

Warrington Borough Council Emerging
Local Plan Viability Assessment

Appendices

Prepared on Behalf of:
Warrington Borough Council

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TABLE OF CONTENTS

| | |
|--|-----|
| Appendix 1: Stakeholder Responses to Previous LPVA Consultations..... | 1 |
| Appendix 2: C&W/WBC Responses to January 2020 Consultation..... | 3 |
| Appendix 3: Consented New Build Scheme Analysis..... | 6 |
| Appendix 4: National Market Commentary..... | 9 |
| Appendix 5: New Build Comparable Evidence..... | 25 |
| Appendix 6: Site Allocations Re-sale Comparable Evidence..... | 41 |
| Appendix 7: Town Centre and Inner Warrington Re-sale Comparable Evidence | 49 |
| Appendix 8: Rental Comparable Evidence..... | 58 |
| Appendix 9: BTR Investment Comparable Evidence..... | 60 |
| Appendix 10: BTR GDV Calculations..... | 64 |
| Appendix 11: Commercial Rental and Investment Comparable Evidence..... | 67 |
| Appendix 12: Turner and Townsend Energy Cost Evidence | 72 |
| Appendix 13: Breakdown of S106 Contributions..... | 74 |
| Appendix 14: Industrial Land Transactional Evidence | 77 |
| Appendix 15: Residential Land Transactional Evidence..... | 79 |
| Appendix 16: Site-Specific Assessments - Argus Developer Appraisals | 81 |
| Appendix 17: Statement of Limitations..... | 108 |
| Appendix 18: Terms of Engagement | 111 |

APPENDIX 1: STAKEHOLDER RESPONSES TO PREVIOUS LPVA CONSULTATIONS

Warrington Local Plan Viability Assessment - BNP / WBC Stakeholder Consultations 2018 and 2019

| Agent | BNP Paribas Assumption | Summary of Stakeholder Representations (June 2019) | | | | | Summary of Stakeholder Representations (2018) | | | | | | |
|---|--|--|---|---|---|---|--|--|--|-----------------------|--------------------|----------------------|--|
| | | Turley | DPP | Stannysbrook | Emery Planning | Satnam Planning | BE Group | Hollins Strategic Land | Warrington and Co / VOA | Clarion Housing Group | Your Housing Group | Strategic Land Group | Lichfields |
| Landowner | | Peel Holdings (Management) Ltd, Story Homes and Ashall Property | Northern Trust | Taylor Wimpey | Majomet Ltd and Bellway Homes | Satnam Millennium Ltd | | | | | | | Lone Star Land Limited |
| Site(s) | | South West Urban Extension | Burtonwood | Land west of Stocks Lane, Penketh; Reddish Hall Farm and Howshotts Farm, Grappenhall | Rushgreen Road/ Tanyard Farm | Peel Hall | | Garden Suburb | | | | | Land at Broad Lane, Grappenhall |
| Typologies | 13 x Site Allocations Tested (All Greenfield Sites) 11 x Brownfield | No housing mix, unit sizes or densities provided - clearly defined typologies are key | | | | Not explained why GB and BF sites require a different assessment method. | | GB land should not be treated separately. | | | | | |
| Market Housing Revenues | £225 - £260 psf / £2,425 - £2,799 psm | £2,799 psm / £260 psf | £2,400 psqm / £225 psf - little NB evidence in Burtonwood and so more conservative value required | | | Residential values in Peel Hall should not be higher than Warrington Suburbs. Also unclear where Warrington Suburbs are located. | | Insufficient comparable evidence. BNP report underestimates sales values in south Warrington. | | | | | |
| Affordable Housing Revenue (Intermediate) | c. 70% of OMV | 70% of OMV | | 65-70% of OMV | | | | | £1800 psm | 60-70% of OMV | | | |
| Affordable Housing Revenue (Rented) | AR = c. 53% of OMV SR = Not Tested | 50% of OMV | | 35-40% of OMV | | | | | £1200 psm | 45-55% of OMV | | | |
| Sales Rate | 10-16 units per month. Multiple outlets on larger sites. | 4 outlets should be allowed for (3 until 2026/27), not 2 40 dpa per outlet | 35-45 units per annum for single outlet. 160 unit site unlikely to attract 2 outlets | 3-4 units per month. | | | | | | | | | |
| Commercial rental values | B1(c) - £160 psm Retail - £250 psm Industrial - £125 psm | | | | | Needs to be distinction between business and retail floor space in the south and north. | | Reports referenced do not provide sufficiently robust evidence. Agents/ developers should be consulted with | | | | | |
| Investment yields | Retail and B1(c) - 6% Supermarket - 5% B2/BB - 5-7.5% | | | | | Needs to be variation in investment yields across the borough, rather than a flat rate applied. | | | | | | | |
| Base Build Costs (Housing) | BCIS Based 250+ units - £96 psf / £1,030 pm < 249 units - £109 psf / 1,172 psm | c. £1,030 psm / £96 psf | Reasonable | Lower quartile not appropriate. Does not reflect costs for smaller developers or higher spec schemes. No allowance for recent increases in construction costs. | | | | Unclear what the "plot costs" cover - seems to cover plot and housebuild costs combined. Welcome use of BCIS but need to be careful what's included and excluded. Median quartile should be used. | | | | | Lower quartile is too low |
| External Works | 15% for houses 6% for flats | Added 15% of base build costs Garages at £6,500 per unit | | Garages not included | | | | £20k per unit (excl. abnormal costs) | | | | | |
| Adjustments for Site Size | Base build cost reduced for larger sites | Reflected in base build cost figure | | Lower quartile not appropriate. Does not reflect costs for smaller developers. | | | | | | | | | |
| On-site infrastructure, abnormal and extra over costs | £7,966 per dwelling Energy requirements 6% of base build | £7,986 per dwelling Energy requirements 6% of base build | On-site infrastructure costs reasonable | Reasonable if excludes other abnormal costs. However insufficient allowance for other abnormal costs. | Does not take into account site-specific remediation costs, provision of open space/ play equipment, costs of meeting energy policies | Costs assessed as being higher for Peel Hall than other sites. Should be reassessed based on the agreed site related matters. | | Approach has incorrectly omitted site specific abnormal development cost allowances. | | | | | No allowance made for abnormal costs |
| Strategic Infrastructure Costs | Applied to four Main Development Areas based on the Council's provided costs. | £16,322 per plot Infra costs should be frontloaded for the SWUE rather than evenly split across all parcels | | Cannot comment on strategic infrastructure costs as insufficient certainty. Disagree with profiling of these costs. | | Allocations OS2/3/9 should share costs towards M62 J9 mitigation. | | | | | | | £20k per unit is not justified and will not be sufficient for some sites. |
| Section 106 Costs | Allocated sites = c. £8,500 - £9,500 per plot Other typologies = £2,500 - £5,000 per plot | £8,542 per plot | Issue around whether existing primary care providers have capacity to accommodate demand and where it does not whether that demand requires capital funding to meet any capacity shortfall. | | | £9,554 per dwelling assumed, including a contribution towards a new health care facility of 5-700 sqm, which would be insufficient. | s106 costs are higher for Peel Hall than other sites. Should be reassessed based on the agreed s106 package. | | | | | | |
| Contingency | 5% | 3% | | Needs to apply to all costs, not just construction costs. | | | | | | | | | |
| Professional fees | 6% | 8% | | Should be increased for larger schemes. | | | | | | | | | 8%. Disagree with statement that fees are lower on greenfield sites. Suggest 10% |
| Sales and Marketing Fees | 3% | 2.50% | | | | | | | | | | | 2% |
| Legal Fees | 0.50% | - | | | | | | | | | | | 3.50% |
| Finance | 6% | 6% | | | | | | 6% too low. Hollins quoted base rate +6%. | | | | | |
| Developer's Profit on Market Housing | 17% of GDV | 20% of GDV | Reasonable | 20% of GDV | Not evidenced | | | 20% on GDV | | | | | 20% |
| Developer's Profit on Aff. Housing | 6% of GDV | 6% of GDV | | No value suggested, but reduced risk on AH not always appropriate | Not evidenced or realistic. Does not reflect higher risk with assumption that 10% will be affordable home ownership | | | 20%, reduced to 10% if AH unconditionally contracted prior to build commencing. 6% only appropriate where an RP appoints a contractor after full planning achieved. | | | | | 6-7% |
| Land Acquisition Fees | 5% SDLT plus 1.8% agent's and legal fees | SDLT, agent's and legal fees | | | | | | Need to be aware that where the seller has elected to waive VAT exemption, SDLT is calculated on VAT inclusive sale price. SDLT is also graduated scale charge. | | | | | |
| Benchmark Land Value | All typologies except Town Centre = £250k / 371k per gross hectare. Town Centre = £370k - 865k per gross hectare. | £371k per gross ha Land comparables need to be reviewed. | | Should be on a per net acre basis. Arbitrary multiplier applied to agricultural land values | Benchmark land value needs to take into account varying land uses across a site. This site is part PDL and part agricultural. | | 10 x agricultural value is too low, albeit appreciate difficult to fix a multiplier. No indication of how this benchmarks against market transactions for residential or commercial land. | Suggested residual land values are not realistic and would not incentivise landowners. No justification for 10x agricultural land value, no evidence for agricultural land values. Suggest £210k per gross hectare/ £85k per gross acre | Greenfield sites = £100-150k per acre is reasonable compared to national evidence. | | | | BLV too low at 10x agricultural land value. Suggest £300k per acre |
| Build period | Not specified | Assumes maximum delivery rates for first year, but this is optimistic due to contractor mobilisation. A 3 month lead in period should be allowed for. | | | Assumes 24 month build period (100 dwellings per year), which is not reasonable reflection. | | | | | | | | |
| Indexation on sales values | 5% | The sales value inflation rate is regarded as excessive. Inflation rates are not evidenced or justified. | | 5% not in keeping with market and projects already optimistic revenues | | | | | | | | | |
| Indexation on build costs | 2% | | | 2% insufficient and doesn't recognise economic uncertainty and market conditions. | | | | Welcomes use of inflation mechanism | | | | | |
| Other | | 1. LP policy does not require NDS hence BNP average unit size assumptions are larger than market expectations - appraisals should be re-run on the basis of current delivery in Warrington 2. SWUE = the adopted gross:net ratio is too high and development density needs to increase to 35 dph 3. Care home not included in the FVA 4. Custom and self build plots not included (as per policy MD3) | | Appraisal structures overly simplistic e.g. garden suburb split into 250 unit parcels with infrastructure costs pro-rata which is unrealistic | No evidence to support demand for self-build/custom-build plots and in any case, plots on a large new build estate would not be attractive, no account taken of self-build/custom-build requirements in appraisal Does not take into account requirement for a 1,500 sqm primary health centre | Sensitivity tables are without weight. Unclear whether Peel Hall is Inner Warrington - if so then AH should be 20% | Method is acceptable. Evidence base should be the most up to date available. Developers should be allowed to submit their own evidence for live projects. Caution advised where rents etc quoted as a range. | Affordable housing level should be flexible/lower on strat sites to take into account disproportionately higher levels of infrastructure required. Consideration should be given to DOMV AH at 70-80% of OMV BNP reference a "bespoke model" for AH values - this should be made available for comment. | | | | | AH should not include grant for any s106 units |

APPENDIX 2: C&W/WBC RESPONSES TO JANUARY 2020 CONSULTATION

Warrington Local Plan Viability Assessment - Stakeholder Consultation January 2020

| Agent Landowner Site(s) | CW Assumption (January 2020) | | Summary of Stakeholder Representations (January 2020) | | | | |
|--|---|---|--|---|--|--|--|
| | Aspinall Verdi (A. Delany MCD MRICS MRTPI) Multiple Garden Suburb | | WBC / CW Response | | Grasscroft Development Solutions (M. Coulter CIB, R. Heathcote) Majoronet Limited and Bellway Homes WBC / CW Response | | Avison Young Homes England (N. Elsworth) Peel Hall WBC / CW Response |
| Typologies | 13 x Site Allocations Tested (All Greenfield Sites) 11 x Brownfield | 4,150 units should be appraised not 5,100 stated in the Local Plan policy. Assumed density of 12.5 units per acre does not align with the Local Plan policy. Agree with the approach of testing 250 - 300 unit parcels. | The assumed density is c. 30 units per hectare (12.5 units per net acre) not 30 units per gross hectare. The policy requires a minimum density of 20 units per gross hectare and as such both we and WBC do not believe the assumption contradicts policy. WBC have advised that 4,150 units is the correct number of homes to test, and that the units with outline planning consent have been excluded from the testing and the S106 calculations for the Garden Suburb. | Form of development across Warrington suspected to be similar. Suggest testing a limited range of densities from 11,750 sq. ft. - 15,250 sq. ft. per acre. Some of the assumed densities are too high eg. Scheme 4. Unit sizes should be reduced: - 1 bed flat - 450 sq. ft. - 2 bed / 3 bed / 4 bed house - 680 sq. ft., 780/950 sq. ft., 1,200 sq. ft. Densities of c. 15,250 sq. ft. per acre would need to include 3 storey units and/or low rise flats. Some 3 storey house types should be included given the assumed densities. | Assumed densities / coverage based on analysis of recent consented new build schemes, dialogue with WBC and our extensive market experience of analysing new build development across the NW. Grasscroft provide no evidence to support their comments. The majority of the housing typologies have densities ranging between c. 14,000 - 15,000 sq. ft. per net acre which aligns with market benchmarks. This site coverage would not necessarily require 2.5 / 3 storey units or flats - see Lingley Green, Bloor Homes for example. However, the generic housing typologies and the higher density site-specific typologies are assumed to comprise a small element of 2.5 / 3 storey units and the overall average revenues have been assessed based on this assumption. The highest density / coverage typologies include flats. The reference to '2 storey' in the 'unit size' table was a typo / oversight and should not have been included. WBC advised that the unit sizes should meet or exceed NDS5. The assumed unit sizes are averages which allows for a mix of smaller and larger units within each house type. The unit sizes have been benchmarked to the consented new build evidence and our judgement as to appropriate unit sizes for the Warrington market but also WBC's request for NDS5-compliant unit sizes. Scheme 4 density / coverage was too high; net site area increased and density reduced. 3 bed average unit size also reduced to 960 sq. ft. and Suburb 3 mix amended (5% less 4 beds, 5% more 2 beds) to match Suburb 2. | Average market housing unit size may be 1,000 sq. ft. not 1,100 sq. ft. | The housing mix for Peel Hall is set out in our viability report. We believe the assumed mix and unit sizes are appropriate for the site based on the market evidence and our judgement, and when including affordable housing within the mix which reduces the overall average unit size across the scheme. The provision of smaller affordable housing units within the mix means it may be appropriate to assume slightly larger market housing units to balance the mix. This stakeholder did not provide any evidence to justify different assumptions. |
| Market Housing Revenues | £220 - £315 psf / £2,370 - £3,390 psm | | | Considered appropriate to review schemes in neighbouring authorities given limited amount of new build development in Warrington. Support the adjustment to asking prices and 3 storey units. 3 storey house types should be included within the mixes and valued accordingly. Sales values at £300 psf / £315 psf for some of the site-specific assessments are in excess of the market evidence and do not reflect the inclusion of 3 storey units which is unrealistic given the assumed density / site coverage for these typologies. | The re-sale and new build market evidence supports the adopted assumptions. The comment on 3 storey house types has been addressed above. New build schemes in South Warrington have average net achieved and asking prices of c. £290 - £295 psf with numerous plots transacting for c. £300 psf or more, and the Mulbury scheme in Lymm achieved c. £353 psf. The revenues for the Garden Suburb have been formulated in dialogue with Aspinall Verdi who are representing the GS stakeholders. The assumed densities / site coverage for the £300 / £315 psf site-specific typologies are not high enough to necessitate 2.5 / 3 storey units hence the values for these typologies do not necessarily need to reflect the assumption of 2.5 / 3 storey units. We envisage lower density, larger unit detached-led schemes in these locations. | | |
| BTR Rental Values | £575 - £1,400 pcm | | | | | | |
| BTR Gross Yield | 7.25% | | | | | | |
| BTR Revenues | Town Centre - £2,142 psm / £199 psf Inner Warrington - £1,927 psm / £179 psf | | | | | | |
| Affordable Housing Revenue (Intermediate) | 67.5% / 60% of OMV (varied by value area) | | | | | | |
| Affordable Housing Revenue (Rented) | AR = 50% / 45% of OMV (varied by value area) SR = Not Tested | | | | | | |
| Sales Rate | 3 units pcm for estate housing different handover rates for flattened typologies depending on size | Details of sales rates at Kings Quarter (Barratt) provided and sales rate of 7 units pcm suggested. | Assumed sales rate of 6 units pcm (based on dual outlets for larger strategic sites) considered reasonable. The Kings Quarter site is a Homes England Accelerated Construction site to achieve a faster build out and sales rate as per HE commitment. It should not be considered to represent a standard market benchmark for sales rate purposes. | | | | |
| Base Build Costs | BCIS-Based £970 - £1,200 psm / £90 - £112 psf depending on site size and revenues | | | Should not assume all larger sites will be built out by established developers. Non-traditional methods and carbon reduction measures will place upward pressure on costs. Build costs should be based on BCIS and no lower than the midpoint between Median / LQ. Costs for certain sites too low; minimum cost of c. £110 psf (exc. garages) should be applied to larger sites. Should use the 15 year BCIS dataset not 5 year as sample size is smaller and less reliable. Support the variation in costs by value area. | It is unrealistic to assume a small developer will have the capacity and resource to build out larger sites. This does not align with the market. The costs are assessed based on current costs and values, forecast future increases in costs cannot be guessed and accounted for. Energy costs are separately assessed in the FVA. The 5 year dataset is more reflective of current market conditions and the use of this sample timeframe has been supported at appeal. A sample of 236 is considered reasonable and another stakeholder (Turley on behalf of Peel) stated that the 5 year dataset should be used in their previous 2018 representation. The suggested build costs of £118 psf are too high and do not reflect the market. | Support the variation in cost by value area but suggest considering using the same base build cost for Peel Hall (along with Burtonwood and Waterfront) as Croft, Winwick, Culcheth etc. as whilst specification enhancements may have some impact, it is felt that the overall product is likely to be similar. | We believe the nature of the product would differ in the different markets and the costs have been varied for this reason. |
| External Works, Standard Estate Roads, Sewers and Plot Connections | 15% for houses 10% for flats | | | Garage costs should not be included in externals and should be separately costed. | The assumed 'all in' standard build cost figures are considered reasonable to cover the costs of providing garages. | | |
| Energy Costs | £2,250 per plot / 6% of base build £592 / £25,772 per house | T&T not instructed by the landowner group. | Noted, report to be amended. | | | | |
| Accessibility Standards | £1,049 / £8,978 per flat | | | | | | |
| Site-specific Abnormal and Extra Over Development Costs | £15,000 per housing unit £2,500 per flattened unit | More detail required on the nature of the 28 sites referred to (number of units, approximate location, type of costs incurred) | Further high level detail to be provided in report without compromising confidentiality. | Welcome the assessment of abnormal and site opening up costs as these costs are often overlooked. Higher allowances required for brownfield sites and larger sites. Appropriate levels of "opening up" costs need to be included. | Brownfield sites may have different abnormalities to greenfield however we do not have, and have not been provided with, clear evidence to demonstrate that brownfield sites consistently have higher abnormalities. The four MDAs have additional separate SIC applied which is appropriate for the scale of development proposed. The larger sites have a higher total abnormal cost allowance due to the greater number of units. It is unclear what is meant by "opening up" costs on the other sites; we regard the inclusion of £15,000 per plot for abnormalities as a reasonable initial assumption for these sites. | Clarity required on how the Spine Road cost is accounted for. | This cost is in the assumed Strategic Infrastructure Costs. |
| Section 106 Contributions | Allocated sites = c. £7,000 - £11,000 per plot Other typologies = c. £3,000 - £6,000 per plot | Clarity required as to why costs have increased from the earlier figure advised by WBC. | Contributions have been indexed to December 2019 (the previously advised costs were before indexation) and updated in line with the new Sports England calculator which has increased the contributions. | | | | |
| Contingency | 5% | | | Contingency should be applied to all development costs | Contingency is applied to all standard and abnormal costs. | | |
| Professional Fees | 7% | | | Larger sites will have additional planning promotion costs which should be reflected in the assumed fees. 100 unit sites - 9% 200 unit sites - 10% Main development areas - at least 12% Any Greenbelt release sites should have a 10% allowance. | 7% allowance considered sufficient and a conservative assumption. Housebuilders do not incur the level of fees at the magnitude suggested. We see lower allowances applied in viability assessments for larger sites including in other area-wide assessments. The FVAs are on the assumption that planning consent has been granted. Promotional costs are a matter between landowner and developer and should not be reflected in the FVA. We are not aware of other area-wide FVAs which have included such promotional costs. | | |
| Sales and Marketing Fees | 3% | | | | | | |
| Legal Fees | 0.50% | | | | | | |
| Finance | 6% | | | 6% considered too low and not clear how all fees accounted for. 10% for smaller sites and 7% for larger sites (50+ units) | The finance rate is inclusive of all fees and represents a standard industry assumption in current market conditions based on other FVAs we have prepared and reviewed. The cash flow models assume 100% debt financing and as such, it could be argued that the models overstate the finance cost which further suggests that 6% is a reasonable assumption. | | |
| Developer's Profit on Market Housing | 20% on GDV for Estate Housing Typologies 15% on GDV for Apartment Typologies 12% on GDV for BTR Typologies | | | 20% profit should be applied to all tenures. | It is appropriate to reduce the profit on affordable housing where there is an assumed guaranteed end sale to an RP, as the risk is considerably lower. The PPGV states that a lower profit may be appropriate for affordable housing "where this guarantees an end sale at a known value and reduces risk" (Para 18). | | |
| Developer's Profit on Aff. Housing | 7% of GDV | | | | | | |
| Land Acquisition Fees | SDLT plus 1.8% agent's and legal fees | | | | | | |
| Benchmark Land Value | £125k - £525k per net acre / £310k - £1.3m per net ha (varied by typology / value area) | | | Suggest varying the BLVs by value area. BLVs considered too low and disagree with the assumption that all brownfield sites would be of lower quality / limited value. Brownfield EUVs should reflect the site's commercial use potential and be based on transactional evidence, with an appropriate premium applied to the EUV or AUV. Abnormal costs too low for brownfield and larger greenfield sites; either the assumed costs or BLVs for these sites need to be increased. | The BLVs have been varied by value area. Any brownfield land which comes forward for residential development is likely to have a limited EUV otherwise a landowner would not release the site for residential use, as they could achieve a higher value for commercial use. We have consulted brownfield transactional evidence and our industrial agents to inform the EUVs. We have not been able to identify directly comparable evidence for secondary / low quality brownfield land. An assumption has been made based on the available evidence and CW agent advice. A premium is not applied to AUV; AUV includes the premium as per PPGV (Para 17). We appreciate that abnormal / extra over costs could be higher for certain sites and the BLV (and potentially policy requirements) may need to flex accordingly if this is the case at site-specific stage. | BLV is lower than expected. The same cost and value assumptions have been adopted for Peel Hall and Burtonwood; whilst there will be some differences to justify a difference in BLV between the two sites, the level of difference is not expected. Clarity required on the Strategic Infrastructure Costs used and how reflected in BLV. | Peel Hall is impaired by the SIC which are not a factor at Burtonwood. We were provided with the latest estimated SIC for Peel Hall by WBC and the proposed BLV reflected this additional cost impairment, as well as the other assumed cost and value inputs. WBC have provided the final SIC which have reduced from the previously provided estimate, hence the BLV has been increased to £150,000 per net acre. We believe the BLV is set at a level which is considered the minimum acceptable return for this site, beyond which the land value cannot flex further to account for the SIC impairment. |
| Development Period | 3 / 6 month lead-in period (varied by site size) Build period for estate housing driven by sales rate Build period for apartments varied based on storey height / scheme size | | | | | | |
| Other | | Clarity required on how the costs are considered in the 300 unit appraisal for the four MDAs and whether Strategic Infrastructure Costs will be included. | The Strategic Infrastructure Costs (SIC) are included and apportioned to each 300 unit parcel on a per plot basis. These costs are inputted into the cash flow model using a "weighted" approach, whereby the costs are assumed to be highest at the beginning of the development period and taper off throughout the development period. | Support the general approach proposed to viability testing. Appraisal inputs should be conservatively assessed and allow for adequate headroom. It is not clear what changes CW propose from BNP assumptions and a summary table should be provided to assist parties in identifying areas of concern. Limited time for responding to the consultation and further detailed review will be completed when the updated LPA is finalised and made available. | We believe we have followed the suggested approach in defining the appraisal assumptions. We provided clear summary schedules of all key assumptions with supporting consultation note to enable stakeholders to identify any areas of concern. Our review of the BNP assumptions and previous stakeholder responses is included in our viability report and was considered in formulating the proposed assumptions. We altered the assumptions where market evidence, stakeholder feedback and/or our experience suggested was necessary. It should be noted that if all assumptions were changed in line with this stakeholder response (i.e. reducing values, reducing unit sizes, increasing costs, increasing BLVs), then it is likely that the majority, if not all sites would be highly unviable and the findings would suggest that no development would come forward in Warrington which is clearly not a reflection of market realities. WBC consider that adequate stakeholder consultation has been undertaken and there have been several opportunities to comment on the draft assumptions with an appropriate level of supporting information. | | |

Warrington Local Plan Viability Assessment - Stakeholder Consultation January 2020 - Continued

| CW Assumption (January 2020) | | Summary of Stakeholder Representations (January 2020) | | | | | | |
|---|---|---|--|---|--|--|--|---|
| Agent | | Gladman (P. Dutton) | Satnam Planning Services (C. Griffiths MRTPI) | Turley (No Author / Signatory) | RPC Planning (R. Purser) | | | |
| Landowner | | | | Peel Holdings (Management) Ltd, Story Homes and Ashall Property | Metacre / Northern Trust | | | |
| Sites | | | Peel Hall | South West Urban Extension | Burtonwood | | | |
| | | | WBC / CW Response | WBC / CW Response | WBC / CW Response | WBC / CW Response | | |
| Typologies | 13 x Site Allocations Tested (All Greenfield Sites) 11 x Brownfield | | Agree with the approach of testing the four MDAs based on hypothetical 300 unit parcels. 2.5 / 3 storey development becoming increasingly common in Warrington schemes. | Density, mix and unit sizes considered appropriate. 300 unit parcel methodology considered acceptable. Expectation that SIC will be paid across the development period with upfront weighting of abnormal/SIC considered acceptable. | | | | |
| Market Housing Revenues | £220 - £315 psf / £2,370 - £3,390 psm | | The sales values tables should reflect Peel Hall's borderline location between inner / north Warrington. The impact of changes to Help to Buy should be assessed. | It is not clear what is meant regarding the point on sales values tables; these have been grouped spatially across Warrington rather than being specific to a particular site. The potential future impact and withdrawal of HTB cannot be assessed at this stage as we do not know the future of the policy and/or whether it will be extended or replacement scheme(s) introduced. It is standard practice to assess FVAs based on current costs and values. Sensitivity analysis on the assumed values is provided. | Proposed values considered as the upper limit for values in this location. | | | |
| BTR Rental Values | £575 - £1,400 pcm | | | | | | | |
| BTR Gross Yield | 7.25% | | | | | | | |
| BTR Revenues | Town Centre - £2,142 psm / £199 psf Inner Warrington - £1,927 psm / £179 psf | | | | | | | |
| Affordable Housing Revenue (Intermediate) | 67.5% / 60% of OMV (varied by value area) | | | | | | | |
| Affordable Housing Revenue (Rented) | AR = 50% / 45% of OMV (varied by value area) SR = Not Tested | | | Values considered acceptable. | | | | |
| Sales Rate | 3 units pcm for estate housing different handover rates for flatted typologies depending on size | | | | | | | |
| Base Build Costs | £970 - £1200 psm / £90 - £112 psf depending on site size and revenues 15% for houses 10% for flats | | | Base costs set at appropriate minimum acceptable levels. | | | | |
| External Works, Standard Estate Roads, Sewers and Plot Connections | | | Agree with 15% allowance. Clarity required on what is included. | Para 1.34 of the consultation note sets out what is included in this allowance. | 15% allowance considered appropriate for externals only; garage costs should be separately assessed. | The assumed 'all in' standard build cost figures are considered reasonable to cover the costs of providing garages. | | |
| Energy Costs | £2,250 per plot / 6% of base build | | | Further clarification / evidence should be provided to support the 6% cost assumption. Question the approach of reducing the energy costs where the higher allowance could compromise viability. Suggest all sites should be assessed on the same basis with sensitivity testing where there are evidenced viability constraints. | The BNP assumption for the higher energy costs has been carried forward. We have sought to identify additional evidence to substantiate the assumption however there is little publicly available evidence according to our enquiries. The emerging policy does allow flex if the higher energy costs render a site unviable. No evidence to support an alternative assumption was provided by stakeholders. The proposed approach to vary the energy costs subject to viability is consistent with the emerging policy and has been confirmed as an acceptable approach by WBC. | | | |
| Accessibility Standards | £592 / £25,772 per house £1,049 / £8,978 per flat | | | Acceptable | | | | |
| Site-specific Abnormal and Extra Over Development Costs | £15,000 per housing unit £2,500 per flatted unit | No further comments at this stage. | Assumed that the additional detail work WBC will do is to inform the assumption of £15,000 per plot further with regard to the four MDAs and the plan generally, and the figure will increase or decrease depending on the outcome of the analysis. | The figure of £15,000 per plot represents an assumption for the approximate abnormal and extra over costs which could be incurred on all typologies. We appreciate that abnormal / extra over costs could be higher for certain sites and the BLV (and potentially policy requirements) may need to flex accordingly if this is the case at site-specific stage. The four MDAs have additional separate SIC applied in addition to the £15,000 per plot abnormal / extra over cost allowance. | Understood that initial draft appraisals have been run and do not include SIC for the four MDAs. Clarity on the proposed SIC costs for all MDAs and the WLR contributions is required, and the SIC costs must align with the expectations of the parties. These costs and contributions must be included in the testing. RLB instructed to engage with WBC OS to reach agreement on SIC costs to be adopted. Considered that there is very limited scope for the MDAs to accommodate additional costs and SIC expectations must be managed / minimised accordingly. Abnormal / extra over allowance of £15,000 per plot is reasonable. | The stakeholder response on the initial draft appraisals and exclusion of SIC for the four MDAs is incorrect. To clarify, the draft appraisals for the four MDAs did include an allowance for SIC based on latest estimates provided by WBC prior to consultation, and the SIC were considered in determining the proposed BLVs. The SIC have been finalised for the four MDAs which are included in addition to the £15,000 per plot abnormal / extra over cost allowance. WBC have confirmed that the SIC and S106 contributions do not include contributions towards the WLR. | There is potential for significant variation in the abnormal costs from the initial assumption of £15,000 per plot which could impact on site viability. | This is acknowledged and the assumption of £15,000 per plot is a provisional estimate based on the sites we have reviewed as referred to in the consultation note. We understand that some sites may have different abnormal / extra over costs and in these circumstances, the BLV (and potentially policy requirements) may need to flex accordingly if this is the case at site-specific stage. |
| Section 106 Contributions | Allocated sites = c. £7,000 - £11,000 per plot Other typologies = c. £3,000 - £6,000 per plot | Gladman welcome the opportunity to review the findings of the Council's finalised viability appraisals once these have been published. | Further site-specific information on the S106 costs for the MDAs is needed. Existing capacity in facilities needs fully explaining in final document. Some of this capacity will be temporal and geographically limited which may influence the S106 figures. | The full breakdowns of the S106 contributions for all sites are appended to our final report. Additional comment regarding the existing capacity has also been provided in our report. | Acceptable | | | |
| Contingency | 5% | | | | Acceptable | | | |
| Professional Fees | 7% | | | | Acceptable | | | |
| Sales and Marketing Fees | 3% | | | | Acceptable | | | |
| Legal Fees | 0.50% | | | | Acceptable | | | |
| Finance | 6% | | | | Acceptable | | | |
| Developer's Profit on Market Housing | 20% on GDV for Estate Housing Typologies 15% on GDV for Apartment Typologies 12% on GDV for BTR Typologies | | | | Acceptable | | | |
| Developer's Profit on Aff. Housing | 7% of GDV | | | | Acceptable | | | |
| Land Acquisition Fees | SOLT plus 1.8% agent's and legal fees | | | | | | | |
| Benchmark Land Value | £125k - £525k per net acre / £310k - £1.3m per net ha (varied by typology / value area) | | The 3 defined categories are considered too narrow and do not reflect the various land types affected by the plan. An additional category is needed for Peel Hall to better reflect its status and history of suitability / allocation for residential development. The 'base' land value for Peel Hall needs increasing as it should be significantly higher than the greenfield / green belt agricultural land in the south of the borough. The costs of promoting these areas should be reflected in the base land value. Agricultural land value is considered low. | The use of 3 categories is considered appropriate to broadly reflect the range of sites which will come forward during the plan period. The EUV of every single potential site type cannot be assessed in an area-wide assessment. Many area-wide FVAs only include two categories (Greenfield and Brownfield). The use of agricultural land values is still considered appropriate for this site based on the comments raised; the site does not appear to have a use which would necessitate a materially different EUV assumption. This stakeholder did not provide firm evidence or comments as to what the value should be. It is also unclear if this stakeholder is referring to EUV or BLV when they reference 'base' value. The BLV has been increased to £150,000 per net acre following receipt of the final SIC from WBC which were lower than the previously provided estimate. The BLV is considered appropriate for this site having regard to the assumed values and costs (including the SIC), the evidence of landowner premium as set out in the consultation note and the guidance in PPGV. This stakeholder appears to suggest that hope value should be included in the EUV which contradicts PPGV. This site would not have a higher BLV than sites in south Warrington which are in higher value locations and/or are not impaired by additional SIC. The FVAs are on the assumption that planning consent has been granted. Promotional costs are a matter between landowner and developer and should not be reflected in the FVA. We are not aware of other area-wide FVAs which have included such promotional costs. The agricultural land value is considered reasonable based on evidence referred to in consultation note and our viability report. | Peak BLV considered too low. Proposed BLVs regarded as reflecting the minimum levels required for release of land. Any further reduction to the proposed BLVs is regarded as inappropriate and unviable, and any increase in costs from those set out in the Consultation Note must generate a requirement for site-specific FVAs. | The conclusion within this stakeholder response is that the proposed BLVs are regarded as the minimum acceptable return. We believe the BLVs are set at appropriate levels having regard to the guidance in the PPGV and the evidence we have compiled and analysed. Emerging Policy DEV2 allows affordable housing requirements to be relaxed where it can be clearly demonstrated to the satisfaction of the Council that development would not be financially viable with the required provision. This is considered to allow recourse to site-specific FVAs where viability is a material issue. We have recommended that additional flexibility is introduced into the drafting of emerging Policy INF5 to allow for the viability of development proposals to be considered at the application stage where it can be clearly demonstrated, through a robust site-specific FVA, that development would not be financially viable if full planning obligations were sought. | The adopted approach is considered reasonable. Given the relative lack of evidence available for the settlements, there must be a degree of caution applied not only to the Burtonwood figure, but to other settlements too, to whether the figures are representative of BLV and might prove to be higher when tested in the market. | The assumed BLVs for all typologies have been derived based on the market evidence and our professional judgement. We believe the adopted BLVs are robust based on the evidence available as at the date of consultation. The assumed BLVs may not, and arguably should not, reflect the market tendered land value position as, based on our extensive experience of marketing residential development sites, developers may adopt optimistic assumptions in respect of certain key inputs such as sales values, build costs and/or profit in order to reach the most competitive land value position which outbids other developers. In these circumstances, there would be a degree of 'buffer' between the BLV and the market tested land value. |
| Development Period | 3 / 6 month lead-in period (varied by site size) Build period for estate housing driven by sales rate Build period for apartments varied based on storey height / scheme size | | | | | | | |
| Other | | The base assumptions for Peel Hall are not reliable and are inaccurate. An in-depth analysis of the inputs for all sites is required. Further consultation required prior to submission of the Plan for Examination once the full report is available, as the consultation document is draft and not all information included. | The inputs for all sites are based on detailed and thorough analysis of relevant market evidence and our extensive market experience. Other than the above, the stakeholder does not specifically state what other base assumptions they believe are not reliable / accurate and what amendments are necessary. It is therefore not possible to properly understand what other inputs this stakeholder has issues with and their suggested amendments. WBC consider that adequate stakeholder consultation has been undertaken and there have been several opportunities to comment on the draft assumptions with an appropriate level of supporting information. | WBC must ensure recourse to site-specific viability assessment is appropriately reflected in emerging Local Plan policies given present uncertainty regarding infrastructure costs. Considered very little scope to include additional SIC such as WLR. | Emerging Policy DEV2 allows affordable housing requirements to be relaxed where it can be clearly demonstrated to the satisfaction of the Council that development would not be financially viable with the required provision. This is considered to allow recourse to site-specific FVAs where viability is a material issue. We have recommended that additional flexibility is introduced into the drafting of emerging Policy INF5 to allow for the viability of development proposals to be considered at the application stage where it can be clearly demonstrated, through a robust site-specific FVA, that development would not be financially viable if full planning obligations were sought. WBC have confirmed that the SIC and S106 contributions do not include contributions towards the WLR. | The Council must allow full appraisal at the time of a future application which may or may not lead to all developer contributions meeting policy requirements. It is requested that the Local Plan and supporting text to draft Policy INF5 (and other relevant policy) must be clear that the evidence base is caveated for future, site-by-site reassessment. The LPVA includes a range of assumptions and averages which are not site-specific and as such, at development control stage there should be an allowance to reconsider those assumptions based on site-specific and up-date circumstances. | Our report includes comments on the relationship between the assumptions adopted in our LPVA and site-specific FVAs. Emerging Policy DEV2 allows affordable housing requirements to be relaxed where it can be clearly demonstrated to the satisfaction of the Council that development would not be financially viable with the required provision. This is considered to allow recourse to site-specific FVAs where viability is a material issue. We have recommended that additional flexibility is introduced into the drafting of emerging Policy INF5 to allow for the viability of development proposals to be considered at the application stage where it can be clearly demonstrated, through a robust site-specific FVA, that development would not be financially viable if full planning obligations were sought. | |

APPENDIX 3: CONSENTED NEW BUILD SCHEME ANALYSIS

| Copperfields, Poynton - Bellway Homes | | | | Galloway Grange, Chelford - DWH | | | | Willbrook, Grimsargh - Duchy Homes | | | | Wildings Croft, Davenham - Bellway Homes | | | | The Dunes, Formby - Elan Homes | | | | Waddow Heights, Clitheroe - DWH | | | | Mossley Gardens, Liverpool - Elan Homes | | | | | | | |
|---------------------------------------|--------------|-------------|--------------------|---------------------------------|--------------|-------------|--------------------|------------------------------------|--------------|-------------|--------------------|--|--------------|-------------|--------------------|--------------------------------|--------------|-------------|--------------------|---------------------------------|--------------|-------------|--------------------|---|--------------|-------------|--------------------|--------------------|-----------|-------------|--------------|
| House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | | | | |
| 1 bed | 6 | 4% | 580 | 1 bed | 0 | 0% | - | 1 bed | 0 | 0% | - | 1 bed | 4 | 6% | 618 | 1 bed | 0 | 0% | - | 1 bed | 0 | 0% | - | 1 bed | 0 | 0% | - | 1 bed | 0 | 0% | - |
| 2 bed | 44 | 30% | 668 | 2 bed | 11 | 12% | 664 | 2 bed | 9 | 26% | 651 | 2 bed | 10 | 14% | 850 | 2 bed | 0 | 0% | - | 2 bed | 0 | 0% | - | 2 bed | 6 | 9% | 734 | 2 bed | 6 | 9% | 734 |
| 3 bed | 41 | 28% | 1,001 | 3 bed | 46 | 52% | 944 | 3 bed | 2 | 6% | 929 | 3 bed | 17 | 24% | 991 | 3 bed | 23 | 68% | 1,109 | 3 bed | 9 | 12% | 1,027 | 3 bed | 0 | 0% | - | 3 bed | 0 | 0% | - |
| 4 bed | 57 | 39% | 1,357 | 4 bed | 32 | 36% | 1,494 | 4 bed | 18 | 53% | 1,553 | 4 bed | 31 | 44% | 1,570 | 4 bed | 11 | 32% | 1,782 | 4 bed | 67 | 88% | 1,394 | 4 bed | 26 | 39% | 1,460 | 4 bed | 26 | 39% | 1,460 |
| 5 bed | 0 | 0% | - | 5 bed | 0 | 0% | - | 5 bed | 5 | 15% | 1,898 | 5 bed | 8 | 11% | 2,315 | 5 bed | 0 | 0% | - | 5 bed | 0 | 0% | - | 5 bed | 34 | 52% | 1,908 | 5 bed | 34 | 52% | 1,908 |
| Total / Avg | 148 | 100% | 1,022 | Total / Avg | 89 | 100% | 1,107 | Total / Avg | 34 | 100% | 1,328 | Total / Avg | 70 | 100% | 1,357 | Total / Avg | 34 | 100% | 1,327 | Total / Avg | 76 | 100% | 1,351 | Total / Avg | 66 | 100% | 1,624 | Total / Avg | 66 | 100% | 1,624 |

| | | |
|--------------------|-------|---------|
| Density (per NDA) | n/a | units |
| Coverage (per NDA) | n/a | sq. ft. |
| Avg Unit Size | 1,022 | sq. ft. |
| Avg MH Unit Size | 1,170 | sq. ft. |
| Avg AH Unit Size | 673 | sq. ft. |

| | | |
|-------------------|--------|---------|
| Density (per NDA) | 14.45 | units |
| Coverage (per ND) | 15,995 | sq. ft. |
| Avg Unit Size | 1,107 | sq. ft. |
| Avg MH Unit Size | 1,131 | sq. ft. |
| Avg AH Unit Size | 700 | sq. ft. |

| | | |
|--------------------|--------|---------|
| Density (per NDA) | 10.18 | units |
| Coverage (per NDA) | 13,518 | sq. ft. |
| Avg Unit Size | 1,328 | sq. ft. |
| Avg MH Unit Size | 1,599 | sq. ft. |
| Avg AH Unit Size | 679 | sq. ft. |

| | | |
|--------------------|--------|---------|
| Density (per NDA) | 8.61 | units |
| Coverage (per NDA) | 11,686 | sq. ft. |
| Avg Unit Size | 1,357 | sq. ft. |
| Avg MH Unit Size | 1,571 | sq. ft. |
| Avg AH Unit Size | 858 | sq. ft. |

| | | |
|--------------------|--------|---------|
| Density (per NDA) | 12.36 | units |
| Coverage (per NDA) | 16,408 | sq. ft. |
| Avg Unit Size | 1,327 | sq. ft. |
| Avg MH Unit Size | 1,327 | sq. ft. |
| Avg AH Unit Size | no AH | sq. ft. |

| | | |
|--------------------|--------|---------|
| Density (per NDA) | 11.69 | units |
| Coverage (per NDA) | 15,795 | sq. ft. |
| Avg Unit Size | 1,351 | sq. ft. |
| Avg MH Unit Size | 1,351 | sq. ft. |
| Avg AH Unit Size | no AH | sq. ft. |

| | | |
|--------------------|--------|---------|
| Density (per NDA) | 7.69 | units |
| Coverage (per NDA) | 12,495 | sq. ft. |
| Avg Unit Size | 1,624 | sq. ft. |
| Avg MH Unit Size | 1,624 | sq. ft. |
| Avg AH Unit Size | no AH | sq. ft. |

Consented Apartment Schemes in Warrington

| Academy Street, Warrington - Lane End (PRS scheme) | | | | John Street, Warrington - High Street (PRS scheme) | | | |
|--|--------------|-------------|--------------------|--|--------------|-------------|--------------------|
| House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) | House Type | No. of Units | % of Mix | Avg. NSA (sq. ft.) |
| 1 bed | 26 | 18% | 474 | 1 bed | 253 | 70% | 445 |
| 1 bed (corner) | 8 | 6% | 646 | 2 bed | 106 | 29% | 720 |
| 2 bed | 110 | 76% | 657 | 3 bed | 3 | 1% | 1,277 |
| Total / Avg | 144 | 100% | 623 | Total / Avg | 362 | 100% | 0 |

Source: Online Planning Portals and Housebuilder Provided Information

APPENDIX 4: NATIONAL MARKET COMMENTARY

National Residential Market Commentary

May 2021



National Residential Market

1.1 Market activity is being impacted in many sectors due to the outbreak of COVID-19, including the UK residential sector.

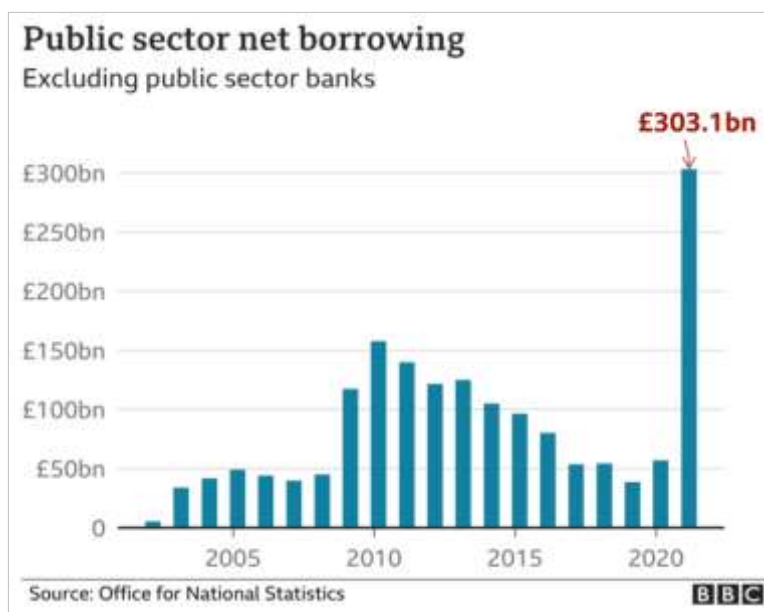
1.2 Before analysing the latest national residential market conditions, we first provide a brief overview of prevailing economic conditions as at the date of this report which will influence housing market performance.

UK Economic Conditions

1.3 According to the Office for Budget Responsibility ('OBR')¹, the UK economy suffered its largest economic shock in more than 300 years as a result of the COVID-19 pandemic. UK GDP fell by 9.9% in 2020, representing the largest annual reduction on record² and one of the greatest economic contractions among the major advanced economies.

1.4 As well as the substantial contraction in economic output, the pandemic has markedly impacted on public sector finances. Government borrowing has increased dramatically as a result of wide-ranging support measures implemented to mitigate the impact of the pandemic, with borrowing hitting £303.1 billion in the year to March 2021³.

1.5 This is nearly £250 billion higher than the previous year as shown in the graph below:



Source: BBC News⁴

1.6 In the OBR's central economic and fiscal forecast published in March 2021, the combined economic impact of COVID-19 and the government's fiscal policy response increases the deficit to a peacetime record of £355 billion in fiscal year 2020 – 2021 (16.9% of GDP), representing a six-fold increase in comparison to 2019 – 2020, whilst debt increases to 100.2% of GDP, the highest level since 1960 – 1961⁵.

1.7 The UK has avoided a double-dip recession but the economic recovery is expected to be slower and more drawn out than first anticipated, stretching over 2021 – 2022 and potentially beyond, due to the longer-term economic impacts of the pandemic.

¹ Economic and Fiscal Outlook, March 2021, Office for Budget Responsibility

² GDP Monthly Estimate, UK: December 2020, Office for National Statistics

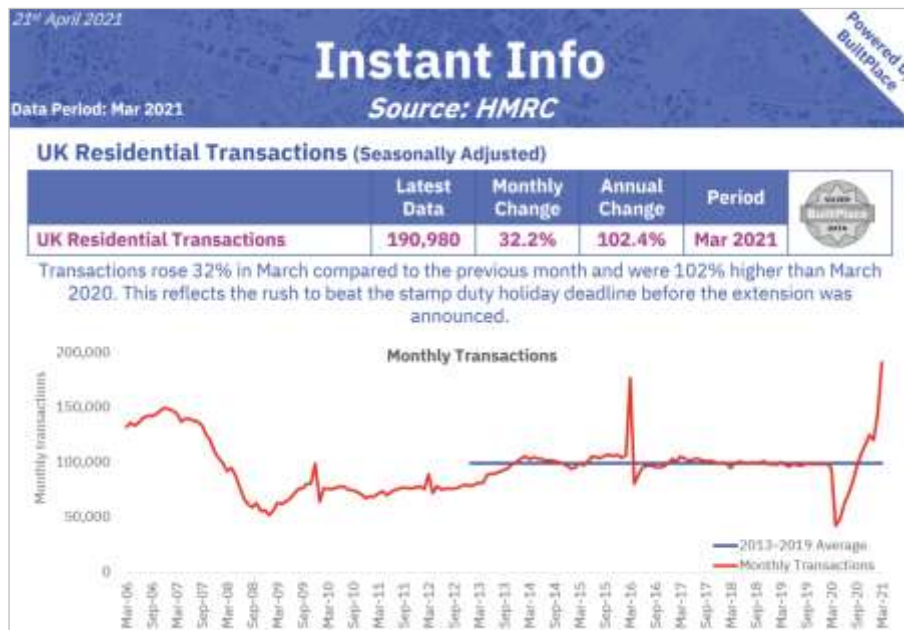
³ Public sector finances, UK: March 2021, Office for National Statistics

⁴ <https://www.bbc.co.uk/news/business-56856195>

⁵ Economic and Fiscal Outlook, March 2021, Office for Budget Responsibility

UK Residential Market Conditions

- 1.8 Not surprisingly, the UK residential market was negatively impacted in the aftermath of the outbreak of COVID-19. The market was temporarily closed from the end of March 2020 until 13th May 2020 as the country was placed in a national lockdown and social distancing measures were enforced.
- 1.9 In terms of sales activity, when compared to the same month in 2019, HMRC confirmed that UK residential transactions fell by 53.4% in April 2020, by 49.6% in May 2020, by 35.9% in June 2020, by 27.4% in July 2020 and by 16.3% in August 2020⁶.
- 1.10 Transactions recovered from September 2020 through to the end of the year, with approximately 129,000 sales recorded in December 2020 (31.5% higher than December 2019)⁷. Total transactions in 2020 were approximately 11.5% lower than in 2019 (1,040,000 sales), however mortgage approvals for house purchases were approximately 3.7% higher (818,500 approvals)⁸.
- 1.11 Transactional activity has continued to remain very strong in the first months of 2021, with approximately 191,000 sales recorded in March 2021 according to HMRC⁹, some 102.3% higher than March 2020 and the highest monthly level since modern records began in 2005. However, this figure is likely to be heavily skewed by the rush to beat the previous stamp duty land tax ('SDLT') holiday deadline of 31st March 2021 which was extended in the March 2021 Budget.
- 1.12 In terms of house prices, Nationwide reported that prices fell by 1.7% in May 2020, the largest monthly fall for 11 years, and by 1.4% in June with annual growth slipping to a negative figure (-0.1%) for the first time since 2012¹⁰.
- 1.13 However, house price growth has since sharply rebounded according to the latest indices as shown in the graph below. Nationwide reported that annual house price growth reached 7.3% at the end of 2020, representing a six-year high and 5.3% above the level prevailing in March when the pandemic struck the UK¹¹.
- 1.14 The graphs below depict the changing trends in transactions, mortgage approvals and pricing:



⁶ UK Property Transactions Statistics, April 2020 to January 2021 Updates, HMRC
⁷ Ibid.
⁸ Money and Credit, December 2020, Bank of England
⁹ UK Property Transactions Statistics, April 2021 Update, HMRC
¹⁰ House Price Index, May 2020 and June 2020, Nationwide
¹¹ House Price Index, December 2020, Nationwide



Source: BuiltPlace

- 1.15 The somewhat remarkable bounce back in residential transactions and prices despite the wider economic pressures reflects a number of factors. This includes pent-up demand coming through following the ending of lockdown measures and the reopening of the housing market, changing lifestyle practices and buyer preferences driving demand for larger houses with more indoor / outdoor space, and policy measures to support the market including the SDLT holiday introduced in July 2020.
- 1.16 There were signs that market activity was beginning to soften in early 2021 however the government announced further policy measures to support the market in its March 2021 budget. This includes an extension to the SDLT holiday until June 2021 followed by a tapering off of relief until September 2021, and a mortgage guarantee scheme for low deposit products, as detailed later in this report. Such measures may help to sustain performance and activity for longer yet.
- 1.17 This is reflected in the results of the latest RICS UK Residential Market Survey (April 2021) which points to a sustained level of activity following the budget measures combined with a gradual

relaxation of lockdown restrictions.

- 1.18 According to the April survey, for example, the net balances for new buyer enquiries (+44%) and newly agreed sales (+34%) remain in firm positive territory which suggests a continued increase in demand. In contrast, the flow of supply has stalled, with the net balance for new instructions falling from +21% to -4%.
- 1.19 Turning to house prices, mirroring the increase in demand and the reduction in supply, the latest survey feedback indicates a continued acceleration in house price inflation over the month with a net balance of +75% of respondents reporting an increase in prices. From a regional perspective, prices are reportedly rising across all areas of the UK.

Divergent Market Recovery

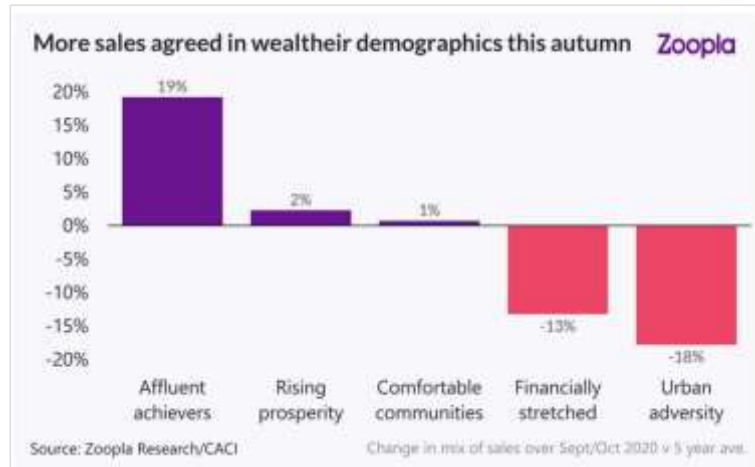
- 1.20 Whilst the latest national housing market statistics paint the picture of strong market conditions, the headline indicators mask the increasingly polarised market which has developed, with the recovery characterised by 'two tier' market dynamics.
- 1.21 Indeed, several commentators have reported that the recovery was largely driven, and continues to be driven by wealthier demographics and home-movers rather than first time buyers ('FTBs'), as homeowners and higher earners have been less impacted by the economic fallout from COVID-19, the resultant recession and rising unemployment.
- 1.22 Despite the extension of the government furlough scheme until September 2021, the UK unemployment rate has continued to increase, with the three-month average standing at 4.9% which is 0.9% higher than last year¹². It is anticipated that the impact of redundancies will be greater on younger cohorts and households in lower socio-economic groups. The Bank of England expects unemployment to peak at approximately 5.5% in Q3 2021¹³.
- 1.23 Furthermore, as well as the strength of the economy and labour market, another key factor which shapes housing market performance is conditions in the mortgage market, with the availability and affordability of mortgages playing a key role in the ability of consumers to access homeownership, particularly FTBs.
- 1.24 According to Zoopla, approximately half of all homeowners are mortgage-free and a large proportion of the remainder have considerable equity in their homes¹⁴. This means that these households are less impacted by constrained mortgage availability and affordability. As demonstrated in the following sub-section, there has been a marked reduction in credit availability at higher loan-to-value ('LTV') ratios since the outbreak of COVID-19 which serves to exclude many FTBs from the market.
- 1.25 The divergent market performance is usefully illustrated in recent research by Zoopla¹⁵ who highlight the clear shift in the demographic profile of new sales, with a notable increase in affluent demographics where house prices are higher as shown in the chart below:

¹² <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/unemployment/timeseries/mgsx/lms>

¹³ Monetary Policy Report, May 2021, Bank of England

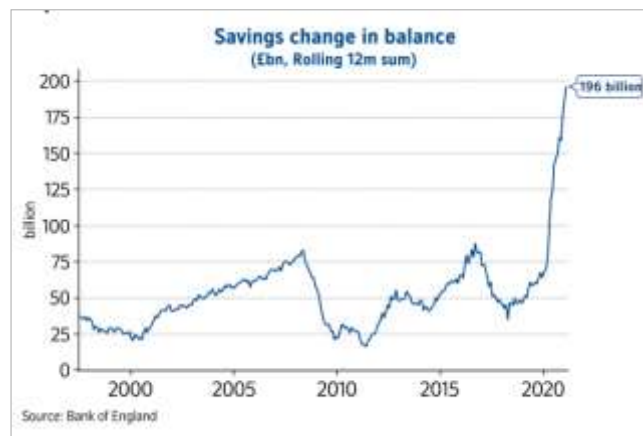
¹⁴ House Price Index, Zoopla, July 2020

¹⁵ House Price Index, Zoopla, September 2020



Source: Zoopla House Price Index (September 2020)

- 1.26 Savills further report that the high level of recent activity is largely being driven by mortgaged home movers rather than FTBs, with activity in the former group increasing by 35% in January 2021 compared to last year, in comparison to FTB mortgage numbers which increased by just 3%¹⁶.
- 1.27 Savills attribute these trends to constrained mortgage availability for FTBs (see below) and the fact that prospective FTBs are typically younger and thus more likely to have been negatively impacted by unemployment and/or furlough.
- 1.28 In relation, a further factor supporting these trends is the significant increase in household savings as a consequence of the pandemic with many people unable to go out or spend on holidays and goods which they would normally purchase.
- 1.29 According to Nationwide¹⁷, in the 12 months to February 2021, household deposits increased by £196 billion (equivalent to roughly £7,000 per household), and just under three times the amount accumulated in the same period in the previous year. This trend is shown in the graph below:



Source: Nationwide House Price Index (April 2021)

- 1.30 However, Nationwide report that the increase in savings has been largely concentrated amongst older and wealthier households which serves to further support the increasing inequalities in the housing market.

¹⁶ UK Housing Market Update, Savills, March 2021.

¹⁷ House Price Index, Nationwide, April 2021

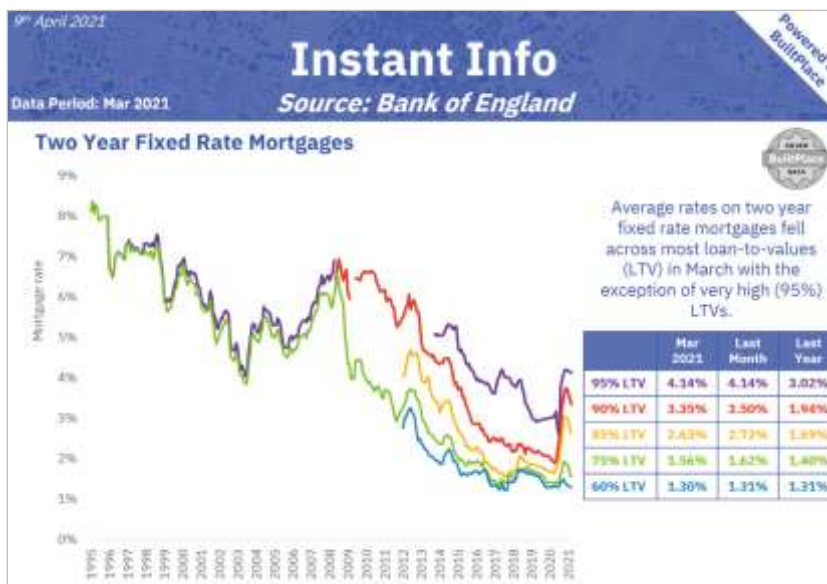
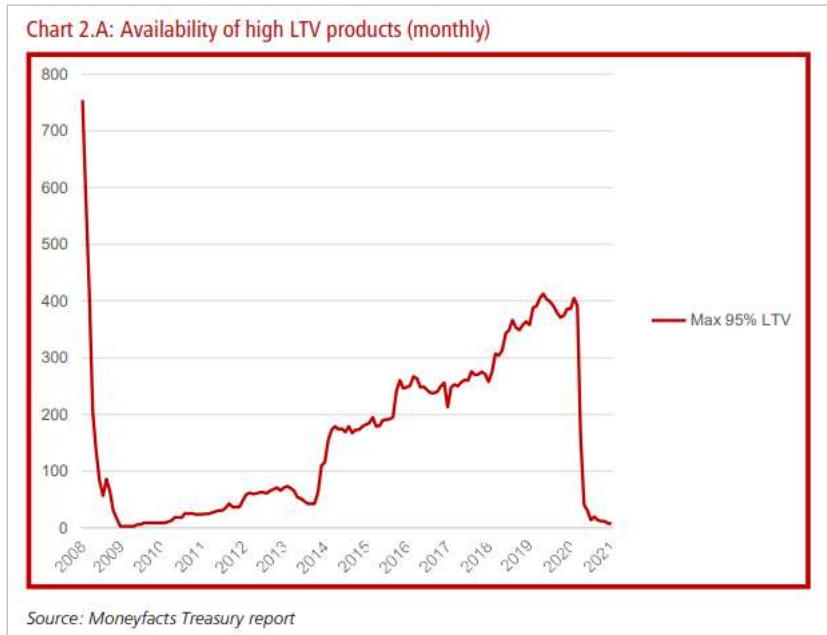
UK Mortgage Market Conditions

- 1.31 The economic plight and uncertainty resulting from the outbreak of COVID-19 significantly impacted on the UK mortgage market which has played a key role in shaping housing market performance and the divergent nature of the recovery.
- 1.32 In the aftermath of the outbreak of COVID-19, through the remainder of 2020 and into early 2021, many lenders withdrew riskier mortgage products at higher LTV ratios, raised borrowing rates and introduced more stringent lending criteria. This was due to concerns over job prospects and falling house prices putting purchasers into negative equity, as well as the need to manage demand in light of the significant increase in activity following the re-opening of the housing market.
- 1.33 In an attempt to combat the mortgage market credit crunch, the government announced a new mortgage market guarantee scheme for 95% LTV mortgages in its March 2021 budget. The scheme is a temporary measure until December 2022 and is intended “to increase the appetite of mortgage lenders for high loan-to-value lending to creditworthy customers” by offering lenders partial compensation in the event of foreclosure¹⁸.
- 1.34 Whilst there are signs of lenders bringing low-deposit mortgage finance back to the market particularly following the launch of the guarantee scheme, mortgage availability at the higher LTV ratios continues to remain relatively constrained as at the date of this report.
- 1.35 According to data from financial information company *Moneyfacts Group*, for example, there were 386 95% LTV products available at the beginning of 2020 and this figure now stands at 90 as at May 2021¹⁹.
- 1.36 Whilst 90% LTV products have also been returning to the market, the 85 mortgages available as at April 2021 represents only approximately 10% of the availability as at 1st March 2020 (779 products)²⁰.
- 1.37 Further, those lenders which are offering higher LTV products are charging higher interest rates to account for the greater risk.
- 1.38 The changing mortgage market trends are usefully illustrated in the charts below:

¹⁸ The Mortgage Guarantee Scheme, HM Treasury, March 2021

¹⁹ <https://news.sky.com/story/housing-market-is-at-its-most-unequal-in-a-decade-experts-say-12101537> and Moneyfacts Group Website

²⁰ <https://moneyfacts.co.uk/news/mortgages/hope-for-first-time-buyers-as-number-of-90-ltv-deals-rises> and Moneyfacts Group Website



Sources: HM Treasury and BuiltPlace²¹

1.39 There is also emerging evidence that banks are reluctant to apply the government’s guarantee scheme to new build homes. Some commentators have suggested that the exclusion of new build properties means that the scheme could have a much more limited impact than many have first anticipated.

UK Residential Market Outlook

1.40 The residential market outlook is currently plagued with uncertainty. It is unclear whether the current level of activity can withstand the impact of the wider strains on the economy and public finances, although the government appears intent on continuing to support the market to avoid the widely predicted ‘crash’ as demonstrated through the most recent policy measures in the March 2021 budget.

1.41 Notwithstanding this, a number of analysts are warning that the economic fallout from COVID-19,

²¹ The Mortgage Guarantee Scheme, HM Treasury, March 2021 and <https://builtplace.com/category/instant-info/>

rising unemployment and the withdrawal of government support will have an impact on pricing and transactions in the future.

- 1.42 This is evident in the latest comments from Nationwide's Chief Economist, Robert Gardner, for example, who cautions that:

"Further ahead, the outlook for the market is far more uncertain. If unemployment rises sharply towards the end of the year as most analysts expect, there is scope for activity to slow, perhaps sharply"²².

- 1.43 The inherent uncertainty is illustrated through the wide range and somewhat conflicting forecasts made by well-respected industry bodies which demonstrate that plausible cases for both positive and negative housing market performance can be constructed.

- 1.44 We summarise a selection of the latest forecasts in the paragraphs below, although we would note that many of these forecasts were made prior to the March 2021 budget which could have altered industry views.

- 1.45 According to Lloyds Banking Group's updated base case scenario (February 2021), house prices are expected to decline by 3.8% this year with a return to 0.5% growth in 2022²³. Halifax are similarly forecasting a reduction in house prices of between 2% – 5% in 2021 as the economic impact of COVID-19 and rising unemployment catch up with the residential market²⁴.

- 1.46 In light of the further support announced for the housing market in the March 2021 budget, the OBR has revised its market forecasts. In November 2020, the OBR was forecasting a fall of 8% in prices in 2021 before recovering from 2022 onwards. They now expect prices to fall modestly over the second half of 2021 and 2022, with price growth returning from 2023²⁵. Transactions are expected to dip towards the end of the year once the SDLT holiday ends, followed by a gradual recovery thereafter.

- 1.47 The Centre for Economics and Business Research ('CEBR') have put forward the most gloomy forecast. According to the CEBR, the recent increase in house prices is an 'anomaly', driven by emergency policy measures designed to boost the market. The CEBR forecasts that house prices will fall by approximately 14% in 2021 once the SDLT holiday ends and the economic impact of COVID-19 filters through to the property market²⁶. This forecast was made prior to the March 2021 budget.

- 1.48 Conversely, in their House Price Index (February 2021), Zoopla are still forecasting house price growth in 2021, albeit slowing to 1% by the end of the year as demand starts to weaken over the second half of 2021²⁷. Zoopla expect transactions to match 2020 levels at approximately 1,100,000 sales.

- 1.49 Similarly, according to the latest RICS April 2021 survey, respondents expect both prices and transactions to continue rising over the coming 12 months with positive net balances reported for both metrics (approximately +68% and +12% respectively).

- 1.50 The most bullish house price forecasts are from Rightmove and Savills. The former expects prices

²² House Price Index, April 2021, Nationwide

²³ <https://www.egi.co.uk/news/house-prices-to-fall-this-year-says-lloyds/>

²⁴ <https://www.theguardian.com/business/2020/dec/21/house-prices-drop-2021-as-covid-impact-hits>

²⁵ Economic and Fiscal Outlook, March 2021, Office for Budget Responsibility

²⁶ <https://cebr.com/reports/the-times-house-prices-forecast-to-drop-by-14-next-year/>

²⁷ House Price Index, Zoopla, November 2020 and February 2021

to rise by 4% in 2021, as they consider that continued strong demand and cheaper mortgage rates will outweigh the economic headwinds and uncertainty²⁸.

- 1.51 Finally, Savills published revisions to its mainstream residential market forecasts in March 2021²⁹ which have changed quite markedly since its earlier forecasts in June 2020 and September 2020, where they had originally predicted relatively significant falls in pricing and transactions.
- 1.52 Savills now expect prices to rise by an average of 21.1% over the next five years, with the North West forecasted to experience strongest growth at 28.8%. Within this five year period, Savills anticipate that prices will rise by 4% this year and by 5% in 2022 before growth moderates from 2023 onwards.
- 1.53 In summary, this national market commentary indicates that there are a range of forecasts as to how the residential market will perform over the short, medium and longer term, with conflicting predictions from more optimistic price growth scenarios through to the pessimists suggesting significant falls.
- 1.54 This illustrates the inherent difficulties in accurately estimating future market performance given the economic and political uncertainties associated with COVID-19, particularly when combined with the twin pressure of the end of the Brexit transition period which could cause further economic and political disruption.
- 1.55 That said, it is possible to draw some relatively broad conclusions from the above analysis. The general consensus amongst commentators appears to suggest continued strong market performance in the short-term, followed by a potential softening as the economic headwinds take hold and the SDLT holiday and furlough scheme end later in 2021, with transactional activity and pricing then picking back up in the longer term as the economy recovers, unemployment falls and consumer / business confidence returns.
- 1.56 However, as cautioned by numerous experts, the outlook for the housing market remains uncertain and will continue to evolve as more clarity emerges on key influencing factors including;
- The effectiveness of vaccines and future social distancing / lockdown requirements;
 - Mortgage availability and affordability, particularly at higher LTVs;
 - Government policy responses;
 - Demand patterns relating to changing lifestyles (eg. working from home) and buyer priorities;
 - Consumer and business confidence;
 - The strength and geography of the economic recovery and unemployment levels;
 - The impact of the UK-EU post-Brexit trade deal; and
 - Proposed planning reforms as set out in the Planning White Paper – *Planning for the Future* (2020).
- 1.57 The impact of these influencing factors will vary geographically, meaning that local market performance will continue to be driven by locally-specific conditions.
- 1.58 In light of the above, it is worth highlighting that some of the comparable evidence which we have considered to inform the assumptions adopted in this report pre-dates the outbreak of COVID-19. The pricing assessment is based on the assumption that market activity will not be disrupted for a

²⁸ House Price Index, December 2020, Rightmove

²⁹ Mainstream Residential Property Forecasts, 9th March 2021, Savills

prolonged time period due to the impact of the COVID-19 pandemic.

- 1.59 The scale of the impact of the pandemic on the residential market and sales values cannot be fully assessed at this stage, as the duration of disruption and the effectiveness of government support remains unknown.
- 1.60 Given the unknown future impact that COVID-19 might have on the property market, we recommend that you keep under frequent review the assumptions and advice contained in this report. We reserve the right to review our findings once the impact of COVID-19 on the property market can be accurately assessed.

COVID-19: Changing Lifestyle and Behavioural Practices – Impact on Housing Demand

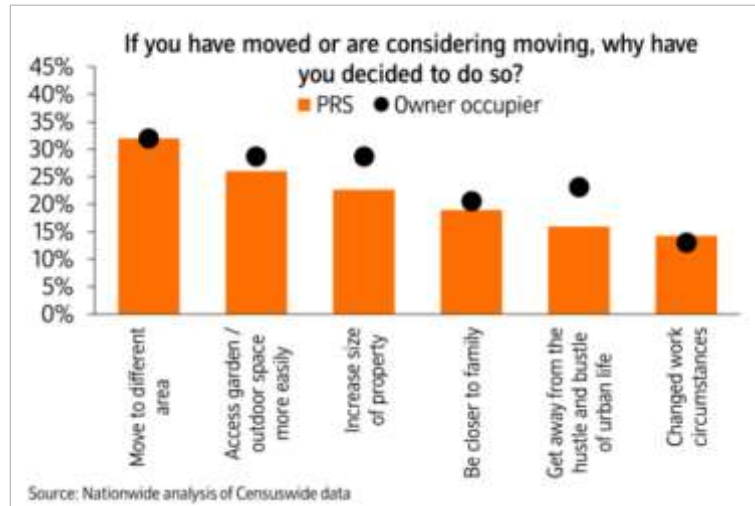
- 1.61 Further to the broader national market commentary on transactions and pricing, there is evidence of shifting housing demand since the outbreak of COVID-19 which has changed lifestyle practices and caused purchasers to re-evaluate their housing needs and preferences.
- 1.62 Due to social distancing requirements and the need to work from home for a large proportion of the population, buyer priorities appear to be increasingly shifting towards larger houses with more indoor and outdoor space, including dedicated areas for home-working, as individuals expect to continue working from home more frequently in future³⁰.
- 1.63 By way of example, according to Redrow Homes' recent survey of new home buyers, a separate home working space, better broadband and more outdoor working space will be purchasers' key priorities in the post-pandemic market³¹. Savills' buyer survey similarly found that 38%, 40% and 41% of buyers consider a garden / other outdoor space, a separate space to work from home and good internet as important priorities³².
- 1.64 Recent research by Nationwide also outlines key changes in buyer preferences as a consequence of COVID-19³³. According to this research, just under one third of movers (across both PRS and owner occupier markets) were doing so to access a garden or outdoor space more easily, followed by a desire for a larger property. A reasonable proportion also referenced the desire to 'get away from the hustle and bustle of urban life'.
- 1.65 These trends are shown in the chart below:

³⁰ Webinar: Shared Ownership, December 2020, Savills

³¹ https://www.house-builder.co.uk/news/space-and-tech-dominate-post-covid-market/?pk_campaign=newsletter_1642

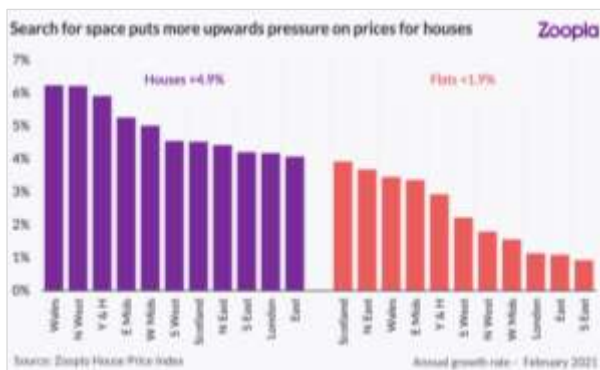
³² Savills Research Client and Applicant Surveys, March 2021, Savills

³³ Rental Market Review, May 2021, The Mortgage Works / Nationwide

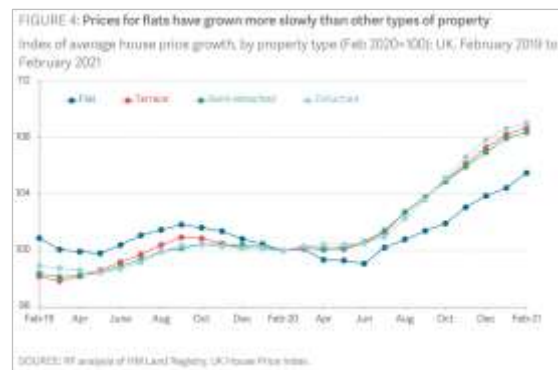


Source: The Mortgage Works Rental Market Review (May 2021)

- 1.66 By way of further evidence, according to the Zoopla House Price Index (February 2021)³⁴, houses are selling faster than apartments as buyers are prioritising more space, taking an average of 42 days to sell across the UK, compared to 62 days for apartments.
- 1.67 These trends in transaction timescales are similarly reflected in pricing patterns based on the latest sales data. The Zoopla House Price Index (February 2021) reports that annual price growth for houses (4.9%) was more than double that for flats (1.9%), whilst the Resolution Foundation’s analysis of Land Registry data indicates that detached houses have outperformed all other property types as illustrated below:



Source: Zoopla House Price Index (February 2021)



Source: Resolution Foundation Housing Outlook (Q2 2021)

- 1.68 The Zoopla (November 2020) report goes on to state that:
“The search for space has been a key feature of the rebound in market activity as households re-evaluate their housing requirements. Demand for family housing with gardens, parking and extra space to work from home has continued to rise”.

1.69 The Resolution Foundation Housing Outlook Q2 2021 focuses in particular on the changing nature of housing demand since the outbreak of COVID-19 and finds evidence to support the notion that the pandemic has precipitated ‘urban flight’, with housing demand shifting from city centres to less densely populated areas.

1.70 The Resolution Foundation identify that the least dense local authorities (i.e. fewest residents per

³⁴ House Price Index, Zoopla, February 2021

square km) saw price rises of 10% over the past year compared to 6% in the most populous areas, whilst cities have seen slower growth in comparison to rural areas. These findings diverge from pre-pandemic trends as shown in the graphs below:



Source: Resolution Foundation Housing Outlook (Q2 2021)

1.71 The emerging evidence thus indicates a reduction in demand for apartments and inner-urban living, and a concomitant increase in demand and value for larger houses with more space in suburban

and rural locations.

- 1.72 Therefore, ensuring that new build homes meet these changing priorities should support purchaser demand. Nevertheless, at this stage, it is not yet clear if the changes represent permanent shifts or temporary reactions in response to the pandemic. Some commentators believe that the experience of multiple lockdowns will ensure they remain a relevant consideration in the longer-term.

Disclaimer

- 1.73 We have prepared this market commentary in line with relevant RICS guidance. However, the commentary is for the purposes of informing the LPVA which assesses the total cumulative impact of all relevant emerging policies within the Local Plan to determine whether the plan is viable and deliverable, and to therefore inform the setting of plan policy. The commentary and the advice provided constitute an exception from VPS 1 – 5 of the RICS Valuation – Global Standards (the “Red Book”) and do not constitute a formal valuation, and should not be relied upon as such.
- 1.74 Some of the data referenced in this commentary has been obtained from third party sources and we cannot guarantee the accuracy of the data obtained from other parties. Cushman & Wakefield shall not be liable for any indirect or consequential damages arising from the use of this commentary.
- 1.75 This commentary should not be relied upon as a basis for entering into transactions without seeking specific, qualified, professional advice. Whilst facts have been rigorously checked, Cushman & Wakefield can take no responsibility for any damage or loss suffered as a result of any inadvertent inaccuracy within this commentary.

APPENDIX 5: NEW BUILD COMPARABLE EVIDENCE

New Build Achieved Sales Evidence

| Address | House Type | NSA (sq. ft.) | Achieved Value (£ / £ psf) | | Date |
|--|-----------------------|---------------|----------------------------|-------------|------------|
| Lingley Green, Omega Boulevard, Great Sankey, WA5 3LP (Bloor Homes) | | | | | |
| 9, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Semi-detached | 850 | £215,995 | £254 | 27/09/2018 |
| 11, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Semi-detached | 850 | £215,995 | £254 | 28/09/2018 |
| 17, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Semi-detached | 850 | £216,995 | £255 | 19/10/2018 |
| 5, Winscar Close, Great Sankey, Warrington WA5 3XX | Semi-detached | 850 | £216,995 | £255 | 31/10/2018 |
| 21, Swinfen Lake, Great Sankey, Warrington WA5 3YN | Semi-detached | 850 | £219,500 | £258 | 31/07/2019 |
| 19, Swinfen Lake, Great Sankey, Warrington WA5 3YN | Semi-detached | 850 | £219,500 | £258 | 31/07/2019 |
| 16, Winscar Close, Great Sankey, Warrington WA5 3XX | Semi-detached | 850 | £219,995 | £259 | 26/04/2019 |
| 9, Trentham Gardens, Great Sankey, Warrington WA5 3XW | Semi-detached | 850 | £219,995 | £259 | 10/12/2018 |
| 7, Trentham Gardens, Great Sankey, Warrington WA5 3XW | Semi-detached | 850 | £219,995 | £259 | 25/09/2018 |
| 15, Swinfen Lake, Great Sankey, Warrington WA5 3YN | Semi-detached | 850 | £219,995 | £259 | 11/07/2019 |
| 1, Trentham Gardens, Great Sankey, Warrington WA5 3XW | Semi-detached | 904 | £235,995 | £261 | 31/10/2018 |
| 1, Winscar Close, Great Sankey, Warrington WA5 3XX | Semi-detached | 904 | £235,995 | £261 | 31/10/2018 |
| 11, Winscar Close, Great Sankey, Warrington WA5 3XX | Semi-detached | 904 | £237,995 | £263 | 28/02/2019 |
| 10, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 850 | £242,995 | £286 | 23/04/2019 |
| 2, Calf Hey, Great Sankey, Warrington WA5 3XT | Detached | 904 | £234,995 | £260 | 10/08/2018 |
| 1, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 904 | £234,995 | £260 | 25/07/2018 |
| 7, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 904 | £235,995 | £261 | 22/02/2019 |
| 8, Butter Brook, Great Sankey, Warrington WA5 3XU | Detached | 969 | £246,500 | £254 | 25/07/2018 |
| 2, Butter Brook, Great Sankey, Warrington WA5 3XU | Detached | 969 | £247,500 | £255 | 15/08/2018 |
| 4, Butter Brook, Great Sankey, Warrington WA5 3XU | Detached | 969 | £247,500 | £255 | 17/08/2018 |
| 3, Butter Brook, Great Sankey, Warrington WA5 3XU | Detached | 969 | £247,995 | £256 | 31/07/2018 |
| 3, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 969 | £248,500 | £257 | 27/09/2018 |
| 3, Trentham Gardens, Great Sankey, Warrington WA5 3XW | Detached | 969 | £249,995 | £258 | 28/02/2019 |
| 2, Trentham Gardens, Great Sankey, Warrington WA5 3XW | Detached | 969 | £249,995 | £258 | 20/02/2019 |
| 4, Trentham Gardens, Great Sankey, Warrington WA5 3XW | Detached | 969 | £249,995 | £258 | 14/02/2019 |
| 3, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 969 | £249,995 | £258 | 31/10/2018 |
| 5, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 969 | £249,995 | £258 | 22/08/2018 |
| 18, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 969 | £254,995 | £263 | 29/05/2019 |
| 12, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 969 | £259,995 | £268 | 24/04/2019 |
| 2, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 969 | £259,995 | £268 | 28/03/2019 |
| 7, Calf Hey, Great Sankey, Warrington WA5 3XT | Detached | 969 | £279,995 | £289 | 26/04/2019 |
| 4, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 1130 | £284,995 | £252 | 28/03/2019 |
| 16, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 1184 | £294,995 | £249 | 23/05/2019 |
| 7, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 1195 | £282,995 | £237 | 28/09/2018 |
| 15, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 1195 | £284,995 | £239 | 28/09/2018 |
| 5, Trentham Gardens, Great Sankey, Warrington WA5 3XW | Detached | 1195 | £289,995 | £243 | 28/11/2018 |
| 1, Calf Hey, Great Sankey, Warrington WA5 3XT | Detached | 1249 | £319,995 | £256 | 31/08/2018 |
| 5, Swinfen Lake, Great Sankey, Warrington WA5 3YN | Detached | 1281 | £319,995 | £250 | 21/06/2019 |
| 21, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 1292 | £324,995 | £252 | 12/04/2019 |
| 8, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 1313 | £339,995 | £259 | 20/06/2019 |
| 14, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 1313 | £339,995 | £259 | 24/04/2019 |
| 1, Butter Brook, Great Sankey, Warrington WA5 3XU | Detached | 1399 | £350,995 | £251 | 31/08/2018 |
| 19, Watergrove Crescent, Great Sankey, Warrington WA5 3XS | Detached | 1410 | £364,995 | £259 | 29/03/2019 |
| 6, Winscar Close, Great Sankey, Warrington WA5 3XX | Detached | 1496 | £374,995 | £251 | 18/04/2019 |
| | Scheme Average | 1,023 | £262,746 | £257 | |
| Taylor's Chase, Sophia Drive, Great Sankey, WA5 3UA (Redrow Homes) | | | | | |
| 5, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Semi-detached | 947 | £249,995 | £264 | 05/04/2019 |
| 39, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Semi-detached | 947 | £249,995 | £264 | 04/10/2019 |
| 2, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1001 | £292,995 | £293 | 20/12/2018 |
| 1, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1001 | £294,995 | £295 | 01/03/2019 |
| 4, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1001 | £296,995 | £297 | 28/06/2019 |
| 11, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1033 | £281,995 | £273 | 01/02/2019 |
| 9, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1033 | £281,995 | £273 | 20/12/2018 |
| 3, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1033 | £283,995 | £275 | 18/04/2019 |
| 17, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1130 | £300,995 | £266 | 17/05/2019 |
| 10, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1173 | £309,995 | £264 | 20/12/2018 |
| 9, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1173 | £311,995 | £266 | 26/04/2019 |
| 5, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1173 | £310,995 | £265 | 08/03/2019 |
| 25, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1173 | £312,995 | £267 | 21/06/2019 |
| 8, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1173 | £314,995 | £268 | 28/06/2019 |
| 4, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1249 | £334,995 | £268 | 29/03/2019 |
| 1, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1249 | £334,995 | £268 | 20/12/2018 |
| 11, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1249 | £334,995 | £268 | 02/05/2019 |
| 7, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1249 | £334,995 | £268 | 24/05/2019 |
| 6, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1249 | £335,995 | £269 | 28/06/2019 |
| 8, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1281 | £344,995 | £269 | 26/04/2019 |
| 3, Halesworth Gardens, Great Sankey, Warrington WA5 3YE | Detached | 1281 | £344,995 | £269 | 29/03/2019 |
| 15, Cheddington Crescent, Great Sankey, Warrington WA5 3XY | Detached | 1281 | £346,995 | £271 | 17/05/2019 |
| | Scheme Average | 1,140 | £309,450 | £271 | |
| Woodville Place, Lingley Green Avenue, Great Sankey, WA5 3TX (Miller Homes) | | | | | |
| 14, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Terraced | 990 | £207,995 | £210 | 31/08/2018 |
| 15, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Terraced | 990 | £209,995 | £212 | 31/08/2018 |
| 12, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Terraced | 990 | £209,995 | £212 | 31/08/2018 |
| 21, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Semi-detached | 990 | £212,995 | £215 | 20/12/2018 |
| 23, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Semi-detached | 990 | £212,995 | £215 | 21/11/2018 |

| | | | | | |
|---|---|--------------|-----------------|-------------|------------|
| 25, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £260,995 | £204 | 30/11/2018 |
| 24, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £260,995 | £204 | 30/11/2018 |
| 8, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £260,995 | £204 | 21/09/2018 |
| 9, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £260,995 | £204 | 28/09/2018 |
| 6, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £260,995 | £204 | 21/09/2018 |
| 5, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £260,995 | £204 | 29/08/2018 |
| 7, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £260,995 | £204 | 31/08/2018 |
| 10, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Semi-detached | 1281 | £271,995 | £212 | 28/09/2018 |
| 33, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Semi-detached | 1421 | £259,995 | £183 | 30/05/2019 |
| 18, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Semi-detached | 1421 | £261,995 | £184 | 20/12/2018 |
| 20, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Semi-detached | 1421 | £261,995 | £184 | 20/12/2018 |
| 49, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Semi-detached | 1421 | £259,995 | £183 | 28/06/2019 |
| 47, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Semi-detached | 1421 | £259,995 | £183 | 28/06/2019 |
| 22, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Semi-detached | 1475 | £309,995 | £210 | 31/07/2019 |
| 24, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Semi-detached | 1475 | £309,995 | £210 | 12/04/2019 |
| 41, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Semi-detached | 1475 | £309,995 | £210 | 31/07/2019 |
| 37, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Semi-detached | 1475 | £312,995 | £212 | 28/06/2019 |
| 27, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 958 | £247,500 | £258 | 28/02/2019 |
| 19, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1066 | £265,995 | £250 | 21/12/2018 |
| 27, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1066 | £265,995 | £250 | 30/11/2018 |
| 20, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1066 | £265,995 | £250 | 26/10/2018 |
| 11, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1066 | £265,995 | £250 | 28/09/2018 |
| 17, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1066 | £266,995 | £251 | 20/12/2018 |
| 26, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1066 | £266,995 | £251 | 30/11/2018 |
| 25, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1066 | £267,995 | £251 | 21/12/2018 |
| 3, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1109 | £287,995 | £260 | 27/07/2018 |
| 28, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1109 | £288,995 | £261 | 20/12/2018 |
| 15, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1109 | £288,995 | £261 | 19/12/2018 |
| 22, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1109 | £288,995 | £261 | 28/09/2018 |
| 18, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Detached | 1109 | £288,995 | £261 | 31/08/2018 |
| 16, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1259 | £309,995 | £246 | 21/12/2018 |
| 20, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Detached | 1259 | £309,995 | £246 | 26/10/2018 |
| 23, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1378 | £331,995 | £241 | 23/11/2018 |
| 21, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1378 | £331,995 | £241 | 26/10/2018 |
| 2, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1378 | £334,995 | £243 | 17/08/2018 |
| 7, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1378 | £334,995 | £243 | 20/07/2018 |
| 10, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1378 | £337,995 | £245 | 29/03/2019 |
| 4, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1421 | £343,995 | £242 | 24/05/2019 |
| 2, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1421 | £346,995 | £244 | 28/02/2019 |
| 4, Cottesmore Close, Great Sankey, Warrington WA5 3UN | Detached | 1690 | £404,995 | £240 | 27/07/2018 |
| 14, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1690 | £408,995 | £242 | 29/03/2019 |
| 6, Lakenheath Crescent, Great Sankey, Warrington WA5 3UE | Detached | 1690 | £414,995 | £246 | 26/04/2019 |
| 35, Ketteringham Drive, Great Sankey, Warrington WA5 3UD | Detached | 1884 | £464,995 | £247 | 06/06/2019 |
| | Scheme Average | 1,278 | £290,297 | £227 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 1,276 | £316,707 | £248 | |
| Primrose Meadow, Liverpool Road, Great Sankey, WA5 3LW (Bellway Homes) | | | | | |
| 14, Winterburn, Great Sankey, Warrington WA5 3UT | Semi-detached | 850 | £209,995 | £247 | 30/11/2018 |
| 16, Winterburn, Great Sankey, Warrington WA5 3UT | Semi-detached | 850 | £209,995 | £247 | 30/11/2018 |
| 28, Winterburn, Great Sankey, Warrington WA5 3UT | Semi-detached | 850 | £210,995 | £248 | 25/01/2019 |
| 34, Dovestones, Great Sankey, Warrington WA5 3US | Semi-detached | 850 | £211,995 | £249 | 28/06/2019 |
| 30, Winterburn, Great Sankey, Warrington WA5 3UT | Semi-detached | 893 | £220,995 | £247 | 20/02/2019 |
| 29, Carsington Water, Great Sankey, Warrington WA5 3UP | Semi-detached | 1012 | £234,995 | £232 | 29/10/2018 |
| 28, Carsington Water, Great Sankey, Warrington WA5 3UP | Semi-detached | 1012 | £234,995 | £232 | 28/09/2018 |
| 30, Carsington Water, Great Sankey, Warrington WA5 3UP | Semi-detached | 1012 | £234,995 | £232 | 24/08/2018 |
| 27, Carsington Water, Great Sankey, Warrington WA5 3UP | Semi-detached | 1012 | £234,995 | £232 | 23/08/2018 |
| 26, Carsington Water, Great Sankey, Warrington WA5 3UP | Semi-detached | 1012 | £234,995 | £232 | 19/07/2018 |
| 32, Carsington Water, Great Sankey, Warrington WA5 3UP | Semi-detached | 1012 | £234,995 | £232 | 31/07/2018 |
| 10, Winterburn, Great Sankey, Warrington WA5 3UT | Semi-detached | 1163 | £228,995 | £197 | 01/03/2019 |
| 12, Winterburn, Great Sankey, Warrington WA5 3UT | Semi-detached | 1163 | £231,995 | £200 | 21/01/2019 |
| 9, Fernworthy, Great Sankey, Warrington WA5 3UX | Semi-detached | 1163 | £231,995 | £200 | 07/12/2018 |
| 7, Fernworthy, Great Sankey, Warrington WA5 3UX | Semi-detached | 1163 | £233,995 | £201 | 11/07/2019 |
| 30, Dovestones, Great Sankey, Warrington WA5 3US | Semi-detached | 1163 | £233,995 | £201 | 12/07/2019 |
| 28, Dovestones, Great Sankey, Warrington WA5 3US | Semi-detached | 1163 | £233,995 | £201 | 28/06/2019 |
| 6, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 926 | £251,995 | £272 | 23/11/2018 |
| 4, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 926 | £251,995 | £272 | 02/11/2018 |
| 2, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 926 | £251,995 | £272 | 29/10/2018 |
| 22, Carsington Water, Great Sankey, Warrington WA5 3UP | Detached | 1012 | £249,995 | £247 | 27/07/2018 |
| 5, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £254,995 | £252 | 16/11/2018 |
| 3, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £254,995 | £252 | 23/11/2018 |
| 15, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £255,995 | £253 | 29/03/2019 |
| 22, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £256,995 | £254 | 31/01/2019 |
| 7, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £256,995 | £254 | 20/12/2018 |
| 26, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £257,995 | £255 | 31/01/2019 |
| 24, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £257,995 | £255 | 25/01/2019 |
| 10, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1012 | £259,995 | £257 | 15/04/2019 |
| 8, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1012 | £259,995 | £257 | 25/04/2019 |
| 9, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1012 | £259,995 | £257 | 10/01/2019 |
| 15, Dovestones, Great Sankey, Warrington WA5 3US | Detached | 1012 | £260,995 | £258 | 30/05/2019 |
| 22, Dovestones, Great Sankey, Warrington WA5 3US | Detached | 1012 | £261,995 | £259 | 12/07/2019 |
| 36, Carsington Water, Great Sankey, Warrington WA5 3UP | Detached | 1012 | £262,995 | £260 | 20/09/2019 |
| 34, Carsington Water, Great Sankey, Warrington WA5 3UP | Detached | 1012 | £262,995 | £260 | 20/09/2019 |
| 33, Carsington Water, Great Sankey, Warrington WA5 3UP | Detached | 1012 | £262,995 | £260 | 15/08/2019 |

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| 31, Carsington Water, Great Sankey, Warrington WA5 3UP | Detached | 1012 | £262,995 | £260 | 23/08/2019 |
| 2, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1119 | £248,995 | £222 | 31/08/2018 |
| 11, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1119 | £249,995 | £223 | 31/07/2019 |
| 1, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1119 | £249,995 | £223 | 23/11/2018 |
| 1, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1119 | £251,995 | £225 | 30/11/2018 |
| 11, Dovestones, Great Sankey, Warrington WA5 3US | Detached | 1119 | £253,995 | £227 | 29/04/2019 |
| 9, Dovestones, Great Sankey, Warrington WA5 3US | Detached | 1119 | £253,995 | £227 | 18/04/2019 |
| 17, Dovestones, Great Sankey, Warrington WA5 3US | Detached | 1119 | £254,995 | £228 | 31/05/2019 |
| 8, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1130 | £289,995 | £257 | 30/11/2018 |
| 35, Carsington Water, Great Sankey, Warrington WA5 3UP | Detached | 1130 | £294,995 | £261 | 12/09/2019 |
| 2, Fernworthy, Great Sankey, Warrington WA5 3UX | Detached | 1216 | £319,995 | £263 | 31/07/2018 |
| 1, Fernworthy, Great Sankey, Warrington WA5 3UX | Detached | 1216 | £321,995 | £265 | 31/07/2018 |
| 3, Fernworthy, Great Sankey, Warrington WA5 3UX | Detached | 1216 | £321,995 | £265 | 31/07/2018 |
| 5, Fernworthy, Great Sankey, Warrington WA5 3UX | Detached | 1216 | £321,995 | £265 | 27/07/2018 |
| 11, Fernworthy, Great Sankey, Warrington WA5 3UX | Detached | 1216 | £322,995 | £266 | 20/09/2018 |
| 18, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1216 | £324,995 | £267 | 14/12/2018 |
| 20, Winterburn, Great Sankey, Warrington WA5 3UT | Detached | 1216 | £325,995 | £268 | 14/12/2018 |
| 3, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1216 | £326,995 | £269 | 10/05/2019 |
| 9, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1216 | £327,995 | £270 | 27/09/2019 |
| 4, Fernworthy, Great Sankey, Warrington WA5 3UX | Detached | 1281 | £324,995 | £254 | 23/08/2018 |
| 4, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1281 | £329,995 | £258 | 08/03/2019 |
| 6, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1281 | £330,995 | £258 | 09/05/2019 |
| 19, Dovestones, Great Sankey, Warrington WA5 3US | Detached | 1281 | £330,995 | £258 | 17/05/2019 |
| 7, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1539 | £374,995 | £244 | 04/04/2019 |
| 5, Hallington, Great Sankey, Warrington WA5 3UW | Detached | 1539 | £374,995 | £244 | 29/03/2019 |
| 23, Dovestones, Great Sankey, Warrington WA5 3US | Detached | 1668 | £399,995 | £240 | 28/06/2019 |
| | Scheme Average | 1,101 | £270,269 | £246 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 1,094 | £274,316 | £251 | |
| Taylor Leus, Walgrave Road, Newton-le-Willows, WA12 8RY (St Modwen Homes) | | | | | |
| 19, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Terraced | 840 | £159,995 | £191 | 31/05/2019 |
| 175, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Terraced | 840 | £169,995 | £202 | 24/05/2019 |
| 22, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Terraced | 840 | £169,995 | £202 | 06/03/2019 |
| 179, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Terraced | 840 | £169,995 | £202 | 30/11/2018 |
| 17, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Terraced | 840 | £173,995 | £207 | 29/03/2019 |
| 165, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Semi-detached | 710 | £152,995 | £215 | 30/11/2018 |
| 163, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Semi-detached | 710 | £152,995 | £215 | 30/11/2018 |
| 6, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 710 | £156,995 | £221 | 31/05/2019 |
| 11, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 786 | £159,995 | £204 | 26/04/2019 |
| 4, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 786 | £177,995 | £227 | 28/02/2019 |
| 16, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 840 | £168,995 | £201 | 15/03/2019 |
| 2, Matilda Close, Newton-Le-Willows, Merseyside WA12 8TE | Semi-detached | 840 | £169,995 | £202 | 31/05/2019 |
| 1, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 840 | £169,995 | £202 | 31/05/2019 |
| 14, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 840 | £177,995 | £212 | 29/05/2019 |
| 173, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Semi-detached | 915 | £181,495 | £198 | 25/01/2019 |
| 171, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Semi-detached | 915 | £186,995 | £204 | 30/11/2018 |
| 7, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 915 | £194,995 | £213 | 17/05/2019 |
| 9, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 915 | £194,995 | £213 | 30/04/2019 |
| 15, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 936 | £189,995 | £203 | 26/04/2019 |
| 167, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Semi-detached | 1206 | £209,995 | £174 | 14/12/2018 |
| 12, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 1206 | £219,995 | £182 | 29/03/2019 |
| 5, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 1206 | £229,995 | £191 | 30/05/2019 |
| 3, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 1206 | £229,995 | £191 | 30/05/2019 |
| 10, Paravane Close, Newton-Le-Willows, Merseyside WA12 8TD | Semi-detached | 1206 | £229,995 | £191 | 29/03/2019 |
| 169, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Semi-detached | 1206 | £229,995 | £191 | 08/02/2019 |
| 147, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Detached | 980 | £218,995 | £224 | 26/07/2019 |
| 14, Paxman Close, Newton-Le-Willows, Merseyside WA12 8AQ | Detached | 1076 | £231,995 | £216 | 31/10/2018 |
| 161, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Detached | 1356 | £249,995 | £184 | 29/03/2019 |
| 8, Matilda Close, Newton-Le-Willows, Merseyside WA12 8TE | Detached | 1356 | £264,995 | £195 | 28/06/2019 |
| | Scheme Average | 961 | £192,978 | £201 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 853 | £177,685 | £208 | |
| Culcheth Green, Ravenfield Close, Culcheth, WA3 5PE (Elan Homes) | | | | | |
| 1, Ravenfield Close, Culcheth, Warrington WA3 5PE | Detached | 1302 | £369,995 | £284 | 02/08/2019 |
| 15, Ravenfield Close, Culcheth, Warrington WA3 5PE | Detached | 1335 | £374,995 | £281 | 30/08/2019 |
| 3, Ravenfield Close, Culcheth, Warrington WA3 5PE | Detached | 1496 | £399,995 | £267 | 28/06/2019 |
| 4, Ravenfield Close, Culcheth, Warrington WA3 5PE | Detached | 1744 | £474,995 | £272 | 07/10/2019 |
| 5, Ravenfield Close, Culcheth, Warrington WA3 5PE | Detached | 1765 | £474,995 | £269 | 20/09/2019 |
| | Scheme Average | 1,528 | £418,995 | £274 | |
| Elderfield Gardens, Lymm, WA13 9DD (Mulbury Homes) | | | | | |
| 2, Elderfield Gardens, Lymm, Warrington WA13 9DD | Detached | 1399 | £514,950 | £368 | 13/07/2018 |
| 1, Elderfield Gardens, Lymm, Warrington WA13 9DD | Detached | 1410 | £509,995 | £362 | 26/09/2018 |
| 10, Elderfield Gardens, Lymm, Warrington WA13 9DD | Detached | 1410 | £494,453 | £351 | 24/09/2018 |
| 5, Elderfield Gardens, Lymm, Warrington WA13 9DD | Detached | 1582 | £542,500 | £343 | 14/12/2018 |
| 4, Elderfield Gardens, Lymm, Warrington WA13 9DD | Detached | 1582 | £545,000 | £344 | 21/08/2018 |
| 3, Elderfield Gardens, Lymm, Warrington WA13 9DD | Detached | 1582 | £554,950 | £351 | 23/08/2018 |
| | Scheme Average | 1,494 | £526,975 | £353 | |
| Edgewater Park, Thelwall Lane, Warrington, WA4 1GD (Morris Homes) | | | | | |
| Apartment 15, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 603 | £117,750 | £195 | 26/04/2019 |
| Apartment 16, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 603 | £117,750 | £195 | 26/04/2019 |
| Apartment 32, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 603 | £117,750 | £195 | 26/04/2019 |

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| Apartment 31, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 603 | £117,750 | £195 | 26/04/2019 |
| Apartment 23, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 635 | £120,750 | £190 | 23/08/2019 |
| Apartment 10, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 635 | £120,750 | £190 | 17/05/2019 |
| Apartment 11, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 635 | £120,750 | £190 | 26/04/2019 |
| Apartment 30, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 678 | £129,750 | £191 | 25/07/2019 |
| Apartment 17, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 678 | £129,750 | £191 | 19/07/2019 |
| Apartment 26, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 678 | £129,750 | £191 | 26/04/2019 |
| Apartment 12, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 678 | £129,750 | £191 | 26/04/2019 |
| Apartment 18, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 710 | £138,750 | £195 | 19/07/2019 |
| Apartment 22, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 710 | £139,750 | £197 | 14/06/2019 |
| Apartment 8, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 710 | £139,750 | £197 | 10/05/2019 |
| Apartment 33, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 764 | £149,750 | £196 | 05/07/2019 |
| Apartment 14, Nightingale Court, Edgewater Place, Warrington WA4 1BF | Apartment | 764 | £149,750 | £196 | 15/05/2019 |
| | Scheme Average | 668 | £129,375 | £194 | |
| Glazebrook Meadows, Glazebrook, Warrington, WA3 5FQ (Westby Homes) | | | | | |
| 10, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Apartment | 667 | £132,500 | £199 | 26/07/2019 |
| 9, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Apartment | 646 | £140,000 | £217 | 17/09/2018 |
| 16, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Apartment | 646 | £144,995 | £225 | 24/08/2018 |
| 12, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Apartment | 646 | £135,000 | £209 | 10/08/2018 |
| 37, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Semi-detached | 689 | £200,000 | £290 | 29/08/2019 |
| 36, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Semi-detached | 689 | £205,000 | £298 | 02/07/2019 |
| 6, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Semi-detached | 797 | £192,500 | £242 | 22/03/2019 |
| 35, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Semi-detached | 797 | £215,000 | £270 | 10/08/2018 |
| 33, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Semi-detached | 797 | £205,000 | £257 | 14/08/2018 |
| 32, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Semi-detached | 797 | £205,000 | £257 | 14/08/2018 |
| 8, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Terraced | 797 | £198,000 | £249 | 27/08/2019 |
| 7, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Terraced | 797 | £187,000 | £235 | 02/08/2019 |
| 2, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Terraced | 797 | £205,000 | £257 | 02/10/2018 |
| 3, Glazebrook Meadows, Glazebrook, Warrington, Warrington WA3 5FQ | Terraced | 797 | £205,000 | £257 | 10/08/2018 |
| | Scheme Average | 740 | £183,571 | £248 | |
| The Willows, Earle Street, Newton-le-Willows, WA12 9PE (Persimmon Homes) | | | | | |
| 20, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 850 | £179,995 | £212 | 21/12/2018 |
| 14, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 850 | £179,995 | £212 | 14/12/2018 |
| 29, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 850 | £179,995 | £212 | 12/10/2018 |
| 23, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 850 | £179,995 | £212 | 28/09/2018 |
| 32, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 850 | £180,995 | £213 | 28/06/2019 |
| 30, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 850 | £180,995 | £213 | 14/06/2019 |
| 117, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Detached | 958 | £179,995 | £188 | 29/03/2019 |
| 115, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Detached | 958 | £186,995 | £195 | 22/02/2019 |
| 47, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 969 | £194,995 | £201 | 30/11/2018 |
| 41, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 980 | £203,995 | £208 | 26/10/2018 |
| 45, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 990 | £194,995 | £197 | 29/11/2018 |
| 15, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1044 | £209,950 | £201 | 31/07/2018 |
| 139, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Detached | 1044 | £210,950 | £202 | 28/09/2018 |
| 9, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1044 | £214,995 | £206 | 08/02/2019 |
| 8, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1044 | £224,995 | £215 | 28/06/2019 |
| 1, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Detached | 1066 | £221,995 | £208 | 21/12/2018 |
| 17, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Detached | 1066 | £222,995 | £209 | 29/03/2019 |
| 11, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1098 | £215,950 | £197 | 14/08/2018 |
| 19, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1098 | £215,950 | £197 | 18/07/2018 |
| 21, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1098 | £215,950 | £197 | 13/07/2018 |
| 4, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1098 | £234,995 | £214 | 18/07/2019 |
| 113, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Detached | 1098 | £254,995 | £232 | 26/07/2019 |
| 18, Norman Harvey V C Close, Newton-Le-Willows, Merseyside WA12 9GX | Detached | 1163 | £222,995 | £192 | 24/08/2018 |
| 19, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Detached | 1184 | £229,995 | £194 | 28/06/2019 |
| 43, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Detached | 1195 | £224,995 | £188 | 26/10/2018 |
| 141, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Detached | 1227 | £226,950 | £185 | 30/11/2018 |
| 133, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Detached | 1227 | £226,950 | £185 | 28/09/2018 |
| 17, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1227 | £227,950 | £186 | 27/07/2018 |
| 119, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Detached | 1227 | £234,995 | £192 | 28/06/2019 |
| 6, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Detached | 1227 | £237,995 | £194 | 28/06/2019 |
| 10, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Semi-detached | 721 | £125,000 | £173 | 30/08/2019 |
| 10, Otle Close, Newton-Le-Willows, Merseyside WA12 9ZN | Semi-detached | 721 | £125,000 | £173 | 30/08/2019 |
| 20, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Semi-detached | 721 | £143,950 | £200 | 16/11/2018 |
| 20, Otle Close, Newton-Le-Willows, Merseyside WA12 9ZN | Semi-detached | 721 | £146,950 | £204 | 23/11/2018 |
| 18, Otle Close, Newton-Le-Willows, Merseyside WA12 9ZN | Semi-detached | 721 | £146,995 | £204 | 30/11/2018 |
| 12, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Semi-detached | 721 | £149,995 | £208 | 21/06/2019 |
| 27, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £148,995 | £204 | 28/09/2018 |
| 25, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £148,995 | £204 | 28/09/2018 |
| 18, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £149,995 | £205 | 21/12/2018 |
| 16, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £149,995 | £205 | 20/12/2018 |
| 83, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £147,995 | £202 | 26/04/2019 |
| 119, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £152,995 | £209 | 28/06/2019 |
| 34, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £148,995 | £204 | 28/06/2019 |
| 89, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £149,995 | £205 | 28/06/2019 |
| 95, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 732 | £149,995 | £205 | 31/05/2019 |
| 135, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Semi-detached | 775 | £155,950 | £201 | 25/09/2018 |
| 137, Earle Street, Newton-Le-Willows, Merseyside WA12 9PE | Semi-detached | 807 | £155,950 | £193 | 28/09/2018 |
| 31, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 850 | £164,995 | £194 | 31/08/2018 |
| 33, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Semi-detached | 850 | £164,995 | £194 | 24/08/2018 |
| 11, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Semi-detached | 850 | £165,995 | £195 | 29/04/2019 |

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|---|---|------------|-----------------|-------------|------------|
| 15, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Semi-detached | 850 | £165,995 | £195 | 29/03/2019 |
| 23, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Semi-detached | 850 | £166,995 | £196 | 28/06/2019 |
| 26, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 624 | £120,995 | £194 | 26/04/2019 |
| 24, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 624 | £121,995 | £195 | 26/04/2019 |
| 7, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Terraced | 624 | £121,995 | £195 | 22/02/2019 |
| 91, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 624 | £122,995 | £197 | 14/06/2019 |
| 93, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 624 | £122,995 | £197 | 31/05/2019 |
| 5, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Terraced | 624 | £124,995 | £200 | 08/02/2019 |
| 9, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Terraced | 624 | £124,995 | £200 | 31/01/2019 |
| 36, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 624 | £121,995 | £195 | 28/06/2019 |
| 38, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 624 | £121,995 | £195 | 28/06/2019 |
| 3, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Terraced | 721 | £125,000 | £173 | 30/08/2019 |
| 7, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Terraced | 721 | £125,000 | £173 | 30/08/2019 |
| 5, Beverley Way, Newton-Le-Willows, Merseyside WA12 9HR | Terraced | 721 | £139,995 | £194 | 23/08/2019 |
| 32, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9GZ | Terraced | 732 | £128,995 | £176 | 12/10/2018 |
| 34, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9GZ | Terraced | 732 | £129,995 | £178 | 27/07/2018 |
| 85, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 732 | £145,995 | £199 | 15/07/2019 |
| 28, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 732 | £148,995 | £204 | 26/04/2019 |
| 22, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 732 | £148,995 | £204 | 26/04/2019 |
| 2, Otley Close, Newton-Le-Willows, Merseyside WA12 9ZN | Terraced | 775 | £153,950 | £199 | 19/10/2018 |
| 12, Otley Close, Newton-Le-Willows, Merseyside WA12 9ZN | Terraced | 775 | £156,950 | £203 | 21/12/2018 |
| 16, Otley Close, Newton-Le-Willows, Merseyside WA12 9ZN | Terraced | 775 | £156,950 | £203 | 23/11/2018 |
| 6, Otley Close, Newton-Le-Willows, Merseyside WA12 9ZN | Terraced | 775 | £158,995 | £205 | 20/12/2018 |
| 4, Otley Close, Newton-Le-Willows, Merseyside WA12 9ZN | Terraced | 807 | £151,950 | £188 | 02/11/2018 |
| 14, Otley Close, Newton-Le-Willows, Merseyside WA12 9ZN | Terraced | 807 | £154,995 | £192 | 20/12/2018 |
| 79, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 904 | £150,995 | £167 | 17/05/2019 |
| 65, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 904 | £150,995 | £167 | 20/12/2018 |
| 27, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Terraced | 904 | £151,995 | £168 | 27/09/2019 |
| 99, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 904 | £151,995 | £168 | 30/08/2019 |
| 37, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £149,995 | £162 | 30/11/2018 |
| 39, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £151,995 | £164 | 27/09/2018 |
| 35, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £151,995 | £164 | 31/08/2018 |
| 63, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £152,995 | £165 | 21/12/2018 |
| 67, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £152,995 | £165 | 19/12/2018 |
| 77, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £150,995 | £163 | 31/05/2019 |
| 75, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £152,995 | £165 | 10/05/2019 |
| 81, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £152,995 | £165 | 29/04/2019 |
| 101, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | 926 | £153,995 | £166 | 19/07/2019 |
| 87, Scarborough Drive, Newton-Le-Willows, Merseyside WA12 9GY | Terraced | n/a | £147,995 | n/a | 26/04/2019 |
| 3, Thornton Drive, Newton-Le-Willows, Merseyside WA12 9AP | Detached | n/a | £224,995 | n/a | 21/12/2018 |
| | Scheme Average | 867 | £168,087 | £193 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 863 | £172,526 | £199 | |
| Whittle Chase, Short Street, Newton-le-Willows, WA12 9JR (Taylor Wimpey) | | | | | |
| 75, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Detached | 980 | £163,196 | £167 | 18/04/2019 |
| 66, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 980 | £202,995 | £207 | 07/12/2018 |
| 19, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Detached | 980 | £204,995 | £209 | 20/12/2018 |
| 12, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Detached | 980 | £205,995 | £210 | 07/06/2019 |
| 20, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Detached | 980 | £206,995 | £211 | 31/05/2019 |
| 52, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 980 | £207,995 | £212 | 28/06/2019 |
| 68, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 1087 | £224,995 | £207 | 30/11/2018 |
| 7, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Detached | 1087 | £225,995 | £208 | 27/02/2019 |
| 65, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Detached | 1087 | £226,995 | £209 | 28/06/2019 |
| 16, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Detached | 1087 | £227,995 | £210 | 10/06/2019 |
| 22, Short Street, Newton-Le-Willows, Merseyside WA12 9JR | Detached | 1238 | £243,000 | £196 | 26/11/2018 |
| 64, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 1238 | £249,995 | £202 | 19/12/2018 |
| 62, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 1238 | £251,995 | £204 | 21/12/2018 |
| 21, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Detached | 1238 | £252,995 | £204 | 20/12/2018 |
| 69, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Detached | 1238 | £254,995 | £206 | 28/06/2019 |
| 67, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Detached | 1238 | £255,995 | £207 | 28/06/2019 |
| 14, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Detached | 1238 | £257,995 | £208 | 07/06/2019 |
| 50, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 1238 | £259,995 | £210 | 28/06/2019 |
| 54, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 1238 | £259,995 | £210 | 28/06/2019 |
| 95, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Detached | 1270 | £259,995 | £205 | 28/09/2018 |
| 5, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 743 | £158,995 | £214 | 04/04/2019 |
| 3, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 743 | £158,995 | £214 | 01/03/2019 |
| 57, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 743 | £159,995 | £215 | 28/06/2019 |
| 93, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 850 | £174,995 | £206 | 05/10/2018 |
| 2, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 850 | £176,995 | £208 | 10/04/2019 |
| 8, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 850 | £177,995 | £209 | 05/04/2019 |
| 9, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 850 | £177,995 | £209 | 22/03/2019 |
| 17, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 850 | £178,995 | £210 | 19/12/2018 |
| 15, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 850 | £178,995 | £210 | 19/12/2018 |
| 71, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 850 | £179,995 | £212 | 24/05/2019 |
| 91, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 861 | £174,995 | £203 | 08/10/2018 |
| 58, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Semi-detached | 861 | £175,995 | £204 | 26/04/2019 |
| 11, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 861 | £175,995 | £204 | 05/04/2019 |
| 60, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Semi-detached | 861 | £176,995 | £206 | 22/03/2019 |
| 10, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 861 | £177,995 | £207 | 07/05/2019 |
| 1, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 861 | £177,995 | £207 | 29/03/2019 |
| 20, Short Street, Newton-Le-Willows, Merseyside WA12 9JR | Semi-detached | 1109 | £190,000 | £171 | 26/11/2018 |
| 4, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 1109 | £199,995 | £180 | 05/04/2019 |
| 6, Peacock Close, Newton-Le-Willows, Merseyside WA12 9NQ | Semi-detached | 1109 | £199,995 | £180 | 27/03/2019 |

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| 63, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 1109 | £201,995 | £182 | 28/06/2019 |
| 46, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Semi-detached | 1109 | £203,995 | £184 | 28/06/2019 |
| 48, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Semi-detached | 1109 | £203,995 | £184 | 28/06/2019 |
| 87, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Terraced | 743 | £152,995 | £206 | 02/11/2018 |
| 85, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Terraced | 743 | £153,995 | £207 | 13/11/2018 |
| 89, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Terraced | 743 | £154,995 | £209 | 02/11/2018 |
| 83, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Terraced | 743 | £155,995 | £210 | 30/11/2018 |
| | Scheme Average | 991 | £201,021 | £203 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 974 | £201,175 | £207 | |
| Lowton Heath, Heath Lane, Lowton, WA3 2SJ (Bloor Homes) | | | | | |
| 33, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 850 | £199,995 | £235 | 28/02/2019 |
| 61, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 904 | £212,995 | £236 | 27/09/2018 |
| 46, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 904 | £214,995 | £238 | 27/09/2018 |
| 2, Oak Green Road, Lowton, Greater Manchester WA3 2UH | Detached | 904 | £209,995 | £232 | 28/06/2019 |
| 4, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 904 | £219,995 | £243 | 18/06/2019 |
| 29, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 969 | £217,500 | £225 | 28/02/2019 |
| 63, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 969 | £219,995 | £227 | 20/09/2018 |
| 29, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 969 | £219,995 | £227 | 29/08/2018 |
| 33, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 969 | £220,995 | £228 | 29/11/2018 |
| 19, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 969 | £222,995 | £230 | 29/03/2019 |
| 11, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 969 | £226,995 | £234 | 24/04/2019 |
| 24, Lowes Fold, Lowton, Greater Manchester WA3 2XD | Detached | 969 | £228,995 | £236 | 28/06/2019 |
| 27, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 1130 | £249,995 | £221 | 28/08/2018 |
| 25, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 1130 | £249,995 | £221 | 28/08/2018 |
| 25, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 1130 | £254,995 | £226 | 13/03/2019 |
| 9, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 1130 | £257,995 | £228 | 29/05/2019 |
| 15, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 1130 | £257,995 | £228 | 24/04/2019 |
| 2, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 1130 | £259,995 | £230 | 11/07/2019 |
| 21, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 1270 | £279,995 | £220 | 31/07/2018 |
| 19, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 1270 | £279,995 | £220 | 24/07/2018 |
| 23, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 1281 | £285,995 | £223 | 31/07/2018 |
| 35, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 1281 | £287,995 | £225 | 05/12/2018 |
| 5, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 1281 | £289,995 | £226 | 13/08/2019 |
| 7, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 1281 | £289,995 | £226 | 29/05/2019 |
| 37, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | 1496 | £339,995 | £227 | 13/12/2018 |
| 8, Southmead, Lowton, Greater Manchester WA3 2XE | Detached | 1496 | £344,995 | £231 | 11/07/2019 |
| 35, Southmead, Lowton, Greater Manchester WA3 2XE | Semi-detached | 850 | £184,995 | £218 | 27/02/2019 |
| 37, Southmead, Lowton, Greater Manchester WA3 2XE | Semi-detached | 850 | £184,995 | £218 | 28/02/2019 |
| 21, Southmead, Lowton, Greater Manchester WA3 2XE | Semi-detached | 850 | £186,995 | £220 | 29/03/2019 |
| 1, Southmead, Lowton, Greater Manchester WA3 2XE | Semi-detached | 850 | £189,995 | £223 | 12/06/2019 |
| 48, Southmead, Lowton, Greater Manchester WA3 2XE | Semi-detached | 850 | £194,995 | £229 | 26/10/2018 |
| 50, Southmead, Lowton, Greater Manchester WA3 2XE | Semi-detached | 850 | £194,995 | £229 | 27/09/2018 |
| 3, Southmead, Lowton, Greater Manchester WA3 2XE | Semi-detached | 904 | £202,500 | £224 | 12/06/2019 |
| 31, Little Lowes Meadow, Lowton, Greater Manchester WA3 2XB | Detached | n/a | £251,995 | n/a | 29/11/2018 |
| | Scheme Average | 1,051 | £239,319 | £227 | |
| Heathfields, Stone Cross Lane North, Lowton, WA3 2SH (Wainhomes) | | | | | |
| 23, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 904 | £210,950 | £233 | 05/10/2018 |
| 11, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 904 | £211,950 | £234 | 21/09/2018 |
| 14, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 904 | £214,950 | £238 | 08/11/2018 |
| 31, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 904 | £214,950 | £238 | 21/09/2018 |
| 39, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 1023 | £231,950 | £227 | 23/08/2018 |
| 27, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1023 | £236,950 | £232 | 07/12/2018 |
| 22, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Detached | 1023 | £238,950 | £234 | 26/04/2019 |
| 21, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Detached | 1023 | £240,950 | £236 | 26/04/2019 |
| 29, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Detached | 1023 | £242,950 | £238 | 21/06/2019 |
| 30, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Detached | 1023 | £242,950 | £238 | 28/06/2019 |
| 35, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 1109 | £231,950 | £209 | 28/09/2018 |
| 33, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 1109 | £233,950 | £211 | 27/09/2018 |
| 41, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 1109 | £243,950 | £220 | 14/09/2018 |
| 21, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1109 | £249,950 | £225 | 22/11/2018 |
| 35, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1109 | £251,950 | £227 | 04/01/2019 |
| 1, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Detached | 1152 | £254,950 | £221 | 25/01/2019 |
| 28, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Detached | 1152 | £256,950 | £223 | 07/06/2019 |
| 37, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1152 | £264,950 | £230 | 27/06/2019 |
| 29, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 1249 | £272,950 | £219 | 13/09/2018 |
| 37, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Detached | 1249 | £272,950 | £219 | 23/08/2018 |
| 27, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Detached | 1249 | £284,950 | £228 | 23/05/2019 |
| 12, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1302 | £251,950 | £193 | 09/11/2018 |
| 39, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1302 | £284,950 | £219 | 28/06/2019 |
| 25, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1345 | £294,950 | £219 | 29/11/2018 |
| 23, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1345 | £294,950 | £219 | 23/11/2018 |
| 29, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1345 | £296,950 | £221 | 14/12/2018 |
| 41, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1518 | £324,950 | £214 | 28/06/2019 |
| 20, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Detached | 1722 | £374,950 | £218 | 30/11/2018 |
| 23, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Semi-detached | 775 | £173,950 | £224 | 30/05/2019 |
| 24, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Semi-detached | 775 | £173,950 | £224 | 31/05/2019 |
| 2, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Semi-detached | 775 | £173,950 | £224 | 22/02/2019 |
| 3, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Semi-detached | 775 | £173,950 | £224 | 18/01/2019 |
| 17, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Semi-detached | 775 | £173,950 | £224 | 19/10/2018 |
| 19, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Semi-detached | 775 | £173,950 | £224 | 26/10/2018 |
| 21, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Semi-detached | 775 | £173,950 | £224 | 26/10/2018 |

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| 15, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Semi-detached | 775 | £173,950 | £224 | 19/10/2018 |
| 26, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Semi-detached | 818 | £189,950 | £232 | 26/07/2019 |
| 25, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Semi-detached | 818 | £199,950 | £244 | 24/05/2019 |
| 19, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Semi-detached | 818 | £199,950 | £244 | 12/04/2019 |
| 27, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Semi-detached | 1109 | £221,950 | £200 | 20/09/2018 |
| 25, Stoneacre Close, Lowton, Greater Manchester WA3 2UE | Semi-detached | 1109 | £221,950 | £200 | 20/09/2018 |
| 16, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Semi-detached | 1109 | £223,950 | £202 | 29/11/2018 |
| 18, Stirrups Farm Road, Lowton, Greater Manchester WA3 2SX | Semi-detached | 1109 | £226,950 | £205 | 29/11/2018 |
| 4, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Terraced | 775 | £173,950 | £224 | 28/02/2019 |
| 6, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Terraced | 775 | £173,950 | £224 | 28/02/2019 |
| 5, Lea Green Close, Lowton, Greater Manchester WA3 2UD | Terraced | n/a | £173,950 | n/a | 14/03/2019 |
| | Scheme Average | 1,045 | £231,059 | £222 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 1,039 | £231,760 | £225 | |
| Pocket Green, Crompton Way, Lowton, WA3 1FS (Bellway Homes) | | | | | |
| 63, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £219,995 | £238 | 28/02/2019 |
| 46, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £221,995 | £240 | 12/04/2019 |
| 48, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £221,995 | £240 | 18/04/2019 |
| 67, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £221,995 | £240 | 15/03/2019 |
| 58, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £224,995 | £243 | 14/06/2019 |
| 64, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £226,796 | £245 | 26/07/2019 |
| 70, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £229,995 | £248 | 09/08/2019 |
| 83, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 926 | £232,995 | £252 | 09/08/2019 |
| 20, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 969 | £219,995 | £227 | 05/10/2018 |
| 24, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1012 | £219,995 | £217 | 18/10/2018 |
| 22, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1012 | £219,995 | £217 | 05/10/2018 |
| 54, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1012 | £225,995 | £223 | 24/05/2019 |
| 73, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1012 | £225,995 | £223 | 31/05/2019 |
| 75, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1012 | £225,995 | £223 | 31/05/2019 |
| 30, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £239,995 | £212 | 29/10/2018 |
| 50, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £242,995 | £215 | 18/04/2019 |
| 65, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £244,995 | £217 | 08/03/2019 |
| 45, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £244,995 | £217 | 16/11/2018 |
| 43, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £244,995 | £217 | 16/11/2018 |
| 56, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £247,995 | £219 | 24/05/2019 |
| 52, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £247,995 | £219 | 10/05/2019 |
| 66, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £252,995 | £224 | 06/08/2019 |
| 68, Crompton Way, Lowton, Greater Manchester WA3 1FS | Detached | 1130 | £252,995 | £224 | 26/07/2019 |
| 34, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 753 | £168,995 | £224 | 30/11/2018 |
| 42, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 753 | £170,995 | £227 | 29/03/2019 |
| 85, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 753 | £170,995 | £227 | 20/09/2019 |
| 32, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 797 | £174,995 | £220 | 23/11/2018 |
| 28, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 797 | £174,995 | £220 | 26/10/2018 |
| 26, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 797 | £174,995 | £220 | 26/10/2018 |
| 44, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 797 | £176,995 | £222 | 12/04/2019 |
| 71, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 797 | £176,995 | £222 | 05/04/2019 |
| 69, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 797 | £176,995 | £222 | 29/03/2019 |
| 72, Crompton Way, Lowton, Greater Manchester WA3 1FS | Semi-detached | 797 | £182,995 | £230 | 09/08/2019 |
| 80, Crompton Way, Lowton, Greater Manchester WA3 1FS | Terraced | 614 | £142,500 | £232 | 30/08/2019 |
| 76, Crompton Way, Lowton, Greater Manchester WA3 1FS | Terraced | 614 | £142,500 | £232 | 16/08/2019 |
| 38, Crompton Way, Lowton, Greater Manchester WA3 1FS | Terraced | 797 | £174,995 | £220 | 17/05/2019 |
| 36, Crompton Way, Lowton, Greater Manchester WA3 1FS | Terraced | 797 | £174,995 | £220 | 22/02/2019 |
| 40, Crompton Way, Lowton, Greater Manchester WA3 1FS | Terraced | n/a | £174,995 | n/a | 22/02/2019 |
| | Scheme Average | 926 | £208,385 | £226.01 | |
| The Meadows, Wharford Lane, Runcorn, WA7 1QU (Morris Homes) | | | | | |
| 11, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 872 | £195,750 | £225 | 10/10/2018 |
| 17, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 872 | £200,750 | £230 | 30/10/2018 |
| 5, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 915 | £213,750 | £234 | 14/09/2018 |
| 19, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 915 | £214,750 | £235 | 02/11/2018 |
| 40, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 915 | £215,750 | £236 | 05/07/2019 |
| 3, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 947 | £224,750 | £237 | 17/08/2018 |
| 55, Actons Wood Lane, Runcorn, Halton WA7 1GX | Detached | 1001 | £228,750 | £229 | 03/08/2018 |
| 16, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1001 | £233,950 | £234 | 01/02/2019 |
| 24, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1001 | £240,750 | £240 | 08/03/2019 |
| 23, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1098 | £267,750 | £244 | 19/12/2018 |
| 14, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1119 | £267,750 | £239 | 25/01/2019 |
| 57, Actons Wood Lane, Runcorn, Halton WA7 1GX | Detached | 1119 | £267,750 | £239 | 03/08/2018 |
| 53, Actons Wood Lane, Runcorn, Halton WA7 1GX | Detached | 1119 | £270,950 | £242 | 27/07/2018 |
| 26, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1119 | £278,750 | £249 | 08/03/2019 |
| 46, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1119 | £279,770 | £250 | 30/08/2019 |
| 8, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1195 | £272,750 | £228 | 28/09/2018 |
| 12, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1195 | £283,750 | £237 | 18/01/2019 |
| 7, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1195 | £283,750 | £237 | 18/01/2019 |
| 36, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1313 | £308,750 | £235 | 26/04/2019 |
| 35, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1313 | £309,750 | £236 | 02/08/2019 |
| 9, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1324 | £306,750 | £232 | 26/04/2019 |
| 10, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1324 | £306,750 | £232 | 02/11/2018 |
| 31, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1324 | £307,750 | £232 | 14/01/2019 |
| 52, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1324 | £308,750 | £233 | 23/08/2019 |
| 38, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1324 | £308,750 | £233 | 12/07/2019 |
| 9, Bitteswell Court, Runcorn, Halton WA7 1GZ | Detached | 1367 | £304,750 | £223 | 03/07/2018 |
| 18, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1367 | £305,750 | £224 | 13/02/2019 |

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|---|-----------------------|--------------|-----------------|-------------|------------|
| 6, Bitteswell Court, Runcorn, Halton WA7 1GZ | Detached | 1399 | £320,750 | £229 | 02/11/2018 |
| 6, Magna Park, Runcorn, Halton WA7 1GY | Detached | 1399 | £320,750 | £229 | 28/09/2018 |
| 44, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1399 | £321,750 | £230 | 30/09/2019 |
| 7, Bitteswell Court, Runcorn, Halton WA7 1GZ | Detached | 1399 | £321,750 | £230 | 15/03/2019 |
| 20, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1399 | £321,750 | £230 | 22/03/2019 |
| 25, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1453 | £330,950 | £228 | 19/12/2018 |
| 28, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1453 | £345,750 | £238 | 29/03/2019 |
| 30, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1453 | £346,750 | £239 | 02/08/2019 |
| 37, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1453 | £347,750 | £239 | 27/09/2019 |
| 48, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1808 | £407,750 | £225 | 27/09/2019 |
| 15, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Semi-detached | 872 | £195,750 | £225 | 19/10/2018 |
| 13, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Semi-detached | 872 | £195,750 | £225 | 12/10/2018 |
| 51, Actons Wood Lane, Runcorn, Halton WA7 1GX | Semi-detached | 872 | £197,750 | £227 | 03/08/2018 |
| 6, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Semi-detached | 915 | £205,750 | £225 | 31/08/2018 |
| 4, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Semi-detached | 915 | £205,750 | £225 | 31/08/2018 |
| 2, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Semi-detached | 958 | £212,750 | £222 | 03/08/2018 |
| | Scheme Average | 1,180 | £274,625 | £233 | |
| Chadwick Park, Derby Road, Widnes, WA8 9NE (Bellway Homes) | | | | | |
| 8, Scampton Close, Widnes, Halton WA8 9BX | Detached | 926 | £224,995 | £243 | 30/11/2018 |
| 8, Anson Close, Widnes, Halton WA8 9BT | Detached | 926 | £226,995 | £245 | 26/07/2019 |
| 7, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £215,995 | £223 | 16/07/2018 |
| 8, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £219,995 | £227 | 30/08/2018 |
| 2, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £219,995 | £227 | 24/08/2018 |
| 9, Scampton Close, Widnes, Halton WA8 9BX | Detached | 969 | £219,995 | £227 | 29/08/2018 |
| 10, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £220,995 | £228 | 09/11/2018 |
| 24, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £220,995 | £228 | 17/10/2018 |
| 11, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £222,995 | £230 | 08/02/2019 |
| 7, Scampton Close, Widnes, Halton WA8 9BX | Detached | 969 | £222,995 | £230 | 15/02/2019 |
| 13, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £222,995 | £230 | 31/01/2019 |
| 6, Andover Close, Widnes, Halton WA8 9BQ | Detached | 969 | £223,995 | £231 | 12/07/2019 |
| 2, Andover Close, Widnes, Halton WA8 9BQ | Detached | 969 | £223,995 | £231 | 12/04/2019 |
| 20, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £224,995 | £232 | 22/05/2019 |
| 3, Scampton Close, Widnes, Halton WA8 9BX | Detached | 969 | £224,995 | £232 | 22/03/2019 |
| 19, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £225,995 | £233 | 21/06/2019 |
| 50, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 969 | £225,995 | £233 | 28/06/2019 |
| 7, Anson Close, Widnes, Halton WA8 9BT | Detached | 969 | £226,995 | £234 | 31/07/2019 |
| 9, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £234,995 | £232 | 02/08/2018 |
| 26, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £235,995 | £233 | 25/01/2019 |
| 6, Scampton Close, Widnes, Halton WA8 9BX | Detached | 1012 | £235,995 | £233 | 17/12/2018 |
| 5, Scampton Close, Widnes, Halton WA8 9BX | Detached | 1012 | £235,995 | £233 | 18/12/2018 |
| 28, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £235,995 | £233 | 19/10/2018 |
| 30, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £235,995 | £233 | 28/09/2018 |
| 4, Andover Close, Widnes, Halton WA8 9BQ | Detached | 1012 | £237,995 | £235 | 14/03/2019 |
| 3, Andover Close, Widnes, Halton WA8 9BQ | Detached | 1012 | £237,995 | £235 | 01/03/2019 |
| 44, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £238,995 | £236 | 02/05/2019 |
| 42, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £238,995 | £236 | 26/04/2019 |
| 40, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £238,995 | £236 | 25/04/2019 |
| 46, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1012 | £239,995 | £237 | 17/05/2019 |
| 1, Andover Close, Widnes, Halton WA8 9BQ | Detached | 1012 | £235,995 | £233 | 17/12/2018 |
| 5, Cadet Close, Widnes, Halton WA8 9BW | Detached | 1012 | £234,995 | £232 | 27/09/2019 |
| 4, Cadet Close, Widnes, Halton WA8 9BW | Detached | 1012 | £234,995 | £232 | 27/09/2019 |
| 6, Anson Close, Widnes, Halton WA8 9BT | Detached | 1012 | £240,995 | £238 | 19/08/2019 |
| 4, Anson Close, Widnes, Halton WA8 9BT | Detached | 1012 | £240,995 | £238 | 02/08/2019 |
| 5, Anson Close, Widnes, Halton WA8 9BT | Detached | 1012 | £240,995 | £238 | 31/07/2019 |
| 34, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1130 | £259,995 | £230 | 31/07/2018 |
| 8, Andover Close, Widnes, Halton WA8 9BQ | Detached | 1130 | £261,995 | £232 | 31/01/2019 |
| 18, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1130 | £262,995 | £233 | 20/09/2019 |
| 2, Scampton Close, Widnes, Halton WA8 9BX | Detached | 1130 | £262,995 | £233 | 21/03/2019 |
| 15, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1130 | £263,995 | £234 | 17/06/2019 |
| 12, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1130 | £260,995 | £231 | 15/11/2018 |
| 17, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1130 | £263,995 | £234 | 21/06/2019 |
| 2, Anson Close, Widnes, Halton WA8 9BT | Detached | 1130 | £264,995 | £234 | 28/06/2019 |
| 1, Cadet Close, Widnes, Halton WA8 9BW | Detached | 1130 | £265,995 | £235 | 23/08/2019 |
| 16, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1216 | £279,995 | £230 | 30/01/2019 |
| 9, Andover Close, Widnes, Halton WA8 9BQ | Detached | 1216 | £281,995 | £232 | 30/01/2019 |
| 14, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1216 | £282,995 | £233 | 22/03/2019 |
| 7, Andover Close, Widnes, Halton WA8 9BQ | Detached | 1216 | £282,995 | £233 | 08/03/2019 |
| 1, Anson Close, Widnes, Halton WA8 9BT | Detached | 1216 | £284,995 | £234 | 28/06/2019 |
| 6, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1281 | £289,995 | £226 | 28/09/2018 |
| 4, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1281 | £289,995 | £226 | 21/09/2018 |
| 32, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1281 | £292,995 | £229 | 30/07/2018 |
| 5, Andover Close, Widnes, Halton WA8 9BQ | Detached | 1281 | £294,995 | £230 | 27/09/2019 |
| 38, Woodford Drive, Widnes, Halton WA8 9BF | Detached | 1281 | £295,995 | £231 | 25/04/2019 |
| 4, Scampton Close, Widnes, Halton WA8 9BX | Semi-detached | 850 | £179,995 | £212 | 14/01/2019 |
| 48, Woodford Drive, Widnes, Halton WA8 9BF | Semi-detached | 850 | £180,995 | £213 | 31/05/2019 |
| 36, Woodford Drive, Widnes, Halton WA8 9BF | Semi-detached | 850 | £180,995 | £213 | 12/04/2019 |
| 1, Scampton Close, Widnes, Halton WA8 9BX | Semi-detached | 893 | £190,995 | £214 | 05/04/2019 |
| 22, Woodford Drive, Widnes, Halton WA8 9BF | Semi-detached | 893 | £191,995 | £215 | 29/04/2019 |
| 9, Anson Close, Widnes, Halton WA8 9BT | Semi-detached | 893 | £191,995 | £215 | 13/06/2019 |
| | Scheme Average | 1,040 | £240,241 | £231 | |
| Fairfield Gardens, Peel House Lane, Widnes, WA8 6TR (Miller Homes) | | | | | |

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|--|---|--------------|-----------------|----------------|------------|
| 5, St Peters Walk, Widnes, Halton WA8 6TU | Detached | 1066 | £244,995 | £230 | 26/10/2018 |
| 33, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1066 | £245,000 | £230 | 31/01/2019 |
| 24, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1066 | £253,995 | £238 | 30/10/2018 |
| 19, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1066 | £253,995 | £238 | 26/07/2018 |
| 27, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1066 | £254,995 | £239 | 28/03/2019 |
| 10, Brookwood Avenue, Widnes, Halton WA8 6TS | Detached | 1066 | £254,995 | £239 | 29/03/2019 |
| 1, St Peters Walk, Widnes, Halton WA8 6TU | Detached | 1066 | £254,995 | £239 | 12/12/2018 |
| 40, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1098 | £255,995 | £233 | 24/01/2019 |
| 23, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1098 | £255,995 | £233 | 24/08/2018 |
| 27, Brookwood Avenue, Widnes, Halton WA8 6TS | Detached | 1098 | £258,995 | £236 | 14/06/2019 |
| 36, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1227 | £287,995 | £235 | 28/09/2018 |
| 15, St Peters Walk, Widnes, Halton WA8 6TU | Detached | 1227 | £287,995 | £235 | 02/07/2018 |
| 3, Bunhill Fields, Widnes, Halton WA8 6TT | Detached | 1227 | £300,995 | £245 | 28/06/2019 |
| 26, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1227 | £288,995 | £236 | 09/11/2018 |
| 38, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1227 | £288,995 | £236 | 28/09/2018 |
| 3, St Peters Walk, Widnes, Halton WA8 6TU | Detached | 1227 | £289,995 | £236 | 10/08/2018 |
| 29, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1227 | £294,995 | £240 | 20/12/2018 |
| 48, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1227 | £294,995 | £240 | 23/11/2018 |
| 31, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1227 | £295,995 | £241 | 20/12/2018 |
| 4, Brookwood Avenue, Widnes, Halton WA8 6TS | Detached | 1227 | £296,995 | £242 | 26/04/2019 |
| 25, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1259 | £294,995 | £234 | 31/08/2018 |
| 44, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1378 | £290,000 | £210 | 29/03/2019 |
| 21, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1378 | £302,995 | £220 | 27/07/2018 |
| 46, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1378 | £303,995 | £221 | 18/12/2018 |
| 25, Brookwood Avenue, Widnes, Halton WA8 6TS | Detached | 1378 | £304,995 | £221 | 12/07/2019 |
| 42, Kensal Green, Widnes, Halton WA8 6TX | Detached | 1421 | £307,995 | £217 | 08/11/2018 |
| 2, Brookwood Avenue, Widnes, Halton WA8 6TS | Detached | 1421 | £317,995 | £224 | 26/04/2019 |
| 54, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 657 | £146,995 | £224 | 16/11/2018 |
| 60, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 657 | £146,995 | £224 | 30/11/2018 |
| 58, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 657 | £149,995 | £228 | 30/11/2018 |
| 56, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 657 | £149,995 | £228 | 15/11/2018 |
| 8, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 657 | £151,995 | £231 | 29/03/2019 |
| 6, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 657 | £151,995 | £231 | 29/03/2019 |
| 28, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 818 | £188,995 | £231 | 31/08/2018 |
| 30, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 818 | £189,995 | £232 | 01/02/2019 |
| 62, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 818 | £190,995 | £233 | 02/05/2019 |
| 64, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 818 | £190,995 | £233 | 30/11/2018 |
| 9, Bunhill Fields, Widnes, Halton WA8 6TT | Semi-detached | 818 | £189,995 | £232 | 28/06/2019 |
| 11, Bunhill Fields, Widnes, Halton WA8 6TT | Semi-detached | 818 | £194,995 | £238 | 27/06/2019 |
| 52, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 818 | £190,995 | £233 | 26/10/2018 |
| 50, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 818 | £190,995 | £233 | 30/10/2018 |
| 33, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 818 | £192,995 | £236 | 20/06/2019 |
| 35, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 818 | £192,995 | £236 | 29/03/2019 |
| 12, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 1152 | £229,995 | £200 | 29/03/2019 |
| 14, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 1152 | £226,995 | £197 | 25/04/2019 |
| 16, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 1152 | £226,995 | £197 | 29/03/2019 |
| 18, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 1152 | £229,995 | £200 | 30/04/2019 |
| 21, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 990 | £212,495 | £215 | 31/05/2019 |
| 23, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 990 | £212,995 | £215 | 31/05/2019 |
| 29, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 990 | £209,995 | £212 | 29/03/2019 |
| 31, Brookwood Avenue, Widnes, Halton WA8 6TS | Semi-detached | 990 | £210,995 | £213 | 29/03/2019 |
| 32, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 1152 | £224,995 | £195 | 26/10/2018 |
| 34, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 1152 | £226,995 | £197 | 21/09/2018 |
| 35, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 1152 | £226,995 | £197 | 20/12/2018 |
| 37, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 1152 | £224,995 | £195 | 18/12/2018 |
| 39, Kensal Green, Widnes, Halton WA8 6TX | Semi-detached | 990 | £206,995 | £209 | 30/11/2018 |
| 172b, Peel House Lane, Widnes, Halton WA8 6TG | Detached | n/a | £299,995 | n/a | 21/12/2018 |
| | Scheme Average | 1,052 | £238,039 | £225 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 1,041 | £243,109 | £232 | |
| Saviours Place, Stretton Road, Stretton, WA4 4NT (Barratt Homes) | | | | | |
| 18 Perranporth Close, Appleton, WA4 5GN | Semi-detached | 818 | £259,995 | £318 | 06/09/2019 |
| 1 Moor Park Way, Appleton, WA4 5GL | Semi-detached | 904 | £264,995 | £293 | 06/09/2019 |
| 5 Swinley Forest Drive, Appleton, WA4 5GJ | Semi-detached | 904 | £214,995 | £238 | 09/08/2019 |
| 14 Swinley Forest Drive, Appleton, WA4 5GJ | Semi-detached | 1130 | £337,995 | £299 | 13/09/2019 |
| 2 Moor Park Way, Appleton, WA4 5GL | Detached | 1130 | £336,950 | £298 | 06/09/2019 |
| 20 Perranporth Close, Appleton, WA4 5GN | Detached | 1216 | £356,995 | £294 | 30/08/2019 |
| | Scheme Average | 1,017 | £295,321 | £290.33 | |
| Kings Quarter, Parkstone Drive, Stretton, WA4 5FR (Barratt Homes) | | | | | |
| 1 Parkstone Drive, Appleton, WA4 5GR | Detached | 1044 | £289,995 | £278 | 28/06/2019 |
| 5 Parkstone Drive, Appleton, WA4 5GR | Detached | 1119 | £335,950 | £300 | 28/06/2019 |
| 15 Parkstone Drive, Appleton, WA4 5GR | Detached | 1119 | £335,950 | £300 | 28/06/2019 |
| 7 Parkstone Drive, Appleton, WA4 5GR | Detached | 1292 | £385,995 | £299 | 28/06/2019 |
| 9 Parkstone Drive, Appleton, WA4 5GR | Detached | 1292 | £385,995 | £299 | 28/06/2019 |
| 10 Parkstone Drive, Appleton, WA4 5GR | Detached | 1550 | £432,995 | £279 | 30/08/2019 |
| 21 Parkstone Drive, Appleton, WA4 5GR | Terraced | 818 | £203,995 | £249 | 28/06/2019 |
| 27 Parkstone Drive, Appleton, WA4 5GR | Terraced | 1130 | £239,895 | £212 | 27/09/2019 |
| | Scheme Average | 1,171 | £326,346 | £279 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 1,176 | £338,696 | £288 | |

Sources: LandInsight and EPC Register

New Build Asking Price Evidence

| Scheme | House Type | No. of Beds | NSA (sq. ft.) | Asking Price (£ / £ psf) | | Asking Price at 5% Incentive Adjustment (£ / £ psf) | |
|---|-----------------------|-------------|---------------|--------------------------|-------------|---|-------------|
| Hawthorn Grove, Stretton Road, Appleton Thorn, WA4 4RQ (Bloor Homes) | | | | | | | |
| The Billington - Plot 25 | Detached Bungalow | 2 | 762 | £349,995 | £459 | £332,495 | £436 |
| The Blake - Plot 24 | Detached Bungalow | 3 | 1,109 | £399,995 | £361 | £379,995 | £343 |
| The Blake - Plot 26 | Detached Bungalow | 3 | 1,109 | £399,995 | £361 | £379,995 | £343 |
| The Hallam - Plot 10 | Detached | 4 | 1,129 | £376,995 | £334 | £358,145 | £317 |
| The Brooke - Plot 41 | Detached | 4 | 1,256 | £384,950 | £306 | £365,703 | £291 |
| The Shirley - Plot 7 | Detached | 4 | 1,406 | £424,995 | £302 | £403,745 | £287 |
| The Harwood - Plot 6 | Detached | 4 | 1,498 | £449,995 | £300 | £427,495 | £285 |
| Scheme Average | | | 1,181 | £398,131 | £337 | £378,225 | £320 |
| Scheme Average (Exc. Bungalows) | | | 1,322 | £409,234 | £309 | £388,772 | £294 |
| The Woodlands, Culcheth Hall Drive, Culcheth, WA3 4PT (Evoke Homes) | | | | | | | |
| Plot 2 | Detached (2.5 Storey) | 5 | 2,300 | £795,000 | £346 | £755,250 | £328 |
| The Barn | Detached | 4 | 1,885 | £725,000 | £385 | £688,750 | £365 |
| Plot 1 | Detached | 4 | 1,600 | £695,000 | £434 | £660,250 | £413 |
| Plot 5 | Detached | 5 | 1,900 | £775,000 | £408 | £736,250 | £388 |
| Plot 4 | Detached | 5 | 2,330 | £849,950 | £365 | £807,453 | £347 |
| Plot 3 | Detached | 5 | 2,330 | £849,950 | £365 | £807,453 | £347 |
| Plot 6 | Detached | 4 | n/a | £715,000 | n/a | £679,250 | n/a |
| Scheme Average | | | 2,058 | £772,129 | £380 | £733,522 | £361 |
| Scheme Average (Exc. 2.5 / 3 Storey Units) | | | 2,009 | £768,317 | £388 | £729,901 | £368 |
| Beamish Place, Wharford Lane, Sandymoor, WA7 1QU (Bloor Homes) | | | | | | | |
| The Byron - Plot 89 | Semi-detached | 3 | 847 | £209,995 | £248 | £199,495 | £236 |
| The Byron - Plot 87 | Semi-detached | 3 | 847 | £209,995 | £248 | £199,495 | £236 |
| The Byron - Plot 90 | Semi-detached | 3 | 847 | £209,995 | £248 | £199,495 | £236 |
| The Lyttleton - Plot 99 | Semi-detached | 3 | 847 | £217,500 | £257 | £206,625 | £244 |
| The Lyttleton - Plot 80 | Detached | 3 | 847 | £239,995 | £283 | £227,995 | £269 |
| Scheme Average | | | 847 | £217,496 | £257 | £206,621 | £244 |
| Zodiac, Westbrook, Warrington, WA5 7WQ (Seddon Homes) | | | | | | | |
| Lawton - Plot 3 | Detached | 3 | 1,117 | £289,995 | £260 | £275,495 | £247 |
| Mearley - Plot 80 | Detached | 4 | 1,191 | £299,995 | £252 | £284,995 | £239 |
| Carron - Plot 2 | Detached | 4 | 1,289 | £329,995 | £256 | £313,495 | £243 |
| Brearley - Plot 4 | Detached | 4 | 1,396 | £345,000 | £247 | £327,750 | £235 |
| Brearley - Plot 81 | Detached | 4 | 1,396 | £345,000 | £247 | £327,750 | £235 |
| Scheme Average | | | 1,278 | £321,997 | £252 | £305,897 | £239 |

Sources: Rightmove and Housebuilder Websites

New Build Achieved Sales Evidence - 2021 Update

| Address | House Type | NSA (sq. ft.) | Achieved Value (£ / £ psf) | | Date |
|--|---------------|---------------|----------------------------|-------------|------------|
| Lingley Green, Omega Boulevard, Great Sankey, WA5 3LP (Bloor Homes) | | | | | |
| 8, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Semi-detached | 850 | £224,995 | £265 | 28/02/2020 |
| 8, Draycote Water, Great Sankey, Warrington, Warrington WA5 3YR | Semi-detached | 850 | £226,500 | £266 | 28/08/2020 |
| 6, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Semi-detached | 850 | £224,995 | £265 | 28/02/2020 |
| 12, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Semi-detached | 850 | £224,995 | £265 | 12/03/2020 |
| 10, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Semi-detached | 850 | £224,995 | £265 | 27/03/2020 |
| 50, Watergrove Crescent, Great Sankey, Warrington, Warrington WA5 3XS | Detached | 958 | £272,995 | £285 | 30/06/2020 |
| 44, Watergrove Crescent, Great Sankey, Warrington, Warrington WA5 3XS | Detached | 1,109 | £291,995 | £263 | 17/06/2020 |
| 56, Watergrove Crescent, Great Sankey, Warrington, Warrington WA5 3XS | Detached | 1,109 | £291,995 | £263 | 30/06/2020 |
| 35, Watergrove Crescent, Great Sankey, Warrington, Warrington WA5 3XS | Detached | 1,109 | £296,995 | £268 | 30/06/2020 |
| 4, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Detached | 1,109 | £289,995 | £262 | 25/02/2020 |
| 1, Rudyard Lake, Great Sankey, Warrington, Warrington WA5 3YT | Detached | 1,109 | £292,500 | £264 | 30/04/2020 |
| 1, Draycote Water, Great Sankey, Warrington, Warrington WA5 3YR | Detached | 1,259 | £329,995 | £262 | 25/03/2020 |
| 3, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Detached | 1,281 | £322,995 | £252 | 03/01/2020 |
| 33, Watergrove Crescent, Great Sankey, Warrington, Warrington WA5 3XS | Detached | 1,292 | £352,500 | £273 | 31/07/2020 |
| 11, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Detached | 1,313 | £347,995 | £265 | 21/02/2020 |
| 9, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Detached | 1,399 | £357,995 | £256 | 17/07/2020 |
| 40, Watergrove Crescent, Great Sankey, Warrington, Warrington WA5 3XS | Detached | 1,496 | £374,995 | £251 | 30/04/2020 |
| 7, Castleshaw Close, Great Sankey, Warrington, Warrington WA5 3YQ | Detached | 1,496 | £372,500 | £249 | 31/01/2020 |
| 46, Watergrove Crescent, Great Sankey, Warrington, Warrington WA5 3XS | Detached | 1,496 | £374,995 | £251 | 28/08/2020 |
| Scheme Average | | 1,147 | £299,838 | £261 | |
| Taylor's Chase, Sophia Drive, Great Sankey, WA5 3UA (Redrow Homes) | | | | | |
| 7, Membury Drive, Great Sankey, Warrington, Warrington WA5 3YB | Semi-detached | 947 | £253,995 | £268 | 04/09/2020 |
| 11, Membury Drive, Great Sankey, Warrington, Warrington WA5 3YB | Semi-detached | 947 | £255,995 | £270 | 01/09/2020 |
| 9, Membury Drive, Great Sankey, Warrington, Warrington WA5 3YB | Semi-detached | 947 | £255,995 | £270 | 09/09/2020 |
| 15, Membury Drive, Great Sankey, Warrington, Warrington WA5 3YB | Semi-detached | 947 | £255,995 | £270 | 18/09/2020 |
| 47, Cheddington Crescent, Great Sankey, Warrington, Warrington WA5 3XY | Semi-detached | 1,324 | £299,995 | £227 | 24/01/2020 |
| 3, Membury Drive, Great Sankey, Warrington, Warrington WA5 3YB | Detached | 1,281 | £352,995 | £276 | 07/08/2020 |
| 1, Rackheath Crescent, Great Sankey, Warrington, Warrington WA5 3YJ | Detached | 1,410 | £393,995 | £279 | 07/02/2020 |
| 2, Rackheath Crescent, Great Sankey, Warrington, Warrington WA5 3YJ | Detached | 1,410 | £419,995 | £298 | 20/03/2020 |
| 7, Rackheath Crescent, Great Sankey, Warrington, Warrington WA5 3YJ | Detached | 1,410 | £414,995 | £294 | 11/03/2020 |
| 1, Barkston Heath Drive, Great Sankey, Warrington, Warrington WA5 3WF | Detached | 1,410 | £414,995 | £294 | 01/07/2020 |
| 1, Welford Gardens, Great Sankey, Warrington, Warrington WA5 3YL | Detached | 1,410 | £419,995 | £298 | 11/09/2020 |
| 20, Barkston Heath Drive, Great Sankey, Warrington, Warrington WA5 3WF | Detached | 1,421 | £387,995 | £273 | 21/02/2020 |
| 3, Rackheath Crescent, Great Sankey, Warrington, Warrington WA5 3YJ | Detached | 1,528 | £424,995 | £278 | 24/01/2020 |
| 15, Barkston Heath Drive, Great Sankey, Warrington, Warrington WA5 3WF | Detached | 1,528 | £429,995 | £281 | 27/03/2020 |
| 19, Barkston Heath Drive, Great Sankey, Warrington, Warrington WA5 3WF | Detached | 1,528 | £429,995 | £281 | 02/04/2020 |
| 8, Rackheath Crescent, Great Sankey, Warrington, Warrington WA5 3YJ | Detached | 1,528 | £431,995 | £283 | 25/09/2020 |
| 17, Barkston Heath Drive, Great Sankey, Warrington, Warrington WA5 3WF | Detached | 1,765 | £487,995 | £276 | 27/03/2020 |
| Scheme Average | | 1,338 | £372,466 | £278 | |
| Scheme Average (Exc. 2.5 / 3 Storey Units) | | 1,339 | £376,995 | £282 | |
| Woodville Place, Lingley Green Avenue, Great Sankey, WA5 3TX (Miller Homes) | | | | | |
| 10, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Terraced | 1,421 | £259,995 | £183 | 28/02/2020 |
| 8, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Terraced | 1,421 | £264,995 | £187 | 28/02/2020 |
| 12, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Terraced | 1,421 | £264,995 | £187 | 28/02/2020 |
| 17, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Semi-detached | 893 | £217,995 | £244 | 30/03/2020 |
| 15, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Semi-detached | 990 | £217,995 | £220 | 27/03/2020 |
| 28, Ketteringham Drive, Great Sankey, Warrington, Warrington WA5 3UD | Semi-detached | 1,475 | £314,995 | £214 | 31/01/2020 |
| 5, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Detached | 1,066 | £274,995 | £258 | 03/02/2020 |
| 27, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Detached | 1,066 | £276,995 | £260 | 26/06/2020 |
| 6, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Detached | 1,109 | £289,995 | £262 | 29/05/2020 |
| 42, Lakenheath Crescent, Great Sankey, Warrington, Warrington WA5 3UE | Detached | 1,109 | £290,995 | £262 | 31/01/2020 |
| 21, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Detached | 1,109 | £292,995 | £264 | 30/03/2020 |
| 16, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Detached | 1,259 | £315,995 | £251 | 27/03/2020 |
| 28, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Detached | 1,259 | £315,995 | £251 | 29/06/2020 |
| 14, Rivenhall Close, Great Sankey, Warrington, Warrington WA5 3UH | Detached | 1,421 | £349,995 | £246 | 28/02/2020 |
| 1, Shepherd Grove, Warrington, Warrington WA5 3UL | Detached | 1,690 | £421,995 | £250 | 31/07/2020 |
| 26, Ketteringham Drive, Great Sankey, Warrington, Warrington WA5 3UD | Detached | 1,884 | £464,995 | £247 | 31/01/2020 |
| 36, Lakenheath Crescent, Great Sankey, Warrington, Warrington WA5 3UE | Detached | 1,884 | £469,995 | £250 | 28/02/2020 |
| 36, Ketteringham Drive, Great Sankey, Warrington, Warrington WA5 3UD | Detached | 1,884 | £469,995 | £250 | 05/06/2020 |
| Scheme Average | | 1,353 | £320,884 | £237 | |
| Scheme Average (Exc. 2.5 / 3 Storey Units) | | 1,356 | £342,533 | £253 | |
| Primrose Meadow, Liverpool Road, Great Sankey, WA5 3LW (Bellway Homes) | | | | | |
| 36, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Semi-detached | 850 | £213,495 | £251 | 20/03/2020 |
| 38, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Semi-detached | 850 | £213,995 | £252 | 26/03/2020 |

| | | | | | |
|---|---|--------------|-----------------|-------------|------------|
| 19, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 926 | £263,995 | £285 | 27/08/2020 |
| 34, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,012 | £266,995 | £264 | 29/05/2020 |
| 32, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,012 | £266,995 | £264 | 10/06/2020 |
| 3, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,012 | £263,995 | £261 | 31/01/2020 |
| 10, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,012 | £261,356 | £258 | 13/03/2020 |
| 40, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,012 | £258,896 | £256 | 26/06/2020 |
| 30, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,012 | £266,995 | £264 | 10/07/2020 |
| 4, Redmires, Great Sankey, Warrington, Warrington WA5 3UR | Detached | 1,012 | £266,995 | £264 | 29/09/2020 |
| 1, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,119 | £257,995 | £230 | 24/01/2020 |
| 21, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,130 | £296,995 | £263 | 25/03/2020 |
| 15, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,130 | £297,995 | £264 | 05/08/2020 |
| 4, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,216 | £329,995 | £271 | 17/01/2020 |
| 6, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,216 | £329,995 | £271 | 21/02/2020 |
| 21, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,281 | £330,995 | £258 | 21/02/2020 |
| 22, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,281 | £337,995 | £264 | 25/09/2020 |
| 12, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,281 | £332,995 | £260 | 26/03/2020 |
| 2, Dovestones, Great Sankey, Warrington, Warrington WA5 3US | Detached | 1,539 | £375,995 | £244 | 24/01/2020 |
| 11, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,539 | £378,995 | £246 | 03/08/2020 |
| 44, Ravensthorpe, Great Sankey, Warrington, Warrington WA5 3UQ | Detached | 1,668 | £404,995 | £243 | 31/01/2020 |
| | Scheme Average | 1,148 | £296,127 | £258 | |
| Taylor Leus, Walgrave Road, Newton-le-Willows, WA12 8RY (St Modwen Homes) | | | | | |
| 16, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Detached | 936 | £240,995 | £257 | 29/05/2020 |
| 1, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Detached | 936 | £235,995 | £252 | 24/01/2020 |
| 14, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Detached | 1,163 | £256,995 | £221 | 27/03/2020 |
| 9, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Semi-detached | 786 | £174,995 | £223 | 28/02/2020 |
| 107, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Semi-detached | 786 | £175,995 | £224 | 03/01/2020 |
| 7, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Semi-detached | 786 | £174,995 | £223 | 28/02/2020 |
| 11, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Semi-detached | 915 | £199,995 | £219 | 20/03/2020 |
| 15, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Semi-detached | 915 | £199,995 | £219 | 20/03/2020 |
| 5, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Semi-detached | 915 | £199,995 | £219 | 28/02/2020 |
| 19, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Semi-detached | 980 | £215,995 | £221 | 29/07/2020 |
| 177, Vulcan Park Way, Newton-Le-Willows, Merseyside WA12 8TB | Terraced | 840 | £167,500 | £200 | 21/02/2020 |
| 8, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Terraced | 840 | £167,995 | £200 | 28/02/2020 |
| 10, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Terraced | 840 | £167,995 | £200 | 04/03/2020 |
| 6, Deltic Close, Newton-Le-Willows, Merseyside WA12 8TG | Terraced | 840 | £171,995 | £205 | 28/02/2020 |
| | Scheme Average | 891 | £196,531 | £221 | |
| Culcheth Green, Ravenfield Close, Culcheth, WA3 5PE (Elan Homes) | | | | | |
| 9, Ravenfield Close, Culcheth, Warrington, Warrington WA3 5PE | Detached | 1,959 | £520,000 | £265 | 03/03/2020 |
| 8, Ravenfield Close, Culcheth, Warrington, Warrington WA3 5PE | Detached | 1,959 | £537,995 | £275 | 28/02/2020 |
| 2, Ravenfield Close, Culcheth, Warrington, Warrington WA3 5PE | Detached | 1,496 | £419,995 | £281 | 16/01/2020 |
| | Scheme Average | 1,805 | £492,663 | £273 | |
| Saviours Place / Kings Quarter, Stretton Road, Stretton, WA4 4NT (Barratt Homes) | | | | | |
| 35, Parkstone Drive, Appleton, Warrington, Warrington WA4 5GR | Detached | 904 | £281,995 | £312 | 28/02/2020 |
| 9, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Detached | 904 | £291,995 | £323 | 27/03/2020 |
| 2, Camberley Heath Drive, Appleton, Warrington, Warrington WA4 5GP | Detached | 904 | £289,995 | £321 | 28/02/2020 |
| 1, Hayling Close, Appleton, Warrington, Warrington WA4 5GW | Detached | 1,044 | £292,995 | £281 | 26/06/2020 |
| 11, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Detached | 1,044 | £292,995 | £281 | 27/03/2020 |
| 8, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Detached | 1,044 | £292,995 | £281 | 27/03/2020 |
| 4, Perranporth Close, Appleton, Warrington, Warrington WA4 5GN | Detached | 1,044 | £292,995 | £281 | 27/03/2020 |
| 24, Fulford Close, Appleton, Warrington, Warrington WA4 5GQ | Detached | 1,119 | £340,995 | £305 | 25/09/2020 |
| 1, Fulford Close, Appleton, Warrington, Warrington WA4 5GQ | Detached | 1,206 | £302,995 | £251 | 19/02/2020 |
| 3, Perranporth Close, Appleton, Warrington, Warrington WA4 5GN | Detached | 1,206 | £359,995 | £299 | 11/09/2020 |
| 28, Swinley Forest Drive, Appleton, Warrington, Warrington WA4 5GJ | Detached | 1,206 | £359,995 | £299 | 27/03/2020 |
| 5, Hayling Close, Appleton, Warrington, Warrington WA4 5GW | Detached | 1,292 | £338,995 | £262 | 27/03/2020 |
| 3, Hayling Close, Appleton, Warrington, Warrington WA4 5GW | Detached | 1,292 | £388,995 | £301 | 27/03/2020 |
| 17, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Detached | 1,302 | £402,995 | £309 | 27/03/2020 |
| 15, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Detached | 1,302 | £402,995 | £309 | 27/03/2020 |
| 33, Swinley Forest Drive, Appleton, Warrington, Warrington WA4 5GJ | Detached | 1,528 | £449,995 | £294 | 28/02/2020 |
| 30, Swinley Forest Drive, Appleton, Warrington, Warrington WA4 5GJ | Detached | 1,528 | £449,995 | £294 | 27/03/2020 |
| 8, Perranporth Close, Appleton, Warrington, Warrington WA4 5GN | Detached | 1,528 | £451,995 | £296 | 27/03/2020 |
| 6, Perranporth Close, Appleton, Warrington, Warrington WA4 5GN | Detached | 1,528 | £451,995 | £296 | 26/03/2020 |
| 10, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Detached | 1,550 | £436,995 | £282 | 24/07/2020 |
| 1, Camberley Heath Drive, Appleton, Warrington, Warrington WA4 5GP | Semi-detached | 1,130 | £242,395 | £214 | 15/06/2020 |
| 3, Camberley Heath Drive, Appleton, Warrington, Warrington WA4 5GP | Semi-detached | 1,130 | £242,395 | £214 | 27/03/2020 |
| 20, Parkstone Drive, Appleton, Warrington, Warrington WA4 5GR | Semi-detached | 1,130 | £242,395 | £214 | 25/09/2020 |
| 11, Swinley Forest Drive, Appleton, Warrington, Warrington WA4 5GJ | Semi-detached | 1,130 | £242,395 | £214 | 31/01/2020 |
| 5, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Semi-detached | 1,163 | £309,995 | £267 | 28/02/2020 |
| 7, Henbury Gardens, Appleton, Warrington, Warrington WA4 5GH | Semi-detached | 1,163 | £309,995 | £267 | 20/03/2020 |
| | Scheme Average | 1,205 | £337,095 | £280 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 1,224 | £358,745 | £293 | |

| Hawthorn Grove, Stretton Road, Appleton Thorn, WA4 4RQ (Bloor Homes) | | | | | |
|--|---|--------------|-----------------|-------------|------------|
| 9, Crowleygreen Gardens, Appleton Thorn, Warrington, Warrington WA4 4GF | Detached | 1,130 | £349,995 | £310 | 30/01/2020 |
| 12, Crowleygreen Gardens, Appleton Thorn, Warrington, Warrington WA4 4GF | Detached | 1,249 | £376,995 | £302 | 13/01/2020 |
| | Scheme Average | 1,189 | £363,495 | £306 | |
| Whittle Chase, Short Street, Newton-le-Willows, WA12 9JR (Taylor Wimpey) | | | | | |
| 20, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 980 | £211,995 | £216 | 19/06/2020 |
| 25, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Detached | 980 | £213,995 | £218 | 04/09/2020 |
| 15, Grayling Close, Newton-Le-Willows, Merseyside WA12 9JJ | Detached | 1,087 | £234,995 | £216 | 03/07/2020 |
| 9, Grayling Close, Newton-Le-Willows, Merseyside WA12 9JJ | Detached | 1,087 | £233,995 | £215 | 27/03/2020 |
| 17, Grayling Close, Newton-Le-Willows, Merseyside WA12 9JJ | Detached | 1,238 | £265,995 | £215 | 27/03/2020 |
| 11, Grayling Close, Newton-Le-Willows, Merseyside WA12 9JJ | Detached | 1,238 | £264,995 | £214 | 26/03/2020 |
| 26, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Detached | 1,238 | £266,995 | £216 | 18/09/2020 |
| 7, Grayling Close, Newton-Le-Willows, Merseyside WA12 9JJ | Detached | 1,270 | £268,995 | £212 | 07/02/2020 |
| 21, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 743 | £164,995 | £222 | 31/07/2020 |
| 23, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 743 | £164,995 | £222 | 07/08/2020 |
| 24, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Semi-detached | 850 | £184,995 | £218 | 20/08/2020 |
| 11, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 850 | £184,995 | £218 | 17/07/2020 |
| 16, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9YH | Semi-detached | 861 | £180,995 | £210 | 06/03/2020 |
| 9, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Semi-detached | 861 | £183,995 | £214 | 06/07/2020 |
| 19, Grayling Close, Newton-Le-Willows, Merseyside WA12 9JJ | Semi-detached | 1,109 | £209,995 | £189 | 20/05/2020 |
| 19, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Terraced | 743 | £159,995 | £215 | 24/07/2020 |
| 15, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Terraced | 743 | £158,895 | £214 | 24/07/2020 |
| 17, Brimstone Drive, Newton-Le-Willows, Merseyside WA12 9LY | Terraced | 743 | £160,995 | £217 | 31/07/2020 |
| | Scheme Average | 965 | £206,489 | £214 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 956 | £206,283 | £216 | |
| Lowton Heath, Heath Lane, Lowton, WA3 2SJ (Bloor Homes) | | | | | |
| 16, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Semi-detached | 829 | £199,995 | £241 | 30/06/2020 |
| 14, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Semi-detached | 829 | £199,995 | £241 | 30/06/2020 |
| 8, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 947 | £234,995 | £248 | 26/06/2020 |
| 29, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 947 | £236,500 | £250 | 30/06/2020 |
| 36, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 1,098 | £269,995 | £246 | 05/10/2020 |
| 2, Thompson Farm Meadow, Lowton, Warrington, Greater Manchester WA3 2UJ | Detached | 1,238 | £289,995 | £234 | 26/06/2020 |
| 31, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 1,238 | £294,995 | £238 | 02/09/2020 |
| 25, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 1,292 | £304,995 | £236 | 26/06/2020 |
| 20, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 1,292 | £307,500 | £238 | 28/08/2020 |
| 27, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 1,292 | £304,995 | £236 | 29/06/2020 |
| 10, Oak Green Road, Lowton, Warrington, Greater Manchester WA3 2UH | Detached | 1,389 | £329,995 | £238 | 26/06/2020 |
| | Scheme Average | 1,126 | £270,360 | £240 | |
| Heathfields, Stone Cross Lane North, Lowton, WA3 2SH (Wainhomes) | | | | | |
| 19, Lowes Fold, Lowton, Warrington, Greater Manchester WA3 2XD | Detached | 904 | £224,995 | £249 | 31/01/2020 |
| 23, Lowes Fold, Lowton, Warrington, Greater Manchester WA3 2XD | Detached | 1,130 | £265,995 | £235 | 31/01/2020 |
| 79, Stirrups Farm Road, Lowton, Warrington, Greater Manchester WA3 2SX | Detached | 1,152 | £267,950 | £233 | 07/05/2020 |
| 59, Stirrups Meadow, Lowton, Warrington, Greater Manchester WA3 2SS | Detached | 1,249 | £288,950 | £231 | 28/02/2020 |
| 25, Lowes Fold, Lowton, Warrington, Greater Manchester WA3 2XD | Detached | 1,270 | £292,995 | £231 | 24/01/2020 |
| 21, Lowes Fold, Lowton, Warrington, Greater Manchester WA3 2XD | Detached | 1,281 | £293,995 | £230 | 31/01/2020 |
| 65, Stirrups Meadow, Lowton, Warrington, Greater Manchester WA3 2SS | Detached | 1,302 | £289,950 | £223 | 24/01/2020 |
| 53, Stirrups Meadow, Lowton, Warrington, Greater Manchester WA3 2SS | Detached | 1,302 | £291,950 | £224 | 03/07/2020 |
| 57, Stirrups Meadow, Lowton, Warrington, Greater Manchester WA3 2SS | Detached | 1,421 | £344,950 | £243 | 27/03/2020 |
| 27, Lowes Fold, Lowton, Warrington, Greater Manchester WA3 2XD | Detached | 1,496 | £347,995 | £233 | 31/01/2020 |
| 26, Stirrups Meadow, Lowton, Warrington, Greater Manchester WA3 2SS | Detached | 1,518 | £339,950 | £224 | 30/04/2020 |
| 57, Stirrups Farm Road, Lowton, Warrington, Greater Manchester WA3 2SX | Detached | 1,518 | £339,950 | £224 | 02/07/2020 |
| 6, Fieldacre Close, Lowton, Warrington, Greater Manchester WA3 2DW | Semi-detached | 775 | £179,950 | £232 | 26/06/2020 |
| 20, Stirrups Meadow, Lowton, Warrington, Greater Manchester WA3 2SS | Semi-detached | 1,109 | £259,950 | £234 | 30/03/2020 |
| 63, Stirrups Meadow, Lowton, Warrington, Greater Manchester WA3 2SS | Semi-detached | 1,109 | £228,950 | £207 | 15/05/2020 |
| 54, Stirrups Farm Road, Lowton, Warrington, Greater Manchester WA3 2SX | Semi-detached | 1,109 | £228,950 | £207 | 29/05/2020 |
| 12, Field Meadow Close, Lowton, Warrington, Greater Manchester WA3 2UF | Terraced | 624 | £144,950 | £232 | 28/02/2020 |
| 16, Northacre Close, Lowton, Warrington, Greater Manchester WA3 2SP | Terraced | 624 | £144,950 | £232 | 03/04/2020 |
| 17, Field Meadow Close, Lowton, Warrington, Greater Manchester WA3 2UF | Terraced | 624 | £146,950 | £235 | 26/06/2020 |
| | Scheme Average | 1,132 | £259,172 | £229 | |
| | Scheme Average (Exc. 2.5 / 3 Storey Units) | 1,137 | £262,902 | £231 | |
| Pocket Green, Crompton Way, Lowton, WA3 1FS (Bellway Homes) | | | | | |
| 117, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £184,995 | £239 | 30/01/2020 |
| 131, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £184,995 | £239 | 14/02/2020 |
| 127, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £186,995 | £241 | 30/01/2020 |
| 129, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £186,995 | £241 | 21/02/2020 |
| 137, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £188,995 | £244 | 09/03/2020 |
| 155, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £190,995 | £246 | 28/08/2020 |
| 115, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £177,995 | £230 | 31/01/2020 |

| | | | | | |
|---|-----------------------|--------------|-----------------|-------------|------------|
| 133, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £184,995 | £239 | 21/02/2020 |
| 141, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £188,995 | £244 | 26/03/2020 |
| 143, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 775 | £174,995 | £226 | 27/03/2020 |
| 121, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 926 | £184,995 | £200 | 24/01/2020 |
| 123, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Semi-detached | 926 | £184,995 | £200 | 24/01/2020 |
| 135, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Detached | 926 | £239,995 | £259 | 26/06/2020 |
| 125, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Detached | 969 | £234,995 | £243 | 24/01/2020 |
| 145, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Detached | 969 | £234,995 | £243 | 04/09/2020 |
| 119, