	FALSE	Residential	House	Semi_Detached		3	3	115	£3,643	£3,921	Freehold	
18, Lavenham Drive, Woodley, Reading, Wokingham RG5 4PP	RG5 4PP	RG5 4	21/12/2022	550,000	558,122	FALSE	Residential	House	Semi_Detached				147	£3,742	£3,797	Freehold	
72, Lunds Farm Road, Woodley, Reading, Wokingham RG5 4PZ	RG5 4PZ	RG5 4	26/01/2024	430,000	441,357	FALSE	Residential	House	Terraced		2	3	110	£3,909	£4,012	Freehold	
37, Selsdon Avenue, Woodley, Reading, Wokingham RG5 4PQ	RG5 4PQ	RG5 4	04/03/2022	575,000	608,371	FALSE	Residential	House	Detached		3	3	145	£3,966	£4,196	Freehold	
3, Brandon Avenue, Woodley, Reading, Wokingham RG5 4PU	RG5 4PU	RG5 4	14/11/2023	558,420	565,177	FALSE	Residential	House	Detached				128	£4,363	£4,415	Freehold	
56, Lunds Farm Road, Woodley, Reading, Wokingham RG5 4PZ	RG5 4PZ	RG5 4	21/03/2022	532,500	563,404	FALSE	Residential	House	Detached				121	£4,401	£4,656	Freehold	
20, Herald Way, Woodley, Reading, Wokingham RG5 4PB	RG5 4PB	RG5 4	20/01/2023	635,000	631,889	FALSE	Residential	House	Detached				143	£4,441	£4,419	Freehold	
47, Selsdon Avenue, Woodley, Reading, Wokingham RG5 4PQ	RG5 4PQ	RG5 4	13/04/2022	268,000	276,334	FALSE	Residential	Maisonette	Flat		2	2	59	£4,542	£4,684	Leasehold	
12, Lunds Farm Road, Woodley, Reading, Wokingham RG5 4PY	RG5 4PY	RG5 4	26/05/2023	390,000	392,529	FALSE	Residential	House	Other		3	3	85	£4,588	£4,618	Freehold	
6, Brunel Drive, Woodley, Reading, Wokingham RG5 4PW	RG5 4PW	RG5 4	30/08/2023	740,000	765,462	FALSE	Residential	House	Semi_Detached		3	3	160	£4,625	£4,784	Freehold	
17, Lunds Farm Road, Woodley, Reading, Wokingham RG5 4PY	RG5 4PY	RG5 4	07/06/2023	550,000	570,971	FALSE	Residential	House	Semi_Detached		3	4	117	£4,701	£4,880	Freehold	
29, Selsdon Avenue, Woodley, Reading, Wokingham RG5 4PQ	RG5 4PQ	RG5 4	18/07/2023	635,000	667,374	FALSE	Residential	House	Semi_Detached		3	4	135	£4,704	£4,944	Freehold	
7, Lavenham Drive, Woodley, Reading, Wokingham RG5 4PP	RG5 4PP	RG5 4	29/04/2022	480,000	516,510	FALSE	Residential	House	Semi_Detached		3	3					

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
20, Cornfield Road, Woodley, Reading, Wokingham RG5 4QA	RG5 4QA	RG5 4	17/11/2022	670,000	683,741	FALSE	Residential	House	Semi_Detached		3	4	141	£4,752	£4,849	Freehold	
23, Sherbourne Drive, Woodley, Reading, Wokingham RG5 4QY	RG5 4QY	RG5 4	10/02/2023	417,000	413,747	FALSE	Residential	House	Terraced		3	3	86	£4,849	£4,811	Freehold	
4, Woodley Green, Woodley, Reading, Wokingham RG5 4QP	RG5 4QP	RG5 4	17/01/2023	410,000	412,861	FALSE	Residential	House	Semi_Detached		2	3	82	£5,000	£5,035	Freehold	
25, Enstone Road, Woodley, Reading, Wokingham RG5 4QU	RG5 4QU	RG5 4	12/10/2023	440,000	441,223	FALSE	Residential	House	Semi_Detached		2	3	88	£5,000	£5,014	Freehold	
24, Pitford Road, Woodley, Reading, Wokingham RG5 4QF	RG5 4QF	RG5 4	23/06/2022	400,000	417,924	FALSE	Residential	House	Terraced		3	3	78	£5,128	£5,358	Freehold	
5, Sherbourne Drive, Woodley, Reading, Wokingham RG5 4QY	RG5 4QY	RG5 4	27/09/2022	455,000	464,660	FALSE	Residential	House	Semi_Detached		3	3	87	£5,230	£5,341	Freehold	
42, Welford Road, Woodley, Reading, Wokingham RG5 4QS	RG5 4QS	RG5 4	28/01/2022	535,000	582,645	FALSE	Residential	House	Semi_Detached		2	2	102	£5,245	£5,712	Freehold	
55, Telford Crescent, Woodley, Reading, Wokingham RG5 4QT	RG5 4QT	RG5 4	20/01/2023	427,000	429,980	FALSE	Residential	House	Semi_Detached		3	3	81	£5,272	£5,308	Freehold	
12, Church Road, Woodley, Reading, Wokingham RG5 4QH	RG5 4QH	RG5 4	15/12/2022	415,000	421,129	FALSE	Residential	House	Semi_Detached		2	2	77	£5,390	£5,469	Freehold	
17, Cornfield Road, Woodley, Reading, Wokingham RG5 4QA	RG5 4QA	RG5 4	20/06/2023	562,500	583,948	FALSE	Residential	House	Semi_Detached		3	3	96	£5,859	£6,083	Freehold	
32, Church Road, Woodley, Reading, Wokingham RG5 4QJ	RG5 4QJ	RG5 4	21/02/2023	645,000	642,290	FALSE	Residential	House	Detached		3	3	104	£6,202	£6,176	Freehold	
75, Telford Crescent, Woodley, Reading, Wokingham RG5 4QT	RG5 4QT	RG5 4	26/01/2022	385,000	419,287	FALSE	Residential	Bungalow	Semi_Detached		2	3	55	£7,000	£7,623	Freehold	
42, Duffield Road, Woodley, Reading, Wokingham RG5 4RN	RG5 4RN	RG5 4	14/03/2023	1,180,000	1,180,845	FALSE	Residential	House	Other				369	£3,198	£3,200	Freehold	
33, Denmark Avenue, Woodley, Reading, Wokingham RG5 4RS	RG5 4RS	RG5 4	27/07/2023	750,000	780,176	FALSE	Residential	House	Detached				215	£3,488	£3,629	Freehold	
37, Denmark Avenue, Woodley, Reading, Wokingham RG5 4RS	RG5 4RS	RG5 4	20/07/2022	855,000	886,159	FALSE	Residential	House	Detached				204	£4,191	£4,344	Freehold	
26, Duffield Road, Woodley, Reading, Wokingham RG5 4RN	RG5 4RN	RG5 4	10/03/2023	827,500	836,778	FALSE	Residential	House	Semi_Detached				191	£4,332	£4,381	Freehold	
47, Denmark Avenue, Woodley, Reading, Wokingham RG5 4RS	RG5 4RS	RG5 4	19/10/2023	935,000	929,119	FALSE	Residential	House	Detached				215	£4,349	£4,321	Freehold	
5, Copse Mead, Woodley, Reading, Wokingham RG5 4RP	RG5 4RP	RG5 4	20/07/2022	850,000	880,977	FALSE	Residential	House	Detached		3	4	195	£4,359	£4,518	Freehold	
28, Tippings Lane, Woodley, Reading, Wokingham RG5 4RY	RG5 4RY	RG5 4	09/06/2023	570,000	591,734	FALSE	Residential	House	Semi_Detached		3	3	125	£4,560	£4,734	Freehold	
18, Denmark Avenue, Woodley, Reading, Wokingham RG5 4RS	RG5 4RS	RG5 4	15/07/2022	900,000	932,799	FALSE	Residential	House	Detached				183	£4,918	£5,097	Freehold	
22, Denmark Avenue, Woodley, Reading, Wokingham RG5 4RS	RG5 4RS	RG5 4	29/06/2023	975,000	999,603	FALSE	Residential	House	Detached				193	£5,052	£5,179	Freehold	
7, Tippings Lane, Woodley, Reading, Wokingham RG5 4RX	RG5 4RX	RG5 4	03/07/2023	510,000	530,519	FALSE	Residential	House	Detached		3	4	98	£5,204	£5,413	Freehold	
18, Copse Mead, Woodley, Reading, Wokingham RG5 4RP	RG5 4RP	RG5 4	19/10/2023	1,007,500	1,001,164	FALSE	Residential	House	Detached				181	£5,566	£5,531	Freehold	
27, Copse Mead, Woodley, Reading, Wokingham RG5 4RP	RG5 4RP	RG5 4	05/09/2023	840,000	838,232	FALSE	Residential	House	Detached				145	£5,793	£5,781	Freehold	
12, St Johns Close, Woodley, Reading, Wokingham RG5 4RD	RG5 4RD	RG5 4	14/12/2023	480,000	498,302	FALSE	Residential	House	Semi_Detached		3	3	75	£6,400	£6,644	Freehold	
Flat 1, Magnolia Court, Headley Road East, Woodley, Reading, Wokingham RG5 4SD	RG5 4SD	RG5 4	16/03/2023	140,000	139,336	FALSE	Residential	House	Flat		2	3	45	£3,111	£3,096	Leasehold	
Flat 27, Magnolia Court, Headley Road East, Woodley, Reading, Wokingham RG5 4SD	RG5 4SD	RG5 4	25/03/2022	140,000	144,709	FALSE	Residential	House	Flat		1	1	45	£3,111	£3,216	Leasehold	
12, Hartigan Place, Woodley, Reading, Wokingham RG5 4SH	RG5 4SH	RG5 4	10/06/2022	262,500	269,780	FALSE	Residential	Maisonette	Flat		2	2	80	£3,281	£3,372	Leasehold	
Flat 4, Magnolia Court, Headley Road East, Woodley, Reading, Wokingham RG5 4SD	RG5 4SD	RG5 4	04/05/2023	205,000	204,028	FALSE	Residential	House	Flat		2	2	61	£3,361	£3,345	Leasehold	
Flat 33, Magnolia Court, Headley Road East, Woodley, Reading, Wokingham RG5 4SD	RG5 4SD	RG5 4	26/06/2023	135,000	136,846	FALSE	Residential	House	Flat		1	1	40	£3,375	£3,421	Leasehold	
Flat 26, Magnolia Court, Headley Road East, Woodley, Reading, Wokingham RG5 4SD	RG5 4SD	RG5 4	27/07/2022	136,000	138,305	FALSE	Residential	House	Flat		1	1	39	£3,487	£3,546	Leasehold	
46, Hartigan Place, Woodley, Reading, Wokingham RG5 4SH	RG5 4SH	RG5 4	24/01/2022	250,000	260,331	FALSE	Residential	House	Flat		2	2	69	£3,623	£3,773	Leasehold	
Flat 32, Magnolia Court, Headley Road East, Woodley, Reading, Wokingham RG5 4SD	RG5 4SD	RG5 4	28/03/2024	160,000	160,000	FALSE	Residential	House	Flat		1	1	44	£3,636	£3,636	Leasehold	
Flat 2, Magnolia Court, Headley Road East, Woodley, Reading, Wokingham RG5 4SD	RG5 4SD	RG5 4	17/02/2023	160,000	158,491	FALSE	Residential	House	Flat		1	1	44	£3,636	£3,602	Leasehold	
25, Hartigan Place, Woodley, Reading, Wokingham RG5 4SH	RG5 4SH	RG5 4	13/03/2024	457,500	455,546	FALSE	Residential	House	Terraced		3	3	118	£3,877	£3,861	Freehold	
43, Hartigan Place, Woodley, Reading, Wokingham RG5 4SH	RG5 4SH	RG5 4	23/11/2022	260,000	260,828	FALSE	Residential	House	Flat		2	2	67	£3,881	£3,893	Leasehold	
263, Headley Road East, Woodley, Reading, Wokingham RG5 4SE	RG5 4SE	RG5 4	28/04/2023	395,000	395,565	FALSE	Residential	House	Terraced				88	£4,489	£4,495	Freehold	
66, Hartigan Place, Woodley, Reading, Wokingham RG5 4SH	RG5 4SH	RG5 4	04/01/2023	410,000	405,364	FALSE	Residential	House	Terraced		2	3	88	£4,659	£4,606	Freehold	
50, Hartigan Place, Woodley, Reading, Wokingham RG5 4SH	RG5 4SH	RG5 4	17/11/2022	250,000	250,796	FALSE	Residential	House	Flat		2	2	50	£5,000	£5,016	Leasehold	
320, Headley Road East, Woodley, Reading, Wokingham RG5 4SJ	RG5 4SJ	RG5 4	07/07/2023	315,000	325,590	FALSE	Residential	House	Terraced		2	2	57	£5,526	£5,718	Freehold	
315, Headley Road East, Woodley, Reading, Wokingham RG5 4SE	RG5 4SE	RG5 4	09/06/2023	395,000	404,247	FALSE	Residential	House	Terraced		3	3	69	£5,725	£5,859	Freehold	
12, Temple Mews, Woodley, Reading, Wokingham RG5 4ST	RG5 4ST	RG5 4	11/11/2022	355,000	355,254	FALSE	Residential	House	Terraced		2	2	55	£6,455	£6,459	Freehold	
331, Headley Road East, Woodley, Reading, Wokingham RG5 4SE	RG5 4SE	RG5 4	25/11/2022	404,150	404,439	FALSE	Residential	House	Terraced		2	2	61	£6,625	£6,630	Freehold	
Mill Close, Sandford Lane, Woodley, Reading, Wokingham RG5 4SY	RG5 4SY	RG5 4	14/07/2022	965,000	1,000,168	FALSE	Residential	Bungalow	Detached		3	3	132	£7,311	£7,577	Freehold	
6, Alderley Close, Woodley, Reading, Wokingham RG5 4TG	RG5 4TG	RG5 4	14/12/2023	535,000	552,083	FALSE	Residential	House	Detached		3	3	123	£4,350	£4,488	Freehold	
12, Uppingham Drive, Woodley, Reading, Wokingham RG5 4TH	RG5 4TH	RG5 4	17/03/2023	480,000	477,649	FALSE	Residential	House	Detached		3	4	94	£5,106	£5,081	Freehold	
28, Gemini Road, Woodley, Reading, Wokingham RG5 4TF	RG5 4TF	RG5 4	29/09/2022	490,000	500,403	FALSE	Residential	House	Semi_Detached				93	£5,269	£5,381	Freehold	
3, Gemini Road, Woodley, Reading, Wokingham RG5 4TF	RG5 4TF	RG5 4	05/01/2024	625,000	640,771	FALSE	Residential	House	Detached				117	£5,342	£5,477	Freehold	
24, Rothwell Gardens, Woodley, Reading, Wokingham RG5 4TJ	RG5 4TJ	RG5 4	22/07/2022	600,000	630,131	FALSE	Residential	House	Semi_Detached		3	3	109	£5,505	£5,781	Freehold	
3, Messenger Road, Woodley, Reading, Wokingham RG5 4TR	RG5 4TR	RG5 4	09/06/2022	620,000	652,583	FALSE	Residential	House	Detached				109	£5,688	£5,987	Freehold	
23, Uppingham Drive, Woodley, Reading, Wokingham RG5 4TH	RG5 4TH	RG5 4	26/07/2022	578,000	599,064	FALSE	Residential	House	Detached		3	4	98	£5,898	£6,113	Freehold	
2, Orville Close, Woodley, Reading, Wokingham RG5 4TZ	RG5 4TZ	RG5 4	14/01/2022	470,000	501,004	FALSE	Residential	House	Detached		3	3	72.95	£6,443	£6,868	Freehold	
Flat 6, Loddon Vale House, Hurricane Way, Woodley, Reading, Wokingham RG5 4UX	RG5 4UX	RG5 4	16/03/2022	225,000	232,568	FALSE	Residential	House	Flat				63	£3,571	£3,692	Leasehold	
45, Shackleton Way, Woodley, Reading, Wokingham RG5 4UU	RG5 4UU	RG5 4	21/07/2023	207,000	214,196	FALSE	Residential	Maisonette	Terraced		2	2	54	£3,833	£3,967	Leasehold	
Flat 4, Loddon Vale House, Hurricane Way, Woodley, Reading, Wokingham RG5 4UX	RG5 4UX	RG5 4	25/04/2022	161,000	166,007	FALSE	Residential	House	Flat				39	£4,128	£4,257	Leasehold	
85, Shackleton Way, Woodley, Reading, Wokingham RG5 4UU	RG5 4UU	RG5 4	13/09/2022	188,000	188,299	FALSE	Residential	Maisonette	Flat		1	1	44	£4,273	£4,280	Leasehold	
1, Scott Close, Woodley, Reading, Wokingham RG5 4UP	RG5 4UP	RG5 4	15/09/2022	606,000	612,026	FALSE	Residential	House	Detached				139	£4,360	£4,403	Freehold	
61, Shackleton Way, Woodley, Reading, Wokingham RG5 4UU	RG5 4UU	RG5 4	18/02/2022	330,000	340,541	FALSE	Residential	House	Flat		2	2	75	£4,400	£4,541	Leasehold	
19, Scott Close, Woodley, Reading, Wokingham RG5 4UP	RG5 4UP	RG5 4	09/02/2024	565,000	573,469	FALSE	Residential	House	Detached				128	£4,414	£4,480	Freehold	
58, Shackleton Way, Woodley, Reading, Wokingham RG5 4UT	RG5 4UT	RG5 4	14/06/2022	242,500	249,225	FALSE	Residential	House	Flat		2	3	54	£4,491	£4,615	Leasehold	
62, Shackleton Way, Woodley, Reading, Wokingham RG5 4UT	RG5 4UT	RG5 4	18/03/2022	248,000	256,341	FALSE	Residential	House	Flat		2	2	55	£4,509	£4,661	Leasehold	
4, Hurricane Way, Woodley, Reading, Wokingham RG5 4UX	RG5 4UX	RG5 4	08/05/2024	500,000	500,000	FALSE	Residential	House	Semi_Detached		3	4	110	£4,545	£4,545	Freehold	
21, Tiger Close, Woodley, Reading, Wokingham RG5 4UY	RG5 4UY	RG5 4	03/08/2023	560,000	579,269	FALSE	Residential	House	Semi_Detached				123	£4,553	£4,710	Freehold	
73, Shackleton Way, Woodley, Reading, Wokingham RG5 4UU	RG5 4UU	RG5 4	18/08/2022	215,000	216,547	FALSE	Residential	Maisonette	Flat		1	1	47	£4,574	£4,607	Leasehold	
103, Shackleton Way, Woodley, Reading, Wokingham RG5 4UU	RG5 4UU	RG5 4	21/10/2022	205,000	205,326	FALSE	Residential	House	Flat		1	1	44	£4,659	£4,667	Leasehold	
19, Shackleton Way, Woodley, Reading, Wokingham RG5 4UU	RG5 4UU	RG5 4	25/11/2022	207,500	208,161	FALSE	Residential	Maisonette	Flat		1	1	43	£4,826	£4,841	Leasehold	
28, Nimrod Close, Woodley, Reading, Wokingham RG5 4UW	RG5 4UW	RG5 4	24/01/2024	675,000	692,033	FALSE	Residential	House	Detached				137	£4,927	£5,051	Freehold	
1, Beaver Way, Woodley, Reading, Wokingham RG5 4UD	RG5 4UD	RG5 4	11/02/2022	577,500	611,471	FALSE	Residential	House	Detached				117	£4,936	£5,226	Freehold	
11, Victor Way, Woodley, Reading, Wokingham RG5 4UZ	RG5 4UZ	RG5 4	15/12/2023	430,000	446,396	FALSE	Residential	House	Semi_Detached		3	3	84	£5,119	£5,314	Freehold	
9, Shackleton Way, Woodley, Reading, Wokingham RG5 4UU	RG5 4UU	RG5 4	14/02/2022	458,000	493,942	FALSE	Residential	House	Semi_Detached		3	3	89	£5,146	£5,550	Freehold	
24, Marathon Close, Woodley, Reading, Wokingham RG5 4UN	RG5 4UN	RG5 4	12/12/2023	575,000	593,360	FALSE	Residential	House	Detached		3	4	111	£5,180	£5,346	Freehold	
24, Nimrod Close, Woodley, Reading, Wokingham RG5 4UW	RG5 4UW	RG5 4	10/08/2023	435,000	445,656	FALSE	Residential	House	Detached		3	3	81	£5,370	£5,502	Freehold</	

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
5, Phillips Close, Woodley, Reading, Wokingham RG5 4XD	RG5 4XD	RG5 4	25/10/2022	830,000	836,471	FALSE	Residential	House	Detached				153	£5,425	£5,467	Freehold	
20, Blanchard Close, Woodley, Reading, Wokingham RG5 4XQ	RG5 4XQ	RG5 4	28/02/2024	412,500	418,683	FALSE	Residential	House	Detached		3	3	75	£5,500	£5,582	Freehold	
35, Sunderland Close, Woodley, Reading, Wokingham RG5 4XR	RG5 4XR	RG5 4	19/05/2022	239,950	252,399	FALSE	Residential	House	Terraced		1	1	43	£5,580	£5,870	Freehold	
46, Buccaneer Close, Woodley, Reading, Wokingham RG5 4XP	RG5 4XP	RG5 4	21/07/2022	650,000	673,688	FALSE	Residential	House	Detached				114	£5,702	£5,910	Freehold	
38, Mannock Way, Woodley, Reading, Wokingham RG5 4XW	RG5 4XW	RG5 4	19/08/2022	450,000	466,152	FALSE	Residential	House	Semi_Detached		3	3	76.71	£5,866	£6,077	Freehold	
63, Mannock Way, Woodley, Reading, Wokingham RG5 4XW	RG5 4XW	RG5 4	26/05/2023	332,500	334,894	FALSE	Residential	House	Terraced		2	3	55	£6,045	£6,089	Freehold	
7, Mannock Way, Woodley, Reading, Wokingham RG5 4XW	RG5 4XW	RG5 4	17/11/2022	685,000	689,851	FALSE	Residential	House	Detached				111	£6,171	£6,215	Freehold	
6, Blanchard Close, Woodley, Reading, Wokingham RG5 4XQ	RG5 4XQ	RG5 4	07/09/2023	305,000	303,266	FALSE	Residential	House	Terraced		2	2	49	£6,224	£6,189	Freehold	
50, Buccaneer Close, Woodley, Reading, Wokingham RG5 4XP	RG5 4XP	RG5 4	06/05/2022	345,000	362,898	FALSE	Residential	House	Terraced		2	2	55	£6,273	£6,598	Freehold	
22, Buccaneer Close, Woodley, Reading, Wokingham RG5 4XP	RG5 4XP	RG5 4	02/06/2023	350,000	358,193	FALSE	Residential	House	Terraced		2	3	55	£6,364	£6,513	Freehold	
1, Cody Close, Woodley, Reading, Wokingham RG5 4XN	RG5 4XN	RG5 4	03/08/2023	710,000	727,392	FALSE	Residential	House	Detached		3	4	110	£6,455	£6,613	Freehold	
26, Blanchard Close, Woodley, Reading, Wokingham RG5 4XQ	RG5 4XQ	RG5 4	08/09/2023	490,000	488,968	FALSE	Residential	House	Detached		3	3	75	£6,533	£6,520	Freehold	
7, Phillips Close, Woodley, Reading, Wokingham RG5 4XD	RG5 4XD	RG5 4	20/07/2023	726,500	755,730	FALSE	Residential	House	Detached		3	4	107	£6,790	£7,063	Freehold	
10, Blanchard Close, Woodley, Reading, Wokingham RG5 4XQ	RG5 4XQ	RG5 4	24/03/2023	332,000	332,000	FALSE	Residential	House	Terraced		2	2	48	£6,917	£6,917	Freehold	
12, Blanchard Close, Woodley, Reading, Wokingham RG5 4XQ	RG5 4XQ	RG5 4	26/04/2024	480,000	480,000	FALSE	Residential	House	Detached		2	3	68	£7,059	£7,059	Freehold	
29, Donaldson Way, Woodley, Reading, Wokingham RG5 4XL	RG5 4XL	RG5 4	02/01/2022	362,000	387,778	FALSE	Residential	House	Terraced		2	2	51	£7,098	£7,603	Freehold	
		RG5 4 Average												£4,919	£5,046		Woodley
9, Shepherds Avenue, Earley, Reading, Wokingham RG6 1AY	RG6 1AY	RG6 1	18/07/2023	415,000	436,158	FALSE	Residential	House	Semi_Detached		3	3	116	£3,578	£3,760	Freehold	
274, London Road, Earley, Reading, Wokingham RG6 1AJ	RG6 1AJ	RG6 1	19/12/2022	425,000	431,276	FALSE	Residential	House	Semi_Detached		3	3	109	£3,899	£3,957	Freehold	
46, Delamere Road, Earley, Reading, Wokingham RG6 1AP	RG6 1AP	RG6 1	26/08/2022	585,000	605,998	FALSE	Residential	House	Semi_Detached				150	£3,900	£4,040	Freehold	
44, Rosedale Crescent, Earley, Reading, Wokingham RG6 1AS	RG6 1AS	RG6 1	05/10/2023	420,000	416,428	FALSE	Residential	House	Terraced		3	4	104	£4,038	£4,004	Freehold	
374, London Road, Earley, Reading, Wokingham RG6 1AR	RG6 1AR	RG6 1	20/01/2023	890,000	885,640	FALSE	Residential	House	Detached				212	£4,198	£4,178	Freehold	
322, London Road, Earley, Reading, Wokingham RG6 1AR	RG6 1AR	RG6 1	24/03/2023	400,000	404,485	FALSE	Residential	House	Semi_Detached		3	3	93	£4,301	£4,349	Freehold	
57, Rosedale Crescent, Earley, Reading, Wokingham RG6 1AS	RG6 1AS	RG6 1	24/05/2023	358,000	364,055	FALSE	Residential	House	Semi_Detached		2	3	82	£4,366	£4,440	Freehold	
81, Rosedale Crescent, Earley, Reading, Wokingham RG6 1AS	RG6 1AS	RG6 1	11/08/2023	347,500	354,339	FALSE	Residential	House	Terraced		2	3	78	£4,455	£4,543	Freehold	
96, Chiltern Crescent, Earley, Reading, Wokingham RG6 1AN	RG6 1AN	RG6 1	22/09/2022	525,000	536,146	FALSE	Residential	House	Semi_Detached		3	3	96	£5,469	£5,585	Freehold	
10, Shepherds Avenue, Earley, Reading, Wokingham RG6 1AY	RG6 1AY	RG6 1	28/03/2024	570,000	567,605	FALSE	Residential	House	Detached		3	3	89	£6,044	£6,378	Freehold	
693, London Road, Earley, Reading, Wokingham RG6 1BQ	RG6 1BQ	RG6 1	29/06/2022	231,000	243,185	FALSE	Residential	House	Flat		2	3	73	£3,164	£3,331	Freehold	
5, Hilltop Road, Earley, Reading, Wokingham RG6 1BY	RG6 1BY	RG6 1	11/02/2022	630,000	667,059	FALSE	Residential	Bungalow	Detached		3	4	155	£4,065	£4,304	Freehold	
12, Hilltop Road, Earley, Reading, Wokingham RG6 1BZ	RG6 1BZ	RG6 1	16/06/2023	815,000	835,566	FALSE	Residential	House	Detached				191	£4,267	£4,375	Freehold	
21, Pitts Lane, Earley, Reading, Wokingham RG6 1BX	RG6 1BX	RG6 1	04/10/2023	596,500	592,748	FALSE	Residential	House	Detached		3	3	108	£5,523	£5,488	Freehold	
4, Pitts Lane, Earley, Reading, Wokingham RG6 1BT	RG6 1BT	RG6 1	30/05/2023	840,000	842,370	FALSE	Residential	House	Detached		3	4	135	£6,222	£6,240	Freehold	
713, London Road, Woodley, Reading, Wokingham RG6 1BE	RG6 1BE	RG6 1	22/03/2023	650,000	646,816	FALSE	Residential	Bungalow	Detached		3	4	88	£7,386	£7,350	Freehold	
105, Pitts Lane, Earley, Reading, Wokingham RG6 1DD	RG6 1DD	RG6 1	03/11/2023	466,666	472,312	FALSE	Residential	House	Detached				144	£3,241	£3,280	Freehold	
41, Culver Lane, Earley, Reading, Wokingham RG6 1DX	RG6 1DX	RG6 1	24/11/2023	485,500	496,159	FALSE	Residential	House	Semi_Detached		3	4	119	£4,080	£4,169	Freehold	
63, Culver Lane, Earley, Reading, Wokingham RG6 1DX	RG6 1DX	RG6 1	12/07/2022	600,000	630,131	FALSE	Residential	House	Semi_Detached				135	£4,444	£4,668	Freehold	
14, Blackthorn Close, Earley, Reading, Wokingham RG6 1DH	RG6 1DH	RG6 1	29/03/2023	435,000	435,000	FALSE	Residential	House	Terraced		3	3	97	£4,485	£4,485	Freehold	
68, Culver Lane, Earley, Reading, Wokingham RG6 1DY	RG6 1DY	RG6 1	08/12/2023	540,000	557,242	FALSE	Residential	House	Detached		3	4	120	£4,500	£4,644	Freehold	
67, Hilltop Road, Earley, Reading, Wokingham RG6 1DB	RG6 1DB	RG6 1	04/03/2022	440,000	465,536	FALSE	Residential	Bungalow	Detached		2	3	83	£5,301	£5,609	Freehold	
22, Hilltop Road, Earley, Reading, Wokingham RG6 1DA	RG6 1DA	RG6 1	18/08/2023	480,000	491,758	FALSE	Residential	House	Detached		3	3	90	£5,333	£5,464	Freehold	
22, Blackthorn Close, Earley, Reading, Wokingham RG6 1DH	RG6 1DH	RG6 1	15/12/2023	445,000	461,968	FALSE	Residential	House	Semi_Detached		3	3	79	£5,633	£5,848	Freehold	
33, The Drive, Earley, Reading, Wokingham RG6 1EG	RG6 1EG	RG6 1	03/08/2023	600,000	620,645	FALSE	Residential	House	Semi_Detached				176	£3,409	£3,526	Freehold	
42, Erleigh Court Gardens, Earley, Reading, Wokingham RG6 1EH	RG6 1EH	RG6 1	25/11/2022	540,000	551,075	FALSE	Residential	House	Semi_Detached				137	£3,942	£4,022	Freehold	
21, Church Road, Earley, Reading, Reading RG6 1EY	RG6 1EY	RG6 1	18/08/2022	280,000	263,472	FALSE	Residential	House	Terraced		2	3	69	£4,058	£3,818	Freehold	
27, Whitegates Lane, Earley, Reading, Wokingham RG6 1EE	RG6 1EE	RG6 1	05/05/2023	875,000	877,468	FALSE	Residential	House	Detached		3	4	215	£4,070	£4,081	Freehold	
3, Byron Road, Earley, Reading, Wokingham RG6 1EP	RG6 1EP	RG6 1	28/03/2022	425,000	457,327	FALSE	Residential	House	Semi_Detached		3	3	86	£4,942	£5,318	Freehold	
3, Sidmouth Grange Close, Earley, Reading, Wokingham RG6 1ER	RG6 1ER	RG6 1	29/06/2023	465,000	482,730	FALSE	Residential	House	Semi_Detached		3	3	88	£5,284	£5,486	Freehold	
23, Erleigh Court Gardens, Earley, Reading, Wokingham RG6 1EJ	RG6 1EJ	RG6 1	27/04/2023	520,000	525,830	FALSE	Residential	House	Semi_Detached		3	3	98	£5,306	£5,366	Freehold	
66, Erleigh Court Gardens, Earley, Reading, Wokingham RG6 1EJ	RG6 1EJ	RG6 1	24/06/2022	485,000	506,733	FALSE	Residential	House	Terraced		3	3	90	£5,389	£5,630	Freehold	
20, Whitegates Lane, Earley, Reading, Wokingham RG6 1EE	RG6 1EE	RG6 1	18/05/2022	527,500	565,935	FALSE	Residential	House	Semi_Detached		3	3	97	£5,438	£5,834	Freehold	
5, Erleigh Court Gardens, Earley, Reading, Wokingham RG6 1EH	RG6 1EH	RG6 1	27/05/2022	455,000	478,605	FALSE	Residential	House	Terraced		3	3	79	£5,759	£6,058	Freehold	
11, Erleigh Court Drive, Earley, Reading, Wokingham RG6 1EB	RG6 1EB	RG6 1	04/01/2024	687,500	704,849	FALSE	Residential	House	Detached				116	£5,927	£6,076	Freehold	
Flat 12, The Birches, Englefield Place, Earley, Reading, Wokingham RG6 1FR	RG6 1FR	RG6 1	16/12/2022	205,000	204,190	FALSE	Residential	House	Flat				66	£3,106	£3,094	Leasehold	
Flat 31, The Birches, Englefield Place, Earley, Reading, Wokingham RG6 1FR	RG6 1FR	RG6 1	24/06/2022	210,000	215,824	FALSE	Residential	House	Flat				66	£3,182	£3,270	Leasehold	
Flat 9, The Birches, Englefield Place, Earley, Reading, Wokingham RG6 1FR	RG6 1FR	RG6 1	27/05/2022	210,000	217,063	FALSE	Residential	House	Flat				66	£3,182	£3,289	Leasehold	
Flat 53, The Birches, Englefield Place, Earley, Reading, Wokingham RG6 1FR	RG6 1FR	RG6 1	14/04/2022	210,000	216,530	FALSE	Residential	House	Flat				66	£3,182	£3,281	Leasehold	
3, Faringdon Road, Earley, Reading, Wokingham RG6 1FP	RG6 1FP	RG6 1	15/09/2023	510,000	507,100	FALSE	Residential	House	Terraced				133	£3,835	£3,813	Freehold	
33, The Orangery, Earley, Reading, Wokingham RG6 1FH	RG6 1FH	RG6 1	19/01/2024	608,000	627,571	FALSE	Residential	House	Semi_Detached				147	£4,136	£4,269	Freehold	
56, Repton Crescent, Earley, Reading, Wokingham RG6 1FL	RG6 1FL	RG6 1	23/06/2022	578,000	617,818	FALSE	Residential	House	Semi_Detached				133	£4,346	£4,645	Freehold	
30, Blackstone Way, Earley, Reading, Wokingham RG6 1FF	RG6 1FF	RG6 1	11/05/2022	479,000	503,850	FALSE	Residential	House	Terraced				108	£4,435	£4,665	Freehold	
28, Louden Square, Earley, Reading, Wokingham RG6 1FN	RG6 1FN	RG6 1	09/03/2022	475,000	504,575	FALSE	Residential	House	Terraced				106	£4,481	£4,760	Freehold	
29, Blackstone Way, Earley, Reading, Wokingham RG6 1FF	RG6 1FF	RG6 1	15/07/2022	486,000	500,305	FALSE	Residential	House	Terraced				108	£4,500	£4,632	Freehold	
2, Oakleigh, Hilltop Road, Earley, Reading, Wokingham RG6 1FQ	RG6 1FQ	RG6 1	04/03/2022	475,000	511,130	FALSE	Residential	House	Semi_Detached				105	£4,524	£4,868	Freehold	
46, Repton Crescent, Earley, Reading, Wokingham RG6 1FL	RG6 1FL	RG6 1	24/06/2022	660,000	694,685	FALSE	Residential	House	Detached				145	£4,552	£4,791	Freehold	
31, Blackstone Way, Earley, Reading, Wokingham RG6 1FF	RG6 1FF	RG6 1	18/02/2022	515,000	546,650	FALSE	Residential	House	Terraced				110	£4,682	£4,970	Freehold	
62, Repton Crescent, Earley, Reading, Wokingham RG6 1FL	RG6 1FL	RG6 1	24/11/2022	525,000	535,767	FALSE	Residential	House	Semi_Detached				110	£4,773	£4,871	Freehold	
36, Blackstone Way, Earley, Reading, Wokingham RG6 1FF	RG6 1FF	RG6 1	11/01/2022	525,000	571,755	FALSE	Residential	House	Semi_Detached				110	£4,773	£5,198	Freehold	
46, Louden Square, Earley, Reading, Wokingham RG6 1FN	RG6 1FN	RG6 1	21/12/2022	532,000	539,857	FALSE	Residential	House	Semi_Detached				110	£4,836	£4,908	Freehold	
26, Louden Square, Earley, Reading, Wokingham RG6 1FN	RG6 1FN	RG6 1	16/12/2022	527,000	524,376	FALSE	Residential	House	Terraced				106	£4,972	£4,947	Freehold	
138, Church Road, Earley, Reading, Wokingham RG6 1HR	RG6 1HR	RG6 1	16/10/2023	885,000	879,434	FALSE	Residential	House	Detached				272	£3,254	£3,233	Freehold	
69, Eastcourt Avenue, Earley, Reading, Wokingham RG6 1HH	RG6 1HH	RG6 1	17/03/2023	650,000	646,816	FALSE	Residential	House	Detached				182	£3,571	£3,554	Freehold	
33, Palmerstone Road, Earley, Reading, Wokingham RG6 1HL	RG6 1HL	RG6 1	05/04/2023	680,000	687,624	FALSE	Residential	House	Semi_Detached				183	£3,716	£3,758	Freehold	
20, Eastcourt Avenue, Earley, Reading, Wokingham RG6 1HH	RG6 1HH	RG6 1	10/08/2023	555,000	574,097	FALSE	Residential	House									

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
12, Eriswell Close, Lower Earley, Reading, Wokingham RG6 3AY	RG6 3AY	RG6 3	10/01/2023	550,000	547,306	FALSE	Residential	House	Detached				117	£4,701	£4,678	Freehold	
50, The Delph, Lower Earley, Reading, Wokingham RG6 3AN	RG6 3AN	RG6 3	27/10/2022	410,000	409,415	FALSE	Residential	House	Terraced		3	4	87	£4,713	£4,706	Freehold	
38, The Delph, Lower Earley, Reading, Wokingham RG6 3AN	RG6 3AN	RG6 3	24/11/2023	353,500	358,108	FALSE	Residential	House	Terraced		3	3	73	£4,842	£4,906	Freehold	
4, Stilton Close, Lower Earley, Reading, Wokingham RG6 3AD	RG6 3AD	RG6 3	07/03/2024	465,000	464,678	FALSE	Residential	House	Semi_Detached		2	3	95	£4,895	£4,891	Freehold	
15, Thorney Close, Lower Earley, Reading, Wokingham RG6 3AF	RG6 3AF	RG6 3	08/03/2022	362,500	390,073	FALSE	Residential	House	Semi_Detached		2	3	74	£4,899	£5,271	Freehold	
7, Ilfracombe Way, Lower Earley, Reading, Wokingham RG6 3AQ	RG6 3AQ	RG6 3	09/03/2022	325,000	345,235	FALSE	Residential	House	Terraced		2	2	64	£5,078	£5,394	Freehold	
4, The Delph, Lower Earley, Reading, Wokingham RG6 3AN	RG6 3AN	RG6 3	17/01/2022	405,000	433,840	FALSE	Residential	House	Terraced		2	3	77	£5,260	£5,634	Freehold	
42, Huntingdon Close, Lower Earley, Reading, Wokingham RG6 3AB	RG6 3AB	RG6 3	27/06/2022	500,000	526,277	FALSE	Residential	House	Detached		2	3	95	£5,263	£5,540	Freehold	
85, The Delph, Lower Earley, Reading, Wokingham RG6 3AW	RG6 3AW	RG6 3	25/08/2023	335,000	341,593	FALSE	Residential	House	Terraced		2	2	63	£5,317	£5,422	Freehold	
5, Sawtry Close, Lower Earley, Reading, Wokingham RG6 3AA	RG6 3AA	RG6 3	18/11/2022	437,000	440,095	FALSE	Residential	House	Detached		2	3	82	£5,329	£5,367	Freehold	
2, Culford Close, Lower Earley, Reading, Wokingham RG6 3AS	RG6 3AS	RG6 3	23/05/2022	500,000	536,431	FALSE	Residential	House	Semi_Detached		3	3	90	£5,556	£5,960	Freehold	
76, Hawkedon Way, Lower Earley, Reading, Wokingham RG6 3AP	RG6 3AP	RG6 3	29/07/2022	360,000	370,596	FALSE	Residential	House	Terraced		2	3	64	£5,625	£5,791	Freehold	
43, The Delph, Lower Earley, Reading, Wokingham RG6 3AN	RG6 3AN	RG6 3	04/01/2024	425,000	438,680	FALSE	Residential	House	Semi_Detached		3	3	74	£5,743	£5,928	Freehold	
9, Elveden Close, Lower Earley, Reading, Wokingham RG6 3AX	RG6 3AX	RG6 3	03/02/2023	547,500	545,200	FALSE	Residential	House	Detached		3	3	93	£5,887	£5,862	Freehold	
4, Barkwith Close, Lower Earley, Reading, Wokingham RG6 3AZ	RG6 3AZ	RG6 3	12/12/2022	405,000	410,981	FALSE	Residential	House	Semi_Detached		2	3	67	£6,045	£6,134	Freehold	
84, The Delph, Lower Earley, Reading, Wokingham RG6 3AW	RG6 3AW	RG6 3	22/07/2022	340,000	350,007	FALSE	Residential	House	Terraced		2	3	56	£6,071	£6,250	Freehold	
34, The Delph, Lower Earley, Reading, Wokingham RG6 3AN	RG6 3AN	RG6 3	14/02/2023	343,000	340,324	FALSE	Residential	House	Terraced		3	3	56	£6,125	£6,077	Freehold	
18, Ilfracombe Way, Lower Earley, Reading, Wokingham RG6 3AQ	RG6 3AQ	RG6 3	08/12/2023	460,000	477,540	FALSE	Residential	House	Semi_Detached		3	4	75	£6,133	£6,367	Freehold	
4, Holsworthy Close, Lower Earley, Reading, Wokingham RG6 3AH	RG6 3AH	RG6 3	06/03/2023	565,000	571,335	FALSE	Residential	House	Semi_Detached		3	3	92	£6,141	£6,210	Freehold	
4, Ramsey Close, Lower Earley, Reading, Wokingham RG6 3AE	RG6 3AE	RG6 3	16/06/2023	515,000	534,637	FALSE	Residential	House	Semi_Detached		2	3	83	£6,205	£6,441	Freehold	
5, Stilton Close, Lower Earley, Reading, Wokingham RG6 3AD	RG6 3AD	RG6 3	07/03/2023	465,000	470,214	FALSE	Residential	House	Semi_Detached		2	3	74	£6,284	£6,354	Freehold	
5, Northam Close, Lower Earley, Reading, Wokingham RG6 3AJ	RG6 3AJ	RG6 3	19/01/2022	423,900	451,863	FALSE	Residential	House	Detached		2	3	59	£7,185	£7,659	Freehold	
9, Allonby Close, Lower Earley, Reading, Wokingham RG6 3BY	RG6 3BY	RG6 3	22/06/2023	625,000	640,771	FALSE	Residential	House	Detached		3	4	145	£4,310	£4,419	Freehold	
10, Alonby Close, Lower Earley, Reading, Wokingham RG6 3BY	RG6 3BY	RG6 3	13/10/2023	640,000	635,975	FALSE	Residential	House	Detached				138	£4,638	£4,609	Freehold	
19, Wispington Close, Lower Earley, Reading, Wokingham RG6 3BN	RG6 3BN	RG6 3	18/11/2022	214,000	214,682	FALSE	Residential	House	Flat		1	1	46	£4,652	£4,667	Leasehold	
18, Markby Way, Lower Earley, Reading, Wokingham RG6 3BG	RG6 3BG	RG6 3	19/05/2022	480,000	506,726	FALSE	Residential	House	Detached				101	£4,752	£5,017	Freehold	
2, Wispington Close, Lower Earley, Reading, Wokingham RG6 3BN	RG6 3BN	RG6 3	14/01/2022	290,000	310,651	FALSE	Residential	House	Terraced		2	2	60	£4,833	£5,178	Freehold	
5, Tinwell Close, Lower Earley, Reading, Wokingham RG6 3BJ	RG6 3BJ	RG6 3	18/10/2023	580,000	576,352	FALSE	Residential	House	Detached		3	3	118	£4,915	£4,884	Freehold	
22, Saleby Close, Lower Earley, Reading, Wokingham RG6 3BE	RG6 3BE	RG6 3	22/05/2023	350,000	355,920	FALSE	Residential	House	Semi_Detached		2	3	71	£4,930	£5,013	Freehold	
18, Alonby Close, Lower Earley, Reading, Wokingham RG6 3BY	RG6 3BY	RG6 3	15/09/2023	610,000	614,686	FALSE	Residential	House	Semi_Detached		3	4	123	£4,959	£4,997	Freehold	
6, Wispington Close, Lower Earley, Reading, Wokingham RG6 3BN	RG6 3BN	RG6 3	18/05/2023	305,000	307,196	FALSE	Residential	House	Terraced		2	2	59	£5,169	£5,207	Freehold	
2, Markby Way, Lower Earley, Reading, Wokingham RG6 3BG	RG6 3BG	RG6 3	20/12/2023	435,000	448,890	FALSE	Residential	House	Detached		2	3	82	£5,305	£5,474	Freehold	
25, Egremont Drive, Lower Earley, Reading, Wokingham RG6 3BS	RG6 3BS	RG6 3	13/07/2022	455,000	471,582	FALSE	Residential	House	Detached		3	3	85	£5,353	£5,548	Freehold	
22, Binbrook Close, Lower Earley, Reading, Wokingham RG6 3BW	RG6 3BW	RG6 3	17/10/2023	332,000	329,176	FALSE	Residential	House	Terraced		2	2	61	£5,443	£5,396	Freehold	
7, Wispington Close, Lower Earley, Reading, Wokingham RG6 3BN	RG6 3BN	RG6 3	23/03/2022	322,000	342,049	FALSE	Residential	House	Terraced		2	2	59	£5,458	£5,797	Freehold	
10, Binbrook Close, Lower Earley, Reading, Wokingham RG6 3BW	RG6 3BW	RG6 3	22/12/2022	328,500	326,865	FALSE	Residential	House	Terraced		2	3	60	£5,475	£5,448	Freehold	
4, Harrington Close, Lower Earley, Reading, Wokingham RG6 3BU	RG6 3BU	RG6 3	02/03/2023	382,500	380,626	FALSE	Residential	House	Detached		3	4	69	£5,543	£5,516	Freehold	
16, Tinwell Close, Lower Earley, Reading, Wokingham RG6 3BJ	RG6 3BJ	RG6 3	23/11/2022	455,000	458,222	FALSE	Residential	Bungalow	Detached		2	3	82	£5,549	£5,588	Freehold	
5, Allonby Close, Lower Earley, Reading, Wokingham RG6 3BY	RG6 3BY	RG6 3	23/06/2023	440,000	451,103	FALSE	Residential	Bungalow	Detached		2	3	79	£5,570	£5,710	Freehold	
3, Allonby Close, Lower Earley, Reading, Wokingham RG6 3BY	RG6 3BY	RG6 3	04/02/2022	453,000	479,647	FALSE	Residential	Bungalow	Detached		2	3	79	£5,734	£6,071	Freehold	
7, Egremont Drive, Lower Earley, Reading, Wokingham RG6 3BS	RG6 3BS	RG6 3	23/09/2022	375,000	378,729	FALSE	Residential	Bungalow	Detached		2	2	65	£5,769	£5,827	Freehold	
27, Alonby Close, Lower Earley, Reading, Wokingham RG6 3BY	RG6 3BY	RG6 3	02/03/2023	578,000	575,169	FALSE	Residential	House	Detached		3	4	99	£5,838	£5,810	Freehold	
19, Tinwell Close, Lower Earley, Reading, Wokingham RG6 3BJ	RG6 3BJ	RG6 3	26/10/2022	620,000	624,833	FALSE	Residential	House	Detached		3	4	106	£5,849	£5,895	Freehold	
76, Egremont Drive, Lower Earley, Reading, Wokingham RG6 3BS	RG6 3BS	RG6 3	20/01/2023	558,000	555,267	FALSE	Residential	House	Detached		3	3	94	£5,936	£5,907	Freehold	
4, Mawbray Close, Lower Earley, Reading, Wokingham RG6 3BZ	RG6 3BZ	RG6 3	19/10/2023	370,000	367,673	FALSE	Residential	Bungalow	Detached		2	2	62	£5,968	£5,930	Freehold	
53, Sellafeld Way, Lower Earley, Reading, Wokingham RG6 3BT	RG6 3BT	RG6 3	09/06/2023	375,000	383,778	FALSE	Residential	House	Terraced		2	2	60	£6,250	£6,396	Freehold	
44, Sellafeld Way, Lower Earley, Reading, Wokingham RG6 3BT	RG6 3BT	RG6 3	09/05/2024	351,000	351,000	FALSE	Residential	House	Terraced		2	3	56	£6,268	£6,268	Freehold	
38, Sellafeld Way, Lower Earley, Reading, Wokingham RG6 3BT	RG6 3BT	RG6 3	10/11/2023	398,000	406,738	FALSE	Residential	House	Semi_Detached		2	3	63	£6,317	£6,456	Freehold	
32, Harrington Close, Lower Earley, Reading, Wokingham RG6 3BU	RG6 3BU	RG6 3	13/05/2024	400,000	400,000	FALSE	Residential	Bungalow	Detached		2	2	63	£6,349	£6,349	Freehold	
36, Sellafeld Way, Lower Earley, Reading, Wokingham RG6 3BT	RG6 3BT	RG6 3	15/01/2024	470,000	485,129	FALSE	Residential	House	Semi_Detached		3	3	74	£6,351	£6,556	Freehold	
15, Dunholme Close, Lower Earley, Reading, Wokingham RG6 3BL	RG6 3BL	RG6 3	18/11/2022	380,000	380,272	FALSE	Residential	House	Terraced		2	2	59	£6,441	£6,445	Freehold	
94, Chilcombe Way, Lower Earley, Reading, Wokingham RG6 3DB	RG6 3DB	RG6 3	26/04/2022	350,000	369,826	FALSE	Residential	House	Terraced		3	3	71	£4,930	£5,209	Freehold	
87, Bridport Close, Lower Earley, Reading, Wokingham RG6 3DG	RG6 3DG	RG6 3	01/06/2023	345,000	353,706	FALSE	Residential	Bungalow	Detached		2	2	64	£5,391	£5,527	Freehold	
48, Marefield, Lower Earley, Reading, Wokingham RG6 3DZ	RG6 3DZ	RG6 3	22/04/2022	235,000	242,308	FALSE	Residential	House	Flat		1	1	43	£5,465	£5,635	Freehold	
103, Chilcombe Way, Lower Earley, Reading, Wokingham RG6 3DB	RG6 3DB	RG6 3	24/03/2022	318,000	337,800	FALSE	Residential	House	Terraced		2	2	57	£5,579	£5,926	Freehold	
128, Chilcombe Way, Lower Earley, Reading, Wokingham RG6 3DD	RG6 3DD	RG6 3	06/11/2023	315,000	319,106	FALSE	Residential	House	Terraced		2	2	56	£5,625	£5,698	Freehold	
6, Marefield, Lower Earley, Reading, Wokingham RG6 3DZ	RG6 3DZ	RG6 3	16/02/2024	575,000	586,378	FALSE	Residential	House	Semi_Detached		3	4	101	£5,693	£5,806	Freehold	
153, Chilcombe Way, Lower Earley, Reading, Wokingham RG6 3DD	RG6 3DD	RG6 3	13/05/2022	322,000	338,705	FALSE	Residential	House	Terraced		2	2	54	£5,963	£6,272	Freehold	
35, Marefield, Lower Earley, Reading, Wokingham RG6 3DZ	RG6 3DZ	RG6 3	10/11/2023	185,000	188,440	FALSE	Residential	House	Flat		1	1	30	£6,167	£6,281	Leasehold	
32, Bridport Close, Lower Earley, Reading, Wokingham RG6 3DG	RG6 3DG	RG6 3	03/03/2023	387,500	385,602	FALSE	Residential	Bungalow	Detached		2	2	62	£6,250	£6,219	Freehold	
81, Bridport Close, Lower Earley, Reading, Wokingham RG6 3DG	RG6 3DG	RG6 3	30/08/2022	405,000	414,622	FALSE	Residential	Bungalow	Detached		2	3	64	£6,328	£6,478	Freehold	
82, Bridport Close, Lower Earley, Reading, Wokingham RG6 3DG	RG6 3DG	RG6 3	29/04/2022	400,000	422,900	FALSE	Residential	Bungalow	Detached		2	2	63	£6,349	£6,713	Freehold	
99, Chilcombe Way, Lower Earley, Reading, Wokingham RG6 3DB	RG6 3DB	RG6 3	28/10/2022	345,000	344,507	FALSE	Residential	House	Terraced		2	3	54	£6,389	£6,380	Freehold	
69, Bridport Close, Lower Earley, Reading, Wokingham RG6 3DG	RG6 3DG	RG6 3	21/11/2022	365,000	365,261	FALSE	Residential	House	Terraced		2	2	57	£6,404	£6,408	Freehold	
86, Bridport Close, Lower Earley, Reading, Wokingham RG6 3DG	RG6 3DG	RG6 3	16/09/2022	405,000	409,027	FALSE	Residential	Bungalow	Detached		2	2	62	£6,532	£6,597	Freehold	
26, Swebstone Close, Lower Earley, Reading, Wokingham RG6 3EZ	RG6 3EZ	RG6 3	22/07/2022	625,000	643,396	FALSE	Residential	House	Terraced				136	£4,596	£4,731	Freehold	
48, Swebstone Close, Lower Earley, Reading, Wokingham RG6 3EY	RG6 3EY	RG6 3	14/04/2022	610,000	644,922	FALSE	Residential	House	Detached		3	4	107	£5,701	£6,027	Freehold	
51, Swebstone Close, Lower Earley, Reading, Wokingham RG6 3EY	RG6 3EY	RG6 3	27/10/2022	600,000	604,678	FALSE	Residential	House	Detached		3	4	105	£5,714	£5,759	Freehold	
10, Swebstone Close, Lower Earley, Reading, Wokingham RG6 3EZ	RG6 3EZ	RG6 3	24/10/2022	580,000	584,522	FALSE	Residential	House	Detached		3	4	98	£5,918	£5,965	Freehold	
9, Swebstone Close, Lower Earley, Reading, Wokingham RG6 3EZ	RG6 3EZ	RG6 3	15/11/2022	618,000	622,377	FALSE	Residential	House	Detached		3	4	97	£6,371	£6,416	Freehold	
89, Maiden Place, Lower Earley, Reading, Wokingham RG6 3HA	RG6 3HA	RG6 3	29/08/2023	217,000	222,655	FALSE	Residential	Maisonette	Flat		1	1	65	£3,338	£3,425	Leasehold	
143, Maiden Place, Lower Earley, Reading, Wokingham RG6 3HE	RG6 3HE	RG6 3	16/01/2024	180,000	185,749	FALSE	Residential	Maisonette	Flat								

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
64, Gabriels Square, Lower Earley, Reading, Wokingham RG6 3WP	RG6 3WP	RG6 3	19/08/2022	225,000	226,619	FALSE	Residential	House	Flat		2	2	70	£3,214	£3,237	Leasehold	
9, Wyatt Crescent, Lower Earley, Reading, Wokingham RG6 3WH	RG6 3WH	RG6 3	13/12/2023	522,500	539,865	FALSE	Residential	House	Terraced				160	£3,266	£3,374	Freehold	
3, Barn Croft Drive, Lower Earley, Reading, Wokingham RG6 3WE	RG6 3WE	RG6 3	04/01/2023	542,500	546,286	FALSE	Residential	House	Semi_Detached		3	4	165	£3,288	£3,311	Freehold	
11, Simmonds Crescent, Lower Earley, Reading, Wokingham RG6 3WF	RG6 3WF	RG6 3	11/03/2022	510,000	541,754	FALSE	Residential	House	Terraced		3	4	141	£3,617	£3,842	Freehold	
15, Barn Croft Drive, Lower Earley, Reading, Wokingham RG6 3WE	RG6 3WE	RG6 3	13/12/2022	460,000	457,710	FALSE	Residential	House	Terraced		3	4	124	£3,710	£3,691	Freehold	
1, Gabriels Square, Lower Earley, Reading, Wokingham RG6 3WN	RG6 3WN	RG6 3	23/09/2022	505,000	515,722	FALSE	Residential	House	Semi_Detached		3	4	136	£3,713	£3,792	Freehold	
12, Gabriels Square, Lower Earley, Reading, Wokingham RG6 3WP	RG6 3WP	RG6 3	03/07/2023	275,000	283,552	FALSE	Residential	House	Semi		2	2	74	£3,716	£3,832	Leasehold	
75, Gabriels Square, Lower Earley, Reading, Wokingham RG6 3WN	RG6 3WN	RG6 3	17/10/2022	550,000	549,215	FALSE	Residential	House	Terraced		3	3	119	£4,622	£4,615	Freehold	
14, Wyatt Crescent, Lower Earley, Reading, Wokingham RG6 3WH	RG6 3WH	RG6 3	21/03/2024	860,000	856,387	FALSE	Residential	House	Detached				177	£4,859	£4,838	Freehold	
11, Flamborough Close, Lower Earley, Reading, Wokingham RG6 3XB	RG6 3XB	RG6 3	24/02/2022	517,000	547,412	FALSE	Residential	House	Detached		3	4	113	£4,575	£4,844	Freehold	
12, Brompton Close, Lower Earley, Reading, Wokingham RG6 3XF	RG6 3XF	RG6 3	28/10/2022	550,000	554,288	FALSE	Residential	House	Detached				114	£4,825	£4,862	Freehold	
6, Flamborough Path, Lower Earley, Reading, Wokingham RG6 3XD	RG6 3XD	RG6 3	21/04/2022	315,000	332,844	FALSE	Residential	House	Terraced		2	2	63	£5,000	£5,283	Freehold	
8, Flamborough Path, Lower Earley, Reading, Wokingham RG6 3XD	RG6 3XD	RG6 3	14/04/2022	318,000	336,014	FALSE	Residential	House	Terraced		2	2	63	£5,048	£5,334	Freehold	
14, Easby Way, Lower Earley, Reading, Wokingham RG6 3XA	RG6 3XA	RG6 3	15/09/2023	465,000	464,021	FALSE	Residential	House	Detached		2	3	90	£5,167	£5,156	Freehold	
12, Hollym Close, Lower Earley, Reading, Wokingham RG6 3XW	RG6 3XW	RG6 3	26/01/2024	357,000	366,429	FALSE	Residential	House	Terraced		2	3	66	£5,409	£5,552	Freehold	
8, Saltersgate Close, Lower Earley, Reading, Wokingham RG6 3XG	RG6 3XG	RG6 3	22/09/2023	365,000	367,804	FALSE	Residential	House	Semi_Detached		2	3	56	£6,518	£6,568	Freehold	
		RG6 3 Average												£5,226	£5,337		Lower Earley
14, Melksham Close, Lower Earley, Reading, Wokingham RG6 4AU	RG6 4AU	RG6 4	21/07/2023	750,000	780,176	FALSE	Residential	House	Detached				190	£3,947	£4,106	Freehold	
9, Fakenham Close, Lower Earley, Reading, Wokingham RG6 4AB	RG6 4AB	RG6 4	04/03/2022	267,000	275,980	FALSE	Residential	Maisonette	Flat		2	2	59	£4,525	£4,678	Leasehold	
10, Fakenham Close, Lower Earley, Reading, Wokingham RG6 4AB	RG6 4AB	RG6 4	22/09/2023	270,000	271,508	FALSE	Residential	Maisonette	Flat		2	2	59	£4,576	£4,602	Leasehold	
19, Finbeck Way, Lower Earley, Reading, Wokingham RG6 4AH	RG6 4AH	RG6 4	07/03/2023	590,000	587,110	FALSE	Residential	House	Detached				127	£4,646	£4,623	Freehold	
55, Ryhill Way, Lower Earley, Reading, Wokingham RG6 4AZ	RG6 4AZ	RG6 4	29/07/2022	845,000	875,794	FALSE	Residential	House	Detached				181	£4,669	£4,839	Freehold	
47, Ryhill Way, Lower Earley, Reading, Wokingham RG6 4AZ	RG6 4AZ	RG6 4	25/02/2022	750,000	794,118	FALSE	Residential	House	Detached				160	£4,688	£4,963	Freehold	
15, Maltby Way, Lower Earley, Reading, Wokingham RG6 4AE	RG6 4AE	RG6 4	12/10/2023	415,000	411,471	FALSE	Residential	House	Terraced		3	4	88	£4,716	£4,676	Freehold	
6, Heacham Close, Lower Earley, Reading, Wokingham RG6 4AG	RG6 4AG	RG6 4	26/05/2022	414,000	435,478	FALSE	Residential	House	Terraced		3	4	86	£4,814	£5,064	Freehold	
7, Melksham Close, Lower Earley, Reading, Wokingham RG6 4AU	RG6 4AU	RG6 4	26/08/2022	710,000	726,868	FALSE	Residential	House	Detached		3	4	145	£4,897	£5,013	Freehold	
2, Tinsley Close, Lower Earley, Reading, Wokingham RG6 4AN	RG6 4AN	RG6 4	21/07/2023	587,000	610,617	FALSE	Residential	House	Detached				119	£4,933	£5,131	Freehold	
9, Tinsley Close, Lower Earley, Reading, Wokingham RG6 4AN	RG6 4AN	RG6 4	12/01/2024	580,000	594,636	FALSE	Residential	House	Detached		3	4	116	£5,000	£5,126	Freehold	
26, Ryhill Way, Lower Earley, Reading, Wokingham RG6 4AZ	RG6 4AZ	RG6 4	20/12/2023	760,000	784,267	FALSE	Residential	House	Detached				149	£5,101	£5,264	Freehold	
28, Tilney Way, Lower Earley, Reading, Wokingham RG6 4AD	RG6 4AD	RG6 4	07/03/2023	357,500	361,508	FALSE	Residential	House	Semi_Detached		2	3	70	£5,107	£5,164	Freehold	
7, Worrall Way, Lower Earley, Reading, Wokingham RG6 4AW	RG6 4AW	RG6 4	11/04/2023	545,000	542,330	FALSE	Residential	House	Detached		3	4	101	£5,396	£5,370	Freehold	
30, Tilney Way, Lower Earley, Reading, Wokingham RG6 4AD	RG6 4AD	RG6 4	05/01/2022	471,000	502,070	FALSE	Residential	House	Detached		3	3	86	£5,477	£5,838	Freehold	
4, Chippenham Close, Lower Earley, Reading, Wokingham RG6 4AY	RG6 4AY	RG6 4	20/01/2022	720,000	767,496	FALSE	Residential	House	Detached				128	£5,625	£5,996	Freehold	
51, Notton Way, Lower Earley, Reading, Wokingham RG6 4AJ	RG6 4AJ	RG6 4	05/05/2023	255,000	256,836	FALSE	Residential	House	Terraced		1	1	44	£5,795	£5,837	Freehold	
4, Fakenham Close, Lower Earley, Reading, Wokingham RG6 4AB	RG6 4AB	RG6 4	14/02/2024	365,000	370,294	FALSE	Residential	House	Terraced		2	2	62	£5,887	£5,972	Freehold	
2, Heacham Close, Lower Earley, Reading, Wokingham RG6 4AG	RG6 4AG	RG6 4	14/04/2022	420,000	451,946	FALSE	Residential	House	Semi_Detached		3	3	71	£5,915	£6,365	Freehold	
8, Tilney Way, Lower Earley, Reading, Wokingham RG6 4AD	RG6 4AD	RG6 4	29/07/2022	488,500	506,302	FALSE	Residential	House	Detached		2	3	82	£5,957	£6,174	Freehold	
34, Tilney Way, Lower Earley, Reading, Wokingham RG6 4AD	RG6 4AD	RG6 4	21/04/2023	421,000	425,720	FALSE	Residential	House	Semi_Detached		2	3	70	£6,014	£6,082	Freehold	
40, Notton Way, Lower Earley, Reading, Wokingham RG6 4AJ	RG6 4AJ	RG6 4	29/06/2023	274,500	280,926	FALSE	Residential	House	Terraced		1	1	45	£6,100	£6,243	Freehold	
8a, Heacham Close, Lower Earley, Reading, Wokingham RG6 4AG	RG6 4AG	RG6 4	32/06/2023	325,000	333,201	FALSE	Residential	House	Detached		2	2	53	£6,132	£6,287	Freehold	
20, Tilney Way, Lower Earley, Reading, Wokingham RG6 4AD	RG6 4AD	RG6 4	18/09/2023	425,000	428,265	FALSE	Residential	House	Semi_Detached		2	3	69	£6,159	£6,207	Freehold	
49, Notton Way, Lower Earley, Reading, Wokingham RG6 4AJ	RG6 4AJ	RG6 4	18/11/2022	275,000	275,197	FALSE	Residential	House	Terraced		1	1	44	£6,250	£6,254	Freehold	
22, Worrall Way, Lower Earley, Reading, Wokingham RG6 4AW	RG6 4AW	RG6 4	21/04/2023	375,000	373,163	FALSE	Residential	House	Detached		2	2	60	£6,250	£6,219	Freehold	
3, Kimpton Close, Lower Earley, Reading, Wokingham RG6 4AX	RG6 4AX	RG6 4	19/07/2023	760,000	790,578	FALSE	Residential	House	Detached				119	£6,387	£6,644	Freehold	
1, Woodsend Close, Lower Earley, Reading, Wokingham RG6 4AT	RG6 4AT	RG6 4	28/04/2022	568,000	600,517	FALSE	Residential	House	Detached		3	4	87	£6,529	£6,902	Freehold	
12, Burwell Close, Lower Earley, Reading, Wokingham RG6 4BB	RG6 4BB	RG6 4	21/07/2022	215,000	221,328	FALSE	Residential	House	Terraced		2	3	58	£3,707	£3,816	Freehold	
55, Westminster Way, Lower Earley, Reading, Wokingham RG6 4BX	RG6 4BX	RG6 4	14/11/2023	275,000	280,113	FALSE	Residential	House	Flat		2	2	69	£3,986	£4,060	Leasehold	
67, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BZ	RG6 4BZ	RG6 4	23/10/2023	254,000	251,840	FALSE	Residential	House	Terraced		2	2	60	£4,233	£4,197	Freehold	
9, Wilsford Close, Lower Earley, Reading, Wokingham RG6 4BP	RG6 4BP	RG6 4	17/08/2023	880,000	901,556	FALSE	Residential	House	Detached				201	£4,378	£4,485	Freehold	
106, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BY	RG6 4BY	RG6 4	09/12/2022	195,000	194,229	FALSE	Residential	House	Flat		1	1	44	£4,432	£4,414	Leasehold	
24, Fordham Way, Lower Earley, Reading, Wokingham RG6 4BD	RG6 4BD	RG6 4	26/07/2022	295,000	303,683	FALSE	Residential	House	Terraced		3	3	66	£4,470	£4,601	Freehold	
144, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BY	RG6 4BY	RG6 4	26/05/2022	180,000	189,338	FALSE	Residential	House	Terraced		1	1	40	£4,500	£4,733	Freehold	
78, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BY	RG6 4BY	RG6 4	19/10/2023	340,000	337,108	FALSE	Residential	House	Terraced		2	3	74	£4,595	£4,556	Freehold	
26, Burwell Close, Lower Earley, Reading, Wokingham RG6 4BB	RG6 4BB	RG6 4	12/05/2022	200,000	206,727	FALSE	Residential	Maisonette	Flat		1	1	43	£4,651	£4,808	Leasehold	
6, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BY	RG6 4BY	RG6 4	28/10/2022	210,000	210,334	FALSE	Residential	House	Flat		1	1	45	£4,667	£4,674	Leasehold	
22, Driftway Close, Lower Earley, Reading, Wokingham RG6 4BW	RG6 4BW	RG6 4	25/02/2022	211,000	217,740	FALSE	Residential	Maisonette	Flat		1	1	45	£4,689	£4,839	Leasehold	
81, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BZ	RG6 4BZ	RG6 4	20/12/2022	175,500	174,806	FALSE	Residential	Maisonette	Flat		1	1	37	£4,743	£4,724	Leasehold	
14, Strand Way, Lower Earley, Reading, Wokingham RG6 4BU	RG6 4BU	RG6 4	15/07/2022	595,000	616,684	FALSE	Residential	House	Detached				123	£4,837	£5,014	Freehold	
21, Wilsford Close, Lower Earley, Reading, Wokingham RG6 4BP	RG6 4BP	RG6 4	12/05/2023	625,000	626,763	FALSE	Residential	House	Detached				129	£4,845	£4,859	Freehold	
8, Rushall Close, Lower Earley, Reading, Wokingham RG6 4BG	RG6 4BG	RG6 4	23/06/2023	810,000	830,440	FALSE	Residential	House	Detached				167	£4,850	£4,973	Freehold	
5, Chittering Close, Lower Earley, Reading, Wokingham RG6 4BE	RG6 4BE	RG6 4	02/11/2023	452,000	461,924	FALSE	Residential	House	Semi_Detached		3	4	92	£4,913	£5,021	Freehold	
31, Doddington Close, Lower Earley, Reading, Wokingham RG6 4BJ	RG6 4BJ	RG6 4	29/04/2024	425,000	425,000	FALSE	Residential	House	Semi_Detached		3	3	85	£5,000	£5,000	Freehold	
8, Chittering Close, Lower Earley, Reading, Wokingham RG6 4BE	RG6 4BE	RG6 4	05/04/2024	465,000	465,000	FALSE	Residential	House	Semi_Detached		3	3	93	£5,000	£5,000	Freehold	
149, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BZ	RG6 4BZ	RG6 4	09/11/2023	370,000	378,123	FALSE	Residential	House	Semi_Detached		2	3	72	£5,139	£5,252	Freehold	
4, Merrifield Close, Lower Earley, Reading, Wokingham RG6 4BN	RG6 4BN	RG6 4	23/08/2023	490,000	506,860	FALSE	Residential	House	Semi_Detached		3	4	94	£5,213	£5,392	Freehold	
14, Burwell Close, Lower Earley, Reading, Wokingham RG6 4BB	RG6 4BB	RG6 4	28/09/2022	321,000	321,230	FALSE	Residential	House	Terraced		2	3	60.52	£5,304	£5,308	Freehold	
36, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BY	RG6 4BY	RG6 4	15/09/2023	197,500	198,603	FALSE	Residential	Maisonette	Flat		1	1	37	£5,338	£5,368	Leasehold	
138, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4BY	RG6 4BY	RG6 4	15/12/2023	225,000	232,478	FALSE	Residential	House	Terraced		1	1	42	£5,357	£5,535	Freehold	
40, Fordham Way, Lower Earley, Reading, Wokingham RG6 4BD	RG6 4BD	RG6 4	06/01/2023	628,000	624,924	FALSE	Residential	House	Detached		3	4	116	£5,414	£5,387	Freehold	
12, Littington Close, Lower Earley, Reading, Wokingham RG6 4BL	RG6 4BL	RG6 4	14/08/2023	525,000	537,860	FALSE	Residential	House	Detached		3	3	95	£5,526	£5,662	Freehold	
6, Westminster Way, Lower Earley, Reading, Wokingham RG6 4BX	RG6 4BX	RG6 4	11/04/2023	465,000	462,722	FALSE	Residential	House	Detached		3	3	84	£5,536	£5,509	Freehold	
12, Fordham Way, Lower Earley, Reading, Wokingham RG6 4BD	RG6 4BD	RG6 4	04/01/2024	460,000	474,807	FALSE	Residential	House	Semi_Detached		3	3	83	£5,542	£5,721	Freehold	
4, Strand Way, Lower Earley, Reading, Wokingham RG6 4BU	RG6 4																

