

Price Viability Appraisal Research & Valuation

Analysing Local Housing Needs & Supply
CO9 3LB

24 April 2017

Land
Registry



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

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£/sq' heatmap, £/sq' analysis (new build and resale - includes median, upper quartiles, cap/floor)
New build competitor analysis, Sales Activity, Transactions & Value Trends in the PCD

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Aims, scope, methodology and recommendations

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Demographic data includes; Age make-up, Income levels, Employment categories, Lifecycle and Wealth

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Executive Summary - Supportable Value Ranges (SVR) and appraisal summary

Supportable Value Ranges & Local Market Overview

Tranche	Type	Beds	Floor Area	Price Expectation (£)	£sq.ft. (£)	Supportable Valuation (£)	£sq.ft. (£)	Demand Score	Supply Score	No. of Units
1	Dinfield - Terrace with Parking Bay	5	747			232000	311		5	12
2	Dinfield - Semi with Parking Bay	2	747	240000	321	239000	320		5	2
3	Guydon - Terrace with Parking Bay	2	881	250000	284	264000	300		1	3
4	Fynfield - Semi with Parking Bay	3	801	275000	343	272000	340		1	4
5	Gosfield - Terrace with Parking	3	856			287000	335		1	3
6	Gosfield - Semi with Parking	3	856	285000	333	291000	340		3	4
7	Gosfield - Detached with Parking Bay	3	856			299000	349		3	4
8	Hurwick - Detached with Single Garage	3	1132	360000	318	362000	320		1	5
9	Kinfield - Detached with Single Garage	4	1262	385000	305	384000	304		3	12
10	Kulham - Detached with Integral Garage	4	1287	400000	311	386000	300		3	7

The values to consider agents opinion, market demand and availability for mix proposed and must assess a score
 1=low (demand and supply) 5= high (demand and supply) the optimum being demand (5) and Supply (1)

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Executive Summary Comments

Site is currently a former Dairy close to the outskirts of Sible Hedingham. The immediate area is a mix of residential and commercial properties, fields and is close to the Church. There are limited amenities in the village including some local shops, various religious establishments, village hall, pre-school and schools for all ages. Additional amenities can be found in nearby villages and towns including Halstead and Braintree. The nearest railway station is in Braintree, about 9 miles away. The nearest significant roads are the A131 and A120. The village is well established and popular and these factors will assist in the sales process and afford added value to the development. There is a mix of housing in the village. The site will be replacing industrial buildings and will be a great improvement to this part of the village. It is expected that a premium of at least 10% will be achievable.

There is strong local demand from retired Empty Nesters looking to unlock capital by down sizing.

Competitor Analysis

There are no significant on-going sites within 5km. The largest and nearest site is Bloor Homes which is almost complete.

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Land and Property Appraisers & Valuers

£ per sq' pricing (page 8)

The analysis of Â£ per sq ft quartiles set out in the heatmap is distorted by low end value new build units and should largely be ignored for the purposes of valuations. We have therefore supported values based on most direct comparable evidence.

Site Location Score (pages 66-69)

Score for the CO9 3LB location is 57 (high) and is driven by the following matrix: Price Growth Potential - score 85 (very high) Matrix used Price growth in CO9 3LB over last 10 years is 56% (score 84), Price change during 2008 turmoil in CO9 3LB high to low is -5% score 36, Price change from lowest point during 2008-2010 to current in CO9 3LB is 130% score 99 Demand Profile - score 42 (medium) Matrix used Employment rate in CO9 3LB is 97% (3% of the population is retired) score of 100 would require 100% employment at 10-12 point drop for each 1% fall in employment, Stock v population increase last 10 years - population rise in CO9 3LB has outstripped housing supply, Market liquidity - in CO9 3LB frequency of sale demonstrates that 2% more houses are purchased than are placed on market (to give this context average liquidity in the SE is 3% Socio-Demographic make-up - score 91 (very high) Matrix used consists of: Average local earnings in CO9 3LB is 39 and is above the national average scoring at 76, Proportion of young professionals in CO9 3LB is 100% (nb at postcode level) of the working population scores at 100, Average age of population in CO9 3LB is 41 scores very high at 100 Schools - score 73 (high) The score for each school type (Primary 89, Secondary 76 and 6th form colleges 50) is driven by a combination of schools performance taken from DoE Ofsted ratings and weighted in favour of proximity to the CO9 3LB site. Local amenities - score 31 (medium) - within 1km there are 0 supermarkets score 34, 0 coffee shops score 45 and 2 retail shops score 14. Transport Accessibility - score 8 (low), Distance to nearest station - CO9 3LB site is located near the Braintree Station train station score is 6. There are 5 bus stops within 1km of the site and scores low at 10. Motorway links 28kms from site low score 17.

Sonar Demographic Data (pages 70-72)

Over 60% of households are classified as Affluent Empty Nesters.

Summary of Conclusions

Market focus should be on first time buyers and down sizers. However, we would also expect the site to appeal to young families living outside the immediate area and attracted by the excellent local schools. Buyers would need to be independently mobile as the local transport services are limited with the nearest trains station at Baintree - this may also limit the appeal to older buyers..

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Section 2 - Supporting valuation data and information

Market Analysis

Market activity in CO9

Property Type	Current	3 months			6 months			12 months		
	Average Price (£)	Average Price (£)	N° Sales	Change	Average Price (£)	N° Sales	Change	Average Price (£)	N° Sales	Change
Detached	463,561	314,225	16	47.53%	415,176	59	11.65%	390,888	132	18.59%
Semi-Detached	265,432	248,181	8	6.95%	261,324	49	1.57%	254,100	131	4.46%
Terrace	221,128	218,363	15	1.27%	210,951	44	4.82%	211,127	101	4.74%
Flat	148,738	136,500	2	8.97%	189,903	13	-21.68%	161,022	34	-7.63%

Current asking prices in CO9

Property Type	1 bed		2 beds		3 beds		4 beds		5 beds	
	Average Price (£)	N° Sales								
Houses	151,665	3	269,443	27	305,020	30	457,763	31	520,562	8
Flats	124,479	6	167,158	10	0	0	0	0	0	0
All	133,541	9	241,798	37	305,020	30	457,763	31	520,562	8

Current asking rents (pcm) in CO9

Property Type	1 bed		2 beds		3 beds		4 beds		5 beds	
	Average Rent (£)	N° Trans								
Houses	0	0	731	3	1,148	2	1,352	2	0	0
Flats	833	3	635	4	0	0	0	0	0	0
All	833	3	676	7	1,148	2	1,352	2	0	0

Supply and Transactions Comments

There has been a slow down in transaction rates across all house types in qtr1 (2017) and qtr 4 (2016) compared to qtr 3 (2016) and qtr 2 (2016) though this in part may be due to seasonal trends. Larger higher end price transactions of Â£700k + have fallen dramatically which is the impact of SDLT changes in 2016.

Average values for detached houses have fallen over the last 12 months driven largely by a fall in higher value homes of Â£700k+

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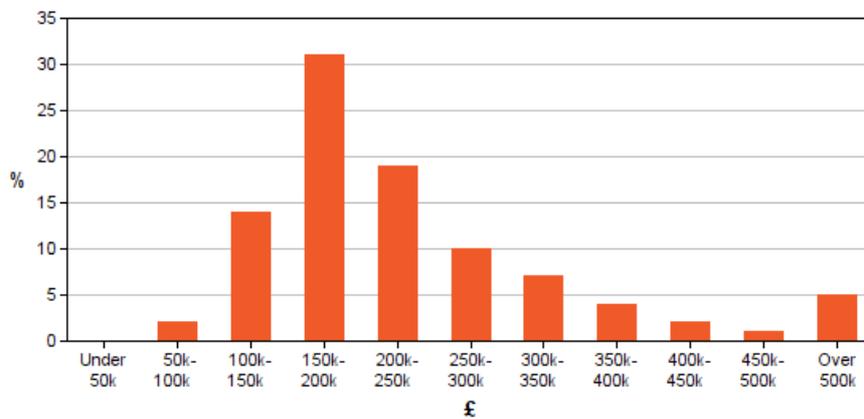
Wethersfield Road, Sible Hedingham, CO9 3LB

Average values, PPSF and bedrooms in CO9

Property Type	Averages			
	Current Value	PPSF	# Beds	Price Paid (last 12 mths)
Detached	£463,349	£297	3.8	£390,785
Semi-Detached	£265,432	£266	3.0	£253,880
Terrace	£221,128	£268	2.7	£211,127
Flat	£148,738	£210	1.7	£158,707

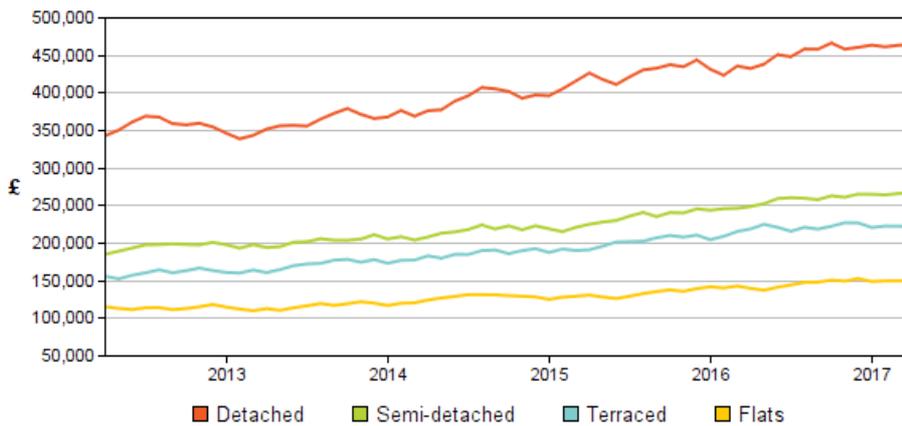
Market Trends in CO9

Value ranges in CO9 (Apr 2017)



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Value trends in CO9

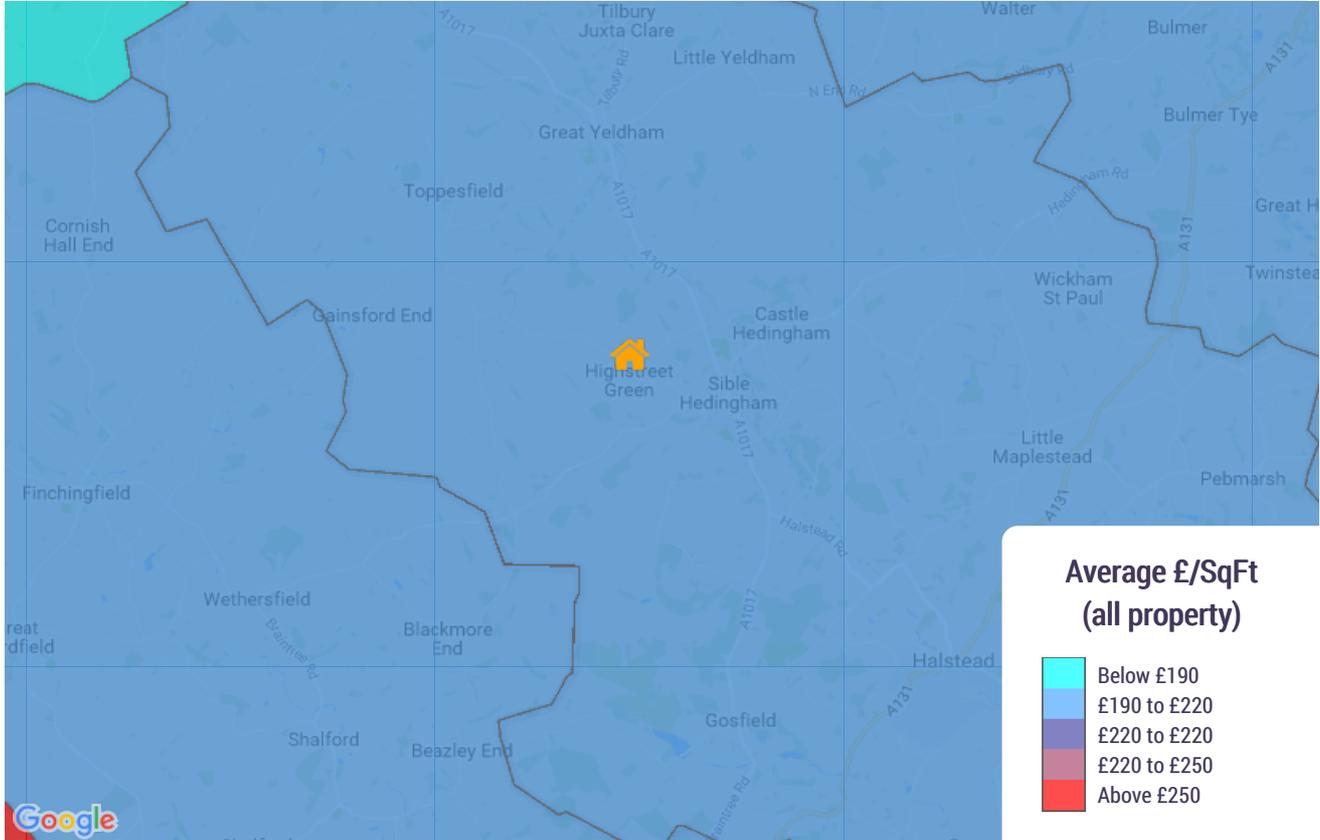


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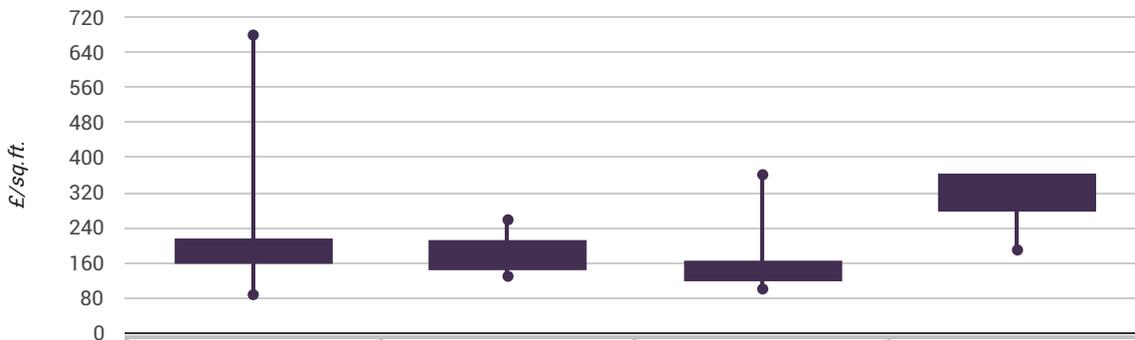
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PPSF Heatmap for CO9 and surroundings



Local prices per square foot in CO9

Source: HM Land Registry



	Resale House	New House	Resale Flat	New Flat
Median	£182	£181	£137	£318
Lower Quartile	£156	£141	£115	£274
Minimum	£87	£129	£100	£189
Maximum	£680	£258	£361	£367
Upper Quartile	£216	£214	£168	£367

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Nearby Postcode Districts

PCD	Distance	PPSF (£)								
		All Types (Median)	New Build Houses (Quartiles)		New Build Flats (Quartiles)		Resale Houses (Quartiles)		Resale Flats (Quartiles)	
			Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper
CM7	9.98 km	£216	£169	£242	£343	£349	£184	£238	£173	£227
CM77	12.7 km	£249	£254	£254	£318	£399	£197	£260	£318	£399
CO8	13.3 km	£197	£155	£236	£348	£348	£165	£243	£348	£348
CO10	13.4 km	£192	£160	£231	£323	£329	£147	£223	£123	£187
CB9	15.1 km	£180	£221	£254	£175	£205	£155	£198	£175	£205
CO6	15.4 km	£217	£197	£255	£140	£189	£161	£249	£147	£187
CM6	18.2 km	£261	£194	£295	£316	£487	£212	£292	£199	£292
CM8	19.4 km	£228	£217	£253	£161	£263	£192	£257	£191	£248

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Competitor Information

Developer	Site Address	Plots
STANFIELD DEVELOPMENTS LTD	Rectory Meadow St Peters View Sible Hedingham Halstead Essex C09 3PL	8
BLOOR HOMES EASTERN	Former Premdor Factory Station Road Sible Hedingham Halstead Essex C09 3QA	193
BELLWAY HOMES (ESSEX)	Central Piling Colchester Road HALSTEAD C09 2EU	103
M & D BUILDING SERVICES LTD	Sandon House Panfield Lane BRAINTREE ESSEX CM7 5RN	8
CHELSTEEN HOMES LTD	157 Coggeshall Road BRAINTREE ESSEX CM7 9EW	12
TPE DEVELOPMENTS LIMITED	164-180 South Street BRAINTREE ESSEX CM7 3Q	6
BROOKS & WOOD LTD	Mersea Fleet Way Off Chelmer Road Braintree Essex CM7 3PY	12
BELLWAY HOMES (ESSEX)	Heathlands, Off Mill Park Drive, Braintree CM7 1XA	116
KEEPMOAT HOMES SOUTHERN	Radiator Road Great Cornard Sudbury C010 0HX	112
CREST NICHOLSON EASTERN	Bakers Lane Great Notley BRAINTREE ESSEX CM77 8Q	99

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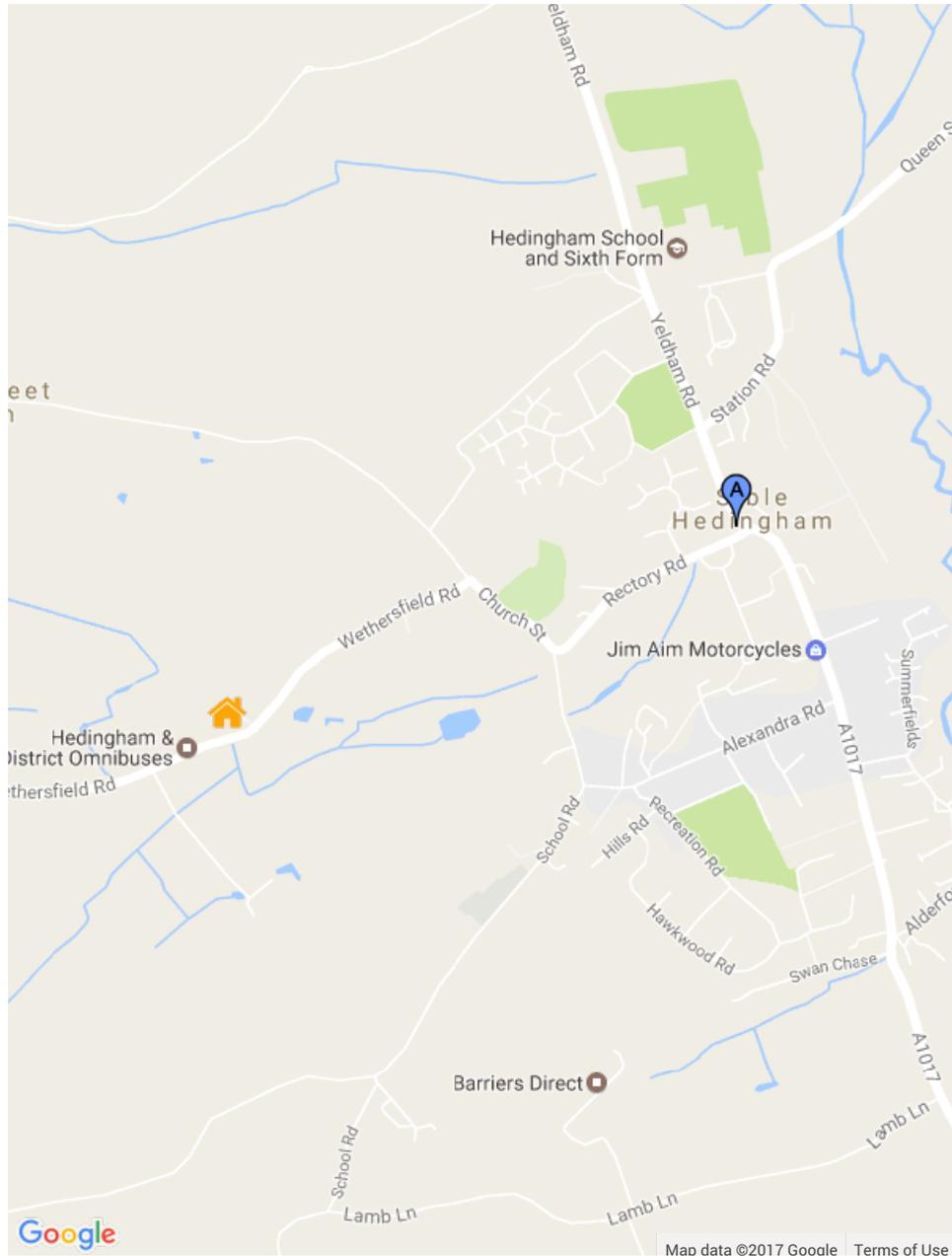
Site Location and Other Developments

Subject Site

 Tanners Dairy

Other Developments

 Bloor Homes



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Wethersfield Road, Sible Hedingham, CO9 3LB

Aim of report

This report is prepared to inform accurate price setting for new high specification luxury housing at "Tanners Dairy", Wethersfield Road, Sible Hedingham, CO9 3LB. The primary output is an **independent & professional assessment** of Supportable Value Ranges (SVR), housing supply and needs for each tranche representing the proposed mix for this development. SVR is determined by combining research carried out by a local RICS valuers instructed and audited by Appraisers UK on behalf of DSL and cross checked using unique data sets and detailed comparable evidence. DSL use a range of major data partners to obtain the strongest available comparable evidence which includes on market, sold and mortgage valuation data.

The data analysis consists of new build & resale mortgage valuations, land registry data, £ per sq foot pricing, residential planning, new build/resales on market data and buyer registrations. **Market capacity** is determined using supply and demand indicators that analyses data from all the sales platforms and by consultation with local agents.

Methodology

Local surveyors are instructed via Appraisers UK to inspect the site and carry out "on-the-ground" local research and will use their best endeavours to determine supportable values taking account of location, market conditions, supporting new build and resale evidence, supply, demand and local infrastructure and housing plans.

The researcher has met with the developer to:

1. determine suitable catchment for comparable evidence,
2. agree tranches set for each property type,
3. confirm site plan, mix and specifications including material used for construction - stone/brick, type of construction - timber frame or solid wall, planning restrictions - sill heights etc and internal specification (quality of fittings in kitchen, bathroom etc).

DSL works with a wide range of data providers, the developers and lenders to independently assess our researchers/valuers opinion. Value ranges are checked against new build and resale mortgage valuations, sales transactions and floor area for comparable transaction and valuations carried out in the last 18 months. This data is shared with mortgage lenders and valuers.

Recommendations

It is recommended that the output in this report is refreshed and updated every quarter. By mutual agreement this information will be shared with mortgage lenders to help them to assess new build risk and to provide mortgage valuers with a robust evidence base to determine mortgage values. DSL will work with mortgage lenders to supply surveyor valuation data which can be used **ONLY** for the purposes of new build site appraisals.

This report is not designed to be used as a mortgage valuation or to provide advice to proceed with a transaction and no liability is accepted by DSL, its surveyors or any other third party in respect of the information provided therein.

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Analysis of nearest comparable sites

Developer	Address	Plots	Type	Beds	Floor Area	Price sold/ reserved/ exchanged	Value of incentives (if known)	Parking included	Parking price	Sold by	Nº of plots available	Better or Worse	Reported Sales Rate*
Bloor Homes	Earls Garden, Sible Hedingham	0	Mix	1 - 4		199995	N/A		0	In house	N/A	N/A	Not Known

*sales rate on these sites are based on verbal confirmation from sites and whilst we use our best endeavours to ensure their accuracy they cannot be relied upon as in many instances they may be exaggerated.

Specific brief is to determine price and values for residential development on the site by researching the housing needs, demand and supply.

Specific attention to be placed on the target market.

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to determine most appropriate target market.



Researchers Site Appraisal & Questionnaire

Valuer's Firm	Surveyor Company
Researcher's name	Joe Bloggs
Date of submission	2017/04/18
Location	DEVELOPER: ABC Homes SITE NAME: Tanners Dairy LOCATION: Wethersfield Road, Sible Hedingham, CO9 3LB
Site Description	Site is currently a former Dairy close to the outskirts of Sible Hedingham. The immediate area is a mix of residential and commercial properties, fields and is close to the Church. There are limited amenities in the village including some local shops, various religious establishments, village hall, pre-school and schools for all ages. Additional amenities can be found in nearby villages and towns including Halstead and Braintree. The nearest railway station is in Braintree, about 9 miles away. The nearest significant roads are the A131 and A120.

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Wethersfield Road, Sible Hedingham, CO9 3LB

List all new build sites within a 5km radius and highlight sites that are most comparable.

There are no significant on-going sites within 5km. The largest and nearest site is Bloor Homes which is almost complete.

Is the site location (topography, reputation, etc) fundamental to demand and values. If so indicate % impact on comparable prices in the wider area.

The village is well established and popular and these factors will assist in the sales process and afford added value to the development. There is a mix of housing in the village. The site will be replacing industrial buildings and will be a great improvement to this part of the village. It is expected that a premium of at least 10% will be achievable.

Developers Rep name and their title

Land Manager

Date and details of site meeting

12th April 2017

Describe spec confirmed by developer ie. build construction, materials (brick, stone), quality of fittings to be used etc

The properties will be constructed to the usual ABC Home standard and will be of traditional appearance and construction.

Comment on proposed site plans with specific reference to proposed mix

Range of houses from small 2 bed mid terraced to 5 bed detached houses. Comparables for the larger 2 beds and the 3-bed detached were difficult to find suggesting that there may be a shortage of supply.

Competition - is the site surrounded by housing or similar type?

Yes

Distance from site to find comparable housing (kilometres)

0.5

How are sales on this site likely to perform against local market

Sales would be expected to perform at least as well as the local market.

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Developers budgeted sales rate/week

3 per month

Is there a premium for New Build included in your values?

Yes

What percentage is sustainable and remains on resale eg. gated, specification levels, insulation (low carbon), brand/build quality

10% premium should be achievable on sales and is likely to remain on resales in the short term. This depends on other new builds available in the future.

Please comment on proposed mix

The proposed mix is considered acceptable for the site and village.

In your opinion could improvements be made to optimise revenue?

No

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Tranche 1 - Comparable Evidence

Property Type: Dinfield - Terrace with Parking Bay

Floor Area: 747sq.ft.

If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):

Is value range in line with all evidence:

If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):

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Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 1 - Comparable Evidence

Supportable value £232000 - Price expectation

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Tartan - Weavers Meadow, Sudbury, CO10 0HX	£219,995	01/04/17	Mid Terrace	2017	2	640		
Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX	£219,995	14/09/16	Mid Terrace	2016	2	780		
Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX	£229,995	14/09/16	Semi	2016	2	780		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Alexandra Road, Sible Hedingham, CO9 3ND	£170,000	20/01/17	Mid Terrace	1900	2	828		
Abbey Meadows, Sible Hedingham, CO9 3QS	£199,500	10/08/16	Semi	1991	2	764		
Spring Way, Sible Hedingham, CO9 3SV	£189,995	01/08/16	Mid Terrace	1995	2	785		
Friars Close, Sible Hedingham, CO9 3QX	£199,000	27/05/16	End Terrace	1991	2	818		
Friars Close, Sible Hedingham, CO9 3QX	£229,995	01/04/17	Mid Terrace	1991	2	818		
Friars Close, Sible Hedingham, CO9 3QX	£195,000	20/02/17	Mid Terrace	1991	2	764		

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

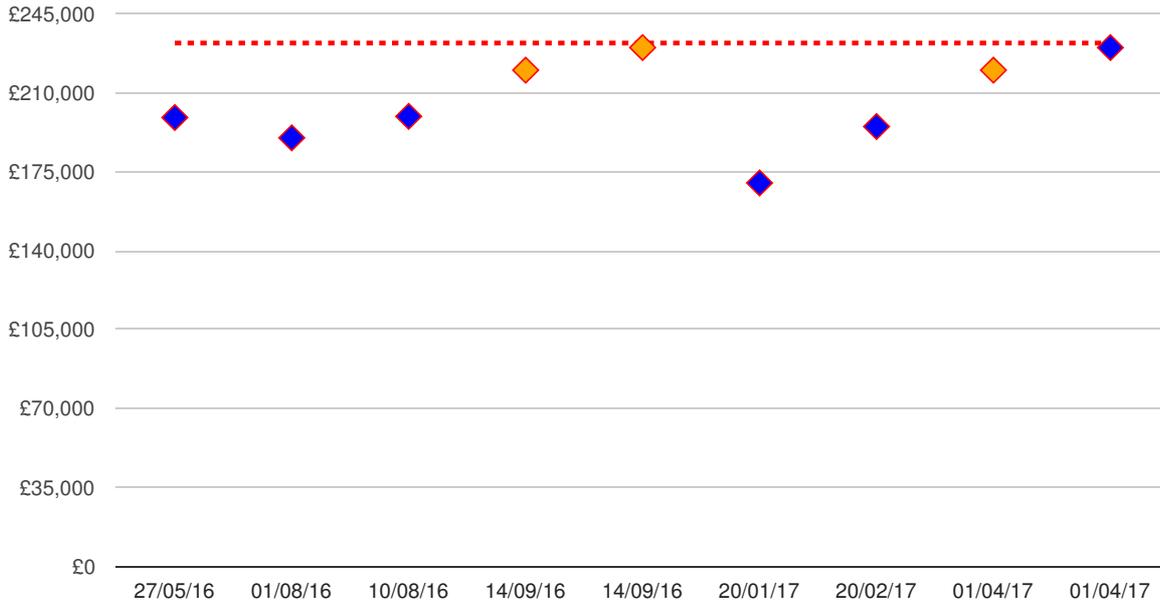
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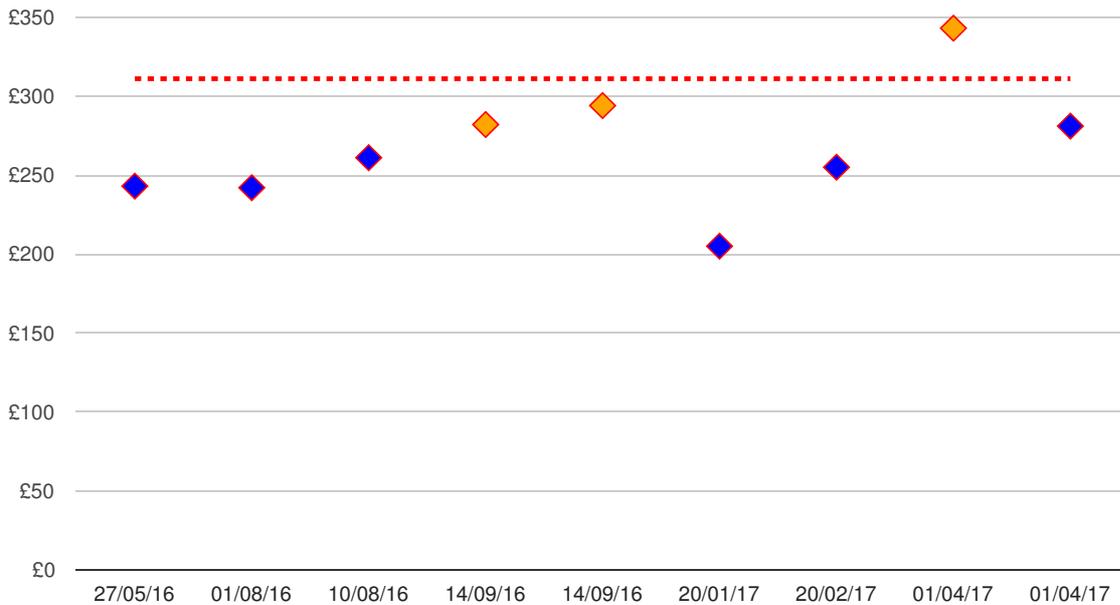
Tranche 1 - Scatter Graph

Resale properties (6)
New build properties (3)
Supportable value (SV)
£232000
£311/sq.ft.
Price expectation

Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

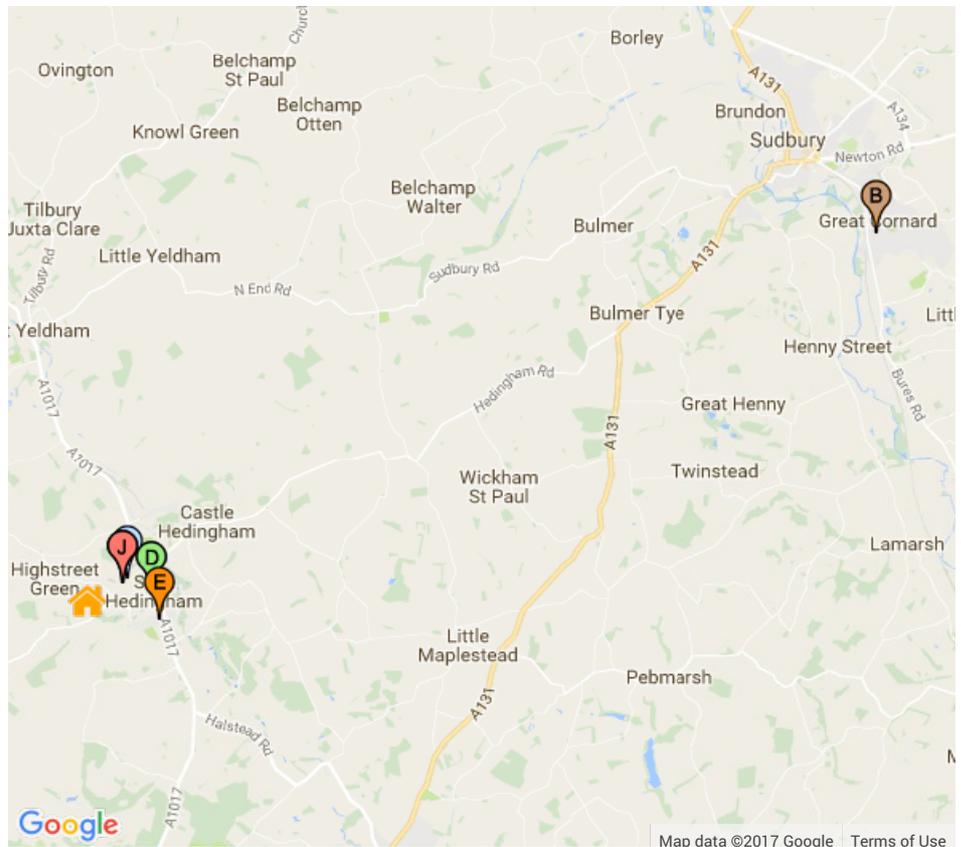
Tranche 1 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  The Tartan - Weavers Meadow, Sudbury, CO10 0HX, £219,995
-  Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX, £219,995
-  Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX, £229,995
-  Alexandra Road, Sible Hedingham, CO9 3ND, £170,000
-  Abbey Meadows, Sible Hedingham, CO9 3QS, £199,500
-  Friars Close, Sible Hedingham, CO9 3QX, £199,000
-  Friars Close, Sible Hedingham, CO9 3QX, £229,995
-  Friars Close, Sible Hedingham, CO9 3QX, £195,000



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Tranche 2 - Comparable Evidence

Property Type: Dinfield - Semi with Parking Bay

Floor Area: 747sq.ft.

If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):

Is value range in line with all evidence:

If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):

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Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 2 - Comparable Evidence

Supportable value £239000 - Price expectation £240000

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Tartan - Weavers Meadow, Sudbury, CO10 0HX	£219,995	01/04/17	Mid Terrace	2017	2	640		
Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX	£219,995	14/09/16	Mid Terrace	2016	2	780		
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Resale comparables

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Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

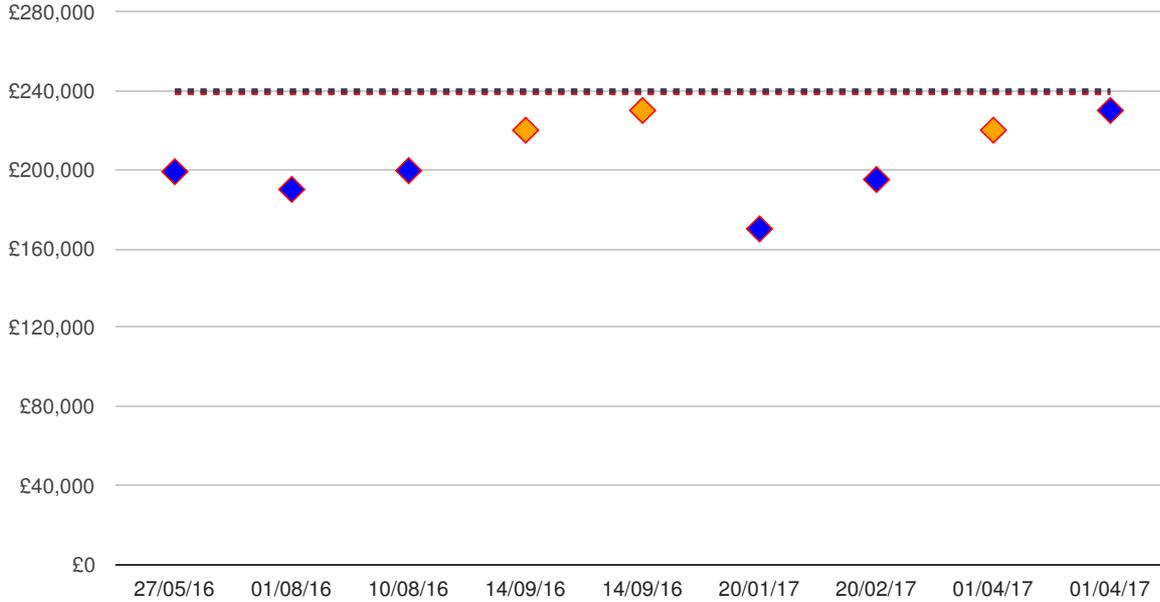
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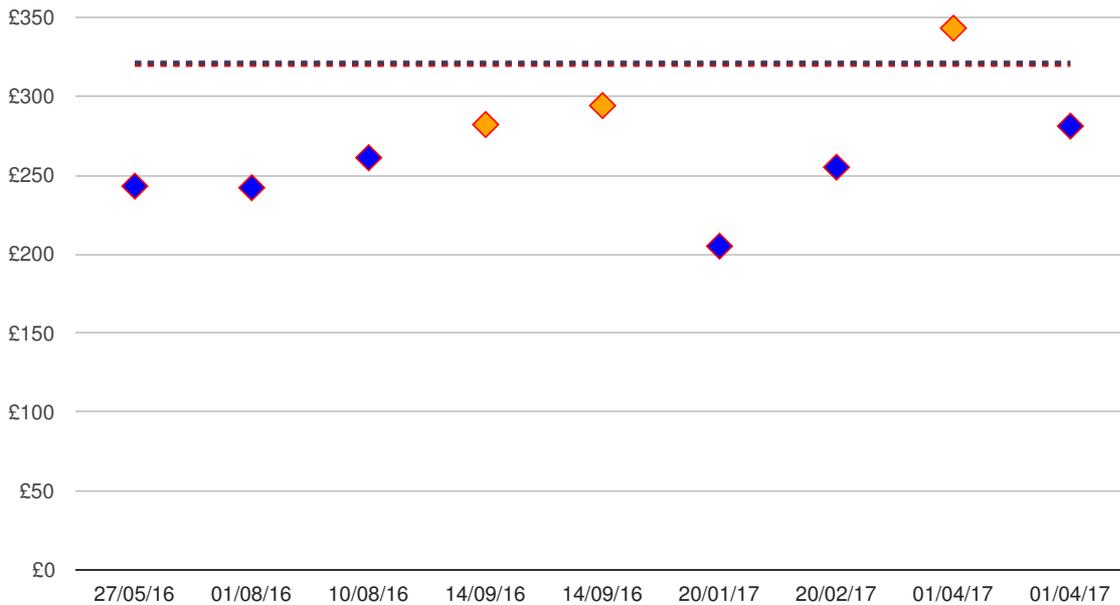
Tranche 2 - Scatter Graph

<p>Resale properties (6)</p>	<p>New build properties (3)</p>	<p>Supportable value (SV) £239000 £320/sq.ft.</p>	<p>Price expectation £240000 £321/sq.ft.</p>
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Capital Values



£ per Sq.Ft. Values



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Wethersfield Road, Sible Hedingham, CO9 3LB

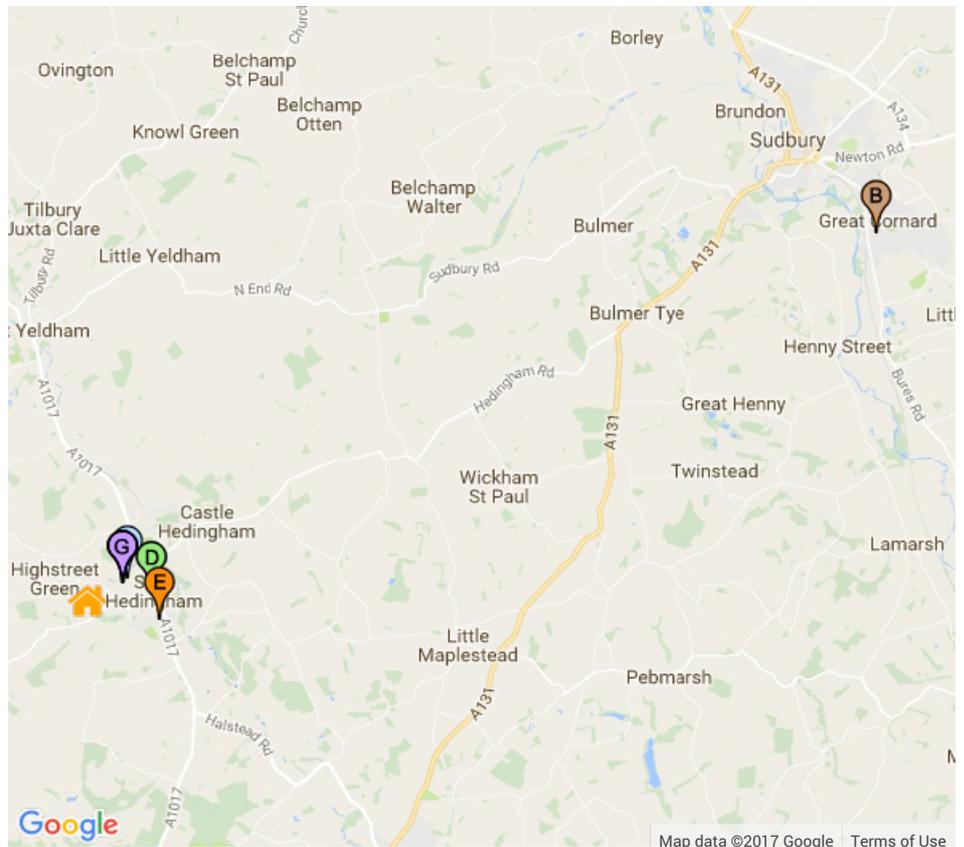
Tranche 2 - Comparables Landscape

Subject Site

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Comparables

-  The Tartan - Weavers Meadow, Sudbury, CO10 0HX, £219,995
-  Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX, £219,995
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-  Alexandra Road, Sible Hedingham, CO9 3ND, £170,000
-  Abbey Meadows, Sible Hedingham, CO9 3QS, £199,500
-  Spring Way, Sible Hedingham, CO9 3QX, £189,995
-  Friars Close, Sible Hedingham, CO9 3QX, £199,000
-  Friars Close, Sible Hedingham, CO9 3QX, £229,995
-  Friars Close, Sible Hedingham, CO9 3QX, £195,000



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 3 - Comparable Evidence

Property Type: Guydon - Terrace with Parking Bay

Floor Area: 881sq.ft.

If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):

Is value range in line with all evidence:

If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 3 - Comparable Evidence

Supportable value £264000 - Price expectation £250000

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Tartan - Weavers Meadow, Sudbury, CO10 0HX	£219,995	01/04/17	Mid Terrace	2017	2	640		
Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX	£219,995	14/09/16	Mid Terrace	2016	2	780		
Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX	£229,995	14/09/16	Semi	2016	2	780		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Alexandra Road, Sible Hedingham, CO9 3ND	£170,000	20/01/17	Mid Terrace	1900	2	828		
Abbey Meadows, Sible Hedingham, CO9 3QS	£199,500	10/08/16	Semi	1991	2	764		
Spring Way, Sible Hedingham, CO9 3SB	£189,995	01/08/16	Mid Terrace	1995	2	785		
Friars Close, Sible Hedingham, CO9 3QX	£199,000	27/05/16	End Terrace	1991	2	818		
Friars Close, Sible Hedingham, CO9 3QX	£199,000	27/05/16	End Terrace	1991	2	818		
Friars Close, Sible Hedingham, CO9 3QX	£199,000	27/05/16	End Terrace	1991	2	818		
Friars Close, Sible Hedingham, CO9 3QX	£229,995	01/04/17	Mid Terrace	1991	2	818		
Friars Close, Sible Hedingham, CO9 3QX	£195,000	20/02/17	Mid Terrace	1991	2	764		

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

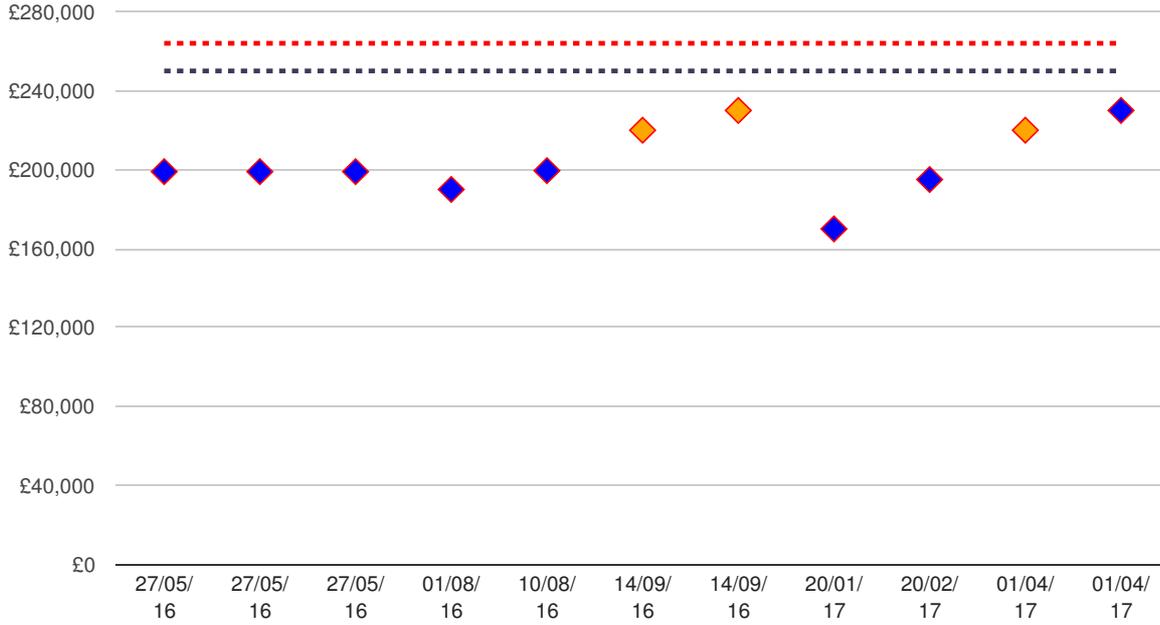
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

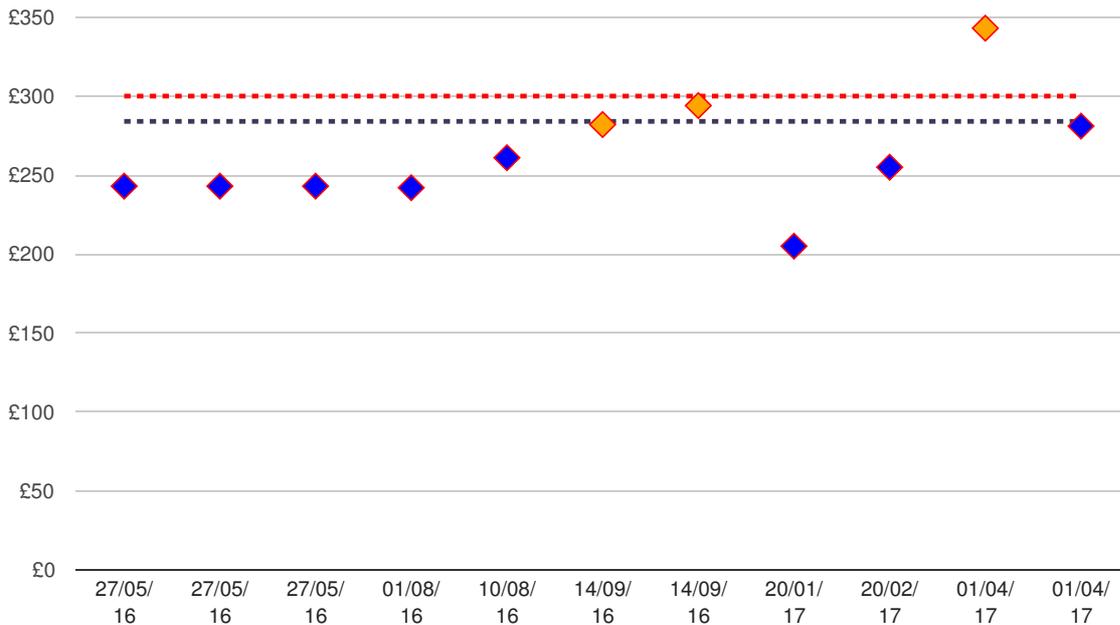
Tranche 3 - Scatter Graph

<p>Resale properties (8)</p>	<p>New build properties (3)</p>	<p>Supportable value (SV) £264000 £300/sq.ft.</p>	<p>Price expectation £250000 £284/sq.ft.</p>
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Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

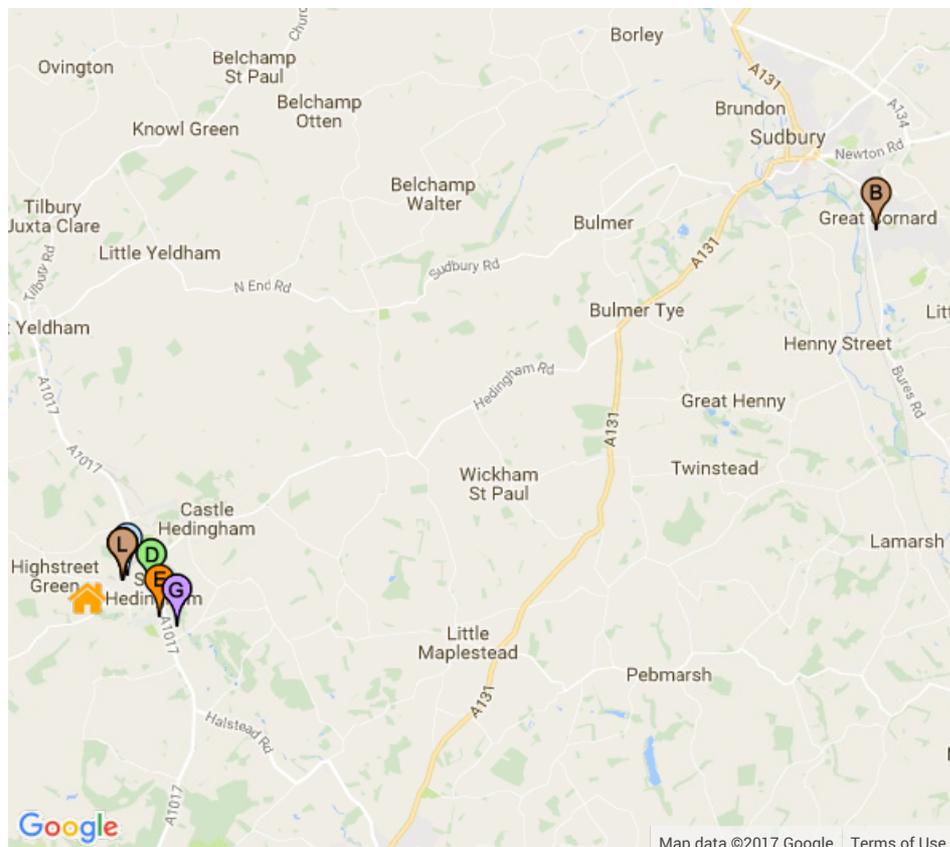
Tranche 3 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  The Tartan - Weavers Meadow, Sudbury, CO10 0HX, £219,995
-  Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX, £219,995
-  Earls Gardens, Swan Street, Sible Hedingham, CO9 3PX, £229,995
-  Alexandra Road, Sible Hedingham, CO9 3ND, £170,000
-  Abbey Meadows, Sible Hedingham, CO9 3QS, £199,500
-  Spring Way, Sible Hedingham, CO9 3SB, £189,995
-  Friars Close, Sible Hedingham, CO9 3QX, £199,000
-  Friars Close, Sible Hedingham, CO9 3QX, £199,000
-  Friars Close, Sible Hedingham, CO9 3QX, £199,000
-  Friars Close, Sible Hedingham, CO9 3QX, £229,995
-  Friars Close, Sible Hedingham, CO9 3QX, £195,000



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 4 - Comparable Evidence

Property Type: Fynfield - Semi with Parking Bay

Floor Area: 801sq.ft.

If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):

Is value range in line with all evidence:

If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 4 - Comparable Evidence

Supportable value £272000 - Price expectation £275000

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance
Weavers Meadow, Sudbury, CO10 0HX	£249,995	01/04/17	Semi	2017	3	780	

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance
Hogarth Court, Sible Hedingham, CO9 3FA	£280,000	23/02/17	End Terrace	2010	3	837	
Yeldham Road, Sible Hedingham, CO9 3QJ	£240,950	01/06/16	Semi	1945	3	914	
New Park, Castle Hedingham, CO9 3HH	£270,000	01/03/17	Mid Terrace	1950	3	864	
Friars Close, Sible Hedingham, CO9 3QX	£250,000	07/04/17	Mid Terrace	1900	3	775	
Great Oak Court, Great Yeldham, CO9 4PZ	£218,000	09/03/17	Mid Terrace	1985	3	845	

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

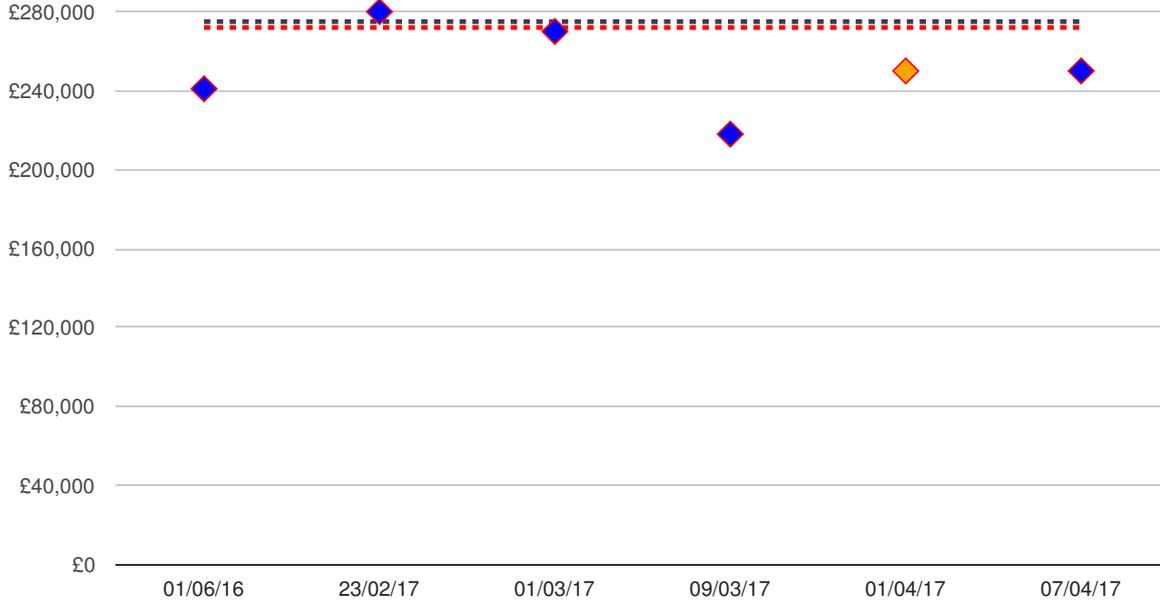
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

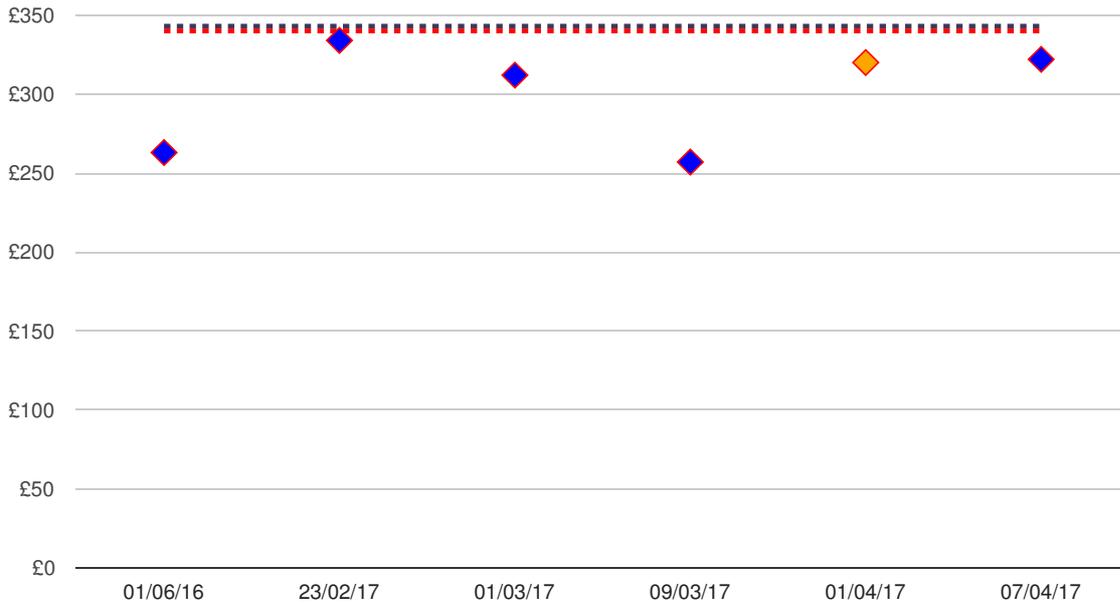
Tranche 4 - Scatter Graph

Resale properties (5)	New build properties (1)	Supportable value (SV) £272000 £340/sq.ft.	Price expectation £275000 £343/sq.ft.
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Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 4 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

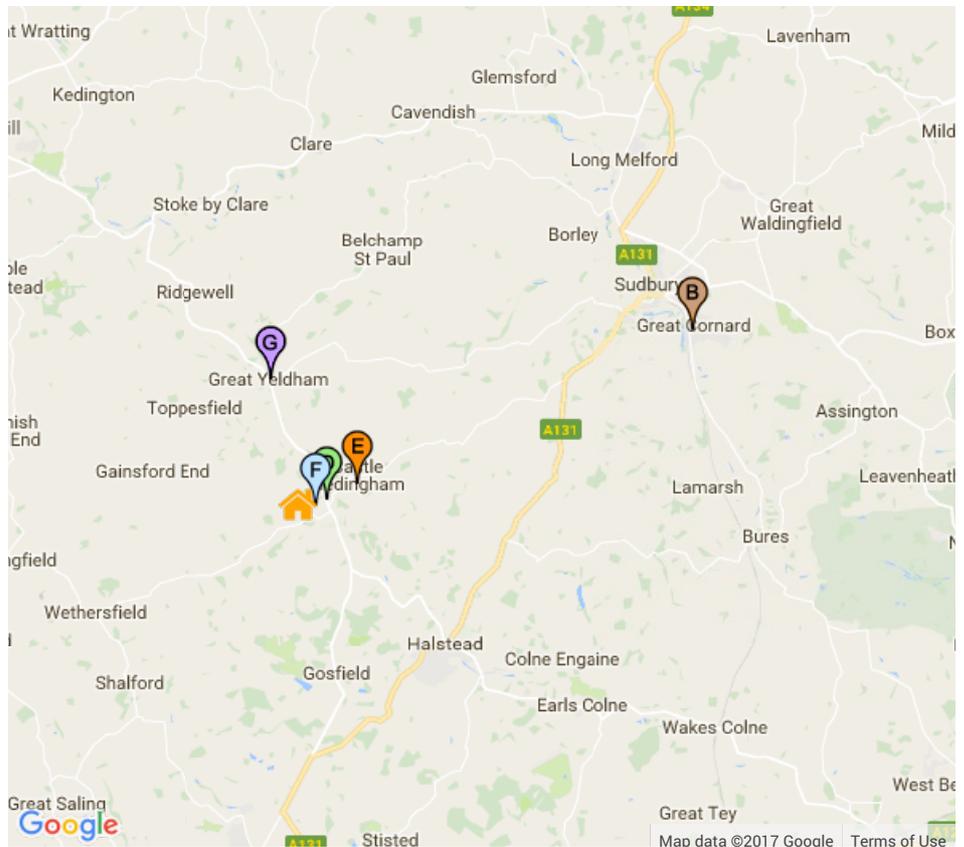
 Weavers Meadow, Sudbury, CO10 0HX, £249,995

 Yeldham Road, Sible Hedingham, CO9 3QJ, £240,950

 New Park, Castle Hedingham, CO9 3HH, £270,000

 Friars Close, Sible Hedingham, CO9 3QX, £250,000

 Great Oak Court, Great Yeldham, CO9 4PZ, £218,000



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 5 - Comparable Evidence

Property Type: Gosfield - Terrace with Parking

Floor Area: 856sq.ft.

**If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):**

Is value range in line with all evidence:

**If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):**

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 5 - Comparable Evidence

Supportable value £287000 - Price expectation

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Herring - Weavers Meadow, Sudbury, CO10 0HX	£249,995	01/04/17	Semi	2017	3	780		
Weavers Meadow, Sudbury, CO10 0HX	£222,995	01/04/17	Semi	2017	3	640		
The Trafalgar - Oakwood Meadows, Stanway Street, Stanway, CO3 8AS	£261,000	01/04/17	Semi	2017	3	665		
The Trafalgar - Oakwood Meadows, Stanway Street, Stanway, CO3 8AS	£250,000	01/04/17	Semi	2017	3	705		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Alexandra Road, Sible Hedingham, CO9 3ND	£170,000	20/01/17	Mid Terrace	1900	3	828		
Spring Way, Sible Hedingham, CO9 3SB	£189,995	01/08/16	Mid Terrace	1995	3	785		
Friars Close, Sible Hedingham, CO9 3QX	£199,000	27/05/16	End Terrace	1991	3	818		
Friars Close, Sible Hedingham, CO9 3QX	£229,995	01/04/17	Mid Terrace	1991	3	818		
Friars Close, Sible Hedingham, CO9 3QX	£195,000	20/02/17	Mid Terrace	1991	3	764		

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

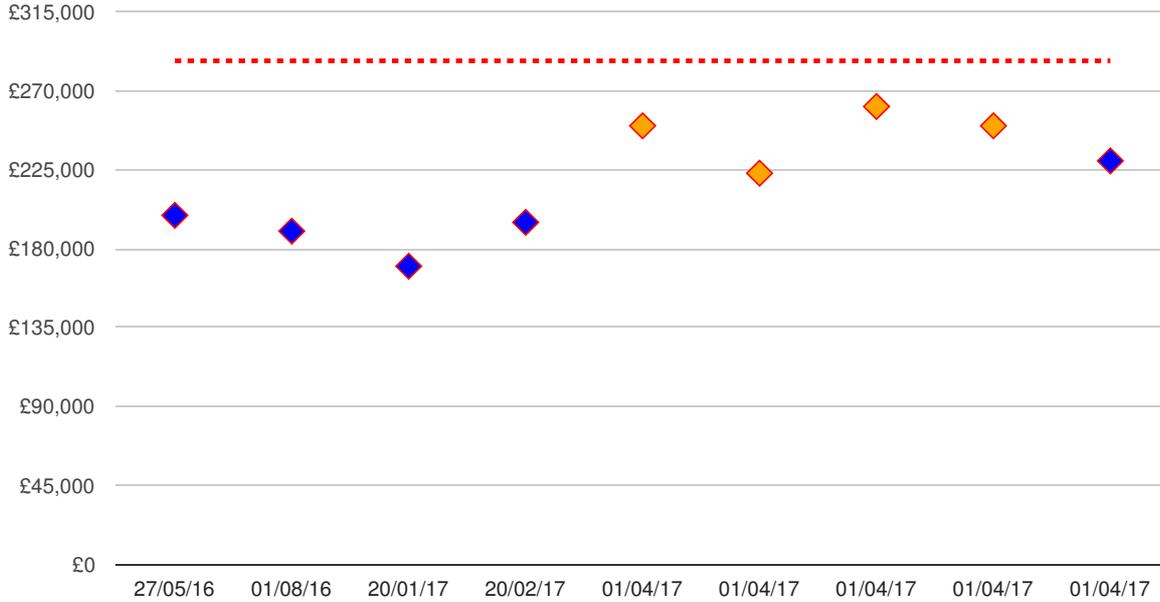
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

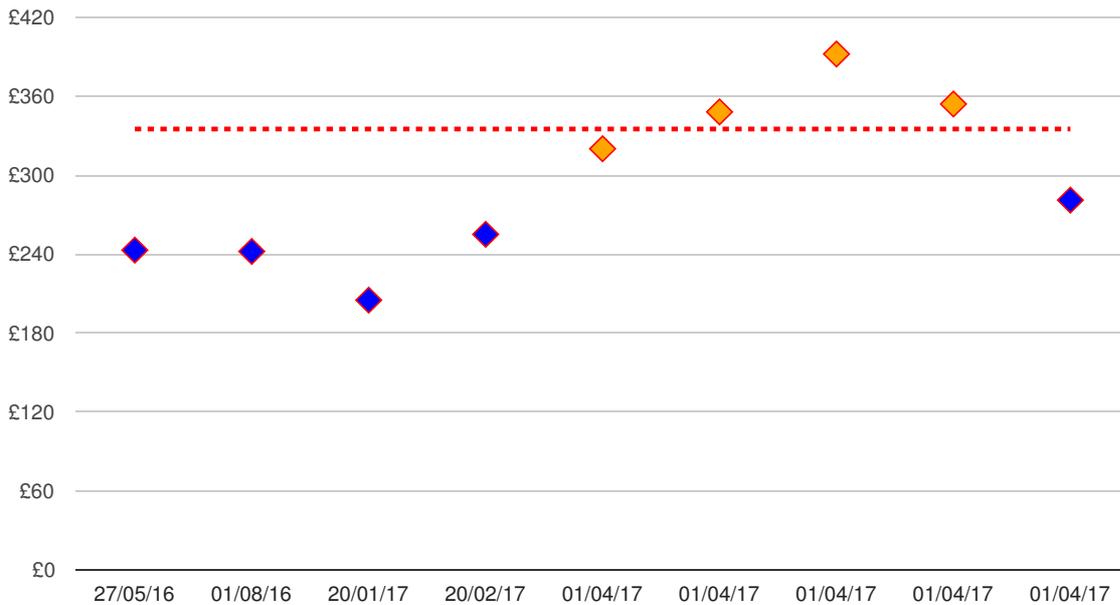
Tranche 5 - Scatter Graph

Resale properties (5)
New build properties (4)
Supportable value (SV)
£287000
£335/sq.ft.
Price expectation

Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

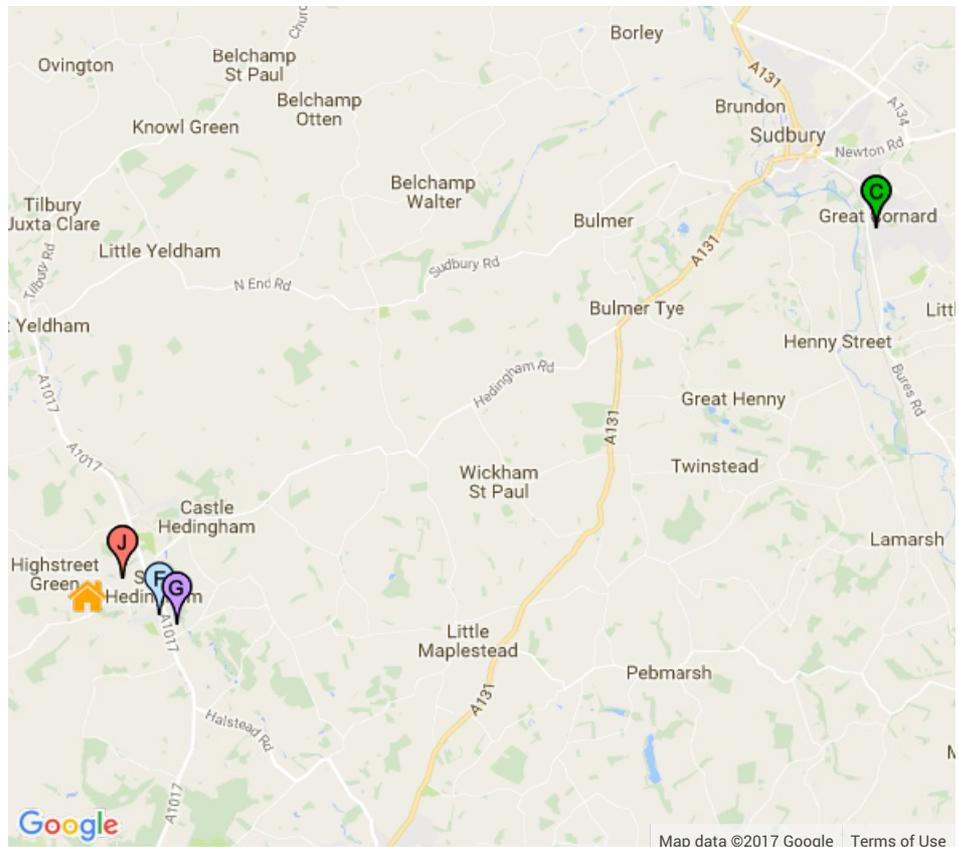
Tranche 5 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  The Herring - Weavers Meadow, Sudbury, CO10 0HX, £249,995
-  Weavers Meadow, Sudbury, CO10 0HX, £222,995
-  Alexandra Road, Sible Hedingham, CO9 3ND, £170,000
-  Spring Way, Sible Hedingham, CO9 3SB, £189,995
-  Friars Close, Sible Hedingham, CO9 3QX, £199,000
-  Friars Close, Sible Hedingham, CO9 3QX, £229,995
-  Friars Close, Sible Hedingham, CO9 3QX, £195,000



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 6 - Comparable Evidence

Property Type: Gosfield - Semi with Parking

Floor Area: 856sq.ft.

**If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):**

Is value range in line with all evidence:

**If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):**

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 6 - Comparable Evidence

Supportable value £291000 - Price expectation £285000

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Herring - Weavers Meadow, Sudbury, CO10 0HX	£249,995	01/04/17	Semi	2017	3	780		
Weavers Meadow, Sudbury, CO10 0HX	£222,995	01/04/17	Semi	2017	5	640		
The Trafalgar - Oakwood Meadows, Stanway Street, Stanway, CO3 8AS	£261,000	01/04/17	Semi	2017	3	665		
The Trafalgar - Oakwood Meadows, Stanway Street, Stanway, CO3 8AS	£250,000	01/04/17	Semi	2017	3	705		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Hogarth Court, Sible Hedingham, CO9 3FA	£280,000	23/02/17	End Terrace	2010	3	837		
Yeldham Road, Sible Hedingham, CO9 3QJ	£240,950	01/06/16	Semi	1945	3	914		
New Park, Castle Hedingham, CO9 3HH	£270,000	01/03/17	Mid Terrace	1945	3	1950		
Friars Close, Sible Hedingham, CO9 3QX	£250,000	07/04/17	Mid Terrace	1900	3	775		
Great Oak Court, Great Yeldham, CO9 4PZ	£218,000	09/03/17	Mid Terrace	1985	3	845		

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

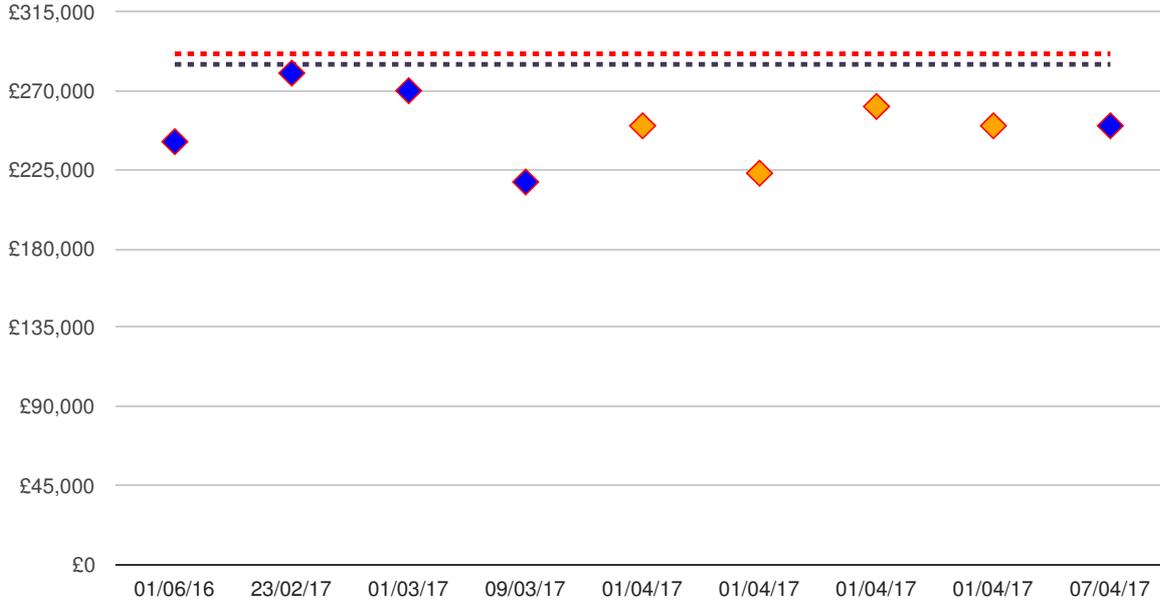
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

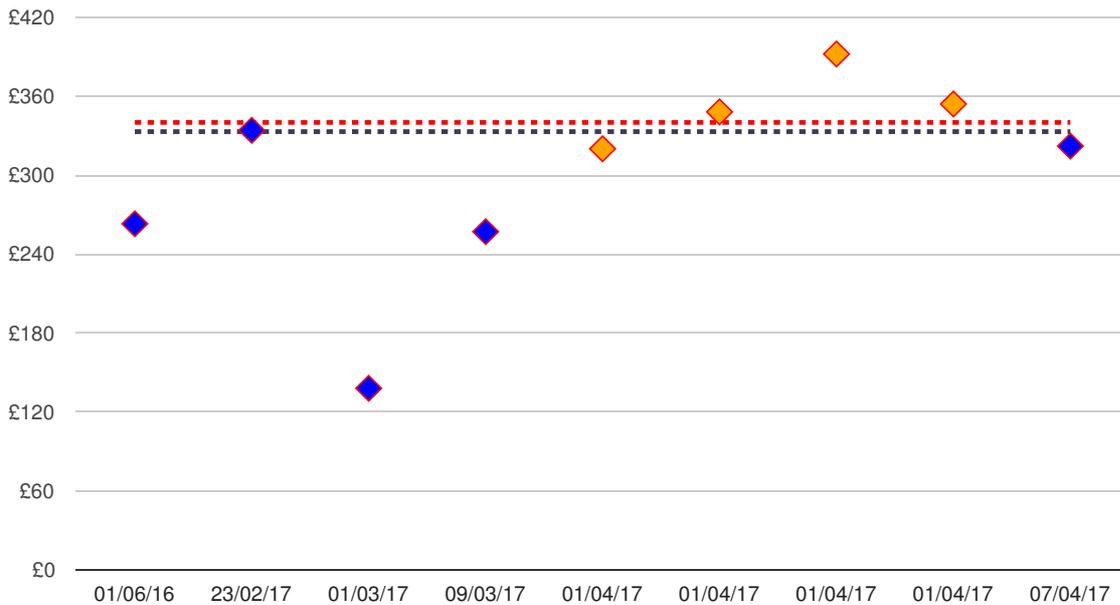
Tranche 6 - Scatter Graph

<p>Resale properties (5)</p>	<p>New build properties (4)</p>	<p>Supportable value (SV) £291000 £340/sq.ft.</p>	<p>Price expectation £285000 £333/sq.ft.</p>
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Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

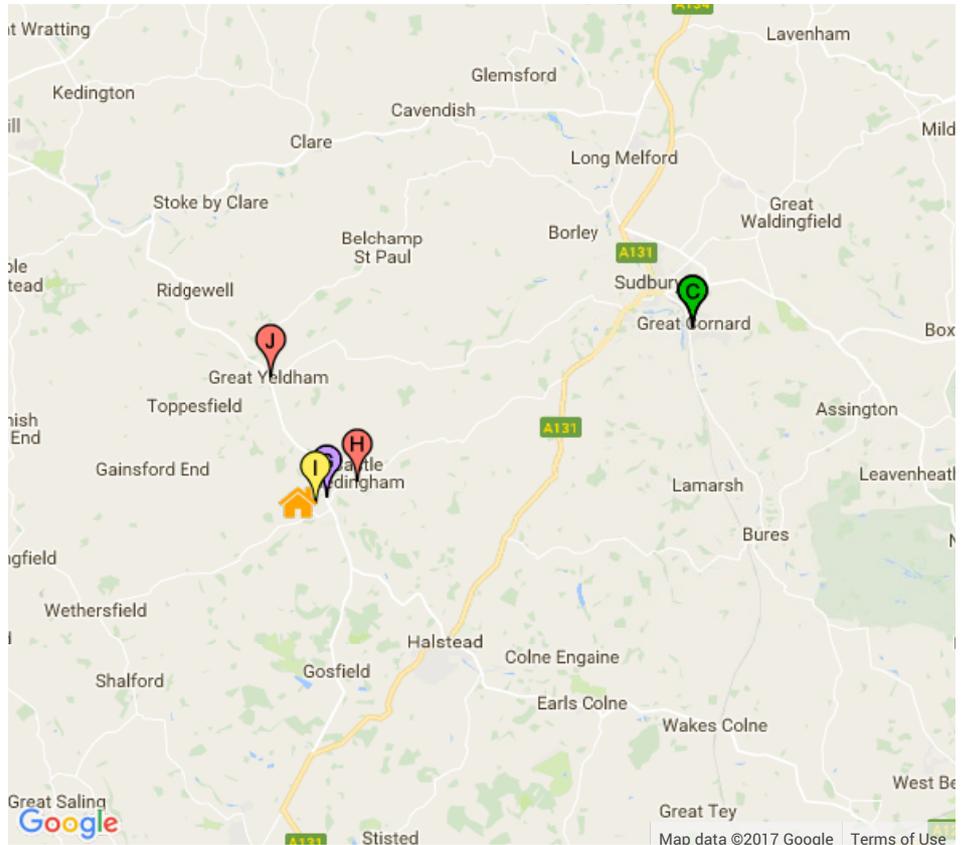
Tranche 6 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  The Herring - Weavers Meadow, Sudbury, CO10 0HX, £249,995
-  Weavers Meadow, Sudbury, CO10 0HX, £222,995
-  Yeldham Road, Sible Hedingham, CO9 3QJ, £240,950
-  New Park, Castle Hedingham, CO9 3HH, £270,000
-  Friars Close, Sible Hedingham, CO9 3QX, £250,000
-  Great Oak Court, Great Yeldham, CO9 4PZ, £218,000



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 7 - Comparable Evidence

Property Type: Gosfield - Detached with Parking Bay

Floor Area: 856sq.ft.

**If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):**

Is value range in line with all evidence:

**If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):**

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 7 - Comparable Evidence

Supportable value £299000 - Price expectation

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Piccadilly - Oakwood Meadows, Ostrich Street, Stanway, CO3 8AS	£302,995	01/04/17	Detached	2017	3	1040		
The Piccadilly - Oakwood Meadows, Ostrich Street, Stanway, CO3 8AS	£304,995	01/04/17	Semi	2017	3	964		
Chester Link - hampton Park, Plover Road, Stanway, CO3 8AF	£300,000	01/04/17	Semi	2017	3	1042		
Nayland Road, Mile End, CO4 5EG	£334,995	01/04/17	Semi	2017	3	0		
Nayland Road, Sible Hedingham, CO4 5EG	£314,995	01/04/17	Semi	2017	3	903		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance
Oxford Meadow, Sible Hedingham, CO9 3QN	£249,950	29/01/17	Semi	1945	3	1097	
Hogarth Court, Sible Hedingham, CO9 3FA	£280,000	24/02/17	End Terrace	2010	3	837	
Bowmans Parl, Castle Hedingham, CO9 3DT	£259,995	24/02/17	Semi	1980	3	965	
New Park, Castle Hedingham, CO9 3HH	£270,000	01/03/17	Mid Terrace	1950	3	864	
Great Oak Court, Great Yeldham, CO9 4PZ	£218,000	09/03/17	Mid Terrace	1985	3	845	

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

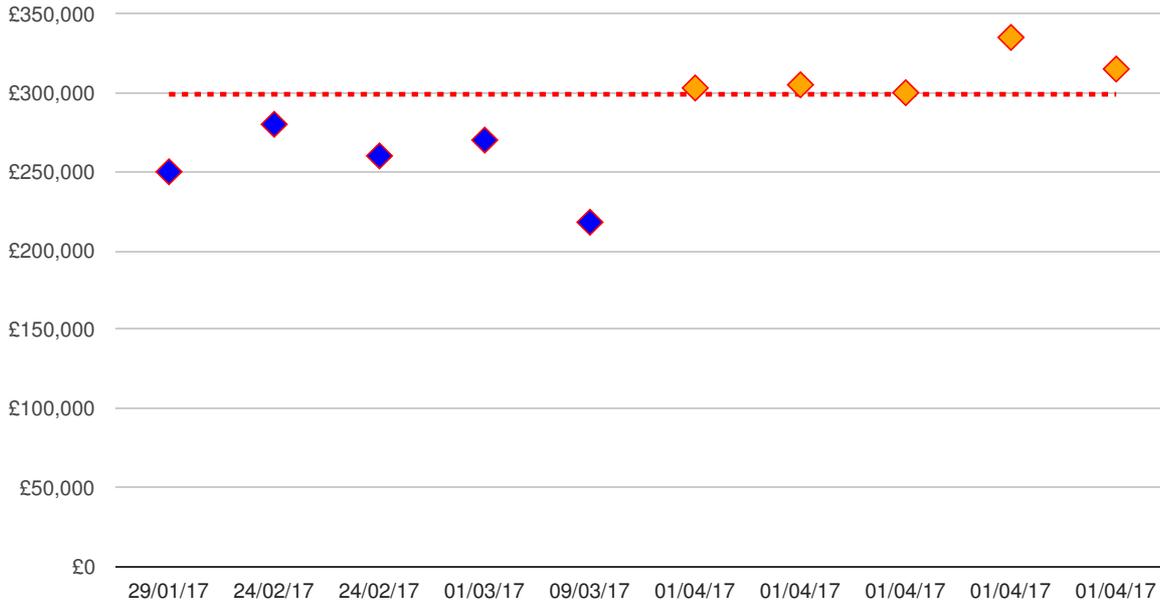
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

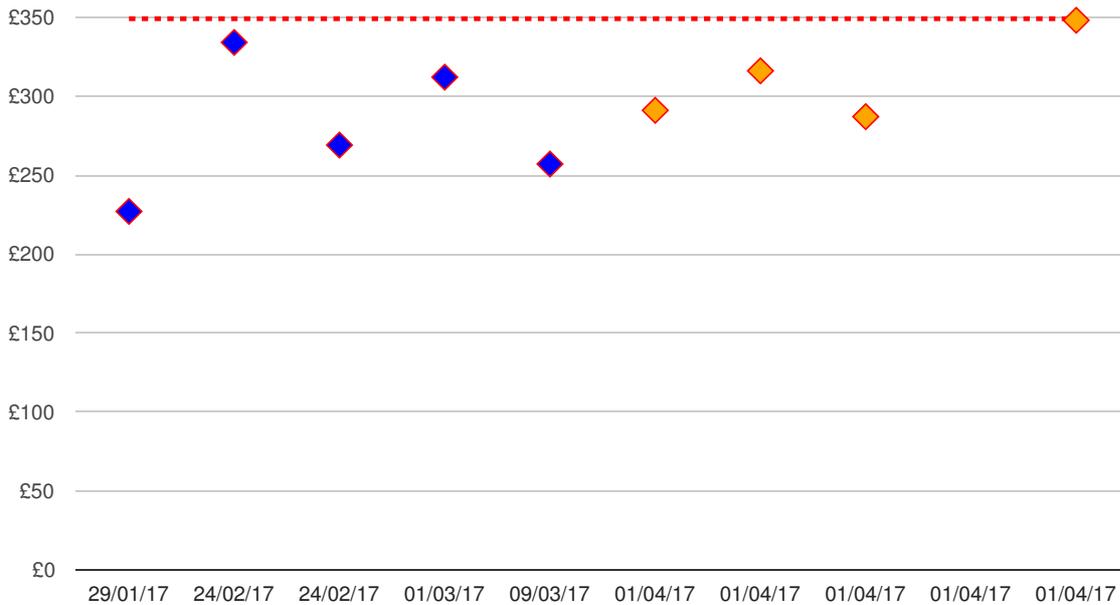
Tranche 7 - Scatter Graph

Resale properties (5)
New build properties (5)
Supportable value (SV)
£299000
£349/sq.ft.
Price expectation

Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

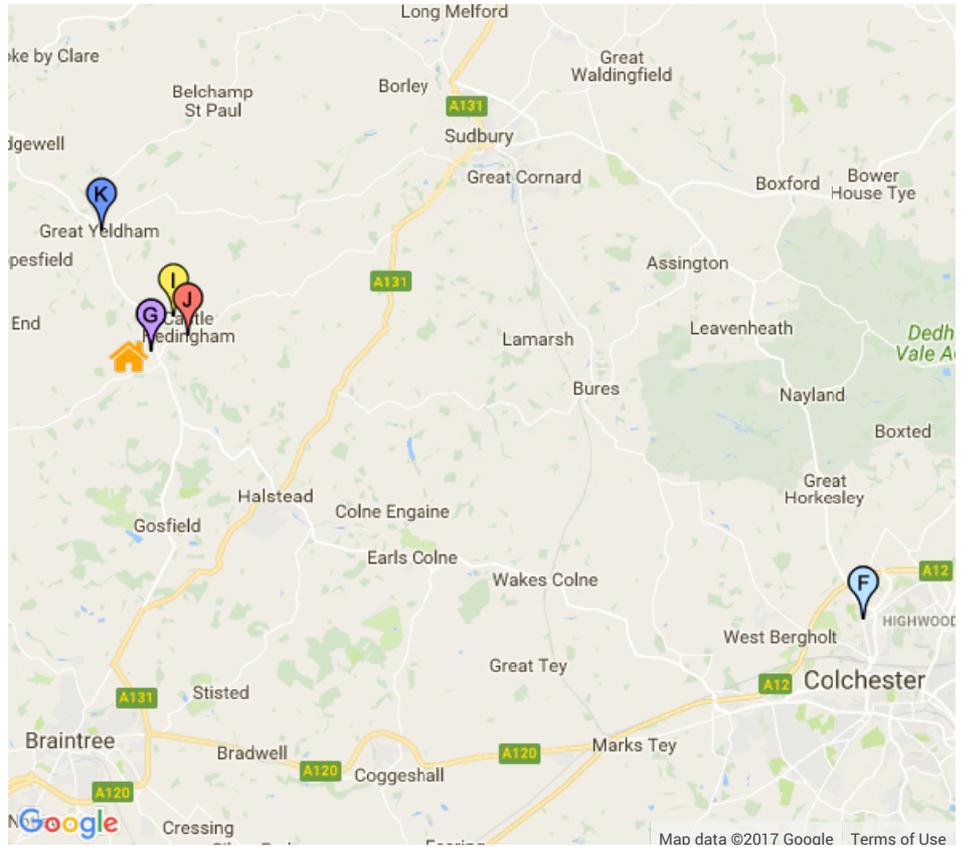
Tranche 7 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  Nayland Road, Mile End, CO4 5EG, £334,995
-  Nayland Road, Sible Hedingham, CO4 5EG, £314,995
-  Oxford Meadow, Sible Hedingham, CO9 3QN, £249,950
-  Bowmans Parl, Castle Hedingham, CO9 3DT, £259,995
-  New Park, Castle Hedingham, CO9 3HH, £270,000
-  Great Oak Court, Great Yeldham, CO9 4PZ, £218,000



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 8 - Comparable Evidence

Property Type: Hurwick - Detached with Single Garage

Floor Area: 1132sq.ft.

**If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):**

Is value range in line with all evidence:

**If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):**

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 8 - Comparable Evidence

Supportable value £362000 - Price expectation £360000

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Piccadilly - Oakwood Meadows, Ostrich Street, Stanway, CO3 8AS	£302,995	01/04/17	Detached	2017	3	1040		
The Piccadilly - Oakwood Meadows, Ostrich Street, Stanway, CO3 8AS	£304,995	01/04/17	Semi	2017	3	964		
Chester Link - hampton Park, Plover Road, Stanway, CO3 8AF	£300,000	01/04/17	Semi	2017	3	1042		
Nayland Road, Mile End, CO4 5EG	£334,995	01/04/17	Semi	2017	3	962		
Nayland Road, Mile End, CO4 5EG	£314,995	01/04/17	Semi	2017	3	903		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance
Oxford Meadow, Sible Hedingham, CO9 3QN	£249,950	29/01/17	Semi	1945	3	1097	
Hogarth Court, Sible Hedingham, CO9 3FA	£280,000	23/02/17	End Terrace	2010	3	837	
Bowmans Park, Castle Hedingham, CO9 3DT	£259,995	24/02/17	Semi	1980	3	965	
New Park, Castle Hedingham, CO9 3HH	£270,000	01/03/17	Mid Terrace	1950	3	864	
Great Oak Court, Great Yeldham, CO9 4PZ	£218,000	09/03/17	Mid Terrace	1985	3	845	

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

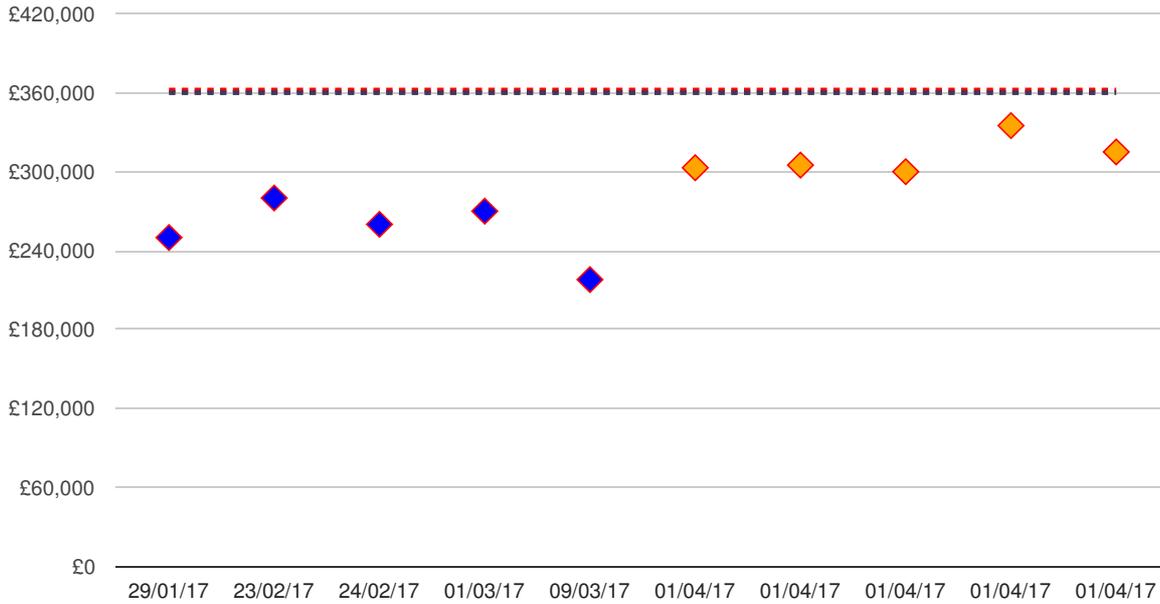
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

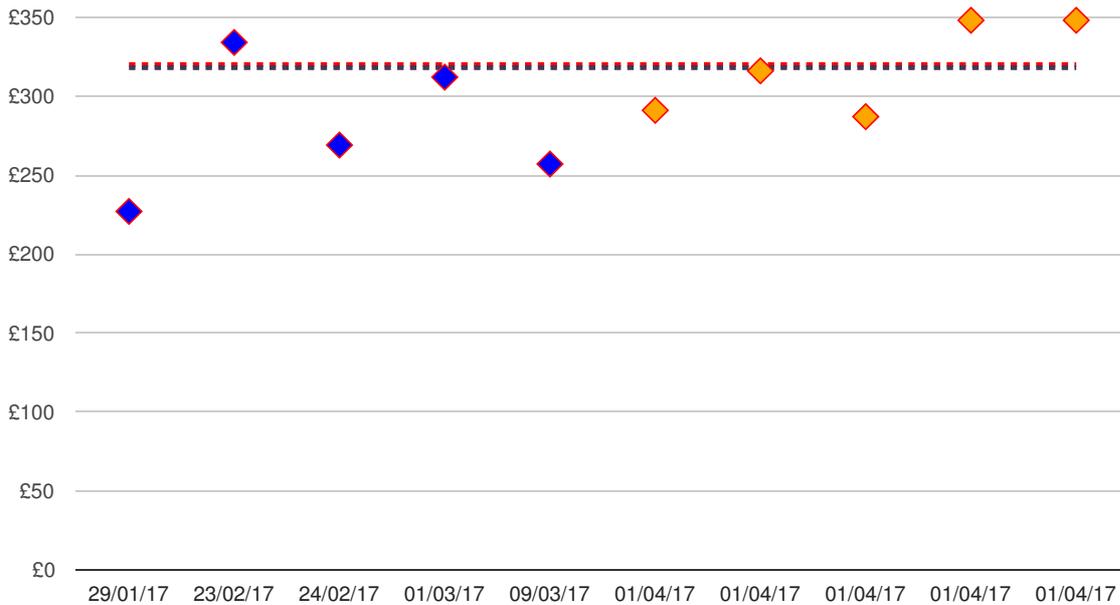
Tranche 8 - Scatter Graph

<p>Resale properties (5)</p>	<p>New build properties (5)</p>	<p>Supportable value (SV) £362000 £320/sq.ft.</p>	<p>Price expectation £360000 £318/sq.ft.</p>
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Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

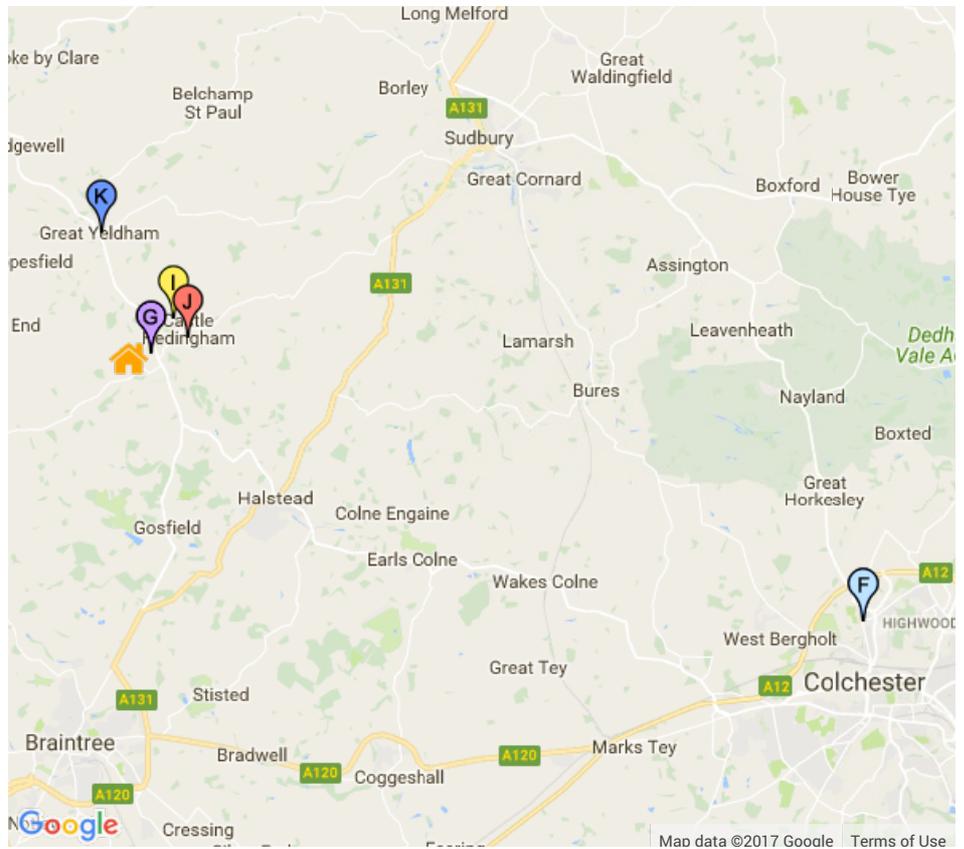
Tranche 8 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  E Nayland Road, Mile End, CO4 5EG, £334,995
-  F Nayland Road, Mile End, CO4 5EG, £314,995
-  G Oxford Meadow, Sible Hedingham, CO9 3QN, £249,950
-  I Bowmans Park, Castle Hedingham, CO9 3DT, £259,995
-  J New Park, Castle Hedingham, CO9 3HH, £270,000
-  K Great Oak Court, Great Yeldham, CO9 4PZ, £218,000



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 9 - Comparable Evidence

Property Type: Kinfield - Detached with Single Garage

Floor Area: 1262sq.ft.

If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):

Is value range in line with all evidence:

If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 9 - Comparable Evidence

Supportable value £384000 - Price expectation £385000

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Knightsbridge - Oakwood Meadow, Ostrich Street, Stanway, CO3 8AS	£399,995	01/04/17	Detached	2017	4	1180		
Meadow Gardens, Thaxted, CM6 2FN	£410,000	01/04/17	Detached	2017	4	1316		
Fair Green, Glemsford, CO10 7PH	£359,995	01/04/17	Detached	2017	4	1260		
The Corge - Cromwell Place, Station Road, Little Dunmow, CM6 3HG	£450,000	01/04/17	Detached	2017	4	1392		
Nayland Road, Mile End, CO4 5EG	£359,995	01/04/17	Detached	2017	4	1207		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Spring Way, Sible Hedingham, CO9 3SB	£375,000	01/04/17	Detached	1988	4	1367		
Ashley Street, Sible Hedingham, CO9 3EH	£375,000	14/04/17	Detached	2015	4	1357		
Alexandra Road, Sible Hedingham, CO9 3NP	£325,000	26/12/16	Detached	1980	4	1360		
Little Hyde Close, Great Yeldham, CO9 4JE	£322,500	04/01/17	Detached	1982	4	1113		

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

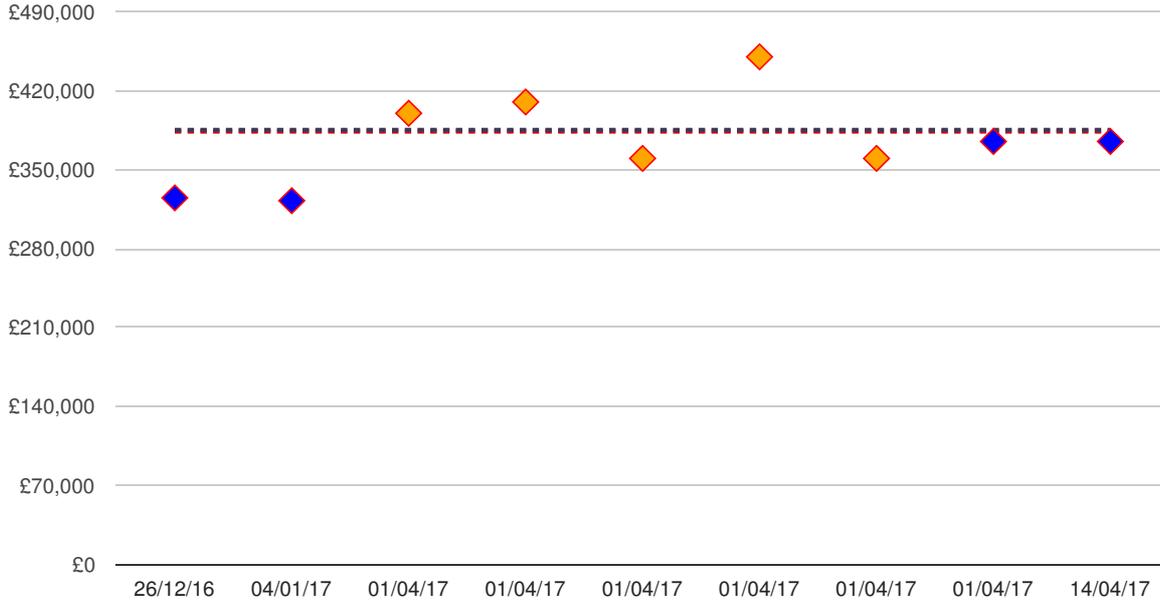
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

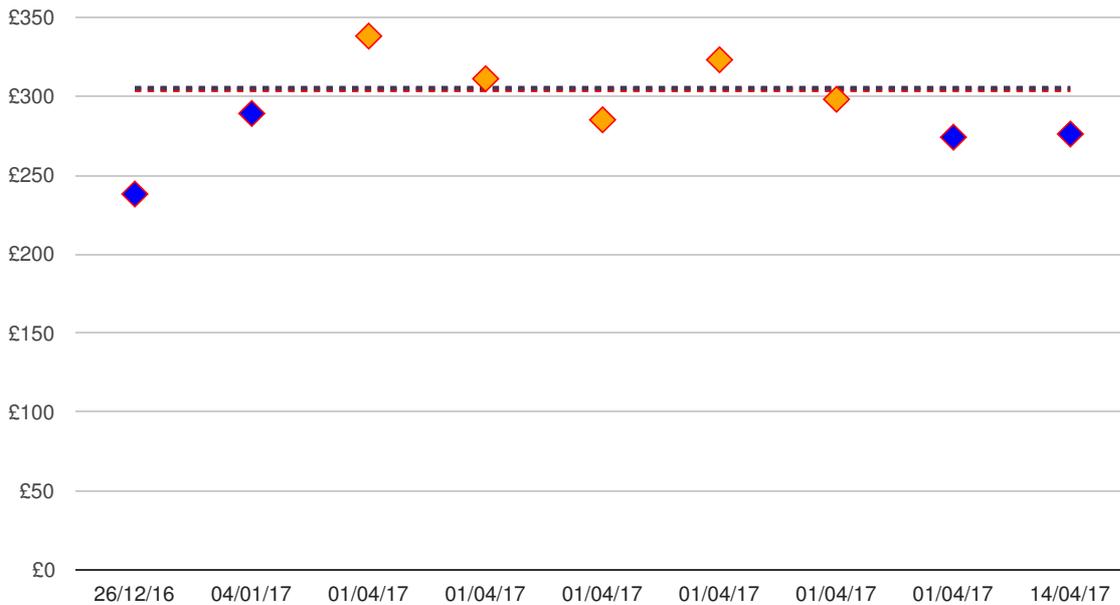
Tranche 9 - Scatter Graph

<p>Resale properties (4)</p>	<p>New build properties (5)</p>	<p>Supportable value (SV) £384000 £304/sq.ft.</p>	<p>Price expectation £385000 £305/sq.ft.</p>
-----------------------------------------	--------------------------------------------	------------------------------------------------------------------	-------------------------------------------------------------

Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

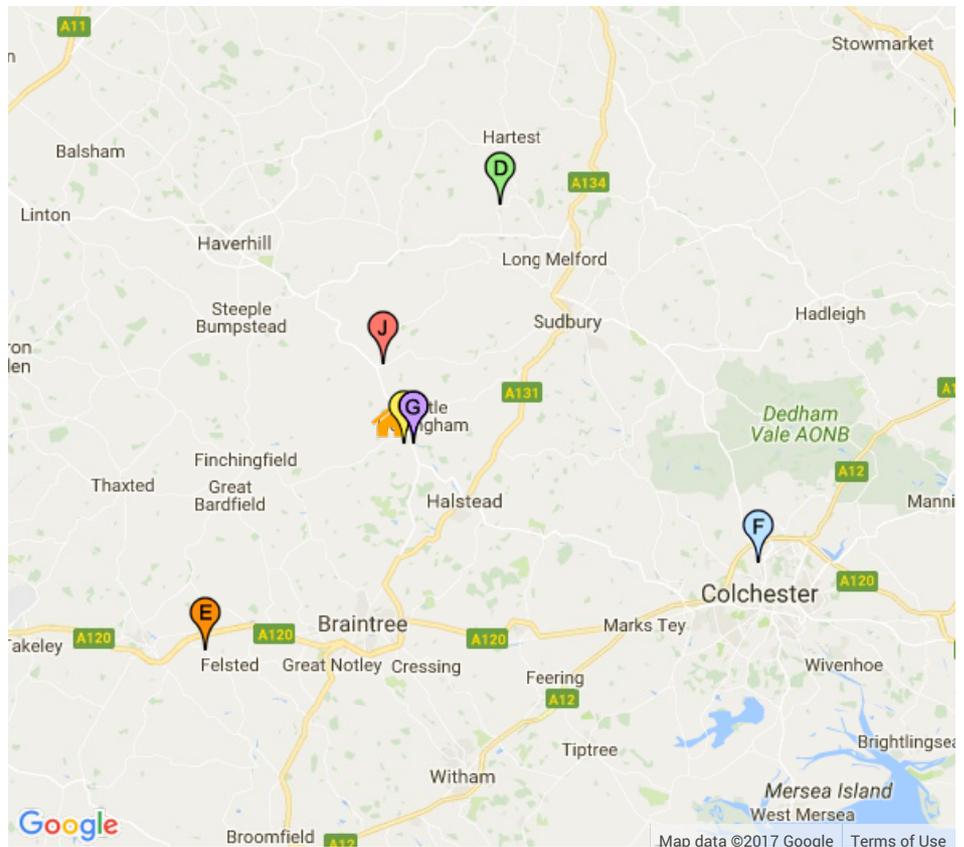
Tranche 9 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  Fair Green, Glemsford, CO10 7PH, £359,995
-  The Corge - Cromwell Place, Station Road, Little Dunmow, CM6 3HG, £450,000
-  Nayland Road, Mile End, CO4 5EG, £359,995
-  Spring Way, Sible Hedingham, CO9 3SB, £375,000
-  Alexandra Road, Sible Hedingham, CO9 3NP, £325,000
-  Little Hyde Close, Great Yeldham, CO9 4JE, £322,500



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 10 - Comparable Evidence

Property Type: Kulham - Detached with Integral Garage

Floor Area: 1287sq.ft.

**If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):**

Is value range in line with all evidence:

**If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):**

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 10 - Comparable Evidence

Supportable value £386000 - Price expectation £400000

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
The Knightsbridge - Oakwood Meadow, Ostrich Street, Stanway, CO3 8AS	£399,995	01/04/17	Detached	2017	4	1180		
Meadow Gardens, Thaxted, CM6 2FN	£410,000	01/04/17	Detached	2017	4	1316		
Fair Green, Glemsford, CO10 7PH	£359,995	01/04/17	Detached	2017	4	1260		
The Corge - Cromwell Place, Station Road, Little Dunmow, CM6 3HG	£450,000	01/04/17	Detached	2017	4	1392		
Nayland Road, Mile End, CO4 5EG	£359,995	01/04/17	Detached	2017	4	1207		
Little Hyde Close, Great Yeldham, CO9 4JE	£322,500	04/01/17	Detached	1982	4	1113		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Spring Way, Sible Hedingham, CO9 3SB	£375,000	21/02/17	Detached	1988	4	1367		
Ashley Street, Sible Hedingham, CO9 3EH	£375,000	14/04/17	Detached	2015	4	1357		
Alexandra Road, Sible Hedingham, CO9 3NP	£325,000	26/12/16	Detached	1980	4	1360		

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

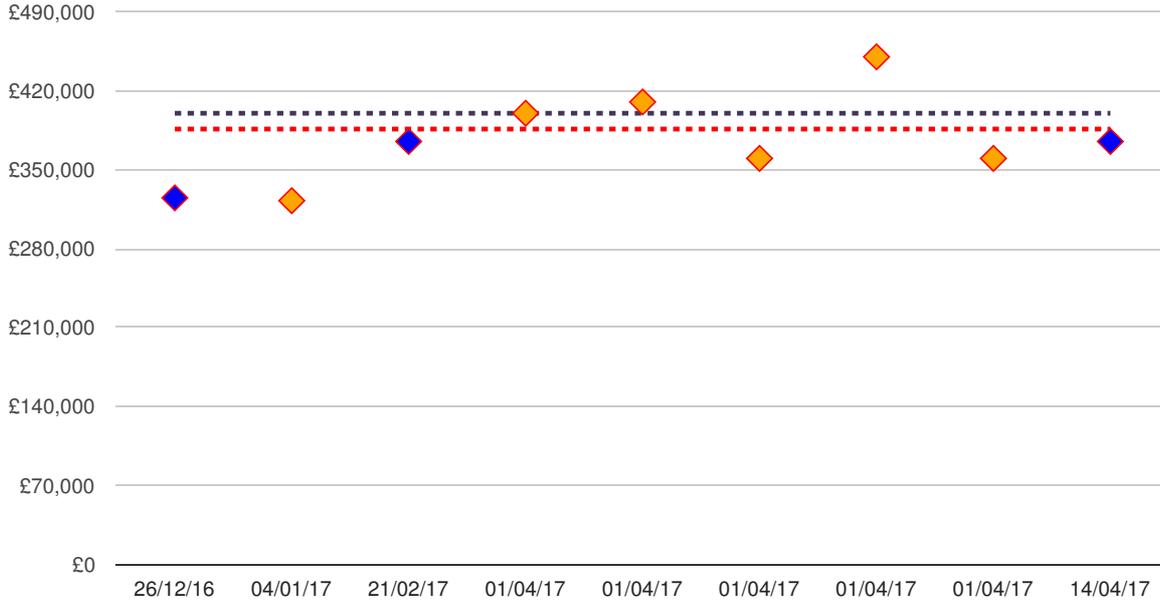
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

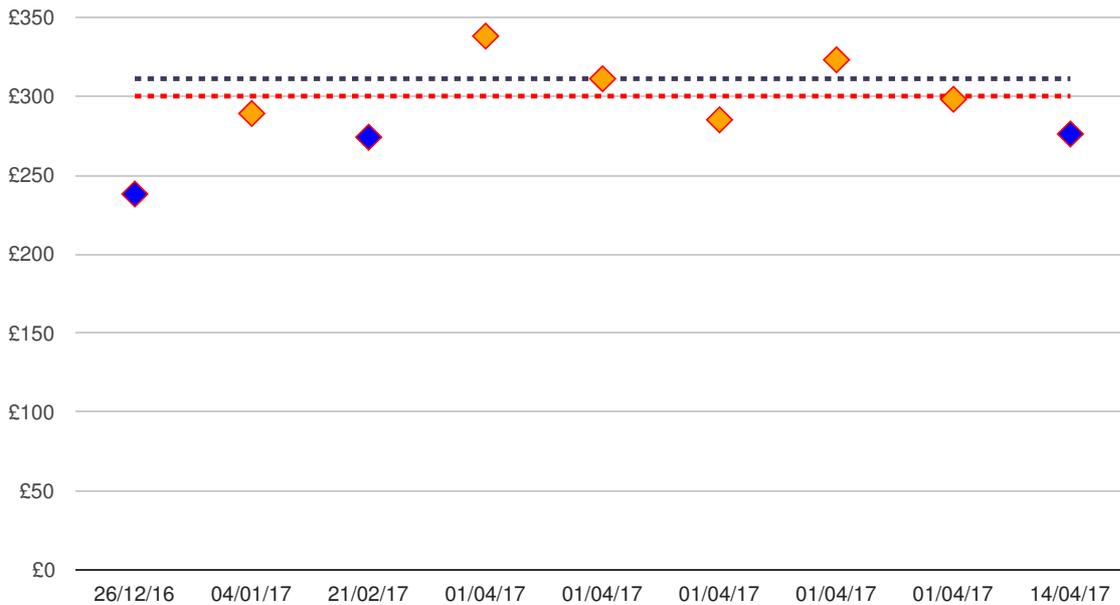
Tranche 10 - Scatter Graph

<p>Resale properties (3)</p>	<p>New build properties (6)</p>	<p>Supportable value (SV) £386000 £300/sq.ft.</p>	<p>Price expectation £400000 £311/sq.ft.</p>
-----------------------------------------	--------------------------------------------	------------------------------------------------------------------	-------------------------------------------------------------

Capital Values



£ per Sq.Ft. Values



Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

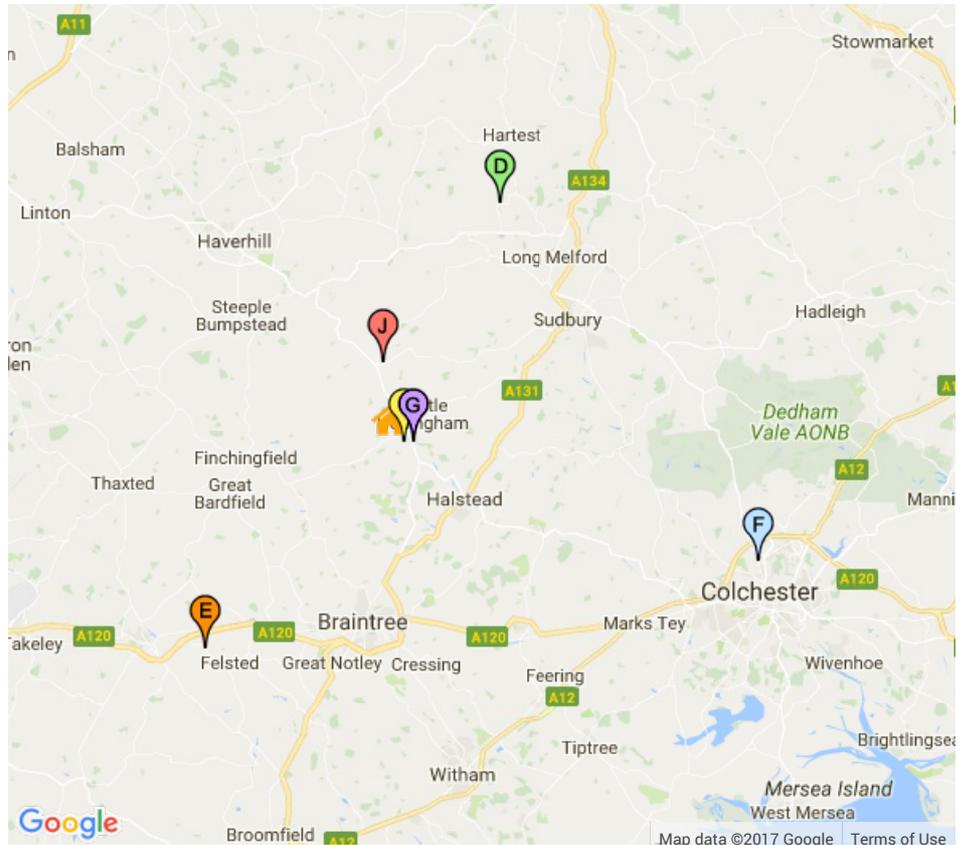
Tranche 10 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  Fair Green, Glemsford, CO10 7PH, £359,995
-  The Corge - Cromwell Place, Station Road, Little Dunmow, CM6 3HG, £450,000
-  Nayland Road, Mile End, CO4 5EG, £359,995
-  Spring Way, Sible Hedingham, CO9 3SB, £375,000
-  Alexandra Road, Sible Hedingham, CO9 3NP, £325,000
-  Little Hyde Close, Great Yeldham, CO9 4JE, £322,500



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Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 11 - Comparable Evidence

Property Type: Nenhurst - Detached with Single Garage

Floor Area: 1551sq.ft.

If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):

Is value range in line with all evidence:

If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 11 - Comparable Evidence

Supportable value £442000 - Price expectation

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Meadow Gardens, Thaxted, CM6 2FN	£424,995	01/04/17	Detached	2017	4	1490		
The Mayfair - Oakwood Meadows, Ostrich Street, Stanway, CO3 8AS	£440,000	01/04/17	Detached	2017	4	1456		
Berryfields, Chapel Road, Tiptree, CO5 0RA	£474,950	01/04/17	Detached	2017	4	1250		
Nayland Road, Mile End, CO4 5EG	£424,995	01/04/17	Detached	2017	4	1491		

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance	
Ashley Street, Sible Hedingham, CO9 3EH	£450,000	07/02/17	Detached	2017	4	1606		
Summerfields, Sible Hedingham, CO9 3HS	£365,000	21/09/16	Detached	1990	4	1442		
Church Road, Gosfield, CO9 1TL	£460,000	28/10/16	Detached	1998	4	1605		
Whitlock Drive, Great Yeldham, CO9 4EE	£385,000	17/06/16	Detached	1999	4	1668		

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

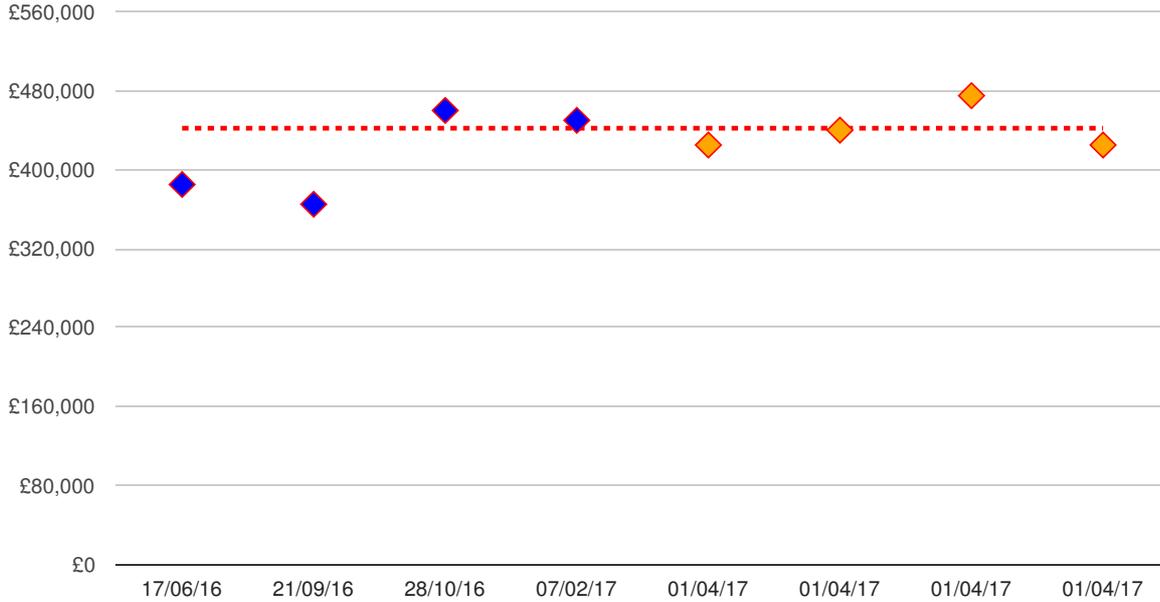
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

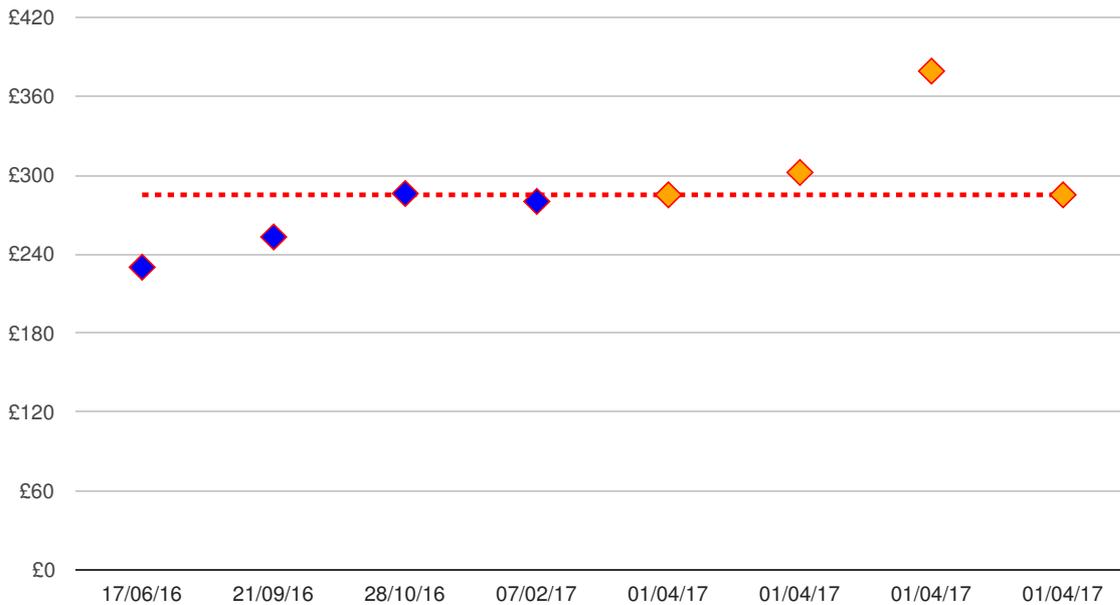
Tranche 11 - Scatter Graph

Resale properties (4)
New build properties (4)
Supportable value (SV)
£442000
£285/sq.ft.
Price expectation

Capital Values



£ per Sq.Ft. Values



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Wethersfield Road, Sible Hedingham, CO9 3LB

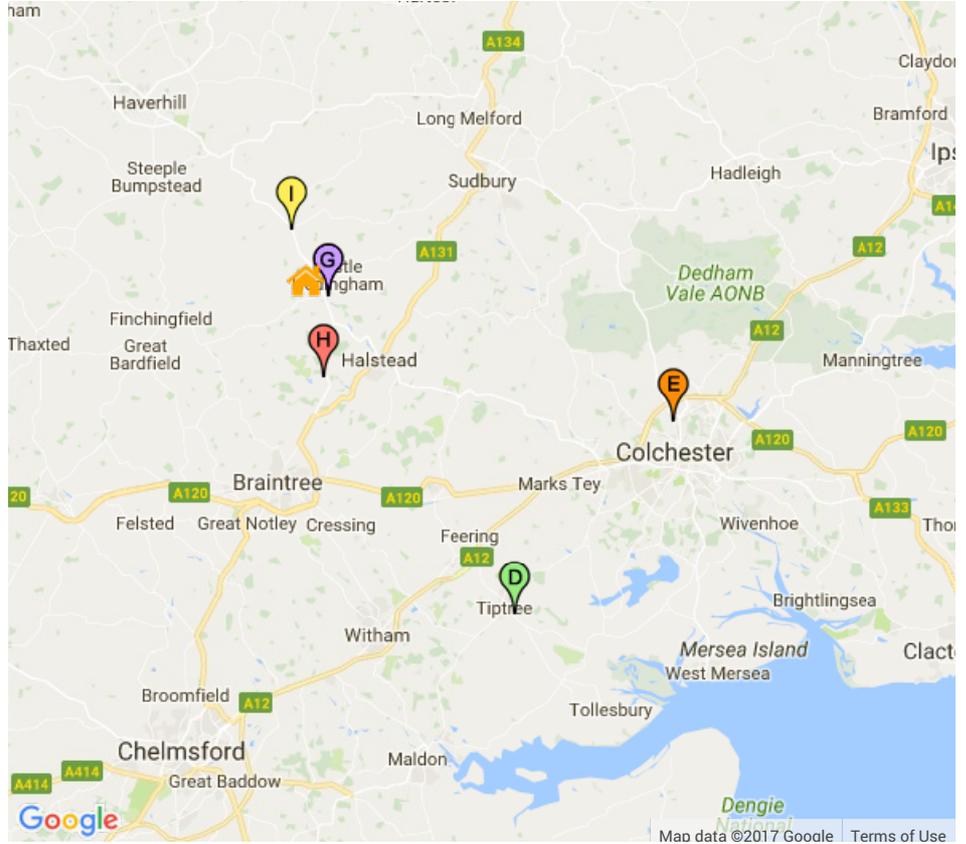
Tranche 11 - Comparables Landscape

Subject Site

 Tanners Dairy

Comparables

-  Berryfields, Chapel Road, Tiptree, CO5
ORA, £474,950
-  Nayland Road, Mile End, CO4 5EG,
£424,995
-  Summerfields, Sible Hedingham, CO9
3HS, £365,000
-  Church Road, Gosfield, CO9 1TL,
£460,000
-  Whitlock Drive, Great Yeldham, CO9
4EE, £385,000



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Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 12 - Comparable Evidence

Property Type: Notley - Detached with Single Garage

Floor Area: 1646sq.ft.

**If comparable values/prices are above or below tranche value ranges please indicate why:
(location, better/more efficient space design etc):**

Is value range in line with all evidence:

**If premium/discount is allowed for in value ranges indicate why:
(i.e. premium brand/ spec/ high quality build / material/ location. A discount may apply where there is over supply, or in location of poor quality stock):**

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Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 12 - Comparable Evidence

Supportable value £453000 - Price expectation

New build comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance
Meadow Gardens, Thaxted, CM6 2FN	£710,000	01/04/17	Detached	2017	5	2420	
Meadow Gardens, Thaxted, CM6 2FN	£575,000	01/04/17	Detached	2017	5	1650	
Swan Street, Sible Hedingham, CO9 3PP	£524,995	08/12/16	Detached	2016	5	1932	

Resale comparables

Address	Last Sale Price	Last Sale Date	Property Type	Year Built	Beds	Floor Area	Relevance
Berryfields, Chapel Road, Tiptree, CO5 0RA	£534,950	01/04/17	Detached	2017	5	1660	
Hawkwood Road, Sible Hedingham, CO9 3JL	£359,950	15/10/16	Detached	1963	5	1614	

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

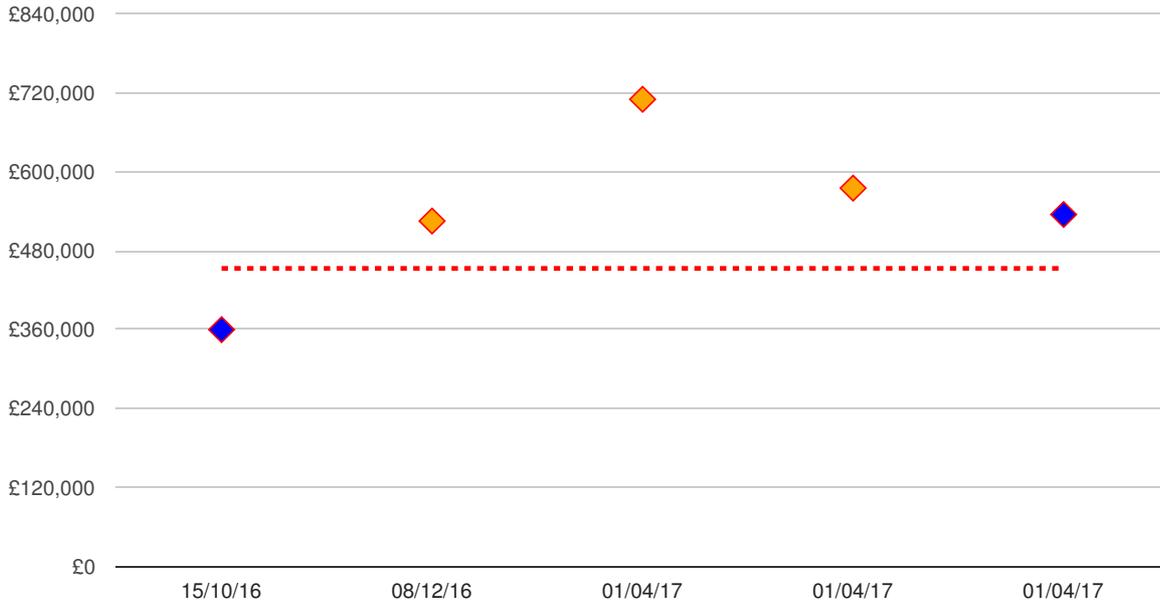
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

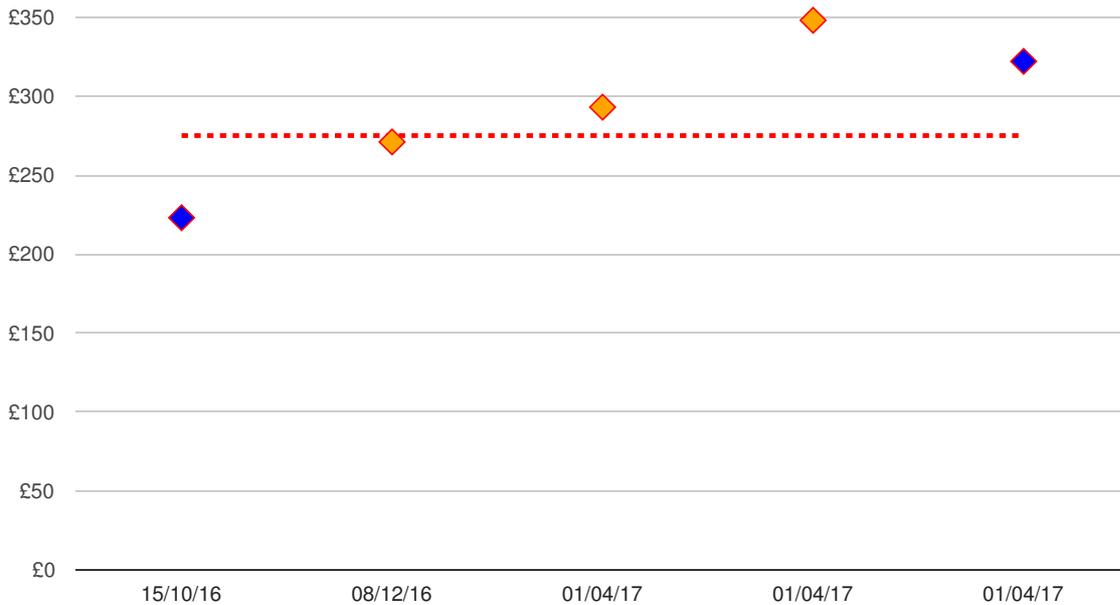
Tranche 12 - Scatter Graph

Resale properties (2)
New build properties (3)
Supportable value (SV)
£453000
£275/sq.ft.
Price expectation

Capital Values



£ per Sq.Ft. Values



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Wethersfield Road, Sible Hedingham, CO9 3LB

Tranche 12 - Comparables Landscape

Subject Site

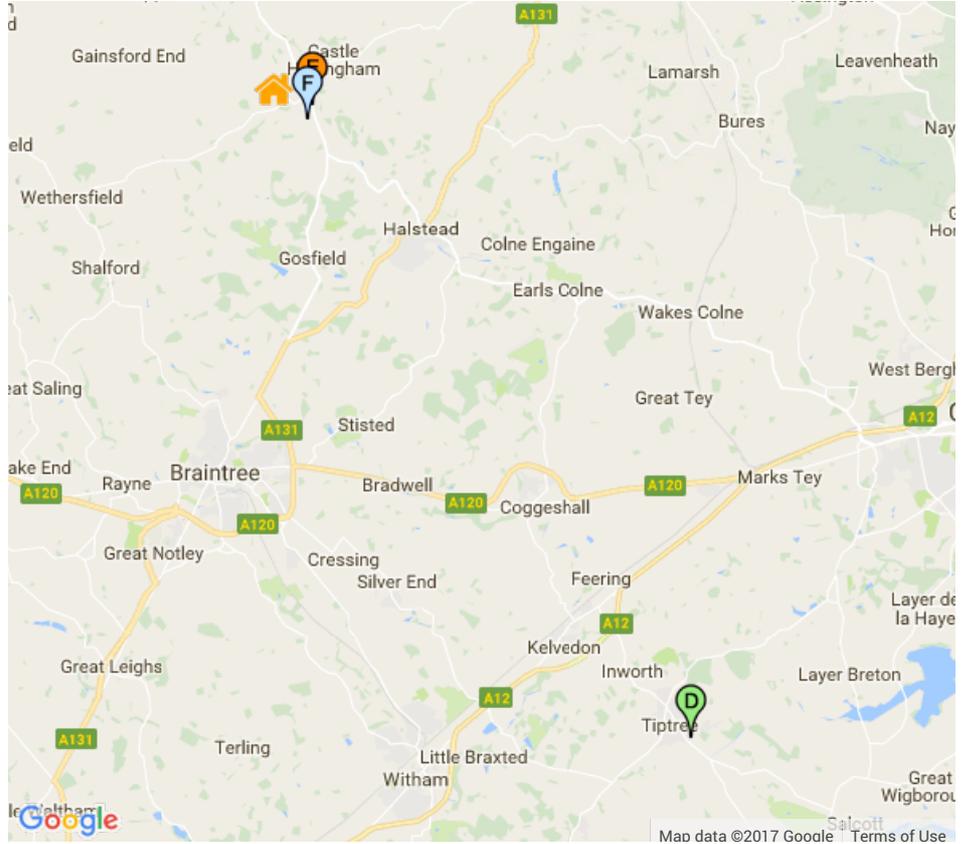
 Tanners Dairy

Comparables

 Berryfields, Chapel Road, Tiptree, CO5
ORA, £534,950

 Swan Street, Sible Hedingham, CO9
3PP, £524,995

 Hawkwood Road, Sible Hedingham,
CO9 3JL, £359,950

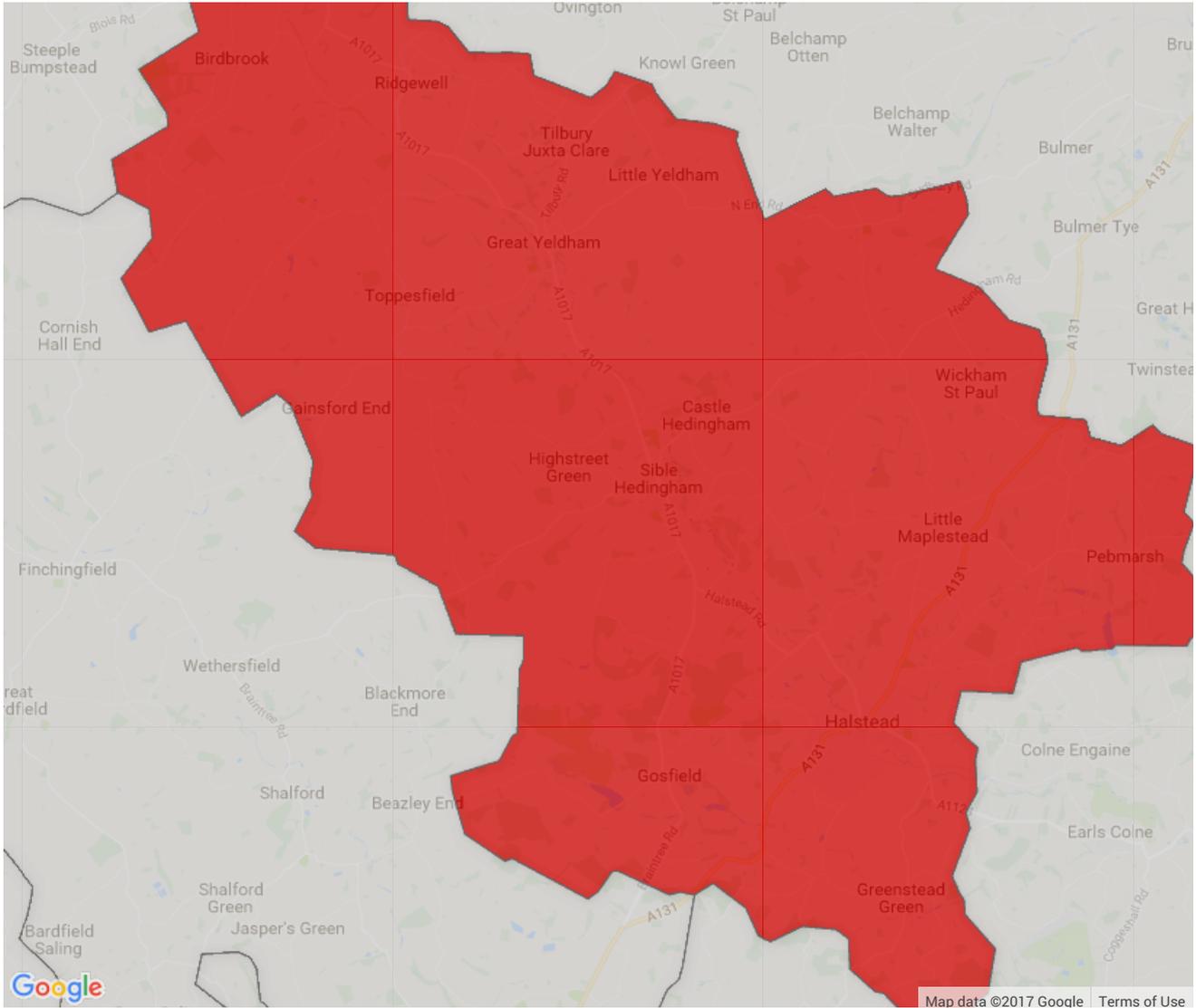


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Wethersfield Road, Sible Hedingham, CO9 3LB

Section 4 - Analytics and other supporting data

CO9 Location Map



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Wethersfield Road, Sible Hedingham, CO9 3LB

Location Score for CO9 3LB

This section of the report uses unique data sets to assess a score for a specific postcode location. On occasion we may use a different postcode due to limited data - when this occurs we will always use the closest possible postcode to ensure you receive the most accurate results.

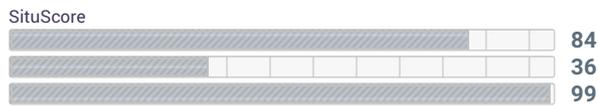
0-25% (reflects a poor location - advising caution) 25-50% (poor to average - regeneration required)

50-75% (average to good - likely to provide good yields) >75% (excellent location - likely to provide above average yields)



Price Growth Potential

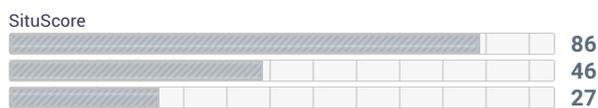
Average annual price growth:
 Price change during 2008 market turmoil:
 Price change 2008-2010 low vs current:



The historical performance of the housing market around a location is an indicator (and only an indicator) of how well it might perform in the future. This part of the report considers three things; the average change in prices each year over the previous decade, how the market responded to the market turmoil of 2008 and how it has performed since. It is important to remember that past performance doesn't necessarily determine future performance, but is a valid indicative measure of what could happen to local prices.

Demand Profile

Employment rate:
 Stock vs population increase last 10 years:
 Market Liquidity:



Local demand is a key component of changes in property prices in a local area. In this section of the report we look at employment levels which are an indicator of health in the local economy. We also look to see if house building is matching population growth. If it is not, prices may increase as demand outstrips supply. We then look at market liquidity, which shows how often houses are bought and sold around your location.

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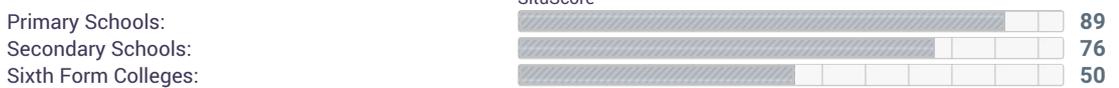
Wethersfield Road, Sible Hedingham, CO9 3LB

Socio-demographic make-up



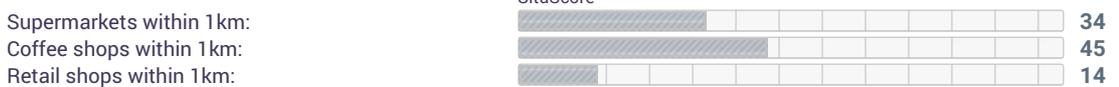
The make-up of the local population affects the quality of the location. Here the report quantifies local earnings, employment types and age as another measure of potential local demand is. This looks at the proportion of younger, wealthier families who are a key component of demand in England and Wales. If the location relates to a property that is seeking to attract a specialist section of the market, this measure may not be suitable.

Schools

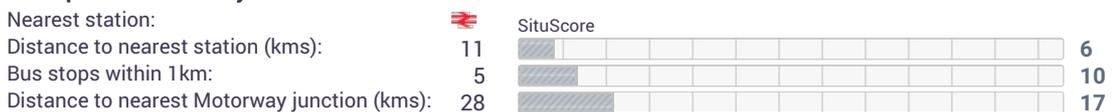


This measure considers the quality of the location based on how good the nearby schools are. It uses an average achievement score for the three nearest Primary, Secondary and 6th Form schools and creates a weighted overall figure based on their proximity to the site. N.B. In Wales only Secondary School data is available and the measure is different to England.

Local Amenities



Transport Accessibility



The last two sections of the report look at how well the local area is served by shops and transport infrastructure. This report assumes the typical buyer will value being in close proximity to as many of these features as possible.

How the scores are calculated

The location score is created using 18 specially chosen metrics. The raw metric is shown on the left-hand side of the report, just to the left of the horizontal bars. These metrics are converted to a score out of 100, which is shown on the right-hand side of the horizontal bars. We do this so you can easily see how well the location scores under that measure without having to be a market expert. Each of these scores is weighted and combined to create six category scores (described on the left side of this page). Finally each of these category scores is weighted and combined to create an overall Situscore. We weight the scores because not all metrics have an equal impact on the quality of the location.

The data comes from DSL, HM Land Registry, Department for Education and The Office for National Statistics. Map data 2017 Google.

Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Notes

The purpose of this report is to apply science to the maxim "location, location, location" using unbiased and standardised measures - Price Growth Potential, Demand, Socio-demographic make-up, Schools, Local amenities & Transport.

Score for the CO9 3LB location is 57 (high) and is driven by the following matrix:

Price Growth Potential - score 85 (very high) Matrix used to create score out of 100 consists of:

1. Price growth in CO9 3LB over last 10 years is 56% score 84
2. Price change during 2008 turmoil in CO9 3LB high to low is -5% score 36
3. Price change from lowest point during 2008-2010 to current in CO9 3LB is 130% score 99

Demand Profile - score 42 (medium) Matrix used to create score out of 100 consists of:

1. Employment rate in CO9 3LB is 97% score is very high at 86 (3% of the population is retired) score of 100 would require 100% employment at 10-12 point drop for each 1% fall in employment
2. Stock v population increase last 10 years - population rise in CO9 3LB has outstripped housing supply - score is medium 46
3. Market liquidity - in CO9 3LB frequency of sale demonstrates that 2% more houses are purchased than are placed on market medium of 27

Socio-Demographic make-up - score 91 (very high) Matrix used to create score out of 100 consists of:

1. Average local earnings in CO9 3LB is 39 and is above the national average scoring at 76
2. Proportion of young professionals in CO9 3LB is 100% of the working population scores at 100
3. Average age of population in CO9 3LB is 41 scores very high at 100

Schools - score 73 (high)

The score for each school type (Primary 89, Secondary 76 and 6th form colleges 50) is driven by a combination of schools performance taken from DoE Ofsted ratings and weighted in favour of proximity to the CO9 3LB site.

Local amenities - score 31 (medium)

Within 1km there are 0 supermarkets score 34, 0 coffee shops score 45 and 2 retail shops score 14.

Transport Accessibility - score 8 (low)

Distance to nearest station - CO9 3LB site is located near the Braintree Station train station score is 6.

There are 5 bus stops within 1km of the site and scores low at 10.

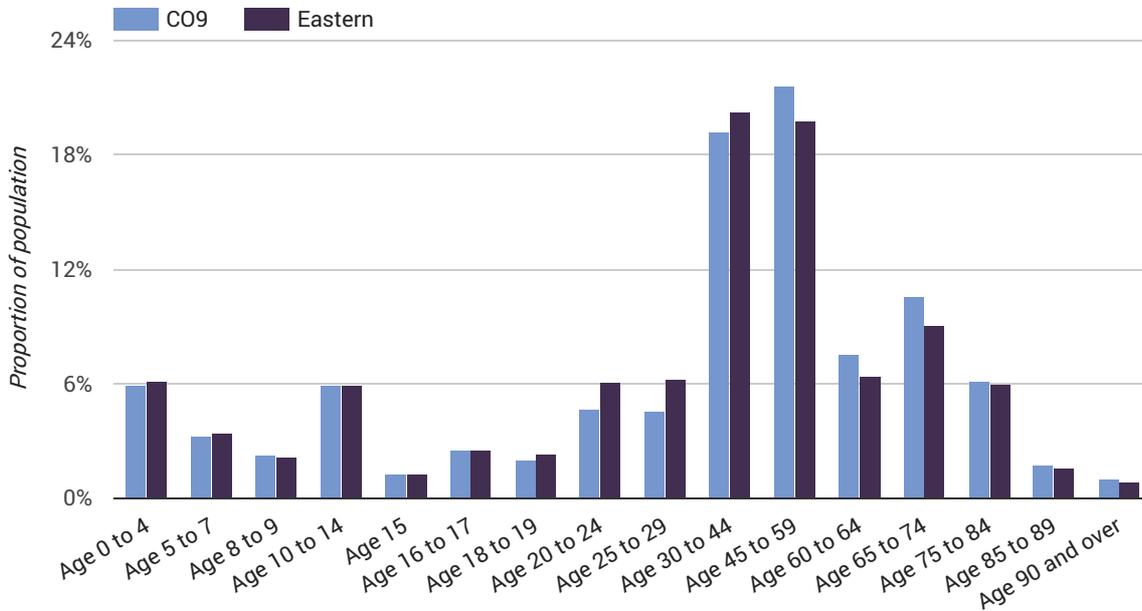
Motorway links 28kms from site low score 17.

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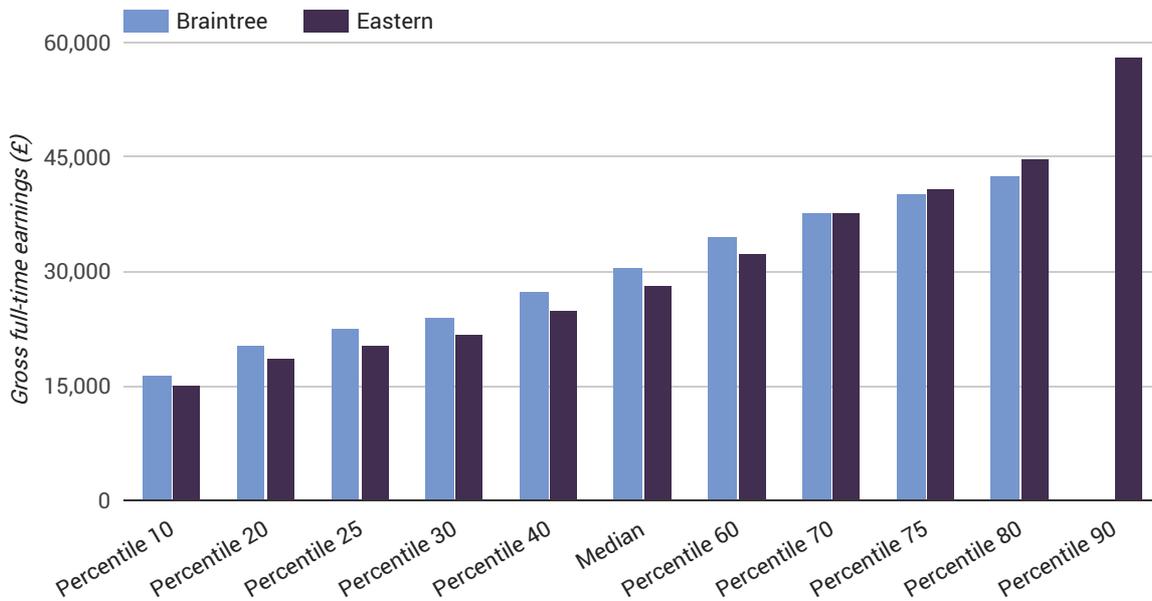
Wethersfield Road, Sible Hedingham, CO9 3LB

Demographics

Age structure for CO9



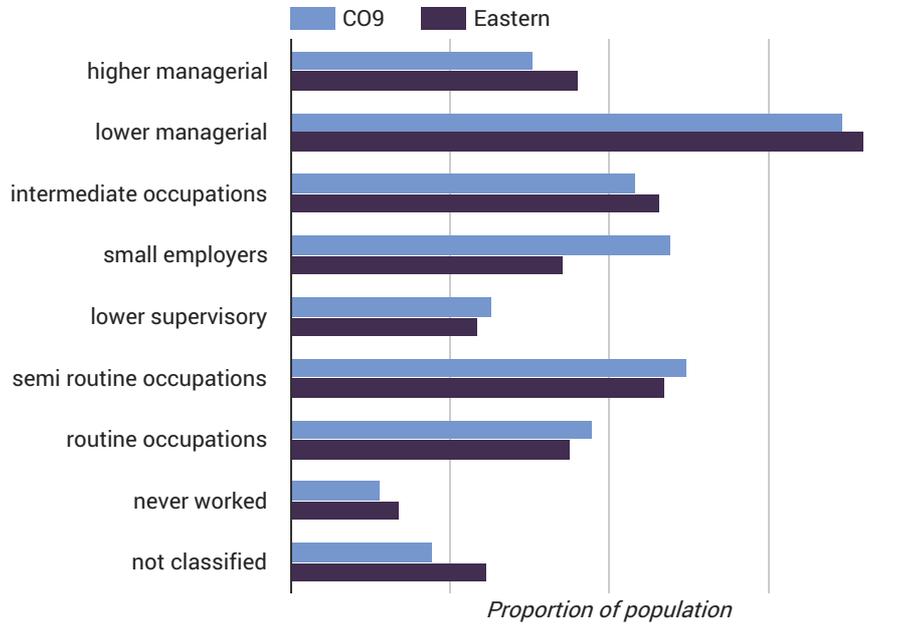
Earnings for CO9



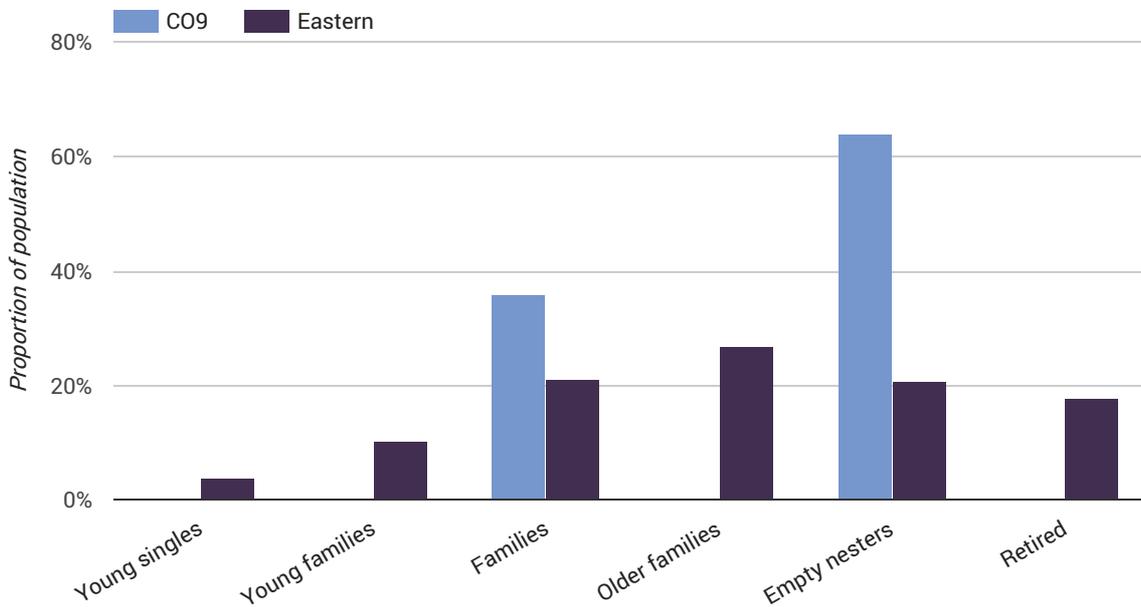
Tanners Dairy

Wethersfield Road, Sible Hedingham, CO9 3LB

Socio-economic classification



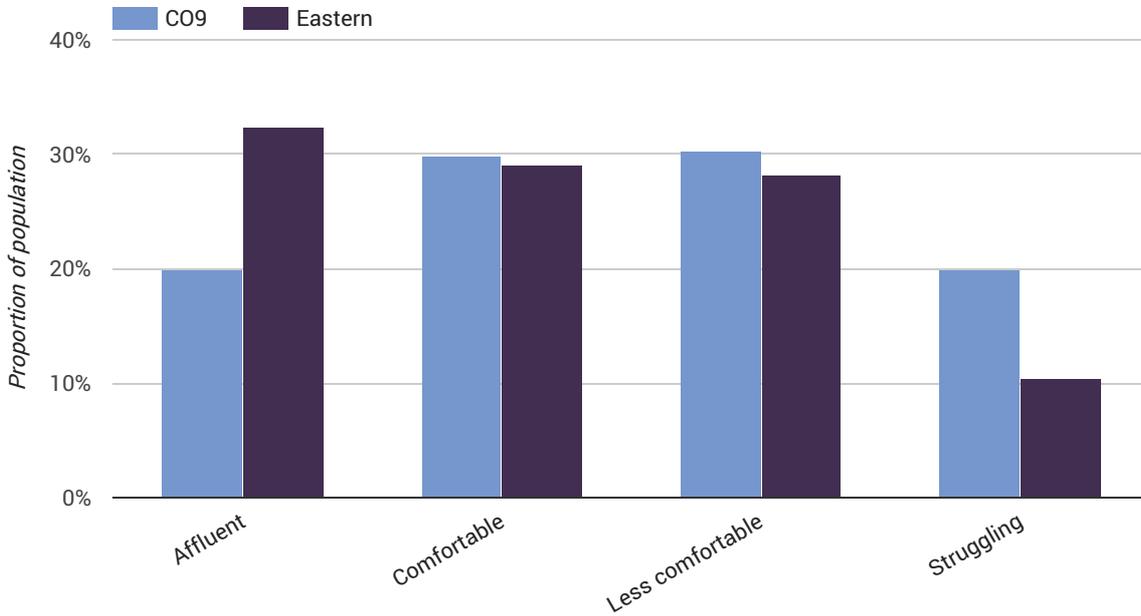
Lifecycle



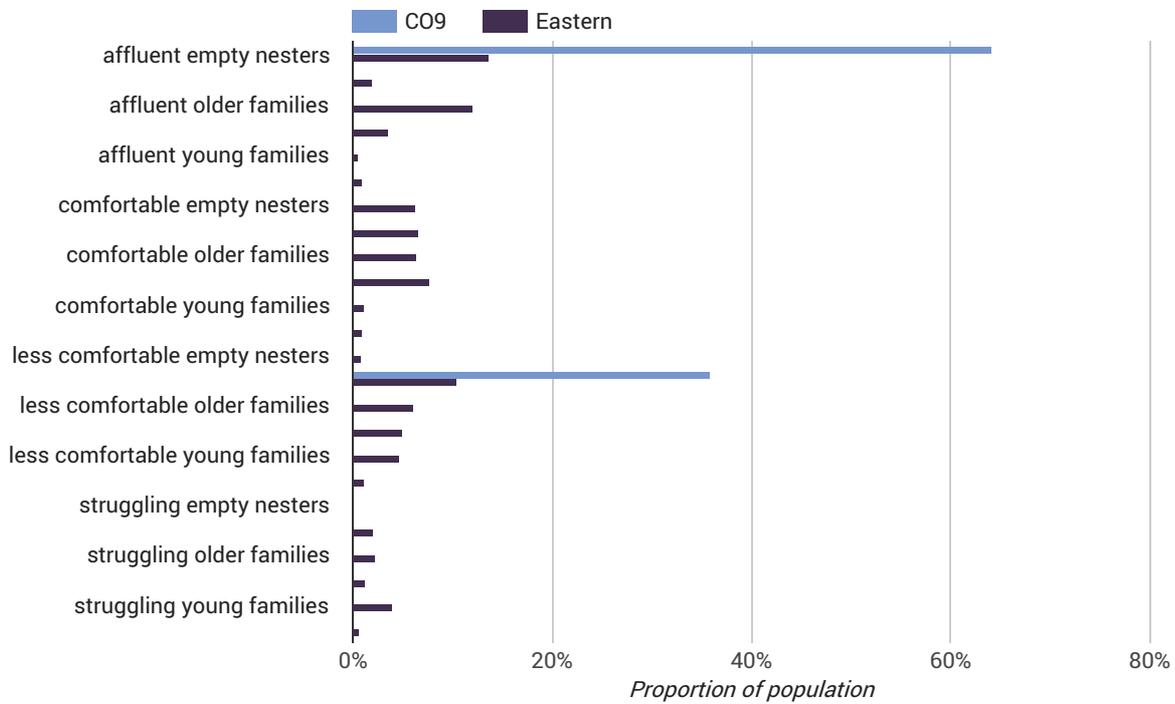
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Wethersfield Road, Sible Hedingham, CO9 3LB

Affluence for CO9



SONAR for CO9



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Wethersfield Road, Sible Hedingham, CO9 3LB

Report completed: 24 April 2017

END

DSL work in collaboration with major data providers, HMLR, mortgage lenders and valuers to provide independent house pricing analytics.

Chris Gregory
Managing Director
07872685365

 Developer Solutions

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