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
12, Chatton Close, Lower Earley, Reading, Wokingham RG6 4DY	RG6 4DY	RG6 4	26/04/2024	355,000	355,000	FALSE	Residential	House	Semi_Detached		2	2	64	£5,547	£5,547	Freehold	
62, Faygate Way, Lower Earley, Reading, Wokingham RG6 4DA	RG6 4DA	RG6 4	08/08/2023	505,000	517,370	FALSE	Residential	House	Detached		3	4	91	£5,549	£5,685	Freehold	
37, Colmworth Close, Lower Earley, Reading, Wokingham RG6 4DZ	RG6 4DZ	RG6 4	10/03/2022	353,000	379,850	FALSE	Residential	House	Semi_Detached		2	2	63	£5,603	£6,029	Freehold	
63, Colmworth Close, Lower Earley, Reading, Wokingham RG6 4DZ	RG6 4DZ	RG6 4	12/10/2023	345,000	342,660	FALSE	Residential	House	Terraced		2	3	60	£5,750	£5,701	Freehold	
55, Faygate Way, Lower Earley, Reading, Wokingham RG6 4DA	RG6 4DA	RG6 4	12/12/2023	420,000	436,014	FALSE	Residential	House	Semi_Detached		3	3	71	£5,915	£6,141	Freehold	
9, Rustington Close, Earley, Reading, Wokingham RG6 4DQ	RG6 4DQ	RG6 4	20/05/2022	250,000	262,970	FALSE	Residential	Maisonette	Terraced		1	1	42	£5,952	£6,261	Freehold	
26, Bradmore Way, Lower Earley, Reading, Wokingham RG6 4DS	RG6 4DS	RG6 4	15/06/2023	275,000	281,437	FALSE	Residential	House	Terraced		1	1	46	£5,978	£6,118	Freehold	
46, Colmworth Close, Lower Earley, Reading, Wokingham RG6 4DZ	RG6 4DZ	RG6 4	25/01/2023	260,000	257,060	FALSE	Residential	House	Terraced		1	1	43	£6,047	£5,978	Freehold	
71, Colmworth Close, Lower Earley, Reading, Wokingham RG6 4DZ	RG6 4DZ	RG6 4	17/04/2023	267,000	267,382	FALSE	Residential	House	Terraced		1	1	44	£6,068	£6,077	Freehold	
59, Faygate Way, Lower Earley, Reading, Wokingham RG6 4DA	RG6 4DA	RG6 4	17/03/2022	232,500	250,185	FALSE	Residential	House	Semi_Detached		1	1	38	£6,118	£6,584	Freehold	
32, Selsey Way, Lower Earley, Reading, Wokingham RG6 4DL	RG6 4DL	RG6 4	11/11/2022	265,000	265,190	FALSE	Residential	House	Terraced		2	2	42	£6,310	£6,314	Freehold	
14, Sharpthorpe Close, Lower Earley, Reading, Wokingham RG6 4DB	RG6 4DB	RG6 4	14/08/2023	450,000	461,023	FALSE	Residential	House	Detached		3	3	71	£6,338	£6,493	Freehold	
40, Faygate Way, Lower Earley, Reading, Wokingham RG6 4DA	RG6 4DA	RG6 4	17/02/2023	241,000	239,120	FALSE	Residential	House	Terraced		2	2	38	£6,342	£6,293	Freehold	
6, Bosham Close, Earley, Reading, Wokingham RG6 4DG	RG6 4DG	RG6 4	27/11/2023	460,000	465,996	FALSE	Residential	House	Terraced		2	3	72	£6,389	£6,472	Freehold	
26, Colmworth Close, Lower Earley, Reading, Wokingham RG6 4DZ	RG6 4DZ	RG6 4	13/07/2023	288,000	298,012	FALSE	Residential	House	Terraced		1	1	44	£6,545	£6,773	Freehold	
3, Chatton Close, Lower Earley, Reading, Wokingham RG6 4DY	RG6 4DY	RG6 4	27/02/2023	378,000	375,051	FALSE	Residential	House	Terraced		2	2	55	£6,873	£6,819	Freehold	
72, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	21/04/2023	150,000	149,171	FALSE	Residential	House	Flat		1	1	41	£3,659	£3,638	Leasehold	
39, Kensington Close, Lower Earley, Reading, Wokingham RG6 4EY	RG6 4EY	RG6 4	14/04/2022	670,000	708,357	FALSE	Residential	House	Detached				172	£3,895	£4,118	Freehold	
10, Sturbridge Close, Lower Earley, Reading, Wokingham RG6 4EE	RG6 4EE	RG6 4	28/09/2023	619,000	617,697	FALSE	Residential	House	Detached		3	3	143	£4,329	£4,320	Freehold	
14, Kensington Close, Lower Earley, Reading, Wokingham RG6 4EY	RG6 4EY	RG6 4	20/05/2022	586,000	618,628	FALSE	Residential	House	Detached				133	£4,406	£4,651	Freehold	
64, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	11/01/2024	180,000	185,033	FALSE	Residential	Maisonette	Other		1	1	39	£4,615	£4,744	Leasehold	
29, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	09/08/2023	202,000	205,975	FALSE	Residential	Maisonette	Terraced		1	1	41	£4,927	£5,024	Leasehold	
70, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	18/07/2023	181,000	186,628	FALSE	Residential	House	Flat		1	1	36	£5,028	£5,184	Leasehold	
3, Bottisham Close, Lower Earley, Reading, Wokingham RG6 4ED	RG6 4ED	RG6 4	15/03/2022	225,000	242,114	FALSE	Residential	House	Semi_Detached		1	1	43	£5,233	£5,631	Freehold	
8, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	06/05/2022	341,500	366,383	FALSE	Residential	House	Semi_Detached		2	3	62	£5,508	£5,909	Freehold	
26, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	15/09/2022	237,000	237,170	FALSE	Residential	House	Terraced		1	1	43	£5,512	£5,516	Freehold	
43, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	05/04/2023	304,000	307,409	FALSE	Residential	House	Semi_Detached		2	2	55	£5,527	£5,589	Freehold	
2, Elford Close, Lower Earley, Reading, Wokingham RG6 4EG	RG6 4EG	RG6 4	05/01/2024	392,500	402,404	FALSE	Residential	House	Detached		3	3	70	£5,607	£5,749	Freehold	
36, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	28/07/2022	455,000	471,582	FALSE	Residential	House	Detached		2	3	79	£5,759	£5,969	Freehold	
82, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	17/10/2022	207,500	207,830	FALSE	Residential	House	Flat		1	1	36	£5,764	£5,773	Leasehold	
28, Sturbridge Close, Lower Earley, Reading, Wokingham RG6 4EE	RG6 4EE	RG6 4	18/05/2022	330,000	347,120	FALSE	Residential	House	Terraced		2	2	57	£5,789	£6,090	Freehold	
2, Regent Close, Lower Earley, Reading, Wokingham RG6 4EZ	RG6 4EZ	RG6 4	28/01/2022	400,000	435,623	FALSE	Residential	House	Semi_Detached		2	3	69	£5,797	£6,313	Freehold	
14, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	20/03/2024	600,000	597,479	FALSE	Residential	House	Detached		3	4	102	£5,882	£5,858	Freehold	
14, Lichfield Close, Lower Earley, Reading, Wokingham RG6 4EH	RG6 4EH	RG6 4	14/01/2022	245,000	262,446	FALSE	Residential	House	Terraced		2	2	41	£5,976	£6,401	Freehold	
52, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	25/08/2022	265,000	268,843	FALSE	Residential	House	Terraced		1	1	43	£6,163	£6,252	Freehold	
1, Pickwell Close, Lower Earley, Reading, Wokingham RG6 4EX	RG6 4EX	RG6 4	25/11/2022	335,000	341,871	FALSE	Residential	House	Semi_Detached		2	2	54	£6,204	£6,331	Freehold	
38, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	30/05/2022	335,000	359,409	FALSE	Residential	House	Semi_Detached		2	3	54	£6,204	£6,656	Freehold	
46, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	07/06/2022	385,500	402,774	FALSE	Residential	House	Terraced		2	2	62	£6,218	£6,496	Freehold	
34, Knossington Close, Lower Earley, Reading, Wokingham RG6 4EU	RG6 4EU	RG6 4	14/07/2023	275,000	284,560	FALSE	Residential	House	Terraced		1	1	44	£6,250	£6,467	Freehold	
102, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	18/08/2023	325,000	332,961	FALSE	Residential	Bungalow	Detached		2	2	52	£6,250	£6,403	Freehold	
19, Regent Close, Lower Earley, Reading, Wokingham RG6 4EZ	RG6 4EZ	RG6 4	24/02/2023	433,000	436,631	FALSE	Residential	House	Semi_Detached		2	3	68	£6,368	£6,421	Freehold	
9, Lichfield Close, Lower Earley, Reading, Wokingham RG6 4EH	RG6 4EH	RG6 4	28/03/2024	347,500	347,259	FALSE	Residential	Bungalow	Semi_Detached		2	3	53	£6,557	£6,552	Freehold	
20, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	23/06/2023	360,000	373,727	FALSE	Residential	Bungalow	Semi_Detached		2	2	54	£6,667	£6,921	Freehold	
6, Measham Way, Lower Earley, Reading, Wokingham RG6 4ES	RG6 4ES	RG6 4	23/03/2023	635,000	631,889	FALSE	Residential	House	Detached		3	4	91	£6,978	£6,944	Freehold	
62, Cannock Way, Lower Earley, Reading, Wokingham RG6 4EF	RG6 4EF	RG6 4	01/09/2023	278,000	276,419	FALSE	Residential	House	Terraced		1	1	39	£7,128	£7,088	Freehold	
16, Witcam Close, Lower Earley, Reading, Wokingham RG6 4HA	RG6 4HA	RG6 4	23/03/2023	785,000	781,155	FALSE	Residential	House	Detached				183	£4,290	£4,269	Freehold	
63, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HF	RG6 4HF	RG6 4	21/02/2024	805,000	817,066	FALSE	Residential	House	Detached		3	3	174	£4,626	£4,696	Freehold	
4, Wickford Way, Lower Earley, Reading, Wokingham RG6 4HP	RG6 4HP	RG6 4	05/09/2023	854,000	852,202	FALSE	Residential	House	Detached				178	£4,798	£4,788	Freehold	
45, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HF	RG6 4HF	RG6 4	29/01/2024	775,000	794,557	FALSE	Residential	House	Detached				158	£4,905	£5,029	Freehold	
43, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HF	RG6 4HF	RG6 4	10/02/2023	650,500	647,767	FALSE	Residential	House	Detached		2	3	127	£5,122	£5,101	Freehold	
78, Hilmanton, Lower Earley, Reading, Wokingham RG6 4HN	RG6 4HN	RG6 4	15/12/2023	457,000	471,592	FALSE	Residential	House	Detached		3	3	89	£5,135	£5,299	Freehold	
57, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HF	RG6 4HF	RG6 4	18/01/2022	625,000	666,229	FALSE	Residential	House	Detached				121	£5,165	£5,506	Freehold	
137, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HF	RG6 4HF	RG6 4	28/11/2022	378,000	378,270	FALSE	Residential	House	Terraced		2	3	73	£5,178	£5,182	Freehold	
199, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4HL	RG6 4HL	RG6 4	07/07/2023	725,000	754,170	FALSE	Residential	House	Detached				138	£5,254	£5,465	Freehold	
172, Fleetham Gardens, Lower Earley, Reading, Wokingham RG6 4HL	RG6 4HL	RG6 4	10/05/2023	385,000	387,772	FALSE	Residential	House	Terraced		2	3	73	£5,274	£5,312	Freehold	
54, Hilmanton, Lower Earley, Reading, Wokingham RG6 4HN	RG6 4HN	RG6 4	30/05/2022	285,000	299,786	FALSE	Residential	House	Terraced		1	1	54	£5,278	£5,552	Freehold	
4, Treeton Close, Lower Earley, Reading, Wokingham RG6 4HT	RG6 4HT	RG6 4	06/07/2023	540,000	561,726	FALSE	Residential	House	Detached				102	£5,294	£5,507	Freehold	
70, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HH	RG6 4HH	RG6 4	12/01/2024	462,500	474,171	FALSE	Residential	House	Detached		3	3	87	£5,316	£5,450	Freehold	
20, Catcliffe Way, Lower Earley, Reading, Wokingham RG6 4HX	RG6 4HX	RG6 4	11/04/2022	425,000	457,327	FALSE	Residential	House	Semi_Detached		3	3	78	£5,449	£5,863	Freehold	
31, Jay Close, Lower Earley, Reading, Wokingham RG6 4HE	RG6 4HE	RG6 4	25/10/2023	470,000	471,306	FALSE	Residential	House	Semi_Detached		3	4	86	£5,465	£5,480	Freehold	
24, Beauchief Close, Lower Earley, Reading, Wokingham RG6 4HY	RG6 4HY	RG6 4	04/10/2023	500,000	496,855	FALSE	Residential	House	Detached		3	3	91	£5,495	£5,460	Freehold	
40, Jay Close, Lower Earley, Reading, Wokingham RG6 4HE	RG6 4HE	RG6 4	04/09/2023	680,000	678,568	FALSE	Residential	House	Detached		3	4	123	£5,528	£5,517	Freehold	
69, Hilmanton, Lower Earley, Reading, Wokingham RG6 4HN	RG6 4HN	RG6 4	26/01/2024	465,000	476,734	FALSE	Residential	House	Detached		3	3	84	£5,536	£5,675	Freehold	
16, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HH	RG6 4HH	RG6 4	28/04/2023	527,000	524,418	FALSE	Residential	House	Detached		3	4	95	£5,547	£5,520	Freehold	
11, Chesterment Way, Lower Earley, Reading, Wokingham RG6 4HW	RG6 4HW	RG6 4	24/08/2023	395,000	408,591	FALSE	Residential	House	Semi_Detached		2	3	70	£5,643	£5,837	Freehold	
16, Hilmanton, Lower Earley, Reading, Wokingham RG6 4HN	RG6 4HN	RG6 4	19/05/2023	780,000	782,200	FALSE	Residential	House	Detached				138	£5,652	£5,668	Freehold	
10, Warbler Drive, Lower Earley, Reading, Wokingham RG6 4HD	RG6 4HD	RG6 4	02/02/2023	610,000	607,437	FALSE	Residential	House	Detached		3	4	106	£5,755	£5,731	Freehold	
14, Beighton Close, Lower Earley, Reading, Wokingham RG6 4HZ	RG6 4HZ	RG6 4	10/03/2023	375,000	379,205	FALSE	Residential	House	Semi_Detached		2	2	64	£5,859	£5,925	Freehold	
116, Hilmanton, Lower Earley, Reading, Wokingham RG6 4HJ	RG6 4HJ	RG6 4	12/12/2022	835,000	837,355	FALSE	Residential	House	Detached				141	£5,922	£5,939	Freehold	
65, Hilmanton, Lower Earley, Reading, Wokingham RG6 4HN	RG6 4HN	RG6 4	20/12/2023	420,000	436,014	FALSE	Residential	House	Semi_Detached		3	3	70	£6,000	£6,229	Freehold	
21, Hilmanton, Lower Earley, Reading, Wokingham RG6 4HN	RG6 4HN	RG6 4	27/01/2023	504,500	498,795	FALSE	Residential	House	Terraced		3	3	84	£6,006	£5,938	Freehold	
91, Paddick Drive, Lower Earley, Reading, Wokingham RG6 4HF	RG6 4HF	RG6 4	19/12/2022	425,000	422,884	FALSE	Residential	House									

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
5, Waring Close, Lower Earley, Reading, Wokingham RG6 4JE	RG6 4JE	RG6 4	06/10/2023	575,000	571,384	FALSE	Residential	House	Detached		3	3	89	£6,461	£6,420	Freehold	
11, Wimblington Drive, Lower Earley, Reading, Wokingham RG6 4JG	RG6 4JG	RG6 4	04/08/2023	480,000	491,758	FALSE	Residential	House	Detached		3	3	74	£6,486	£6,645	Freehold	
23, Gregory Close, Lower Earley, Reading, Wokingham RG6 4JJ	RG6 4JJ	RG6 4	24/05/2022	325,000	341,861	FALSE	Residential	House	Terraced		2	2	50	£6,500	£6,837	Freehold	
5, Wimblington Drive, Lower Earley, Reading, Wokingham RG6 4JG	RG6 4JG	RG6 4	08/08/2023	512,000	524,542	FALSE	Residential	House	Detached		3	3	75	£6,827	£6,994	Freehold	
6, Finstock Close, Lower Earley, Reading, Wokingham RG6 4JX	RG6 4JX	RG6 4	24/08/2023	520,000	532,738	FALSE	Residential	House	Detached		3	4	67	£7,761	£7,951	Freehold	
5, Privet Close, Lower Earley, Reading, Wokingham RG6 4NY	RG6 4NY	RG6 4	15/12/2023	375,000	387,463	FALSE	Residential	House	Terraced		3	3	80	£4,688	£4,843	Freehold	
42, Moorhen Drive, Lower Earley, Reading, Wokingham RG6 4NZ	RG6 4NZ	RG6 4	12/12/2023	610,000	629,478	FALSE	Residential	House	Detached		3	4	110	£5,545	£5,723	Freehold	
76, Moorhen Drive, Lower Earley, Reading, Wokingham RG6 4NZ	RG6 4NZ	RG6 4	22/07/2022	345,000	355,155	FALSE	Residential	House	Terraced		2	2	60	£5,750	£5,919	Freehold	
14, Moorhen Drive, Lower Earley, Reading, Wokingham RG6 4NZ	RG6 4NZ	RG6 4	23/09/2022	650,000	656,463	FALSE	Residential	House	Detached				109	£5,963	£6,023	Freehold	
37, Moorhen Drive, Lower Earley, Reading, Wokingham RG6 4NZ	RG6 4NZ	RG6 4	28/06/2022	365,000	381,355	FALSE	Residential	House	Terraced		2	3	60	£6,083	£6,356	Freehold	
45, Moorhen Drive, Lower Earley, Reading, Wokingham RG6 4NZ	RG6 4NZ	RG6 4	01/09/2023	376,200	374,061	FALSE	Residential	House	Terraced		2	2	60	£6,270	£6,234	Freehold	
17, Privet Close, Lower Earley, Reading, Wokingham RG6 4NY	RG6 4NY	RG6 4	26/05/2023	535,000	536,509	FALSE	Residential	House	Detached		3	4	80	£6,688	£6,706	Freehold	
48, Moorhen Drive, Lower Earley, Reading, Wokingham RG6 4NZ	RG6 4NZ	RG6 4	19/06/2023	485,000	497,239	FALSE	Residential	House	Detached		2	3	72	£6,736	£6,906	Freehold	
38, Moorhen Drive, Lower Earley, Reading, Wokingham RG6 4NZ	RG6 4NZ	RG6 4	10/03/2023	750,000	746,326	FALSE	Residential	House	Detached				107	£7,009	£6,975	Freehold	
23, Cutbush Close, Lower Earley, Reading, Wokingham RG6 4XA	RG6 4XA	RG6 4	11/10/2023	505,000	506,404	FALSE	Residential	House	Semi_Detached		3	3	109	£4,633	£4,646	Freehold	
2, Conygree Close, Lower Earley, Reading, Wokingham RG6 4XE	RG6 4XE	RG6 4	19/05/2022	760,000	802,316	FALSE	Residential	House	Detached				157	£4,841	£5,110	Freehold	
3, Cutbush Close, Lower Earley, Reading, Wokingham RG6 4XA	RG6 4XA	RG6 4	28/09/2023	375,000	372,868	FALSE	Residential	House	Terraced		2	3	71	£5,282	£5,252	Freehold	
28, Conygree Close, Lower Earley, Reading, Wokingham RG6 4XE	RG6 4XE	RG6 4	13/07/2022	445,000	467,347	FALSE	Residential	House	Semi_Detached		3	3	82	£5,427	£5,699	Freehold	
14, Red House Close, Lower Earley, Reading, Wokingham RG6 4XB	RG6 4XB	RG6 4	28/09/2022	825,000	833,203	FALSE	Residential	House	Detached				147	£5,612	£5,668	Freehold	
	RG6 4 Average													£5,565	£5,693		Lower Earley
16, Westcroft Close, Earley, Reading, Wokingham RG6 5AB	RG6 5AB	RG6 5	21/12/2023	703,000	725,447	FALSE	Residential	House	Detached				170	£4,135	£4,267	Freehold	
10, Collins Drive, Earley, Reading, Wokingham RG6 5AD	RG6 5AD	RG6 5	29/07/2022	640,000	663,324	FALSE	Residential	House	Detached				111	£5,766	£5,976	Freehold	
20, Cinnamon Close, Earley, Reading, Wokingham RG6 5GP	RG6 5GP	RG6 5	18/05/2022	585,000	617,572	FALSE	Residential	House	Detached				118	£4,958	£5,234	Freehold	
3, Nutmeg Close, Earley, Reading, Wokingham RG6 5GX	RG6 5GX	RG6 5	10/08/2023	220,000	224,329	FALSE	Residential	House	Terraced		1	1	43	£5,116	£5,217	Freehold	
7, Nutmeg Close, Earley, Reading, Wokingham RG6 5GX	RG6 5GX	RG6 5	10/08/2023	220,000	224,329	FALSE	Residential	House	Terraced		1	1	43	£5,116	£5,217	Freehold	
8, Tarragon Close, Earley, Reading, Wokingham RG6 5GW	RG6 5GW	RG6 5	08/03/2024	600,000	597,479	FALSE	Residential	House	Detached				113	£5,310	£5,287	Freehold	
6, Basil Close, Earley, Reading, Wokingham RG6 5GL	RG6 5GL	RG6 5	24/02/2023	550,000	547,689	FALSE	Residential	House	Detached		3	4	96	£5,729	£5,705	Freehold	
2, Mint Close, Earley, Reading, Wokingham RG6 5GY	RG6 5GY	RG6 5	25/02/2022	468,500	496,059	FALSE	Residential	House	Detached		2	3	79	£5,930	£6,279	Freehold	
8, Basil Close, Earley, Reading, Wokingham RG6 5GL	RG6 5GL	RG6 5	14/09/2022	606,000	612,026	FALSE	Residential	House	Detached		3	4	93	£6,516	£6,581	Freehold	
40, Parsley Close, Earley, Reading, Wokingham RG6 5GN	RG6 5GN	RG6 5	02/02/2023	465,000	463,046	FALSE	Residential	Bungalow	Detached		2	3	67	£6,940	£6,911	Freehold	
20, Chicory Close, Earley, Reading, Wokingham RG6 5GS	RG6 5GS	RG6 5	15/07/2022	575,000	603,876	FALSE	Residential	House	Semi_Detached		3	3	82	£7,012	£7,364	Freehold	
6, Parsley Close, Earley, Reading, Wokingham RG6 5GN	RG6 5GN	RG6 5	19/12/2022	210,000	209,170	FALSE	Residential	House	Flat		1	1	27	£7,778	£7,747	Leasehold	
22, Springdale, Earley, Reading, Wokingham RG6 5PR	RG6 5PR	RG6 5	22/01/2024	445,000	459,324	FALSE	Residential	House	Semi_Detached		3	4	97	£4,588	£4,735	Freehold	
7, Kingsdown Close, Earley, Reading, Wokingham RG6 5PN	RG6 5PN	RG6 5	23/06/2023	515,000	534,637	FALSE	Residential	House	Semi_Detached		3	4	106	£4,858	£5,044	Freehold	
12, Beech Lane, Earley, Reading, Wokingham RG6 5PT	RG6 5PT	RG6 5	19/01/2024	440,000	451,621	FALSE	Residential	House	Terraced		3	3	88	£5,000	£5,132	Freehold	
27, Beech Lane, Earley, Reading, Wokingham RG6 5PT	RG6 5PT	RG6 5	16/10/2023	796,000	798,213	FALSE	Residential	House	Semi_Detached				155	£5,135	£5,150	Freehold	
7, Hilbury Road, Earley, Reading, Wokingham RG6 5PU	RG6 5PU	RG6 5	22/02/2023	595,000	592,500	FALSE	Residential	Bungalow	Detached		3	3	110	£5,409	£5,386	Freehold	
11, Hartsbourne Road, Earley, Reading, Wokingham RG6 5PX	RG6 5PX	RG6 5	08/04/2022	380,000	408,904	FALSE	Residential	House	Semi_Detached		2	2	68	£5,588	£6,013	Freehold	
1, Richborough Close, Earley, Reading, Wokingham RG6 5PW	RG6 5PW	RG6 5	28/09/2023	480,000	483,687	FALSE	Residential	House	Semi_Detached		3	3	80	£6,000	£6,046	Freehold	
3, Hilbury Road, Earley, Reading, Wokingham RG6 5PU	RG6 5PU	RG6 5	19/01/2023	475,000	472,673	FALSE	Residential	Bungalow	Detached		3	3	77	£6,169	£6,139	Freehold	
26, Springdale, Earley, Reading, Wokingham RG6 5PR	RG6 5PR	RG6 5	18/11/2022	545,000	556,178	FALSE	Residential	House	Semi_Detached		3	3	87	£6,264	£6,393	Freehold	
123, Beech Lane, Earley, Reading, Wokingham RG6 5QD	RG6 5QD	RG6 5	11/08/2022	1,000,000	1,023,758	FALSE	Residential	House	Detached				266	£3,759	£3,849	Freehold	
44, Loxwood, Earley, Reading, Wokingham RG6 5QZ	RG6 5QZ	RG6 5	26/10/2022	907,000	914,071	FALSE	Residential	House	Detached				213	£4,258	£4,291	Freehold	
24, Redhatch Drive, Earley, Reading, Wokingham RG6 5QP	RG6 5QP	RG6 5	15/09/2023	646,000	650,962	FALSE	Residential	House	Semi_Detached		3	4	141	£4,582	£4,617	Freehold	
12, Radstock Lane, Earley, Reading, Wokingham RG6 5QL	RG6 5QL	RG6 5	14/09/2023	656,000	654,619	FALSE	Residential	House	Detached		3	4	135	£4,859	£4,849	Freehold	
92, Redhatch Drive, Earley, Reading, Wokingham RG6 5QR	RG6 5QR	RG6 5	15/06/2022	930,000	978,875	FALSE	Residential	House	Detached				191	£4,869	£5,125	Freehold	
116, Redhatch Drive, Earley, Reading, Wokingham RG6 5QR	RG6 5QR	RG6 5	12/04/2022	605,000	639,636	FALSE	Residential	House	Detached				124	£4,879	£5,158	Freehold	
41, Squirrels Way, Earley, Reading, Wokingham RG6 5QT	RG6 5QT	RG6 5	24/02/2023	695,000	692,080	FALSE	Residential	House	Detached		3	4	139	£5,000	£4,979	Freehold	
68, Beech Lane, Earley, Reading, Wokingham RG6 5QA	RG6 5QA	RG6 5	21/02/2022	920,000	974,118	FALSE	Residential	House	Detached				178	£5,169	£5,473	Freehold	
8, Lind Close, Earley, Reading, Wokingham RG6 5QX	RG6 5QX	RG6 5	21/06/2023	535,000	555,399	FALSE	Residential	House	Semi_Detached		3	4	103	£5,194	£5,392	Freehold	
5, Thanington Way, Earley, Reading, Wokingham RG6 5QF	RG6 5QF	RG6 5	06/02/2023	771,000	767,761	FALSE	Residential	House	Detached				145	£5,317	£5,295	Freehold	
15, Woodmere Close, Earley, Reading, Wokingham RG6 5QU	RG6 5QU	RG6 5	18/08/2023	410,000	424,108	FALSE	Residential	House	Semi_Detached		3	3	75	£5,467	£5,655	Freehold	
14, Dene Close, Earley, Reading, Wokingham RG6 5QB	RG6 5QB	RG6 5	12/04/2023	450,000	455,046	FALSE	Residential	House	Semi_Detached		2	3	82	£5,488	£5,549	Freehold	
58, Redhatch Drive, Earley, Reading, Wokingham RG6 5QR	RG6 5QR	RG6 5	16/01/2024	550,000	563,879	FALSE	Residential	Bungalow	Detached		2	3	100	£5,500	£5,639	Freehold	
9, Dene Close, Earley, Reading, Wokingham RG6 5QB	RG6 5QB	RG6 5	27/06/2023	441,000	457,815	FALSE	Residential	House	Semi_Detached		3	3	80	£5,513	£5,723	Freehold	
29, Plumtrees, Earley, Reading, Wokingham RG6 5QQ	RG6 5QQ	RG6 5	18/12/2023	492,500	511,279	FALSE	Residential	House	Semi_Detached		2	3	89	£5,534	£5,745	Freehold	
6, Woodmere Close, Earley, Reading, Wokingham RG6 5QU	RG6 5QU	RG6 5	22/03/2023	498,300	503,887	FALSE	Residential	House	Semi_Detached		2	3	90	£5,537	£5,599	Freehold	
3, Lind Close, Earley, Reading, Wokingham RG6 5QX	RG6 5QX	RG6 5	29/08/2023	500,000	517,204	FALSE	Residential	House	Semi_Detached		2	3	89	£5,618	£5,811	Freehold	
33, Squirrels Way, Earley, Reading, Wokingham RG6 5QT	RG6 5QT	RG6 5	12/10/2023	575,000	571,384	FALSE	Residential	House	Detached		3	4	101	£5,693	£5,657	Freehold	
102, Redhatch Drive, Earley, Reading, Wokingham RG6 5QR	RG6 5QR	RG6 5	12/08/2022	415,000	429,896	FALSE	Residential	House	Semi_Detached		2	2	68	£6,103	£6,322	Freehold	
16, Loxwood, Earley, Reading, Wokingham RG6 5QZ	RG6 5QZ	RG6 5	18/03/2022	520,000	559,553	FALSE	Residential	House	Semi_Detached		3	3	82	£6,341	£6,824	Freehold	
84, Redhatch Drive, Earley, Reading, Wokingham RG6 5QR	RG6 5QR	RG6 5	15/12/2023	550,000	570,971	FALSE	Residential	House	Semi_Detached		3	3	86	£6,395	£6,639	Freehold	
16, Thanington Way, Earley, Reading, Wokingham RG6 5QF	RG6 5QF	RG6 5	25/08/2023	595,000	609,575	FALSE	Residential	House	Detached				93	£6,398	£6,555	Freehold	
18, Plumtrees, Earley, Reading, Wokingham RG6 5QQ	RG6 5QQ	RG6 5	15/06/2022	470,000	502,378	FALSE	Residential	House	Semi_Detached		3	3	72	£6,528	£6,977	Freehold	
161, Beech Lane, Earley, Reading, Wokingham RG6 5QE	RG6 5QE	RG6 5	03/02/2023	578,000	573,491	FALSE	Residential	House	Terraced		3	3	87	£6,644	£6,592	Freehold	
17, Squirrels Way, Earley, Reading, Wokingham RG6 5QT	RG6 5QT	RG6 5	25/11/2022	605,000	605,433	FALSE	Residential	House	Terraced		3	3	84	£7,202	£7,208	Freehold	
8, Radstock Lane, Earley, Reading, Wokingham RG6 5QL	RG6 5QL	RG6 5	22/11/2022	716,250	721,323	FALSE	Residential	House	Detached		3	4	94	£7,620	£7,674	Freehold	
2, Wychwood Close, Earley, Reading, Wokingham RG6 5RB	RG6 5RB	RG6 5	10/03/2023	780,000	788,746	FALSE	Residential	House	Semi_Detached				166	£4,699	£4,751	Freehold	
29, Radstock Lane, Earley, Reading, Wokingham RG6 5RX	RG6 5RX	RG6 5	23/06/2023	700,000	726,691	FALSE	Residential	House	Semi_Detached		3	4	148	£4,730	£4,910	Freehold	
26, Launcestone Close, Earley, Reading, Wokingham RG6 5RY	RG6 5RY	RG6 5	25/02/2022	489,950	520,061	FALSE	Residential	House	Terraced		3	3	101	£4,851	£5,149	Freehold	
28, Launcestone Close, Earley, Reading, Wokingham RG6 5RY	RG6 5RY	RG6 5	25/11/2022	497,000	507,193	FALSE	Residential	House	Semi_Detached		2	3	91	£5,462	£5,574	Freehold	
17, Launcestone Close, Earley, Reading, Wokingham RG6 5RY	RG6 5RY	RG6 5	08/02/2022	575,100	608,929	FALSE	Residential	House	Detached		3	3	105	£5,477	£5,799	Freehold	
2, Highfields, Earley, Reading, Wokingham RG6 5RZ	RG6 5RZ	RG6 5	05/10/2023	465,000</													

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure		
10, Laniver Close, Earley, Reading, Wokingham RG6 5UD	RG6 5UD	RG6 5	25/10/2023	830,000	824,780	FALSE	Residential	House	Detached				191	£4,346	£4,318	Freehold		
239, Beech Lane, Lower Earley, Reading, Wokingham RG6 5UP	RG6 5UP	RG6 5	12/05/2023	135,000	134,360	FALSE	Residential	Maisonette	Flat		1	1	30	£4,500	£4,479	Leasehold		
195, Beech Lane, Lower Earley, Reading, Wokingham RG6 5UP	RG6 5UP	RG6 5	09/09/2022	792,000	799,875	FALSE	Residential	House	Detached		3	3	176	£4,500	£4,545	Freehold		
1, Elm Lane, Lower Earley, Reading, Wokingham RG6 5UE	RG6 5UE	RG6 5	30/03/2023	830,000	825,934	FALSE	Residential	House	Detached				174	£4,770	£4,747	Freehold		
203, Beech Lane, Lower Earley, Reading, Wokingham RG6 5UP	RG6 5UP	RG6 5	24/10/2022	527,500	531,612	FALSE	Residential	House	Detached		2	2	110	£4,795	£4,833	Freehold		
4, Beaconsfield Way, Earley, Reading, Wokingham RG6 5UX	RG6 5UX	RG6 5	14/06/2022	418,000	439,967	FALSE	Residential	House	Detached		3	3	84	£4,976	£5,238	Freehold		
21, Elm Lane, Lower Earley, Reading, Wokingham RG6 5UE	RG6 5UE	RG6 5	29/09/2022	830,000	838,253	FALSE	Residential	House	Detached		3	4	164	£5,061	£5,111	Freehold		
1, Kerris Way, Earley, Reading, Wokingham RG6 5UW	RG6 5UW	RG6 5	26/07/2023	825,000	858,193	FALSE	Residential	House	Detached				154	£5,357	£5,573	Freehold		
1, Adams Way, Earley, Reading, Wokingham RG6 5UT	RG6 5UT	RG6 5	28/10/2022	710,000	715,535	FALSE	Residential	House	Detached				132	£5,379	£5,421	Freehold		
7, Elm Lane, Lower Earley, Reading, Wokingham RG6 5UE	RG6 5UE	RG6 5	14/02/2023	890,000	886,261	FALSE	Residential	House	Detached				161	£5,528	£5,505	Freehold		
52, Sibley Park Road, Earley, Reading, Wokingham RG6 5UB	RG6 5UB	RG6 5	21/04/2023	265,000	267,971	FALSE	Residential	House	Semi_Detached		1	1	47	£5,638	£5,702	Freehold		
43, Beaconsfield Way, Earley, Reading, Wokingham RG6 5UX	RG6 5UX	RG6 5	20/10/2023	350,000	347,023	FALSE	Residential	House	Terraced		2	2	57	£6,140	£6,088	Freehold		
43, Elm Lane, Lower Earley, Reading, Wokingham RG6 5UE	RG6 5UE	RG6 5	15/07/2022	327,500	337,139	FALSE	Residential	House	Terraced		1	1	53	£6,179	£6,361	Freehold		
82c, Beaconsfield Way, Earley, Reading, Wokingham RG6 5UX	RG6 5UX	RG6 5	21/01/2022	326,500	349,750	FALSE	Residential	House	Terraced		2	3	52	£6,279	£6,726	Freehold		
45, Elm Lane, Lower Earley, Reading, Wokingham RG6 5UE	RG6 5UE	RG6 5	06/05/2022	330,000	347,120	FALSE	Residential	House	Terraced		2	2	52	£6,346	£6,675	Freehold		
18, Beaconsfield Way, Earley, Reading, Wokingham RG6 5UX	RG6 5UX	RG6 5	21/09/2023	510,000	508,926	FALSE	Residential	House	Detached		3	3	77	£6,623	£6,609	Freehold		
10, Clevedon Drive, Earley, Reading, Wokingham RG6 5XE	RG6 5XE	RG6 5	20/07/2023	780,000	811,383	FALSE	Residential	House	Detached				173	£4,509	£4,690	Freehold		
40, Clevedon Drive, Earley, Reading, Wokingham RG6 5XE	RG6 5XE	RG6 5	23/09/2022	670,000	676,662	FALSE	Residential	House	Detached				130	£5,154	£5,205	Freehold		
6, Durand Road, Earley, Reading, Wokingham RG6 5YR	RG6 5YR	RG6 5	14/12/2023	250,000	258,833	FALSE	Residential	Maisonette	Flat		2	2	54	£4,630	£4,793	Leasehold		
8, Durand Road, Earley, Reading, Wokingham RG6 5YR	RG6 5YR	RG6 5	20/09/2022	400,000	400,286	FALSE	Residential	House	Terraced		2	3	83	£4,819	£4,823	Freehold		
5, Coriander Way, Earley, Reading, Wokingham RG6 5YG	RG6 5YG	RG6 5	22/03/2022	606,125	643,864	FALSE	Residential	House	Terraced				125	£4,849	£5,151	Freehold		
36, Durand Road, Earley, Reading, Wokingham RG6 5YR	RG6 5YR	RG6 5	19/08/2022	485,000	492,034	FALSE	Residential	House	Terraced		3	4	100	£4,850	£4,920	Freehold		
53, Durand Road, Earley, Reading, Wokingham RG6 5YU	RG6 5YU	RG6 5	04/01/2024	710,000	727,916	FALSE	Residential	House	Detached		3	4	143	£4,965	£5,090	Freehold		
9, Robinson Court, Earley, Reading, Wokingham RG6 5YX	RG6 5YX	RG6 5	23/11/2023	280,000	285,206	FALSE	Residential	House	Flat		2	2	56	£5,000	£5,093	Leasehold		
9, Durand Road, Earley, Reading, Wokingham RG6 5YT	RG6 5YT	RG6 5	05/07/2023	422,000	436,670	FALSE	Residential	House	Terraced		2	3	84	£5,024	£5,198	Freehold		
7, Cassia Drive, Earley, Reading, Wokingham RG6 5YH	RG6 5YH	RG6 5	05/09/2023	632,000	630,669	FALSE	Residential	House	Detached		3	4	122	£5,180	£5,169	Freehold		
27, Rosemary Avenue, Earley, Reading, Wokingham RG6 5YQ	RG6 5YQ	RG6 5	28/01/2022	500,000	544,528	FALSE	Residential	House	Semi_Detached		3	3	90	£5,556	£6,050	Freehold		
64, Durand Road, Earley, Reading, Wokingham RG6 5YS	RG6 5YS	RG6 5	03/08/2023	840,000	860,576	FALSE	Residential	House	Detached				147	£5,714	£5,854	Freehold		
2, Durand Road, Earley, Reading, Wokingham RG6 5YR	RG6 5YR	RG6 5	21/03/2022	465,000	491,987	FALSE	Residential	House	Detached		2	3	81	£5,741	£6,074	Freehold		
32, Stockbury Close, Earley, Reading, Wokingham RG6 5YL	RG6 5YL	RG6 5	28/07/2023	575,000	598,135	FALSE	Residential	House	Detached			3	3	94	£6,117	£6,363	Freehold	
		RG6 5 Average												£5,364	£5,495		Earley	
38, Courts Road, Earley, Reading, Wokingham RG6 7DH	RG6 7DH	RG6 7	06/06/2022	218,000	224,046	FALSE	Residential	House	Flat		2	2	55	£3,964	£4,074	Leasehold		
42, Courts Road, Earley, Reading, Wokingham RG6 7DH	RG6 7DH	RG6 7	07/08/2023	237,500	243,689	FALSE	Residential	House	Flat		2	3	56	£4,241	£4,352	Leasehold		
8, Pocket Place, Earley, Reading, Wokingham RG6 7DF	RG6 7DF	RG6 7	13/10/2023	295,000	295,469	FALSE	Residential	House	Flat		2	2	68	£4,338	£4,345	Leasehold		
26, Courts Road, Earley, Reading, Wokingham RG6 7DH	RG6 7DH	RG6 7	03/03/2023	265,000	263,744	FALSE	Residential	House	Flat		2	2	59	£4,492	£4,470	Leasehold		
13, Courts Road, Earley, Reading, Wokingham RG6 7DJ	RG6 7DJ	RG6 7	14/04/2022	520,000	559,553	FALSE	Residential	House	Semi_Detached		3	3	111	£4,685	£5,041	Freehold		
4, The Knapp, Earley, Reading, Wokingham RG6 7DD	RG6 7DD	RG6 7	26/05/2022	847,500	909,251	FALSE	Residential	House	Semi_Detached				172	£4,927	£5,286	Freehold		
2, The Knapp, Earley, Reading, Wokingham RG6 7DD	RG6 7DD	RG6 7	06/01/2023	815,000	820,687	FALSE	Residential	House	Semi_Detached				150	£5,433	£5,471	Freehold		
18, Aldbourne Avenue, Earley, Reading, Wokingham RG6 7DB	RG6 7DB	RG6 7	26/10/2023	965,000	958,931	FALSE	Residential	House	Detached				164	£5,884	£5,847	Freehold		
33, Stanton Close, Earley, Reading, Wokingham RG6 7DX	RG6 7DX	RG6 7	14/03/2022	475,000	511,130	FALSE	Residential	House	Semi_Detached		3	3	79	£6,013	£6,470	Freehold		
20, Stanton Close, Earley, Reading, Wokingham RG6 7DX	RG6 7DX	RG6 7	10/11/2022	460,000	463,258	FALSE	Residential	Bungalow	Detached		2	3	69	£6,667	£6,714	Freehold		
23, Aldbourne Avenue, Earley, Reading, Wokingham RG6 7DB	RG6 7DB	RG6 7	29/11/2022	690,000	704,151	FALSE	Residential	House	Semi_Detached		3	3	103	£6,699	£6,836	Freehold		
429, Wokingham Road, Earley, Reading, Wokingham RG6 7EL	RG6 7EL	RG6 7	02/03/2023	750,000	746,326	FALSE	Residential	House	Detached				180	£4,167	£4,146	Freehold		
3, Matthews Close, Earley, Reading, Wokingham RG6 7EQ	RG6 7EQ	RG6 7	28/03/2022	505,000	543,412	FALSE	Residential	House	Semi_Detached		3	3	110	£4,591	£4,940	Freehold		
457, Wokingham Road, Earley, Reading, Wokingham RG6 7EL	RG6 7EL	RG6 7	23/01/2023	645,000	641,840	FALSE	Residential	House	Detached		3	4	136	£4,743	£4,719	Freehold		
463, Wokingham Road, Earley, Reading, Wokingham RG6 7EL	RG6 7EL	RG6 7	18/04/2023	650,000	646,816	FALSE	Residential	House	Detached		3	3	135	£4,815	£4,791	Freehold		
27, Lambourne Gardens, Earley, Reading, Wokingham RG6 7EG	RG6 7EG	RG6 7	29/09/2022	375,000	375,268	FALSE	Residential	House	Terraced		2	3	77	£4,870	£4,874	Freehold		
11, Pond Head Lane, Earley, Reading, Wokingham RG6 7ET	RG6 7ET	RG6 7	28/04/2022	520,000	559,553	FALSE	Residential	House	Semi_Detached		3	3	106	£4,906	£5,279	Freehold		
8, Meadow Road, Earley, Reading, Wokingham RG6 7EU	RG6 7EU	RG6 7	03/11/2023	535,500	541,979	FALSE	Residential	House	Detached		3	4	108	£4,958	£5,018	Freehold		
61, Meadow Road, Earley, Reading, Wokingham RG6 7EX	RG6 7EX	RG6 7	24/01/2023	515,000	518,594	FALSE	Residential	House	Semi_Detached		3	3	103	£5,000	£5,035	Freehold		
62, Meadow Road, Earley, Reading, Wokingham RG6 7EX	RG6 7EX	RG6 7	08/01/2024	455,000	469,646	FALSE	Residential	House	Semi_Detached		2	3	89	£5,112	£5,277	Freehold		
14, Heather Hill Close, Earley, Reading, Wokingham RG6 7EF	RG6 7EF	RG6 7	11/02/2022	445,000	479,922	FALSE	Residential	House	Semi_Detached		3	3	86	£5,174	£5,580	Freehold		
Flat 1, 32, Henley Wood Road, Earley, Reading, Wokingham RG6 7EE	RG6 7EE	RG6 7	15/02/2024	217,000	222,112	FALSE	Residential	House	Flat		1	1	41	£5,293	£5,417	Leasehold		
1, Compton Close, Earley, Reading, Wokingham RG6 7EA	RG6 7EA	RG6 7	19/07/2022	529,500	556,091	FALSE	Residential	House	Semi_Detached		3	4	96	£5,516	£5,793	Freehold		
35, Amber Close, Earley, Reading, Wokingham RG6 7ED	RG6 7ED	RG6 7	18/07/2022	405,000	425,338	FALSE	Residential	House	Semi_Detached		2	3	73	£5,548	£5,827	Freehold		
21, Henley Wood Road, Earley, Reading, Wokingham RG6 7EE	RG6 7EE	RG6 7	18/11/2022	440,000	449,024	FALSE	Residential	House	Semi_Detached		2	3	79	£5,570	£5,684	Freehold		
31, Amber Close, Earley, Reading, Wokingham RG6 7ED	RG6 7ED	RG6 7	28/04/2023	425,000	425,608	FALSE	Residential	House	Terraced		2	3	75	£5,667	£5,675	Freehold		
14, Tiggall Close, Earley, Reading, Wokingham RG6 7ES	RG6 7ES	RG6 7	25/03/2022	395,000	419,594	FALSE	Residential	House	Terraced		2	3	69	£5,725	£6,081	Freehold		
6, Henley Wood Road, Earley, Reading, Wokingham RG6 7EE	RG6 7EE	RG6 7	17/01/2022	440,000	479,185	FALSE	Residential	House	Semi_Detached		3	3	76	£5,789	£6,305	Freehold		
7, Amber Close, Earley, Reading, Wokingham RG6 7ED	RG6 7ED	RG6 7	23/09/2022	435,000	435,311	FALSE	Residential	House	Terraced		2	3	75	£5,800	£5,804	Freehold		
355, Wokingham Road, Earley, Reading, Wokingham RG6 7EB	RG6 7EB	RG6 7	04/01/2022	319,900	348,389	FALSE	Residential	Bungalow	Semi_Detached		2	2	48	£6,665	£7,258	Freehold		
2, Little Horse Close, Earley, Reading, Wokingham RG6 7HL	RG6 7HL	RG6 7	11/10/2023	505,000	501,824	FALSE	Residential	House	Detached				149	£3,389	£3,368	Freehold		
Flat 1, Rokeby House, 466, Wokingham Road, Earley, Reading, Wokingham RG6 7HY	RG6 7HY	RG6 7	14/02/2022	270,000	278,624	FALSE	Residential	House	Flat		2	2	73	£3,699	£3,817	Leasehold		
52, Gipsy Lane, Earley, Reading, Wokingham RG6 7HE	RG6 7HE	RG6 7	25/03/2022	780,000	839,329	FALSE	Residential	House	Semi_Detached				189	£4,127	£4,441	Freehold		
3, Little Horse Close, Earley, Reading, Wokingham RG6 7HL	RG6 7HL	RG6 7	25/04/2024	620,000	620,000	FALSE	Residential	House	Detached				150	£4,133	£4,133	Freehold		
1, Little Horse Close, Earley, Reading, Wokingham RG6 7HL	RG6 7HL	RG6 7	18/04/2024	620,000	620,000	FALSE	Residential	House	Detached				150	£4,133	£4,133	Freehold		
42, Gipsy Lane, Earley, Reading, Wokingham RG6 7HB	RG6 7HB	RG6 7	14/07/2023	460,000	483,452	FALSE	Residential	House	Semi_Detached		2	3	91	£5,055	£5,313	Freehold		
23, Salcombe Drive, Earley, Reading, Wokingham RG6 7HU	RG6 7HU	RG6 7	16/12/2022	830,000	832,341	FALSE	Residential	House	Detached				156	£5,321	£5,336	Freehold		
57, Little Horse Close, Earley, Reading, Wokingham RG6 7HL	RG6 7HL	RG6 7	19/08/2022	375,000	380,439	FALSE	Residential	House	Terraced		2	2	70	£5,357	£5,435	Freehold		
628, Wokingham Road, Earley, Reading, Wokingham RG6 7HN	RG6 7HN	RG6 7	19/05/2023	470,000	477,949	FALSE	Residential	House	Semi_Detached		3	3	87	£5,402	£5,494	Freehold		
The House In The Trees, Maiden Erlegh Drive, Earley, Reading, Wokingham RG6 7HP	RG6 7HP	RG6 7	23/03/2023	1,480,000	1,472,750	FALSE	Residential	House	Detached				243	£6,091	£6,061	Freehold		
14, Gipsy Lane, Earley, Reading, Wokingham RG6 7HB	RG6 7HB	RG6 7	22/07/2022	476,000	493,347	FALSE	Residential	Bungalow	Detached		2	3	74	£6,432	£6,667	Freehold		
64, Finch Road, Earley, Reading, Wokingham RG6 7JT	RG6 7JT	RG6 7	25/10/2023	310,000	310,862	FALSE												

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Earley

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
20, Elizabeth Rout Close, Spencers Wood, Reading, Wokingham RG7 1DQ	RG7 1DQ	RG7 1	14/12/2022	840,000	842,370	FALSE	Residential	House	Detached				184	£4,565	£4,578	Freehold	
44, Larchside Close, Spencers Wood, Reading, Wokingham RG7 1DS	RG7 1DS	RG7 1	03/04/2024	425,000	425,000	FALSE	Residential	House	Semi_Detached		3	3	93	£4,570	£4,570	Freehold	
6, Elizabeth Rout Close, Spencers Wood, Reading, Wokingham RG7 1DQ	RG7 1DQ	RG7 1	04/01/2024	460,000	471,608	FALSE	Residential	House	Detached		3	4	98	£4,694	£4,812	Freehold	
3, Elizabeth Rout Close, Spencers Wood, Reading, Wokingham RG7 1DQ	RG7 1DQ	RG7 1	22/07/2022	675,000	699,599	FALSE	Residential	House	Detached				142	£4,754	£4,927	Freehold	
347, Hyde End Road, Spencers Wood, Reading, Wokingham RG7 1DD	RG7 1DD	RG7 1	06/10/2023	505,000	506,404	FALSE	Residential	House	Semi_Detached		3	3	104	£4,856	£4,869	Freehold	
12a, Grovelands Road, Spencers Wood, Reading, Wokingham RG7 1DP	RG7 1DP	RG7 1	07/01/2022	660,000	718,777	FALSE	Residential	House	Semi_Detached				135	£4,889	£5,324	Freehold	
58, Clares Green Road, Spencers Wood, Reading, Wokingham RG7 1DX	RG7 1DX	RG7 1	24/01/2023	500,000	497,551	FALSE	Residential	House	Detached		2	3	97	£5,155	£5,129	Freehold	
42, Cobham Drive, Spencers Wood, Reading, Wokingham RG7 1DJ	RG7 1DJ	RG7 1	30/08/2022	455,000	465,810	FALSE	Residential	House	Detached				88	£5,170	£5,293	Freehold	
Hollyville, Croft Road, Spencers Wood, Reading, Wokingham RG7 1DR	RG7 1DR	RG7 1	20/02/2023	580,000	584,864	FALSE	Residential	House	Semi_Detached		3	3	104	£5,577	£5,624	Freehold	
21, Wallace Grove, Three Mile Cross, Reading, Wokingham RG7 1EZ	RG7 1EZ	RG7 1	22/01/2024	445,000	456,229	FALSE	Residential	House	Detached		3	3	101	£4,406	£4,517	Freehold	
9, Greenend Close, Spencers Wood, Reading, Wokingham RG7 1EH	RG7 1EH	RG7 1	28/07/2023	570,000	592,933	FALSE	Residential	House	Detached				128	£4,453	£4,632	Freehold	
35, Hyde End Lane, Ryeish Green, Reading, Wokingham RG7 1EP	RG7 1EP	RG7 1	13/10/2023	575,000	576,598	FALSE	Residential	House	Semi_Detached		3	4	125	£4,600	£4,613	Freehold	
12, Orchard Close, Spencers Wood, Reading, Wokingham RG7 1EJ	RG7 1EJ	RG7 1	29/06/2023	395,000	410,061	FALSE	Residential	House	Semi_Detached		3	3	83	£4,759	£4,940	Freehold	
17, Appletree Lane, Spencers Wood, Reading, Wokingham RG7 1EE	RG7 1EE	RG7 1	02/02/2024	455,000	464,004	FALSE	Residential	House	Semi_Detached		3	3	91	£5,000	£5,099	Freehold	
2, Salmon Close, Spencers Wood, Reading, Wokingham RG7 1EG	RG7 1EG	RG7 1	28/01/2022	470,000	511,857	FALSE	Residential	House	Semi_Detached		3	3	92	£5,109	£5,564	Freehold	
1, Pither Close, Spencers Wood, Reading, Wokingham RG7 1EQ	RG7 1EQ	RG7 1	19/08/2022	438,000	453,721	FALSE	Residential	House	Semi_Detached				80	£5,475	£5,672	Freehold	
8, Salmon Close, Spencers Wood, Reading, Wokingham RG7 1EG	RG7 1EG	RG7 1	22/07/2022	475,000	498,854	FALSE	Residential	House	Semi_Detached		2	3	86	£5,523	£5,801	Freehold	
3, Salmon Close, Spencers Wood, Reading, Wokingham RG7 1EG	RG7 1EG	RG7 1	11/12/2023	435,000	451,586	FALSE	Residential	House	Semi_Detached		3	3	78	£5,577	£5,790	Freehold	
39, Hyde End Lane, Ryeish Green, Reading, Wokingham RG7 1EP	RG7 1EP	RG7 1	02/06/2023	401,000	416,290	FALSE	Residential	House	Semi_Detached		2	3	69	£5,812	£6,033	Freehold	
63, Hyde End Lane, Ryeish Green, Reading, Wokingham RG7 1ES	RG7 1ES	RG7 1	16/08/2022	590,000	604,017	FALSE	Residential	House	Detached		2	3	100	£5,900	£6,040	Freehold	
95, Hyde End Lane, Ryeish Green, Reading, Wokingham RG7 1ES	RG7 1ES	RG7 1	08/09/2023	540,000	544,148	FALSE	Residential	House	Semi_Detached		3	3	89	£6,067	£6,114	Freehold	
1, Allfrey Grove, Spencers Wood, Reading, Wokingham RG7 1FH	RG7 1FH	RG7 1	17/11/2023	550,000	556,655	FALSE	Residential	House	Detached				160	£3,438	£3,479	Freehold	
Flat 13, Marlborough House, Basingstoke Road, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FR	RG7 1	27/05/2022	290,000	299,754	TRUE	Residential	House	Flat		2	2	81	£3,580	£3,701	Leasehold	
53, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	28/01/2022	245,000	255,124	FALSE	Residential	House	Flat				68	£3,603	£3,752	Leasehold	
35, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	22/07/2022	245,000	249,153	FALSE	Residential	House	Flat				65	£3,769	£3,833	Leasehold	
53, Benham Drive, Spencers Wood, Reading, Wokingham RG7 1FB	RG7 1FB	RG7 1	04/08/2023	223,000	228,811	FALSE	Residential	House	Flat		2	2	59	£3,780	£3,878	Leasehold	
39, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	28/01/2022	247,000	257,207	FALSE	Residential	House	Flat				65	£3,800	£3,957	Leasehold	
118, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FJ	RG7 1FJ	RG7 1	20/06/2023	255,000	258,488	FALSE	Residential	House	Flat				67	£3,806	£3,858	Leasehold	
63, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	14/04/2022	247,500	255,196	FALSE	Residential	House	Flat				65	£3,808	£3,926	Leasehold	
39, Benham Drive, Spencers Wood, Reading, Wokingham RG7 1FB	RG7 1FB	RG7 1	10/03/2023	225,000	223,934	FALSE	Residential	House	Flat		2	2	59	£3,814	£3,795	Leasehold	
59, Benham Drive, Spencers Wood, Reading, Wokingham RG7 1FB	RG7 1FB	RG7 1	11/11/2022	225,000	225,717	FALSE	Residential	House	Flat		2	2	59	£3,814	£3,826	Leasehold	
55, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	24/05/2022	248,000	256,341	FALSE	Residential	House	Flat				65	£3,815	£3,944	Leasehold	
68, Beatty Rise, Spencers Wood, Reading, Wokingham RG7 1FQ	RG7 1FQ	RG7 1	19/08/2022	420,000	426,091	FALSE	Residential	House	Terraced		3	4	110	£3,818	£3,874	Freehold	
98, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FJ	RG7 1FJ	RG7 1	26/05/2023	490,000	498,288	FALSE	Residential	House	Semi_Detached				128	£3,828	£3,893	Freehold	
92, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FJ	RG7 1FJ	RG7 1	17/08/2022	490,000	507,588	FALSE	Residential	House	Semi_Detached				128	£3,828	£3,966	Freehold	
1, Beatty Rise, Spencers Wood, Reading, Wokingham RG7 1FQ	RG7 1FQ	RG7 1	18/08/2023	425,000	433,364	FALSE	Residential	House	Terraced		3	4	110	£3,864	£3,940	Freehold	
96, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FJ	RG7 1FJ	RG7 1	06/01/2023	495,000	498,454	FALSE	Residential	House	Semi_Detached				128	£3,867	£3,894	Freehold	
45, Benham Drive, Spencers Wood, Reading, Wokingham RG7 1FB	RG7 1FB	RG7 1	06/01/2023	230,000	227,294	FALSE	Residential	House	Flat		2	2	59	£3,898	£3,852	Leasehold	
25, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	29/09/2022	250,000	250,397	FALSE	Residential	House	Flat				64	£3,906	£3,912	Leasehold	
14, Fingal Crescent, Spencers Wood, Reading, Wokingham RG7 1FL	RG7 1FL	RG7 1	12/08/2022	535,500	554,721	FALSE	Residential	House	Semi_Detached				137	£3,909	£4,049	Freehold	
12, Bowling Green, Three Mile Cross, Reading, Wokingham RG7 1FY	RG7 1FY	RG7 1	18/08/2023	645,000	660,800	FALSE	Residential	House	Detached				165	£3,909	£4,005	Freehold	
26, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FF	RG7 1FF	RG7 1	11/05/2022	264,000	272,879	FALSE	Residential	House	Flat				67	£3,940	£4,073	Leasehold	
56, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FF	RG7 1FF	RG7 1	18/07/2023	202,500	208,797	FALSE	Residential	House	Flat				51	£3,971	£4,094	Leasehold	
114, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FJ	RG7 1FJ	RG7 1	30/01/2023	270,000	266,824	FALSE	Residential	House	Flat				67	£4,030	£3,982	Leasehold	
12, Dairy Grove, Three Mile Cross, Reading, Wokingham RG7 1FS	RG7 1FS	RG7 1	23/10/2023	675,000	670,755	FALSE	Residential	House	Detached				167	£4,042	£4,017	Freehold	
41, Beatty Rise, Spencers Wood, Reading, Wokingham RG7 1FQ	RG7 1FQ	RG7 1	11/04/2024	183,500	183,500	FALSE	Residential	House	Flat		1	1	45	£4,078	£4,078	Leasehold	
2, Coronation Drive, Three Mile Cross, Reading, Wokingham RG7 1FU	RG7 1FU	RG7 1	09/02/2024	290,000	296,832	FALSE	Residential	House	Flat				71	£4,085	£4,181	Leasehold	
1, Benham Drive, Spencers Wood, Reading, Wokingham RG7 1FB	RG7 1FB	RG7 1	25/11/2022	662,500	667,192	FALSE	Residential	House	Detached				162	£4,090	£4,118	Freehold	
33, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	18/08/2023	270,000	277,036	FALSE	Residential	House	Flat				66	£4,091	£4,198	Leasehold	
44, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FF	RG7 1FF	RG7 1	29/11/2023	450,000	455,865	FALSE	Residential	House	Terraced				110	£4,091	£4,144	Freehold	
3, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	22/04/2022	268,250	276,592	FALSE	Residential	House	Flat				65	£4,127	£4,255	Freehold	
65, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	16/05/2022	208,000	214,996	FALSE	Residential	House	Flat				50	£4,160	£4,300	Leasehold	
Flat 6, 186, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FP	RG7 1FP	RG7 1	22/06/2023	268,000	271,665	FALSE	Residential	House	Flat				64	£4,188	£4,245	Leasehold	
62, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FF	RG7 1FF	RG7 1	27/01/2023	215,000	212,471	FALSE	Residential	House	Flat				51	£4,216	£4,166	Leasehold	
60, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FF	RG7 1FF	RG7 1	20/10/2022	215,000	215,342	FALSE	Residential	House	Flat				51	£4,216	£4,222	Leasehold	
5, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	26/02/2024	465,000	471,744	FALSE	Residential	House	Terraced				110	£4,227	£4,289	Freehold	
117, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1FE	RG7 1FE	RG7 1	06/01/2023	465,000	459,742	FALSE	Residential	House	Terraced				110	£4,227	£4,179	Freehold	
1, Bryant Crescent, Spencers Wood, Reading, Wokingham RG7 1FG	RG7 1FG	RG7 1	25/08/2023	690,000	706,902	FALSE	Residential	House	Detached				158	£4,367	£4,474	Freehold	
6, Fingal Crescent, Spencers Wood, Reading, Wokingham RG7 1FL	RG7 1FL	RG7 1	30/03/2022	440,000	473,468	FALSE	Residential	House	Semi_Detached				88	£5,000	£5,380	Freehold	
9, Dairy Grove, Three Mile Cross, Reading, Wokingham RG7 1FS	RG7 1FS	RG7 1	14/11/2023	420,000	429,221	FALSE	Residential	House	Semi_Detached				79	£5,316	£5,433	Freehold	
27, Fingal Crescent, Spencers Wood, Reading, Wokingham RG7 1FL	RG7 1FL	RG7 1	03/04/2024	475,000	475,000	FALSE	Residential	House	Detached				88	£5,398	£5,398	Freehold	
69, Beatty Rise, Spencers Wood, Reading, Wokingham RG7 1FQ	RG7 1FQ	RG7 1	27/01/2023	400,000	395,477	FALSE	Residential	House	Terraced		3	3	71	£5,634	£5,570	Freehold	
7, Hayes Drive, Three Mile Cross, Reading, Wokingham RG7 1GB	RG7 1GB	RG7 1	07/01/2022	247,500	257,727	FALSE	Residential	House	Flat				69	£3,587	£3,735	Leasehold	
Flat 6, 29, Hayes Drive, Three Mile Cross, Reading, Wokingham RG7 1GB	RG7 1GB	RG7 1	01/09/2023	273,000	274,525	FALSE	Residential	House	Flat				70	£3,900	£3,922	Leasehold	
9, Hayes Drive, Three Mile Cross, Reading, Wokingham RG7 1GB	RG7 1GB	RG7 1	14/04/2022	269,000	277,365	FALSE	Residential	House	Flat		2	2	67	£4,015	£4,140	Leasehold	
23, Hayes Drive, Three Mile Cross, Reading, Wokingham RG7 1GB	RG7 1GB	RG7 1	29/09/2023	447,000	450,434	FALSE	Residential	House	Semi_Detached				110	£4,064	£4,095	Freehold	
Flat 9, 33, Hayes Drive, Three Mile Cross, Reading, Wokingham RG7 1GB	RG7 1GB	RG7 1	19/08/2022	282,000	284,029	FALSE	Residential	House	Flat				69	£4,087	£4,116	Leasehold	
48, Hayes Drive, Three Mile Cross, Reading, Reading RG7 1GA	RG7 1GA	RG7 1	11/08/2023	465,000	481,000	FALSE	Residential	House	Semi_Detached				110	£4,227	£4,373	Freehold	
5, Mays Court, Coronation Drive, Three Mile Cross, Reading, Wokingham RG7 1GE	RG7 1GE	RG7 1	19/01/2023	263,000	259,906	FALSE	Residential	House	Flat				61	£4,311	£4,261	Leasehold	
8, Mitford Court, Mitford Close, Three Mile Cross, Reading, Wokingham RG7 1GZ	RG7 1GZ	RG7 1	21/06/2023	405,000	414,481	FALSE	Residential	House	Terraced		2	3	85	£4,765	£4,876	Freehold	
16, Hayes Drive, Three Mile Cross, Reading, Reading RG7 1GA	RG7 1GA	RG7 1	13/03/2023	570,000	567,208	FALSE	Residential	House	Detached				113	£5,044	£5,020	Freehold	
5, Mitford Court, Mitford Close, Three Mile Cross, Reading, Wokingham RG7 1GZ	RG7 1GZ	RG7 1	30/03/2022	400,000	424,905	FALSE	Residential	House	Terraced		2	3	79	£5,063	£5,379	Freehold	
6, Shorthorn Close, Three Mile Cross, Reading, Reading RG7 1GD	RG7 1GD	RG7 1	13/10/2022</														

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
6, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	18/11/2022	699,950	704,907	TRUE	Residential	House	Detached				168	£4,166	£4,196	Freehold	
10, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	29/09/2022	474,950	485,034	TRUE	Residential	House	Semi_Detached				111	£4,279	£4,370	Freehold	
Flat 2, 1, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	14/10/2022	269,950	270,379	TRUE	Residential	House	Flat				63	£4,285	£4,292	Leasehold	
Flat 5, 1, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	29/09/2022	270,000	270,429	TRUE	Residential	House	Flat				63	£4,286	£4,293	Leasehold	
Flat 8, 1, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	29/09/2022	272,500	272,933	TRUE	Residential	House	Flat				63	£4,325	£4,332	Leasehold	
12, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	23/09/2022	484,950	495,246	TRUE	Residential	House	Semi_Detached				111	£4,369	£4,462	Freehold	
18, The Pippins, Swallowfield, Reading, Wokingham RG7 1LW	RG7 1LW	RG7 1	17/06/2022	605,000	636,795	FALSE	Residential	House	Detached				120	£5,042	£5,307	Freehold	
16, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	22/09/2022	580,000	585,767	TRUE	Residential	House	Detached				114	£5,088	£5,138	Freehold	
17, The Pippins, Swallowfield, Reading, Wokingham RG7 1LW	RG7 1LW	RG7 1	07/06/2022	620,000	652,583	FALSE	Residential	House	Detached		3	4	121	£5,124	£5,393	Freehold	
6, The Pippins, Swallowfield, Reading, Wokingham RG7 1LW	RG7 1LW	RG7 1	10/02/2023	520,000	517,815	FALSE	Residential	House	Detached				92	£5,652	£5,628	Freehold	
8, Moor Close, Spencers Wood, Reading, Wokingham RG7 1LQ	RG7 1LQ	RG7 1	25/11/2022	570,000	574,037	TRUE	Residential	House	Flat				63	£9,048	£9,112	Freehold	
1, Anvil Close, Spencers Wood, Reading, Wokingham RG7 1NL	RG7 1NL	RG7 1	17/08/2023	492,000	504,052	FALSE	Residential	House	Detached		3	4	128	£3,844	£3,938	Freehold	
Old Cottage, Kybes Lane, Grazeley, Reading, Wokingham RG7 1NG	RG7 1NG	RG7 1	18/10/2022	802,500	808,756	FALSE	Residential	House	Detached				172	£4,666	£4,702	Freehold	
The Ostlers, Kybes Lane, Grazeley, Reading, Wokingham RG7 1NG	RG7 1NG	RG7 1	22/06/2022	835,000	878,882	FALSE	Residential	House	Detached				158	£5,285	£5,563	Freehold	
Hartley Court, Hartley Court Road, Three Mile Cross, Reading, Wokingham RG7 1NH	RG7 1NH	RG7 1	27/10/2022	1,300,000	1,310,317	FALSE	Residential	House	Other				216	£6,019	£6,066	Freehold	
2, The Old Chapel, Chapel Lane, Spencers Wood, Reading, Wokingham RG7 1PA	RG7 1PA	RG7 1	14/10/2022	395,000	395,628	FALSE	Residential	House	Flat		1	1	126	£3,135	£3,140	Freehold	
Rose Villa, Basingstoke Road, Spencers Wood, Reading, Wokingham RG7 1PH	RG7 1PH	RG7 1	29/07/2022	645,000	668,506	FALSE	Residential	House	Detached				166	£3,886	£4,027	Freehold	
Flat 4, Apsley House, Basingstoke Road, Riseley, Reading, Wokingham RG7 1PG	RG7 1PG	RG7 1	29/11/2022	130,000	130,414	TRUE	Residential	House	Flat				32	£4,063	£4,075	Leasehold	
Woodlark House, Basingstoke Road, Spencers Wood, Reading, Wokingham RG7 1PH	RG7 1PH	RG7 1	12/05/2022	750,000	791,759	FALSE	Residential	House	Detached				181	£4,144	£4,374	Freehold	
Hawthorn House, Basingstoke Road, Swallowfield, Reading, Wokingham RG7 1PY	RG7 1PY	RG7 1	21/12/2023	1,635,000	1,687,206	FALSE	Residential	House	Detached				368	£4,443	£4,585	Freehold	
56, Century Drive, Spencers Wood, Reading, Wokingham RG7 1PE	RG7 1PE	RG7 1	19/12/2022	610,000	611,721	FALSE	Residential	House	Detached		3	4	137	£4,453	£4,465	Freehold	
Ivanhoe, Basingstoke Road, Spencers Wood, Reading, Wokingham RG7 1PH	RG7 1PH	RG7 1	14/10/2022	590,000	601,675	FALSE	Residential	House	Semi_Detached		3	3	128	£4,609	£4,701	Freehold	
Flat 1, Apsley House, Basingstoke Road, Riseley, Reading, Wokingham RG7 1PG	RG7 1PG	RG7 1	18/07/2022	165,000	167,797	TRUE	Residential	House	Flat				35	£4,714	£4,794	Leasehold	
4, Lansdowne Gardens, Spencers Wood, Reading, Wokingham RG7 1PF	RG7 1PF	RG7 1	26/05/2023	698,000	699,969	FALSE	Residential	House	Detached				146	£4,781	£4,794	Freehold	
Warbler, Basingstoke Road, Spencers Wood, Reading, Wokingham RG7 1PH	RG7 1PH	RG7 1	12/05/2022	475,000	509,610	FALSE	Residential	House	Semi_Detached				99	£4,798	£5,148	Freehold	
4, The Old Chapel, Chapel Lane, Spencers Wood, Reading, Wokingham RG7 1PA	RG7 1PA	RG7 1	01/06/2023	282,500	286,364	FALSE	Residential	House	Flat		2	2	58	£4,871	£4,937	Leasehold	
Lancambria, Basingstoke Road, Swallowfield, Reading, Wokingham RG7 1PY	RG7 1PY	RG7 1	25/11/2022	1,389,960	1,399,804	FALSE	Residential	House	Detached				276	£5,036	£5,072	Freehold	
Uplands, Basingstoke Road, Swallowfield, Reading, Wokingham RG7 1PY	RG7 1PY	RG7 1	25/03/2022	1,150,000	1,216,741	FALSE	Residential	House	Detached				225	£5,111	£5,408	Freehold	
40, Century Drive, Spencers Wood, Reading, Wokingham RG7 1PE	RG7 1PE	RG7 1	17/02/2023	360,000	357,191	FALSE	Residential	House	Terraced		2	2	56	£6,429	£6,378	Freehold	
Flat 1, Magnolia House, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QJ	RG7 1QJ	RG7 1	09/05/2022	230,000	237,736	FALSE	Residential	House	Flat			2	65	£3,538	£3,657	Leasehold	
Garlinge, The Street, Swallowfield, Reading, Wokingham RG7 1QY	RG7 1QY	RG7 1	15/03/2023	350,000	350,000	FALSE	Residential	House	Terraced		3	3	88	£3,977	£3,977	Freehold	
Flat 4, Waterloo House, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QF	RG7 1QF	RG7 1	17/11/2023	167,000	170,105	FALSE	Residential	House	Flat				39	£4,282	£4,362	Leasehold	
Flat 9, Wellington House, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QF	RG7 1QF	RG7 1	24/08/2022	155,000	156,115	FALSE	Residential	House	Flat				35	£4,429	£4,460	Leasehold	
2, Curlys Way, Swallowfield, Reading, Wokingham RG7 1QZ	RG7 1QZ	RG7 1	29/11/2022	765,000	770,418	FALSE	Residential	House	Detached				167	£4,581	£4,613	Freehold	
The Retreat, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QS	RG7 1QS	RG7 1	14/10/2022	710,000	715,535	FALSE	Residential	House	Detached				154	£4,610	£4,646	Freehold	
Hunters End, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QS	RG7 1QS	RG7 1	15/12/2022	498,000	505,354	FALSE	Residential	House	Semi_Detached		3	3	108	£4,611	£4,679	Freehold	
The Orchard, Swallowfield Street, Swallowfield, Reading, Wokingham RG7 1QX	RG7 1QX	RG7 1	30/01/2024	765,000	784,304	FALSE	Residential	Bungalow	Detached		3	3	162	£4,722	£4,841	Freehold	
Willowbrook, The Street, Swallowfield, Reading, Wokingham RG7 1QY	RG7 1QY	RG7 1	28/04/2023	480,000	485,382	FALSE	Residential	House	Semi_Detached		3	3	98	£4,898	£4,953	Freehold	
1, Maythorne Villa, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QD	RG7 1QD	RG7 1	13/10/2023	270,000	267,704	FALSE	Residential	House	Terraced		2	3	55	£4,909	£4,867	Freehold	
2, Hill View, Spencers Wood, Reading, Wokingham RG7 1QB	RG7 1QB	RG7 1	20/07/2023	780,000	811,383	FALSE	Residential	House	Detached				157	£4,968	£5,168	Freehold	
Primrose Cottage, The Street, Swallowfield, Reading, Wokingham RG7 1QY	RG7 1QY	RG7 1	10/10/2023	362,500	359,417	FALSE	Residential	House	Terraced		2	3	69	£5,254	£5,209	Freehold	
The Lodge, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QD	RG7 1QD	RG7 1	14/08/2023	1,985,000	2,037,506	FALSE	Residential	House	Other				375	£5,293	£5,433	Freehold	
4, Jubilee Cottages, Basingstoke Road, Riseley, Reading, Wokingham RG7 1QG	RG7 1QG	RG7 1	08/12/2023	368,000	382,032	FALSE	Residential	House	Semi_Detached		2	3	66	£5,576	£5,788	Freehold	
Briarwood, Swallowfield Street, Swallowfield, Reading, Wokingham RG7 1QX	RG7 1QX	RG7 1	25/01/2024	750,050	768,977	FALSE	Residential	Bungalow	Detached		3	3	131	£5,726	£5,870	Freehold	
1, Wyvols Cottages, The Street, Swallowfield, Reading, Wokingham RG7 1RH	RG7 1RH	RG7 1	21/09/2022	950,000	959,446	FALSE	Residential	House	Detached				280	£3,393	£3,427	Freehold	
15, Kingfisher Grove, Three Mile Cross, Reading, Wokingham RG7 1RA	RG7 1RA	RG7 1	27/11/2023	592,000	599,716	FALSE	Residential	House	Terraced				174	£3,402	£3,447	Freehold	
37, Foxborough, Swallowfield, Reading, Wokingham RG7 1RW	RG7 1RW	RG7 1	26/07/2022	700,000	725,510	FALSE	Residential	House	Detached				180	£3,889	£4,031	Freehold	
23, Kingfisher Grove, Three Mile Cross, Reading, Wokingham RG7 1RA	RG7 1RA	RG7 1	28/07/2023	410,000	424,253	FALSE	Residential	House	Terraced		3	3	99	£4,141	£4,285	Freehold	
4, Foxborough, Swallowfield, Reading, Wokingham RG7 1RW	RG7 1RW	RG7 1	23/02/2022	510,000	540,000	FALSE	Residential	House	Detached				116	£4,397	£4,655	Freehold	
25, Kingfisher Grove, Three Mile Cross, Reading, Wokingham RG7 1RA	RG7 1RA	RG7 1	07/07/2023	450,000	465,643	FALSE	Residential	House	Terraced		3	4	102	£4,412	£4,565	Freehold	
23, Foxborough, Swallowfield, Reading, Wokingham RG7 1RW	RG7 1RW	RG7 1	28/06/2023	660,000	676,655	FALSE	Residential	House	Detached				145	£4,552	£4,667	Freehold	
46, Foxborough, Swallowfield, Reading, Wokingham RG7 1RW	RG7 1RW	RG7 1	22/07/2022	725,000	751,421	FALSE	Residential	House	Detached				159	£4,560	£4,726	Freehold	
5, Kingfisher Grove, Three Mile Cross, Reading, Wokingham RG7 1RA	RG7 1RA	RG7 1	28/01/2022	295,000	316,007	FALSE	Residential	House	Terraced		2	2	57	£5,175	£5,544	Freehold	
Delphi, The Street, Swallowfield, Reading, Wokingham RG7 1RE	RG7 1RE	RG7 1	14/10/2022	725,000	730,652	FALSE	Residential	House	Detached				139	£5,216	£5,256	Freehold	
Ricroft, Benham Lane, Riseley, Reading, Wokingham RG7 1RY	RG7 1RY	RG7 1	20/07/2023	850,000	884,199	FALSE	Residential	House	Detached		3	4	151	£5,629	£5,856	Freehold	
21, Stanbury Gate, Spencers Wood, Reading, Wokingham RG7 1SR	RG7 1SR	RG7 1	10/08/2023	260,000	266,775	FALSE	Residential	House	Flat		2	2	70	£3,714	£3,811	Leasehold	
84, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	24/01/2022	645,000	687,549	TRUE	Residential	House	Detached				168	£3,839	£4,093	Freehold	
54, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	11/04/2022	650,000	687,212	TRUE	Residential	House	Detached				168	£3,869	£4,091	Freehold	
26, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	28/01/2022	650,000	692,879	TRUE	Residential	House	Detached				168	£3,869	£4,124	Freehold	
76, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	22/04/2022	437,600	470,885	TRUE	Residential	House	Semi_Detached				111	£3,942	£4,242	Freehold	
78, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	20/04/2022	437,600	470,885	TRUE	Residential	House	Semi_Detached				111	£3,942	£4,242	Freehold	
46, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	21/03/2022	437,600	470,885	TRUE	Residential	House	Semi_Detached				111	£3,942	£4,242	Freehold	
44, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	21/02/2022	437,600	471,941	TRUE	Residential	House	Semi_Detached				111	£3,942	£4,252	Freehold	
14, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	14/01/2022	437,600	476,571	TRUE	Residential	House	Semi_Detached				111	£3,942	£4,293	Freehold	
16, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	10/01/2022	437,600	476,571	TRUE	Residential	House	Semi_Detached				111	£3,942	£4,293	Freehold	
52, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	09/03/2022	440,000	473,468	TRUE	Residential	House	Semi_Detached				111	£3,964	£4,265	Freehold	
48, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	18/03/2022	450,000	484,228	TRUE	Residential	House	Semi_Detached				111	£4,054	£4,362	Freehold	
Harwood House, Odiham Road, Riseley, Reading, Wokingham RG7 1SD	RG7 1SD	RG7 1	23/03/2022	700,000	740,625	FALSE	Residential	House	Detached				172	£4,070	£4,306	Freehold	
90, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	26/05/2022	454,950	488,099	TRUE	Residential	House	Semi_Detached				111	£4,099	£4,397	Freehold	
92, Ryeish Lane, Spencers Wood, Reading, Wokingham RG7 1SS	RG7 1SS	RG7 1	11/02/2022	455,000	490,706	TRUE	Residential	House	Semi_Detached				111	£4,099	£4,421	Freehold	
2, Yeosfield, Riseley, Reading, Wokingham RG7 1SG	RG7 1SG	RG7 1	04/02/2022	560,000	603,946	FALSE	Residential	House	Semi_Detached				135	£4,148	£4,474	Freehold	
25, Stanbury Gate, Spencers Wood, Reading, Wokingham RG7 1SR	RG7 1SR	RG7 1	03/10/2023	330,000	327,193	FALSE	Residential	House	Terraced		2	3	77</				

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedro	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
25, Peartree Walk, Spencers Wood, Reading, Wokingham RG7 1TQ	RG7 1TQ	RG7 1	28/04/2023	425,000	429,765	FALSE	Residential	House	Semi_Detached				82	£5,183	£5,241	Freehold	
27, Peartree Walk, Spencers Wood, Reading, Wokingham RG7 1TQ	RG7 1TQ	RG7 1	30/03/2023	490,000	495,494	FALSE	Residential	House	Semi_Detached				94	£5,213	£5,271	Freehold	
19, Peartree Walk, Spencers Wood, Reading, Wokingham RG7 1TQ	RG7 1TQ	RG7 1	27/07/2023	435,000	457,178	FALSE	Residential	House	Semi_Detached				82	£5,305	£5,575	Freehold	
23, Peartree Walk, Spencers Wood, Reading, Wokingham RG7 1TQ	RG7 1TQ	RG7 1	17/02/2023	440,000	443,690	FALSE	Residential	House	Semi_Detached				82	£5,366	£5,411	Freehold	
17, Peartree Walk, Spencers Wood, Reading, Wokingham RG7 1TQ	RG7 1TQ	RG7 1	29/03/2022	440,000	473,468	FALSE	Residential	House	Semi_Detached				82	£5,366	£5,774	Freehold	
Highfield, Church Road, Farley Hill, Reading, Wokingham RG7 1TU	RG7 1TU	RG7 1	06/01/2022	1,065,000	1,135,255	FALSE	Residential	House	Detached				190	£5,605	£5,975	Freehold	
West Lodge, Church Road, Farley Hill, Reading, Wokingham RG7 1UD	RG7 1UD	RG7 1	10/03/2023	872,900	868,624	FALSE	Residential	House	Detached				283	£3,084	£3,069	Freehold	
40, Appleby Walk, Spencers Wood, Reading, Wokingham RG7 1UZ	RG7 1UZ	RG7 1	21/12/2023	200,000	207,067	FALSE	Residential	House	Flat				61	£3,279	£3,395	Leasehold	
47, Shipridge Drive, Spencers Wood, Reading, Wokingham RG7 1UG	RG7 1UG	RG7 1	29/09/2023	454,500	457,991	FALSE	Residential	House	Semi_Detached				111	£4,095	£4,126	Freehold	
49, Appleby Walk, Spencers Wood, Reading, Wokingham RG7 1UZ	RG7 1UZ	RG7 1	16/12/2022	288,000	286,862	FALSE	Residential	House	Flat				65	£4,431	£4,413	Freehold	
18, Appleby Walk, Spencers Wood, Reading, Wokingham RG7 1UZ	RG7 1UZ	RG7 1	16/10/2023	393,000	389,658	FALSE	Residential	House	Terraced				85	£4,624	£4,584	Freehold	
Taneborc, Church Road, Farley Hill, Reading, Wokingham RG7 1UA	RG7 1UA	RG7 1	26/08/2022	1,100,000	1,126,134	FALSE	Residential	House	Detached				230	£4,783	£4,896	Freehold	
33, Appleby Walk, Spencers Wood, Reading, Wokingham RG7 1UZ	RG7 1UZ	RG7 1	28/01/2022	417,000	454,137	FALSE	Residential	House	Semi_Detached				80	£5,213	£5,677	Freehold	
23, Appleby Walk, Spencers Wood, Reading, Wokingham RG7 1UZ	RG7 1UZ	RG7 1	20/12/2023	425,000	441,205	FALSE	Residential	House	Semi_Detached				80	£5,313	£5,515	Freehold	
37, Albert Close, Spencers Wood, Reading, Wokingham RG7 1UQ	RG7 1UQ	RG7 1	17/02/2023	585,000	582,542	FALSE	Residential	House	Detached				110	£5,318	£5,296	Freehold	
26, Appleby Walk, Spencers Wood, Reading, Wokingham RG7 1UZ	RG7 1UZ	RG7 1	26/08/2022	430,000	445,434	FALSE	Residential	House	Semi_Detached				80	£5,375	£5,568	Freehold	
43, Shipridge Drive, Spencers Wood, Reading, Wokingham RG7 1UG	RG7 1UG	RG7 1	25/11/2022	475,000	478,364	FALSE	Residential	House	Detached				87	£5,460	£5,498	Freehold	
31, Shipridge Drive, Spencers Wood, Reading, Wokingham RG7 1UG	RG7 1UG	RG7 1	24/06/2022	475,000	499,963	FALSE	Residential	House	Detached				87	£5,460	£5,747	Freehold	
45, Appleby Walk, Spencers Wood, Reading, Wokingham RG7 1UZ	RG7 1UZ	RG7 1	19/12/2022	450,000	456,646	FALSE	Residential	House	Semi_Detached				80	£5,625	£5,708	Freehold	
31, Albert Close, Spencers Wood, Reading, Wokingham RG7 1UQ	RG7 1UQ	RG7 1	13/09/2022	450,000	459,554	FALSE	Residential	House	Semi_Detached				80	£5,625	£5,744	Freehold	
Foxhill House, Foxhill, Farley Hill, Reading, Wokingham RG7 1UH	RG7 1UH	RG7 1	09/06/2022	1,400,000	1,473,575	FALSE	Residential	Bungalow	Detached				221	£6,335	£6,668	Freehold	
16, Sika Gardens, Three Mile Cross, Reading, Wokingham RG7 1WF	RG7 1WF	RG7 1	06/06/2022	610,000	642,058	FALSE	Residential	House	Detached				182	£3,352	£3,528	Freehold	
40, Priors Gardens, Spencers Wood, Reading, Wokingham RG7 1WS	RG7 1WS	RG7 1	23/06/2023	635,000	651,024	FALSE	Residential	House	Detached				158	£4,019	£4,120	Freehold	
37, Elk Path, Three Mile Cross, Reading, Wokingham RG7 1WE	RG7 1WE	RG7 1	12/06/2023	800,000	820,187	FALSE	Residential	House	Detached		1	1	196	£4,082	£4,185	Freehold	
77, Tabby Drive, Three Mile Cross, Reading, Wokingham RG7 1WQ	RG7 1WQ	RG7 1	16/02/2023	650,000	647,269	FALSE	Residential	House	Detached				158	£4,114	£4,097	Freehold	
9, Addams Mews, Spencers Wood, Reading, Wokingham RG7 1WU	RG7 1WU	RG7 1	19/05/2022	385,000	406,437	FALSE	Residential	House	Detached				88	£4,375	£4,619	Freehold	
17, Priors Gardens, Spencers Wood, Reading, Wokingham RG7 1WS	RG7 1WS	RG7 1	21/07/2022	725,000	751,421	FALSE	Residential	House	Detached				164	£4,421	£4,582	Freehold	
11, Addams Mews, Spencers Wood, Reading, Wokingham RG7 1WU	RG7 1WU	RG7 1	29/04/2022	450,000	475,491	FALSE	Residential	House	Terraced				100	£4,500	£4,755	Freehold	
10, Tabby Drive, Three Mile Cross, Reading, Wokingham RG7 1WP	RG7 1WP	RG7 1	19/04/2024	676,000	676,000	FALSE	Residential	House	Detached				144	£4,694	£4,694	Freehold	
51, Fawn Drive, Three Mile Cross, Reading, Wokingham RG7 1WN	RG7 1WN	RG7 1	18/03/2022	330,000	350,547	FALSE	Residential	House	Terraced		2	3	70	£4,714	£5,008	Freehold	
23, Elk Path, Three Mile Cross, Reading, Wokingham RG7 1WE	RG7 1WE	RG7 1	06/01/2022	330,000	353,499	FALSE	Residential	House	Terraced				70	£4,714	£5,050	Freehold	
2, Addams Mews, Spencers Wood, Reading, Wokingham RG7 1WU	RG7 1WU	RG7 1	18/09/2023	473,500	477,137	FALSE	Residential	House	Semi_Detached				100	£4,735	£4,771	Freehold	
29, Elk Path, Three Mile Cross, Reading, Wokingham RG7 1WE	RG7 1WE	RG7 1	16/02/2022	324,000	343,912	FALSE	Residential	House	Terraced				68	£4,765	£5,058	Freehold	
65, Tabby Drive, Three Mile Cross, Reading, Wokingham RG7 1WQ	RG7 1WQ	RG7 1	21/02/2022	330,000	350,281	FALSE	Residential	House	Terraced		2	3	69	£4,783	£5,077	Freehold	
20, Roe Gardens, Three Mile Cross, Reading, Wokingham RG7 1WJ	RG7 1WJ	RG7 1	16/02/2022	302,000	320,560	FALSE	Residential	House	Terraced				63	£4,794	£5,088	Freehold	
23, Priors Gardens, Spencers Wood, Reading, Wokingham RG7 1WS	RG7 1WS	RG7 1	25/02/2022	480,000	517,668	FALSE	Residential	House	Semi_Detached				100	£4,800	£5,177	Freehold	
36, Caribou Walk, Three Mile Cross, Reading, Wokingham RG7 1WR	RG7 1WR	RG7 1	10/03/2023	387,500	387,500	FALSE	Residential	House	Terraced				79	£4,905	£4,905	Freehold	
21, Elk Path, Three Mile Cross, Reading, Wokingham RG7 1WE	RG7 1WE	RG7 1	14/01/2022	348,000	372,781	FALSE	Residential	House	Terraced				70	£4,971	£5,325	Freehold	
11, Roe Gardens, Three Mile Cross, Reading, Wokingham RG7 1WJ	RG7 1WJ	RG7 1	11/04/2022	400,000	430,425	FALSE	Residential	House	Semi_Detached				78	£5,128	£5,518	Freehold	
8, Sika Gardens, Three Mile Cross, Reading, Wokingham RG7 1WF	RG7 1WF	RG7 1	06/06/2022	565,000	594,693	FALSE	Residential	House	Detached				110	£5,136	£5,406	Freehold	
38, Caribou Walk, Three Mile Cross, Reading, Wokingham RG7 1WR	RG7 1WR	RG7 1	24/10/2023	420,000	416,428	FALSE	Residential	House	Terraced				80	£5,250	£5,205	Freehold	
16, Elk Path, Three Mile Cross, Reading, Wokingham RG7 1WE	RG7 1WE	RG7 1	21/07/2022	330,000	339,713	FALSE	Residential	House	Terraced				62	£5,323	£5,479	Freehold	
19, Roe Gardens, Three Mile Cross, Reading, Wokingham RG7 1WJ	RG7 1WJ	RG7 1	25/02/2022	325,000	344,973	FALSE	Residential	House	Terraced		2	2	61	£5,328	£5,655	Freehold	
57, Tabby Drive, Three Mile Cross, Reading, Wokingham RG7 1WQ	RG7 1WQ	RG7 1	24/08/2023	380,000	393,075	FALSE	Residential	House	Semi_Detached		2	2	69	£5,507	£5,697	Freehold	
73, Tabby Drive, Three Mile Cross, Reading, Wokingham RG7 1WQ	RG7 1WQ	RG7 1	16/01/2023	390,000	392,722	FALSE	Residential	House	Semi_Detached				70	£5,571	£5,610	Freehold	
24, Fawn Drive, Three Mile Cross, Reading, Wokingham RG7 1WL	RG7 1WL	RG7 1	14/02/2022	440,000	467,041	FALSE	Residential	House	Terraced				78	£5,641	£5,988	Freehold	
9, Sambar Grove, Three Mile Cross, Reading, Wokingham RG7 1WH	RG7 1WH	RG7 1	28/10/2022	360,000	359,486	FALSE	Residential	House	Terraced				62	£5,806	£5,798	Freehold	
62, Tabby Drive, Three Mile Cross, Reading, Wokingham RG7 1WP	RG7 1WP	RG7 1	19/01/2024	365,000	374,640	FALSE	Residential	House	Terraced				62	£5,887	£6,043	Freehold	
15, Elk Path, Three Mile Cross, Reading, Wokingham RG7 1WE	RG7 1WE	RG7 1	15/08/2022	365,000	370,294	FALSE	Residential	House	Terraced				62	£5,887	£5,972	Freehold	
5, Sika Gardens, Three Mile Cross, Reading, Wokingham RG7 1WF	RG7 1WF	RG7 1	28/10/2022	460,000	469,102	FALSE	Residential	House	Semi_Detached				78	£5,897	£6,014	Freehold	
10, Sambar Grove, Three Mile Cross, Reading, Wokingham RG7 1WH	RG7 1WH	RG7 1	14/10/2022	380,000	379,458	FALSE	Residential	House	Terraced				63	£6,032	£6,023	Freehold	
Hunters Moon, School Road, Riseley, Reading, Wokingham RG7 1XN	RG7 1XN	RG7 1	14/09/2022	620,000	620,443	FALSE	Residential	House	Terraced				172	£3,605	£3,607	Freehold	
Flat 5, 167, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XF	RG7 1XF	RG7 1	18/09/2023	250,000	251,397	FALSE	Residential	House	Flat				63	£3,968	£3,990	Leasehold	
Flat 3, 167, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XF	RG7 1XF	RG7 1	06/06/2022	252,500	259,502	FALSE	Residential	House	Flat				63	£4,008	£4,119	Leasehold	
Flat 2, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	28/11/2022	272,500	273,368	TRUE	Residential	House	Flat				65	£4,192	£4,206	Leasehold	
165, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XF	RG7 1XF	RG7 1	18/11/2022	270,000	270,860	FALSE	Residential	House	Flat				63	£4,286	£4,299	Leasehold	
Flat 1, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	29/11/2022	270,500	271,361	TRUE	Residential	House	Flat				63	£4,294	£4,307	Leasehold	
Flat 6, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XF	RG7 1XF	RG7 1	24/12/2022	280,500	279,391	TRUE	Residential	House	Flat				65	£4,315	£4,298	Leasehold	
Flat 8, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	27/12/2022	281,000	279,889	TRUE	Residential	House	Flat				65	£4,323	£4,306	Leasehold	
Flat 6, 137, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	18/01/2023	275,000	271,765	TRUE	Residential	House	Flat				63	£4,365	£4,314	Leasehold	
Flat 3, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	15/12/2022	285,000	283,874	TRUE	Residential	House	Flat				65	£4,385	£4,367	Leasehold	
135, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	17/11/2022	249,950	250,746	TRUE	Residential	House	Flat				57	£4,385	£4,399	Leasehold	
Flat 5, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	24/11/2022	287,500	288,416	TRUE	Residential	House	Flat				65	£4,423	£4,437	Leasehold	
Flat 9, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	24/11/2022	290,000	290,924	TRUE	Residential	House	Flat				65	£4,462	£4,476	Leasehold	
Flat 4, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	09/01/2023	284,950	281,598	TRUE	Residential	House	Flat				63	£4,523	£4,470	Leasehold	
Flat 4, 137, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	20/01/2023	289,950	286,539	TRUE	Residential	House	Flat				63	£4,602	£4,548	Leasehold	
Flat 5, 137, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	13/12/2022	289,950	288,804	TRUE	Residential	House	Flat				63	£4,602	£4,584	Leasehold	
Flat 7, 139, Fullbrook Avenue, Spencers Wood, Reading, Wokingham RG7 1XB	RG7 1XB	RG7 1	06/01/2023	290,000	286,588	TRUE	Residential	House	Flat				63	£4,603	£4,549	Leasehold	
East Gate, Farley Castle, Farley Hill, Reading, Wokingham RG7 1XD	RG7 1XD	RG7 1	25/03/2022	750,000	793,527	FALSE	Residential	House	Detached				157	£4,777	£5,054	Freehold	
Fern Cottage, Kiln Lane, Farley Hill, Reading, Wokingham RG7 1XE	RG7 1XE	RG7 1	21/09/2022	1,755,000	1,772,450	FALSE	Residential	House	Detached				207	£8,478	£8,563	Freehold	
25, Mayflower Meadow, Spencers Wood, Reading, Wokingham RG7 1YD	RG7 1YD	RG7 1	08/04/2022	229,308	242,868	TRUE	Residential	House	Other				70	£3,276	£3,470	Freehold	
6, Mayflower Meadow, Spencers Wood, Reading, Wokingham RG7 1YD	RG7 1YD	RG7 1	24/02/2022	229,308	243,422	TRUE	Residential	House	Other				70	£3,276	£3,477	Freehold	
22, Star Rise, Spencers Wood, Reading, Wokingham RG7 1YS	RG7 1YS	RG7 1	15/06/2022	437,000													

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedroo	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price g	Tenure	
1, Star Rise, Spencers Wood, Reading, Wokingham RG7 1YS	RG7 1YS	RG7 1	25/03/2022	417,000	448,718	TRUE	Residential	House	Flat				50	£8,340	£8,974	Freehold	
2, Cook Grove, Spencers Wood, Reading, Wokingham RG7 1ZF	RG7 1ZF	RG7 1	12/08/2022	601,000	615,279	FALSE	Residential	House	Detached				138	£4,355	£4,459	Freehold	
9, Elisha Close, Spencers Wood, Reading, Wokingham RG7 1ZG	RG7 1ZG	RG7 1	13/09/2022	315,000	315,501	FALSE	Residential	Maisonette	Flat				72	£4,375	£4,382	Freehold	
11, Elisha Close, Spencers Wood, Reading, Wokingham RG7 1ZG	RG7 1ZG	RG7 1	27/10/2022	502,500	506,417	FALSE	Residential	House	Detached				93	£5,403	£5,445	Freehold	
		RG7 1 Average												£4,619	£4,746		Spencers Wood, Three Mile Cross

Appendix 4 - Commercial lettings data

Wokingham commercial rents

Per square foot				
Retail				
Area	Lower quartile	Upper quartile	Average	Max
Wokingham Borough	16.10	37.46	26.34	40.76

Offices				
Area	Lower quartile	Upper quartile	Average	Max
Wokingham Borough	14.58	30.46	21.60	33.50

Industrial				
Area	Lower quartile	Upper quartile	Average	Max
Wokingham Borough	10.04	15.36	13.05	16.07

Per square metre			
Lower quartile	Upper quartile	Average	Max
173	403	283	439

32

Lower quartile	Upper quartile	Average	Max
157	328	233	361

49

Lower quartile	Upper quartile	Average	Max
108	165	141	173

40

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
04/04/2023	04/04/2023	8 Peach St	Wokingham	GRND	785	40.76	Achieved		32,000.00	Retail	14.78	11,601.75			Direct	
17/06/2024	17/06/2024	13 Denmark St	Wokingham	GRND	617	40.52	Achieved		25,000.00	Retail	15.14	9,344.00			Direct	
06/09/2023	06/10/2023	6 Broad St	Wokingham	GRND	820	39.02	Achieved		32,000.00	Retail	13.08	10,728.50			Direct	
18/07/2022	18/07/2022	15 Market Pl	Wokingham	GRND	1,422	38.68	Achieved	FRI	55,000.00	Retail					Direct	10 yrs
03/04/2024	03/05/2024	9-11 Denmark St	Wokingham	GRND	560	38.21	Achieved		21,400.00	Retail	16.93	9,481.00			Direct	
10/05/2023	09/06/2023	147 Crockhamwell Rd	Reading	GRND	750	34.67	Asking	FRI	26,000.00	Retail					Sublease	
30/05/2023	30/05/2023	Market Pl	Wokingham	GRND	972	33.95	Achieved	FRI	33,000.00	Retail	10.14	9,855.25			Direct	
16/02/2023	16/02/2023	144-156 Clifton Rd	Wokingham	GRND	590	33.90	Achieved	FRI	20,000.00	Retail					Direct	10 yrs
15/01/2024	21/03/2024	9 Wargrave Rd	Reading	GRND	567	31.75	Asking	FRI	18,002.25	Retail					Direct	5 yrs
03/08/2023	03/08/2023	Maiden Ln	Reading	GRND	402	31.72	Achieved	FRI	12,750.00	Retail	9.43	3,792.40	2.49		Direct	10 yrs
13/01/2023	13/01/2023	Rose St	Wokingham	GRND	985	31.47	Achieved	FRI	31,000.00	Retail					Direct	10 yrs
08/05/2024	08/05/2024	4 Alexandra Ct	Wokingham	GRND	680	30.88	Achieved		21,000.00	Retail	15.04	10,229.50			Direct	
01/09/2023	01/09/2023	Chalfont Way	Reading	GRND	1,129	28.79	Achieved	FRI	32,500.00	Retail	12.27	13,847.25			Direct	10 yrs
27/10/2023	27/10/2023	12-20 Denmark	Wokingham	GRND	1,134	28.66	Achieved	FRI	32,500.00	Retail					Direct	
25/04/2023	25/04/2023	5-5A Market Pl	Wokingham	GRND	1,730	28.18	Achieved		48,751.00	Retail	8.08	13,972.00			Direct	
12/01/2023	12/01/2023	12-20 Denmark	Wokingham	GRND	977	26.61	Achieved		26,000.00	Retail			2.52		Direct	
31/05/2023	31/05/2023	Elms Fld	Wokingham	GRND	944	26.48	Achieved	FRI	25,000.00	Retail	13.74	12,974.00	3,304.00		Direct	1 yr
05/12/2022	05/12/2022	Elms Fld	Wokingham	GRND	872	25.80	Achieved		22,500.00	Retail					Direct	10 yrs
21/06/2024	21/06/2024	128 Ashridge Rd	Wokingham	GRND	828	24.15	Achieved		20,000.00	Retail					Direct	
31/08/2022	31/08/2022	184-192 Crockhamwell Rd	Reading	GRND	2,279	22.38	Asking	FRI	51,000.00	Retail	17.41	39,680.00			Sublease	
27/02/2024	28/03/2024	116 Ashridge Rd	Wokingham	GRND	743	20.19	Achieved		15,000.00	Retail	5.51	4,091.80			Direct	3 yrs
18/08/2023	18/08/2023	114-128 Crockhamwell	Reading	GRND	1,661	19.93	Effective	FRI	33,100.72	Retail	9.69	16,092.75			Direct	10 yrs
04/10/2023	29/09/2024	139-159 Crockhamwell	Reading	GRND	1,213	18.88	Effective	FRI	22,899.96	Retail	11.83	14,346.25			Direct	3289 days
06/02/2024	07/03/2024	37-41 Peach St	Wokingham	GRND	1,611	18.37	Achieved		29,600.00	Retail	8.44	13,597.75			Direct	
16/01/2024	26/02/2024	24-26 Barkham Rd	Wokingham	GRND	1,100	18.18	Asking	FRI	20,000.00	Retail					Direct	10 yrs
16/01/2024	26/02/2024	24-26 Barkham Rd	Wokingham	GRND	1,100	18.18	Asking	FRI	20,000.00	Retail					Direct	10 yrs
05/01/2023	06/01/2023	10 Rose St	Wokingham	GRND	973	17.47	Achieved		17,000.00	Retail					Direct	
27/02/2024	28/03/2024	Elms Fld	Wokingham	GRND	2,984	17.43	Achieved		52,000.00	Retail	7.69	22,952.00	3.89		Direct	
03/02/2023	03/02/2023	Elms Fld	Wokingham	GRND	1,305	17.24	Achieved		22,500.00	Retail			0.00		Direct	
10/02/2023	10/02/2023	Elms Fld	Wokingham	GRND	3,058	15.48	Achieved		47,333.00	Retail					Direct	1 yr
30/08/2023	30/08/2023	Chalfont	Reading	GRND	4,105	12.42	Achieved	FRI	51,000.00	Retail	7.43	30,500.00			Sublease	15 yrs
01/07/2023	06/09/2023	32-33 Market Pl	Wokingham	GRND	7,242	12.36	Asking		89,500.00	Retail	6.68	48,403.00			Direct	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
08/04/2024	08/05/2024	1180 Eskdale Rd	Wokingham	4th	8,369	33.50	Asking		280,361.50	Office					Direct	
01/03/2023	01/03/2023	1010 Eskdale Rd	Wokingham	1st	7,420	33.50	Asking		248,570.00	Office					Direct	
01/09/2023	02/09/2023	1010 Eskdale Rd	Wokingham	GRND	3,395	33.00	Achieved		112,035.00	Office	12.74	43,252.30			Direct	5 yrs
01/09/2023	02/09/2023	1180 Eskdale Rd	Wokingham	4th	20,002	33.00	Achieved	FRI	660,066.00	Office					Direct	5 yrs
01/09/2022	01/09/2022	Remenhad Ln	Wokingham	GRND	2,400	32.30	Achieved	FRI	77,520.00	Office					Direct	
01/06/2023	02/06/2023	1010 Eskdale Rd	Wokingham	2nd	19,336	31.00	Achieved	FRI	599,416.00	Office	13.05	252,416.00			Direct	10 yrs
27/03/2024	28/03/2024	South Ave	Reading	GRND	2,533	30.00	Asking	FRI	75,990.00	Office			11.00	27,863.00	Direct	
30/12/2022	30/12/2022	Whiteknights Rd	Reading	GRND	454	28.50	Achieved	IRI	12,939.00	Office					Direct	
04/11/2022	04/11/2022	Whiteknights Rd	Reading	2nd	301	28.50	Achieved	IRI	8,578.50	Office					Direct	
24/10/2022	24/10/2022	Whiteknights Rd	Reading	GRND	165	28.50	Achieved	IRI	4,702.50	Office					Direct	
30/07/2022	30/07/2022	Milley Ln	Reading	GRND	550	27.27	Achieved	FRI	14,998.50	Office					Direct	
02/03/2023	02/03/2023	Whiteknights Rd	Reading	1st	467	26.50	Achieved		12,375.50	Office					Direct	
27/07/2022	27/07/2022	614 Reading Rd	Wokingham	GRND	2,000	26.00	Achieved	IRI	52,000.00	Office					Direct	5 yrs
31/01/2024	02/03/2024	Lambwood HI	Reading	GRND,1	3,573	25.45	Asking	FRI	78,516.68	Office			2.57	9,182.61	Direct	
01/12/2023	03/12/2023	140 Wharfedale Rd	Wokingham	GRND,MEZZ,1	3,474	25.00	Achieved		86,850.00	Office	13.56	47,104.00			Direct	5 yrs
01/11/2023	01/11/2023	125-130 Wharfedale Rd	Wokingham	1st	2,291	25.00	Achieved		57,275.00	Office	11.62	26,624.00			Direct	10 yrs
01/12/2023	01/12/2023	Rectory Rd	Wokingham	BSMT,GRND,1	2,859	24.19	Achieved	FRI	69,159.21	Office	19.90	56,886.00			Direct	25 yrs
05/01/2023	05/01/2023	57-59 High St	Reading	GRND	959	23.77	Achieved		22,795.43	Office					Direct	
13/02/2023	14/02/2023	Lambwood HI	Reading	GRND	1,168	22.50	Achieved		26,280.00	Office					Direct	5 yrs
12/10/2022	12/10/2022	229 Hyde End Rd	Reading	GRND	462	22.00	Asking		10,164.00	Office					Direct	
28/06/2024	28/06/2024	Castle End Rd	Reading	GRND	2,796	21.50	Achieved		60,114.00	Office	6.38	17,839.25			Direct	
14/09/2023	14/09/2023	401-403 Reading Rd	Wokingham	GRND,1-2	6,575	20.53	Asking		134,984.75	Office	6.97	45,827.75			Direct	
19/09/2023	19/09/2023	Ruscombe Park	Reading	GRND,1	5,266	20.00	Achieved	FRI	105,320.00	Office	14.00	73,724.00			Direct	10 yrs
16/08/2023	06/12/2023	44-52 Denmark St	Wokingham	GRND,1	1,650	20.00	Achieved	FRI	33,000.00	Office					Direct	10 yrs
23/02/2024	22/03/2024	Molly Millars Ln	Wokingham	1st	1,328	19.50	Asking		25,896.00	Office	8.36	11,102.75			Direct	
31/07/2023	11/11/2023	Maiden Ln	Reading	1st	1,071	19.50	Achieved	FRI	20,884.50	Office	7.57	8,108.75			Direct	5 yrs
02/05/2023	02/05/2023	London Rd	Wokingham	GRND	10,395	19.33	Effective	FRI	200,925.28	Office	8.37	87,040.00			Direct	25 yrs
30/11/2022	30/11/2022	4 King Street Ln	Wokingham	GRND,1	4,688	19.20	Achieved		90,009.60	Office					Direct	
01/12/2023	01/12/2023	27 Broad St	Wokingham	2nd	825	19.00	Achieved	FRI	15,675.00	Office					Direct	4 yrs
04/04/2023	04/04/2023	44-52 Denmark St	Wokingham	1st	825	19.00	Achieved	FRI	15,675.00	Office					Direct	7 yrs
05/12/2022	04/01/2023	Basingstoke Rd	Reading	GRND	1,395	19.00	Asking		26,505.00	Office					Direct	
01/09/2022	01/09/2022	130 Wharfedale Rd	Wokingham	GRND	2,597	18.64	Effective	FRI	48,410.84	Office	9.27	24,076.75			Direct	10 yrs
02/06/2023	02/06/2023	Fishponds Rd	Wokingham	GRND	17,255	18.50	Achieved	FRI	319,217.50	Office	3.44	59,392.00			Direct	
08/03/2023	08/03/2023	Dunt Ave	Reading	GRND,1	465	18.28	Achieved	FRI	8,500.20	Office					Direct	3 yrs
23/07/2023	24/07/2023	Castle End Rd	Reading	GRND	2,113	17.98	Achieved	FRI	37,991.74	Office	7.73	16,342.25			Direct	5 yrs
16/01/2024	15/02/2024	28-30A Rose St	Wokingham	GRND	570	17.54	Asking	IRO	9,997.80	Office					Direct	5 yrs
26/10/2023	27/10/2023	12-20 Denmark	Wokingham	1st	3,809	16.50	Achieved		62,848.50	Office					Direct	
09/10/2023	09/10/2023	Oaklands Park	Wokingham	GRND,1	1,793	16.50	Asking		29,584.50	Office	12.02	21,560.00			Direct	
31/05/2023	01/06/2023	Oaklands Park	Wokingham	GRND	1,945	16.50	Achieved		32,092.50	Office					Direct	5 yrs
22/07/2022	22/07/2022	27 Broad St	Wokingham	2nd	1,272	15.70	Achieved		19,970.40	Office					Direct	5 yrs
23/10/2023	23/10/2023	Crazies Hill Rd	Reading	GRND	1,628	15.38	Asking		25,038.64	Office					Direct	3 yrs
09/09/2022	09/09/2022	4 Alexandra Ct	Wokingham	1st	1,998	15.25	Effective	FRI	30,470.45	Office	6.68	13,348.25			Direct	10 yrs
31/12/2023	31/12/2023	Easthampstead Rd	Wokingham	GRND	1,094	15.08	Achieved		16,497.52	Office	6.96	7,609.75			Direct	
02/10/2023	02/10/2023	Peach St	Wokingham	GRND	1,388	14.41	Achieved	FRI	20,001.08	Office					Direct	
01/03/2023	31/03/2023	Maiden Ln	Reading	1st	1,111	14.00	Achieved		15,554.00	Office					Direct	5 yrs
30/11/2023	30/11/2023	Chalfont Way	Reading	GRND	1,460	13.70	Achieved	FRI	20,002.00	Office					Direct	10 yrs
15/03/2023	15/03/2023	New Mill Rd	Wokingham	GRND,MEZZ	610	13.11	Achieved	FRI	7,997.10	Office					Direct	3 yrs
07/12/2023	07/12/2023	Molly Millars Ln	Wokingham	GRND	5,469	12.80	Achieved		70,003.20	Office					Direct	
13/02/2024	13/02/2024	19-21 Market Pl	Wokingham	1st	560	12.50	Achieved	FRI	7,000.00	Office	3.80	2,130.00			Direct	3 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	
28/02/2023	01/03/2023	Ruscombe Ln	Reading	GRND,MEZZ	4,239	16.07	Achieved	FRI	68,120.73	Industrial					Direct	10 yrs	
20/06/2023	20/07/2023	1 Arborfield Rd	Reading	GRND,1	3,497	16.00	Asking	FRI	55,952.00	Industrial		5.98	20,926.08		Direct		
27/06/2024	27/07/2024	1-6 Ruscombe Ln	Reading	GRND,1	2,424	15.99	Asking	FRI	38,759.76	Industrial		11.02	26,712.48		Direct		
16/01/2023	16/01/2023	Weller Dr	Wokingham	GRND	757	15.51	Achieved	FRI	11,741.07	Light industrial					Direct		
18/12/2022	18/12/2022	Fishponds Rd	Wokingham	GRND,MEZZ	2,993	15.04	Achieved	FRI	45,014.72	Industrial					Direct		
07/07/2023	07/07/2023	1-6 Ruscombe Ln	Reading	GRND,1	2,392	15.00	Asking	FRI	35,880.00	Industrial		7.72	18,463.00		Direct		
08/06/2023	07/08/2023	Oaklands Park	Wokingham	GRND,1	5,483	15.00	Asking	FRI	82,245.00	Industrial		8.46	46,386.18		Direct		
18/01/2023	21/02/2023	Fishponds Rd	Wokingham	GRND	1,960	15.00	Achieved		29,400.00	Industrial					Direct		
29/07/2022	29/07/2022	21-22 Ivanhoe Rd	Wokingham	GRND,1	3,322	15.00	Achieved		49,830.00	Industrial					Sublease		
06/10/2022	05/11/2022	Church Rd	Reading	GRND	559	15.00	Asking		8,385.00	Light industrial					Direct		
06/10/2022	05/11/2022	Church Rd	Reading	GRND	564	15.00	Asking		8,460.00	Light industrial					Direct		
07/05/2024	13/07/2024	Molly Millars Ln	Wokingham	GRND,1	7,436	14.50	Asking	FRI	107,822.00	Industrial			0.64	4,759.04	Direct		
04/03/2024	03/06/2024	Fishponds Close	Wokingham	GRND,1	13,807	14.50	Asking	FRI	200,201.50	Industrial					Direct		
12/02/2024	13/03/2024	Fishponds Close	Wokingham	GRND,1	8,698	14.50	Asking		126,121.00	Industrial					Direct		
15/01/2024	15/01/2024	Fishponds Rd	Wokingham	GRND,MEZZ	2,696	14.50	Asking		39,092.00	Industrial					Direct		
02/04/2024	03/05/2024	Headley Rd E	Reading	GRND	1,078	14.39	Achieved	FRI	15,512.42	Industrial		7.06	7,610.68	0.68	733.04	Direct	5 yrs
01/12/2023	01/12/2023	Molly Millars Ln	Wokingham	GRND,1	3,185	14.00	Asking	FRI	44,590.00	Industrial		11.58	36,882.30		Direct		
08/03/2023	08/03/2023	Weller Dr	Wokingham	GRND	1,063	13.64	Achieved		14,499.32	Light industrial					Direct		
07/10/2022	12/10/2022	Headley Rd E	Reading	GRND	1,076	13.50	Asking	FRI	14,526.00	Industrial					Direct		
02/12/2022	02/12/2022	Oxford Rd	Wokingham	1st	345	13.45	Asking	FRI	4,640.25	Industrial					Direct		
02/12/2022	02/12/2022	Oxford Rd	Wokingham	GRND	1,437	13.45	Asking	FRI	19,327.65	Industrial					Direct		
02/12/2022	02/12/2022	Oxford Rd	Wokingham	1st	345	13.45	Asking	FRI	4,640.25	Industrial		25.72	8,874.36		Direct		
29/11/2022	29/11/2022	5 Multiparc Woodley Headley Rd E	Reading	GRND,1	4,210	13.00	Asking	FRI	54,730.00	Industrial					Direct		
22/08/2022	01/09/2022	Ruscombe Ln	Reading	GRND	2,720	12.95	Effective	FRI	35,224.66	Industrial		4.59	12,475.00		Direct	10 yrs	
16/09/2022	16/09/2022	Pump Ln	Reading	GRND	1,414	12.72	Achieved	FRI	17,986.08	Industrial					Direct		
25/09/2023	25/09/2023	Ashville Way	Wokingham	GRND,1	6,302	12.50	Achieved	FRI	78,775.00	Industrial					Direct	5 yrs	
22/02/2023	22/02/2023	Headley Rd E	Reading	GRND	11,463	12.50	Achieved	FRI	143,287.50	Industrial					Direct		
23/04/2024	22/06/2024	Basingstoke Rd	Reading	GRND,1	6,456	12.00	Asking	FRI	77,472.00	Industrial		8.96	57,856.00		Direct		
20/07/2023	20/07/2023	Basingstoke Rd	Reading	GRND,1	6,378	12.00	Asking	FRI	76,536.00	Industrial		1.91	12,201.05		Direct		
03/02/2023	02/04/2023	Reading Rd	Reading	GRND	3,100	11.61	Asking	FRI	35,991.00	Industrial		4.60	14,250.00	0.51	1,581.00	Direct	10 yrs
01/12/2022	01/12/2022	Molly Millars Ln	Wokingham	GRND	6,090	11.50	Asking		70,035.00	Light industrial					Assignment		
14/06/2024	14/07/2024	Lines Rd	Reading	GRND	3,510	11.40	Asking		40,014.00	Industrial					Direct		
13/06/2024	13/07/2024	Toutley Rd	Wokingham	GRND,1	3,034	11.00	Asking		33,374.00	Industrial					Direct		
20/07/2023	20/07/2023	Basingstoke Rd	Reading	GRND,1	6,378	11.00	Asking	FRI	70,158.00	Industrial		7.66	48,878.74		Direct		
01/05/2024	01/05/2024	5 Toutley Rd	Wokingham	GRND,1	3,034	11.00	Achieved		33,374.00	Light industrial		9.86	29,915.24		Direct		
26/05/2023	07/08/2023	5 Carole House Fishponds Rd	Wokingham	GRND,1	8,159	10.50	Asking		85,669.50	Industrial		7.90	64,456.10		Direct		
22/12/2022	22/12/2022	Eversley Rd	Reading	GRND	9,428	10.00	Asking	FRI	94,280.00	Industrial					Direct		
03/10/2023	03/10/2023	Molly Millars Ln	Wokingham	GRND,1,MEZZ	18,755	9.13	Effective	FRI	171,232.80	Light industrial		5.00	93,696.00		Direct	15 yrs	
13/01/2023	13/01/2023	Reading Rd	Reading	GRND,MEZZ	4,400	8.89	Achieved	FRI	39,116.00	Industrial					Direct	5 yrs	
30/09/2022	30/09/2022	Reading Rd	Reading	GRND	7,500	6.00	Achieved	FRI	45,000.00	Industrial					Direct	10 yrs	

Appendix 5 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 13-Jul-2024 07:37

Rebased to Wokingham (108; sample 14)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (25)	1,346	316	760	1,131	1,603	5,179	121	
Up to 500m2 GFA (25)	1,745	1,127	1,258	1,479	2,189	2,987	13	
500 to 2000m2 GFA (25)	1,424	316	857	1,279	1,603	5,179	53	
Over 2000m2 GFA (25)	1,177	454	668	939	1,467	2,976	55	
282.1 Advance factories								
Generally (15)	1,189	673	935	1,146	1,454	1,749	16	
Up to 500m2 GFA (15)	1,373	1,131	1,147	1,360	1,479	1,749	5	
500 to 2000m2 GFA (15)	1,289	857	1,139	1,378	1,489	1,537	6	
Over 2000m2 GFA (15)	886	673	762	900	947	1,145	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,583	706	1,068	1,493	1,878	2,976	16	
Up to 500m2 GFA (25)	2,651	2,189	-	2,779	-	2,987	3	
500 to 2000m2 GFA (20)	1,571	1,279	1,363	1,623	1,715	1,875	5	
Over 2000m2 GFA (20)	1,389	706	939	1,088	1,840	2,976	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,494	316	768	1,268	1,981	5,179	75	
Up to 500m2 GFA (30)	1,843	931	1,323	1,911	2,354	2,677	6	
500 to 2000m2 GFA (30)	1,640	316	846	1,263	2,020	5,179	27	
Over 2000m2 GFA (30)	1,351	419	746	1,182	1,837	2,729	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,209	573	960	1,145	1,436	2,554	24	
284. Warehouses/stores								
Generally (15)	1,231	473	723	960	1,419	5,510	37	
Up to 500m2 GFA (15)	2,191	786	1,214	1,545	2,585	5,510	8	
500 to 2000m2 GFA (15)	1,073	563	774	969	1,201	1,939	14	
Over 2000m2 GFA (15)	867	473	678	723	984	1,803	15	
284.1 Advance warehouses/stores (15)	924	485	750	980	1,134	1,239	6	
284.2 Purpose built warehouses/stores								
Generally (15)	1,299	473	732	960	1,455	5,510	29	
Up to 500m2 GFA (15)	2,525	786	1,503	1,960	3,175	5,510	6	
500 to 2000m2 GFA (15)	1,069	563	764	960	1,217	1,939	13	
Over 2000m2 GFA (15)	863	473	694	772	1,055	1,419	10	
284.5 Cold stores/refrigerated stores (30)	1,657	1,127	1,213	1,454	2,244	2,247	5	
320. Offices								
Generally (20)	2,382	1,040	1,739	2,189	2,787	7,196	128	
Air-conditioned								
Generally (20)	2,586	1,474	1,982	2,379	2,928	7,196	37	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (20)	2,307	1,474	1,937	2,161	2,473	4,331	13	
3-5 storey (20)	2,648	1,618	1,854	2,351	2,936	7,196	15	
6 storey or above (20)	2,811	2,160	2,506	2,681	2,878	4,063	8	
Not air-conditioned								
Generally (20)	2,332	1,235	1,706	2,274	2,759	4,230	63	
1-2 storey (20)	2,271	1,328	1,619	2,208	2,663	3,955	36	
3-5 storey (20)	2,360	1,235	1,748	2,162	2,788	4,230	24	
6 storey or above (25)	2,953	2,288	-	3,060	-	3,405	4	
344. Hypermarkets, supermarkets								
Generally (35)	2,054	836	1,416	1,802	2,709	3,510	33	
Up to 1000m2 (35)	2,098	1,416	-	1,820	-	3,338	4	
1000 to 7000m2 GFA (35)	2,055	836	1,345	1,802	2,742	3,510	27	
7000 to 15000m2 (35)	1,700	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,200	-	-	-	-	-	1	
345. Shops								
Generally (30)	1,976	751	1,075	1,609	2,444	5,254	14	
1-2 storey (30)	2,000	751	1,074	1,555	2,550	5,254	13	
3-5 storey (30)	1,663	-	-	-	-	-	1	
447. Care homes for the elderly								
Generally (15)	2,375	1,405	1,884	2,204	2,789	4,642	30	
Up to 500m2 GFA (25)	2,245	2,153	-	-	-	2,336	2	
500 to 2000m2 GFA (15)	2,905	1,485	1,705	2,578	4,196	4,642	6	
Over 2000m2 GFA (15)	2,243	1,405	1,923	2,190	2,542	3,308	24	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
810. Housing, mixed developments (15)	1,675	900	1,453	1,619	1,834	4,173	1251	
810.1 Estate housing								
Generally (15)	1,658	851	1,401	1,593	1,816	5,688	1363	
Single storey (15)	1,888	1,111	1,592	1,816	2,072	5,688	226	
2-storey (15)	1,596	851	1,376	1,546	1,748	3,450	1058	
3-storey (15)	1,729	1,025	1,445	1,664	1,968	3,347	74	
4-storey or above (15)	3,461	1,682	2,782	3,105	4,623	5,115	5	
810.11 Estate housing detached (15)	2,231	1,222	1,634	1,860	2,534	5,688	18	
810.12 Estate housing semi detached								
Generally (15)	1,675	974	1,421	1,631	1,838	3,676	345	
Single storey (15)	1,859	1,200	1,617	1,824	2,022	3,676	80	
2-storey (15)	1,617	974	1,402	1,563	1,779	2,822	254	
3-storey (15)	1,656	1,218	1,338	1,573	1,959	2,354	11	
810.13 Estate housing terraced								
Generally (15)	1,669	979	1,374	1,575	1,803	5,115	219	
Single storey (15)	1,860	1,223	1,581	1,800	2,224	2,621	16	
2-storey (15)	1,600	979	1,356	1,538	1,729	3,450	169	
3-storey (15)	1,739	1,025	1,447	1,627	1,904	3,347	32	
4-storey or above (15)	4,869	4,623	-	-	-	5,115	2	
816. Flats (apartments)								
Generally (15)	1,960	966	1,621	1,845	2,214	6,649	782	
1-2 storey (15)	1,857	1,124	1,558	1,749	2,076	3,685	165	
3-5 storey (15)	1,933	966	1,614	1,840	2,180	4,036	522	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
6 storey or above (15)	2,296	1,401	1,856	2,173	2,490	6,649	92	
843. Supported housing								
Generally (15)	2,074	1,062	1,728	1,925	2,273	4,231	126	
Single storey (15)	2,337	1,504	1,907	2,226	2,548	4,231	12	
2-storey (15)	2,105	1,074	1,726	1,897	2,451	3,683	44	
3-storey (15)	1,913	1,062	1,730	1,845	2,128	2,867	42	
4-storey or above (15)	2,142	1,305	1,708	1,995	2,175	4,091	25	
843.1 Supported housing with shops, restaurants or the like (15)	2,016	1,267	1,700	1,896	2,231	3,339	35	

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 27-Jul-2024 07:23

Rebased to Wokingham (108; sample 14)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
532. Community Centres								
Generally (25)	2,876	1,117	2,285	2,724	3,274	8,257	101	
Up to 500m2 GFA								
Generally (25)	3,111	1,117	2,139	2,927	3,546	8,257	42	
Steel framed (25)	3,514	1,900	2,446	2,979	3,822	8,257	20	
Concrete framed (45)	1,752	-	-	-	-	-	1	
Brick construction (25)	2,129	1,117	1,670	2,053	2,255	3,416	13	
Timber framed (25)	3,649	2,920	3,179	3,483	4,069	4,691	8	
500 to 2000m2 GFA								
Generally (25)	2,723	1,440	2,357	2,713	3,055	4,306	55	
Steel framed (25)	2,745	1,620	2,398	2,731	3,135	4,250	36	
Concrete framed (30)	2,636	-	-	-	-	-	1	
Brick construction (25)	2,504	1,440	2,225	2,407	2,865	4,306	12	
Timber framed (25)	3,045	2,282	2,774	3,036	3,375	3,740	6	
Over 2000m2 GFA								
Generally (25)	2,515	2,076	-	2,618	-	2,748	4	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Steel framed (30)	2,583	-	-	-	-	-	1	
Concrete framed (50)	1,863	-	-	-	-	-	1	
Brick construction (50)	1,409	-	-	-	-	-	1	
Timber framed (15)	2,748	-	-	-	-	-	1	
852. Hotels (15)	2,865	1,513	2,200	2,824	3,581	3,943	13	

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 27-Jul-2024 07:23

Rebased to Wokingham (108; sample 14)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
532. Community Centres								
Generally (25)	2,876	1,117	2,285	2,724	3,274	8,257	101	
Up to 500m2 GFA								
Generally (25)	3,111	1,117	2,139	2,927	3,546	8,257	42	
Steel framed (25)	3,514	1,900	2,446	2,979	3,822	8,257	20	
Concrete framed (45)	1,752	-	-	-	-	-	1	
Brick construction (25)	2,129	1,117	1,670	2,053	2,255	3,416	13	
Timber framed (25)	3,649	2,920	3,179	3,483	4,069	4,691	8	
500 to 2000m2 GFA								
Generally (25)	2,723	1,440	2,357	2,713	3,055	4,306	55	
Steel framed (25)	2,745	1,620	2,398	2,731	3,135	4,250	36	
Concrete framed (30)	2,636	-	-	-	-	-	1	
Brick construction (25)	2,504	1,440	2,225	2,407	2,865	4,306	12	
Timber framed (25)	3,045	2,282	2,774	3,036	3,375	3,740	6	
Over 2000m2 GFA								
Generally (25)	2,515	2,076	-	2,618	-	2,748	4	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Steel framed (30)	2,583	-	-	-	-	-	1	
Concrete framed (50)	1,863	-	-	-	-	-	1	
Brick construction (50)	1,409	-	-	-	-	-	1	
Timber framed (15)	2,748	-	-	-	-	-	1	
852. Hotels (15)	2,865	1,513	2,200	2,824	3,581	3,943	13	
856.2 Students' residences, halls of residence, etc (15)	2,443	1,420	2,193	2,468	2,740	4,021	52	

Appendix 6 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 7 - BLV assumptions

EUV - notional hectare

[illegible]

Appendix 8 - Appraisal outputs – 25% First Homes, 52.5% social rent, 22.5% shared ownership

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £4,750 psm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA													
			Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH		
1 Residential Small site - low density	5	£540,795	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712	0%		
2 Residential Small site - medium density	5	£540,795	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114	0%		
3 Residential Small site - higher density (flats)	5	£151,423	30,879	14,092	-	2,525	-	19,146	-	35,557	-	83,523	-	0%		
4 Residential Small site - low density	10	£1,081,591	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422	0%		
5 Residential Small site - medium density	10	£1,081,591	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227	0%		
6 Residential Small site - higher density	10	£302,845	61,757	28,184	-	5,051	-	38,293	-	71,113	-	103,513	-	0%		
7 Residential Medium site - low density	25	£2,703,977	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556	0%		
8 Residential Medium site - medium density	25	£2,703,977	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021	0%		
9 Residential Medium site - higher density	25	£953,963	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004	10%		
10 Residential Medium site - low density	50	£5,726,069	4,224,731	3,981,840	3,741,685	3,504,263	3,269,576	3,037,623	2,808,405	2,581,921	2,358,172	2,137,156	1,918,875	0%		
11 Residential Medium site - medium density	50	£5,726,069	4,301,489	4,058,092	3,817,429	3,579,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,565	0%		
12 Residential Medium site - higher density (flats)	50	£1,603,299	128,542	-	273,124	-	415,900	-	556,871	-	696,034	-	833,393	0%		
13 Residential Large site - low density	100	£12,167,896	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610	0%		
14 Residential Large site - medium density	100	£12,167,896	8,344,864	7,871,556	7,403,561	6,940,879	6,483,508	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847	0%		
15 Residential Large site - high density	100	£4,731,960	6,038,955	5,611,890	5,189,725	4,772,462	4,360,097	3,952,633	3,550,069	3,152,405	2,759,641	2,371,777	1,988,813	15%		
16 Residential Large site - low density	200	£27,812,333	15,249,434	14,318,136	13,397,318	12,486,980	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,408,055	0%		
17 Residential Large site - medium density	200	£19,468,633	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,566,759	5,764,131	4,971,443	4,188,693	0%		
18 Strategic scale site - low density	500	£87,359,553	19,631,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,266,494	2,171,606	98,589	-	0%		
19 Strategic scale site - medium density	500	£65,519,439	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	-	367,087	-	0%		
20 Strategic scale site - low density	2,000	£378,556,761	70,100,331	61,887,466	53,761,168	45,679,700	37,691,155	29,795,530	21,992,827	14,272,887	6,582,974	-	-	0%		
21 Strategic scale site - medium density	2,000	£283,917,571	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,196,992	4,661,103	-	-	-	0%		
22 Strategic scale site - low density	4,000	£825,942,024	114,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,473,584	19,269,365	6,202,503	-	-	0%		
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	102,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,885,858	-	3,209,824	-	-	0%		
24 Housing for Elderly (C3) - high density	40	£1,090,243	1,237,650	-	1,292,577	-	1,402,429	-	1,457,355	-	1,512,282	-	1,567,208	0%		
25 Housing for Elderly (C3) - high density	60	£1,409,798	1,912,511	-	1,992,140	-	2,071,769	-	2,151,398	-	2,231,027	-	2,310,656	0%		
26 Housing for Elderly (C2) extra care	70	£1,589,938	2,296,021	-	2,385,731	-	2,475,441	-	2,565,152	-	2,654,863	-	2,744,572	0%		
29 Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	0%		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA																
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values				35% AH	40% AH	45% AH	50% AH			
									25% AH	30% AH									
1	Residential Small site - low density	5	£354,963	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712			15%		
2	Residential Small site - medium density	5	£354,963	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114			15%		
3	Residential Small site - higher density (flats)	5	£99,390	30,879	14,092	-	2,525	-	19,146	-	35,557	-	83,523	-	114,446	-	129,591	0%	
4	Residential Small site - low density	10	£709,925	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422			15%		
5	Residential Small site - medium density	10	£709,925	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227			15%		
6	Residential Small site - higher density	10	£198,779	61,757	28,184	-	5,051	-	38,293	-	71,113	-	103,513	-	135,490	-	167,046	0%	
7	Residential Medium site - low density	25	£1,774,813	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556			15%		
8	Residential Medium site - medium density	25	£1,774,813	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021			0%		
9	Residential Medium site - higher density	25	£626,154	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004			25%		
10	Residential Medium site - low density	50	£3,758,428	4,224,731	3,981,840	3,741,685	3,504,263	3,269,576	3,037,623	2,808,405	2,581,921	2,358,172	2,137,156	1,918,875			5%		
11	Residential Medium site - medium density	50	£3,758,428	4,301,489	4,058,092	3,817,429	3,579,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,565			10%		
12	Residential Medium site - higher density (flats)	50	£1,052,360	128,542	-	273,124	-	415,900	-	696,034	-	833,393	-	968,945	-	1,102,691	0%		
13	Residential Large site - low density	100	£7,986,660	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610			0%		
14	Residential Large site - medium density	100	£7,986,660	8,344,864	7,871,556	7,403,561	6,940,879	6,483,508	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847			0%		
15	Residential Large site - high density	100	£3,105,923	6,038,955	5,611,890	5,189,725	4,772,462	4,360,097	3,952,633	3,550,069	3,152,405	2,759,641	2,371,777	1,988,813			35%		
16	Residential Large site - low density	200	£18,255,223	15,249,434	14,318,136	13,397,318	12,486,980	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,408,055			0%		
17	Residential Large site - medium density	200	£12,778,656	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,566,759	5,764,131	4,971,443	4,188,693			0%		
18	Strategic scale site - low density	500	£57,340,123	19,631,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,266,494	2,171,606	98,589	-	2,000,422		0%		
19	Strategic scale site - medium density	500	£43,005,092	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	-	367,087	-	2,426,991	-	4,461,300	0%	
20	Strategic scale site - low density	2,000	£248,473,865	70,100,331	61,887,466	53,761,168	45,679,700	37,691,155	29,795,530	21,992,827	14,272,887	6,582,974	-	1,028,607	-	8,680,933	0%		
21	Strategic scale site - medium density	2,000	£186,355,399	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,196,992	4,661,103	-	2,825,959	-	10,354,329	-	17,819,084	0%	
22	Strategic scale site - low density	4,000	£542,124,796	114,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,473,584	19,269,365	6,202,503	-	6,919,516	-	20,084,073	0%		
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	102,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,885,858	-	3,209,824	-	18,302,923	-	33,212,082	-	47,937,302	0%
24	Housing for Elderly (C3) - high density	40	£715,605	1,237,650	-	1,292,577	-	1,347,502	-	1,402,429	-	1,457,355	-	1,512,282	-	1,567,208	-	1,622,135	0%
25	Housing for Elderly (C3) - high density	60	£925,351	1,912,511	-	1,992,140	-	2,071,769	-	2,151,398	-	2,231,027	-	2,310,656	-	2,390,285	-	2,469,915	0%
26	Housing for Elderly (C2) extra care	70	£1,043,590	2,296,021	-	2,385,731	-	2,475,441	-	2,565,152	-	2,654,863	-	2,744,572	-	2,834,283	-	2,923,993	0%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA															
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH	
									25% AH	30% AH								
1	Residential Small site - low density	5	£58,730	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712			50%	
2	Residential Small site - medium density	5	£58,730	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114			50%	
3	Residential Small site - higher density (flats)	5	£16,444	30,879	14,092	-	2,525	-	19,146	-	35,557	-	83,523	-	114,446	-	129,591	0%
4	Residential Small site - low density	10	£117,460	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422			50%	
5	Residential Small site - medium density	10	£117,460	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227			50%	
6	Residential Small site - higher density	10	£32,889	61,757	28,184	-	5,051	-	38,293	-	71,113	-	103,513	-	198,180	-	259,183	0%
7	Residential Medium site - low density	25	£293,651	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556			50%	
8	Residential Medium site - medium density	25	£293,651	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021			50%	
9	Residential Medium site - higher density	25	£103,600	1,232,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004			50%	
10	Residential Medium site - low density	50	£621,849	4,224,731	3,981,840	3,741,685	3,504,263	3,269,576	3,037,623	2,808,405	2,581,921	2,358,172	2,137,156	1,918,875			50%	
11	Residential Medium site - medium density	50	£621,849	4,301,489	4,058,092	3,817,429	3,579,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,565			50%	
12	Residential Medium site - higher density (flats)	50	£174,118	-	128,542	-	273,124	-	415,900	-	558,871	-	696,034	-	833,393	-	968,945	0%
13	Residential Large site - low density	100	£1,321,429	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610			50%	
14	Residential Large site - medium density	100	£1,321,429	8,344,864	7,871,556	7,403,561	6,940,879	6,483,508	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847			50%	
15	Residential Large site - high density	100	£513,889	6,038,955	5,611,890	5,189,725	4,772,462	4,360,097	3,952,633	3,550,699	3,152,405	2,759,641	2,371,777	1,988,813			50%	
16	Residential Large site - low density	200	£3,020,408	15,249,434	14,318,136	13,397,318	12,486,980	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,408,055			50%	
17	Residential Large site - medium density	200	£2,114,286	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,566,759	5,764,131	4,971,443	4,188,693			50%	
18	Strategic scale site - low density	500	£9,487,179	19,631,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,268,494	2,171,806	98,589	-	2,000,422		20%	
19	Strategic scale site - medium density	500	£7,115,385	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	367,087	-	2,426,991	-	4,461,300	20%	
20	Strategic scale site - low density	2,000	£40,111,111	70,100,331	61,887,466	53,761,168	45,679,700	37,691,151	29,795,530	21,992,827	14,272,887	6,582,974	-	1,028,607	-	8,680,933	15%	
21	Strategic scale site - medium density	2,000	£31,833,333	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,196,992	4,661,103	-	2,825,959	-	10,354,329	-	17,819,084	15%
22	Strategic scale site - low density	4,000	£89,696,970	114,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,473,584	19,269,365	6,202,503	-	6,919,516	-	20,084,073	5%	
23	Strategic scale site - medium density with R&D	4,000	£67,272,927	102,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,885,586	3,209,824	-	18,302,923	-	33,212,082	-	47,937,302	10%
24	Housing for Elderly (C3) - high density	40	£118,400	-	1,237,650	-	1,292,577	-	1,347,502	-	1,402,429	-	1,457,355	-	1,512,282	-	1,567,208	0%
25	Housing for Elderly (C3) - high density	60	£153,103	-	1,912,511	-	1,992,140	-	2,071,769	-	2,151,398	-	2,231,027	-	2,310,656	-	2,390,285	0%
26	Housing for Elderly (C2) extra care	70	£172,667	-	2,296,021	-	2,385,731	-	2,475,441	-	2,565,152	-	2,654,863	-	2,744,572	-	2,834,283	0%

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £4,901 psm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA													
			Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH		
1 Residential Small site - low density	5	£540,795	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050	0%		
2 Residential Small site - medium density	5	£540,795	493,357	465,769	438,491	411,524	384,867	358,521	332,485	306,761	281,347	256,245	231,452	0%		
3 Residential Small site - higher density (flats)	5	£151,423	77,987	58,861	39,971	21,315	2,894	15,526	33,751	51,739	69,489	86,999	104,273	0%		
4 Residential Small site - low density	10	£1,081,591	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100	0%		
5 Residential Small site - medium density	10	£1,081,591	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905	0%		
6 Residential Small site - higher density	10	£302,845	155,974	117,723	79,942	42,631	5,788	31,051	67,503	103,479	138,977	174,000	208,545	0%		
7 Residential Medium site - low density	25	£2,703,977	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250	0%		
8 Residential Medium site - medium density	25	£2,703,977	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314	0%		
9 Residential Medium site - higher density	25	£953,963	1,480,447	1,362,747	1,246,418	1,131,459	1,017,872	905,655	794,810	685,335	577,230	470,498	365,136	20%		
10 Residential Medium site - low density	50	£5,726,069	4,764,689	4,494,995	4,228,344	3,964,737	3,704,173	3,446,653	3,192,176	2,940,743	2,692,353	2,447,006	2,204,703	0%		
11 Residential Medium site - medium density	50	£5,726,069	4,841,446	4,571,246	4,304,089	4,039,975	3,778,904	3,520,877	3,265,893	3,013,953	2,765,056	2,519,203	2,276,392	0%		
12 Residential Medium site - higher density (flats)	50	£1,603,299	323,313	158,568	4,205	167,329	328,386	487,376	644,299	799,154	951,941	1,102,661	1,251,314	0%		
13 Residential Large site - low density	100	£12,167,896	9,262,407	8,736,949	8,217,417	7,703,810	7,196,127	6,694,371	6,198,539	5,708,632	5,224,651	4,746,595	4,274,465	0%		
14 Residential Large site - medium density	100	£12,167,896	9,415,773	8,889,302	8,368,757	7,854,137	7,345,442	6,842,672	6,345,828	5,854,909	5,369,915	4,890,846	4,417,702	0%		
15 Residential Large site - high density	100	£4,731,960	7,061,673	6,583,838	6,111,488	5,644,624	5,183,244	4,727,350	4,276,941	3,832,019	3,392,581	2,958,627	2,530,160	20%		
16 Residential Large site - low density	200	£27,812,333	17,333,062	16,298,322	15,275,254	14,263,859	13,264,137	12,276,087	11,299,710	10,335,005	9,381,971	8,440,611	7,510,924	0%		
17 Residential Large site - medium density	200	£19,468,633	14,484,557	13,512,020	12,550,577	11,600,230	10,660,978	9,732,823	8,815,763	7,909,798	7,014,929	6,131,155	5,258,477	0%		
18 Strategic scale site - low density	500	£87,359,533	24,699,240	22,189,217	19,707,506	17,254,104	14,829,012	12,416,539	10,030,606	7,673,183	5,344,272	3,043,869	771,978	0%		
19 Strategic scale site - medium density	500	£65,519,439	21,595,748	19,159,091	16,750,043	14,353,834	11,982,901	9,639,766	7,324,433	5,036,900	2,777,167	545,235	1,710,090	0%		
20 Strategic scale site - low density	2,000	£378,556,761	88,767,584	79,627,836	70,591,109	61,657,401	52,826,714	44,087,565	35,401,890	26,819,937	18,341,706	9,942,174	1,589,817	0%		
21 Strategic scale site - medium density	2,000	£283,917,571	77,345,650	68,476,853	59,708,477	51,037,568	42,410,312	33,884,154	25,459,092	17,135,128	8,855,549	654,210	7,578,987	0%		
22 Strategic scale site - low density	4,000	£825,942,024	146,415,868	130,944,489	115,647,322	100,471,354	85,437,918	70,579,637	55,865,190	41,251,944	26,804,318	12,417,840	1,893,825	0%		
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	137,167,662	121,022,209	104,832,897	88,597,346	72,212,800	55,572,020	38,635,559	21,845,165	5,257,536	11,297,112	27,726,120	0%		
24 Housing for Elderly (C3) - high density	40	£1,090,243	1,027,808	1,091,825	1,155,842	1,219,859	1,283,877	1,347,895	1,411,912	1,475,929	1,539,946	1,603,964	1,667,981	0%		
25 Housing for Elderly (C3) - high density	60	£1,409,798	1,599,895	1,693,069	1,786,243	1,879,417	1,972,591	2,065,765	2,158,939	2,252,113	2,345,286	2,438,460	2,531,634	0%		
26 Housing for Elderly (C2) extra care	70	£1,589,938	1,933,791	2,039,197	2,144,603	2,250,009	2,355,416	2,460,821	2,566,228	2,671,634	2,777,039	2,882,446	2,987,852	0%		
29 Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	0%		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA													
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	5	£354,963	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050	20%	
2	Residential Small site - medium density	5	£354,963	493,357	465,769	438,491	411,524	384,867	358,521	332,485	306,761	281,347	256,245	231,452	25%	
3	Residential Small site - higher density (flats)	5	£99,390	77,987	58,861	39,971	21,315	2,894	15,526	33,751	51,739	69,489	86,999	104,273	0%	
4	Residential Small site - low density	10	£709,925	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100	20%	
5	Residential Small site - medium density	10	£709,925	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905	25%	
6	Residential Small site - higher density	10	£198,779	155,974	117,723	79,942	42,631	5,788	31,051	67,503	103,479	138,977	174,000	208,545	0%	
7	Residential Medium site - low density	25	£1,774,813	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250	20%	
8	Residential Medium site - medium density	25	£1,774,813	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314	10%	
9	Residential Medium site - higher density	25	£626,154	1,480,447	1,362,747	1,246,418	1,131,459	1,017,872	905,655	794,810	685,335	577,230	470,498	365,136	35%	
10	Residential Medium site - low density	50	£3,758,428	4,764,689	4,494,995	4,228,344	3,964,737	3,704,173	3,446,653	3,192,176	2,940,743	2,692,353	2,447,006	2,204,703	15%	
11	Residential Medium site - medium density	50	£3,758,428	4,841,446	4,571,246	4,304,089	4,039,975	3,778,904	3,520,877	3,265,893	3,013,953	2,765,056	2,519,203	2,276,392	20%	
12	Residential Medium site - higher density (flats)	50	£1,052,360	323,313	158,568	-	4,205	167,329	328,386	487,376	644,299	799,154	951,941	1,102,661	0%	
13	Residential Large site - low density	100	£7,986,660	9,262,407	8,736,949	8,217,417	7,703,810	7,196,127	6,694,371	6,198,539	5,708,632	5,224,651	4,746,595	4,274,465	10%	
14	Residential Large site - medium density	100	£7,986,660	9,415,773	8,889,302	8,368,757	7,854,137	7,345,442	6,842,672	6,345,828	5,854,909	5,369,915	4,890,846	4,417,702	10%	
15	Residential Large site - high density	100	£3,105,923	7,061,673	6,583,838	6,111,488	5,644,624	5,183,244	4,727,350	4,276,941	3,832,019	3,392,581	2,958,627	2,530,160	40%	
16	Residential Large site - low density	200	£18,255,223	17,333,062	16,298,322	15,275,254	14,263,859	13,264,137	12,276,087	11,299,710	10,335,005	9,381,971	8,440,611	7,510,924	0%	
17	Residential Large site - medium density	200	£12,778,656	14,484,557	13,512,020	12,550,577	11,600,230	10,660,978	9,732,823	8,815,763	7,909,798	7,014,929	6,131,155	5,258,477	5%	
18	Strategic scale site - low density	500	£57,304,123	24,699,240	22,189,217	19,707,506	17,254,104	14,829,012	12,416,539	10,030,606	7,673,183	5,344,272	3,043,869	771,978	0%	
19	Strategic scale site - medium density	500	£43,005,092	21,595,748	19,159,091	16,750,043	14,353,834	11,982,901	9,639,766	7,324,433	5,036,900	2,777,167	545,235	1,710,090	0%	
20	Strategic scale site - low density	2,000	£248,473,865	88,767,584	79,627,836	70,591,109	61,657,401	52,826,714	44,087,565	35,401,890	26,819,937	18,341,706	9,942,174	1,589,817	0%	
21	Strategic scale site - medium density	2,000	£186,355,399	77,345,650	68,476,853	59,708,477	51,037,568	42,410,312	33,884,154	25,459,092	17,135,128	8,855,549	654,210	7,578,987	0%	
22	Strategic scale site - low density	4,000	£542,124,796	146,415,868	130,944,489	115,647,322	100,471,354	85,437,918	70,579,637	55,865,190	41,251,944	26,804,318	12,417,840	1,893,825	0%	
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	137,167,662	121,022,209	104,832,897	88,597,346	72,212,800	55,572,020	38,635,559	21,845,165	5,257,536	11,297,112	27,726,120	0%	
24	Housing for Elderly (C3) - high density	40	£715,605	-	1,027,808	-	1,091,825	-	1,155,842	-	1,219,859	-	1,283,877	-	1,347,895	0%
25	Housing for Elderly (C3) - high density	60	£925,351	-	1,599,895	-	1,693,069	-	1,786,243	-	1,879,417	-	1,972,591	-	2,065,765	0%
26	Housing for Elderly (C2) extra care	70	£1,043,590	-	1,933,791	-	2,039,197	-	2,144,603	-	2,250,009	-	2,355,416	-	2,460,821	0%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA																							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						40% AH	45% AH	50% AH									
									25% AH	30% AH	35% AH															
1	Residential Small site - low density	5	£58,730	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050	50%											
2	Residential Small site - medium density	5	£58,730	493,357	465,769	438,491	411,524	384,867	358,521	332,485	306,761	281,347	256,245	231,452	50%											
3	Residential Small site - higher density (flats)	5	£16,444	77,987	58,861	39,971	21,315	2,894	15,526	-	33,751	51,739	69,489	86,999	104,273	15%										
4	Residential Small site - low density	10	£117,460	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100	50%											
5	Residential Small site - medium density	10	£117,460	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905	50%											
6	Residential Small site - higher density	10	£32,889	155,974	117,723	79,942	42,631	5,788	31,051	-	67,503	103,479	138,977	174,000	208,545	15%										
7	Residential Medium site - low density	25	£293,651	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250	50%											
8	Residential Medium site - medium density	25	£293,651	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314	50%											
9	Residential Medium site - higher density	25	£103,600	1,480,447	1,362,747	1,246,418	1,131,459	1,017,872	905,655	794,810	685,335	577,230	470,498	365,136	50%											
10	Residential Medium site - low density	50	£621,849	4,764,689	4,494,995	4,228,344	3,964,737	3,704,173	3,446,653	3,192,176	2,940,743	2,692,353	2,447,006	2,204,703	50%											
11	Residential Medium site - medium density	50	£621,849	4,841,446	4,571,246	4,304,089	4,039,975	3,778,904	3,520,877	3,265,893	3,013,953	2,765,056	2,519,203	2,276,392	50%											
12	Residential Medium site - higher density (flats)	50	£174,118	323,313	158,568	-	4,205	-	167,329	-	328,386	-	487,376	-	644,299	-	799,154	-	951,941	-	1,102,661	-	1,251,314	0%		
13	Residential Large site - low density	100	£1,321,429	9,262,407	8,736,949	8,217,417	7,703,810	7,196,127	6,694,371	6,198,539	5,708,362	5,224,651	4,746,595	4,274,465	50%											
14	Residential Large site - medium density	100	£1,321,429	9,415,773	8,889,302	8,368,757	7,854,137	7,345,442	6,842,672	6,345,828	5,854,909	5,369,915	4,890,846	4,417,702	50%											
15	Residential Large site - high density	100	£513,889	7,061,673	6,583,338	6,111,488	5,644,624	5,183,244	4,727,350	4,276,941	3,832,019	3,392,581	2,958,627	2,530,160	50%											
16	Residential Large site - low density	200	£3,020,488	17,333,062	16,298,322	15,275,254	14,263,859	13,264,137	12,276,087	11,299,710	10,335,005	9,381,971	8,440,611	7,510,924	50%											
17	Residential Large site - medium density	200	£2,114,286	14,484,557	13,512,020	12,550,577	11,600,230	10,660,987	9,732,823	8,815,763	7,909,798	7,014,929	6,131,155	5,258,477	50%											
18	Strategic scale site - low density	500	£9,487,179	24,699,240	22,189,217	19,707,506	17,254,104	14,829,012	12,416,539	10,030,606	7,673,183	5,344,272	3,043,869	771,978	30%											
19	Strategic scale site - medium density	500	£7,115,385	21,595,748	19,159,091	16,750,043	14,353,834	11,982,901	9,639,766	7,324,433	5,036,900	2,777,167	545,235	1,710,090	30%											
20	Strategic scale site - low density	2,000	£41,111,111	88,767,564	79,627,836	70,591,109	61,657,401	52,826,714	44,087,565	35,401,890	26,819,937	18,341,706	9,942,174	1,589,817	25%											
21	Strategic scale site - medium density	2,000	£30,833,333	77,345,650	68,476,853	59,708,477	51,037,568	42,410,312	33,884,154	25,459,092	17,135,128	8,855,549	654,210	1,579,987	25%											
22	Strategic scale site - low density	4,000	£89,696,970	146,415,868	130,944,489	115,647,322	100,471,354	85,437,918	70,579,637	55,865,190	41,251,944	26,804,318	12,217,840	1,893,825	15%											
23	Strategic scale site - medium density with R&D	4,000	£67,272,727	137,167,662	121,022,209	104,832,897	88,597,346	72,212,800	55,572,020	38,635,559	21,845,165	5,257,536	11,297,112	27,726,120	20%											
24	Housing for Elderly (C3) - high density	40	£118,400	-	1,027,808	-	1,091,825	-	1,155,842	-	1,219,859	-	1,283,877	-	1,347,895	-	1,411,912	-	1,475,929	-	1,539,946	-	1,603,964	-	1,667,981	0%
25	Housing for Elderly (C3) - high density	60	£153,103	-	1,599,895	-	1,693,069	-	1,786,243	-	1,879,417	-	1,972,591	-	2,065,765	-	2,158,939	-	2,252,113	-	2,345,286	-	2,438,460	-	2,531,634	0%
26	Housing for Elderly (C2) extra care	70	£172,667	-	1,933,791	-	2,039,197	-	2,144,603	-	2,250,009	-	2,355,416	-	2,460,821	-	2,566,228	-	2,671,634	-	2,777,039	-	2,882,446	-	2,987,852	0%

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £5,053 psm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA													
Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values		35% AH	40% AH	45% AH	50% AH	Max AH
										25% AH	30% AH					
1	Residential Small site - low density	5	£540,795	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388	0%	
2	Residential Small site - medium density	5	£540,795	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791	0%	
3	Residential Small site - higher density (flats)	5	£151,423	125,095	103,631	82,430	61,490	40,810	20,393	238	19,956	39,888	59,554	78,954	0%	
4	Residential Small site - low density	10	£1,081,591	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,284	561,188	506,777	0%	
5	Residential Small site - medium density	10	£1,081,591	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582	0%	
6	Residential Small site - higher density	10	£302,845	250,190	207,263	164,859	122,978	81,621	40,787	476	39,911	79,776	119,108	157,909	0%	
7	Residential Medium site - low density	25	£2,703,977	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943	0%	
8	Residential Medium site - medium density	25	£2,703,977	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606	0%	
9	Residential Medium site - higher density	25	£953,963	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851	1,100,459	977,584	856,228	736,390	618,070	501,268	30%	
10	Residential Medium site - low density	50	£5,726,069	5,304,646	5,008,149	4,715,004	4,425,211	4,138,772	3,855,684	3,575,949	3,299,565	3,026,535	2,756,857	2,490,530	0%	
11	Residential Medium site - medium density	50	£5,726,069	5,381,404	5,084,400	4,790,748	4,500,449	4,213,502	3,929,908	3,649,665	3,372,776	3,099,237	2,829,052	2,562,220	0%	
12	Residential Medium site - higher density (flats)	50	£1,603,299	773,237	586,154	401,367	218,872	38,671	141,360	319,653	495,616	669,251	840,557	1,009,534	0%	
13	Residential Large site - low density	100	£12,167,896	10,333,316	9,754,695	9,182,612	8,617,068	8,058,061	7,505,593	6,959,662	6,420,269	5,887,415	5,361,098	4,841,320	0%	
14	Residential Large site - medium density	100	£12,167,896	10,486,683	9,907,049	9,333,953	8,767,396	8,207,376	7,653,894	7,106,951	6,566,546	6,032,679	5,505,349	4,984,558	0%	
15	Residential Large site - high density	100	£4,731,960	8,084,392	7,555,786	7,033,250	6,516,785	6,006,391	5,502,068	5,003,814	4,511,631	4,025,520	3,545,478	3,071,507	30%	
16	Residential Large site - low density	200	£27,812,333	19,403,502	18,267,222	17,143,790	16,033,207	14,935,472	13,850,583	12,778,543	11,719,350	10,671,454	9,636,191	8,613,794	0%	
17	Residential Large site - medium density	200	£19,468,633	16,505,675	15,432,800	14,372,175	13,323,803	12,287,684	11,263,816	10,252,200	9,252,837	8,265,726	7,290,867	6,328,260	0%	
18	Strategic scale site - low density	500	£87,359,533	29,766,910	27,005,294	24,274,888	21,575,693	18,907,707	16,270,932	13,665,366	11,079,873	8,516,937	5,985,446	3,485,399	0%	
19	Strategic scale site - medium density	500	£65,519,439	26,587,404	23,902,927	21,248,914	18,625,365	16,032,280	13,465,056	10,913,427	8,392,489	5,902,243	3,442,688	1,013,822	0%	
20	Strategic scale site - low density	2,000	£378,556,761	107,398,716	97,368,206	87,415,280	77,576,059	67,850,544	58,238,734	48,740,630	39,356,230	30,017,227	20,792,151	11,681,599	0%	
21	Strategic scale site - medium density	2,000	£283,917,571	95,732,895	85,951,118	76,280,287	66,720,401	57,271,461	47,933,466	38,667,018	29,483,964	20,412,647	11,445,203	2,508,655	0%	
22	Strategic scale site - low density	4,000	£825,942,024	178,590,912	161,593,442	144,713,211	128,025,656	111,530,774	95,228,569	79,034,228	63,021,066	47,169,337	31,425,576	15,808,701	0%	
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	171,022,369	153,453,685	135,957,212	118,461,956	100,897,250	83,192,766	65,232,916	46,851,913	28,542,921	10,458,284	7,514,940	0%	
24	Housing for Elderly (C3) - high density	40	£1,090,243	817,965	891,074	964,182	1,037,290	1,110,399	1,183,507	1,256,616	1,329,724	1,402,832	1,475,940	1,549,048	0%	
25	Housing for Elderly (C3) - high density	60	£1,409,798	1,287,281	1,394,000	1,500,719	1,607,436	1,714,155	1,820,874	1,927,591	2,034,310	2,141,029	2,247,747	2,354,465	0%	
26	Housing for Elderly (C2) extra care	70	£1,589,938	1,571,562	1,692,663	1,813,765	1,934,866	2,055,969	2,177,070	2,298,172	2,419,273	2,540,376	2,661,477	2,782,579	0%	
29	Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	0%	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA															
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH	
									25% AH	30% AH								
1	Residential Small site - low density	5	£354,963	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388			30%	
2	Residential Small site - medium density	5	£354,963	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791			30%	
3	Residential Small site - higher density (flats)	5	£99,390	125,095	103,631	82,430	61,490	40,810	20,393	238	19,956	39,888	59,554	78,954			5%	
4	Residential Small site - low density	10	£709,925	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,284	561,188	506,777			30%	
5	Residential Small site - medium density	10	£709,925	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582			30%	
6	Residential Small site - higher density	10	£198,779	250,190	207,263	164,859	122,978	81,621	40,787	476	39,911	79,776	119,108	157,909			5%	
7	Residential Medium site - low density	25	£1,774,813	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943			30%	
8	Residential Medium site - medium density	25	£1,774,813	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606			15%	
9	Residential Medium site - higher density	25	£626,154	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851	1,100,459	977,584	856,228	736,390	618,070	501,268			40%	
10	Residential Medium site - low density	50	£3,758,428	5,304,646	5,008,149	4,715,004	4,425,211	4,138,772	3,855,684	3,575,949	3,299,565	3,026,535	2,756,857	2,490,530			25%	
11	Residential Medium site - medium density	50	£3,758,428	5,381,404	5,084,400	4,790,748	4,500,449	4,213,502	3,929,908	3,649,665	3,372,776	3,099,237	2,829,052	2,562,220			25%	
12	Residential Medium site - higher density (flats)	50	£1,052,360	773,237	586,154	401,367	218,872	38,671	141,360	319,653	495,616	669,251	840,557	1,009,534			0%	
13	Residential Large site - low density	100	£7,986,660	10,333,316	9,754,695	9,182,612	8,617,068	8,058,061	7,505,593	6,959,662	6,420,269	5,887,415	5,361,098	4,841,320			20%	
14	Residential Large site - medium density	100	£7,986,660	10,486,683	9,907,049	9,333,953	8,767,396	8,207,376	7,653,894	7,106,951	6,566,546	6,032,679	5,505,349	4,984,558			20%	
15	Residential Large site - high density	100	£3,105,923	8,084,392	7,555,786	7,033,250	6,516,785	6,006,391	5,502,068	5,003,814	4,511,631	4,025,520	3,545,478	3,071,507			45%	
16	Residential Large site - low density	200	£18,255,223	19,403,502	18,267,222	17,143,790	16,033,207	14,935,472	13,850,583	12,778,543	11,719,350	10,671,454	9,636,191	8,613,794			5%	
17	Residential Large site - medium density	200	£12,778,656	16,505,675	15,432,800	14,372,175	13,323,803	12,287,684	11,263,816	10,252,200	9,252,837	8,265,726	7,290,867	6,328,260			15%	
18	Strategic scale site - low density	500	£57,304,123	29,766,910	27,005,294	24,274,888	21,575,693	18,907,707	16,270,932	13,665,366	11,079,873	8,516,937	5,985,446	3,485,399			0%	
19	Strategic scale site - medium density	500	£43,005,092	26,587,404	23,902,927	21,248,914	18,625,365	16,032,280	13,465,056	10,913,427	8,392,489	5,902,243	3,442,688	1,013,822			0%	
20	Strategic scale site - low density	2,000	£248,473,865	107,398,716	97,368,206	87,415,280	77,576,059	67,850,544	58,238,734	48,740,630	39,356,230	30,017,227	20,792,151	11,681,599			0%	
21	Strategic scale site - medium density	2,000	£186,355,399	95,732,895	85,951,118	76,280,287	66,720,401	57,271,461	47,933,466	38,667,018	29,483,964	20,412,647	11,445,203	2,508,655			0%	
22	Strategic scale site - low density	4,000	£542,124,796	178,590,912	161,593,442	144,713,211	128,025,656	111,530,774	95,228,569	79,034,228	63,021,066	47,169,337	31,425,576	15,808,701			0%	
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	171,022,369	153,453,685	135,957,212	118,461,956	100,897,250	83,192,766	65,232,916	46,851,913	28,542,921	10,458,284	7,514,940			0%	
24	Housing for Elderly (C3) - high density	40	£715,605	817,965	891,074	964,182	1,037,290	1,110,399	1,183,507	1,256,616	1,329,724	1,402,832	1,475,940	1,549,048			0%	
25	Housing for Elderly (C3) - high density	60	£925,351	1,287,281	1,394,000	1,500,719	1,607,436	1,714,155	1,820,874	1,927,591	2,034,310	2,141,029	2,247,747	2,354,465			0%	
26	Housing for Elderly (C2) extra care	70	£1,043,590	1,571,562	1,692,663	1,813,765	1,934,866	2,055,969	2,177,070	2,298,172	2,419,273	2,540,376	2,661,477	2,782,579			0%	

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA													
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	5	£58,730	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388	50%	
2	Residential Small site - medium density	5	£58,730	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791	50%	
3	Residential Small site - higher density (flats)	5	£16,444	125,095	103,631	82,430	61,490	40,810	20,393	238	- 19,956	- 39,888	- 59,554	- 78,954	25%	
4	Residential Small site - low density	10	£117,460	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,284	561,188	506,777	50%	
5	Residential Small site - medium density	10	£117,460	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582	50%	
6	Residential Small site - higher density	10	£32,889	250,190	207,263	164,859	122,978	81,621	40,787	476	- 39,911	- 79,776	- 119,108	- 157,909	25%	
7	Residential Medium site - low density	25	£293,651	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943	50%	
8	Residential Medium site - medium density	25	£293,651	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606	50%	
9	Residential Medium site - higher density	25	£103,600	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851	1,100,459	977,584	865,228	736,390	618,070	501,268	50%	
10	Residential Medium site - low density	50	£621,849	5,304,646	5,008,149	4,715,004	4,425,211	4,138,772	3,855,884	3,575,949	3,299,565	3,026,533	2,756,857	2,490,530	50%	
11	Residential Medium site - medium density	50	£621,849	5,381,404	5,084,400	4,790,748	4,500,449	4,213,502	3,929,908	3,649,665	3,372,776	3,099,237	2,829,052	2,562,220	50%	
12	Residential Medium site - higher density (flats)	50	£174,118	773,237	586,154	401,367	218,872	38,671	- 141,360	- 319,653	- 495,616	- 669,251	- 840,557	- 1,009,534	15%	
13	Residential Large site - low density	100	£1,321,429	10,333,316	9,754,695	9,182,612	8,617,068	8,058,061	7,505,593	6,959,662	6,420,269	5,887,415	5,361,098	4,841,320	50%	
14	Residential Large site - medium density	100	£1,321,429	10,486,683	9,907,049	9,333,953	8,767,396	8,207,376	7,653,894	7,106,951	6,566,546	6,032,679	5,505,349	4,984,558	50%	
15	Residential Large site - high density	100	£513,889	8,084,392	7,555,786	7,033,250	6,516,785	6,006,391	5,502,068	5,003,814	4,511,631	4,025,520	3,545,478	3,071,507	50%	
16	Residential Large site - low density	200	£3,020,408	19,403,502	18,267,222	17,143,790	16,033,207	14,935,472	13,850,583	12,778,543	11,719,350	10,671,454	9,636,191	8,613,794	50%	
17	Residential Large site - medium density	200	£2,114,286	16,505,675	15,432,800	14,372,175	13,323,803	12,287,684	11,263,816	10,252,200	9,252,837	8,265,726	7,290,867	6,328,260	50%	
18	Strategic scale site - low density	500	£9,487,179	29,766,910	27,005,294	24,274,888	21,575,693	18,907,707	16,270,932	13,665,366	11,079,873	8,516,937	5,985,446	3,485,399	35%	
19	Strategic scale site - medium density	500	£7,115,385	26,587,404	23,902,927	21,248,914	18,625,365	16,032,280	13,465,056	10,913,427	8,392,489	5,902,243	3,442,688	1,013,822	35%	
20	Strategic scale site - low density	2,000	£41,111,111	107,398,716	97,368,206	87,415,280	77,576,059	67,850,544	58,738,734	48,740,630	39,356,230	30,017,227	20,792,151	11,681,599	30%	
21	Strategic scale site - medium density	2,000	£30,833,333	95,732,895	85,951,118	76,280,287	66,720,401	57,271,461	47,933,466	38,667,018	29,483,964	20,412,647	11,445,203	2,508,655	30%	
22	Strategic scale site - low density	4,000	£89,696,970	178,590,912	161,593,442	144,713,211	128,025,656	111,530,774	95,228,569	79,034,228	63,021,066	47,169,337	31,425,576	15,808,701	25%	
23	Strategic scale site - medium density with R&D	4,000	£67,272,727	171,022,369	153,453,685	135,957,122	118,461,956	100,897,250	83,192,766	65,232,916	46,851,913	28,542,921	10,458,284	7,514,940	25%	
24	Housing for Elderly (C3) - high density	40	£118,400	817,965	891,074	964,182	1,037,290	1,110,399	1,183,507	1,256,616	1,329,724	1,402,832	1,475,940	1,549,048	0%	
25	Housing for Elderly (C3) - high density	60	£153,103	1,287,281	1,394,000	1,500,719	1,607,436	1,714,155	1,820,874	1,927,591	2,034,310	2,141,029	2,247,747	2,354,465	0%	
26	Housing for Elderly (C2) extra care	70	£172,667	1,571,562	1,692,663	1,813,765	1,934,866	2,055,969	2,177,070	2,298,172	2,419,273	2,540,376	2,661,477	2,782,579	0%	

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

25%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA													
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values								
								20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	5	£540,795	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727		
2	Residential Small site - medium density	5	£540,795	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130		
3	Residential Small site - higher density (flats)	5	£151,423	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	10,286	32,107	53,636		
4	Residential Small site - low density	10	£1,081,591	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455		
5	Residential Small site - medium density	10	£1,081,591	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259		
6	Residential Small site - higher density	10	£302,845	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	20,573	64,216	107,272		
7	Residential Medium site - low density	25	£2,703,977	2,981,368	2,816,176	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636		
8	Residential Medium site - medium density	25	£2,703,977	2,584,943	2,428,806	2,274,454	2,121,886	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899		
9	Residential Medium site - higher density	25	£953,963	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399		
10	Residential Medium site - low density	50	£5,726,069	5,844,604	5,521,303	5,201,663	4,885,686	4,573,370	4,264,713	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358		
11	Residential Medium site - medium density	50	£5,726,069	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,048		
12	Residential Medium site - higher density (flats)	50	£1,603,299	1,223,161	1,013,742	806,875	602,558	400,794	201,581	4,919	192,079	386,561	578,452	767,755		
13	Residential Large site - low density	100	£12,167,896	11,404,226	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,178	5,975,601	5,408,175		
14	Residential Large site - medium density	100	£12,167,896	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413		
15	Residential Large site - high density	100	£4,731,960	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,696	5,191,245	4,658,458	4,132,328	3,612,853		
16	Residential Large site - low density	200	£27,812,333	21,467,810	20,229,056	19,004,332	17,793,636	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580		
17	Residential Large site - medium density	200	£19,468,633	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,890	11,688,638	10,595,876	9,516,532	8,450,579	7,398,045		
18	Strategic scale site - low density	500	£87,359,253	34,834,581	31,821,371	28,842,270	25,897,281	22,986,402	20,109,633	17,266,974	14,458,426	11,683,988	8,927,021	6,198,821		
19	Strategic scale site - medium density	500	£65,519,439	31,579,059	28,646,762	25,747,786	22,882,129	20,049,794	17,250,779	14,485,084	11,748,080	9,027,319	6,340,140	3,686,542		
20	Strategic scale site - low density	2,000	£378,556,761	125,890,869	114,953,787	104,140,484	93,540,960	82,874,374	72,378,420	62,006,857	51,759,682	41,366,900	31,617,102	21,666,784		
21	Strategic scale site - medium density	2,000	£283,917,571	114,022,949	103,381,926	92,852,097	82,400,279	72,069,933	61,661,056	51,773,649	41,807,713	31,913,034	22,115,643	12,440,628		
22	Strategic scale site - low density	4,000	£825,942,024	210,559,566	191,976,124	173,602,834	155,439,696	137,485,925	119,656,043	102,037,297	84,629,688	67,347,678	50,254,198	33,283,568		
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	204,333,457	185,368,618	166,520,635	147,673,727	128,856,361	109,995,423	90,972,119	71,665,119	51,828,307	32,043,896	12,505,432		
24	Housing for Elderly (C3) - high density	40	£1,090,243	608,123	-	690,322	-	854,720	-	1,019,120	-	1,183,518	1,265,718	1,347,917		
25	Housing for Elderly (C3) - high density	60	£1,499,798	974,667	-	1,094,929	-	1,215,193	-	1,335,456	-	1,455,719	1,575,982	1,696,245		
26	Housing for Elderly (C2) extra care	70	£1,589,938	1,209,332	-	1,346,130	-	1,482,927	-	1,619,725	-	1,766,522	1,893,319	2,030,117		
29	Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284		

[illegible]

£2,236,265 PER HA

Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values				35% AH	40% AH	45% AH	50% AH
									20% AH	25% AH	30% AH					
1	Residential Small site - low density	5	£354,963	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727		
2	Residential Small site - medium density	5	£354,963	604,200	571,109	538,982	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130		
3	Residential Small site - higher density (flats)	5	£99,390	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	10,286	32,107	53,633		
4	Residential Small site - low density	10	£709,925	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455		
5	Residential Small site - medium density	10	£709,925	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259		
6	Residential Small site - higher density	10	£198,779	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	20,573	64,216	107,272		
7	Residential Medium site - low density	25	£1,774,813	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636		
8	Residential Medium site - medium density	25	£1,774,813	2,584,943	2,428,806	2,274,454	2,121,886	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899		
9	Residential Medium site - higher density	25	£626,154	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399		
10	Residential Medium site - low density	50	£3,758,428	5,844,604	5,521,303	5,201,663	4,885,686	4,573,370	4,264,715	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358		
11	Residential Medium site - medium density	50	£3,758,428	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,048		
12	Residential Medium site - higher density (flats)	50	£1,052,360	1,223,161	1,013,742	886,875	602,558	400,794	201,581	4,919	192,079	386,561	578,452	767,755		
13	Residential Large site - low density	100	£7,986,660	11,404,226	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,178	5,975,601	5,408,175		
14	Residential Large site - medium density	100	£7,986,660	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413		
15	Residential Large site - high density	100	£3,105,223	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,686	5,191,245	4,658,456	4,132,328	3,612,853		
16	Residential Large site - low density	200	£18,255,223	21,467,810	20,229,556	19,004,332	17,793,636	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580		
17	Residential Large site - medium density	200	£12,778,656	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,809	11,688,638	10,595,876	9,516,523	8,450,579	7,398,045		
18	Strategic scale site - low density	500	£57,340,123	34,834,581	31,821,371	28,842,270	25,897,281	22,986,402	20,109,633	17,266,974	14,458,426	11,683,988	8,927,021	6,198,821		
19	Strategic scale site - medium density	500	£43,005,092	31,579,059	28,646,762	25,747,786	22,882,129	20,049,794	17,250,719	14,485,084	11,748,080	9,027,319	6,340,140	3,686,542		
20	Strategic scale site - low density	2,000	£248,473,865	125,890,869	114,953,787	104,140,484	93,450,960	82,874,374	72,378,420	62,006,857	51,759,682	41,636,900	31,617,012	21,666,784		
21	Strategic scale site - medium density	2,000	£186,355,399	114,022,849	103,381,926	92,852,097	82,400,279	72,069,933	61,861,056	51,773,649	41,807,713	31,913,034	21,115,643	12,440,628		
22	Strategic scale site - low density	4,000	£542,124,796	210,559,566	191,976,124	173,602,834	155,439,696	137,485,925	119,656,043	102,037,297	84,629,688	67,347,678	50,254,198	33,283,588		
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	204,333,457	185,368,618	166,520,635	147,673,727	128,856,361	109,995,423	90,972,119	71,665,119	51,828,307	32,043,896	12,505,432		
24	Housing for Elderly (C3) - high density	40	£715,605	608,123	590,322	572,522	554,720	536,920	519,120	501,319	483,518	465,718	447,917	430,116		
25	Housing for Elderly (C3) - high density	60	£925,351	974,667	1,094,929	1,215,193	1,335,456	1,455,719	1,575,982	1,696,245	1,816,508	1,936,771	2,057,034	2,177,297		
26	Housing for Elderly (C2) extra care	70	£1,043,590	1,209,332	1,346,130	1,482,927	1,619,725	1,756,522	1,893,319	2,030,117	2,166,914	2,303,712	2,440,509	2,577,300		

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£370,000 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£58,730	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727
2	Residential Small site - medium density	5	£58,730	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130
3	Residential Small site - higher density (flats)	5	£16,444	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	- 10,286	- 32,107	- 53,636
4	Residential Small site - low density	10	£117,460	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455
5	Residential Small site - medium density	10	£117,460	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259
6	Residential Small site - higher density	10	£32,889	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	- 20,573	- 64,216	- 107,272
7	Residential Medium site - low density	25	£293,651	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636
8	Residential Medium site - medium density	25	£293,651	2,584,943	2,428,806	2,274,454	2,121,886	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899
9	Residential Medium site - higher density	25	£103,600	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399
10	Residential Medium site - low density	50	£621,849	5,844,604	5,521,303	5,201,663	4,885,686	4,573,370	4,264,715	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358
11	Residential Medium site - medium density	50	£621,849	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,040
12	Residential Medium site - higher density (flats)	50	£174,118	1,223,161	1,013,742	806,875	602,558	400,794	201,581	4,919	- 192,079	- 386,561	- 578,452	- 767,755
13	Residential Large site - low density	100	£1,321,429	11,404,226	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,178	5,975,601	5,408,175
14	Residential Large site - medium density	100	£1,321,429	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413
15	Residential Large site - high density	100	£513,889	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,686	5,191,245	4,658,458	4,132,328	3,612,853
16	Residential Large site - low density	200	£3,020,048	21,467,810	20,229,056	19,004,332	17,793,636	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580
17	Residential Large site - medium density	200	£2,114,286	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,809	11,688,638	10,595,876	9,516,523	8,450,579	7,398,044
18	Strategic scale site - low density	500	£9,487,179	34,584,581	31,821,371	28,842,270	25,897,281	22,986,402	20,109,633	17,266,974	14,458,426	11,683,986	8,927,021	6,198,821
19	Strategic scale site - medium density	500	£7,115,385	31,579,059	28,646,762	25,747,786	22,882,129	20,049,794	17,250,779	14,485,084	11,748,080	9,027,319	6,340,140	3,686,542
20	Strategic scale site - low density	2,000	£41,111,111	125,890,869	114,953,787	104,140,484	93,450,960	82,874,374	72,378,420	62,006,857	51,759,662	41,636,900	31,617,102	21,666,784
21	Strategic scale site - medium density	2,000	£30,833,333	114,022,849	103,381,926	92,852,097	82,400,279	72,069,933	61,861,056	51,773,649	41,807,713	31,913,034	22,115,643	12,440,628
22	Strategic scale site - low density	4,000	£89,696,970	210,559,566	191,976,124	173,602,834	155,439,696	137,485,925	119,656,043	102,037,297	84,629,688	67,347,678	50,254,198	33,283,568
23	Strategic scale site - medium density with R&D	4,000	£67,272,727	204,333,457	185,368,618	166,520,635	147,673,727	128,856,361	109,995,423	90,972,119	71,665,119	51,828,307	32,043,896	12,505,432
24	Housing for Elderly (C3) - high density	40	£118,400	608,123	690,322	772,522	854,720	936,920	1,019,120	1,101,319	1,183,518	1,265,718	1,347,917	1,430,116
25	Housing for Elderly (C3) - high density	60	£153,103	974,667	1,094,929	1,215,193	1,335,456	1,455,719	1,575,982	1,696,245	1,816,508	1,936,771	2,057,034	2,177,297
26	Housing for Elderly (C2) extra care	70	£172,667	1,209,332	1,346,130	1,482,927	1,619,725	1,756,522	1,893,319	2,030,117	2,166,914	2,303,712	2,440,509	2,577,300

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£247,000 PER HA

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values				35% AH	40% AH	45% AH	50% AH
								20% AH	25% AH	30% AH					
1	Residential Small site - low density	5	£39,206	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727	
2	Residential Small site - medium density	5	£39,206	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130	
3	Residential Small site - higher density (flats)	5	£10,978	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	10,286	32,107	53,636	
4	Residential Small site - low density	10	£78,413	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455	
5	Residential Small site - medium density	10	£78,413	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259	
6	Residential Small site - higher density	10	£21,956	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	20,573	64,216	107,272	
7	Residential Medium site - low density	25	£196,032	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636	
8	Residential Medium site - medium density	25	£196,032	2,584,943	2,428,806	2,274,454	2,121,886	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899	
9	Residential Medium site - higher density	25	£69,160	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399	
10	Residential Medium site - low density	50	£415,126	5,844,604	5,521,303	5,201,663	4,885,686	4,573,370	4,264,715	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358	
11	Residential Medium site - medium density	50	£415,126	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,404	
12	Residential Medium site - higher density (flats)	50	£116,235	1,223,161	1,013,742	806,875	602,558	400,794	201,581	4,919	-192,079	-386,561	-758,452	-767,755	
13	Residential Large site - low density	100	£882,143	11,404,222	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,178	5,975,601	5,408,175	
14	Residential Large site - medium density	100	£882,143	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413	
15	Residential Large site - high density	100	£343,056	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,686	5,191,245	4,658,458	4,132,328	3,612,853	
16	Residential Large site - low density	200	£2,016,327	21,467,810	20,229,056	19,004,332	17,793,836	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580	
17	Residential Large site - medium density	200	£1,411,429	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,809	11,688,638	10,595,876	9,516,523	8,450,579	7,398,045	
18	Strategic scale site - low density	500	£6,333,333	34,834,581	31,821,371	28,842,270	25,897,281	22,986,402	20,109,633	17,266,974	14,458,426	11,683,988	8,927,021	6,198,821	
19	Strategic scale site - medium density	500	£4,750,000	31,579,059	28,646,762	25,747,786	22,882,129	20,049,794	17,250,779	14,485,084	11,748,080	9,027,319	6,340,140	3,686,542	
20	Strategic scale site - low density	2,000	£27,444,444	125,890,869	114,953,787	104,140,484	93,450,960	82,874,374	72,378,420	62,006,857	51,759,682	41,636,900	31,617,102	21,666,784	
21	Strategic scale site - medium density	2,000	£20,583,333	114,022,849	103,381,926	92,852,097	82,400,279	72,069,933	61,861,056	51,773,649	41,807,713	31,913,034	22,115,643	12,440,628	
22	Strategic scale site - low density	4,000	£59,878,788	210,559,566	191,976,124	173,602,834	155,439,696	137,485,925	119,656,043	102,037,297	84,629,688	67,347,678	50,254,198	33,283,588	
23	Strategic scale site - medium density with R&D	4,000	£44,009,091	204,333,457	185,368,618	166,520,635	147,673,727	128,856,361	109,995,423	90,972,119	71,665,119	51,828,307	32,043,898	12,505,432	
24	Housing for Elderly (C3) - high density	40	£79,040	608,123	590,322	572,522	554,720	536,920	519,120	501,319	483,518	465,718	447,917	430,116	
25	Housing for Elderly (C3) - high density	60	£102,207	974,667	1,094,929	1,215,193	1,335,456	1,455,719	1,575,982	1,696,245	1,816,508	1,936,771	2,057,034	2,177,297	
26	Housing for Elderly (C2) extra care	70	£115,267	1,209,332	1,346,130	1,482,927	1,619,725	1,756,522	1,893,319	2,030,117	2,166,914	2,303,712	2,440,509	2,577,300	

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WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,355 psm

AH tenure

Rented 53%

SO 23% Frst Hms 25%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values		25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£540,795	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066		
2	Residential Small site - medium density	5	£540,795	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468		
3	Residential Small site - higher density (flats)	5	£151,423	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	-	4,662	-	28,318
4	Residential Small site - low density	10	£1,081,591	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131		
5	Residential Small site - medium density	10	£1,081,591	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936		
6	Residential Small site - higher density	10	£302,845	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	-	9,323	-	58,635
7	Residential Medium site - low density	25	£2,703,977	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330		
8	Residential Medium site - medium density	25	£2,703,977	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191		
9	Residential Medium site - higher density	25	£953,963	2,251,910	2,095,916	1,941,735	1,789,368	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531		
10	Residential Medium site - low density	50	£5,726,069	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186		
11	Residential Medium site - medium density	50	£5,726,069	6,461,319	6,110,708	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875		
12	Residential Medium site - higher density (flats)	50	£1,603,299	1,673,084	1,441,330	1,212,383	986,246	762,918	542,397	324,686	109,784	-	103,870	-	316,349	- 525,975
13	Residential Large site - low density	100	£12,167,896	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031		
14	Residential Large site - medium density	100	£12,167,896	12,628,501	11,942,542	11,264,345	10,593,913	9,931,244	9,276,339	8,629,197	7,989,819	7,358,205	6,734,355	6,118,269		
15	Residential Large site - high density	100	£4,731,960	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200		
16	Residential Large site - low density	200	£27,812,333	23,532,119	22,190,891	20,864,873	19,554,066	18,258,468	16,978,081	15,712,904	14,462,938	13,228,182	12,008,636	10,804,300		
17	Residential Large site - medium density	200	£19,468,633	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828		
18	Strategic scale site - low density	500	£87,359,523	39,902,252	36,637,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242		
19	Strategic scale site - medium density	500	£65,519,439	36,570,714	33,390,597	30,246,657	27,138,894	24,067,308	21,031,900	18,032,669	15,069,614	12,142,737	9,237,593	6,359,262		
20	Strategic scale site - low density	2,000	£378,556,761	144,383,021	132,527,822	120,806,986	109,220,512	97,768,401	86,450,653	75,267,267	64,163,136	53,188,262	42,348,465	31,643,743		
21	Strategic scale site - medium density	2,000	£283,917,571	132,237,620	120,692,350	109,278,390	97,995,737	86,844,393	75,788,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034		
22	Strategic scale site - low density	4,000	£825,942,024	242,378,848	222,284,565	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,962		
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	237,249,160	216,846,906	196,576,327	176,376,540	156,260,824	136,153,072	115,977,571	95,647,580	74,935,810	53,629,508	32,412,861		
24	Housing for Elderly (C3) - high density	40	£1,090,243	398,280	-	489,570	-	672,151	-	854,732	-	946,022	-	1,037,312	-	1,128,603
25	Housing for Elderly (C3) - high density	60	£1,409,798	662,053	-	795,860	-	1,063,475	-	1,197,283	-	1,331,091	-	1,464,898	-	1,598,705
26	Housing for Elderly (C2) extra care	70	£1,589,938	847,102	-	999,596	-	1,152,089	-	1,304,582	-	1,457,075	-	1,609,568	-	1,762,062
29	Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284

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BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values		25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£354,963	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066		
2	Residential Small site - medium density	5	£354,963	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468		
3	Residential Small site - higher density (flats)	5	£99,390	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	-	4,662	-	28,318
4	Residential Small site - low density	10	£709,925	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131		
5	Residential Small site - medium density	10	£709,925	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936		
6	Residential Small site - higher density	10	£198,779	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	-	9,323	-	58,635
7	Residential Medium site - low density	25	£1,774,813	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330		
8	Residential Medium site - medium density	25	£1,774,813	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191		
9	Residential Medium site - higher density	25	£626,154	2,251,910	2,095,916	1,941,735	1,789,368	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531		
10	Residential Medium site - low density	50	£3,758,428	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186		
11	Residential Medium site - medium density	50	£3,758,428	6,461,319	6,110,708	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875		
12	Residential Medium site - higher density (flats)	50	£1,052,360	1,673,084	1,441,330	1,212,383	986,246	762,918	542,397	324,686	109,784	-	103,870	-	316,349	- 525,975
13	Residential Large site - low density	100	£7,986,660	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031		
14	Residential Large site - medium density	100	£7,986,660	12,628,501	11,942,542	11,264,345	10,593,913	9,931,244	9,276,339	8,629,197	7,989,819	7,358,205	6,734,355	6,118,269		
15	Residential Large site - high density	100	£3,105,923	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200		
16	Residential Large site - low density	200	£18,255,223	23,532,119	22,190,891	20,864,873	19,554,066	18,258,468	16,978,081	15,712,904	14,462,938	13,228,182	12,008,636	10,804,300		
17	Residential Large site - medium density	200	£12,778,656	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828		
18	Strategic scale site - low density	500	£57,340,123	39,902,252	36,637,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242		
19	Strategic scale site - medium density	500	£43,005,092	36,570,714	33,390,597	30,246,657	27,138,894	24,067,308	21,031,900	18,032,669	15,069,614	12,142,737	9,237,593	6,359,262		
20	Strategic scale site - low density	2,000	£248,473,865	144,383,021	132,527,822	120,806,986	109,220,512	97,768,401	86,450,653	75,267,267	64,163,136	53,188,262	42,348,465	31,643,743		
21	Strategic scale site - medium density	2,000	£186,355,399	132,237,620	120,692,350	109,278,390	97,995,737	86,844,393	75,788,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034		
22	Strategic scale site - low density	4,000	£542,124,796	242,378,848	222,284,565	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,962		
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	237,249,160	216,846,906	196,576,327	176,376,540	156,260,824	136,153,072	115,977,571	95,647,580	74,935,810	53,629,508	32,412,861		
24	Housing for Elderly (C3) - high density	40	£1,715,605	398,280	-	489,570	-	672,151	-	854,732	-	946,022	-	1,037,312	-	1,128,603
25	Housing for Elderly (C3) - high density	60	£925,351	662,053	-	795,860	-	1,063,475	-	1,197,283	-	1,331,091	-	1,464,898	-	1,598,705
26	Housing for Elderly (C2) extra care	70	£1,043,590	847,102	-	999,596	-	1,152,089	-	1,304,582	-	1,457,075	-	1,609,568	-	1,762,062

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BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

£370,000 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values				35% AH	40% AH	45% AH	50% AH
				20% AH	25% AH	30% AH									
1	Residential Small site - low density	5	£58,730	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066	
2	Residential Small site - medium density	5	£58,730	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468	
3	Residential Small site - higher density (flats)	5	£16,444	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	4,662	28,318	
4	Residential Small site - low density	10	£117,460	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,133	
5	Residential Small site - medium density	10	£117,460	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936	
6	Residential Small site - higher density	10	£32,889	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	9,323	56,635	
7	Residential Medium site - low density	25	£293,651	3,256,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330	
8	Residential Medium site - medium density	25	£293,651	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191	
9	Residential Medium site - higher density	25	£103,600	2,251,910	2,095,916	1,941,735	1,789,366	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531	
10	Residential Medium site - low density	50	£621,849	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186	
11	Residential Medium site - medium density	50	£621,849	6,461,319	6,110,708	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875	
12	Residential Medium site - higher density (flats)	50	£174,118	1,673,084	1,441,330	1,212,383	986,246	762,918	542,397	324,686	109,784	-103,870	-316,349	-525,975	
13	Residential Large site - low density	100	£1,321,429	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031	
14	Residential Large site - medium density	100	£1,321,429	12,628,501	11,942,542	11,264,345	10,593,913	9,931,244	9,276,339	8,629,197	7,989,819	7,358,205	6,734,355	6,118,269	
15	Residential Large site - high density	100	£513,889	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200	
16	Residential Large site - low density	200	£3,020,408	23,532,119	22,190,891	20,864,873	19,554,066	18,258,468	16,978,081	15,712,904	14,462,938	13,228,182	12,008,636	10,804,300	
17	Residential Large site - medium density	200	£2,114,286	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828	
18	Strategic scale site - low density	500	£9,487,179	99,502,252	36,347,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242	
19	Strategic scale site - medium density	500	£7,115,385	39,970,714	36,301,597	30,246,657	27,138,894	24,067,308	21,031,900	18,032,669	15,069,614	12,142,737	9,237,593	6,359,262	
20	Strategic scale site - low density	2,000	£41,111,111	144,383,021	132,527,822	120,806,986	109,220,512	97,768,401	86,450,653	75,267,267	64,163,136	53,188,262	42,348,465	31,643,743	
21	Strategic scale site - medium density	2,000	£30,833,333	132,237,620	120,692,350	109,728,390	97,995,737	86,844,393	75,788,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034	
22	Strategic scale site - low density	4,000	£89,696,970	242,378,848	222,284,556	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,961	
23	Strategic scale site - medium density with R&D	4,000	£67,272,727	237,249,160	216,846,906	196,576,542	176,376,540	156,280,824	138,153,072	115,977,571	95,847,580	74,935,610	53,629,508	32,412,862	
24	Housing for Elderly (C3) - high density	40	£118,400	398,280	489,570	580,851	672,151	763,441	854,732	946,022	1,037,312	1,128,603	1,219,893	1,311,183	
25	Housing for Elderly (C3) - high density	60	£153,103	662,053	795,860	929,667	1,063,475	1,197,283	1,331,091	1,464,898	1,598,705	1,732,513	1,866,321	2,000,129	
26	Housing for Elderly (C2) extra care	70	£172,667	847,102	999,596	1,152,089	1,304,582	1,457,075	1,609,568	1,762,062	1,914,554	2,067,047	2,219,540	2,372,033	

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £5,506 psm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA													
Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values		35% AH	40% AH	45% AH	50% AH	Max AH
										25% AH	30% AH					
1	Residential Small site - low density	5	£540,795	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405	20%	
2	Residential Small site - medium density	5	£540,795	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807	20%	
3	Residential Small site - higher density (flats)	5	£151,423	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	2,999	20%	
4	Residential Small site - low density	10	£1,081,591	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809	20%	
5	Residential Small site - medium density	10	£1,081,591	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614	20%	
6	Residential Small site - higher density	10	£302,845	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	5,998	20%	
7	Residential Medium site - low density	25	£2,703,977	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023	20%	
8	Residential Medium site - medium density	25	£2,703,977	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799	2,229,348	2,056,990	1,886,724	1,718,551	1,552,472	1,388,483	10%	
9	Residential Medium site - higher density	25	£953,963	2,509,064	2,340,306	2,173,508	2,008,669	1,845,790	1,684,870	1,525,909	1,368,908	1,213,867	1,060,785	909,662	45%	
10	Residential Medium site - low density	50	£5,726,069	6,924,519	6,547,611	6,174,984	5,806,635	5,442,565	5,082,776	4,727,264	4,376,033	4,029,081	3,686,408	3,348,014	15%	
11	Residential Medium site - medium density	50	£5,726,069	7,001,276	6,623,863	6,250,727	5,881,873	5,517,296	5,156,999	4,800,981	4,449,242	4,101,783	3,758,603	3,419,703	15%	
12	Residential Medium site - higher density (flats)	50	£1,603,299	2,123,007	1,868,916	1,617,891	1,369,933	1,125,041	883,214	644,454	408,760	176,132	54,244	284,195	10%	
13	Residential Large site - low density	100	£12,167,896	13,546,045	12,807,935	12,078,200	11,356,843	10,643,862	9,939,258	9,243,031	8,555,179	7,875,705	7,204,607	6,541,886	5%	
14	Residential Large site - medium density	100	£12,167,896	13,699,411	12,960,288	12,229,541	11,507,171	10,793,177	10,087,560	9,390,319	8,701,456	8,020,968	7,348,858	6,685,123	10%	
15	Residential Large site - high density	100	£4,731,960	11,152,547	10,471,629	9,798,536	9,133,271	8,475,832	7,826,218	7,184,431	6,550,471	5,924,336	5,306,029	4,695,547	45%	
16	Residential Large site - low density	200	£27,812,333	25,596,427	24,152,725	22,725,414	21,314,494	19,919,967	18,541,830	17,180,085	15,834,732	14,505,770	13,193,200	11,897,021	0%	
17	Residential Large site - medium density	200	£19,468,633	22,528,734	21,159,077	19,805,097	18,466,792	17,144,165	15,837,213	14,545,938	13,270,340	12,010,418	10,766,172	9,537,603	10%	
18	Strategic scale site - low density	500	£87,359,253	44,937,558	41,436,131	37,974,454	34,540,458	31,143,791	27,787,036	24,470,190	21,193,257	17,956,234	14,759,121	11,601,920	0%	
19	Strategic scale site - medium density	500	£65,519,439	41,562,370	38,134,432	34,745,528	31,395,659	28,084,823	24,813,021	21,580,252	18,386,518	15,231,818	12,116,151	9,031,981	0%	
20	Strategic scale site - low density	2,000	£378,556,761	162,854,931	150,101,858	137,473,488	124,990,065	112,651,588	100,458,057	88,409,472	76,505,834	64,739,626	53,058,424	41,522,982	0%	
21	Strategic scale site - medium density	2,000	£283,917,571	150,452,389	138,002,775	125,694,895	113,528,747	101,504,332	89,621,650	77,880,701	66,242,514	54,719,431	43,338,868	32,100,824	0%	
22	Strategic scale site - low density	4,000	£825,942,024	274,093,283	252,424,312	231,001,121	209,823,714	188,892,087	168,173,014	147,648,493	127,370,723	107,339,704	87,450,664	67,805,735	0%	
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	269,850,478	247,966,824	226,281,466	204,691,186	183,243,541	161,859,446	140,460,226	118,967,629	97,280,746	75,105,120	52,320,291	0%	
24	Housing for Elderly (C3) - high density	40	£1,090,243	188,438	288,819	389,200	489,582	589,963	690,345	790,726	891,108	991,489	1,091,870	1,192,251	0%	
25	Housing for Elderly (C3) - high density	60	£1,409,798	349,438	496,791	644,142	791,494	938,846	1,086,199	1,233,551	1,380,903	1,528,255	1,675,608	1,822,960	0%	
26	Housing for Elderly (C2) extra care	70	£1,589,938	484,873	653,062	821,250	989,439	1,157,628	1,325,818	1,494,006	1,662,195	1,830,384	1,998,572	2,166,761	0%	
29	Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	0%	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA															
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH	
									25% AH	30% AH								
1	Residential Small site - low density	5	£354,963	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405			45%	
2	Residential Small site - medium density	5	£354,963	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807			45%	
3	Residential Small site - higher density (flats)	5	£99,390	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	2,999			30%	
4	Residential Small site - low density	10	£709,925	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809			45%	
5	Residential Small site - medium density	10	£709,925	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614			45%	
6	Residential Small site - higher density	10	£198,779	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	5,998			30%	
7	Residential Medium site - low density	25	£1,774,813	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023			45%	
8	Residential Medium site - medium density	25	£1,774,813	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799	2,229,348	2,056,990	1,886,724	1,718,551	1,552,472	1,388,483			35%	
9	Residential Medium site - higher density	25	£626,154	2,509,064	2,340,306	2,173,508	2,008,669	1,845,790	1,684,870	1,525,909	1,368,908	1,213,867	1,060,785	909,662			50%	
10	Residential Medium site - low density	50	£3,758,428	6,924,519	6,547,611	6,174,984	5,806,635	5,442,565	5,082,776	4,727,264	4,376,033	4,029,081	3,686,408	3,348,014			40%	
11	Residential Medium site - medium density	50	£3,758,428	7,001,276	6,623,863	6,250,727	5,881,873	5,517,296	5,156,999	4,800,981	4,449,242	4,101,783	3,758,603	3,419,703			45%	
12	Residential Medium site - higher density (flats)	50	£1,052,360	2,123,007	1,868,916	1,617,891	1,369,933	1,125,041	883,214	644,454	408,760	176,132	54,244	284,195			20%	
13	Residential Large site - low density	100	£7,986,660	13,546,045	12,807,935	12,078,200	11,356,843	10,643,862	9,939,258	9,243,031	8,555,179	7,875,705	7,204,607	6,541,886			35%	
14	Residential Large site - medium density	100	£7,986,660	13,699,411	12,960,288	12,229,541	11,507,171	10,793,177	10,087,560	9,390,319	8,701,456	8,020,968	7,348,858	6,685,123			40%	
15	Residential Large site - high density	100	£3,105,923	11,152,547	10,471,629	9,798,536	9,133,271	8,475,832	7,826,218	7,184,431	6,550,471	5,924,336	5,306,029	4,695,547			50%	
16	Residential Large site - low density	200	£18,255,223	25,596,427	24,152,725	22,725,414	21,314,494	19,919,967	18,541,830	17,180,085	15,834,732	14,505,770	13,193,200	11,897,021			25%	
17	Residential Large site - medium density	200	£12,778,656	22,528,734	21,159,077	19,805,097	18,466,792	17,144,165	15,837,213	14,545,938	13,270,340	12,010,418	10,766,172	9,537,603			35%	
18	Strategic scale site - low density	500	£57,304,123	44,937,558	41,436,131	37,974,454	34,540,458	31,143,791	27,787,036	24,470,190	21,193,257	17,956,234	14,759,121	11,601,920			0%	
19	Strategic scale site - medium density	500	£43,005,092	41,562,370	38,134,432	34,745,528	31,395,659	28,084,823	24,813,021	21,580,252	18,386,518	15,231,818	12,116,151	9,031,981			0%	
20	Strategic scale site - low density	2,000	£248,473,865	162,854,931	150,101,858	137,473,488	124,990,065	112,651,588	100,458,057	88,409,472	76,505,834	64,739,626	53,058,424	41,522,982			0%	
21	Strategic scale site - medium density	2,000	£186,355,399	150,452,389	138,002,775	125,694,895	113,528,747	101,504,332	89,621,650	77,880,701	66,242,514	54,719,431	43,338,868	32,100,824			0%	
22	Strategic scale site - low density	4,000	£542,124,796	274,093,283	252,424,312	231,001,121	209,823,714	188,892,087	168,173,014	147,648,493	127,370,723	107,339,704	87,450,664	67,805,735			0%	
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	269,850,478	247,966,824	226,281,466	204,691,186	183,243,541	161,859,446	140,460,226	118,967,629	97,280,746	75,105,120	52,320,291			0%	
24	Housing for Elderly (C3) - high density	40	£715,605	188,438	288,819	389,200	489,582	589,963	690,345	790,726	891,108	991,489	1,091,870	1,192,251			0%	
25	Housing for Elderly (C3) - high density	60	£925,351	349,438	496,791	644,142	791,494	938,846	1,086,199	1,233,551	1,380,903	1,528,255	1,675,608	1,822,960			0%	
26	Housing for Elderly (C2) extra care	70	£1,043,590	484,873	653,062	821,250	989,439	1,157,628	1,325,818	1,494,006	1,662,195	1,830,384	1,998,572	2,166,761			0%	

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA															
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH	
									25% AH	30% AH								
1	Residential Small site - low density	5	£58,730	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405			50%	
2	Residential Small site - medium density	5	£58,730	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807			50%	
3	Residential Small site - higher density (flats)	5	£16,444	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	- 2,999			45%	
4	Residential Small site - low density	10	£117,460	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809			50%	
5	Residential Small site - medium density	10	£117,460	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614			50%	
6	Residential Small site - higher density	10	£32,889	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	- 5,998			45%	
7	Residential Medium site - low density	25	£293,651	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023			50%	
8	Residential Medium site - medium density	25	£293,651	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799	2,229,348	2,056,990	1,886,724	1,718,551	1,552,472	1,388,483			50%	
9	Residential Medium site - higher density	25	£103,600	2,509,064	2,340,306	2,173,508	2,008,669	1,845,790	1,684,870	1,525,909	1,368,908	1,213,867	1,060,785	909,662			50%	
10	Residential Medium site - low density	50	£621,849	6,924,519	6,547,611	6,174,984	5,806,635	5,442,565	5,082,776	4,727,264	4,376,033	4,029,081	3,686,408	3,348,014			50%	
11	Residential Medium site - medium density	50	£621,849	7,001,276	6,623,863	6,250,727	5,881,873	5,517,296	5,156,999	4,800,981	4,449,242	4,101,783	3,758,603	3,419,703			50%	
12	Residential Medium site - higher density (flats)	50	£174,118	2,123,007	1,868,916	1,617,891	1,369,933	1,125,041	883,214	644,454	408,760	176,132	- 54,244	- 284,195			40%	
13	Residential Large site - low density	100	£1,321,429	13,546,045	12,807,935	12,078,200	11,356,843	10,643,862	9,939,258	9,243,031	8,555,179	7,875,705	7,204,607	6,541,886			50%	
14	Residential Large site - medium density	100	£1,321,429	13,699,411	12,960,288	12,229,541	11,507,171	10,793,177	10,087,560	9,390,319	8,701,456	8,020,968	7,348,858	6,685,123			50%	
15	Residential Large site - high density	100	£513,889	11,152,547	10,471,629	9,798,536	9,133,271	8,475,832	7,826,218	7,184,431	6,550,471	5,924,336	5,306,029	4,695,547			50%	
16	Residential Large site - low density	200	£3,020,408	25,596,427	24,152,725	22,725,414	21,314,494	19,919,967	18,541,830	17,180,085	15,834,732	14,505,770	13,193,200	11,897,021			50%	
17	Residential Large site - medium density	200	£2,114,286	22,528,734	21,159,077	19,805,097	18,466,792	17,144,165	15,837,213	14,545,938	13,270,340	12,010,418	10,766,172	9,537,603			50%	
18	Strategic scale site - low density	500	£9,487,179	44,937,558	41,436,131	37,974,454	34,540,458	31,143,791	27,787,036	24,470,190	21,193,257	17,956,234	14,759,121	11,601,920			50%	
19	Strategic scale site - medium density	500	£7,115,385	41,562,370	38,134,432	34,745,528	31,395,659	28,084,823	24,813,021	21,580,252	18,366,518	15,231,818	12,116,151	9,031,981			50%	
20	Strategic scale site - low density	2,000	£41,111,111	162,854,931	150,101,858	137,473,488	124,990,065	112,651,588	100,458,057	88,409,472	76,505,834	64,739,626	53,058,424	41,522,982			50%	
21	Strategic scale site - medium density	2,000	£30,833,333	150,452,389	138,002,735	125,694,895	113,528,747	101,504,332	89,621,650	77,880,701	66,242,514	54,719,431	43,338,868	32,100,824			50%	
22	Strategic scale site - low density	4,000	£89,696,970	274,093,283	252,424,312	231,001,121	209,823,714	188,892,087	168,173,014	147,648,493	127,370,723	107,339,704	87,450,664	67,805,735			50%	
23	Strategic scale site - medium density with R&D	4,000	£67,272,727	269,850,478	247,968,824	226,281,466	204,691,186	183,243,541	161,859,446	140,460,226	118,967,629	97,280,746	75,105,120	52,320,291			45%	
24	Housing for Elderly (C3) - high density	40	£118,400	188,438	288,819	389,200	499,582	589,963	690,345	790,726	891,108	991,489	1,091,870	1,192,251			0%	
25	Housing for Elderly (C3) - high density	60	£153,103	349,438	496,791	644,142	791,494	938,846	1,086,199	1,233,551	1,380,903	1,528,255	1,675,608	1,822,960			0%	
26	Housing for Elderly (C2) extra care	70	£172,667	484,873	653,062	821,250	989,439	1,157,628	1,325,818	1,494,006	1,662,195	1,830,384	1,998,572	2,166,761			0%	

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £5,658 psm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA												
			Residual land values												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH	
1 Residential Small site - low density	5	£540,795	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743	25%	
2 Residential Small site - medium density	5	£540,795	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146	25%	
3 Residential Small site - higher density (flats)	5	£151,423	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984	25%	
4 Residential Small site - low density	10	£1,081,591	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487	25%	
5 Residential Small site - medium density	10	£1,081,591	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291	25%	
6 Residential Small site - higher density	10	£302,845	627,053	565,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967	25%	
7 Residential Medium site - low density	25	£2,703,977	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716	25%	
8 Residential Medium site - medium density	25	£2,703,977	3,391,321	3,195,157	3,001,240	2,809,570	2,620,146	2,432,968	2,248,037	2,065,352	1,884,914	1,706,722	1,530,776	15%	
9 Residential Medium site - higher density	25	£953,963	2,766,218	2,584,696	2,405,280	2,227,971	2,052,768	1,879,672	1,708,684	1,539,801	1,373,025	1,208,356	1,045,793	50%	
10 Residential Medium site - low density	50	£5,726,069	7,464,476	7,060,765	6,661,643	6,267,109	5,877,163	5,491,805	5,111,037	4,734,855	4,363,262	3,996,258	3,633,842	20%	
11 Residential Medium site - medium density	50	£5,726,069	7,541,234	7,137,016	6,737,387	6,342,347	5,951,894	5,566,029	5,184,753	4,808,065	4,435,965	4,068,454	3,705,530	20%	
12 Residential Medium site - higher density (flats)	50	£1,603,299	2,572,931	2,296,504	2,023,400	1,753,620	1,487,163	1,224,030	964,221	707,736	454,574	204,736	-	15%	
13 Residential Large site - low density	100	£12,167,896	14,616,954	13,825,680	13,043,396	12,270,102	11,505,796	10,750,480	10,004,153	9,266,816	8,538,469	7,819,110	7,108,740	15%	
14 Residential Large site - medium density	100	£12,167,896	14,770,320	13,978,034	13,194,737	12,420,429	11,655,111	10,898,782	10,151,443	9,413,093	8,683,732	7,963,360	7,251,979	15%	
15 Residential Large site - high density	100	£4,731,960	12,175,266	11,443,576	10,720,298	10,005,433	9,298,978	8,600,935	7,911,303	7,230,084	6,557,275	5,892,878	5,236,894	50%	
16 Residential Large site - low density	200	£27,812,333	27,660,737	26,114,559	24,585,955	23,074,924	21,581,465	20,105,579	18,647,266	17,206,526	15,783,358	14,377,764	12,989,742	0%	
17 Residential Large site - medium density	200	£19,468,633	24,531,113	23,062,057	21,609,822	20,174,408	18,755,818	17,354,050	15,969,104	14,600,980	13,249,678	11,915,200	10,597,542	15%	
18 Strategic scale site - low density	500	£87,359,253	49,958,106	46,207,444	42,499,405	38,833,988	35,211,193	31,625,737	28,071,799	24,560,672	21,092,356	17,666,851	14,284,158	0%	
19 Strategic scale site - medium density	500	£65,519,439	46,508,106	42,848,937	39,231,478	35,652,423	32,102,337	28,594,141	25,127,837	21,703,423	18,320,898	14,980,265	11,681,523	0%	
20 Strategic scale site - low density	2,000	£378,556,761	181,198,146	167,557,640	154,072,113	140,741,565	127,534,776	114,465,463	101,551,679	88,793,426	76,190,703	63,743,509	51,402,220	0%	
21 Strategic scale site - medium density	2,000	£283,917,571	168,602,803	155,297,322	142,111,399	129,061,756	116,164,271	103,418,944	90,825,775	78,384,763	66,095,910	53,888,177	41,831,874	0%	
22 Strategic scale site - low density	4,000	£825,942,024	305,686,633	282,514,185	259,584,333	236,868,541	214,416,684	192,228,762	170,304,773	148,611,755	127,121,416	105,896,127	84,871,764	0%	
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	302,166,601	278,805,059	255,708,608	232,687,784	209,871,845	187,169,469	164,501,573	141,836,743	119,025,357	95,933,213	72,227,719	0%	
24 Housing for Elderly (C3) - high density	40	£1,090,243	-	21,083	-	88,067	-	307,013	-	416,485	-	525,957	-	635,429	0%
25 Housing for Elderly (C3) - high density	60	£1,409,798	-	36,823	-	358,617	-	519,514	-	680,410	-	841,308	-	1,002,205	0%
26 Housing for Elderly (C2) extra care	70	£1,589,938	-	122,644	-	490,413	-	674,297	-	858,182	-	1,042,066	-	1,225,951	0%
29 Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	0%	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA															
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH	
									25% AH	30% AH								
1	Residential Small site - low density	5	£354,963	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743		50%		
2	Residential Small site - medium density	5	£354,963	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146		50%		
3	Residential Small site - higher density (flats)	5	£99,390	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984		35%		
4	Residential Small site - low density	10	£709,925	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487		50%		
5	Residential Small site - medium density	10	£709,925	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291		50%		
6	Residential Small site - higher density	10	£198,779	627,053	565,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967		35%		
7	Residential Medium site - low density	25	£1,774,813	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716		50%		
8	Residential Medium site - medium density	25	£1,774,813	3,391,321	3,195,157	3,001,240	2,809,570	2,620,146	2,432,968	2,248,037	2,065,352	1,884,914	1,706,722	1,530,776		40%		
9	Residential Medium site - higher density	25	£626,154	2,766,218	2,584,696	2,405,280	2,227,971	2,052,768	1,879,672	1,708,684	1,539,801	1,373,025	1,208,356	1,045,793		50%		
10	Residential Medium site - low density	50	£3,758,428	7,464,476	7,060,765	6,661,643	6,267,109	5,877,163	5,491,805	5,111,037	4,734,855	4,363,262	3,996,258	3,633,842		45%		
11	Residential Medium site - medium density	50	£3,758,428	7,541,234	7,137,016	6,737,387	6,342,347	5,951,894	5,566,029	5,184,753	4,808,065	4,435,965	4,068,454	3,705,530		45%		
12	Residential Medium site - higher density (flats)	50	£1,052,360	2,572,931	2,296,504	2,023,400	1,753,620	1,487,163	1,224,030	964,221	707,736	454,574	204,736	-	42,415	25%		
13	Residential Large site - low density	100	£7,986,660	14,616,954	13,825,680	13,043,396	12,270,102	11,505,796	10,750,480	10,004,153	9,266,816	8,538,469	7,819,110	7,108,740		40%		
14	Residential Large site - medium density	100	£7,986,660	14,770,320	13,978,034	13,194,737	12,420,429	11,655,111	10,898,782	10,151,443	9,413,093	8,683,732	7,963,360	7,251,979		40%		
15	Residential Large site - high density	100	£3,105,923	12,175,266	11,443,576	10,720,298	10,005,433	9,298,978	8,600,935	7,911,303	7,230,084	6,557,275	5,892,878	5,236,894		50%		
16	Residential Large site - low density	200	£18,255,223	27,660,737	26,114,559	24,585,955	23,074,924	21,581,465	20,105,579	18,647,266	17,206,526	15,783,358	14,377,764	12,989,742		30%		
17	Residential Large site - medium density	200	£12,778,656	24,531,113	23,062,057	21,609,822	20,174,408	18,755,818	17,354,050	15,969,104	14,600,980	13,249,678	11,915,200	10,597,542		40%		
18	Strategic scale site - low density	500	£57,340,123	49,958,106	46,207,444	42,499,405	38,833,988	35,211,193	31,625,737	28,071,799	24,560,672	21,092,356	17,666,851	14,284,158		0%		
19	Strategic scale site - medium density	500	£43,005,092	46,508,106	42,848,937	39,231,478	35,652,423	32,102,337	28,594,141	25,127,837	21,703,423	18,320,898	14,980,265	11,681,523		0%		
20	Strategic scale site - low density	2,000	£248,473,865	181,198,146	167,557,640	154,072,113	140,741,565	127,534,776	114,465,463	101,551,679	88,793,426	76,190,703	63,743,509	51,402,220		0%		
21	Strategic scale site - medium density	2,000	£186,355,399	168,602,803	155,297,322	142,111,399	129,061,756	116,164,271	103,418,944	90,825,775	78,384,763	66,095,910	53,888,177	41,831,874		0%		
22	Strategic scale site - low density	4,000	£542,124,796	305,686,633	282,514,185	259,584,333	236,868,541	214,416,684	192,228,762	170,304,773	148,611,755	127,121,416	105,896,127	84,871,764		0%		
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	302,166,601	278,805,059	255,708,608	232,687,784	209,871,845	187,169,469	164,501,573	141,836,743	119,025,357	95,933,213	72,227,719		0%		
24	Housing for Elderly (C3) - high density	40	£715,605	21,083	-	88,067	-	307,013	-	416,485	-	525,957	-	635,429	-	1,073,318	0%	
25	Housing for Elderly (C3) - high density	60	£925,351	-	36,823	-	358,617	-	519,514	-	680,410	-	841,308	-	1,002,205	-	1,645,792	0%
26	Housing for Elderly (C2) extra care	70	£1,043,590	-	122,644	-	408,528	-	490,413	-	674,297	-	858,182	-	1,042,066	-	1,961,488	0%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA															
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH	
									25% AH	30% AH								
1	Residential Small site - low density	5	£58,730	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743			50%	
2	Residential Small site - medium density	5	£58,730	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146			50%	
3	Residential Small site - higher density (flats)	5	£16,444	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984			50%	
4	Residential Small site - low density	10	£117,460	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487			50%	
5	Residential Small site - medium density	10	£117,460	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291			50%	
6	Residential Small site - higher density	10	£32,889	627,053	565,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967			50%	
7	Residential Medium site - low density	25	£293,651	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716			50%	
8	Residential Medium site - medium density	25	£293,651	3,391,321	3,195,157	3,001,240	2,809,570	2,620,146	2,432,968	2,248,037	2,065,352	1,884,914	1,706,722	1,530,776			50%	
9	Residential Medium site - higher density	25	£103,600	2,766,218	2,584,696	2,405,280	2,227,971	2,052,768	1,879,672	1,708,684	1,539,801	1,373,025	1,208,356	1,045,793			50%	
10	Residential Medium site - low density	50	£621,849	7,464,476	7,060,765	6,661,643	6,267,109	5,877,163	5,491,805	5,111,037	4,734,855	4,363,262	3,996,258	3,633,842			50%	
11	Residential Medium site - medium density	50	£621,849	7,541,234	7,137,016	6,737,387	6,342,347	5,951,894	5,566,029	5,184,753	4,808,065	4,435,965	4,068,454	3,705,530			50%	
12	Residential Medium site - higher density (flats)	50	£174,118	2,572,931	2,296,504	2,023,400	1,753,620	1,487,163	1,224,030	964,221	707,736	454,574	204,736	42,415			45%	
13	Residential Large site - low density	100	£1,321,429	14,616,954	13,825,680	13,043,396	12,270,102	11,505,796	10,750,480	10,004,153	9,266,816	8,538,469	7,819,110	7,108,740			50%	
14	Residential Large site - medium density	100	£1,321,429	14,770,320	13,978,034	13,194,737	12,420,429	11,655,111	10,898,782	10,151,443	9,413,093	8,683,732	7,963,360	7,251,979			50%	
15	Residential Large site - high density	100	£513,889	12,175,266	11,443,576	10,720,298	10,005,433	9,298,978	8,600,935	7,911,303	7,230,084	6,557,275	5,892,876	5,236,894			50%	
16	Residential Large site - low density	200	£3,020,408	27,660,737	26,114,559	24,585,955	23,074,924	21,581,465	20,105,579	18,647,266	17,206,526	15,783,358	14,377,764	12,989,742			50%	
17	Residential Large site - medium density	200	£2,114,286	24,531,113	23,062,057	21,609,822	20,174,408	18,755,818	17,354,050	15,969,104	14,600,980	13,249,678	11,915,200	10,597,542			50%	
18	Strategic scale site - low density	500	£9,487,179	49,958,106	46,207,444	42,499,405	38,833,988	35,211,193	31,625,737	28,071,799	24,560,672	21,092,356	17,666,851	14,284,158			50%	
19	Strategic scale site - medium density	500	£7,115,385	46,508,106	42,848,937	39,231,478	35,652,423	32,102,337	28,594,141	25,127,837	21,703,423	18,320,898	14,980,265	11,681,523			50%	
20	Strategic scale site - low density	2,000	£41,111,111	181,198,146	167,557,640	154,072,113	140,741,565	127,534,776	114,465,463	101,551,679	88,793,426	76,190,703	63,743,509	51,402,220			50%	
21	Strategic scale site - medium density	2,000	£30,833,333	168,602,803	155,297,322	142,111,399	129,061,756	116,164,271	103,418,944	90,825,775	78,384,763	66,095,910	53,888,177	41,831,874			50%	
22	Strategic scale site - low density	4,000	£89,696,970	305,686,633	282,514,185	259,584,333	236,868,541	214,416,684	192,228,762	170,304,773	148,611,755	127,121,416	105,896,127	84,871,764			45%	
23	Strategic scale site - medium density with R&D	4,000	£67,272,727	302,166,601	278,805,059	255,708,608	232,687,784	209,871,845	187,169,469	164,501,573	141,836,743	119,025,357	95,933,213	72,227,719			50%	
24	Housing for Elderly (C3) - high density	40	£118,400	21,083	88,067	197,540	307,013	418,485	525,957	635,429	744,902	854,374	963,846	1,073,318			0%	
25	Housing for Elderly (C3) - high density	60	£153,103	31,282	197,720	358,617	519,514	680,410	841,308	1,022,205	1,163,102	1,323,998	1,484,895	1,645,792			0%	
26	Housing for Elderly (C2) extra care	70	£172,667	122,644	306,528	490,413	674,297	858,182	1,042,066	1,225,951	1,409,836	1,593,719	1,777,604	1,961,488			0%	

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

25%

£3,407,011 PER HA

			Residual land values																			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Residential Small site - low density	5	£540,795	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082									
2 Residential Small site - medium density	5	£540,795	825,884	781,790	738,196	695,104	652,513	610,422	568,332	527,744	487,156	447,070	407,484									
3 Residential Small site - higher density (flats)	5	£151,423	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922									
4 Residential Small site - low density	10	£1,081,591	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,164									
5 Residential Small site - medium density	10	£1,081,591	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969									
6 Residential Small site - higher density	10	£302,845	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843									
7 Residential Medium site - low density	25	£2,703,977	4,089,791	3,869,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,198,076	2,000,410									
8 Residential Medium site - medium density	25	£2,703,977	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,069									
9 Residential Medium site - higher density	25	£953,963	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925									
10 Residential Medium site - low density	50	£5,726,069	8,004,434	7,573,919	7,148,303	6,727,583	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670									
11 Residential Medium site - medium density	50	£5,726,069	8,081,191	7,650,171	7,224,048	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,378,304	3,991,358									
12 Residential Medium site - higher density (flats)	50	£1,603,299	3,022,855	2,724,091	2,428,909	2,137,306	1,849,286	1,564,847	1,283,988	1,006,711	733,016	462,901	196,368									
13 Residential Large site - low density	100	£12,167,896	15,687,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596									
14 Residential Large site - medium density	100	£12,167,896	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,585	10,124,730	9,346,496	8,577,863	7,818,834									
15 Residential Large site - high density	100	£4,731,960	13,197,984	12,415,524	11,642,061	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241									
16 Residential Large site - low density	200	£27,812,333	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,669,328	20,114,446	18,578,319	17,060,947	15,562,327	14,082,462									
17 Residential Large site - medium density	200	£19,468,633	26,533,493	24,956,036	23,414,547	21,882,024	20,367,471	18,870,886	17,392,269	15,931,620	14,488,939	13,064,226	11,657,481									
18 Strategic scale site - low density	500	£87,359,253	54,978,655	50,978,757	47,024,355	43,115,450	39,252,038	35,434,124	31,661,705	27,928,087	24,228,479	20,574,582	16,966,396									
19 Strategic scale site - medium density	500	£65,519,439	51,453,343	47,548,680	43,688,554	39,872,967	36,101,918	32,375,262	28,675,421	25,020,326	21,409,980	17,844,380	14,322,528									
20 Strategic scale site - low density	2,000	£378,556,761	199,541,363	184,990,196	170,804,506	156,384,293	142,329,558	128,440,299	114,693,886	101,081,018	87,634,263	74,353,622	61,239,095									
21 Strategic scale site - medium density	2,000	£283,917,571	186,870,671	172,468,389	158,427,879	144,549,340	130,824,211	117,216,238	103,770,848	90,488,041	77,367,817	64,410,176	51,582,924									
22 Strategic scale site - low density	4,000	£825,942,024	337,174,037	312,438,267	287,983,600	263,810,306	239,918,113	216,251,281	192,843,366	169,717,539	146,873,799	124,236,819	101,853,859									
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	334,225,356	309,436,731	284,833,707	260,435,027	236,211,700	212,175,023	188,197,138	164,291,130	140,341,543	116,210,510	91,652,194									
24 Housing for Elderly (C3) - high density	40	£1,090,243	227,771	110,990	-	5,880	-	124,443	-	361,569	-	480,133	-	598,986	-	717,260	-	835,823	-	954,384		
25 Housing for Elderly (C3) - high density	60	£1,409,798	271,646	99,827	-	73,092	-	247,534	-	421,975	-	596,417	-	770,857	-	945,299	-	1,119,740	-	1,294,182	-	1,468,623
26 Housing for Elderly (C2) extra care	70	£1,589,938	235,985	39,405	-	159,574	-	359,155	-	558,735	-	758,315	-	957,895	-	1,157,475	-	1,357,055	-	1,556,638	-	1,756,216
29 Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284

[illegible]

£2,236,265 PER HA

Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values				35% AH	40% AH	45% AH	50% AH							
									20% AH	25% AH	30% AH												
1	Residential Small site - low density	5	£354,963	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082									
2	Residential Small site - medium density	5	£354,963	825,884	781,790	738,196	695,104	652,513	610,422	568,832	527,744	487,156	447,070	407,484									
3	Residential Small site - higher density (flats)	5	£99,390	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922									
4	Residential Small site - low density	10	£709,925	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,166									
5	Residential Small site - medium density	10	£709,925	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969									
6	Residential Small site - higher density	10	£198,779	721,269	654,595	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843									
7	Residential Medium site - low density	25	£1,774,813	4,089,791	3,869,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,198,076	2,000,410									
8	Residential Medium site - medium density	25	£1,774,813	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,069									
9	Residential Medium site - higher density	25	£626,154	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925									
10	Residential Medium site - low density	50	£3,758,428	8,004,434	7,573,919	7,148,303	6,727,583	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670									
11	Residential Medium site - medium density	50	£3,758,428	8,081,191	7,650,171	7,224,408	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,378,304	3,991,355									
12	Residential Medium site - higher density (flats)	50	£1,052,360	3,022,855	2,724,091	2,428,909	2,137,306	1,848,286	1,564,847	1,283,988	1,006,711	733,016	462,901	196,368									
13	Residential Large site - low density	100	£7,986,660	15,687,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596									
14	Residential Large site - medium density	100	£7,986,660	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,565	10,124,730	9,346,496	8,577,863	7,818,834									
15	Residential Large site - high density	100	£3,105,923	13,197,984	12,415,524	11,642,081	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241									
16	Residential Large site - low density	200	£18,255,223	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,669,328	20,114,446	18,578,319	17,060,947	15,582,327	14,082,462									
17	Residential Large site - medium density	200	£12,778,656	26,533,493	24,965,036	23,414,547	21,882,024	20,367,471	18,870,886	17,392,269	15,931,620	14,488,939	13,064,226	11,657,481									
18	Strategic scale site - low density	500	£57,340,123	54,978,655	50,975,767	47,024,355	43,115,450	39,252,038	35,434,124	31,661,705	27,928,087	24,208,970	20,574,582	16,966,396									
19	Strategic scale site - medium density	500	£43,005,092	51,453,345	47,548,680	43,672,967	39,817,916	36,011,918	32,375,262	28,675,421	25,020,326	21,409,980	17,844,380	14,323,528									
20	Strategic scale site - low density	2,000	£248,473,865	199,541,363	184,990,196	170,604,506	156,384,293	142,329,558	128,440,299	114,673,886	101,081,018	87,634,263	74,353,622	61,239,095									
21	Strategic scale site - medium density	2,000	£186,355,399	166,670,871	172,468,389	158,427,879	144,549,340	130,824,211	117,216,238	103,790,848	90,488,041	77,367,817	64,410,176	51,562,924									
22	Strategic scale site - low density	4,000	£542,124,796	337,174,037	312,438,267	287,983,690	263,810,306	239,918,113	216,251,281	192,843,366	169,717,539	146,873,799	124,236,819	101,853,859									
23	Strategic scale site - medium density with R&D	4,000	£406,593,597	334,225,356	309,436,731	284,833,707	260,435,027	236,211,700	212,175,023	188,197,318	164,291,130	140,341,594	116,210,510	91,652,194									
24	Housing for Elderly (C3) - high density	40	£715,605	227,771	110,990	-	5,880	-	124,443	-	243,006	-	361,569	-	480,133	-	598,696	-	717,260	-	835,823	-	954,386
25	Housing for Elderly (C3) - high density	60	£925,351	271,646	99,827	-	73,092	-	247,534	-	421,975	-	586,417	-	770,857	-	945,299	-	1,119,740	-	1,294,182	-	1,468,213
26	Housing for Elderly (C2) extra care	70	£1,043,590	235,985	39,405	-	159,574	-	359,155	-	558,735	-	758,315	-	957,895	-	1,157,475	-	1,357,055	-	1,556,636	-	1,766,623

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£370,000 PER HA

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£58,730	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082	
2 Residential Small site - medium density	5	£58,730	825,884	781,790	738,196	695,104	652,513	610,422	568,832	527,744	487,156	447,070	407,484	
3 Residential Small site - higher density (flats)	5	£16,444	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922	
4 Residential Small site - low density	10	£117,460	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,166	
5 Residential Small site - medium density	10	£117,460	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,485	974,313	894,140	814,969	
6 Residential Small site - higher density	10	£32,889	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843	
7 Residential Medium site - low density	25	£293,651	4,089,791	3,869,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,198,076	2,000,410	
8 Residential Medium site - medium density	25	£293,651	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,690	
9 Residential Medium site - higher density	25	£103,600	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925	
10 Residential Medium site - low density	50	£621,849	8,004,434	7,573,919	7,148,303	6,727,583	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670	
11 Residential Medium site - medium density	50	£621,849	8,081,191	7,650,171	7,224,408	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,378,304	3,991,358	
12 Residential Medium site - higher density (flats)	50	£174,118	3,022,855	2,724,091	2,428,909	2,137,306	1,849,286	1,564,847	1,283,988	1,006,711	733,016	462,901	196,366	
13 Residential Large site - low density	100	£1,321,429	15,687,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596	
14 Residential Large site - medium density	100	£1,321,429	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,565	10,124,730	9,346,496	8,577,863	7,818,834	
15 Residential Large site - high density	100	£513,889	13,197,984	12,415,524	11,642,061	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241	
16 Residential Large site - low density	200	£3,020,408	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,669,328	20,114,446	18,578,319	17,060,947	15,562,327	14,082,462	
17 Residential Large site - medium density	200	£2,114,286	26,533,493	24,965,036	23,414,547	21,882,024	20,367,471	18,870,886	17,392,269	15,931,620	14,488,939	13,064,226	11,657,488	
18 Strategic scale site - low density	500	£9,487,179	54,978,655	50,978,757	47,024,355	43,115,450	39,252,038	35,434,124	31,661,705	27,928,087	24,228,479	20,574,582	16,966,396	
19 Strategic scale site - medium density	500	£9,115,385	51,453,345	47,548,680	43,688,554	39,872,967	36,101,918	32,375,262	28,675,421	25,020,326	21,409,980	17,844,380	13,328,528	
20 Strategic scale site - low density	2,000	£41,111,111	199,541,363	184,990,196	170,604,506	156,384,293	142,329,558	128,440,299	114,693,886	101,081,018	87,634,263	74,353,622	61,239,095	
21 Strategic scale site - medium density	2,000	£30,833,333	186,670,871	172,468,389	158,427,879	144,549,340	130,824,211	117,216,238	103,770,848	90,488,041	77,367,817	64,410,176	51,562,924	
22 Strategic scale site - low density	4,000	£89,696,970	337,174,037	312,438,267	287,983,690	263,810,306	239,918,113	216,251,281	192,843,366	169,717,539	146,873,799	124,236,819	101,853,859	
23 Strategic scale site - medium density with R&D	4,000	£67,272,727	334,225,356	309,436,731	284,833,707	260,435,027	236,211,700	212,175,023	188,197,318	164,291,130	140,341,543	116,210,510	91,652,194	
24 Housing for Elderly (C3) - high density	40	£118,400	227,771	110,990	5,880	124,443	243,006	361,569	480,133	598,696	717,260	835,823	954,386	
25 Housing for Elderly (C3) - high density	60	£153,103	271,646	99,827	73,092	247,534	421,975	586,417	770,857	945,299	1,119,740	1,294,182	1,488,623	
26 Housing for Elderly (C2) extra care	70	£172,667	235,985	39,405	159,574	359,155	558,735	758,315	957,895	1,157,475	1,357,055	1,556,636	1,756,214	

[illegible]

£247,000 PER HA

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values				35% AH	40% AH	45% AH	50% AH
								20% AH	25% AH	30% AH					
1	Residential Small site - low density	5	£39,206	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082	
2	Residential Small site - medium density	5	£39,206	825,884	781,790	738,196	695,104	652,513	610,422	568,832	527,744	487,156	447,070	407,484	
3	Residential Small site - higher density (flats)	5	£10,978	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,929	
4	Residential Small site - low density	10	£78,413	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,166	
5	Residential Small site - medium density	10	£78,413	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969	
6	Residential Small site - higher density	10	£21,956	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843	
7	Residential Medium site - low density	25	£196,032	4,089,791	3,869,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,198,076	2,000,410	
8	Residential Medium site - medium density	25	£196,032	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,069	
9	Residential Medium site - higher density	25	£69,160	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925	
10	Residential Medium site - low density	50	£415,126	8,004,434	7,573,919	7,148,303	6,727,583	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670	
11	Residential Medium site - medium density	50	£415,126	8,081,191	7,650,171	7,224,408	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,378,304	3,991,358	
12	Residential Medium site - higher density (flats)	50	£116,235	3,022,855	2,724,091	2,428,909	2,137,306	1,849,286	1,564,847	1,283,988	1,006,711	733,016	462,901	196,368	
13	Residential Large site - low density	100	£882,143	15,687,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596	
14	Residential Large site - medium density	100	£882,143	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,565	10,124,730	9,346,496	8,577,863	7,818,834	
15	Residential Large site - high density	100	£343,056	13,197,984	12,415,524	11,642,061	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241	
16	Residential Large site - low density	200	£2,016,327	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,669,328	20,114,446	18,578,319	17,060,947	15,562,327	14,082,462	
17	Residential Large site - medium density	200	£1,411,429	26,533,493	24,965,036	23,414,547	21,882,024	20,367,471	18,870,886	17,392,269	15,931,620	14,488,939	13,064,226	11,657,488	
18	Strategic scale site - low density	500	£6,333,333	54,578,655	50,978,755	47,024,355	43,115,450	39,252,038	35,434,124	31,661,705	27,928,087	24,228,479	20,574,582	16,966,398	
19	Strategic scale site - medium density	500	£4,750,000	51,543,345	47,548,680	43,688,554	39,872,967	36,101,918	32,375,262	28,675,421	25,020,326	21,409,980	17,844,380	13,328,528	
20	Strategic scale site - low density	2,000	£27,444,444	199,541,363	184,990,196	170,604,506	156,384,293	142,329,558	128,440,299	114,693,886	101,081,018	87,634,263	74,353,622	61,239,095	
21	Strategic scale site - medium density	2,000	£20,583,333	166,670,871	172,468,389	158,427,879	144,549,340	130,824,211	117,216,238	103,770,848	90,488,041	77,367,817	64,410,176	51,562,924	
22	Strategic scale site - low density	4,000	£59,878,788	337,174,037	312,438,267	287,983,690	263,810,306	239,918,113	216,251,281	192,843,366	169,717,539	146,873,799	124,236,819	101,853,859	
23	Strategic scale site - medium density with R&D	4,000	£44,909,091	334,225,356	309,436,731	284,833,707	260,435,027	236,211,700	212,175,023	188,197,318	164,291,130	140,341,593	116,210,510	91,652,184	
24	Housing for Elderly (C3) - high density	40	£79,040	227,771	110,990	-	5,880	-	124,443	-	243,006	-	361,569	-	954,386
25	Housing for Elderly (C3) - high density	60	£102,207	271,646	98,827	-	73,092	-	247,534	-	421,975	-	586,417	-	1,468,623
26	Housing for Elderly (C2) extra care	70	£115,267	235,985	39,405	-	159,574	-	359,155	-	558,735	-	758,315	-	1,556,636

[illegible]

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,960 ps/m

AH tenure

Rented 53%

SO 23%

Frst Hms 25%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£540,795	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421	
2 Residential Small site - medium density	5	£540,795	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823	
3 Residential Small site - higher density (flats)	5	£151,423	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859	
4 Residential Small site - low density	10	£1,081,591	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842	
5 Residential Small site - medium density	10	£1,081,591	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646	
6 Residential Small site - higher density	10	£302,845	815,485	744,498	674,359	605,066	536,619	469,019	402,266	336,355	271,299	207,086	143,719	
7 Residential Medium site - low density	25	£2,703,977	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,755	2,357,098	2,147,103	
8 Residential Medium site - medium density	25	£2,703,977	4,366,896	4,132,932	3,901,631	3,672,992	3,447,018	3,223,707	3,003,060	2,785,075	2,569,754	2,357,097	2,147,102	
9 Residential Medium site - higher density	25	£953,963	3,280,526	3,073,475	2,868,785	2,666,576	2,466,727	2,269,280	2,074,233	1,881,588	1,691,343	1,503,500	1,318,057	
10 Residential Medium site - low density	50	£5,726,069	8,544,391	8,087,074	7,634,963	7,188,057	6,746,359	6,309,866	5,876,581	5,452,500	5,031,627	4,615,998	4,205,497	
11 Residential Medium site - medium density	50	£5,726,069	8,621,149	8,163,325	7,710,707	7,263,295	6,821,090	6,384,090	5,952,297	5,525,710	5,104,329	4,688,155	4,277,186	
12 Residential Medium site - higher density (flats)	50	£1,603,299	3,469,510	3,150,596	2,834,416	2,520,993	2,211,409	1,905,663	1,603,756	1,305,687	1,011,458	721,066	434,514	
13 Residential Large site - low density	100	£12,167,896	16,751,003	15,854,224	14,967,654	14,091,293	13,225,140	12,369,196	11,523,460	10,687,932	9,862,613	9,047,504	8,242,451	
14 Residential Large site - medium density	100	£12,167,896	16,902,064	16,004,288	15,116,720	14,239,362	13,372,211	12,515,269	11,668,536	10,832,011	10,005,694	9,189,586	8,383,687	
15 Residential Large site - high density	100	£4,731,960	14,220,702	13,387,472	12,563,823	11,749,757	10,945,272	10,150,369	9,365,048	8,589,310	7,823,154	7,066,580	6,319,587	
16 Residential Large site - low density	200	£27,812,333	31,789,354	30,038,228	28,307,037	26,595,781	24,904,461	23,233,077	21,581,628	19,950,113	18,338,534	16,746,892	15,175,184	
17 Residential Large site - medium density	200	£19,468,633	28,535,873	26,868,015	25,219,271	23,589,641	21,979,125	20,387,723	18,815,435	17,262,260	15,728,200	14,213,253	12,717,421	
18 Strategic scale site - low density	500	£87,359,253	59,999,203	55,750,070	51,549,306	47,396,910	43,292,884	39,237,226	35,229,936	31,271,016	27,360,464	23,482,312	19,648,635	
19 Strategic scale site - medium density	500	£65,519,439	56,398,585	52,248,423	48,145,631	44,090,206	40,082,151	36,121,464	32,208,146	28,337,230	24,499,060	20,708,494	16,965,532	
20 Strategic scale site - low density	2,000	£378,556,761	217,884,579	202,422,752	187,136,899	172,027,021	157,093,118	142,335,190	127,753,235	113,347,257	99,077,824	84,963,735	71,026,343	
21 Strategic scale site - medium density	2,000	£283,917,571	204,738,039	189,639,457	174,712,287	159,957,427	145,374,970	130,664,642	116,715,922	102,591,319	88,639,724	74,861,138	61,255,557	
22 Strategic scale site - low density	4,000	£825,942,024	368,661,441	342,362,350	316,362,472	290,661,808	265,260,358	240,158,122	215,355,099	190,790,359	166,498,998	142,507,877	118,771,829	
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	366,154,623	339,855,817	313,777,901	287,991,925	262,327,725	236,909,299	211,634,671	186,442,217	161,302,250	136,033,546	110,506,937	
24 Housing for Elderly (C3) - high density	40	£1,090,243	434,460	308,724	182,989	57,253	69,528	197,182	324,836	452,491	580,145	707,799	835,453	
25 Housing for Elderly (C3) - high density	60	£1,409,798	579,562	394,402	209,241	24,080	163,539	351,525	530,511	727,497	915,483	1,103,469	1,291,455	
26 Housing for Elderly (C2) extra care	70	£1,589,938	592,771	380,730	168,690	44,012	259,288	474,564	689,839	905,116	1,120,392	1,335,668	1,550,943	
27 Retail (comparison)	-	£851,753	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	
28 Retail (convenience)	-	£3,407,011	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	
29 Office	-	£1,703,505	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	
30 Office	-	£2,555,258	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	
31 Industrial (40% plot ratio)	-	£3,407,011	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	
34 Student housing development (medium density) 200 b	-	£1,022,103	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	
35 Student housing development (medium density) 250 b	-	£1,420,132	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	
36 Student housing development (medium density) 300 b	-	£1,778,865	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	
37 Student housing development (high density) 200 beds	-	£545,166	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	
38 Student housing development (high density) 250 beds	-	£891,402	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	
39 Student housing development (high density) 300 beds	-	£816,954	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	
40 Hotel (100 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	
41 Hotel (125 room)	-	£511,052	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	
42 Hotel (150 rooms)	-	£511,052	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	
43 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	
44 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	
45 Leisure use	-	£1,022,103	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	
46 Community use	-	£567,214	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	
47 Community use	-	£532,157	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	
48 Community use	-	£638,707	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	Residual land values												50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH			
1 Residential Small site - low density	5	£354,963	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421		
2 Residential Small site - medium density	5	£354,963	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823		
3 Residential Small site - higher density (flats)	5	£99,390	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859		
4 Residential Small site - low density	10	£709,925	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842		
5 Residential Small site - medium density	10	£709,925	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646		
6 Residential Small site - higher density	10	£198,779	815,485	744,496	674,359	605,066	536,619	469,019	402,266	336,359	271,299	207,086	143,719		
7 Residential Medium site - low density	25	£1,774,813	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,756	2,357,098	2,147,103		
8 Residential Medium site - medium density	25	£1,774,813	3,928,906	3,706,058	3,485,765	3,268,025	3,052,840	2,840,290	2,630,131	2,422,607	2,217,638	2,015,223	1,815,362		
9 Residential Medium site - higher density	25	£626,154	3,280,526	3,073,475	2,868,825	2,666,576	2,466,727	2,269,280	2,074,233	1,881,588	1,691,343	1,503,500	1,318,057		
10 Residential Medium site - low density	50	£378,428	1,544,391	1,404,307	1,264,874	1,125,441	986,008	846,575	707,142	567,709	428,276	288,843	148,910		
11 Residential Medium site - medium density	50	£3,758,428	8,621,149	8,163,325	7,710,707	7,263,295	6,821,090	6,384,000	5,952,297	5,525,710	5,104,329	4,688,156	4,277,196		
12 Residential Medium site - higher density (flats)	50	£1,052,360	3,469,510	3,150,598	2,834,416	2,520,993	2,211,409	1,905,963	1,605,736	1,305,687	1,011,458	721,068	434,514		
13 Residential Large site - low density	100	£7,986,660	16,951,002	15,854,224	14,967,654	14,091,293	13,225,140	12,369,192	11,523,460	10,687,932	9,862,613	9,047,504	8,242,451		
14 Residential Large site - medium density	100	£7,986,660	16,102,064	16,004,288	15,916,754	15,829,362	13,722,211	12,515,269	11,468,538	10,432,011	9,405,094	8,383,687			
15 Residential Large site - high density	100	£3,105,923	14,220,702	13,387,472	12,563,823	11,749,757	10,945,272	10,150,399	9,365,048	8,569,310	7,823,154	7,086,580	6,315,987		
16 Residential Large site - low density	200	£1,262,633	5,038,228	4,717,037	4,400,228	4,087,419	3,774,610	3,461,801	3,149,000	2,836,191	2,523,382	2,210,573	1,897,764		
17 Residential Large site - medium density	200	£12,776,656	26,585,873	26,688,015	26,219,071	25,749,641	21,979,125	20,387,723	18,815,433	17,262,260	15,728,200	14,175,253	12,717,421		
18 Strategic scale site - low density	500	£57,340,123	59,999,203	55,750,070	51,549,306	47,396,910	43,292,864	39,237,226	35,229,936	31,271,016	27,360,464	23,432,312	19,648,636		
19 Strategic scale site - medium density	500	£43,005,092	56,398,585	52,248,423	48,145,631	44,090,206	40,082,151	36,121,464	32,208,136	28,347,230	24,490,924	20,708,494	16,965,532		
20 Strategic scale site - low density	2,000	£24,474,385	28,178,679	26,242,752	24,187,389	22,057,427	19,957,018	17,953,118	16,023,190	14,173,523	12,341,257	10,597,824	8,963,733		
21 Strategic scale site - medium density	2,000	£186,355,399	200,738,939	199,639,452	174,712,287	159,027,421	145,374,679	130,944,936	116,715,922	103,397,319	89,839,724	74,881,138	61,255,597		
22 Strategic scale site - low density	4,000	£542,124,796	589,861,441	582,362,395	518,352,472	460,981,368	405,300,358	350,158,122	305,215,096	260,780,359	218,960,398	180,948,195	148,507,817	118,771,595	
23 Strategic scale site - medium density with R&D	4,000	£406,593,576	566,154,620	539,855,871	431,77,901	387,281,983	327,727,225	276,930,299	231,567,721	196,442,741	161,302,290	136,035,546	110,505,397		
24 Housing for Elderly (C3) - high density	40	£771,605	143,620	308,724	182,589	57,253	66,528	197,182	324,836	542,491	580,145	707,799	833,453		
25 Housing for Elderly (C3) - high density	60	£925,351	579,562	304,402	209,241	24,010	163,539	351,525	539,511	727,497	915,483	1,103,469	1,291,455		
26 Housing for Elderly (C2) extra care	70	£1,043,590	582,771	380,730	168,690	44,082	258,288	474,564	689,839	905,116	1,120,392	1,335,668	1,550,948		

Appendix 9 - Appraisal outputs – 70% social rent, 30% shared ownership

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £4,750 psm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	430,910	407,262	384,765	362,820	340,527	318,786	297,296	276,069	255,073	234,340	213,899
2 Residential Small site - medium density	5	£540,795	437,937	415,135	392,585	370,288	348,243	326,450	304,907	283,618	262,581	241,794	221,261
3 Residential Small site - higher density (flats)	5	£151,423	30,879	15,824	952	13,944	28,687	43,203	57,550	71,711	85,684	99,470	113,067
4 Residential Small site - low density	10	£1,081,591	860,021	814,523	769,529	725,039	681,083	637,571	594,593	552,118	510,147	468,680	427,717
5 Residential Small site - medium density	10	£1,081,591	875,872	830,270	785,172	740,576	696,496	652,900	609,816	567,237	525,162	483,590	442,522
6 Residential Small site - higher density	10	£302,849	61,757	31,646	1,904	27,868	57,334	86,405	115,101	143,422	171,368	198,938	226,139
7 Residential Medium site - low density	25	£2,703,977	2,150,051	2,036,307	1,923,823	1,812,598	1,702,634	1,593,928	1,486,481	1,380,295	1,275,367	1,171,700	1,069,292
8 Residential Medium site - medium density	25	£2,703,977	1,778,565	1,672,331	1,567,290	1,463,441	1,360,785	1,259,321	1,159,049	1,059,969	962,082	865,387	769,885
9 Residential Medium site - higher density	25	£953,963	1,223,294	1,127,808	1,033,419	940,129	847,937	756,844	666,848	577,951	490,152	403,451	317,847
10 Residential Medium site - low density	50	£1,726,069	1,224,731	1,090,935	977,935	868,456	764,442	662,424	562,404	464,384	368,364	272,344	176,324
11 Residential Medium site - medium density	50	£5,726,069	4,301,489	4,077,190	3,853,370	3,630,030	3,419,173	3,204,794	2,992,896	2,783,480	2,576,543	2,372,087	2,170,112
12 Residential Medium site - higher density (flats)	50	£1,603,290	128,542	252,836	375,935	498,814	616,498	734,647	851,259	968,338	1,079,875	1,191,879	1,302,346
13 Residential Large site - low density	100	£12,167,896	8,191,497	7,759,370	7,332,020	6,909,449	6,491,656	6,078,642	5,670,405	5,268,947	4,868,269	4,474,367	4,083,244
14 Residential Large site - medium density	100	£12,167,896	8,344,864	7,911,723	7,483,361	7,059,777	6,640,971	6,226,944	5,817,695	5,413,224	5,013,532	4,618,617	4,228,482
15 Residential Large site - high density	100	£4,731,960	6,038,956	5,650,249	5,285,934	4,986,099	4,510,475	4,139,530	3,772,575	3,410,299	3,052,235	2,698,650	2,349,455
16 Residential Large site - low density	200	£27,812,333	18,389,434	17,391,029	16,425,134	15,487,750	14,587,877	13,722,514	12,892,641	12,092,618	11,322,618	10,582,618	9,862,618
17 Residential Large site - medium density	200	£19,468,633	12,463,438	11,661,945	10,869,450	10,085,954	9,311,456	8,545,957	7,789,457	7,041,956	6,303,454	5,573,950	4,853,446
18 Strategic scale site - low density	600	£87,359,253	59,631,583	57,549,427	55,482,516	53,435,127	51,410,918	4,909,890	4,742,041	4,577,373	4,413,705	4,250,037	4,086,369
19 Strategic scale site - medium density	600	£85,519,439	58,583,317	56,587,197	54,553,627	52,532,606	50,524,137	4,824,547	4,658,847	4,494,147	4,329,447	4,164,747	4,000,047
20 Strategic scale site - low density	2,000	£378,556,761	250,331,031	242,519,979	234,722,554	227,031,878	219,437,878	211,924,347	204,492,347	197,139,847	189,864,847	182,590,847	175,316,847
21 Strategic scale site - medium density	2,000	£283,917,571	189,400,031	181,568,702	173,737,370	165,906,039	158,074,708	150,243,377	142,412,046	134,580,715	126,749,384	118,918,053	111,086,722
22 Strategic scale site - low density	4,000	£825,942,024	544,062,256	526,182,488	508,302,720	490,422,952	472,543,184	454,663,416	436,783,648	418,903,880	401,024,112	383,144,344	365,264,576
23 Strategic scale site - medium density with R&D	4,000	£619,456,514	402,651,021	384,806,514	366,962,007	349,117,500	331,273,000	313,428,500	295,584,000	277,739,500	259,895,000	242,050,500	224,206,000
24 Housing for Elderly (C3) - high density	40	£1,890,243	1,237,850	1,162,708	1,087,566	1,012,424	937,282	862,140	787,000	711,858	636,716	561,574	486,432
25 Housing for Elderly (C3) - high density	60	£1,409,786	1,912,511	1,976,855	2,041,200	2,105,545	2,169,890	2,234,235	2,298,580	2,362,925	2,427,270	2,491,615	2,555,960
26 Housing for Elderly (C2) extra care	70	£1,589,938	2,296,021	2,367,344	2,438,668	2,509,992	2,581,317	2,652,641	2,723,965	2,795,289	2,866,613	2,937,937	3,009,261
27 Retail (comparison)	-	£851,743	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£3,407,011	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office	-	£1,703,305	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284
30 Office	-	£2,555,258	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926
31 Industrial (40% plot ratio)	-	£3,407,011	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds	-	£10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
35 Student housing development (medium density) 250 beds	-	£14,206,132	14,206,051	14,206,051	14,206,051	14,206,051	14,206,051	14,206,051	14,206,051	14,206,051	14,206,051	14,206,051	14,206,051
36 Student housing development (medium density) 300 beds	-	£17,788,851	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527
37 Student housing development (high density) 200 beds	-	£545,166	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
38 Student housing development (high density) 250 beds	-	£881,402	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891
39 Student housing development (high density) 300 beds	-	£1,435,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)	-	£511,052	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)	-	£511,052	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355
43 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use	-	£1,022,103	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652
46 Community use	-	£567,214	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use	-	£532,157	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£538,707	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Residual land values													
1 Residential Small site - low density	5	£354,963	430,910	407,262	384,765	362,820	340,527	318,786	297,296	276,069	255,073	234,340	213,899
2 Residential Small site - medium density	5	£354,963	437,937	415,135	392,585	370,288	348,243	326,450	304,907	283,618	262,581	241,794	221,261
3 Residential Small site - higher density (flats)	5	£99,390	30,879	15,824	952	13,944	28,687	43,203	57,550	71,711	85,684	99,470	113,067
4 Residential Small site - low density	10	£709,925	860,021	814,523	769,529	725,039	681,083	637,571	594,593	552,118	510,147	468,680	427,717
5 Residential Small site - medium density	10	£709,925	875,872	830,270	785,172	740,576	696,496	652,900	609,816	567,237	525,162	483,590	442,522
6 Residential Small site - higher density	10	£198,779	61,757	31,644	1,904	27,858	57,334	86,405	115,101	143,422	171,368	198,938	226,139
7 Residential Medium site - low density	25	£1,774,813	2,150,051	2,036,307	1,923,823	1,812,598	1,702,634	1,593,928	1,486,481	1,380,295	1,275,367	1,171,700	1,069,292
8 Residential Medium site - medium density	25	£1,774,813	1,778,565	1,672,331	1,567,290	1,463,441	1,360,785	1,259,321	1,159,049	1,059,969	962,082	865,387	769,885
9 Residential Medium site - higher density	25	£628,154	1,223,294	1,127,808	1,033,419	940,129	847,937	756,844	666,848	577,951	490,152	403,451	317,847
10 Residential Medium site - low density	50	£3,768,428	4,224,731	4,000,938	3,779,625	3,560,794	3,344,442	3,130,570	2,919,180	2,710,270	2,503,840	2,299,891	2,098,422
11 Residential Medium site - medium density	50	£3,768,428	4,301,489	4,077,190	3,853,370	3,630,030	3,419,173	3,204,794	2,992,896	2,783,480	2,576,543	2,372,087	2,170,112
12 Residential Medium site - higher density (flats)	50	£1,052,360	128,542	252,836	375,935	498,814	616,498	734,647	851,259	968,338	1,079,875	1,191,879	1,302,346
13 Residential Large site - low density	100	£7,886,660	8,191,497	7,759,370	7,332,020	6,909,449	6,491,656	6,078,642	5,670,405	5,268,947	4,868,269	4,474,367	4,083,244
14 Residential Large site - medium density	100	£7,886,660	8,344,864	7,911,723	7,483,361	7,059,777	6,640,971	6,226,944	5,817,695	5,413,224	5,013,532	4,618,617	4,228,482
15 Residential Large site - high density	100	£5,105,923	6,038,956	5,650,249	5,285,934	4,986,099	4,510,475	4,139,530	3,772,575	3,410,299	3,052,235	2,698,560	2,340,455
16 Residential Large site - low density	200	£18,235,223	25,490,434	26,391,029	25,342,134	24,702,750	19,872,871	11,052,514	10,241,683	9,434,322	8,648,493	7,886,174	7,093,385
17 Residential Large site - medium density	200	£12,789,587	12,463,438	11,661,145	10,803,465	10,000,848	9,197,145	8,394,597	7,589,399	6,784,399	5,979,399	5,174,399	4,369,399
18 Strategic scale site - low density	500	£53,340,123	18,611,586	15,448,422	15,462,516	13,435,127	11,410,816	9,409,809	7,432,041	5,474,323	3,545,868	1,637,572	231,325
19 Strategic scale site - medium density	500	£47,000,992	16,583,317	14,557,197	12,553,627	10,572,606	8,614,137	6,678,217	4,764,847	2,877,027	1,000,769	85,841	2,725,628
20 Strategic scale site - low density	2,000	£248,473,865	70,100,331	62,519,979	56,023,354	50,971,078	46,223,547	42,939,548	25,739,881	18,624,548	11,503,549	4,602,749	2,354,801
21 Strategic scale site - medium density	2,000	£196,495,399	58,940,031	51,568,702	46,276,370	41,077,035	36,940,969	33,440,163	19,523,817	13,968,916	8,762,568	4,075,590	1,924,006
22 Strategic scale site - high density	4,000	£594,124,788	114,002,250	101,250,840	98,485,660	94,485,660	78,391,378	38,952,919	31,722,452	24,492,919	17,262,919	10,032,919	3,802,919
23 Strategic scale site - medium density with R&D	4,000	£406,593,997	102,051,021	88,006,914	76,311,456	61,498,789	47,474,185	33,259,901	19,210,003	5,324,492	8,524,751	22,288,340	35,850,851
24 Housing for Elderly (C3) - high density	40	£771,605	1,237,502	1,282,708	1,327,768	1,372,824	1,417,881	1,462,940	1,507,997	1,553,056	1,598,113	1,643,172	1,688,229
25 Housing for Elderly (C3) - high density	60	£525,351	1,812,511	1,976,835	2,041,200	2,105,545	2,169,891	2,234,236	2,298,581	2,362,927	2,427,272	2,491,617	2,555,962
26 Housing for Elderly (C3) - extra care	70	£1,043,500	2,268,021	2,367,344	2,438,668	2,509,992	2,581,316	2,652,640	2,723,964	2,795,288	2,866,612	2,937,936	3,009,260
27 Retail (comparison)		£559,056	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)		£236,265	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office		£1,118,132	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284
30 Office		£1,677,190	853,608	853,608	853,608	853,608	853,608	853,608	853,608	853,608	853,608	853,608	853,608
31 Industrial (40% plot ratio)		£2,226,265	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehouse/logistics (50% plot ratio)		£2,226,265	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehouse/logistics (60% plot ratio)		£2,226,265	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds		£1,703,721	1,703,721	1,703,721	1,703,721	1,703,721	1,703,721	1,703,721	1,703,721	1,703,721	1,703,721	1,703,721	1,703,721
35 Student housing development (medium density) 250 beds		£932,134	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051
36 Student housing development (medium density) 300 beds		£1,671,596	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527
37 Student housing development (high density) 200 beds		£357,831	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
38 Student housing development (high density) 250 beds		£447,381	12,089,891	12,089,891	12,089,891	12,089,891	12,089,891	12,089,891	12,089,891	12,089,891	12,089,891	12,089,891	12,089,891
39 Student housing development (high density) 300 beds		£536,226	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)		£3335,440	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)		£3335,440	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)		£3,896,135	3,896,135	3,896,135	3,896,135	3,896,135	3,896,135	3,896,135	3,896,135	3,896,135	3,896,135	3,896,135	3,896,135
43 Leisure use		£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use		£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use		£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
46 Community use		£1,672,363	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use		£349,293	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use		£419,229	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £4,901 psm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	493,357	467,437	441,806	416,463	391,408	366,043	342,165	317,977	294,077	270,465	247,141
2 Residential Small site - medium density	5	£540,795	493,357	467,437	441,806	416,463	391,408	366,043	342,165	317,977	294,077	270,465	247,141
3 Residential Small site - higher density (flats)	5	£151,423	77,987	60,280	42,789	25,514	8,455	8,517	25,399	42,061	58,504	74,729	90,734
4 Residential Small site - low density	10	£1,081,591	970,863	910,128	867,670	817,388	767,385	717,958	669,108	620,835	573,139	526,020	479,478
5 Residential Small site - medium density	10	£1,081,591	980,715	934,874	883,611	832,627	782,618	733,285	684,331	635,963	588,153	540,929	494,282
6 Residential Small site - higher density	10	£3,407,011	155,974	120,560	85,578	51,028	16,909	17,034	59,797	94,121	117,008	149,456	181,467
7 Residential Medium site - low density	25	£2,703,977	2,427,157	2,297,620	2,169,924	2,043,472	1,918,461	1,794,894	1,672,768	1,552,067	1,432,847	1,315,049	1,198,695
8 Residential Medium site - medium density	25	£2,703,977	2,047,358	1,925,999	1,806,008	1,687,389	1,570,139	1,454,258	1,339,748	1,226,608	1,114,837	1,004,436	895,405
9 Residential Medium site - higher density	25	£953,963	1,480,447	1,370,490	1,261,801	1,154,379	1,048,226	943,341	839,723	737,373	636,292	536,479	437,934
10 Residential Medium site - low density	50	£1,726,069	1,784,889	1,610,911	1,439,168	1,269,893	1,100,875	934,987	769,978	605,139	440,244	275,216	110,931
11 Residential Medium site - medium density	50	£5,726,689	4,841,446	4,586,761	4,334,913	4,085,901	3,839,727	3,586,389	3,332,947	3,079,505	2,826,063	2,572,621	2,319,179
12 Residential Medium site - higher density (flats)	50	£1,603,290	323,313	175,568	29,635	116,236	260,721	403,369	544,179	683,149	820,282	959,578	1,090,035
13 Residential Large site - low density	100	£12,167,890	9,262,407	8,770,015	8,283,108	7,801,687	7,325,751	6,855,302	6,380,337	5,905,858	5,430,965	4,956,065	4,481,165
14 Residential Large site - medium density	100	£12,167,890	9,415,773	8,922,369	8,434,449	7,952,015	7,475,067	7,003,603	6,537,627	6,077,135	5,622,130	5,172,609	4,728,575
15 Residential Large site - high density	100	£4,731,960	7,081,673	6,615,415	6,174,223	5,738,097	5,307,035	4,881,040	4,460,109	4,044,244	3,633,445	3,227,711	2,827,042
16 Residential Large site - low density	200	£27,812,333	17,333,062	16,357,401	15,392,630	14,438,743	13,495,744	12,562,314	11,639,681	10,727,961	9,827,155	8,937,263	8,058,285
17 Residential Large site - medium density	200	£19,468,633	14,484,557	13,569,327	12,664,431	11,769,867	10,885,638	10,011,742	9,148,179	8,294,951	7,452,056	6,619,494	5,797,266
18 Strategic scale site - low density	600	£87,359,253	24,699,240	22,330,915	19,989,017	17,673,545	15,384,498	13,121,877	10,878,749	8,655,878	6,459,575	4,289,838	2,146,660
19 Strategic scale site - medium density	600	£55,519,439	21,595,748	19,298,863	17,027,331	14,780,162	12,547,508	10,340,738	8,159,854	6,004,855	3,875,742	1,772,514	309,480
20 Strategic scale site - low density	2,000	£378,556,761	88,767,584	80,136,752	71,602,174	63,163,850	54,821,780	46,575,964	38,424,748	30,322,350	22,316,748	14,407,941	6,595,927
21 Strategic scale site - medium density	2,000	£283,917,571	77,345,650	68,978,135	60,704,377	52,524,374	44,422,622	36,382,478	28,436,605	20,585,005	12,827,678	5,126,017	2,549,594
22 Strategic scale site - low density	4,000	£825,942,024	146,415,868	131,796,175	117,339,370	103,038,329	88,637,492	74,800,278	60,926,688	47,182,944	33,546,430	20,066,397	6,647,960
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	137,167,662	121,966,717	106,717,543	91,446,537	76,074,854	60,452,960	44,527,949	28,672,345	13,006,000	2,508,790	18,029,883
24 Housing for Elderly (C3) - high density	40	£1,890,243	1,027,808	1,083,358	1,139,008	1,194,458	1,250,008	1,305,558	1,361,108	1,416,658	1,472,208	1,527,758	1,583,308
25 Housing for Elderly (C3) - high density	60	£1,409,786	1,599,895	1,679,871	1,759,848	1,839,824	1,919,800	1,999,776	2,079,751	2,159,727	2,239,703	2,319,679	2,399,655
26 Housing for Elderly (C2) extra care	70	£1,589,938	1,933,791	2,023,227	2,112,662	2,202,098	2,291,534	2,380,969	2,470,405	2,559,840	2,649,275	2,738,711	2,828,147
27 Retail (comparison)	-	£851,743	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£3,407,011	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office	-	£1,703,305	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284
30 Office	-	£2,555,258	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926
31 Industrial (40% plot ratio)	-	£3,407,011	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds	-	£17,803,527	16,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
35 Student housing development (medium density) 250 beds	-	£14,206,132	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051
36 Student housing development (medium density) 300 beds	-	£1,778,851	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527
37 Student housing development (high density) 200 beds	-	£545,166	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
38 Student housing development (high density) 250 beds	-	£681,402	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891
39 Student housing development (high density) 300 beds	-	£1,536,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)	-	£511,052	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)	-	£511,052	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355
43 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use	-	£1,022,103	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652
46 Community use	-	£567,214	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use	-	£532,157	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£536,707	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	Residual land value											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£354,963	485,431	403,596	333,995	303,699	265,978	234,553	204,418	186,970	168,000	150,000	130,719	
2 Residential Small site - medium density	5	£354,963	493,357	467,437	441,806	416,463	391,408	366,043	342,165	317,977	294,077	270,465	247,141	
3 Residential Small site - higher density (flats)	5	£99,390	77,987	60,280	42,789	25,514	8,455	8,517	25,399	42,061	58,504	74,729	90,734	
4 Residential Small site - low density	10	£709,925	970,863	910,128	867,670	817,388	767,385	717,958	669,108	620,835	573,139	526,020	479,478	
5 Residential Small site - medium density	10	£709,925	980,715	934,874	883,611	832,627	782,618	733,285	684,331	635,963	588,153	540,929	494,282	
6 Residential Small site - higher density	10	£1,081,591	155,974	120,560	85,578	51,028	16,909	17,034	59,797	94,121	117,008	149,456	181,467	
7 Residential Medium site - low density	25	£1,774,813	2,427,157	2,297,620	2,169,924	2,043,472	1,918,461	1,794,894	1,672,768	1,552,067	1,432,847	1,315,049	1,198,695	
8 Residential Medium site - medium density	25	£1,774,813	2,047,358	1,925,999	1,806,008	1,687,389	1,570,139	1,454,258	1,339,748	1,226,608	1,114,837	1,004,436	895,405	
9 Residential Medium site - higher density	25	£628,134	1,480,447	1,370,490	1,261,801	1,154,379	1,048,226	943,341	839,723	737,373	636,292	536,479	437,934	
10 Residential Medium site - low density	50	£3,768,428	4,784,689	4,510,510	4,259,168	4,010,863	3,764,967	3,522,166	3,282,173	3,045,017	2,810,698	2,579,216	2,350,571	
11 Residential Medium site - medium density	50	£3,768,428	4,841,446	4,586,761	4,334,913	4,085,901	3,839,727	3,586,389	3,332,947	3,079,505	2,826,063	2,572,621	2,319,179	
12 Residential Medium site - higher density (flats)	50	£1,052,360	323,313	175,568	29,635	116,236	260,721	403,369	544,179	683,149	820,282	959,578	1,090,035	
13 Residential Large site - low density	100	£7,886,660	9,262,407	8,770,015	8,283,108	7,801,687	7,325,751	6,855,302	6,380,337	5,905,858	5,430,965	4,956,065	4,481,165	
14 Residential Large site - medium density	100	£7,886,660	9,415,773	8,922,369	8,434,449	7,952,015	7,475,067	7,003,603	6,537,627	6,077,135	5,622,130	5,172,609	4,728,575	
15 Residential Large site - high density	100	£5,105,923	7,081,673	6,615,415	6,174,223	5,738,097	5,307,035	4,881,040	4,460,109	4,044,244	3,633,445	3,227,711	2,827,042	
16 Residential Large site - low density	200	£18,235,257	17,333,062	16,357,401	15,382,603	14,438,743	13,485,744	12,562,314	11,639,681	10,727,961	9,827,155	8,937,263	8,058,295	
17 Residential Large site - medium density	200	£12,788,687	14,084,681	13,267,681	12,464,431	11,679,867	10,915,723	10,174,617	9,454,121	8,751,726	8,071,565	7,415,161	6,782,490	
18 Strategic scale site - low density	500	£57,340,122	24,429,240	22,533,015	20,847,117	19,184,117	17,558,448	15,984,468	13,121,877	10,678,748	8,655,678	6,459,752	4,239,633	2,146,866
19 Strategic scale site - medium density	500	£43,005,092	21,565,748	19,268,663	17,027,331	14,760,162	12,547,508	10,340,738	8,160,854	6,004,855	3,849,745	1,772,514	390,480	
20 Strategic scale site - low density	2,000	£248,473,865	88,767,584	80,136,752	71,602,174	63,163,650	54,821,780	46,575,964	38,424,748	30,322,360	22,316,748	14,097,941	6,985,927	
21 Strategic scale site - medium density	2,000	£154,555,379	59,479,135	52,479,135	45,704,347	39,257,607	33,042,622	26,914,748	20,888,695	14,985,595	9,280,676	3,684,017	575,905	
22 Strategic scale site - low density	4,000	£456,124,788	164,615,886	137,788,176	117,738,107	103,038,327	88,028,922	74,800,122	61,578,240	48,354,740	35,545,147	22,847,917	10,747,990	
23 Strategic scale site - medium density with R&D	4,000	£406,593,997	137,167,662	121,566,717	106,717,543	91,446,533	76,074,854	60,452,960	44,527,949	28,672,345	13,006,001	2,508,790	18,029,883	
24 Housing for Elderly (C3) - high density	40	£771,605	1,027,088	1,083,358	1,138,398	1,194,458	1,250,008	1,305,558	1,361,108	1,416,658	1,472,209	1,527,759	1,583,309	
25 Housing for Elderly (C3) - high density	60	£925,351	1,599,895	1,679,871	1,759,848	1,839,824	1,919,800	1,999,776	2,079,751	2,159,727	2,239,703	2,319,679	2,399,655	
26 Housing for Elderly (C3) extra care	70	£1,043,590	1,633,791	1,659,227	1,714,662	1,770,097	1,825,532	1,880,967	1,936,402	1,991,837	2,047,272	2,102,707	2,158,142	
27 Retail (comparison)			£559,066	£670,412	£670,412	£670,412	£670,412	£670,412	£670,412	£670,412	£670,412	£670,412	£670,412	
28 Retail (convenience)			£2,236,265	£1,298,851	£1,298,851	£1,298,851	£1,298,851	£1,298,851	£1,298,851	£1,298,851	£1,298,851	£1,298,851	£1,298,851	
29 Office			£1,118,132	£59,284	£59,284	£59,284	£59,284	£59,284	£59,284	£59,284	£59,284	£59,284	£59,284	
30 Office			£1,677,190	£633,626	£633,626	£633,626	£633,626	£633,626	£633,626	£633,626	£633,626	£633,626	£633,626	
31 Industrial (40% plot ratio)			£2,226,265	£1,313,510	£1,313,510	£1,313,510	£1,313,510	£1,313,510	£1,313,510	£1,313,510	£1,313,510	£1,313,510	£1,313,510	
32 Warehouse/logistics (50% plot ratio)			£2,226,265	£1,684,220	£1,684,220	£1,684,220	£1,684,220	£1,684,220	£1,684,220	£1,684,220	£1,684,220	£1,684,220	£1,684,220	
33 Warehouse/logistics (60% plot ratio)			£2,226,265	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	
34 Student housing development (medium density) 200 beds			£1,670,791	£1,670,791	£1,670,791	£1,670,791	£1,670,791	£1,670,791	£1,670,791	£1,670,791	£1,670,791	£1,670,791	£1,670,791	
35 Student housing development (medium density) 250 beds			£932,134	£14,808,551	£14,808,551	£14,808,551	£14,808,551	£14,808,551	£14,808,551	£14,808,551	£14,808,551	£14,808,551	£14,808,551	
36 Student housing development (medium density) 300 beds			£1,671,596	£7,833,527	£7,833,527	£7,833,527	£7,833,527	£7,833,527	£7,833,527	£7,833,527	£7,833,527	£7,833,527	£7,833,527	
37 Student housing development (high density) 200 beds			£357,831	£9,634,046	£9,634,046	£9,634,046	£9,634,046	£9,634,046	£9,634,046	£9,634,046	£9,634,046	£9,634,046	£9,634,046	
38 Student housing development (high density) 250 beds			£447,381	£12,084,891	£12,084,891	£12,084,891	£12,084,891	£12,084,891	£12,084,891	£12,084,891	£12,084,891	£12,084,891	£12,084,891	
39 Student housing development (high density) 300 beds			£536,226	£14,535,735	£14,535,735	£14,535,735	£14,535,735	£14,535,735	£14,535,735	£14,535,735	£14,535,735	£14,535,735	£14,535,735	
40 Hotel (100 rooms)			£3335,440	£2,089,383	£2,089,383	£2,089,383	£2,089,383	£2,089,383	£2,089,383	£2,089,383	£2,089,383	£2,089,383	£2,089,383	
41 Hotel (125 rooms)			£3335,440	£2,936,401	£2,936,401	£2,936,401	£2,936,401	£2,936,401	£2,936,401	£2,936,401	£2,936,401	£2,936,401	£2,936,401	
42 Hotel (150 rooms)			£3335,440	£3,896,735	£3,896,735	£3,896,735	£3,896,735	£3,896,735	£3,896,735	£3,896,735	£3,896,735	£3,896,735	£3,896,735	
43 Leisure use			£670,879	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	
44 Leisure use			£670,879	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	
45 Leisure use			£670,879	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	£5,265	
46 Community use			£1,772,363	£71,698	£71,698	£71,698	£71,698	£71,698	£71,698	£71,698	£71,698	£71,698	£71,698	
47 Community use			£349,293	£6,644	£6,644	£6,644	£6,644	£6,644	£6,644	£6,644	£6,644	£6,644	£6,644	
48 Community use			£419,229	£1,589	£1,589	£1,589	£1,589	£1,589	£1,589	£1,589	£1,589	£1,589	£1,589	

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,204 psm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	596,274	564,168	532,426	501,043	470,023	439,365	409,069	379,134	349,561	320,350	291,200
2 Residential Small site - medium density	5	£540,795	604,200	572,042	540,246	508,812	477,740	447,020	416,680	386,603	357,069	327,804	298,903
3 Residential Small site - higher density (flats)	5	£151,423	172,203	149,194	126,463	104,011	81,836	59,940	38,321	16,980	4,145	25,246	46,065
4 Residential Small site - low density	10	£1,081,591	1,192,547	1,128,337	1,064,850	1,002,087	940,047	878,731	818,138	758,268	699,122	640,700	583,000
5 Residential Small site - medium density	10	£1,081,591	1,238,399	1,144,084	1,080,493	1,017,625	955,480	894,059	833,361	773,367	714,136	655,609	597,804
6 Residential Small site - higher density	10	£302,845	344,406	298,388	252,927	208,021	163,672	119,879	75,642	33,961	8,288	50,492	92,131
7 Residential Medium site - low density	25	£2,703,977	2,981,368	2,820,843	2,662,127	2,505,218	2,350,118	2,196,827	2,045,345	1,895,670	1,747,805	1,601,748	1,457,500
8 Residential Medium site - medium density	25	£2,703,977	2,584,943	2,433,331	2,283,445	2,135,263	1,988,946	1,844,133	1,701,146	1,559,884	1,420,347	1,282,534	1,146,446
9 Residential Medium site - higher density	25	£953,963	1,994,756	1,855,856	1,718,564	1,582,880	1,448,803	1,316,334	1,185,473	1,056,220	928,573	802,535	678,105
10 Residential Medium site - low density	50	£5,726,069	5,844,604	5,529,651	5,218,254	4,910,405	4,606,106	4,305,357	4,008,159	3,714,511	3,424,413	3,137,866	2,854,869
11 Residential Medium site - medium density	50	£5,726,069	5,921,361	5,605,904	5,293,999	4,985,643	4,680,837	4,379,581	4,081,876	3,787,721	3,497,117	3,210,061	2,926,557
12 Residential Medium site - higher density (flats)	50	£1,603,299	223,161	1,024,778	828,801	635,227	444,058	255,294	68,934	-116,778	-301,097	-482,975	-662,414
13 Residential Large site - low density	100	£12,167,896	11,404,226	10,791,305	10,185,284	9,586,163	8,993,943	8,408,622	7,830,202	7,258,682	6,694,061	6,136,341	5,585,521
14 Residential Large site - medium density	100	£12,167,896	11,557,592	10,943,659	10,336,625	9,736,491	9,143,257	8,556,924	7,977,491	7,404,958	6,839,324	6,280,591	5,728,759
15 Residential Large site - high density	100	£4,731,960	3,907,170	3,545,745	3,190,801	2,842,272	2,490,158	2,138,439	1,785,189	1,432,315	1,079,661	726,535	372,219
16 Residential Large site - low density	200	£27,812,333	21,457,810	20,258,273	19,062,376	17,880,120	16,711,505	15,556,529	14,415,195	13,287,501	12,173,448	11,073,035	9,986,263
17 Residential Large site - medium density	200	£19,468,633	18,523,975	17,381,459	16,251,950	15,135,449	14,031,956	12,941,471	11,863,995	10,799,528	9,748,068	8,709,613	7,684,168
18 Strategic scale site - low density	500	£87,359,253	34,834,581	31,895,901	28,990,340	26,117,899	23,278,577	20,472,374	17,699,291	14,959,328	12,252,484	9,578,759	6,935,095
19 Strategic scale site - medium density	600	£85,519,439	31,579,059	28,720,175	25,893,634	23,099,438	20,337,587	17,608,079	14,910,917	12,246,098	9,613,624	6,997,463	4,411,772
20 Strategic scale site - low density	2,000	£378,586,761	125,890,869	115,204,897	104,639,365	94,194,272	83,869,621	73,652,227	63,524,985	53,518,654	43,633,232	33,868,722	24,218,705
21 Strategic scale site - medium density	2,000	£283,917,571	114,022,849	103,629,268	93,353,282	83,163,362	73,080,548	63,115,756	53,269,008	43,540,299	33,929,633	24,393,919	14,954,271
22 Strategic scale site - low density	4,000	£825,942,024	210,559,596	192,388,930	174,422,958	156,611,649	139,105,002	121,724,588	104,502,596	87,486,002	70,675,073	53,975,174	37,476,543
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	204,333,457	185,833,356	167,443,931	149,076,937	130,748,861	112,384,503	93,902,991	75,103,091	55,811,265	36,493,482	17,414,701
24 Housing for Elderly (C3) - high density	40	£1,090,243	608,123	564,657	520,445	478,037	436,285	395,285	354,285	313,285	272,285	231,285	190,285
25 Housing for Elderly (C3) - high density	60	£1,409,788	974,687	1,085,904	1,197,142	1,308,379	1,419,617	1,530,854	1,642,091	1,753,329	1,864,566	1,975,804	2,087,041
26 Housing for Elderly (C2) extra care	70	£1,589,398	1,209,332	1,334,960	1,460,649	1,586,308	1,711,966	1,837,624	1,963,283	2,088,941	2,214,600	2,340,259	2,465,918
27 Retail (comparison)	-	£851,763	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£3,407,011	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office	-	£1,703,326	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284
30 Office	-	£2,555,258	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926
31 Industrial (40% plot ratio)	-	£3,407,011	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds	-	£7,073,811	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
35 Student housing development (medium density) 250 beds	-	£1,420,132	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051
36 Student housing development (medium density) 300 beds	-	£1,778,865	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527
37 Student housing development (high density) 200 beds	-	£545,166	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
38 Student housing development (high density) 250 beds	-	£681,402	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891
39 Student housing development (high density) 300 beds	-	£816,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)	-	£511,052	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)	-	£511,052	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355
43 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use	-	£1,022,103	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use	-	£1,022,103	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652
46 Community use	-	£567,214	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use	-	£532,157	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£538,707	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	596,274	564,168	532,426	501,043	470,023	439,365	409,069	379,134	349,561	320,350	291,200
2 Residential Small site - medium density	5	£354,963	604,200	572,042	540,246	508,812	477,740	447,020	416,680	386,603	357,069	327,804	298,903
3 Residential Small site - higher density (flats)	5	£99,390	172,203	149,194	126,463	104,011	81,836	59,940	38,321	16,980	4,145	25,246	46,065
4 Residential Small site - low density	10	£709,925	1,192,547	1,128,337	1,064,850	1,002,087	940,047	878,731	818,138	758,268	699,122	640,700	583,000
5 Residential Small site - medium density	10	£709,925	1,238,399	1,144,084	1,080,493	1,017,625	955,480	894,059	833,361	773,367	714,136	655,609	597,804
6 Residential Small site - higher density	10	£198,779	344,406	298,388	252,927	208,021	163,672	119,879	75,642	33,961	8,288	50,492	92,131
7 Residential Medium site - low density	25	£1,774,813	2,981,368	2,820,843	2,662,127	2,505,218	2,350,118	2,196,827	2,045,345	1,895,670	1,747,805	1,601,748	1,457,500
8 Residential Medium site - medium density	25	£1,774,813	2,584,943	2,433,331	2,283,445	2,135,263	1,988,946	1,844,133	1,701,146	1,559,884	1,420,347	1,282,534	1,146,446
9 Residential Medium site - higher density	25	£628,184	1,994,756	1,855,856	1,718,564	1,582,880	1,448,803	1,316,334	1,185,473	1,056,220	928,573	802,535	678,105
10 Residential Medium site - low density	50	£3,758,428	5,844,604	5,529,654	5,218,254	4,910,405	4,606,106	4,305,357	4,008,159	3,714,511	3,424,413	3,137,866	2,854,869
11 Residential Medium site - medium density	50	£3,758,428	5,921,361	5,605,904	5,293,999	4,985,643	4,680,837	4,379,581	4,081,876	3,787,721	3,497,117	3,210,061	2,926,557
12 Residential Medium site - higher density (flats)	50	£1,052,360	1,223,161	1,024,778	828,801	635,227	444,058	255,294	68,934	-116,778	-301,097	-482,975	-662,414
13 Residential Large site - low density	100	£7,988,660	11,404,226	10,791,305	10,185,284	9,586,163	8,993,943	8,408,622	7,830,202	7,258,682	6,694,061	6,136,341	5,585,521
14 Residential Large site - medium density	100	£7,988,660	11,557,592	10,943,659	10,336,625	9,736,491	9,143,257		7,977,491	7,404,955	6,839,324	6,280,591	5,728,759
15 Residential Large site - high density	100	£13,052,923	9,107,110	5,545,748	7,990,801	7,442,272	6,900,158	6,364,461	5,835,180	5,312,315	4,795,867	4,285,836	3,782,219
16 Residential Large site - low density	200	£18,255,223	21,467,810	20,296,273	19,066,376	17,880,120	16,711,505	15,558,529	14,415,193	13,287,901	12,173,448	11,073,035	9,986,263
17 Residential Large site - medium density	200	£17,789,597	21,467,810	20,296,273	19,066,376	17,880,120	16,711,505	15,558,529	14,415,193	13,287,901	12,173,448	11,073,035	9,986,263
18 Strategic scale site - low density	500	£37,540,212	43,644,841	41,835,901	39,990,340	38,117,830	36,270,576	34,472,474	32,705,221	30,972,469	29,278,644	27,615,975	26,000,000
19 Strategic scale site - medium density	500	£43,005,992	51,570,059	49,275,170	46,933,634	44,639,438	42,337,587	40,079,019	37,814,917	35,549,068	33,312,643	31,109,624	28,941,472
20 Strategic scale site - low density	2,000	£248,473,865	12,860,899	115,204,867	10,849,365	104,174,272	93,890,621	73,952,227	63,524,088	53,516,854	43,933,223	33,668,722	24,218,705
21 Strategic scale site - medium density	2,000	£198,355,399	114,022,867	103,630,280	93,283,262	83,159,362	73,809,645	63,115,796	52,640,299	42,540,295	32,639,073	22,948,910	14,214,971
22 Strategic scale site - high density	2,000	£592,124,788	270,559,586	122,384,500	174,446,388	156,661,646	138,600,588	121,540,598	104,502,598	87,464,598	70,426,598	53,418,598	37,478,598
23 Strategic scale site - medium density with R&D	4,000	£406,959,957	204,343,557	185,633,536	167,443,931	149,076,931	130,748,931	112,384,931	93,902,931	75,103,931	56,125,931	36,953,482	17,414,701
24 Housing for Elderly (C3) - high density	40	£771,605	608,123	681,657	761,191	837,725	914,260	990,794	1,067,328	1,143,863	1,220,397	1,296,932	1,373,466
25 Housing for Elderly (C3) - low density	60	£325,351	974,697	1,085,004	1,197,142	1,308,739	1,419,617	1,530,854	1,642,091	1,753,328	1,864,565	1,975,804	2,087,041
26 Housing for Elderly (C3) with extra care	70	£1,043,490	1,298,330	1,344,560	1,400,640	1,456,720	1,512,800	1,568,880	1,624,960	1,681,040	1,737,120	1,793,200	1,849,280
27 Retail (convenience)		£599,066	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)		£2,236,265	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office		£1,118,132	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284
30 Office		£1,677,199	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626
31 Industrial (40% plot ratio)		£2,236,265	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehouse/logistics (50% plot ratio)		£2,236,265	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehouse/logistics (60% plot ratio)		£2,236,265	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds		£1,670,721	1,670,721	1,670,721	1,670,721	1,670,721	1,670,721	1,670,721	1,670,721	1,670,721	1,670,721	1,670,721	1,670,721
35 Student housing development (medium density) 250 beds		£932,134	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951
36 Student housing development (medium density) 300 beds		£1,671,596	1,671,596	1,671,596	1,671,596	1,671,596	1,671,596	1,671,596	1,671,596	1,671,596	1,671,596	1,671,596	1,671,596
37 Student housing development (high density) 200 beds		£3,637,831	9,834,046	9,834,046	9,834,046	9,834,046	9,834,046	9,834,046	9,834,046	9,834,046	9,834,046	9,834,046	9,834,046
38 Student housing development (high density) 250 beds		£447,259,891	12,981,081	12,981,081	12,981,081	12,981,081	12,981,081	12,981,081	12,981,081	12,981,081	12,981,081	12,981,081	12,981,081
39 Student housing development (high density) 300 beds		£336,226	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)		£335,440	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)		£335,440	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)		£335,440	3,895,355	3,895,355	3,895,355	3,895,355	3,895,355	3,895,355	3,895,355	3,895,355	3,895,355	3,895,355	3,895,355
43 Leisure use		£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use		£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use		£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
46 Community use		£712,363	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use		£249,293	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use		£449,229	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,355 pcm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	651,894	616,471	581,645	547,218	513,189	479,559	446,326	413,492	381,057	349,019	317,380
2 Residential Small site - medium density	5	£540,795	659,620	624,344	589,467	554,987	520,906	487,223	453,938	421,051	388,564	356,474	324,782
3 Residential Small site - higher density (flats)	5	£151,423	219,311	193,651	168,301	143,260	118,527	94,104	69,990	46,185	22,690	505	23,732
4 Residential Small site - low density	10	£1,081,591	1,303,390	1,232,942	1,163,291	1,094,436	1,026,379	959,117	892,653	826,985	762,113	698,039	634,761
5 Residential Small site - medium density	10	£1,081,591	1,319,241	1,248,689	1,178,933	1,109,974	1,041,811	974,445	907,876	842,104	777,128	712,948	649,566
6 Residential Small site - higher density	10	£302,848	438,622	387,302	336,601	286,518	237,054	188,208	139,980	92,371	45,379	1,009	47,463
7 Residential Medium site - low density	25	£2,703,977	3,258,474	3,082,355	2,908,227	2,736,091	2,565,946	2,397,794	2,231,632	2,067,462	1,905,284	1,745,097	1,586,902
8 Residential Medium site - medium density	25	£2,703,977	2,853,736	2,686,998	2,522,163	2,359,229	2,196,199	2,039,072	1,881,845	1,726,523	1,573,101	1,421,582	1,271,967
9 Residential Medium site - higher density	25	£953,963	2,251,910	2,088,540	1,946,946	1,797,130	1,649,092	1,502,831	1,358,348	1,215,642	1,074,714	935,563	798,190
10 Residential Medium site - low density	50	£3,984,561	6,394,561	6,039,226	5,697,797	5,360,276	5,026,661	4,696,963	4,371,153	4,049,259	3,731,271	3,417,191	3,107,018
11 Residential Medium site - medium density	50	£3,984,561	6,461,319	6,115,476	5,773,541	5,435,513	5,101,391	4,771,176	4,444,869	4,122,468	3,803,974	3,489,387	3,176,706
12 Residential Medium site - higher density (flats)	50	£1,603,296	1,673,084	1,449,383	1,228,383	1,010,085	794,489	581,594	371,401	163,910	-	41,504	246,675
13 Residential Large site - low density	100	£12,167,896	12,475,135	11,801,950	11,136,372	10,478,401	9,828,038	9,185,282	8,550,133	7,922,593	7,302,659	6,690,332	6,085,613
14 Residential Large site - medium density	100	£12,167,896	12,628,501	11,954,304	11,287,713	10,628,729	9,977,354	9,333,585	8,697,423	8,068,869	7,447,922	6,834,583	6,228,684
15 Residential Large site - high density	100	£4,731,960	10,129,429	9,510,914	8,899,090	8,294,359	7,696,720	7,106,171	6,522,715	5,946,350	5,377,077	4,814,897	4,259,807
16 Residential Large site - low density	200	£27,812,333	25,532,119	22,206,414	20,895,714	19,600,018	18,319,325	17,053,636	15,802,952	14,567,271	13,346,594	12,140,921	10,950,252
17 Residential Large site - medium density	200	£19,468,633	20,536,355	19,271,150	18,030,288	16,803,750	15,591,543	14,393,666	13,210,120	12,040,903	10,886,017	9,745,462	8,619,237
18 Strategic scale site - low density	600	£87,359,253	39,002,252	36,678,394	33,491,002	30,340,078	27,225,617	24,147,623	21,106,096	18,101,035	15,132,440	12,200,312	9,304,649
19 Strategic scale site - medium density	600	£85,519,439	36,570,714	33,430,930	30,326,786	27,258,283	24,225,421	21,228,199	18,266,619	15,340,680	12,450,381	9,596,724	6,770,073
20 Strategic scale site - low density	2,000	£378,556,761	144,383,021	132,656,422	121,062,476	109,601,181	98,272,541	87,076,551	76,013,215	65,082,532	54,241,830	43,525,463	32,942,336
21 Strategic scale site - medium density	2,000	£283,917,571	132,237,620	120,819,021	109,530,046	98,370,696	87,340,969	76,440,868	65,630,059	54,939,488	44,379,102	33,948,902	23,633,489
22 Strategic scale site - low density with R&D	4,000	£825,942,024	242,378,848	222,474,615	202,795,486	183,296,630	164,004,318	144,937,781	126,097,021	107,479,804	89,003,014	70,753,009	52,683,532
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	237,249,160	217,083,768	197,046,902	177,099,695	157,244,701	137,403,294	117,497,256	97,448,795	77,018,166	56,975,767	35,051,510
24 Housing for Elderly (C3) - high density	40	£1,890,243	398,280	405,326	412,601	420,359	428,389	436,389	444,358	452,298	460,199	468,049	475,854
25 Housing for Elderly (C3) - high density	70	£1,409,786	682,031	788,920	915,789	1,042,658	1,169,525	1,296,383	1,423,261	1,550,129	1,676,997	1,803,865	1,930,734
26 Housing for Elderly (C2) extra care	60	£1,589,398	847,102	990,873	1,134,643	1,278,412	1,422,183	1,565,952	1,709,722	1,853,492	1,997,262	2,141,032	2,284,802
27 Retail (comparison)	-	£851,743	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£3,407,011	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office	-	£1,703,326	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284
30 Office	-	£2,555,258	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926
31 Industrial (40% plot ratio)	-	£3,407,011	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds	-	£10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
35 Student housing development (medium density) 250 beds	-	£14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051
36 Student housing development (medium density) 300 beds	-	£17,788,805	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527
37 Student housing development (high density) 200 beds	-	£545,166	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
38 Student housing development (high density) 250 beds	-	£681,402	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891
39 Student housing development (high density) 300 beds	-	£816,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)	-	£511,052	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)	-	£511,052	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355
43 Leisure use	-	£1,002,100	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use	-	£1,002,100	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use	-	£1,002,100	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652	95,652
46 Community use	-	£57,214	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use	-	£532,157	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£538,707	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	651,894	616,471	581,645	547,218	513,189	479,559	446,326	413,492	381,057	349,019	317,380
2 Residential Small site - medium density	5	£354,963	659,620	624,344	589,467	554,987	520,906	487,223	453,938	421,051	388,564	356,474	324,782
3 Residential Small site - higher density (flats)	5	£99,390	219,311	193,651	168,301	143,260	118,527	94,104	69,990	46,185	22,690	505	23,732
4 Residential Small site - low density	10	£709,925	1,303,390	1,232,942	1,163,291	1,094,436	1,026,379	959,117	892,653	826,985	762,113	698,039	634,761
5 Residential Small site - medium density	10	£709,925	1,319,241	1,248,689	1,178,933	1,109,974	1,041,811	974,445	907,876	842,104	777,128	712,948	649,566
6 Residential Small site - higher density	10	£198,779	438,622	387,302	336,601	286,518	237,054	188,208	139,980	92,371	45,379	1,009	47,463
7 Residential Medium site - low density	25	£1,774,813	3,258,474	3,082,355	2,908,227	2,736,091	2,565,946	2,397,794	2,231,632	2,067,462	1,905,284	1,745,097	1,586,902
8 Residential Medium site - medium density	25	£1,774,813	2,853,736	2,686,998	2,522,163	2,359,229	2,196,199	2,039,072	1,881,845	1,726,523	1,573,101	1,421,582	1,271,967
9 Residential Medium site - higher density	25	£628,134	2,251,910	2,088,540	1,946,946	1,797,130	1,649,092	1,502,831	1,358,348	1,215,642	1,074,714	935,563	798,190
10 Residential Medium site - low density	50	£3,768,428	6,394,561	6,039,226	5,697,797	5,360,276	5,026,661	4,696,963	4,371,153	4,049,259	3,731,271	3,417,191	3,107,018
11 Residential Medium site - medium density	50	£3,768,428	6,461,319	6,115,476	5,773,541	5,435,513	5,101,391	4,771,176	4,444,869	4,122,468	3,803,974	3,489,387	3,176,706
12 Residential Medium site - higher density (flats)	50	£1,052,360	1,673,084	1,449,383	1,228,383	1,010,085	794,489	581,594	371,401	163,910	-	41,504	246,675
13 Residential Large site - low density	100	£7,886,660	12,475,135	11,801,950	11,136,372	10,478,401	9,828,038	9,185,282	8,550,133	7,922,593	7,302,659	6,690,332	6,085,613
14 Residential Large site - medium density	100	£7,886,660	12,628,501	11,954,304	11,287,713	10,628,729	9,977,354	9,333,585	8,697,423	8,068,869	7,447,922	6,834,583	6,228,684
15 Residential Large site - high density	100	£3,105,923	10,129,429	9,510,914	8,899,090	8,294,359	7,696,720	7,106,171	6,522,715	5,946,350	5,377,077	4,814,897	4,259,807
16 Residential Large site - low density	200	£18,255,223	23,332,119	22,206,414	20,896,714	19,600,018	18,319,325	17,053,630	15,802,952	14,567,271	13,344,594	12,142,901	10,959,252
17 Residential Large site - medium density	200	£12,789,650	16,822,363	15,700,306	14,588,246	13,496,186	12,424,126	11,372,066	10,340,006	9,327,946	8,335,886	7,363,826	6,411,766
18 Strategic scale site - low density	500	£2,602,252	3,607,538	3,416,022	3,243,002	3,084,077	2,925,151	2,765,225	2,605,300	2,445,375	2,285,450	2,125,525	1,965,600
19 Strategic scale site - medium density	500	£43,005,092	36,710,714	33,430,930	30,326,786	27,283,263	24,225,421	21,248,199	18,266,619	15,340,680	12,450,381	9,595,724	6,770,573
20 Strategic scale site - low density	2,000	£248,473,865	144,393,121	132,659,422	121,062,478	109,691,611	98,272,541	87,048,515	76,013,215	65,082,332	54,241,830	43,525,403	32,942,336
21 Strategic scale site - medium density	2,000	£196,355,399	125,237,040	113,619,001	102,500,520	91,570,760	80,741,041	70,091,260	59,619,468	49,321,668	39,100,868	28,935,489	18,826,600
22 Strategic scale site - high density	400	£502,124,786	222,474,488	202,474,488	186,293,633	169,034,318	150,741,281	129,087,027	107,479,458	86,014,748	64,549,038	43,083,328	21,618,618
23 Strategic scale site - medium density with R&D	4,000	£406,993,597	237,249,160	217,083,178	197,046,002	177,099,695	157,244,701	137,403,240	117,497,256	97,448,795	77,018,166	56,575,767	35,051,510
24 Housing for Elderly (C3) - high density	40	£771,605	389,280	485,309	572,333	659,359	746,386	833,412	920,439	1,007,465	1,094,491	1,181,518	1,268,544
25 Housing for Elderly (C3) - high density	60	£625,351	862,053	788,320	715,789	1,042,698	1,169,522	1,296,393	1,423,261	1,550,129	1,676,997	1,803,868	1,930,734
26 Housing for Elderly (C3) - extra care	40	£1,043,040	680,812	810,412	1,104,402	1,344,402	1,584,402	1,824,402	2,064,402	2,304,402	2,544,402	2,784,402	3,024,402
27 Retail (comparison)	-	£599,066	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£2,236,265	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office	-	£1,118,132	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284
30 Office	-	£1,677,199	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626
31 Industrial (40% plot ratio)	-	£2,236,265	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehouse/logistics (50% plot ratio)	-	£2,236,265	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehouse/logistics (60% plot ratio)	-	£2,236,265	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds	-	£1,670,731	1,670,731	1,670,731	1,670,731	1,670,731	1,670,731	1,670,731	1,670,731	1,670,731	1,670,731	1,670,731	1,670,731
35 Student housing development (medium density) 250 beds	-	£932,134	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951	14,808,951
36 Student housing development (medium density) 300 beds	-	£1,671,596	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527
37 Student housing development (high density) 200 beds	-	£367,839	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
38 Student housing development (high density) 250 beds	-	£447,250	12,084,981	12,084,981	12,084,981	12,084,981	12,084,981	12,084,981	12,084,981	12,084,981	12,084,981	12,084,981	12,084,981
39 Student housing development (high density) 300 beds	-	£336,226	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)	-	£335,440	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)	-	£335,440	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)	-	£335,440	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355
43 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
46 Community use	-	£712,363	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use	-	£449,293	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£449,293	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
49 Community use	-	£449,293	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,506 psm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

Description		No of units	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Residential Small site - low density	5	£540,795	707,116	688,773	630,865	593,395	556,355	519,752	483,584	447,851	412,553	377,589	343,261					
2	Residential Small site - medium density	5	£540,795	715,042	676,647	638,687	601,161	564,072	527,416	491,196	455,411	420,060	385,144	350,963					
3	Residential Small site - higher density (flats)	5	£151,423	266,419	238,108	210,138	182,508	155,218	128,268	101,659	75,389	49,461	23,872	1,397					
4	Residential Small site - low density	10	£1,081,591	1,414,232	1,337,547	1,261,731	1,186,785	1,112,710	1,039,504	967,168	895,701	825,105	755,379	686,522					
5	Residential Small site - medium density	10	£1,081,591	1,430,083	1,353,294	1,277,373	1,202,323	1,128,143	1,054,832	982,391	910,820	840,120	770,288	701,326					
6	Residential Small site - higher density	10	£330,845	532,837	476,217	420,276	365,016	310,436	256,537	203,318	150,780	98,922	47,745	2,794					
7	Residential Medium site - low density	25	£2,703,977	3,535,580	3,343,867	3,154,328	2,966,964	2,781,775	2,598,760	2,417,920	2,239,254	2,062,763	1,888,446	1,716,305					
8	Residential Medium site - medium density	25	£2,703,977	3,122,528	2,940,664	2,760,880	2,583,177	2,407,553	2,234,009	2,062,545	1,893,160	1,725,856	1,560,631	1,397,487					
9	Residential Medium site - higher density	25	£2,703,977	2,509,064	2,341,222	2,175,328	2,011,381	1,849,381	1,689,328	1,531,223	1,375,065	1,220,855	1,068,591	918,275					
10	Residential Medium site - low density	50	£1,351,900	6,504,519	6,548,798	6,177,340	5,810,146	5,447,216	5,088,548	4,734,145	4,384,005	4,038,120	3,686,516	3,339,167					
11	Residential Medium site - medium density	50	£1,351,900	7,001,276	6,625,048	6,253,084	5,885,383	5,521,946	5,162,722	4,807,862	4,457,215	4,110,832	3,768,712	3,430,855					
12	Residential Medium site - higher density (flats)	50	£1,351,900	2,123,007	1,873,987	1,627,966	1,384,943	1,144,919	907,894	673,868	442,841	214,812	10,374	235,792					
13	Residential Large site - low density	100	£1,351,900	13,546,045	12,812,594	12,087,460	11,370,640	10,662,134	9,961,942	9,270,066	8,588,504	7,911,257	7,243,977	6,583,067					
14	Residential Large site - medium density	100	£1,351,900	13,699,411	12,964,949	12,238,800	11,520,967	10,811,449	10,110,245	9,417,355	8,732,780	8,056,319	7,386,060	6,724,153					
15	Residential Large site - high density	100	£1,351,900	11,152,547	10,476,080	9,807,379	9,146,447	8,483,281	7,847,882	7,210,250	6,580,386	5,958,288	5,343,957	4,737,395					
16	Residential Large site - low density	200	£27,812,333	25,596,427	24,154,556	22,729,052	21,319,916	19,927,146	18,550,744	17,190,709	15,847,041	14,519,740	13,208,807	11,914,241					
17	Residential Large site - medium density	200	£19,468,633	22,528,734	21,160,854	19,808,626	18,472,052	17,151,129	15,845,860	14,556,243	13,282,260	12,023,969	10,781,311	9,554,306					
18	Strategic scale site - low density	600	£87,359,253	44,937,558	41,430,625	37,981,395	34,562,254	31,172,656	27,822,871	24,512,900	21,242,742	18,012,397	14,821,864	11,671,145					
19	Strategic scale site - medium density	600	£85,519,439	61,562,370	58,141,685	54,759,938	51,417,127	48,113,254	44,848,319	41,622,322	38,435,261	35,287,138	32,177,953	9,107,705					
20	Strategic scale site - low density	2,000	£378,556,761	162,854,931	150,107,947	137,485,586	125,008,060	112,675,459	100,487,694	88,444,793	76,546,758	64,793,588	53,182,206	41,699,562					
21	Strategic scale site - medium density	2,000	£283,917,571	150,452,389	138,008,773	125,706,810	113,546,501	101,527,845	89,650,841	77,915,492	66,321,796	54,828,570	43,460,793	32,235,345					
22	Strategic scale site - low density with R&D	4,000	£825,942,024	274,083,283	252,404,353	230,961,470	209,764,634	188,813,846	168,109,104	147,588,344	127,301,021	107,260,607	87,436,478	67,790,084					
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	289,880,478	247,970,766	228,307,176	204,747,038	183,337,085	161,992,318	140,640,028	119,190,150	97,542,735	75,373,555	52,588,317					
24	Housing for Elderly (C3) - high density	60	£1,081,591	1,430,083	1,353,294	1,277,373	1,202,323	1,128,143	1,054,832	982,391	910,820	840,120	770,288	701,326					
25	Housing for Elderly (C3) - high density	60	£1,409,786	349,438	491,937	634,436	776,935	919,433	1,061,932	1,204,431	1,346,930	1,489,428	1,631,927	1,774,426					
26	Housing for Elderly (C2) extra care	70	£1,589,938	484,873	640,755	808,638	970,518	1,132,399	1,294,281	1,456,161	1,618,043	1,779,924	1,941,806	2,103,687					
27	Retail (comparison)	-	£851,743	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412					
28	Retail (convenience)	-	£3,407,011	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851					
29	Office	-	£1,703,305	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284					
30	Office	-	£2,555,258	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926					
31	Industrial (40% plot ratio)	-	£3,407,011	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510					
32	Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220					
33	Warehousing/logistics (60% plot ratio)	-	£3,407,011	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930					
34	Student housing development (medium density) 200 beds	-	£1,110,000	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311					
35	Student housing development (medium density) 250 beds	-	£1,426,226	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051					
36	Student housing development (medium density) 300 beds	-	£1,778,865	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527					
37	Student housing development (high density) 200 beds	-	£545,166	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046					
38	Student housing development (high density) 250 beds	-	£681,402	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891					
39	Student housing development (high density) 300 beds	-	£816,725	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735					
40	Hotel (100 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383					
41	Hotel (125 rooms)	-	£511,052	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401					
42	Hotel (150 rooms)	-	£511,052	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355	3,896,355					
43	Leisure use	-	£1,081,591	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265					
44	Leisure use	-	£1,081,591	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265					
45	Leisure use	-	£1,081,591	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265					
46	Community use	-	£57,782	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698					
47	Community use	-	£532,157	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644					
48	Community use	-	£538,707	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589					

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

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WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,658 psm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	762,537	721,075	680,086	639,567	599,520	559,946	520,842	482,209	444,049	406,359	369,142
2 Residential Small site - medium density	5	£540,795	770,463	728,949	687,907	647,336	607,237	567,609	528,453	489,769	451,556	413,814	376,544
3 Residential Small site - higher density (flats)	5	£151,423	313,527	282,565	251,975	221,756	191,909	162,433	133,328	104,585	76,232	48,241	20,622
4 Residential Small site - low density	10	£1,081,591	1,525,074	1,442,152	1,360,172	1,279,135	1,199,041	1,119,890	1,041,683	964,419	888,097	812,718	736,283
5 Residential Small site - medium density	10	£1,081,591	1,540,926	1,457,899	1,375,814	1,294,673	1,214,474	1,135,219	1,056,907	979,538	903,111	827,628	753,088
6 Residential Small site - higher density	10	£302,889	627,053	565,130	503,950	443,513	383,817	324,865	266,655	209,189	152,465	96,483	41,245
7 Residential Medium site - low density	25	£2,703,977	3,812,685	3,605,379	3,400,429	3,197,837	2,997,603	2,799,726	2,604,207	2,411,046	2,220,242	2,031,706	1,845,708
8 Residential Medium site - medium density	25	£2,703,977	3,391,321	3,194,330	2,999,598	2,807,123	2,616,906	2,426,946	2,243,244	2,059,798	1,878,611	1,699,680	1,523,007
9 Residential Medium site - higher density	25	£2,703,977	2,786,218	2,583,906	2,403,709	2,225,631	2,049,669	1,875,825	1,704,098	1,534,488	1,368,995	1,201,619	1,038,361
10 Residential Medium site - low density	50	£1,788,601	2,464,476	2,308,937	2,158,964	2,008,967	1,858,967	1,708,967	1,558,967	1,408,967	1,258,967	1,108,967	958,967
11 Residential Medium site - medium density	50	£1,788,601	2,464,476	2,308,937	2,158,964	2,008,967	1,858,967	1,708,967	1,558,967	1,408,967	1,258,967	1,108,967	958,967
12 Residential Medium site - higher density (flats)	50	£1,788,601	2,464,476	2,308,937	2,158,964	2,008,967	1,858,967	1,708,967	1,558,967	1,408,967	1,258,967	1,108,967	958,967
13 Residential Large site - low density	100	£1,788,601	14,616,954	13,823,240	13,036,548	12,262,876	11,496,229	10,738,603	9,989,998	9,248,625	8,516,211	7,792,847	7,076,536
14 Residential Large site - medium density	100	£1,788,601	14,616,954	13,823,240	13,036,548	12,262,876	11,496,229	10,738,603	9,989,998	9,248,625	8,516,211	7,792,847	7,076,536
15 Residential Large site - high density	100	£1,788,601	14,616,954	13,823,240	13,036,548	12,262,876	11,496,229	10,738,603	9,989,998	9,248,625	8,516,211	7,792,847	7,076,536
16 Residential Large site - low density	200	£2,77,812,333	27,660,737	26,102,695	24,562,351	23,039,814	21,534,967	20,047,851	18,578,466	17,126,811	15,692,886	14,276,693	12,876,230
17 Residential Large site - medium density	200	£2,77,812,333	24,531,113	23,050,551	21,586,964	20,140,352	18,710,715	17,298,054	15,902,367	14,523,657	13,161,921	11,817,180	10,489,375
18 Strategic scale site - low density	600	£87,359,253	49,998,106	46,177,647	42,440,206	38,745,785	35,094,382	31,485,998	27,919,705	24,394,449	20,892,353	17,443,417	14,037,641
19 Strategic scale site - medium density	600	£87,359,253	49,998,106	46,177,647	42,440,206	38,745,785	35,094,382	31,485,998	27,919,705	24,394,449	20,892,353	17,443,417	14,037,641
20 Strategic scale site - low density	2,000	£378,595,761	181,198,146	167,432,495	153,823,488	140,371,123	127,075,402	113,898,836	100,876,371	88,010,985	75,302,675	62,751,444	50,367,291
21 Strategic scale site - medium density	2,000	£283,917,571	168,602,803	155,174,055	141,883,575	128,722,306	115,714,720	102,960,817	90,160,596	77,614,059	65,221,203	52,972,684	40,621,802
22 Strategic scale site - low density	4,000	£825,942,024	305,066,833	282,275,167	259,127,454	236,187,810	213,515,158	191,109,498	168,970,830	147,099,154	125,428,389	104,004,751	82,840,114
23 Strategic scale site - medium density with R&D	4,000	£619,456,508	302,166,051	278,597,508	255,296,560	232,087,501	209,051,224	186,200,311	163,361,324	140,526,995	117,532,074	94,219,432	70,175,125
24 Housing for Elderly (C3) - high density	40	£1,081,591	1,540,926	1,457,899	1,375,814	1,294,673	1,214,474	1,135,219	1,056,907	979,538	903,111	827,628	753,088
25 Housing for Elderly (C3) - high density	60	£1,409,786	194,953	184,953	174,953	164,953	154,953	144,953	134,953	124,953	114,953	104,953	94,953
26 Housing for Elderly (C2) extra care	70	£1,589,938	122,644	102,636	82,630	62,622	42,614	22,606	2,600	2,600	2,600	2,600	2,600
27 Retail (comparison)	-	£851,763	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£3,407,011	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office	-	£1,703,326	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284	569,284
30 Office	-	£2,555,258	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926
31 Industrial (40% plot ratio)	-	£3,407,011	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 200 beds	-	£1,788,601	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
35 Student housing development (medium density) 250 beds	-	£1,788,601	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051
36 Student housing development (medium density) 300 beds	-	£1,788,601	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527	17,803,527
37 Student housing development (high density) 200 beds	-	£545,166	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
38 Student housing development (high density) 250 beds	-	£545,166	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891	12,084,891
39 Student housing development (high density) 300 beds	-	£545,166	14,616,954	14,616,954	14,616,954	14,616,954	14,616,954	14,616,954	14,616,954	14,616,954	14,616,954	14,616,954	14,616,954
40 Hotel (100 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
41 Hotel (125 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
42 Hotel (150 rooms)	-	£511,052	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
43 Leisure use	-	£1,081,591	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652
44 Leisure use	-	£1,081,591	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652
45 Leisure use	-	£1,081,591	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652	96,652
46 Community use	-	£57,792	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
47 Community use	-	£57,792	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£57,792	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	762,537	721,075	680,086	639,567	599,520	559,946	520,842	482,209	444,049	406,359	369,142
2 Residential Small site - medium density	5	£354,963	770,463	728,949	687,907	647,336	607,237	567,609	528,453	489,769	451,556	413,814	376,544
3 Residential Small site - higher density (flats)	5	£99,390	313,527	282,565	251,975	221,756	191,909	162,433	133,328	104,585	76,232	48,241	20,622
4 Residential Small site - low density	10	£709,925	1,525,074	1,442,152	1,360,172	1,279,135	1,199,041	1,119,890	1,041,683	964,419	888,097	812,718	736,283
5 Residential Small site - medium density	10	£709,925	1,540,926	1,457,899	1,375,814	1,294,673	1,214,474	1,135,219	1,056,907	979,538	903,111	827,628	753,088
6 Residential Small site - higher density	10	£198,779	627,053	565,130	503,950	443,513	383,817	324,865	266,655	209,189	152,465	96,483	41,245
7 Residential Medium site - low density	25	£1,774,813	3,812,685	3,605,379	3,400,429	3,197,837	2,997,603	2,799,726	2,604,207	2,411,046	2,220,242	2,031,706	1,845,708
8 Residential Medium site - medium density	25	£1,774,813	3,391,321	3,194,330	2,999,598	2,807,123	2,616,906	2,426,946	2,243,244	2,059,798	1,878,611	1,699,680	1,523,007
9 Residential Medium site - higher density	25	£2,703,977	2,786,218	2,583,906	2,403,709	2,225,631	2,049,669	1,875,825	1,704,098	1,534,488	1,368,995	1,201,619	1,038,361
10 Residential Medium site - low density	50	£3,758,428	7,464,476	7,058,370	6,656,883	6,260,017	5,867,770	5,480,144	5,097,139	4,718,752	4,344,967	3,975,841	3,611,315
11 Residential Medium site - medium density	50	£3,758,428	7,464,476	7,058,370	6,656,883	6,260,017	5,867,770	5,480,144	5,097,139	4,718,752	4,344,967	3,975,841	3,611,315
12 Residential Medium site - higher density (flats)	50	£1,052,360	2,572,931	2,298,593	2,027,548	1,759,801	1,495,306	1,234,194	976,334	721,771	470,503	222,532	22,482
13 Residential Large site - low density	100	£7,888,660	14,616,954	13,823,240	13,036,548	12,262,876	11,496,229	10,738,603	9,989,998	9,248,625	8,516,211	7,792,847	7,076,536
14 Residential Large site - medium density	100	£7,888,660	14,616,954	13,823,240	13,036,548	12,262,876	11,496,229	10,738,603	9,989,998	9,248,625	8,516,211	7,792,847	7,076

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,809 psm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	817,959	773,378	729,306	685,742	642,687	600,139	558,099	516,568	475,545	435,029	395,022
2 Residential Small site - medium density	5	£540,795	817,959	773,378	729,306	685,742	642,687	600,139	558,099	516,568	475,545	435,029	395,022
3 Residential Small site - higher density (flats)	5	£540,795	817,959	773,378	729,306	685,742	642,687	600,139	558,099	516,568	475,545	435,029	395,022
4 Residential Small site - low density	10	£1,081,591	1,635,916	1,546,757	1,458,612	1,371,485	1,285,372	1,200,277	1,116,198	1,033,135	951,088	870,058	790,044
5 Residential Small site - medium density	10	£1,081,591	1,635,916	1,546,757	1,458,612	1,371,485	1,285,372	1,200,277	1,116,198	1,033,135	951,088	870,058	790,044
6 Residential Small site - higher density	10	£1,081,591	1,635,916	1,546,757	1,458,612	1,371,485	1,285,372	1,200,277	1,116,198	1,033,135	951,088	870,058	790,044
7 Residential Medium site - low density	25	£2,703,977	4,089,791	3,866,890	3,646,530	3,428,711	3,213,432	3,000,693	2,790,498	2,582,838	2,377,721	2,175,145	1,975,110
8 Residential Medium site - medium density	25	£2,703,977	4,089,791	3,866,890	3,646,530	3,428,711	3,213,432	3,000,693	2,790,498	2,582,838	2,377,721	2,175,145	1,975,110
9 Residential Medium site - higher density	25	£2,703,977	4,089,791	3,866,890	3,646,530	3,428,711	3,213,432	3,000,693	2,790,498	2,582,838	2,377,721	2,175,145	1,975,110
10 Residential Medium site - low density	50	£5,407,911	8,178,813	7,737,740	7,293,061	6,857,424	6,426,867	6,001,398	5,580,999	5,165,568	4,755,545	4,350,029	3,950,022
11 Residential Medium site - medium density	50	£5,407,911	8,178,813	7,737,740	7,293,061	6,857,424	6,426,867	6,001,398	5,580,999	5,165,568	4,755,545	4,350,029	3,950,022
12 Residential Medium site - higher density (flats)	50	£5,407,911	8,178,813	7,737,740	7,293,061	6,857,424	6,426,867	6,001,398	5,580,999	5,165,568	4,755,545	4,350,029	3,950,022
13 Residential Large site - low density	100	£10,815,822	16,358,332	15,475,480	14,592,612	13,709,745	12,826,878	11,944,011	11,061,144	10,178,277	9,295,410	8,412,543	7,529,676
14 Residential Large site - medium density	100	£10,815,822	16,358,332	15,475,480	14,592,612	13,709,745	12,826,878	11,944,011	11,061,144	10,178,277	9,295,410	8,412,543	7,529,676
15 Residential Large site - high density	100	£10,815,822	16,358,332	15,475,480	14,592,612	13,709,745	12,826,878	11,944,011	11,061,144	10,178,277	9,295,410	8,412,543	7,529,676
16 Residential Large site - low density	200	£21,631,644	32,716,664	30,950,960	29,185,224	27,419,490	25,653,756	23,888,022	22,122,288	20,356,554	18,590,820	16,825,086	15,059,352
17 Residential Large site - medium density	200	£21,631,644	32,716,664	30,950,960	29,185,224	27,419,490	25,653,756	23,888,022	22,122,288	20,356,554	18,590,820	16,825,086	15,059,352
18 Strategic scale site - low density	600	£87,359,253	131,035,435	124,406,426	117,777,417	111,148,408	104,519,400	97,890,391	91,261,383	84,632,374	78,003,366	71,374,357	64,745,349
19 Strategic scale site - medium density	600	£87,359,253	131,035,435	124,406,426	117,777,417	111,148,408	104,519,400	97,890,391	91,261,383	84,632,374	78,003,366	71,374,357	64,745,349
20 Strategic scale site - high density	600	£87,359,253	131,035,435	124,406,426	117,777,417	111,148,408	104,519,400	97,890,391	91,261,383	84,632,374	78,003,366	71,374,357	64,745,349
21 Strategic scale site - low density	2,000	£284,477,865	423,055,335	400,818,336	378,581,337	356,344,338	334,107,339	311,870,340	289,633,341	267,396,342	245,159,343	222,922,344	200,685,345
22 Strategic scale site - medium density	2,000	£284,477,865	423,055,335	400,818,336	378,581,337	356,344,338	334,107,339	311,870,340	289,633,341	267,396,342	245,159,343	222,922,344	200,685,345
23 Strategic scale site - high density with R&D	4,000	£568,955,730	846,110,670	801,636,672	757,162,674	712,688,676	668,214,678	623,740,680	579,266,682	534,792,684	490,318,686	445,844,688	401,370,690
24 Housing for Elderly (C3) - high density	40	£118,400	227,771	111,050	5,759	124,262	242,785	361,267	479,770	598,273	716,775	835,278	953,781
25 Housing for Elderly (C3) - high density	60	£175,600	271,646	100,498	71,730	245,490	419,250	593,010	766,770	940,531	1,114,292	1,288,052	1,461,812
26 Housing for Elderly (C2) extra care	70	£1,043,590	235,995	40,858	156,623	354,727	552,832	750,938	949,040	1,147,145	1,345,249	1,543,353	1,741,458
27 Retail (comparison)	-	£550,000	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£118,132	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284
29 Office	-	£118,132	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284
30 Office	-	£118,132	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284
31 Industrial (40% plot ratio)	-	£1,187,199	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926	853,926
32 Warehouse/logistics (50% plot ratio)	-	£2,236,265	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
33 Warehouse/logistics (60% plot ratio)	-	£2,236,265	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
34 Warehouse/logistics (70% plot ratio)	-	£2,236,265	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
35 Student housing development (medium density) 200 beds	-	£670,879	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
36 Student housing development (medium density) 250 beds	-	£670,879	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
37 Student housing development (medium density) 300 beds	-	£670,879	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311	10,723,311
38 Student housing development (high density) 200 beds	-	£520,25	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
39 Student housing development (high density) 250 beds	-	£520,25	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
40 Student housing development (high density) 300 beds	-	£520,25	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046	9,634,046
41 Hotel (100 rooms)	-	£335,440	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
42 Hotel (125 rooms)	-	£335,440	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
43 Hotel (150 rooms)	-	£335,440	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383	2,089,383
44 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
46 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
47 Community use	-	£57,792	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£57,792	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
49 Community use	-	£57,792	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
50 Community use	-	£57,792	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	817,959	773,378	729,306	685,742	642,687	600,139	558,099	516,568	475,545	435,029	395,022
2 Residential Small site - medium density	5	£354,963	825,884	781,252	737,127	693,510	650,433	607,803	565,711	524,127	483,051	442,454	402,425
3 Residential Small site - higher density (flats)	5	£399,390	360,635	327,022	293,812	261,005	228,600	196,597	164,997	133,799	103,004	72,611	42,620
4 Residential Small site - low density	10	£709,925	1,635,916	1,546,757	1,458,612	1,371,485	1,285,372	1,200,277	1,116,198	1,033,135	951,088	870,058	790,044
5 Residential Small site - medium density	10	£709,925	1,651,789	1,562,503	1,473,354	1,384,205	1,295,056	1,205,907	1,116,758	1,027,609	938,460	849,311	760,162
6 Residential Small site - higher density	10	£178,779	721,269	654,044	587,824	522,009	457,199	393,194	329,993	267,598	206,007	145,211	85,241
7 Residential Medium site - low density	25	£1,774,813	4,089,791	3,866,890	3,646,530	3,428,711	3,213,432	3,000,693	2,790,498	2,582,838	2,377,721	2,175,145	1,975,110
8 Residential Medium site - medium density	25	£1,774,813	3,660,113	3,447,997	3,236,316	3,031,077	2,826,259	2,623,884	2,424,943	2,226,436	2,031,366	1,838,726	1,645,515
9 Residential Medium site - higher density	25	£1,774,813	3,023,373	2,809,588	2,595,803	2,382,018	2,168,233	1,954,448	1,740,663	1,526,878	1,313,093	1,100,308	890,523
10 Residential Medium site - low density	50	£3,578,428	8,004,434	7,597,942	7,136,426	6,705,857	6,288,325	5,871,740	5,460,133	5,053,500	4,651,844	4,255,166	3,853,844
11 Residential Medium site - medium density	50	£3,758,428	8,081,191	7,644,192	7,172,170	6,739,125	6,303,056	5,865,963	5,433,848	5,001,769	4,574,548	4,137,362	3,695,153
12 Residential Medium site - higher density (flats)	50	£1,052,360	3,022,855	2,723,197	2,427,713	2,134,659	1,845,780	1,556,904	1,278,802	1,000,701	726,195	458,291	187,981
13 Residential Large site - low density	100	£7,586,060	16,987,865	16,033,895	15,080,378	14,126,794	13,288,566	12,456,590	11,630,369	10,809,369	9,991,969	9,186,162	8,384,171
14 Residential Large site - medium density	100	£7,586,060	15,941,025	14,984,571	14,029,117	13,073,663	12,118,209	11,162,754	10,207,300	9,251,846	8,296,392	7,340,938	6,385,484
15 Residential Large site - high density	100	£13,905,923	13,197,984	12,406,412	11,623,957	10,850,622	10,086,403	9,331,302	8,585,320	7,848,456	7,102,710	6,402,081	5,692,571
16 Residential Large site - low density	200	£18,235,250	29,725,445	28,050,840	26,396,720	24,769,711	23,142,788	21,544,958	19,966,223	18,406,561	16,860,033	15,340,378	13,842,218
17 Residential Large site - medium density	200	£12,788,567	23,278,567	22,003,367	20,728,167	19,452,967	18,177,767	16,902,567	15,627,367	14,352,167	13,076,967	11,801,767	10,526,567
18 Strategic scale site - low density	500	£57,340,002	124,973,555	120,913,659	116,853,763	112,793,867	108,733,971	104,674,075	100,614,179	96,554,283	92,494,387	88,434,491	84,374,595
19 Strategic scale site - medium density	500	£43,005,992	51,343,359	47,488,538	43,555,097	40,008,620	36,820,020	33,632,960	30,445,900	27,258,840	24,071,780	20,884,720	17,697,660
20 Strategic scale site - low density	2,000	£248,473,865	199,541,363	187,431,466	174,101,326	160,583,944	147,382,320	134,392,793	121,393,443	108,475,211	95,611,763	82,747,605	69,882,738
21 Strategic scale site - medium density	2,000	£198,473,865	169,610,671	172,225,360	157,945,462	143,665,564	129,385,666	115,105,768	100,825,870	86,545,972	72,266,074	57,986,176	43,706,278
22 Strategic scale site - low density	4,000	£592,124,788	437,114,071	411,621,363	387,114,655	362,607,947	338,101,239	313,594,531	289,087,823	264,581,115	240,074,407	215,567,699	191,060,991
23 Strategic scale site - medium density with R&D	4,000	£406,937,599	334,225,356	309,011,604	283,991,511	258,971,234	234,950,959	210,942,994	185,777,783	161,488,473	137,192,124	112,900,234	87,471,344
24 Housing for Elderly (C3) - high density	40	£771,605	227,771	111,050	-	5,759	-	124,282	-	242,765	-	381,267	-
25 Housing for Elderly (C3) - high density	40	£525,351	271,646	100,498	-	71,730	-	245,490	-	419,220	-	983,010	-
26 Housing for Elderly (C3) with extra care	70	£1,043,500	238,560	166,663	-	40,856	-	72,721	-	144,535	-	216,349	-
27 Retail (comparison)	-	£559,066	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412	3,670,412
28 Retail (convenience)	-	£2,236,265	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851	1,298,851
29 Office	-	£1,118,132	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284	599,284
30 Office	-	£1,677,190	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626	853,626
31 Industrial (40% plot ratio)	-	£2,226,265	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510	1,313,510
32 Warehouse/logistics (50% plot ratio)	-	£2,226,265	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220	1,684,220
33 Warehouse/logistics (60% plot ratio)	-	£2,226,265	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930	2,054,930
34 Student housing development (medium density) 250 beds	-	£10,721,371	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051
35 Student housing development (medium density) 200 beds	-	£9,832,134	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051	14,808,051
36 Student housing development (high density) 300 beds	-	£167,596	9,832,047	9,832,047	9,832,047	9,832,047	9,832,047	9,832,047	9,832,047	9,832,047	9,832,047	9,832,047	9,832,047
37 Student housing development (high density) 200 beds	-	£367,831	9,834,064	9,834,064	9,834,064	9,834,064	9,834,064	9,834,064	9,834,064	9,834,064	9,834,064	9,834,064	9,834,064
38 Student housing development (high density) 250 beds	-	£447,381	12,081,991	12,081,991	12,081,991	12,081,991	12,081,991	12,081,991	12,081,991	12,081,991	12,081,991	12,081,991	12,081,991
39 Student housing development (high density) 300 beds	-	£536,240	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735	14,535,735
40 Hotel (100 rooms)	-	£2,335,440	2,080,383	2,080,383	2,080,383	2,080,383	2,080,383	2,080,383	2,080,383	2,080,383	2,080,383	2,080,383	2,080,383
41 Hotel (125 rooms)	-	£2,335,440	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401	2,936,401
42 Hotel (150 rooms)	-	£2,335,440	3,386,135	3,386,135	3,386,135	3,386,135	3,386,135	3,386,135	3,386,135	3,386,135	3,386,135	3,386,135	3,386,135
43 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
44 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
45 Leisure use	-	£670,879	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265	95,265
46 Community use	-	£1,672,363	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698	71,698
47 Community use	-	£349,293	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644	46,644
48 Community use	-	£419,229	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589	21,589

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

BOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,960 psm		AH tenure		Rented 70%		SO 30%		Fst Hms 0%		Residual land values											
BENCHMARK LAND VALUE (SECONDARY OFFICES)		£3,407.011 PER HA																					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Residential Small site - low density	5	£540.795	873.378	825.680	778.527	731.916	685.862	640.332	595.357	550.926	507.040	463.699	420.802										
2 Residential Small site - medium density	5	£540.795	881.305	833.554	786.347	739.686	693.568	647.996	602.969	558.485	514.547	471.154	428.305										
3 Residential Small site - higher density (flats)	5	£151.423	407.743	371.479	335.650	300.253	265.290	230.761	196.666	163.004	129.778	96.980	64.619										
4 Residential Small site - low density	10	£1,081.591	1,746.759	1,651.360	1,557.052	1,463.834	1,371.704	1,280.664	1,190.713	1,101.852	1,014.080	927.398	841.805										
5 Residential Small site - medium density	10	£1,081.591	1,762.611	1,667.108	1,572.695	1,479.371	1,387.137	1,295.992	1,205.936	1,116.970	1,029.094	942.307	856.610										
6 Residential Small site - higher density	10	£302.645	715.485	742.959	671.299	600.506	530.581	461.523	393.331	326.007	259.561	192.960	129.238										
7 Residential Medium site - low density	25	£2,703.977	4,366.897	4,128.402	3,892.631	3,659.584	3,429.259	3,201.660	2,976.783	2,754.630	2,535.200	2,318.494	2,104.513										
8 Residential Medium site - medium density	25	£2,703.977	3,928.906	3,701.664	3,477.035	3,255.017	3,035.613	2,816.821	2,604.642	2,393.075	2,184.121	1,977.778	1,774.408										
9 Residential Medium site - higher density	25	£563.963	3,280.526	3,069.271	2,860.473	2,654.132	2,450.247	2,248.819	2,049.848	1,853.334	1,659.277	1,467.876	1,278.533										
10 Residential Medium site - low density	50	£5,407.911	8,544.391	8,077.514	7,615.968	7,159.758	6,708.880	6,263.335	5,823.125	5,388.247	4,958.702	4,534.491	4,115.613										
11 Residential Medium site - medium density	50	£5,407.911	8,621.149	8,153.764	7,691.713	7,234.995	6,783.610	6,337.559	5,896.841	5,461.457	5,031.405	4,606.687	4,187.302										
12 Residential Medium site - higher density (flats)	50	£1,603.289	3,469.510	3,146.264	2,826.714	2,509.517	2,196.210	1,886.794	1,581.269	1,279.632	981.886	688.031	398.060										
13 Residential Large site - low density	100	£12,167.896	16,751.003	15,835.810	14,931.070	14,036.784	13,152.951	12,279.572	11,416.645	10,564.172	9,722.153	8,890.588	8,069.475										
14 Residential Large site - medium density	100	£12,167.896	16,902.064	15,985.874	15,080.137	14,184.853	13,300.022	12,425.645	11,561.721	10,708.250	9,865.234	9,032.670	8,210.560										
15 Residential Large site - high density	100	£4,731.960	14,220.732	13,371.578	12,532.247	11,702.708	10,882.964	10,073.013	9,272.856	8,482.492	7,701.925	6,931.143	6,170.159										
16 Residential Large site - low density	200	£27,812.333	31,789.354	29,968.982	28,229.067	26,479.609	24,750.610	23,042.068	21,353.980	19,686.351	18,039.179	16,412.464	14,806.207										
17 Residential Large site - medium density	200	£19,468.633	28,535.873	26,820.946	25,143.640	23,476.954	21,809.888	20,202.442	18,594.616	17,006.411	15,437.825	13,886.859	12,359.513										
18 Strategic scale site - low density	600	£87,359.253	89,099.203	85,653.691	81,357.629	77,111.618	72,915.057	68,768.145	64,670.884	60,623.273	56,625.312	52,677.001	48,770.633										
19 Strategic scale site - medium density	600	£85,519.439	86,398.585	82,153.490	77,957.026	73,709.991	69,509.921	65,359.420	61,257.480	57,194.171	53,170.410	49,244.642	45,400.701										
20 Strategic scale site - low density	2,000	£378,556.761	217,884.579	202,054.436	186,405.164	170,936.765	155,649.237	140,542.581	125,616.797	110,871.885	96,307.844	81,883.766	67,628.185										
21 Strategic scale site - medium density	2,000	£283,917.571	204,738.939	189,276.666	173,991.527	158,833.524	143,952.656	129,188.922	114,622.324	100,198.585	85,824.105	71,627.368	57,908.371										
22 Strategic scale site - low density	4,000	£825,942.024	368,154.623	341,706.131	315,058.760	289,719.329	262,687.837	236,964.282	211,548.669	186,421.937	161,541.086	136,969.115	112,706.026										
23 Strategic scale site - medium density with R&D	4,000	£619,456.518	386,154.623	339,216.950	312,512.638	286,112.713	259,838.993	233,822.360	207,955.644	182,173.744	156,414.295	130,523.343	104,283.104										
24 Housing for Elderly (C3) - high density	40	£1,000.243	434.490	379.404	330.449	284.349	241.681	201.922	168.113	136.352	104.591	72.838	41.083										
25 Housing for Elderly (C2) extra care	70	£1,589.938	592.771	579.562	560.473	541.523	522.573	503.623	484.673	465.723	446.773	427.823	408.873										
26 Retail (comparison)	-	£851.753	3,670.412	3,670.412	3,670.412	3,670.412	3,670.412	3,670.412	3,670.412	3,670.412	3,670.412	3,670.412	3,670.412										
27 Retail (convenience)	-	£3,407.011	1,298.851	1,298.851	1,298.851	1,298.851	1,298.851	1,298.851	1,298.851	1,298.851	1,298.851	1,298.851	1,298.851										
28 Office	-	£1,703.305	569.284	569.284	569.284	569.284	569.284	569.284	569.284	569.284	569.284	569.284	569.284										
29 Office	-	£2,555.258	853.926	853.926	853.926	853.926	853.926	853.926	853.926	853.926	853.926	853.926	853.926										
30 Industrial (40% plot ratio)	-	£3,407.011	1,313.510	1,313.510	1,313.510	1,313.510	1,313.510	1,313.510	1,313.510	1,313.510	1,313.510	1,313.510	1,313.510										
32 Warehousing/logistics (50% plot ratio)	-	£3,407.011	1,684.220	1,684.220	1,684.220	1,684.220	1,684.220	1,684.220	1,684.220	1,684.220	1,684.220	1,684.220	1,684.220										
33 Warehousing/logistics (60% plot ratio)	-	£3,407.011	2,054.930	2,054.930	2,054.930	2,054.930	2,054.930	2,054.930	2,054.930	2,054.930	2,054.930	2,054.930	2,054.930										
34 Student housing development (medium density) 200 beds	-	£1,072.311	10,723.311	10,723.311	10,723.311	10,723.311	10,723.311	10,723.311	10,723.311	10,723.311	10,723.311	10,723.311	10,723.311										
35 Student housing development (medium density) 250 beds	-	£1,420.132	14,808.051	14,808.051	14,808.051	14,808.051	14,808.051	14,808.051	14,808.051	14,808.051	14,808.051	14,808.051	14,808.051										
36 Student housing development (medium density) 300 beds	-	£1,778.865	17,803.527	17,803.527	17,803.527	17,803.527	17,803.527	17,803.527	17,803.527	17,803.527	17,803.527	17,803.527	17,803.527										
37 Student housing development (high density) 200 beds	-	£545.166	9,634.046	9,634.046	9,634.046	9,634.046	9,634.046	9,634.046	9,634.046	9,634.046	9,634.046	9,634.046	9,634.046										
38 Student housing development (high density) 250 beds	-	£681.402	12,084.891	12,084.891	12,084.891	12,084.891	12,084.891	12,084.891	12,084.891	12,084.891	12,084.891	12,084.891	12,084.891										
39 Student housing development (high density) 300 beds	-	£816.954	14,535.735	14,535.735	14,535.735	14,535.735	14,535.735	14,535.735	14,535.735	14,535.735	14,535.735	14,535.735	14,535.735										
40 Hotel (100 rooms)	-	£511.052	2,089.383	2,089.383	2,089.383	2,089.383	2,089.383	2,089.383	2,089.383	2,089.383	2,089.383	2,089.383	2,089.383										
41 Hotel (125 rooms)	-	£511.052	2,936.401	2,936.401	2,936.401	2,936.401	2,936.401	2,936.401	2,936.401	2,936.401	2,936.401	2,936.401	2,936.401										
42 Hotel (150 rooms)	-	£511.052	3,896.355	3,896.355	3,896.355	3,896.355	3,896.355	3,896.355	3,896.355	3,896.355	3,896.355	3,896.355	3,896.355										
43 Leisure use	-	£1,072.311	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265										
44 Leisure use	-	£1,072.311	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265										
45 Leisure use	-	£1,072.311	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265	95.265										
46 Community use	-	£567.214	71.698	71.698	71.698	71.698	71.698	71.698	71.698	71.698	71.698	71.698	71.698										
47 Community use	-	£532.157	46.644	46.644	46.644	46.644	46.644	46.644	46.644	46.644	46.644	46.644	46.644										
48 Community use	-	£638.707	21.589	21.589	21.589	21.589	21.589	21.589	21.589	21.589	21.589	21.589	21.589										

Appendix 10 - Appraisal outputs – 25% First Homes, 52.5% social rent, 22.5% shared ownership (sensitivity)

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £4,750 psm

£3,407,011 PER HA

AH tenure

Rented 53%

SO 23%

Fst Hms 25%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£540,795	687,254	634,277	601,667	569,423	537,548	506,039	474,897	444,121	413,714	383,674	354,000	15%
2 Residential Small site - medium density	5	£540,795	675,180	642,151	609,488	577,192	545,264	513,703	482,509	451,681	421,221	391,128	361,402	20%
3 Residential Small site - higher density (flats)	5	£151,423	202,031	178,503	155,258	132,296	109,615	87,218	65,101	43,268	21,716	448	20,852	10%
4 Residential Small site - low density	10	£1,081,591	1,334,508	1,268,554	1,203,333	1,138,847	1,075,095	1,012,077	949,793	888,244	827,428	767,346	707,996	15%
5 Residential Small site - medium density	10	£1,081,591	1,350,360	1,284,301	1,218,976	1,154,385	1,090,528	1,027,405	965,017	903,362	842,442	782,257	722,804	20%
6 Residential Small site - higher density	10	£332,849	404,960	357,006	310,516	264,591	219,231	174,435	130,263	86,536	43,434	807	41,704	10%
7 Residential Medium site - low density	25	£2,703,977	3,336,271	3,171,384	3,008,334	2,847,117	2,687,737	2,530,193	2,374,462	2,220,698	2,068,570	1,918,366	1,769,996	15%
8 Residential Medium site - medium density	25	£2,703,977	3,336,271	3,171,384	3,008,334	2,847,117	2,687,737	2,530,193	2,374,462	2,220,698	2,068,570	1,918,366	1,769,996	15%
9 Residential Medium site - higher density	25	£963,963	2,250,891	2,108,479	1,967,699	1,828,551	1,691,035	1,555,151	1,420,898	1,288,276	1,157,289	1,027,932	900,207	45%
10 Residential Medium site - low density	50	£5,726,069	6,541,931	6,218,724	5,899,117	5,583,109	5,270,699	4,961,888	4,656,677	4,350,065	4,057,049	3,762,633	3,471,816	50%
11 Residential Medium site - medium density	50	£5,726,069	6,541,931	6,218,724	5,899,117	5,583,109	5,270,699	4,961,888	4,656,677	4,350,065	4,057,049	3,762,633	3,471,816	50%
12 Residential Medium site - higher density (flats)	50	£1,803,299	2,250,891	2,108,479	1,967,699	1,828,551	1,691,035	1,555,151	1,420,898	1,288,276	1,157,289	1,027,932	900,207	45%
13 Residential Large site - low density	100	£12,167,896	12,773,094	12,142,840	11,519,586	10,903,364	10,294,141	9,691,929	9,096,727	8,508,536	7,927,354	7,353,184	6,786,023	0%
14 Residential Large site - medium density	100	£12,167,896	12,773,094	12,142,840	11,519,586	10,903,364	10,294,141	9,691,929	9,096,727	8,508,536	7,927,354	7,353,184	6,786,023	0%
15 Residential Large site - high density	100	£4,751,960	12,237,288	11,600,667	10,980,568	10,360,469	9,740,370	9,120,271	8,500,172	7,880,073	7,259,974	6,639,875	6,019,776	50%
16 Residential Large site - low density	200	£27,812,333	28,153,712	27,291,563	26,429,414	25,567,265	24,705,116	23,842,967	22,980,818	22,118,669	21,256,520	20,394,371	19,532,222	50%
17 Residential Large site - medium density	200	£19,468,633	20,904,634	19,734,080	18,576,659	17,422,428	16,301,371	15,183,484	14,078,771	12,987,228	11,908,858	10,843,661	9,791,634	50%
18 Strategic scale site - low density	500	£87,359,253	41,423,228	38,407,547	35,425,432	32,476,882	29,561,897	26,680,477	23,832,621	21,018,336	18,237,603	15,490,442	12,776,845	50%
19 Strategic scale site - medium density	500	£85,519,439	37,792,948	34,860,235	31,960,303	29,093,151	26,258,779	23,457,188	20,688,377	17,962,346	15,249,096	12,578,625	9,940,936	50%
20 Strategic scale site - low density	2,000	£178,556,761	150,094,708	139,134,628	128,296,508	117,580,346	106,986,145	96,513,902	86,163,619	75,935,295	65,828,930	55,802,305	45,891,422	50%
21 Strategic scale site - medium density	2,000	£283,917,571	196,861,732	176,205,474	155,668,299	135,130,205	114,591,193	94,051,193	73,501,261	52,951,336	32,401,401	11,851,466	35,465,192	0%
22 Strategic scale site - low density	4,000	£625,942,024	252,432,145	233,851,463	215,477,402	197,309,962	179,322,895	161,509,986	143,804,339	126,505,924	109,314,741	92,286,275	75,428,742	45%
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	228,616,113	209,749,911	191,047,617	172,401,243	153,861,825	135,354,115	116,803,236	98,134,698	79,259,900	59,901,407	40,233,696	45%
24 Housing for Elderly (C3) - high density	40	£1,060,243	565,124	644,005	722,880	801,768	880,649	959,529	1,038,411	1,117,292	1,196,174	1,275,054	1,353,936	40%
25 Housing for Elderly (C2) extra care	60	£1,409,788	1,030,898	1,145,908	1,260,914	1,375,923	1,490,931	1,605,938	1,720,947	1,835,955	1,950,963	2,065,972	2,180,980	40%
26 Retail (comparison)	-	£861,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%
27 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	50%
28 Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	0%
29 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	0%
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	0%
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	0%
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	0%
34 Student housing development (medium density) 200 bc	-	£1,110,000	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%
35 Student housing development (medium density) 250 bc	-	£1,110,000	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%
36 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
37 Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	50%
38 Student housing development (high density) 300 beds	-	£916,422	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	50%
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
41 Hotel (125 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
42 Hotel (150 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
43 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	0%
44 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	0%
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	0%
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	0%
47 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	0%
48 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£354,963	687,254	634,277	601,667	569,423	537,548	506,039	474,897	444,121	413,714	383,674	354,000	45%
2 Residential Small site - medium density	5	£354,963	675,180	642,151	609,488	577,192	545,264	513,703	482,509	451,681	421,221	391,128	361,402	50%
3 Residential Small site - higher density (flats)	5	£99,390	202,031	178,503	155,258	132,296	109,615	87,218	65,101	43,268	21,716	448	20,852	20%
4 Residential Small site - low density	10	£709,925	1,334,508	1,268,554	1,203,333	1,138,847	1,075,095	1,012,077	949,793	888,244	827,428	767,346	707,996	45%
5 Residential Small site - medium density	10	£709,925	1,350,360	1,284,301	1,218,976	1,154,385	1,090,528	1,027,405	965,017	903,362	842,442	782,257	722,804	50%
6 Residential Small site - higher density	10	£198,779	404,960	357,006	310,516	264,591	219,231	174,435	130,263	86,536	43,434	807	41,704	20%
7 Residential Medium site - low density	25	£1,774,813	3,336,271	3,171,384	3,008,334	2,847,117	2,687,737	2,530,193	2,374,462	2,220,698	2,068,570	1,918,366	1,769,996	45%
8 Residential Medium site - medium density	25	£1,774,813	3,336,271	3,171,384	3,008,334	2,847,117	2,687,737	2,530,193	2,374,462	2,220,698	2,068,570	1,918,366	1,769,996	45%
9 Residential Medium site - higher density	25	£626,154	2,250,891	2,108,479	1,967,699	1,828,551	1,691,035	1,555,151	1,420,898	1,288,276	1,157,289	1,027,932	900,207	35%
10 Residential Medium site - low density	50	£3,758,428	6,541,931	6,218,724	5,899,117	5,583,109	5,270,699	4,961,888	4,656,677	4,350,065	4,057,049	3,762,633	3,471,816	45%
11 Residential Medium site - medium density	50	£3,758,428	6,541,931	6,218,724	5,899,117	5,583,109	5,270,699	4,961,888	4,656,677	4,350,065	4,057,049	3,762,633	3,471,816	45%
12 Residential Medium site - higher density (flats)	50	£1,052,360	2,250,891	2,108,479	1,967,699	1,828,551	1,691,035	1,555,151	1,420,898	1,288,276	1,157,289	1,027,932	900,207	45%
13 Residential Large site - low density	100	£7,886,660	12,773,094	12,142,840	11,519,586	10,903,364	10,294,141	9,691,929	9,096,727	8,508,536	7,927,354	7,353,184	6,786,023	10%
14 Residential Large site - medium density	100	£7,886,660	12,773,094	12,142,840	11,519,586	10,903,364	10,294,141	9,691,929	9,096,727	8,508,536	7,927,354	7,353,184	6,786,023	10%
15 Residential Large site - high density	100	£3,105,923	10,237,288	9,696,667	9,060,586	8,526,985	7,999,622	7,474,081	6,951,359	6,437,857	5,938,975	5,497,414	4,756,472	45%
16 Strategic scale site - low density	200	£1,825,357	24,133,717	22,913,363	21,687,220	20,474,698	19,275,948	18,091,879	16,924,429	15,784,623	14,671,719	13,582,424	12,519,323	20%
17 Residential Large site - medium density	200	£2,172,765	20,904,334	19,734,065	18,576,659	17,432,488	16,301,371	15,183,464	14,076,771	12,991,228	11,908,583	10,843,661	9,791,534	45%
18 Strategic scale site - low density	300	£57,340,123	411,422,368	38,407,347	35,423,432	32,476,852	29,567,867	26,680,477	23,832,621	21,018,320	18,233,603	15,440,442	12,776,846	10%
19 Strategic scale site - medium density	500	£434,005,092	3,792,942,398	3,486,020,235	3,190,303,393	2,903,051,151	2,628,779,779	2,345,487,138	2,068,637,737	1,792,246,958	1,524,940,199	1,258,625,925	9,940,393	45%
20 Strategic scale site - low density	2,000	£24,075,085	190,794,768	179,134,258	168,258,596	157,393,546	146,586,148	135,953,902	125,103,619	114,358,939	103,628,930	93,872,635	46,981,422	45%
21 Strategic scale site - medium density	2,000	£24,075,085	190,794,768	179,134,258	168,258,596	157,393,546	146,586,148	135,953,902	125,103,619	114,358,939	103,628,930	93,872,635	46,981,422	45%
22 Strategic scale site - low density	4,000	£542,124,796	252,432,145	233,651,483	215,477,402	197,309,962	179,332,855	161,509,085	143,904,339	126,505,924	109,314,741	92,286,275	75,428,742	45%
23 Strategic scale site - medium density with R&D	4,000	£406,593,028	228,616,113	209,749,911	191,047,617	172,401,243	153,861,825	135,354,115	116,803,238	98,134,698	79,259,300	59,901,407	40,233,363	45%
24 Housing for Elderly (C3) - high density	40	£715,605	565,124	544,005	522,888	501,768	480,640	459,520	438,401	417,282	396,163	375,044	353,936	45%
25 Housing for Elderly (C3) - high density	60	£625,351	515,889	503,698	481,506	460,314	439,123	417,932	396,741	375,550	354,359	333,168	311,977	45%
26 Housing for Elderly (C2) extra care	70	£1,043,535	1,147,073	1,271,728	1,406,088	1,539,448	1,672,808	1,806,168	1,939,528	2,072,888	2,206,248	2,339,608	2,472,968	45%
27 Retail (convenience)	2	£559,065	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	45%
28 Retail (convenience)	2	£236,265	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	45%
29 Office	2	£1,118,132	1,886,904	1,886,904	1,886,904	1,886,904	1,886,904	1,886,904	1,886,904	1,886,904	1,886,904	1,886,904	1,886,904	45%
30 Office	2	£677,199	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	45%
31 Industrial (40% plot ratio)	2	£22,236,265	80,261	80,261	80,261	80,261	80,261	80,261	80,261	80,261	80,261	80,261	80,261	45%
32 Warehousing/logistics (50% plot ratio)	2	£22,236,265	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	45%
33 Warehousing/logistics (60% plot ratio)	2	£22,236,265	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	45%
34 Student housing development (medium density) 200 beds	2	£670,879	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	45%
35 Student housing development (medium density) 300 beds	2	£932,134	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	45%
36 Student housing development (medium density) 400 beds	2	£1,167,598	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	45%
37 Student housing development (high density) 200 beds	2	£367,831	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	45%
38 Student housing development (high density) 250 beds	2	£447,253	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	45%
39 Student housing development (high density) 300 beds	2	£536,126	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	45%
40 Hotel (100 rooms)	2	£335,440	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	45%
41 Hotel (125 rooms)	2	£335,440	1,588,474	1,588,474	1,588,474	1,588,474	1,588,474	1,588,474	1,588,474	1,588,474	1,588,474	1,588,474	1,588,474	45%
42 Hotel (150 rooms)	2	£335,440	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	45%
43 Leisure use	2	£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	45%
44 Leisure use	2	£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	45%
45 Leisure use	2	£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	45%
46 Community use	2	£372,303	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	45%
47 Community use	2	£349,229	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	45%
48 Community use	2	£419,229	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	45%

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £4,901 pcm

EH tenure

Rented 53%

SO 23%

Fst Hms 25%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	733,391	697,130	661,275	625,825	590,780	556,139	521,903	488,073	454,647	421,627	389,011
2 Residential Small site - medium density	5	£540,795	741,317	705,004	669,096	633,594	598,496	563,803	529,515	495,632	462,155	429,062	396,413
3 Residential Small site - higher density (flats)	5	£151,423	258,246	231,928	205,925	180,237	154,863	129,802	105,058	80,626	56,510	32,709	9,221
4 Residential Small site - low density	10	£1,081,591	1,466,781	1,394,261	1,322,550	1,251,650	1,181,559	1,112,279	1,043,807	976,146	909,295	843,253	778,021
5 Residential Small site - medium density	10	£1,081,591	1,482,633	1,410,008	1,338,193	1,267,187	1,196,992	1,127,006	1,059,031	991,265	924,309	858,162	792,826
6 Residential Small site - higher density	10	£392,949	516,492	483,657	451,851	420,043	388,235	356,427	324,619	292,811	261,003	229,195	197,387
7 Residential Medium site - low density	25	£2,703,977	3,666,952	3,485,652	3,306,376	3,129,125	2,953,898	2,780,696	2,609,518	2,440,365	2,273,237	2,108,133	1,945,054
8 Residential Medium site - medium density	25	£2,703,977	3,219,453	3,047,913	2,878,306	2,710,633	2,544,896	2,381,091	2,216,222	2,059,289	1,901,285	1,745,217	1,591,083
9 Residential Medium site - higher density	25	£963,963	2,557,764	2,400,119	2,244,283	2,090,253	1,938,032	1,787,618	1,639,011	1,492,211	1,347,219	1,204,035	1,062,658
10 Residential Medium site - low density	50	£5,726,069	7,186,294	6,831,092	6,479,898	6,132,611	5,789,322	5,450,000	5,126,677	4,803,354	4,489,942	4,176,529	3,863,116
11 Residential Medium site - medium density	50	£5,726,069	7,263,942	6,907,343	6,555,612	6,207,849	5,864,053	5,524,224	5,188,363	4,856,470	4,528,544	4,204,586	3,884,596
12 Residential Medium site - higher density (flats)	50	£1,803,299	2,014,820	1,783,495	1,554,941	1,329,163	1,109,155	885,922	668,461	453,774	241,860	32,718	176,300
13 Residential Large site - low density	100	£12,167,896	14,051,052	13,357,357	12,671,403	11,993,191	11,322,721	10,659,992	10,005,006	9,357,760	8,718,257	8,086,495	7,462,475
14 Residential Large site - medium density	100	£12,167,896	14,204,419	13,509,711	12,822,744	12,143,519	11,472,036	10,808,295	10,152,295	9,504,036	8,863,520	8,230,746	7,605,713
15 Residential Large site - high density	100	£4,731,960	11,457,740	10,820,531	10,190,541	9,567,770	8,952,217	8,343,882	7,742,765	7,148,867	6,562,187	5,982,725	5,410,482
16 Residential Large site - low density	200	£27,812,333	22,617,139	25,254,698	23,907,479	22,575,480	21,258,703	19,957,147	18,670,814	17,399,701	16,143,810	14,903,140	13,677,693
17 Residential Large site - medium density	200	£19,468,633	23,294,154	22,004,981	20,730,308	19,470,195	18,224,621	16,993,586	15,777,091	14,575,134	13,387,718	12,214,840	11,056,501
18 Strategic scale site - low density	500	£87,359,253	47,431,520	44,126,863	40,859,121	37,628,293	34,429,168	31,261,353	28,130,564	25,036,802	21,980,064	18,960,353	15,977,667
19 Strategic scale site - medium density	500	£85,519,439	43,746,594	40,521,244	37,328,987	34,172,919	31,053,041	27,969,351	24,921,852	21,910,541	18,935,420	15,996,488	13,093,745
20 Strategic scale site - low density	2,000	£278,556,761	172,102,652	160,080,292	148,185,313	136,308,786	124,746,849	113,229,500	101,846,741	90,598,571	79,484,960	68,505,968	57,661,595
21 Strategic scale site - medium density	2,000	£283,917,571	168,598,147	146,862,699	135,258,772	123,786,369	112,445,486	101,236,125	90,158,288	79,211,971	68,397,177	57,684,652	47,077,644
22 Strategic scale site - low density	4,000	£625,942,024	290,278,252	269,818,431	249,586,893	229,583,639	209,808,669	190,261,982	170,943,578	151,853,457	132,921,052	114,217,473	95,742,965
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	287,528,073	246,906,085	226,461,984	206,151,901	185,980,867	165,853,499	145,768,294	125,707,398	105,520,035	85,031,167	63,990,030
24 Housing for Elderly (C3) - high density	40	£1,060,243	314,710	404,400	494,171	583,900	673,630	763,359	853,089	942,820	1,032,549	1,122,279	1,212,006
25 Housing for Elderly (C3) - high density	60	£1,409,798	542,834	674,006	805,177	936,349	1,067,520	1,198,692	1,329,863	1,461,035	1,592,206	1,723,378	1,854,550
26 Housing for Elderly (C2) extra care	70	£1,589,038	715,111	864,187	1,013,263	1,162,340	1,311,416	1,460,493	1,609,570	1,758,646	1,907,723	2,056,799	2,205,875
27 Retail (comparison)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
28 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
29 Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904
30 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
34 Student housing development (medium density) 200 bc	-	£1,111,000	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
35 Student housing development (medium density) 250 bc	-	£1,111,000	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
36 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625
37 Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
38 Student housing development (high density) 300 beds	-	£536,226	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41 Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47 Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

Max AH

25%

30%

35%

40%

45%

50%

55%

60%

65%

70%

75%

80%

85%

90%

95%

100%

105%

110%

115%

120%

125%

130%

135%

140%

145%

150%

155%

160%

165%

170%

175%

180%

185%

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195%

200%

205%

210%

215%

220%

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350%

355%

360%

365%

370%

375%

380%

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,053 per m

£3,407,011 PER HA

AH tenure

Rented 53%

SO 23%

Frst Hms 25%

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£540,795	799,526	799,984	720,883	682,226	644,012	606,240	568,910	532,024	495,581	459,578	424,022	
2 Residential Small site - medium density	5	£540,795	807,452	767,857	726,705	689,995	651,728	613,904	576,522	539,583	503,088	467,035	431,424	
3 Residential Small site - higher density (flats)	5	£151,423	314,461	285,354	256,593	228,176	200,110	172,388	145,014	117,988	91,303	64,969	38,980	
4 Residential Small site - low density	10	£1,081,591	1,590,054	1,519,988	1,441,768	1,364,453	1,288,023	1,212,480	1,137,821	1,064,049	991,162	919,160	848,044	
5 Residential Small site - medium density	10	£1,081,591	1,614,905	1,535,714	1,457,409	1,379,980	1,303,456	1,227,807	1,153,044	1,079,167	1,006,175	934,069	862,948	
6 Residential Small site - higher density	10	£332,849	628,924	570,707	513,185	456,356	400,219	344,777	290,027	235,970	182,608	129,938	77,961	
7 Residential Medium site - low density	25	£2,703,977	3,997,634	3,799,920	3,604,419	3,411,131	3,220,058	3,031,199	2,844,563	2,660,121	2,477,904	2,297,899	2,120,109	
8 Residential Medium site - medium density	25	£2,703,977	3,540,214	3,352,752	3,167,408	2,984,180	2,803,071	2,624,080	2,447,206	2,272,450	2,099,811	1,929,290	1,760,886	
9 Residential Medium site - higher density	25	£953,963	2,864,636	2,691,760	2,520,866	2,351,956	2,185,028	2,020,085	1,857,128	1,696,148	1,537,160	1,380,138	1,225,109	
10 Residential Medium site - low density	50	£5,726,069	7,830,636	7,443,459	7,060,619	6,682,114	6,307,946	5,938,113	5,572,617	5,211,453	4,854,530	4,502,147	4,153,965	
11 Residential Medium site - medium density	50	£5,726,069	7,907,395	7,519,711	7,136,362	6,757,351	6,382,675	6,012,337	5,646,334	5,284,667	4,927,337	4,574,343	4,225,685	
12 Residential Medium site - higher density (flats)	50	£1,803,299	2,551,320	2,293,752	2,038,851	1,787,031	1,538,201	1,292,862	1,050,053	810,554	574,135	340,797	110,930	
13 Residential Large site - low density	100	£12,167,896	15,482,371	14,571,874	13,823,211	13,083,019	12,351,301	11,628,056	10,913,284	10,206,985	9,509,159	8,819,806	8,138,926	
14 Residential Large site - medium density	100	£12,167,896	15,482,378	14,724,228	13,974,552	13,233,347	12,500,616	11,776,359	11,060,573	10,353,252	9,654,422	8,964,059	8,281,937	
15 Residential Large site - high density	100	£4,731,960	12,678,191	11,980,396	11,290,517	10,606,555	9,934,510	9,268,383	8,610,171	7,959,876	7,317,498	6,683,037	6,056,493	
16 Residential Large site - low density	200	£27,812,333	29,080,561	27,595,833	26,127,736	24,676,270	23,241,436	21,823,232	20,421,660	19,036,718	17,668,408	16,316,728	14,981,680	
17 Residential Large site - medium density	200	£19,468,633	25,883,673	24,275,883	22,863,959	21,507,962	20,147,872	18,803,688	17,475,411	16,163,040	14,866,577	13,586,020	12,321,370	
18 Strategic scale site - low density	500	£87,359,253	53,422,741	49,620,682	46,258,928	42,737,533	39,256,482	35,815,774	32,415,409	29,055,273	25,722,525	22,430,264	19,178,490	
19 Strategic scale site - medium density	500	£85,519,439	49,647,917	46,137,096	42,865,736	39,233,837	35,841,399	32,481,514	29,155,325	25,868,736	22,621,744	19,414,350	16,246,555	
20 Strategic scale site - low density	2,000	£178,556,781	193,992,347	180,883,260	167,920,964	155,105,457	142,436,740	129,914,814	117,529,963	105,261,848	93,141,049	81,167,471	69,341,112	
21 Strategic scale site - medium density	2,000	£283,917,571	180,212,354	167,437,574	154,806,348	142,318,679	129,939,779	117,700,989	105,606,162	93,655,298	81,848,396	70,185,456	58,666,479	
22 Strategic scale site - low density	4,000	£626,942,024	327,870,328	305,591,995	283,562,997	261,783,334	240,253,007	218,929,016	197,839,765	177,000,499	156,411,158	136,071,762	115,931,857	
23 Strategic scale site - medium density with R&D	4,000	£199,456,518	306,092,199	283,666,163	261,491,154	239,474,561	217,623,593	195,882,830	174,263,100	152,683,045	131,061,754	109,318,786	87,207,532	
24 Housing for Elderly (C3) - high density	40	£1,090,243	64,298	164,875	265,454	386,033	466,611	567,189	667,768	768,349	869,925	969,504	1,070,981	
25 Housing for Elderly (C3) - high density	60	£1,049,789	189,779	317,114	464,449	611,783	759,119	906,453	1,053,788	1,201,122	1,348,468	1,495,792	1,643,127	
26 Housing for Elderly (C2) extra care	70	£1,589,038	282,847	450,654	618,461	786,268	954,074	1,121,881	1,289,680	1,457,495	1,625,302	1,793,108	1,960,916	
27 Retail (comparison)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	
28 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	
29 Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	
30 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	
34 Student housing development (medium density) 200 bc	-	£1,803,299	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	
35 Student housing development (medium density) 250 bc	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	
36 Student housing development (medium density) 300 bc	-	£1,778,865	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	
37 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	
38 Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	
39 Student housing development (high density) 300 beds	-	£536,954	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	
41 Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	
47 Community use	-	£532,167	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	
48 Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£354,963	799,526	759,984	720,883	682,226	644,012	606,240	568,910	532,024	495,581	459,578	424,022	
2 Residential Small site - medium density	5	£354,963	807,452	767,857	726,705	689,995	651,728	613,904	576,522	539,583	503,088	467,035	431,424	
3 Residential Small site - higher density (flats)	5	£99,390	314,461	285,354	256,593	228,176	200,110	172,388	145,014	117,988	91,303	64,969	38,980	
4 Residential Small site - low density	10	£709,925	1,590,054	1,519,984	1,441,768	1,364,453	1,288,023	1,212,480	1,137,821	1,064,049	991,162	919,160	848,044	
5 Residential Small site - medium density	10	£709,925	1,614,905	1,535,714	1,457,409	1,379,980	1,303,456	1,227,807	1,153,044	1,079,167	1,006,175	934,069	862,948	
6 Residential Small site - higher density	10	£198,779	628,924	570,707	513,185	456,356	400,219	344,777	290,027	235,970	182,608	129,938	77,961	
7 Residential Medium site - low density	25	£1,774,813	3,997,634	3,799,920	3,604,419	3,411,131	3,220,058	3,031,199	2,844,563	2,660,121	2,477,904	2,297,899	2,120,109	
8 Residential Medium site - medium density	25	£1,774,813	3,540,214	3,352,752	3,167,408	2,984,180	2,803,071	2,624,080	2,447,206	2,272,450	2,099,811	1,929,290	1,760,886	
9 Residential Medium site - higher density	25	£626,154	2,864,636	2,691,760	2,520,866	2,351,956	2,185,028	2,020,085	1,857,124	1,696,145	1,537,150	1,380,138	1,225,109	
10 Residential Medium site - low density	50	£3,758,428	7,830,636	7,443,459	7,060,619	6,682,114	6,307,946	5,938,113	5,572,617	5,211,459	4,854,634	4,502,147	4,153,965	
11 Residential Medium site - medium density	50	£3,758,428	7,907,286	7,519,711	7,136,382	6,757,301	6,378,219	6,002,937	5,632,354	5,261,969	4,907,337	4,551,834	4,225,695	
12 Residential Medium site - higher density (flats)	50	£1,052,372	2,263,752	2,093,127	1,928,502	1,768,877	1,614,252	1,460,627	1,305,002	1,149,377	993,752	838,127	682,502	
13 Residential Large site - low density	100	£7,986,660	15,329,011	14,571,874	13,823,211	13,083,019	12,351,301	11,628,056	10,913,294	10,206,995	9,509,159	8,819,806	8,138,326	
14 Residential Large site - medium density	100	£7,986,660	15,482,378	14,724,228	13,974,552	13,233,347	12,500,616	11,776,390	11,053,652	10,330,915	9,608,178	8,885,441	8,281,937	
15 Residential Large site - high density	100	£3,103,923	12,678,191	11,980,396	11,290,517	10,606,555	9,934,510	9,268,385	8,610,171	7,969,876	7,317,495	6,683,037	6,056,493	
16 Residential Large site - low density	200	£18,525,233	29,680,361	27,596,633	26,127,736	24,676,270	23,241,436	21,823,232	20,421,660	19,036,718	17,668,408	16,320,698	15,000,000	
17 Residential Large site - medium density	200	£12,747,863	21,276,883	20,225,863	19,174,843	18,123,823	17,072,803	16,021,783	14,970,763	13,919,743	12,868,723	11,817,703	10,766,683	
18 Strategic scale site - low density	500	£597,340,123	532,442,741	49,620,602	46,258,326	42,757,333	39,256,452	35,815,774	32,415,409	29,055,273	25,722,525	22,404,264	19,178,409	
19 Strategic scale site - medium density	500	£443,005,002	40,947,917	46,137,090	42,605,376	39,133,637	35,641,399	32,148,514	28,655,329	25,160,735	21,667,540	19,174,350	16,246,555	
20 Strategic scale site - low density	2,000	£248,473,005	180,892,347	180,893,260	187,020,984	195,105,497	143,746,740	139,914,814	117,529,683	105,261,846	93,144,919	81,107,471	69,341,121	
21 Strategic scale site - medium density	2,000	£185,397,121	167,437,514	167,437,514	168,603,719	174,680,924	180,763,129	186,845,334	192,927,539	199,009,744	205,091,949	211,174,154	217,256,359	
22 Strategic scale site - low density	4,000	£542,174,796	597,670,350	593,091,965	583,592,997	571,763,334	560,253,077	548,029,610	535,806,143	523,582,676	511,359,209	500,135,742	488,912,275	
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	306,092,199	283,665,163	261,141,154	239,474,561	217,623,501	195,882,830	174,263,150	152,683,405	131,061,754	109,318,786	87,207,532	
24 Housing for Elderly (C3) - high density	40	£715,605	64,298	64,298	263,454	366,033	466,611	567,189	667,768	768,340	868,925	969,504	1,070,081	
25 Housing for Elderly (C3) - high density	60	£925,351	169,719	171,174	464,449	611,793	759,119	906,453	1,053,788	1,201,122	1,348,458	1,495,792	1,643,127	
26 Housing for Elderly (C3) - extra care	70	£1,043,535	262,847	262,847	618,465	768,288	917,112	1,065,936	1,214,760	1,363,584	1,512,408	1,661,232	1,810,056	
27 Retail (convenience)		£559,066	2,962,363	2,962,363	2,962,363	2,962,363	2,962,363	2,962,363	2,962,363	2,962,363	2,962,363	2,962,363	2,962,363	
28 Retail (convenience)		£2,236,265	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	
29 Office		£1,118,132	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	
30 Office		£1,677,199	2,800,396	2,800,396	2,800,396	2,800,396	2,800,396	2,800,396	2,800,396	2,800,396	2,800,396	2,800,396	2,800,396	
31 Warehouse/logistics (40% plot ratio)		£2,236,265	800,681	800,681	800,681	800,681	800,681	800,681	800,681	800,681	800,681	800,681	800,681	
32 Warehouse/logistics (50% plot ratio)		£2,236,265	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	
33 Warehouse/logistics (60% plot ratio)		£2,236,265	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	
34 Student housing development (medium density) 200 beds		£970,879	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	
35 Student housing development (medium density) 250 beds		£932,134	13,514,767	13,514,767	13,514,767	13,514,767	13,514,767	13,514,767	13,514,767	13,514,767	13,514,767	13,514,767	13,514,767	
36 Student housing development (high density) 200 beds		£1,167,550	16,011,589	16,011,589	16,011,589	16,011,589	16,011,589	16,011,589	16,011,589	16,011,589	16,011,589	16,011,589	16,011,589	
37 Student housing development (high density) 200 beds		£387,811	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	
38 Student housing development (high density) 250 beds		£447,253	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	
39 Student housing development (high density) 300 beds		£536,128	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	
40 Hotel (100 rooms)		£335,440	1,512,709	1,512,709	1,512,709	1,512,709	1,512,709	1,512,709	1,512,709	1,512,709	1,512,709	1,512,709	1,512,709	
41 Hotel (120 rooms)		£345,448	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	
42 Hotel (150 rooms)		£335,440	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	
43 Leisure use		£970,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	
44 Leisure use		£970,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	
45 Leisure use		£970,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	
46 Community use		£372,303	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	
47 Community use		£349,293	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	
48 Community use		£419,229	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	885,863	822,838	780,492	738,628	697,244	656,341	615,918	575,975	536,514	497,533	458,032
2 Residential Small site - medium density	5	£540,795	873,589	830,711	788,514	746,396	704,960	664,004	623,529	583,534	544,021	504,987	466,435
3 Residential Small site - higher density (flats)	5	£151,423	370,678	338,779	307,260	276,119	245,357	214,974	184,969	155,344	126,097	97,229	68,740
4 Residential Small site - low density	10	£1,081,591	1,731,326	1,645,674	1,560,984	1,477,255	1,394,487	1,312,681	1,231,638	1,151,951	1,073,028	995,067	918,068
5 Residential Small site - medium density	10	£1,081,591	1,747,178	1,681,421	1,576,626	1,462,730	1,409,920	1,328,009	1,247,059	1,167,070	1,088,042	1,009,976	932,971
6 Residential Small site - higher density	10	£282,945	741,356	677,558	614,520	552,238	490,714	429,947	369,939	310,688	252,194	194,458	137,479
7 Residential Medium site - low density	25	£2,703,977	4,328,315	4,114,186	3,902,461	3,693,139	3,486,219	3,281,702	3,079,588	2,879,877	2,682,570	2,487,666	2,295,164
8 Residential Medium site - medium density	25	£2,703,977	3,860,975	3,657,591	3,456,508	3,257,727	3,061,247	2,867,068	2,675,189	2,485,613	2,298,337	2,113,363	1,930,690
9 Residential Medium site - higher density	25	£963,963	3,171,508	2,983,399	2,797,449	2,613,658	2,432,025	2,252,552	2,079,236	1,900,079	1,727,081	1,556,241	1,387,561
10 Residential Medium site - low density	50	£5,726,069	8,474,989	8,055,827	7,641,399	7,231,616	6,826,586	6,426,226	6,030,589	5,639,655	5,253,427	4,871,263	4,495,085
11 Residential Medium site - medium density	50	£5,726,069	8,551,748	8,132,077	7,717,113	7,306,854	6,901,299	6,500,449	6,104,305	5,712,865	5,326,129	4,944,100	4,566,775
12 Residential Medium site - higher density (flats)	50	£1,803,299	3,088,644	2,804,009	2,522,760	2,244,500	1,970,427	1,699,342	1,431,643	1,167,334	906,411	648,876	394,728
13 Residential Large site - low density	100	£12,167,896	16,606,971	15,786,392	14,975,017	14,172,848	13,379,881	12,586,120	11,820,697	11,054,466	10,297,455	9,549,666	8,811,097
14 Residential Large site - medium density	100	£12,167,896	16,760,337	15,938,745	15,126,358	14,322,782	13,527,891	12,742,222	11,965,773	11,198,544	10,440,536	9,691,749	8,952,182
15 Residential Large site - high density	100	£4,313,960	13,898,641	13,140,260	12,390,493	11,649,341	10,916,805	10,192,883	9,477,577	8,770,886	8,072,811	7,383,350	6,702,504
16 Residential Large site - low density	200	£27,812,333	31,543,984	29,936,969	28,347,994	26,777,061	25,224,168	23,689,316	22,172,505	20,673,734	19,193,005	17,730,316	16,285,667
17 Residential Large site - medium density	200	£19,468,633	28,073,192	26,546,764	25,037,610	23,545,728	22,071,123	20,613,790	19,173,731	17,750,947	16,345,437	14,957,200	13,586,237
18 Strategic scale site - low density	500	£87,359,253	59,413,963	55,514,462	51,658,731	47,846,773	44,078,585	40,354,168	36,673,523	33,036,650	29,443,547	25,894,218	22,379,312
19 Strategic scale site - medium density	500	£95,519,439	55,540,270	51,745,488	47,984,544	44,298,438	40,591,170	36,958,740	33,369,148	29,822,393	26,306,067	22,832,212	19,399,366
20 Strategic scale site - low density	2,000	£178,556,781	215,852,042	201,686,228	187,649,731	173,772,551	160,054,689	146,496,144	133,096,916	119,857,006	106,776,412	93,828,944	81,020,620
21 Strategic scale site - medium density	2,000	£283,917,571	201,773,703	187,928,497	174,239,185	160,705,767	147,328,243	134,106,614	121,040,880	108,098,625	95,299,614	82,657,007	70,170,803
22 Strategic scale site - low density	4,000	£626,942,024	385,445,509	341,301,602	317,428,535	293,626,309	270,494,924	247,434,378	224,644,673	202,125,808	179,830,695	157,785,459	136,011,830
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	344,291,523	320,120,693	296,221,104	272,451,924	248,930,001	225,537,257	202,329,201	179,213,433	156,128,106	132,966,733	109,640,504
24 Housing for Elderly (C3) - high density	40	£1,960,267	183,319	73,566	36,739	18,166	259,593	371,019	482,446	593,873	705,300	816,727	928,185
25 Housing for Elderly (C3) - high density	60	£1,409,788	200,222	39,180	12,730	287,218	450,716	614,214	777,713	941,211	1,104,709	1,268,207	1,431,705
26 Housing for Elderly (C2) extra care	70	£1,589,038	147,170	37,122	223,659	410,196	596,733	783,270	969,807	1,156,345	1,342,882	1,529,419	1,715,956
27 Retail (comparison)	-	£261,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
28 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
29 Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904
30 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
34 Student housing development (medium density) 200 be	-	£1,002,965	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
35 Student housing development (medium density) 250 be	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767
36 Student housing development (medium density) 300 be	-	£1,778,865	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
37 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625
38 Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
39 Student housing development (high density) 300 beds	-	£816,154	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41 Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47 Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

Max AH

35%

40%

45%

50%

55%

60%

65%

70%

75%

80%

85%

90%

95%

100%

105%

110%

115%

120%

125%

130%

135%

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160%

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375%

380%

385%

390%

395%

400%

405%

410%

415%

420%

425%

430%

435%

440%

445%

450%

455%

460%

465%

470%

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,355 pcm

AH tenure

Rented 53%

SO 23%

Fst Hms 25%

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - low density	5	£540,795	831,800	885,691	840,101	795,029	750,476	706,441	662,925	619,926	577,448	535,486	494,044	50%
2	Residential Small site - medium density	5	£540,795	936,725	893,564	847,921	802,798	758,192	714,105	670,537	627,486	584,954	542,941	501,446	45%
3	Residential Small site - higher density (flats)	5	£151,423	426,893	392,205	357,927	324,060	290,604	257,559	224,925	192,702	160,880	129,489	98,499	40%
4	Residential Small site - low density	10	£1,081,591	1,863,598	1,771,382	1,680,201	1,590,058	1,500,952	1,412,882	1,325,840	1,239,854	1,154,884	1,070,972	988,088	40%
5	Residential Small site - medium density	10	£1,081,591	1,879,450	1,787,129	1,695,844	1,605,596	1,516,385	1,426,210	1,341,072	1,254,972	1,169,809	1,085,683	1,002,593	40%
6	Residential Small site - higher density	10	£392,849	853,787	784,409	715,854	648,120	515,119	449,851	385,405	321,780	258,979	196,998	166,998	40%
7	Residential Medium site - low density	25	£2,703,977	4,658,996	4,428,454	4,200,504	3,975,145	3,752,379	3,532,204	3,314,624	3,099,633	2,887,236	2,677,432	2,470,219	40%
8	Residential Medium site - medium density	25	£2,703,977	4,181,736	3,962,431	3,745,609	3,531,273	3,319,422	3,110,056	2,903,173	2,698,777	2,496,864	2,297,437	2,100,493	30%
9	Residential Medium site - higher density	25	£953,963	3,478,381	3,275,040	3,074,033	2,875,381	2,679,022	2,485,019	2,293,348	2,104,013	1,917,011	1,732,345	1,550,011	50%
10	Residential Medium site - low density	50	£5,726,069	9,637,286	8,968,194	8,222,120	7,781,119	7,345,192	6,914,338	6,488,558	6,067,855	5,652,219	5,241,660	4,836,175	35%
11	Residential Medium site - medium density	50	£5,726,069	9,196,100	8,744,445	8,297,863	7,856,356	7,419,922	6,988,562	6,562,274	6,141,062	5,724,922	5,313,856	4,907,864	35%
12	Residential Medium site - higher density (flats)	50	£1,803,299	3,623,524	3,314,048	3,006,669	2,702,768	2,402,563	2,106,052	1,813,235	1,524,114	1,238,687	958,954	678,917	30%
13	Residential Large site - low density	100	£12,167,896	17,877,860	16,993,455	16,118,995	15,254,481	14,389,912	13,555,287	12,720,608	11,895,874	11,081,085	10,276,240	9,481,341	30%
14	Residential Large site - medium density	100	£12,167,896	18,028,921	17,143,518	16,268,062	15,402,550	14,548,982	13,701,360	12,865,683	12,039,952	11,224,165	10,418,323	9,622,427	30%
15	Residential Large site - high density	100	£4,313,960	15,119,052	14,300,123	13,490,469	12,690,127	11,899,098	11,117,384	10,344,983	9,581,896	8,828,122	8,083,662	7,348,514	30%
16	Residential Large site - low density	200	£27,812,333	34,007,406	32,278,104	30,568,252	28,877,851	27,206,901	25,555,401	23,923,360	22,310,751	20,717,601	19,143,903	17,589,655	15%
17	Residential Large site - medium density	200	£19,468,633	30,482,712	28,817,666	27,191,259	25,583,496	23,994,373	22,423,892	20,872,051	19,338,853	17,824,296	16,328,380	14,851,105	30%
18	Strategic scale site - low density	500	£87,359,253	85,405,184	81,208,260	77,058,537	72,908,023	68,800,688	64,822,683	60,931,638	57,017,913	53,151,387	49,322,061	45,559,036	0%
19	Strategic scale site - medium density	500	£85,519,439	81,450,623	77,353,880	73,259,352	69,209,039	65,209,039	61,249,039	57,363,390	53,743,938	49,797,000	46,243,676	42,552,175	0%
20	Strategic scale site - low density	2,000	£178,556,761	237,771,737	222,489,106	207,378,499	192,439,646	177,672,638	163,077,475	148,654,155	134,402,681	120,323,050	106,415,264	92,679,320	0%
21	Strategic scale site - medium density	2,000	£283,917,571	223,335,053	208,419,420	193,672,020	179,092,855	164,681,923	150,439,225	136,364,760	122,458,529	108,720,532	95,128,559	81,675,128	0%
22	Strategic scale site - low density	4,000	£625,942,024	402,847,485	376,892,128	351,228,595	325,656,867	300,736,840	275,896,743	251,348,991	227,093,585	203,130,526	179,459,812	156,041,347	0%
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	382,272,128	356,358,381	330,646,455	305,165,011	279,965,784	254,890,079	230,056,538	205,361,894	180,750,782	156,189,049	131,492,647	0%
24	Housing for Elderly (C3) - high density	40	£1,060,243	429,969	309,531	189,093	88,635	52,573	174,849	287,125	419,401	541,677	683,952	786,226	0%
25	Housing for Elderly (C3) - high density	60	£1,409,788	567,670	390,708	213,748	36,786	142,315	321,975	501,637	681,299	860,960	1,040,622	1,220,283	0%
26	Housing for Elderly (C2) extra care	70	£1,589,038	572,937	370,754	168,572	34,123	239,391	444,658	649,026	855,193	1,060,460	1,265,728	1,470,995	0%
27	Retail (comparison)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%
28	Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	0%
29	Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	0%
30	Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	0%
31	Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	0%
32	Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	0%
33	Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	0%
34	Student housing development (medium density) 200 bc	-	£1,002,965	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%
35	Student housing development (medium density) 250 bc	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	50%
36	Student housing development (medium density) 300 bc	-	£1,778,865	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	50%
37	Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
38	Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	50%
39	Student housing development (high density) 300 beds	-	£816,146	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	50%
40	Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
41	Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	50%
42	Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	50%
43	Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	0%
44	Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	0%
45	Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	0%
46	Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	0%
47	Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	0%
48	Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

			Residual land values												
Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£354,963	831,800	885,691	840,101	795,029	750,476	706,441	662,925	619,926	577,448	535,486	494,044	452,602
2	Residential Small site - medium density	5	£354,963	930,725	893,564	847,921	802,798	758,192	714,105	670,537	627,486	584,954	542,941	501,446	460,004
3	Residential Small site - higher density (flats)	5	£99,390	426,893	392,205	357,927	324,060	290,604	257,559	224,925	192,702	160,880	129,489	98,499	67,500
4	Residential Small site - low density	10	£709,925	1,863,598	1,771,382	1,680,201	1,590,058	1,500,952	1,412,882	1,325,840	1,239,854	1,154,884	1,070,972	988,088	905,204
5	Residential Small site - medium density	10	£709,925	1,879,450	1,787,129	1,695,844	1,605,596	1,516,385	1,426,210	1,341,072	1,254,972	1,169,809	1,085,683	1,002,593	920,509
6	Residential Small site - higher density	10	£1,774,813	853,787	784,409	715,854	648,120	581,209	515,119	449,851	385,405	321,780	258,979	196,998	135,000
7	Residential Medium site - low density	25	£1,774,813	4,658,996	4,428,454	4,200,504	3,975,145	3,752,379	3,532,204	3,314,624	3,099,633	2,887,236	2,677,432	2,470,219	2,268,006
8	Residential Medium site - medium density	25	£1,774,813	4,181,736	3,962,431	3,745,609	3,531,273	3,319,422	3,110,056	2,903,173	2,698,777	2,496,864	2,297,437	2,100,493	1,903,549
9	Residential Medium site - higher density	25	£526,154	3,478,381	3,275,040	3,074,033	2,875,381	2,679,022	2,485,019	2,293,348	2,104,013	1,917,011	1,732,345	1,550,011	1,367,676
10	Residential Medium site - low density	50	£3,758,428	9,196,100	8,744,445	8,297,863	7,856,356	7,415,249	6,974,142	6,533,035	6,091,928	5,650,821	5,209,714	4,768,607	4,327,500
11	Residential Medium site - medium density	50	£3,758,428	9,196,100	8,744,445	8,297,863	7,856,356	7,415,249	6,974,142	6,533,035	6,091,928	5,650,821	5,209,714	4,768,607	4,327,500
12	Residential Medium site - higher density (flats)	50	£1,052,360	3,623,524	3,314,048	3,006,689	2,702,768	2,402,563	2,106,052	1,813,235	1,524,114	1,238,667	954,954	678,017	399,080
13	Residential Large site - low density	100	£7,986,660	17,877,860	16,993,455	16,118,995	15,254,481	14,399,912	13,555,287	12,720,608	11,896,874	11,081,085	10,276,240	9,481,341	8,702,442
14	Residential Large site - medium density	100	£7,986,660	16,808,421	15,747,518	14,698,562	13,650,550	12,614,982	11,591,360	10,585,683	9,598,022	8,622,365	7,667,708	6,733,051	5,822,427
15	Residential Large site - high density	100	£1,305,495	15,193,924	14,300,123	13,406,322	12,512,521	11,618,720	10,724,919	9,831,118	8,937,317	8,043,516	7,149,715	6,255,914	5,362,113
16	Residential Large site - low density	200	£1,855,223	34,007,406	32,275,104	30,548,252	28,827,851	27,206,901	25,586,401	23,965,451	22,344,501	20,723,551	19,102,601	17,481,651	15,860,701
17	Residential Large site - medium density	200	£1,277,876	30,482,112	28,817,566	27,161,259	25,583,494	23,996,733	22,423,972	20,852,015	19,280,058	17,708,101	16,136,144	14,564,187	12,992,230
18	Strategic scale site - low density	500	£57,340,123	85,405,184	81,208,260	77,058,537	72,952,013	68,900,688	64,892,563	60,931,638	57,017,013	53,145,387	49,327,012	45,558,636	41,839,261
19	Strategic scale site - medium density	500	£65,005,092	100,469,623	97,353,689	94,332,352	91,309,015	88,285,678	85,262,341	82,239,004	79,215,667	76,192,330	73,168,993	70,145,656	67,122,319
20	Strategic scale site - low density	2,000	£247,477,388	377,771,127	362,523,857	347,276,586	332,029,315	316,782,044	301,534,773	286,287,502	271,040,231	255,792,960	240,545,689	225,298,418	210,051,147
21	Strategic scale site - medium density	2,000	£186,355,359	223,336,563	208,419,420	193,672,250	179,092,085	164,511,923	150,429,525	136,347,660	122,265,792	108,183,924	94,102,056	80,020,188	65,938,320
22	Strategic scale site - low density	4,000	£542,124,796	402,847,865	376,822,851	352,228,955	328,856,867	305,484,779	282,112,691	258,740,603	235,368,515	211,996,427	188,624,339	165,252,251	141,880,163
23	Strategic scale site - medium density with R&D	4,000	£504,593,597	387,272,126	358,358,321	330,646,455	305,165,011	279,695,784	254,890,072	230,096,538	205,301,894	180,750,782	156,199,049	131,492,620	106,789,191
24	Housing for Elderly (C2) - high density	40	£715,605	429,969	399,531	369,093	338,655	308,217	277,780	247,343	216,906	186,469	156,032	125,595	95,158
25	Housing for Elderly (C2) - high density	320	£3,361,782	5,667,470	5,348,783	5,030,096	4,711,409	4,392,722	4,074,035	3,755,348	3,436,661	3,117,974	2,800,287	2,481,599	2,162,912
26	Housing for Elderly (C2) extra care	70	£1,043,500	572,937	530,754	488,572	446,390	404,208	362,026	319,844	277,662	235,480	193,298	151,116	108,934
27	Retail (comparison)		£559,066	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
28	Retail (convenience)		£2,226,205	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493	1,061,493
29	Office		£1,118,132	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994	1,865,994
30	Office		£2,400,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558	2,800,558
31	Industrial (40% plot ratio)		£2,226,205	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661
32	Warehousing/logistics (50% plot ratio)		£2,226,205	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
33	Warehousing/logistics (60% plot ratio)		£2,226,205	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
34	Student housing development (medium density) 200 beds		£670,879	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298	9,637,298
35	Student housing development (medium density) 250 beds		£832,113	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761	13,314,761
36	Student housing development (medium density) 300 beds		£1,167,596	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
37	Student housing development (high density) 200 beds		£3,689,831	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626	8,656,626
38	Student housing development (high density) 250 beds		£4,247,253	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
39	Student housing development (high density) 300 beds		£5,929,222	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802	13,687,802
40	Hotel (100 rooms)		£335,440	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41	Hotel (125 rooms)		£335,440	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42	Hotel (150 rooms)		£335,440	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43	Leisure use		£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44	Leisure use		£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45	Leisure use		£670,879	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46	Community use		£372,303	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47	Community use		£349,293	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48	Community use		£419,229	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,500 psm

AH tenure

Rented 53%

SO 23%

Frst Hms 25%

£3,407,011 PER HA

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	997,935	948,544	899,709	851,430	803,707	756,542	709,931	663,878	618,381	573,446	528,054
2 Residential Small site - medium density	5	£540,795	1,005,861	956,417	907,530	859,199	811,424	764,206	717,543	671,437	625,887	580,894	536,457
3 Residential Small site - higher density (flats)	5	£1,451,423	483,110	445,630	408,594	372,001	335,852	300,145	264,882	230,061	195,684	161,750	128,258
4 Residential Small site - low density	10	£1,081,591	1,995,872	1,897,089	1,799,418	1,702,861	1,607,416	1,513,083	1,419,864	1,327,756	1,236,761	1,146,879	1,058,110
5 Residential Small site - medium density	10	£1,081,591	2,011,723	1,912,835	1,815,061	1,718,398	1,622,849	1,528,411	1,435,087	1,342,875	1,251,776	1,161,788	1,072,915
6 Residential Small site - higher density	10	£2,022,945	966,218	891,290	817,189	744,003	671,704	600,290	529,763	460,122	391,367	323,499	256,516
7 Residential Medium site - low density	25	£2,703,977	4,989,678	4,742,721	4,498,546	4,257,151	4,018,539	3,782,708	3,549,658	3,319,390	3,091,903	2,867,198	2,645,274
8 Residential Medium site - medium density	25	£2,703,977	4,502,497	4,267,269	4,034,711	3,804,820	3,577,598	3,353,043	3,131,157	2,911,940	2,695,391	2,481,510	2,270,297
9 Residential Medium site - higher density	25	£953,963	3,785,253	3,566,679	3,350,616	3,137,063	2,926,019	2,717,486	2,511,461	2,307,947	2,106,943	1,908,447	1,712,482
10 Residential Medium site - low density	50	£5,726,069	9,763,695	9,280,561	8,802,871	8,330,621	7,863,816	7,402,450	6,946,529	6,496,049	6,051,012	5,611,417	5,177,285
11 Residential Medium site - medium density	50	£5,726,069	9,840,453	9,356,812	8,876,614	8,405,859	7,938,545	7,476,674	7,020,245	6,569,259	6,123,714	5,683,613	5,248,954
12 Residential Medium site - higher density (flats)	50	£1,803,299	4,153,848	3,818,047	3,486,222	3,158,374	2,834,502	2,512,762	2,194,826	1,880,893	1,570,962	1,265,033	963,106
13 Residential Large site - low density	100	£12,167,896	19,144,004	18,196,750	17,260,165	16,334,249	15,419,002	14,514,426	13,620,518	12,737,281	11,864,713	11,002,815	10,151,586
14 Residential Large site - medium density	100	£12,167,896	19,296,066	18,346,813	17,409,231	16,482,318	15,566,073	14,660,499	13,765,594	12,881,359	12,007,794	11,144,898	10,292,671
15 Residential Large site - high density	100	£4,731,960	16,339,543	15,459,988	14,590,444	13,730,913	12,881,393	12,041,885	11,212,390	10,392,905	9,583,434	8,783,973	7,994,525
16 Residential Large site - low density	200	£27,812,333	36,470,828	34,619,240	32,768,511	30,978,643	29,189,633	27,421,485	25,674,196	23,947,768	22,242,199	20,557,490	18,883,642
17 Residential Large site - medium density	200	£19,468,633	32,852,232	31,088,566	29,344,910	27,621,263	25,917,624	24,233,994	22,570,372	20,920,750	19,303,155	17,699,560	16,115,972
18 Strategic scale site - low density	500	£87,359,253	71,396,405	66,902,060	62,458,342	58,065,252	53,722,790	49,430,957	45,189,753	40,999,178	36,899,228	32,769,908	28,731,216
19 Strategic scale site - medium density	500	£95,519,439	67,351,976	62,962,272	58,622,161	54,331,641	50,090,713	45,899,377	41,767,634	37,665,482	33,622,922	29,629,955	25,686,579
20 Strategic scale site - low density	2,000	£178,556,761	259,573,583	243,237,022	227,084,508	211,106,740	195,290,587	179,658,805	164,211,394	148,948,355	133,869,688	118,975,392	104,265,488
21 Strategic scale site - medium density	2,000	£283,917,571	244,896,403	228,910,343	213,104,857	197,479,943	182,035,602	166,771,835	151,688,640	136,786,018	122,063,970	107,522,494	93,161,591
22 Strategic scale site - low density	4,000	£626,942,024	400,183,680	412,374,732	384,878,957	357,696,353	330,826,921	304,270,683	278,027,575	252,061,382	226,383,267	201,019,023	175,968,631
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	420,125,344	392,341,617	364,860,855	337,693,196	310,717,696	284,013,104	257,513,641	231,245,572	205,072,295	179,013,030	152,946,617
24 Housing for Elderly (C3) - high density	40	£1,062,203	676,619	645,495	614,372	583,248	552,124	521,001	490,877	460,753	430,629	400,505	370,381
25 Housing for Elderly (C3) - high density	60	£1,409,798	935,118	742,237	549,355	356,473	163,592	29,737	225,562	421,386	617,211	813,036	1,008,861
26 Housing for Elderly (C2) extra care	70	£1,589,038	998,703	778,072	567,441	358,610	116,178	106,047	330,045	554,042	778,040	1,002,038	1,226,036
27 Retail (comparison)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
28 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
29 Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904
30 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
34 Student housing development (medium density) 200 bc	-	£1,002,962	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
35 Student housing development (medium density) 250 bc	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767
36 Student housing development (medium density) 300 bc	-	£1,778,865	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
37 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625
38 Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
39 Student housing development (high density) 300 beds	-	£816,622	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41 Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47 Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

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BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	1,064,072	1,011,388	959,518	907,831	856,939	806,642	756,339	707,829	659,314	611,393	564,066
2 Residential Small site - medium density	5	£540,795	1,071,998	1,019,272	967,138	915,601	864,656	814,306	764,550	715,388	666,821	618,848	571,468
3 Residential Small site - higher density (flats)	5	£151,423	539,325	499,055	459,262	419,942	381,099	342,731	304,838	267,420	230,477	194,010	158,018
4 Residential Small site - low density	10	£1,081,591	2,128,144	2,022,795	1,918,635	1,815,684	1,713,880	1,613,285	1,513,877	1,415,659	1,318,628	1,222,786	1,128,132
5 Residential Small site - medium density	10	£1,081,591	2,143,995	2,038,542	1,934,277	1,831,201	1,729,313	1,628,612	1,526,101	1,430,778	1,333,642	1,237,695	1,142,937
6 Residential Small site - higher density	10	£392,889	1,078,650	998,111	918,523	839,885	762,198	685,461	609,675	534,839	460,954	388,020	316,036
7 Residential Medium site - low density	25	£2,703,977	5,320,359	5,056,588	4,796,588	4,539,159	4,284,699	4,033,211	3,784,694	3,539,146	3,296,570	3,056,965	2,820,329
8 Residential Medium site - medium density	25	£2,703,977	4,823,258	4,472,109	4,123,812	3,775,367	3,426,774	3,078,032	2,729,574	2,381,120	2,032,666	1,684,212	1,335,758
9 Residential Medium site - higher density	25	£963,963	4,092,125	3,868,320	3,627,200	3,386,765	3,147,015	2,906,952	2,667,270	2,427,588	2,187,906	1,948,224	1,708,542
10 Residential Medium site - low density	50	£5,726,069	10,498,048	9,892,828	9,363,621	8,860,124	8,382,438	7,904,499	7,426,216	6,947,456	6,468,804	5,991,174	5,518,354
11 Residential Medium site - medium density	50	£5,726,069	10,484,806	9,889,180	9,359,365	8,855,361	8,357,168	7,864,786	7,478,216	6,997,456	6,522,507	6,053,370	5,590,444
12 Residential Medium site - higher density (flats)	50	£1,803,299	4,684,172	4,322,047	3,964,200	3,610,633	3,261,347	2,916,340	2,575,612	2,237,672	1,903,238	1,573,113	1,247,296
13 Residential Large site - low density	100	£12,167,896	20,410,149	19,400,044	18,401,333	17,414,016	16,438,093	15,473,564	14,520,430	13,578,688	12,648,342	11,729,389	10,821,830
14 Residential Large site - medium density	100	£12,167,896	20,561,211	19,550,108	18,550,399	17,562,085	16,585,165	15,619,638	14,665,506	13,722,767	12,791,422	11,871,472	10,962,916
15 Residential Large site - high density	100	£4,731,960	17,559,995	16,619,852	15,690,419	14,771,699	13,863,686	12,966,386	12,079,796	11,203,915	10,338,745	9,484,286	8,640,537
16 Residential Large site - low density	200	£27,812,333	38,934,251	36,960,375	35,008,769	33,079,433	31,172,366	29,287,570	27,425,042	25,584,784	23,766,796	21,971,078	20,197,629
17 Residential Large site - medium density	200	£19,468,633	35,241,751	33,359,468	31,468,561	29,569,029	27,640,875	25,694,095	23,768,892	21,854,665	20,782,015	19,070,740	17,350,841
18 Strategic scale site - low density	500	£87,359,253	77,387,627	72,595,858	67,858,146	63,174,491	58,544,893	53,969,352	49,447,868	44,980,439	40,567,068	36,207,754	31,902,496
19 Strategic scale site - medium density	500	£87,359,253	77,387,627	72,595,858	67,858,146	63,174,491	58,544,893	53,969,352	49,447,868	44,980,439	40,567,068	36,207,754	31,902,496
20 Strategic scale site - high density	500	£27,812,333	38,934,251	36,960,375	35,008,769	33,079,433	31,172,366	29,287,570	27,425,042	25,584,784	23,766,796	21,971,078	20,197,629
21 Strategic scale site - low density	2,000	£283,917,571	266,328,565	249,309,869	232,483,697	215,850,050	199,389,282	183,104,445	167,012,520	151,113,508	135,407,408	119,894,220	104,573,944
22 Strategic scale site - low density	4,000	£626,942,024	477,519,895	447,857,337	418,529,317	389,535,838	360,876,899	332,552,499	304,562,639	276,907,317	249,586,536	222,578,234	195,855,818
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	457,687,035	428,163,341	398,972,217	369,981,214	341,311,558	312,944,760	284,767,646	256,866,923	229,155,465	201,566,793	174,067,864
24 Housing for Elderly (C3) - high density	40	£1,080,243	2,143,995	2,022,795	1,918,635	1,815,684	1,713,880	1,613,285	1,513,877	1,415,659	1,318,628	1,222,786	1,128,132
25 Housing for Elderly (C2) extra care	70	£1,080,243	2,143,995	2,022,795	1,918,635	1,815,684	1,713,880	1,613,285	1,513,877	1,415,659	1,318,628	1,222,786	1,128,132
26 Retail (comparison)	-	£81,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
27 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
28 Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904
29 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356
30 Office	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661
31 Industrial (40% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
33 Student housing development (medium density) 200 bc	-	£1,080,243	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
34 Student housing development (medium density) 250 bc	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767
35 Student housing development (medium density) 300 bc	-	£1,778,865	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
36 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625
37 Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
38 Student housing development (high density) 300 beds	-	£816,154	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41 Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47 Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

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BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	1,130,208	1,074,251	1,018,826	964,233	910,172	856,743	803,946	751,780	700,247	649,346	599,077
2 Residential Small site - medium density	5	£540,795	1,138,134	1,082,125	1,026,747	972,001	917,889	864,407	811,558	759,340	707,754	656,801	606,478
3 Residential Small site - higher density (flats)	5	£151,423	595,541	552,481	509,929	467,884	426,346	385,316	344,793	304,778	265,271	226,270	187,778
4 Residential Small site - low density	10	£1,081,591	2,260,416	2,148,502	2,037,853	1,928,466	1,820,344	1,713,466	1,607,891	1,503,561	1,400,495	1,298,693	1,198,154
5 Residential Small site - medium density	10	£1,081,591	2,276,267	2,164,249	2,053,494	1,944,004	1,835,777	1,728,814	1,623,115	1,518,680	1,415,509	1,313,602	1,212,959
6 Residential Small site - higher density	10	£32,889	1,191,082	1,104,962	1,019,858	935,767	852,692	770,632	689,587	609,556	530,541	452,540	375,554
7 Residential Medium site - low density	25	£2,703,977	5,651,040	5,371,256	5,094,631	4,821,165	4,550,860	4,283,714	4,019,729	3,758,902	3,501,237	3,246,731	2,995,365
8 Residential Medium site - medium density	25	£2,703,977	5,144,018	4,876,948	4,612,914	4,351,913	4,093,949	3,839,020	3,587,126	3,338,267	3,092,444	2,849,656	2,609,904
9 Residential Medium site - higher density	25	£93,963	4,398,997	4,149,959	3,903,783	3,660,467	3,420,012	3,182,419	2,947,686	2,718,814	2,496,803	2,260,654	2,037,365
10 Residential Medium site - low density	50	£5,726,069	11,052,401	10,505,296	9,964,371	9,429,627	8,901,060	8,378,675	7,862,469	7,352,444	6,848,597	6,350,930	5,859,444
11 Residential Medium site - medium density	50	£5,726,069	11,129,159	10,581,548	10,040,115	9,504,863	8,975,791	8,452,899	7,936,186	7,425,653	6,921,300	6,423,127	5,931,133
12 Residential Medium site - higher density (flats)	50	£1,803,299	5,214,496	4,826,045	4,442,178	4,062,893	3,688,192	3,318,073	2,952,538	2,591,585	2,235,217	1,881,911	1,531,485
13 Residential Large site - low density	100	£12,167,896	21,676,296	20,603,339	19,542,502	18,493,784	17,457,184	16,432,703	15,420,341	14,420,096	13,431,971	12,455,964	11,492,075
14 Residential Large site - medium density	100	£12,167,896	21,827,356	20,753,403	19,691,569	18,641,853	17,604,255	16,578,777	15,565,416	14,564,174	13,575,051	12,598,046	11,633,160
15 Residential Large site - high density	100	£4,731,960	18,769,319	17,769,536	16,761,156	15,804,177	14,838,598	13,884,420	12,941,643	12,010,256	11,090,291	10,181,717	9,284,543
16 Residential Large site - low density	200	£27,812,333	41,397,673	39,301,511	37,229,027	35,180,224	33,155,098	31,153,654	29,175,888	27,221,801	25,291,393	23,384,666	21,501,617
17 Residential Large site - medium density	200	£19,468,633	37,631,271	35,630,369	33,652,211	31,696,796	29,764,125	27,854,198	25,967,012	24,102,571	22,260,874	20,441,919	18,645,709
18 Strategic scale site - low density	500	£87,359,253	83,378,173	78,289,658	73,257,952	68,283,731	63,369,998	58,507,746	53,705,982	48,961,702	44,274,908	39,645,600	35,073,775
19 Strategic scale site - medium density	500	£87,359,253	83,378,173	78,289,658	73,257,952	68,283,731	63,369,998	58,507,746	53,705,982	48,961,702	44,274,908	39,645,600	35,073,775
20 Strategic scale site - low density	2,000	£178,556,761	303,059,020	284,563,720	266,277,354	248,109,920	230,331,418	212,671,849	195,221,212	177,979,508	160,946,736	144,095,649	127,437,759
21 Strategic scale site - medium density	2,000	£283,917,571	287,745,142	269,663,268	251,786,173	234,113,859	216,646,326	199,383,572	182,325,598	165,440,998	148,750,846	132,265,946	115,986,297
22 Strategic scale site - low density	4,000	£626,942,024	514,673,714	483,209,748	452,101,165	421,347,965	390,834,335	361,097,702	331,097,702	301,716,975	272,692,155	244,023,242	215,710,237
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	495,234,016	463,860,557	432,825,888	402,145,858	371,784,479	341,656,174	311,884,319	282,305,899	253,016,163	223,905,471	194,912,321
24 Housing for Elderly (C3) - high density	40	£1,062,207	1,670,016	1,445,293	1,220,571	995,848	771,126	546,404	321,681	98,959	129,714	357,865	586,016
25 Housing for Elderly (C2) extra care	70	£1,043,590	1,842,840	1,588,115	1,333,384	1,077,650	820,121	562,592	305,063	47,535	213,199	474,657	736,115
26 Retail (comparison)	-	£262,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
27 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
28 Office	-	£1,703,505	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904
29 Office	-	£2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356
30 Office	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661
31 Industrial (40% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
33 Student housing development (medium density) 200 be	-	£1,002,960	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
34 Student housing development (medium density) 250 be	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767
35 Student housing development (medium density) 300 be	-	£1,778,865	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
36 Student housing development (medium density) 350 be	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625
37 Student housing development (high density) 200 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
38 Student housing development (high density) 250 beds	-	£316,146	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
39 Student housing development (high density) 300 beds	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
40 Hotel (100 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
41 Hotel (125 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47 Community use	-	£532,167	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

Max AH

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	1,130,208	1,074,251	1,018,826	964,233	910,172	856,743	803,946	751,780	700,247	649,346	599,077
2 Residential Small site - medium density	5	£354,963	1,138,134	1,082,125	1,026,747	972,001	917,889	864,407	811,558	759,340	707,754	656,801	606,478
3 Residential Small site - higher density (flats)	5	£99,360	595,541	552,481	509,929	467,884	426,346	385,316	344,793	304,778	265,271	226,270	187,778
4 Residential Small site - low density	10	£709,925	2,260,416	2,148,502	2,037,853	1,928,466	1,820,344	1,713,466	1,607,891	1,503,561	1,400,495	1,298,693	1,198,154
5 Residential Small site - medium density	10	£709,925	2,276,267	2,164,249	2,053,494	1,944,004	1,835,777	1,728,814	1,623,115	1,518,680	1,415,509	1,313,602	1,212,959
6 Residential Small site - higher density	10	£198,779	1,191,082	1,104,962	1,019,858	935,767	852,692	770,632	689,587	609,556	530,541	452,540	375,554
7 Residential Medium site - low density	25	£1,774,813	5,651,040	5,371,256	5,094,631	4,821,165	4,550,860	4,283,714	4,019,729	3,758,902	3,501,237	3,246,731	2,995,365
8 Residential Medium site - medium density	25	£1,774,813	5,144,018	4,876,948	4,612,914	4,351,913	4,093,949	3,839,020	3,587,126	3,338,267	3,092,444	2,849,656	2,609,904
9 Residential Medium site - higher density	25	£326,154	4,398,997	4,149,959	3,903,783	3,660,467	3,420,012	3,182,419	2,947,686	2,718,814	2,496,803	2,260,654	2,037,365
10 Residential Medium site - low density	50	£3,758,428	11,052,401	10,505,296	9,964,371	9,429,627	8,901,060	8,378,675	7,862,469	7,352,444	6,848,597	6,350,930	5,859,444
11 Residential Medium site - medium density	50	£3,758,428	11,129,159	10,581,548	10,040,115	9,504,863	8,975,791	8,452,899	7,936,186	7,425,653	6,921,300	6,423,127	5,931,133
12 Residential Medium site - higher density (flats)	50	£1,052,360	5,214,496	4,826,045	4,442,178	4,062,893	3,688,192	3,318,073	2,952,538	2,591,585	2,235,217	1,881,911	1,531,485
13 Residential Large site - low density	100	£7,886,660	21,676,296	20,603,339	19,542,502	18,493,784	17,457,184	16,432,703	15,420,341	14,420,096	13,431,971	12,455,964	11,492,075
14 Residential Large site - medium density	100	£7,886,660	21,827,356	20,753,403	19,691,558	18,641,853	17,604,255	16,578,777	15,565,416	14,564,174	13,575,051	12,598,046	11,633,160
15 Residential Large site - high density	100	£3,105,923	18,789,318	17,769,536	16,781,156	15,804,177	14,838,598	13,894,420	12,963,643	12,010,266	11,090,291	10,181,717	9,284,543
16 Residential Large site - low density	200	£16,235,223	41,387,633	39,301,511	37,229,027	35,182,234	33,155,998	31,153,664	29,178,589	27,221,801	25,291,383	23,384,666	21,501,617
17 Residential Large site - medium density	200	£17,776,881	44,530,360	42,330,369	40,124,378	37,912,387	35,704,123	33,502,147	31,314,972	29,149,292	27,004,514	24,879,736	22,779,958
18 Strategic scale site - low density	500	£57,340,123	83,578,173	78,289,658	73,257,952	68,283,731	63,356,996	58,507,748	53,705,962	49,061,702	44,542,908	40,248,600	35,073,778
19 Strategic scale site - medium density	500	£43,005,092	79,154,683	74,179,056	69,299,777	64,396,843	59,590,253	54,840,014	50,146,118	45,508,572	40,927,367	36,402,511	31,934,400
20 Strategic scale site - low density	2,000	£244,773,865	303,059,620	284,763,120	266,277,344	248,199,920	230,331,418	212,671,689	195,221,322	177,978,526	160,746,736	144,595,849	127,737,728
21 Strategic scale site - medium density	2,000	£196,355,399	247,705,458	229,693,285	211,706,173	194,119,538	176,648,364	159,883,572	142,325,339	125,894,646	109,750,945	93,265,265	76,985,292
22 Strategic scale site - low density	4,000	£542,124,738	694,637,714	654,943,746	614,454,148	574,165,866	534,127,486	494,342,866	454,814,286	415,549,746	376,519,716	337,843,126	299,210,222
23 Strategic scale site - medium density with R&D	4,000	£406,593,567	496,234,016	463,860,597	432,855,826	402,145,858	371,784,470	341,656,174	311,984,319	282,305,899	253,016,163	223,905,163	194,921,321
24 Housing for Elderly (C3) - high density	40	£715,605	1,169,918	1,017,423	864,929	712,344	589,839	467,444	354,961	262,455	203,803	150,625	90,447
25 Housing for Elderly (C3) - high density	60	£926,351	1,670,016	1,445,293	1,220,571	995,848	771,126	546,404	321,961	96,959	129,174	357,805	388,018
26 Housing for Elderly (C2) extra care	70	£1,043,580	1,842,646	1,588,115	1,333,394	1,077,493	820,121	562,832	305,892	129,832	129,832	129,832	129,832
27 Retail (convenience)	2	£236,205	2,862,363	2,162,383	1,601,493	1,001,493	632,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
28 Retail (convenience)	2	£236,205	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
29 Office	4	£1,118,132	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904
30 Office	4	£1,677,199	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356
31 Industrial (40% plot ratio)	2	£236,205	800,661	800,661	800,661	800,661	800,661	800,661	800,661	800,661	800,661	800,661	800,661
32 Warehouse/logistics (50% plot ratio)	2	£236,205	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
33 Warehouse/logistics (60% plot ratio)	2	£236,205	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
34 Student housing development (medium density) 250 bds	250	£67,879	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296
35 Student housing development (medium density) 250 bds	250	£932,134	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767
36 Student housing development (medium density) 300 bds	300	£1,167,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
37 Student housing development (high density) 200 bds	200	£858,625	11,863,113	8,958,625	8,958,625	8,958,625	8,958,625	8,958,625	8,958,625	8,958,625	8,958,625	8,958,625	8,958,625
38 Student housing development (high density) 250 bds	250	£877,231	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
39 Student housing development (high density) 300 bds	300	£536,228	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
40 Hotel (100 rooms)	40	£335,440	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41 Hotel (150 rooms)	40	£335,440	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42 Hotel (150 rooms)	40	£335,440	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use	350	£87,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use	350	£87,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use	350	£87,879	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46 Community use	410	£19,051	410,651	410,651	410,651	410,651	410,651	410,651	410,651	410,651	410,651	410,651	410,651
47 Community use	410	£49,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use	410	£249,229	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £5,960 pcm

AH tenure

Rented 53%

SO 23%

Fst Hms 25%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£3,407,011 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£340,795	1,196,344	1,137,104	1,078,535	1,020,834	963,404	906,843	850,952	795,731	741,180	687,300	634,088
2 Residential Small site - medium density	5	£340,795	1,204,270	1,144,978	1,086,356	1,028,403	971,121	914,507	858,565	803,291	748,688	694,754	641,490
3 Residential Small site - higher density (flats)	5	£151,423	651,757	605,906	560,596	515,825	471,594	427,902	384,749	342,136	300,064	258,530	217,536
4 Residential Small site - low density	10	£1,081,591	2,392,689	2,274,210	2,157,069	2,041,269	1,926,808	1,813,687	1,701,906	1,591,464	1,482,362	1,374,598	1,268,176
5 Residential Small site - medium density	10	£1,081,591	2,408,541	2,289,556	2,172,711	2,056,807	1,942,240	1,828,016	1,717,129	1,606,583	1,497,375	1,389,509	1,282,981
6 Residential Small site - higher density	10	£392,945	1,303,514	1,211,813	1,121,191	1,031,649	943,167	855,803	769,498	684,273	600,127	517,061	435,072
7 Residential Medium site - low density	25	£2,703,977	5,981,721	5,685,522	5,392,673	5,103,172	4,817,021	4,534,217	4,254,764	3,978,659	3,705,903	3,436,496	3,170,439
8 Residential Medium site - medium density	25	£2,703,977	5,464,779	5,161,788	4,902,014	4,625,460	4,352,124	4,082,008	3,815,110	3,551,431	3,290,971	3,033,730	2,779,708
9 Residential Medium site - higher density	25	£963,963	4,705,869	4,441,600	4,180,367	3,922,169	3,667,009	3,414,886	3,165,799	2,919,748	2,676,734	2,436,757	2,199,816
10 Residential Medium site - low density	50	£5,726,095	11,696,754	11,117,684	10,545,121	9,979,129	9,410,884	8,866,788	8,320,440	7,780,641	7,247,389	6,720,687	6,200,534
11 Residential Medium site - medium density	50	£5,726,095	11,773,511	11,193,915	10,620,866	10,054,366	9,494,414	8,941,012	8,394,157	7,853,850	7,320,093	6,792,884	6,272,223
12 Residential Medium site - higher density (flats)	50	£1,803,299	5,744,821	5,330,045	4,920,155	4,515,152	4,115,035	3,719,806	3,329,463	2,944,006	2,563,436	2,187,753	1,815,674
13 Residential Large site - low density	100	£12,167,896	22,942,440	21,806,634	20,683,671	19,573,552	18,476,276	17,391,841	16,320,251	15,261,504	14,215,599	13,182,538	12,162,319
14 Residential Large site - medium density	100	£12,167,896	23,093,501	21,956,686	20,832,738	19,721,620	18,623,346	17,537,915	16,465,327	15,405,582	14,358,680	13,324,620	12,303,405
15 Residential Large site - high density	100	£4,731,960	19,978,486	18,918,683	17,870,972	16,835,354	15,811,829	14,800,397	13,801,057	12,813,811	11,836,656	10,875,595	9,924,627
16 Residential Large site - low density	200	£27,812,333	43,858,940	41,640,156	39,446,473	37,277,889	35,134,406	33,016,022	30,922,738	28,854,553	26,811,468	24,793,484	22,800,599
17 Residential Large site - medium density	200	£19,468,633	40,020,790	37,901,270	35,805,861	33,734,563	31,687,376	29,664,299	27,665,333	25,690,477	23,739,732	21,813,090	19,910,576
18 Strategic scale site - low density	500	£87,359,253	89,327,540	83,951,534	78,636,336	73,381,946	68,188,364	63,046,141	57,964,096	52,942,969	47,982,749	43,083,445	38,245,056
19 Strategic scale site - medium density	500	£87,359,253	89,327,540	83,951,534	78,636,336	73,381,946	68,188,364	63,046,141	57,964,096	52,942,969	47,982,749	43,083,445	38,245,056
20 Strategic scale site - low density	2,000	£178,556,761	324,801,737	305,227,070	285,873,776	266,741,858	247,831,314	229,142,144	210,674,350	192,427,931	174,402,886	156,599,216	139,016,921
21 Strategic scale site - medium density	2,000	£283,917,571	309,161,719	290,016,667	271,088,650	252,377,668	233,883,722	215,606,813	197,548,939	179,704,102	162,078,300	144,637,672	127,388,650
22 Strategic scale site - low density	4,000	£426,942,024	551,802,439	518,495,251	485,964,594	453,010,766	420,833,468	389,032,891	357,608,763	326,526,632	295,797,774	265,446,190	235,471,882
23 Strategic scale site - medium density with RAD	4,000	£419,456,518	532,527,384	499,412,623	466,872,476	434,177,483	402,051,546	370,301,748	338,792,094	307,626,581	276,693,464	246,027,595	215,528,447
24 Housing for Elderly (C3) - high density	40	£1,062,203	1,416,588	1,253,388	1,090,208	927,027	763,847	600,667	437,485	274,305	111,125	52,850	218,520
25 Housing for Elderly (C3) - high density	60	£1,062,203	2,037,465	1,796,822	1,556,179	1,315,536	1,074,893	834,250	593,608	352,964	112,321	130,280	374,594
26 Housing for Elderly (C2) extra care	70	£1,062,203	2,037,465	1,796,822	1,556,179	1,315,536	1,074,893	834,250	593,608	352,964	112,321	130,280	374,594
27 Retail (comparison)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
28 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
29 Office	-	£1,703,505	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904	1,866,904
30 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158
34 Student housing development (medium density) 200 be	-	£1,062,203	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
35 Student housing development (medium density) 250 be	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767
36 Student housing development (medium density) 300 be	-	£1,778,865	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
37 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625
38 Student housing development (high density) 250 beds	-	£681,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
39 Student housing development (high density) 300 beds	-	£816,154	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41 Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47 Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use	-	£638,707	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

Max AH

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	1,196,344	1,137,104	1,078,535	1,020,834	963,404	906,843	850,952	795,731	741,180	687,300	634,088
2 Residential Small site - medium density	5	£354,963	1,204,270	1,144,978	1,086,356	1,028,403	971,121	914,507	858,565	803,291	748,688	694,754	641,490
3 Residential Small site - higher density (flats)	5	£99,390	651,757	605,906	560,596	515,825	471,594	427,902	384,749	342,136	300,064	258,530	217,536
4 Residential Small site - low density	10	£1,079,925	2,392,689	2,274,210	2,157,069	2,041,269	1,926,808	1,813,687	1,701,906	1,591,464	1,482,362	1,374,598	1,268,176
5 Residential Small site - medium density	10	£1,079,925	2,408,541	2,289,556	2,172,711	2,056,807	1,942,240	1,828,016	1,717,129	1,606,583	1,497,375	1,389,509	1,282,981
6 Residential Small site - higher density	10	£1,079,925	1,303,514	1,211,813	1,121,191	1,031,649	943,167	855,803	769,498	684,273	600,127	517,061	435,072
7 Residential Medium site - low density	25	£1,774,813	5,981,721	5,685,522	5,392,673	5,103,172	4,817,021	4,534,217	4,254,764	3,978,659	3,705,903	3,436,496	3,170,439
8 Residential Medium site - medium density	25	£1,774,813	5,464,779	5,161,788	4,902,014	4,625,460	4,352,124	4,082,008	3,815,110	3,551,431	3,290,971	3,033,730	2,779,708
9 Residential Medium site - higher density	25	£626,154	4,705,869	4,441,600	4,180,367	3,922,169	3,667,009	3,414,886	3,165,799	2,919,748	2,676,734	2,436,757	2,199,816
10 Residential Medium site - low density	50	£3,758,428	11,696,754	11,117,684	10,545,121	9,979,129	9,410,884	8,866,788	8,320,440	7,780,641	7,247,389	6,720,687	6,200,534
11 Residential Medium site - medium density	50	£3,758,428	11,773,511	11,193,915	10,620,866	10,054,366	9,494,414	8,941,012	8,394,157	7,853,850	7,320,093	6,792,884	6,272,223
12 Residential Medium site - higher density (flats)	50	£1,052,360	5,744,821	5,330,045	4,920,155	4,515,152	4,115,035	3,719,806	3,329,463	2,944,006	2,563,436	2,187,753	1,815,674
13 Residential Large site - low density	100	£7,886,680	22,942,400	21,806,634	20,683,671	19,573,552	18,476,276	17,391,841	16,320,251	15,261,504	14,215,599	13,182,538	12,162,319
14 Residential Large site - medium density	100	£7,886,680	23,093,501	21,956,680	20,832,738	19,721,620	18,623,346	17,537,915	16,465,327	15,405,582	14,358,680	13,324,620	12,303,405
15 Residential Large site - high density	100	£1,305,923	19,978,498	18,918,683	17,879,635	16,856,354	15,851,829	14,860,397	13,881,057	12,913,811	11,958,656	10,978,595	9,924,627
16 Residential Large site - low density	200	£18,255,223	43,658,940	41,640,154	39,446,473	37,127,643	34,798,444	32,469,344	30,140,244	27,811,144	25,482,044	23,152,944	20,823,844
17 Residential Large site - medium density	200	£12,778,656	40,020,790	37,901,270	35,805,881	33,734,963	31,687,376	29,664,299	27,665,333	25,686,477	23,730,752	21,813,099	19,930,576
18 Strategic scale site - low density	500	£57,340,123	89,327,340	83,951,534	78,636,334	73,351,945	68,108,364	63,046,141	57,964,098	52,942,906	47,982,749	43,083,445	38,245,025
19 Strategic scale site - medium density	500	£43,005,092	85,045,798	79,787,184	74,578,594	69,424,746	64,340,026	59,310,333	54,340,362	49,430,114	44,572,989	39,769,789	35,087,711
20 Strategic scale site - low density	2,000	£248,073,635	354,801,737	335,027,270	315,872,670	296,749,858	278,631,334	259,142,344	240,678,938	222,402,544	204,482,968	186,798,512	169,016,021
21 Strategic scale site - medium density	2,000	£186,386,525	278,301,619	260,018,682	241,988,473	224,206,682	206,772,688	189,682,722	172,970,102	156,720,688	140,792,444	125,182,444	110,422,444
22 Strategic scale site - low density	4,000	£542,124,796	551,802,638	518,495,251	485,554,634	452,017,660	420,833,458	390,032,901	357,605,783	326,536,628	295,774,774	265,446,100	235,481,922
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	532,527,344	499,425,542	466,672,476	434,177,487	402,051,546	370,301,748	338,792,064	307,626,581	276,693,641	246,027,597	215,528,841
24 Housing for Elderly (C3) - high density	40	£715,605	1,416,568	1,253,388	1,090,208	927,027	763,847	600,687	437,485	274,305	111,121	52,850	218,520
25 Housing for Elderly (C3) - high density	60	£625,351	2,037,465	1,796,622	1,556,179	1,315,536	1,040,893	834,250	593,638	352,964	112,251	130,280	374,594
26 Housing for Elderly (C3) extra care	70	£1,043,558	2,282,748	1,980,822	1,716,388	1,471,988	1,202,376	937,876	672,376	407,176	142,276	152,376	392,376
27 Retail (convenience)		£559,005	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383
28 Retail (convenience)		£226,205	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493
29 Office		£1,118,132	1,860,904	1,860,904	1,860,904	1,860,904	1,860,904	1,860,904	1,860,904	1,860,904	1,860,904	1,860,904	1,860,904
30 Office		£307,199	2,600,356	2,600,356	2,600,356	2,600,356	2,600,356	2,600,356	2,600,356	2,600,356	2,600,356	2,600,356	2,600,356
31 Industrial (40% plot ratio)		£22,236,265	80,691	80,691	80,691	80,691	80,691	80,691	80,691	80,691	80,691	80,691	80,691
32 Warehousing/logistics (50% plot ratio)		£22,236,265	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410
33 Warehousing/logistics (60% plot ratio)		£22,236,265	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158	1,298,158
34 Student housing development (medium density) 200 beds		£670,879	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286
35 Student housing development (medium density) 250 beds		£932,179	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787	13,414,787
36 Student housing development (medium density) 300 beds		£1,167,598	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588
37 Student housing development (high density) 200 beds		£387,831	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625
38 Student housing development (high density) 250 beds		£447,253	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113
39 Student housing development (high density) 300 beds		£536,226	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602
40 Hotel (100 rooms)		£335,440	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709
41 Hotel (125 rooms)		£335,440	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474
42 Hotel (150 rooms)		£335,440	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341
43 Leisure use		£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
44 Leisure use		£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
45 Leisure use		£670,879	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127
46 Community use		£372,303	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051
47 Community use		£349,293	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835
48 Community use		£419,229	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619

Appendix 11 - CIL testing outputs

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£953,963	-	-	-	-	-	-	-	-	-	-	-	
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	-	-	-	-	-	-	-	-	-	-	-	
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,488,633	-	-	-	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407	
41	Hotel (125 room)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	

BLV2

BLV2	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£354,963	7	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	23	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,390	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	7	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	23	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	7	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	84	43	3	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£3,105,923	146	105	64	24	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£18,255,223	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,056	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,068	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478
41	Hotel (125 room)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533
42	Hotel (150 rooms)	4,500	£335,440	587	587	587	587	587	587	587	587	587	587	587
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-

BLV3

BLVS	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£58,730	591	543	496	449	402	357	311	267	223	179	136	
2	Residential Small site - medium density	507	£58,730	607	559	511	464	418	372	326	282	237	194	151	
3	Residential Small site - higher density (flats)	507	£16,444	-	-	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£117,460	591	543	496	449	402	357	311	267	223	179	136	
5	Residential Small site - medium density	1,014	£117,460	607	559	511	464	418	372	326	282	237	194	151	
6	Residential Small site - higher density	1,014	£32,889	-	-	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£293,651	591	543	496	449	402	357	311	267	223	179	136	
8	Residential Medium site - medium density	2,536	£293,651	607	559	511	464	418	372	326	282	237	194	151	
9	Residential Medium site - higher density	2,536	£103,600	590	540	490	440	390	340	290	240	190	140	110	
10	Residential Medium site - low density	5,072	£621,849	574	527	480	434	389	344	300	256	212	169	127	
11	Residential Medium site - medium density	5,072	£621,849	589	542	495	449	404	359	314	270	227	184	142	
12	Residential Medium site - higher density (flats)	5,072	£174,118	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£1,321,429	541	495	450	405	361	318	275	232	190	148	107	
14	Residential Large site - medium density	10,144	£1,321,429	556	510	465	420	376	332	289	246	204	163	122	
15	Residential Large site - high density	10,144	£513,889	471	426	382	338	290	240	201	162	124	86	48	11
16	Residential Large site - low density	20,287	£3,020,408	402	361	320	280	234	194	155	117	84	44	24	
17	Residential Large site - medium density	20,287	£2,114,286	376	332	291	250	209	169	129	90	51	12	-	
18	Strategic scale site - low density	50,718	£9,487,179	71	27	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£7,115,385	55	13	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£41,111,111	25	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£20,833,333	18	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£80,696,970	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£87,272,727	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£163,103	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£172,667	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767	
28	Retail (convenience)	15,000	£370,000	476	476	476	476	476	476	476	476	476	476	476	
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145	
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172	
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190	
34	Student housing development (medium density) 200 beds	3,400	£111,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	
35	Student housing development (medium density) 250 beds	5,000	£154,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	
36	Student housing development (medium density) 300 beds	6,600	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
37	Student housing development (high density) 200 beds	3,600	£95,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	
38	Student housing development (high density) 250 beds	4,500	£124,500	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
39	Student housing development (high density) 300 beds	5,400	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590	
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614	
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630	
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	1,500	£81,569	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£57,792	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£69,363	-	-	-	-	-	-	-	-	-	-	-	

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£953,963	56	10	-	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£4,731,960	87	41	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,488,633	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407
41	Hotel (125 room)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-

BLV2

No	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£354,963	116	63	10	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	132	78	25	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,390	-	-	10	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	116	63	10	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	132	78	25	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	116	63	10	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	185	140	95	51	7	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	62	10	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	77	25	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,988,660	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,988,660	4	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£3,105,923	247	201	155	110	66	22	-	-	-	-	-
16	Residential Large site - low density	20,287	£18,255,223	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,056	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,096	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,600	£257,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478
41	Hotel (125 rooms)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533
42	Hotel (150 rooms)	4,500	£335,440	587	587	587	587	587	587	587	587	587	587	587
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-

BLV3

No	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£58,730	700	647	594	542	490	439	389	339	290	242	194
2	Residential Small site - medium density	507	£58,730	716	662	610	557	506	455	404	354	305	256	208
3	Residential Small site - higher density (flats)	507	£16,444	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£117,460	700	647	594	542	490	439	389	339	290	242	194
5	Residential Small site - medium density	1,014	£117,460	716	662	610	557	506	455	404	354	305	256	208
6	Residential Small site - higher density	1,014	£32,889	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£293,651	700	647	594	542	490	439	389	339	290	242	194
8	Residential Medium site - medium density	2,536	£293,651	546	496	446	397	349	301	254	208	161	116	71
9	Residential Medium site - higher density	2,536	£103,600	391	346	301	257	213	170	127	85	43	2	-
10	Residential Medium site - low density	5,072	£621,849	680	628	575	525	475	425	375	327	279	231	184
11	Residential Medium site - medium density	5,072	£621,849	695	643	591	540	489	439	390	341	293	245	198
12	Residential Medium site - higher density (flats)	5,072	£174,118	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£1,321,429	646	595	545	495	446	398	350	302	255	209	163
14	Residential Large site - medium density	10,144	£1,321,429	662	610	560	510	461	412	364	317	270	223	177
15	Residential Large site - high density	10,144	£513,889	503	456	411	366	321	277	234	191	148	106	65
16	Residential Large site - low density	20,287	£3,020,408	574	524	474	425	377	329	282	235	189	143	98
17	Residential Large site - medium density	20,287	£2,114,286	574	527	477	427	381	335	289	244	196	113	70
18	Strategic scale site - low density	50,718	£9,487,179	172	123	75	27	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£7,115,385	155	107	60	14	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£41,111,111	118	74	29	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£30,833,333	110	67	24	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£80,696,970	39	1	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£87,272,727	23	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£153,103	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C3) extra care	5,075	£172,867	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£32,500	767	767	767	767	767	767	767	767	767	767	767
28	Retail (convenience)	1,500	£370,000	476	476	476	476	476	476	476	476	476	476	476
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190
34	Student housing development (medium density) 200 beds	4,000	£111,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457
35	Student housing development (medium density) 250 beds	5,000	£154,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469
36	Student housing development (medium density) 300 beds	6,000	£197,452	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
37	Student housing development (high density) 200 beds	3,600	£59,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464
38	Student housing development (high density) 250 beds	4,500	£74,000	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
39	Student housing development (high density) 300 beds	5,400	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480
40	Hotel (100 rooms)	2,500	£55,500	540	540	540	540	540	540	540	540	540	540	540
41	Hotel (125 rooms)	3,125	£55,500	614	614	614	614	614	614	614	614	614	614	614
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£81,599	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£57,792	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£69,363	-	-	-	-	-	-	-	-	-	-	-

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£953,963	157	107	57	8	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£4,731,960	188	136	86	36	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,488,633	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407
41	Hotel (125 room)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-

BLV2

No	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£354,963	225	167	109	51	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	241	182	124	66	9	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,390	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	225	167	109	51	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	241	182	124	66	9	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	225	167	109	51	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	68	13	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	287	238	186	137	88	40	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	168	111	54	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	183	126	69	12	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	95	39	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	110	54	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£3,105,923	348	297	246	196	147	98	50	2	-	-	-
16	Residential Large site - low density	20,287	£18,255,223	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,056	48	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,066	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478
41	Hotel (125 room)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533
42	Hotel (150 rooms)	4,500	£335,440	567	567	567	567	567	567	567	567	567	567	567
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-

BLV3

BLVS	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						40% AH	45% AH	50% AH
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	Residential Small site - low density	507	£58,730	810	751	693	635	578	522	467	412	358	304	252			
2	Residential Small site - medium density	507	£58,730	825	766	708	650	594	537	482	427	373	319	266			
3	Residential Small site - higher density (flats)	507	£16,444	51	10	-	-	-	-	-	-	-	-	-			
4	Residential Small site - low density	1,014	£117,460	810	751	693	635	578	522	467	412	358	304	252			
5	Residential Small site - medium density	1,014	£117,460	825	766	708	650	594	537	482	427	373	319	266			
6	Residential Small site - higher density	1,014	£32,889	51	10	-	-	-	-	-	-	-	-	-			
7	Residential Medium site - low density	2,536	£293,651	810	751	693	635	578	522	467	412	358	304	252			
8	Residential Medium site - medium density	2,536	£293,651	852	797	742	686	634	582	529	476	423	370	317			
9	Residential Medium site - higher density	2,536	£103,600	493	442	393	343	292	246	199	150	108	60	16			
10	Residential Medium site - low density	5,072	£621,849	787	729	672	616	560	505	451	397	344	292	241			
11	Residential Medium site - medium density	5,072	£621,849	802	744	687	631	575	520	466	412	359	306	255			
12	Residential Medium site - higher density (flats)	5,072	£174,118	-	-	-	-	-	-	-	-	-	-	-			
13	Residential Large site - low density	10,144	£1,321,429	782	711	645	580	531	478	425	372	319	270	219			
14	Residential Large site - medium density	10,144	£1,321,429	767	711	655	600	546	492	439	387	335	284	233			
15	Residential Large site - high density	10,144	£513,889	603	552	502	452	402	353	305	258	211	164	118			
16	Residential Large site - low density	20,287	£3,020,408	677	622	567	513	460	407	355	303	252	202	153			
17	Residential Large site - medium density	20,287	£1,114,286	374	322	274	230	187	140	109	80	53	27	11			
18	Strategic scale site - low density	50,718	£9,487,179	272	219	166	113	61	9	-	-	-	-	-			
19	Strategic scale site - medium density	50,718	£7,115,385	254	202	150	99	48	-	-	-	-	-	-			
20	Strategic scale site - low density	202,873	£41,111,111	210	161	107	65	18	-	-	-	-	-	-			
21	Strategic scale site - medium density	202,873	£20,833,333	201	154	101	60	14	-	-	-	-	-	-			
22	Strategic scale site - low density	405,746	£39,696,970	119	77	36	-	-	-	-	-	-	-	-			
23	Strategic scale site - medium density with R&D	505,746	£67,272,727	92	57	22	-	-	-	-	-	-	-	-			
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-			
25	Housing for Elderly (C3) - high density	4,350	£163,103	-	-	-	-	-	-	-	-	-	-	-			
26	Housing for Elderly (C2) extra care	5,075	£172,667	-	-	-	-	-	-	-	-	-	-	-			
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767			
28	Retail (convenience)	15,000	£370,000	476	476	476	476	476	476	476	476	476	476	476			
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-			
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-			
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145			
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172			
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190			
34	Student housing development (medium density) 200 beds	3,000	£157,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457			
35	Student housing development (medium density) 250 beds	3,600	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473			
36	Student housing development (medium density) 300 beds	3,600	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473			
37	Student housing development (high density) 200 beds	3,600	£59,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464			
38	Student housing development (high density) 250 beds	4,200	£74,500	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473			
39	Student housing development (high density) 300 beds	4,500	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480			
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590			
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614			
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630			
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-			
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-			
45	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-			
46	Community use	1,000	£81,569	-	-	-	-	-	-	-	-	-	-	-			
47	Community use	2,500	£57,792	-	-	-	-	-	-	-	-	-	-	-			
48	Community use	3,000	£69,363	-	-	-	-	-	-	-	-	-	-	-			

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£953,963	259	203	148	94	41	-	-	-	-	-	-	
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	288	232	177	122	68	14	-	-	-	-	-	
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,468,633	-	-	-	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407	
41	Hotel (125 room)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	

BLV2

BLV2	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£354,963	335	271	207	144	82	21	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	350	286	222	160	97	36	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,390	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	335	271	207	144	82	21	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	350	286	222	160	97	36	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	335	271	207	144	82	21	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	174	113	53	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	388	338	283	238	170	117	65	13	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	275	212	150	88	28	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	290	227	165	103	42	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	200	139	78	18	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	216	154	93	33	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£3,105,923	449	393	337	282	228	174	121	69	18	-	-
16	Residential Large site - low density	20,287	£18,255,223	29	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	148	91	35	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,786	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,066	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478
41	Hotel (125 room)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533
42	Hotel (150 rooms)	4,500	£335,440	587	587	587	587	587	587	587	587	587	587	587
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-

BLV3

BLVS	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						40% AH	45% AH	50% AH
									25% AH	30% AH	35% AH	40% AH					
1	Residential Small site - low density	507	£58,730	919	855	791	728	666	605	544	485	426	367	310			
2	Residential Small site - medium density	507	£58,730	934	870	806	744	681	620	559	500	440	382	324			
3	Residential Small site - higher density (flats)	507	£16,444	144	98	53	8	-	-	-	-	-	-	-			
4	Residential Small site - low density	1,014	£117,460	919	855	791	728	666	605	544	485	426	367	310			
5	Residential Small site - medium density	1,014	£117,460	934	870	806	744	681	620	559	500	440	382	324			
6	Residential Small site - higher density	1,014	£32,889	144	98	53	8	-	-	-	-	-	-	-			
7	Residential Medium site - low density	2,536	£293,651	919	855	791	728	666	605	544	485	426	367	310			
8	Residential Medium site - medium density	2,536	£293,651	798	697	637	578	520	462	405	348	293	238	183			
9	Residential Medium site - higher density	2,536	£103,600	694	539	484	430	376	323	271	219	168	118	69			
10	Residential Medium site - low density	5,072	£621,849	903	830	768	707	646	586	527	468	410	353	297			
11	Residential Medium site - medium density	5,072	£621,849	898	845	783	722	661	601	541	483	425	368	311			
12	Residential Medium site - higher density (flats)	5,072	£174,118	47	6	-	-	-	-	-	-	-	-	-			
13	Residential Large site - low density	10,144	£1,321,429	658	795	735	675	616	558	500	442	386	330	275			
14	Residential Large site - medium density	10,144	£1,321,429	873	811	750	690	631	572	514	457	400	344	289			
15	Residential Large site - high density	10,144	£513,889	704	648	593	538	483	430	377	325	273	222	172			
16	Residential Large site - low density	20,287	£3,020,408	779	719	659	600	542	485	428	372	316	261	207			
17	Residential Large site - medium density	20,287	£1,142,898	673	567	507	447	390	332	274	218	162	106	59			
18	Strategic scale site - low density	50,718	£9,487,179	372	314	256	198	142	86	30	-	-	-	-			
19	Strategic scale site - medium density	50,718	£7,115,385	353	296	239	184	128	74	19	-	-	-	-			
20	Strategic scale site - low density	202,873	£41,111,111	302	249	198	143	92	41	-	-	-	-	-			
21	Strategic scale site - medium density	202,873	£20,833,333	292	240	188	136	81	38	-	-	-	-	-			
22	Strategic scale site - low density	405,746	£30,696,970	198	158	123	98	64	20	-	-	-	-	-			
23	Strategic scale site - medium density with R&D	505,746	£67,272,727	160	122	84	46	8	-	-	-	-	-	-			
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-			
25	Housing for Elderly (C3) - high density	4,350	£163,103	-	-	-	-	-	-	-	-	-	-	-			
26	Housing for Elderly (C2) extra care	5,075	£172,667	-	-	-	-	-	-	-	-	-	-	-			
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767			
28	Retail (convenience)	15,000	£370,000	476	476	476	476	476	476	476	476	476	476	476			
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-			
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-			
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145			
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172			
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190			
34	Student housing development (medium density) 200 beds	5,000	£1,100,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457			
35	Student housing development (medium density) 250 beds	5,500	£1,544,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469			
36	Student housing development (medium density) 300 beds	6,000	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473			
37	Student housing development (high density) 200 beds	3,600	£59,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464			
38	Student housing development (high density) 250 beds	4,500	£74,500	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473			
39	Student housing development (high density) 300 beds	5,400	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480			
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590			
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614			
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630			
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-			
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-			
45	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-			
46	Community use	1,502	£81,569	-	-	-	-	-	-	-	-	-	-	-			
47	Community use	2,500	£57,792	-	-	-	-	-	-	-	-	-	-	-			
48	Community use	3,000	£69,363	-	-	-	-	-	-	-	-	-	-	-			

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	78	8	-	-	-	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	93	23	-	-	-	-	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	78	8	-	-	-	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	93	23	-	-	-	-	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	78	8	-	-	-	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£953,963	360	300	240	181	122	65	8	-	-	-	-	
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	8	-	-	-	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	389	328	268	208	149	90	33	-	-	-	-	
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,468,633	-	-	-	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407	
41	Hotel (125 room)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	

BLV2

BLV2	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£354,963	444	374	305	237	170	104	38	-	-	-	-
2	Residential Small site - medium density	507	£354,963	460	390	321	253	185	119	53	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,390	73	23	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	444	374	305	237	170	104	38	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	460	390	321	253	185	119	53	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	73	23	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	444	374	305	237	170	104	38	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	280	214	149	85	21	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	489	429	369	310	252	194	137	81	25	-	-
10	Residential Medium site - low density	5,072	£3,758,428	381	313	246	179	113	48	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	396	328	261	194	128	63	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	306	239	173	108	44	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	321	254	188	123	59	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£3,105,923	550	488	428	368	309	251	193	136	80	24	-
16	Residential Large site - low density	20,287	£18,255,223	130	65	0	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,056	247	186	124	64	4	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,786	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,066	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478
41	Hotel (125 room)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533
42	Hotel (150 rooms)	4,500	£335,440	567	567	567	567	567	567	567	567	567	567	567
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-

BLV3

BLVS	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£58,730	1,028	958	890	821	754	688	622	557	493	430	367	
2	Residential Small site - medium density	507	£58,730	1,044	974	905	837	769	703	637	572	508	445	382	
3	Residential Small site - higher density (flats)	507	£16,444	237	186	136	87	39	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£117,460	1,028	958	890	821	754	688	622	557	493	430	367	
5	Residential Small site - medium density	1,014	£117,460	1,044	974	905	837	769	703	637	572	508	445	382	
6	Residential Small site - higher density	1,014	£32,889	237	186	136	87	39	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£293,651	1,028	958	890	821	754	688	622	557	493	430	367	
8	Residential Medium site - medium density	2,536	£293,651	1,064	998	930	861	805	742	680	617	554	491	429	
9	Residential Medium site - higher density	2,536	£103,600	695	635	576	516	458	400	343	285	226	168	122	
10	Residential Medium site - low density	5,072	£621,849	1,000	931	864	797	732	667	602	539	476	414	353	
11	Residential Medium site - medium density	5,072	£621,849	1,015	947	879	812	746	681	617	553	491	429	367	
12	Residential Medium site - higher density (flats)	5,072	£174,118	135	91	47	3	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£1,321,426	963	896	831	765	701	637	573	513	451	391	331	
14	Residential Large site - medium density	10,144	£1,321,426	985	918	853	786	719	652	589	527	466	405	345	
15	Residential Large site - high density	10,144	£513,889	805	744	683	624	565	506	449	392	335	280	225	
16	Residential Large site - low density	20,287	£3,020,408	881	816	751	688	625	562	501	440	380	320	261	
17	Residential Large site - medium density	20,287	£3,114,286	913	850	785	720	656	592	528	464	402	340	279	
18	Strategic scale site - low density	50,718	£9,487,179	472	409	346	284	222	162	102	42	-	-	-	
19	Strategic scale site - medium density	50,718	£7,115,385	451	389	328	268	208	149	90	32	-	-	-	
20	Strategic scale site - low density	202,873	£41,111,111	393	336	279	222	166	111	56	0	-	-	-	
21	Strategic scale site - medium density	202,873	£20,833,333	382	326	270	215	160	107	53	0	-	-	-	
22	Strategic scale site - low density	405,746	£30,696,973	377	320	263	208	153	100	51	0	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£67,272,727	226	186	145	105	84	23	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£163,103	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£172,667	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767	
28	Retail (convenience)	1,500	£370,000	476	476	476	476	476	476	476	476	476	476	476	
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145	
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172	
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190	
34	Student housing development (medium density) 200 beds	3,600	£1,000,000	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	
35	Student housing development (medium density) 250 beds	5,500	£1,544,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	
36	Student housing development (medium density) 300 beds	6,600	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
37	Student housing development (high density) 200 beds	3,600	£95,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	
38	Student housing development (high density) 250 beds	5,500	£145,500	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
39	Student housing development (high density) 300 beds	6,600	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590	
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614	
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630	
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	1,502	£81,589	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£57,792	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£69,363	-	-	-	-	-	-	-	-	-	-	-	

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	187	112	38	-	-	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	203	127	53	-	-	-	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	64	8	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	187	112	38	-	-	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	203	127	53	-	-	-	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	64	8	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	187	112	38	-	-	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	20	-	-	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£953,963	462	396	331	267	204	141	80	19	-	-	-	
10	Residential Medium site - low density	5,072	£5,726,069	100	26	-	-	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	115	41	-	-	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,896	15	-	-	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,896	15	-	-	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	490	424	358	294	230	167	104	43	-	-	-	
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,468,633	17	-	-	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407	
41	Hotel (125 rooms)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	

BLV2

No	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£354,963	553	478	404	331	258	186	116	46	-	-	-	
2	Residential Small site - medium density	507	£354,963	569	494	419	346	273	202	131	61	-	-	-	
3	Residential Small site - higher density (flats)	507	£99,390	166	111	57	3	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£709,925	553	478	404	331	258	186	116	46	-	-	-	
5	Residential Small site - medium density	1,014	£709,925	569	494	419	346	273	202	131	61	-	-	-	
6	Residential Small site - higher density	1,014	£198,779	166	111	57	3	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£1,774,813	553	478	404	331	258	186	116	46	-	-	-	
8	Residential Medium site - medium density	2,536	£1,774,813	386	315	244	175	106	38	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£626,154	591	525	460	396	333	271	209	148	88	29	-	
10	Residential Medium site - low density	5,072	£3,758,428	488	414	342	270	199	129	60	-	-	-	-	
11	Residential Medium site - medium density	5,072	£3,758,428	503	429	357	285	214	144	74	6	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	41	2	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£7,986,660	412	340	269	198	129	60	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£7,986,660	427	355	284	213	144	75	7	-	-	-	-	
15	Residential Large site - high density	10,144	£3,105,923	650	584	519	454	390	327	265	203	142	82	23	
16	Residential Large site - low density	20,287	£18,255,223	232	162	92	23	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£12,778,656	347	280	214	149	84	21	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£559,068	650	650	650	650	650	650	650	650	650	650	650	
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478	
41	Hotel (125 rooms)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533	
42	Hotel (150 rooms)	4,500	£335,440	587	587	587	587	587	587	587	587	587	587	587	
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-	

BLV3

No	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£58,730	1,137	1,062	988	915	842	771	700	630	561	493	425
2	Residential Small site - medium density	507	£58,730	1,153	1,078	1,003	930	857	786	715	645	576	507	440
3	Residential Small site - higher density (flats)	507	£16,444	330	275	220	166	113	61	9	-	-	-	-
4	Residential Small site - low density	1,014	£117,460	1,137	1,062	988	915	842	771	700	630	561	493	425
5	Residential Small site - medium density	1,014	£117,460	1,153	1,078	1,003	930	857	786	715	645	576	507	440
6	Residential Small site - higher density	1,014	£32,889	330	275	220	166	113	61	9	-	-	-	-
7	Residential Medium site - low density	2,536	£293,651	1,137	1,062	988	915	842	771	700	630	561	493	425
8	Residential Medium site - medium density	2,536	£293,651	970	899	829	759	690	623	555	489	424	359	296
9	Residential Medium site - high density	2,536	£103,600	797	731	667	603	539	477	414	354	294	235	176
10	Residential Medium site - low density	5,072	£821,849	1,108	1,033	960	888	817	746	676	610	542	473	410
11	Residential Medium site - medium density	5,072	£821,849	1,121	1,048	975	903	832	762	693	624	556	490	424
12	Residential Medium site - higher density (flats)	5,072	£174,118	228	177	127	79	32	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£1,321,429	1,069	997	922	855	786	717	650	583	517	451	387
14	Residential Large site - medium density	10,144	£1,321,429	1,084	1,012	941	870	801	732	664	597	529	466	401
15	Residential Large site - high density	10,144	£513,889	906	840	774	710	646	583	520	459	398	338	279
16	Residential Large site - low density	20,287	£3,020,408	983	913	843	774	706	639	573	508	443	379	316
17	Residential Large site - medium density	20,287	£2,144,286	872	806	740	674	610	548	483	421	360	299	239
18	Strategic scale site - low density	50,718	£3,481,179	972	904	836	769	703	636	570	504	438	372	306
19	Strategic scale site - medium density	50,298	£7,118,385	550	483	417	352	287	224	161	98	36	-	-
20	Strategic scale site - low density	202,873	£41,111,111	484	422	361	300	240	180	121	63	5	-	-
21	Strategic scale site - medium density	202,873	£30,833,333	474	411	351	292	233	175	118	61	5	-	-
22	Strategic scale site - low density	405,746	£80,090,909	474	411	356	299	240	181	121	63	5	-	-
23	Strategic scale site - medium density with R&D	505,746	£87,272,727	292	248	205	162	119	76	33	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£153,103	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,000	£172,667	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767
28	Retail (convenience)	1,500	£370,000	476	476	476	476	476	476	476	476	476	476	476
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190
34	Student housing development (medium density) 200 beds	4,000	£211,007	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457
35	Student housing development (medium density) 250 beds	5,000	£154,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469
36	Student housing development (medium density) 300 beds	6,000	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
37	Student housing development (high density) 200 beds	3,600	£59,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464
38	Student housing development (high density) 250 beds	4,500	£74,000	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
39	Student housing development (high density) 300 beds	5,400	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614
42	Hotel (150 rooms)	4,350	£55,500	630	630	630	630	630	630	630	630	630	630	630
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	2,000	£61,599	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,500	£57,782	-	-	-	-	-	-	-	-	-	-	-
47	Community use	3,000	£99,363	-	-	-	-	-	-	-	-	-	-	-

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£540,795	296	216	136	57	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	312	231	151	73	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	156	97	38	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	296	216	136	57	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	312	231	151	73	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	156	97	38	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	296	216	136	57	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	126	49	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£953,963	563	492	423	354	286	218	152	86	21	-	-
10	Residential Medium site - low density	5,072	£5,726,069	206	127	50	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£5,726,069	221	142	65	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	31	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£12,167,896	105	28	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£12,167,896	120	43	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£4,731,960	591	520	449	380	311	243	176	110	44	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,468,633	116	44	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407
41	Hotel (125 rooms)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-

BLV2

BLV2	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£354,963	663	582	502	424	346	269	193	118	44	-	-
2	Residential Small site - medium density	507	£354,963	678	598	518	439	361	284	208	133	59	-	-
3	Residential Small site - higher density (flats)	507	£99,390	259	199	140	82	25	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	663	582	502	424	346	269	193	118	44	-	-
5	Residential Small site - medium density	1,014	£709,925	678	598	518	439	361	284	208	133	59	-	-
6	Residential Small site - higher density	1,014	£198,779	259	199	140	82	25	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	663	582	502	424	346	269	193	118	44	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	402	416	340	265	192	119	47	-	-	-	-
9	Residential Medium site - higher density	2,536	£628,154	682	622	552	483	415	348	281	215	151	87	24
10	Residential Medium site - low density	5,072	£3,758,428	594	515	438	361	285	210	135	62	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	609	530	453	375	299	224	150	76	4	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	140	86	34	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	517	440	364	288	214	140	88	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	532	455	379	303	229	155	92	10	-	-	-
15	Residential Large site - high density	10,144	£3,105,923	751	680	610	540	471	403	336	270	205	140	76
16	Residential Large site - low density	20,287	£18,255,223	334	258	184	110	37	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	445	374	303	233	164	96	28	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£408,593,597	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,068	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478
41	Hotel (125 rooms)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533
42	Hotel (150 rooms)	4,500	£335,440	587	587	587	587	587	587	587	587	587	587	587
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-

BLV3

BLVS	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£58,730	1,247	1,166	1,087	1,008	930	853	777	702	628	555	483	
2	Residential Small site - medium density	507	£58,730	1,262	1,182	1,102	1,023	945	868	792	717	643	570	498	
3	Residential Small site - higher density (flats)	507	£16,444	423	363	304	246	188	131	75	20	-	-	-	
4	Residential Small site - low density	1,014	£117,460	1,247	1,166	1,087	1,008	930	853	777	702	628	555	483	
5	Residential Small site - medium density	1,014	£117,460	1,262	1,182	1,102	1,023	945	868	792	717	643	570	498	
6	Residential Small site - higher density	1,014	£32,889	423	363	304	246	188	131	75	20	-	-	-	
7	Residential Medium site - low density	2,536	£293,651	1,247	1,166	1,087	1,008	930	853	777	702	628	555	483	
8	Residential Medium site - medium density	2,536	£293,651	1,076	1,000	924	848	776	703	631	560	489	420	352	
9	Residential Medium site - higher density	2,536	£103,600	698	628	558	489	421	354	287	220	153	93	29	
10	Residential Medium site - low density	5,072	£621,849	1,218	1,134	1,056	979	903	828	754	680	608	537	466	
11	Residential Medium site - medium density	5,072	£621,849	1,228	1,149	1,071	994	918	843	768	695	622	551	480	
12	Residential Medium site - higher density (flats)	5,072	£174,118	313	259	207	154	103	52	2	-	-	-	-	
13	Residential Large site - low density	10,142	£1,321,429	1,174	1,097	1,018	946	871	796	725	653	582	512	443	
14	Residential Large site - medium density	10,142	£1,321,429	1,189	1,112	1,036	960	886	812	739	667	596	526	457	
15	Residential Large site - high density	10,142	£513,889	1,007	936	865	796	727	659	592	526	460	396	332	
16	Residential Large site - low density	20,287	£3,020,008	1,085	1,009	935	861	788	716	645	575	506	437	370	
17	Residential Large site - medium density	20,287	£3,114,286	971	899	826	759	689	618	547	476	404	336	282	
18	Strategic scale site - low density	50,718	£9,487,179	672	598	526	454	383	313	244	175	108	41	-	
19	Strategic scale site - medium density	50,718	£7,115,385	648	576	506	436	366	298	231	164	98	32	-	
20	Strategic scale site - low density	202,873	£41,111,111	576	509	443	378	313	249	187	124	62	1	-	
21	Strategic scale site - medium density	202,873	£30,833,333	562	497	432	368	308	248	182	121	61	1	-	
22	Strategic scale site - low density	409,696	£9,777,777	321	277	241	207	171	137	103	70	39	1	-	
23	Strategic scale site - medium density with R&D	508,746	£87,272,727	357	310	265	219	173	128	82	36	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£193,103	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£173,967	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767	
28	Retail (convenience)	15,000	£370,000	476	476	476	476	476	476	476	476	476	476	476	
29	Office	10,000	£165,000	-	-	-	-	-	-	-	-	-	-	-	
30	Office	10,000	£277,500	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145	
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172	
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190	
34	Student housing development (medium density) 200 beds	3,600	£111,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	
35	Student housing development (medium density) 250 beds	5,000	£154,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	
36	Student housing development (medium density) 300 beds	6,000	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
37	Student housing development (high density) 200 beds	3,600	£59,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	
38	Student housing development (high density) 250 beds	4,500	£74,509	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
39	Student housing development (high density) 300 beds	5,400	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590	
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614	
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630	
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
45	Community use	1,000	£81,569	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,500	£57,792	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	3,000	£69,363	-	-	-	-	-	-	-	-	-	-	-	

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	405	320	235	151	68	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	421	335	250	166	83	1	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	249	185	121	59	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	405	320	235	151	68	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	421	335	250	166	83	1	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	249	185	121	59	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	405	320	235	151	68	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	232	150	69	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£953,963	664	589	514	440	367	295	224	154	84	16	-	
10	Residential Medium site - low density	5,072	£5,726,069	313	229	146	63	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	328	244	161	78	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	120	62	5	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,896	211	128	47	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,896	226	143	62	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	692	616	540	466	392	319	248	177	107	38	-	
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,468,633	214	138	62	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407	
41	Hotel (125 rooms)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	

BLV2

BLV2	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£354,963	772	686	601	517	434	352	271	191	112	34	-	
2	Residential Small site - medium density	507	£354,963	787	701	616	532	449	367	286	206	127	49	-	
3	Residential Small site - higher density (flats)	507	£99,390	352	288	224	161	99	38	-	-	-	-	-	
4	Residential Small site - low density	1,014	£709,925	772	686	601	517	434	352	271	191	112	34	-	
5	Residential Small site - medium density	1,014	£709,925	787	701	616	532	449	367	286	206	127	49	-	
6	Residential Small site - higher density	1,014	£198,779	352	288	224	161	99	38	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£1,774,813	772	686	601	517	434	352	271	191	112	34	-	
8	Residential Medium site - medium density	2,536	£1,774,813	598	516	436	356	277	199	122	46	-	-	-	
9	Residential Medium site - higher density	2,536	£626,154	794	718	643	569	496	424	353	283	213	145	77	
10	Residential Medium site - low density	5,072	£3,758,428	701	617	534	451	370	290	211	133	56	-	-	
11	Residential Medium site - medium density	5,072	£3,758,428	716	632	548	466	385	305	226	147	70	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	228	170	113	57	1	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£7,986,660	623	540	459	378	299	220	143	86	-	-	-	
14	Residential Large site - medium density	10,144	£7,986,660	638	555	474	393	314	235	157	80	5	-	-	
15	Residential Large site - high density	10,144	£3,105,923	852	776	700	626	552	480	408	337	267	198	130	
16	Residential Large site - low density	20,287	£18,255,223	436	355	276	197	119	43	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£12,778,056	544	468	392	317	244	171	99	28	-	-	-	
18	Strategic scale site - low density	50,718	£27,340,123	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£43,005,092	38	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£559,068	650	650	650	650	650	650	650	650	650	650	650	
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478	
41	Hotel (125 rooms)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533	
42	Hotel (150 rooms)	4,500	£335,440	587	587	587	587	587	587	587	587	587	587	587	
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-	

BLV3

BLVS	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£58,730	1,356	1,270	1,185	1,101	1,018	936	855	775	696	618	541
2	Residential Small site - medium density	507	£58,730	1,372	1,286	1,200	1,116	1,033	951	870	790	711	633	556
3	Residential Small site - medium density (flats)	507	£16,444	515	451	388	325	263	202	141	82	23	-	-
4	Residential Small site - low density	1,014	£117,460	1,356	1,270	1,185	1,101	1,018	936	855	775	696	618	541
5	Residential Small site - medium density	1,014	£117,460	1,372	1,286	1,200	1,116	1,033	951	870	790	711	633	556
6	Residential Small site - high density	1,014	£32,889	515	451	388	325	263	202	141	82	23	-	-
7	Residential Medium site - low density	2,536	£293,651	1,356	1,270	1,185	1,101	1,018	936	855	775	696	618	541
8	Residential Medium site - medium density	2,536	£293,651	1,382	1,300	1,200	1,020	940	861	783	706	630	555	481
9	Residential Medium site - high density	2,536	£103,600	1,000	924	849	775	700	630	559	490	423	353	283
10	Residential Medium site - low density	5,072	£621,849	1,310	1,235	1,152	1,070	989	909	829	751	674	598	522
11	Residential Medium site - medium density	5,072	£621,849	1,334	1,250	1,167	1,085	1,003	923	844	766	688	612	536
12	Residential Medium site - high density (flats)	5,072	£174,118	402	344	287	230	174	119	65	11	-	-	-
13	Residential Large site - low density	10,144	£1,321,429	1,380	1,116	1,036	958	877	793	723	647	572	503	439
14	Residential Large site - medium density	10,144	£1,321,429	1,295	1,212	1,131	1,050	971	892	814	737	662	587	519
15	Residential Large site - high density	10,144	£513,889	1,108	1,031	955	882	808	735	664	593	523	454	385
16	Residential Large site - low density	20,287	£3,020,408	1,198	1,106	1,027	948	870	794	718	643	569	496	424
17	Residential Large site - medium density	20,287	£1,114,285	1,070	993	918	843	769	696	623	553	483	413	343
18	Strategic scale site - low density	50,718	£9,487,179	771	693	616	539	464	389	315	242	170	98	28
19	Strategic scale site - medium density	50,718	£7,115,385	746	670	594	519	446	373	300	229	159	89	20
20	Strategic scale site - low density	202,873	£41,111,111	666	595	525	455	387	319	255	189	119	54	-
21	Strategic scale site - medium density	202,873	£30,833,333	652	582	513	445	378	310	246	181	117	54	-
22	Strategic scale site - low density	405,746	£39,696,970	612	551	482	414	346	278	216	150	86	38	-
23	Strategic scale site - medium density with R&D	505,746	£67,272,727	421	372	323	275	227	179	131	82	33	-	-
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£163,103	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£172,667	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767
28	Retail (convenience)	15,000	£370,000	476	476	476	476	476	476	476	476	476	476	476
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190
34	Student housing development (medium density) 200 beds	4,000	£111,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457
35	Student housing development (medium density) 250 beds	5,000	£154,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469
36	Student housing development (medium density) 300 beds	6,000	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
37	Student housing development (high density) 200 beds	3,600	£59,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464
38	Student housing development (high density) 250 beds	4,500	£74,000	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
39	Student housing development (high density) 300 beds	5,400	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-
46	Community use	1,502	£81,569	-	-	-	-	-	-	-	-	-	-	-
47	Community use	1,502	£57,792	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£99,363	-	-	-	-	-	-	-	-	-	-	-

BLV 1

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	515	423	333	244	156	68	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	530	439	348	259	171	84	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	342	273	205	138	72	6	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	515	423	333	244	156	68	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	530	439	348	259	171	84	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	342	273	205	138	72	6	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	515	423	333	244	156	68	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	538	251	165	80	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£953,965	766	685	605	527	449	372	296	221	147	74	2	
10	Residential Medium site - low density	5,072	£5,726,069	419	330	242	154	68	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	434	345	256	169	83	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	208	146	85	24	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,896	316	229	142	56	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,896	331	244	157	71	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	793	711	631	552	473	396	319	244	169	96	23	
16	Residential Large site - low density	20,287	£27,812,333	66	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,468,633	313	232	151	72	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£65,519,439	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,052	407	407	407	407	407	407	407	407	407	407	407	
41	Hotel (125 rooms)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	

BLV2

BLV2	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£354,963	881	790	699	610	522	435	349	264	180	97	15	
2	Residential Small site - medium density	507	£354,963	897	805	715	625	537	450	364	279	194	111	29	
3	Residential Small site - higher density (flats)	507	£99,390	445	376	308	241	174	109	44	-	-	-	-	
4	Residential Small site - low density	1,014	£709,925	881	790	699	610	522	435	349	264	180	97	15	
5	Residential Small site - medium density	1,014	£709,925	897	805	715	625	537	450	364	279	194	111	29	
6	Residential Small site - higher density	1,014	£198,779	445	376	308	241	174	109	44	-	-	-	-	
7	Residential Medium site - low density	2,536	£1,774,813	881	790	699	610	522	435	349	264	180	97	15	
8	Residential Medium site - medium density	2,536	£1,774,813	704	617	531	446	362	279	197	117	37	-	-	
9	Residential Medium site - higher density	2,536	£526,154	895	814	735	655	578	501	425	350	276	203	131	
10	Residential Medium site - low density	5,072	£3,758,428	807	718	629	542	456	371	287	204	121	40	-	
11	Residential Medium site - medium density	5,072	£3,758,428	822	733	644	557	471	385	301	218	136	55	-	
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	317	255	193	133	73	13	-	-	-	-	-	
13	Residential Large site - low density	10,144	£7,086,660	728	641	554	468	384	300	218	136	56	-	-	
14	Residential Large site - medium density	10,144	£7,086,660	743	656	569	483	399	315	232	151	70	-	-	
15	Residential Large site - high density	10,144	£3,105,923	953	872	791	712	634	556	480	404	330	256	183	
16	Residential Large site - low density	20,287	£18,255,223	537	452	367	284	201	120	39	-	-	-	-	
17	Residential Large site - medium density	20,287	£12,778,656	643	561	481	402	323	245	169	93	18	-	-	
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£43,055,092	136	55	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£559,066	650	650	650	650	650	650	650	650	650	650	650	
28	Retail (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	
35	Student housing development (medium density) 250 beds	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	
36	Student housing development (medium density) 300 beds	6,600	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	
37	Student housing development (high density) 200 beds	3,600	£367,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	
38	Student housing development (high density) 250 beds	4,500	£447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	
39	Student housing development (high density) 300 beds	5,400	£536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478	
41	Hotel (125 rooms)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533	
42	Hotel (150 rooms)	4,500	£335,440	567	567	567	567	567	567	567	567	567	567	567	
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£372,303	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-	

BLV3

BLVS	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£58,730	1,465	1,374	1,284	1,194	1,106	1,019	933	848	764	681	599	
2	Residential Small site - medium density	507	£58,730	1,481	1,389	1,299	1,210	1,121	1,034	948	863	778	695	613	
3	Residential Small site - higher density (flats)	507	£16,444	608	539	471	404	338	272	207	143	80	18	-	
4	Residential Small site - low density	1,014	£117,460	1,465	1,374	1,284	1,194	1,106	1,019	933	848	764	681	599	
5	Residential Small site - medium density	1,014	£117,460	1,481	1,389	1,299	1,210	1,121	1,034	948	863	778	695	613	
6	Residential Small site - higher density	1,014	£32,889	608	539	471	404	338	272	207	143	80	18	-	
7	Residential Medium site - low density	2,536	£293,051	1,465	1,374	1,284	1,194	1,106	1,019	933	848	764	681	599	
8	Residential Medium site - medium density	2,536	£293,051	1,288	1,201	1,115	1,030	946	863	781	701	621	542	464	
9	Residential Medium site - higher density	2,536	£103,620	1,020	941	862	787	707	631	556	480	403	327	250	
10	Residential Medium site - low density	5,072	£621,849	1,425	1,336	1,248	1,161	1,074	989	905	822	740	659	579	
11	Residential Medium site - medium density	5,072	£621,849	1,441	1,351	1,263	1,175	1,089	1,004	920	836	754	673	593	
12	Residential Medium site - higher density (flats)	5,072	£174,118	490	428	366	306	246	187	128	70	13	-	-	
13	Residential Large site - low density	10,144	£1,211,499	1,385	1,248	1,115	1,016	917	817	718	619	520	421	325	
14	Residential Large site - medium density	10,144	£1,321,429	1,401	1,313	1,226	1,140	1,056	972	889	808	727	647	569	
15	Residential Large site - high density	10,144	£513,889	1,208	1,127	1,047	968	889	812	735	660	585	511	438	
16	Residential Large site - low density	20,287	£3,020,408	1,288	1,203	1,118	1,035	952	871	790	710	632	554	476	
17	Residential Large site - medium density	20,287	£3,144,286	1,169	1,087	1,007	928	849	771	694	619	544	469	394	
18	Strategic scale site - low density	50,718	£9,487,179	870	787	705	624	544	464	386	308	231	156	81	
19	Strategic scale site - medium density	50,718	£7,115,385	844	763	682	603	525	447	370	295	220	146	73	
20	Strategic scale site - low density	202,873	£41,111,111	757	681	607	533	460	388	316	244	176	107	39	
21	Strategic scale site - medium density	202,873	£30,833,333	741	667	594	522	451	380	310	241	173	106	38	
22	Strategic scale site - low density	405,746	£89,696,970	589	525	462	405	337	276	215	154	93	56	20	
23	Strategic scale site - medium density with R&D	505,746	£87,272,727	485	433	381	330	279	229	178	128	77	25	-	
24	Housing for Elderly (C3) - high density	2,900	£118,400	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£153,103	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£172,667	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£92,500	767	767	767	767	767	767	767	767	767	767	767	
28	Retail (convenience)	15,000	£370,000	476	476	476	476	476	476	476	476	476	476	476	
29	Office	10,000	£185,000	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£277,500	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£370,000	145	145	145	145	145	145	145	145	145	145	145	
32	Warehousing/logistics (50% plot ratio)	5,000	£370,000	172	172	172	172	172	172	172	172	172	172	172	
33	Warehousing/logistics (60% plot ratio)	6,000	£370,000	190	190	190	190	190	190	190	190	190	190	190	
34	Student housing development (medium density) 200 beds	4,000	£111,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	
35	Student housing development (medium density) 250 beds	5,000	£154,226	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	
36	Student housing development (medium density) 300 beds	6,000	£193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
37	Student housing development (high density) 200 beds	3,600	£99,205	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	
38	Student housing development (high density) 250 beds	4,500	£124,000	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	
39	Student housing development (high density) 300 beds	5,400	£88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	
40	Hotel (100 rooms)	2,500	£55,500	590	590	590	590	590	590	590	590	590	590	590	
41	Hotel (125 rooms)	3,438	£55,500	614	614	614	614	614	614	614	614	614	614	614	
42	Hotel (150 rooms)	4,500	£55,500	630	630	630	630	630	630	630	630	630	630	630	
43	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£111,000	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	2,000	£81,599	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,500	£57,792	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£69,363	-	-	-	-	-	-	-	-	-	-	-	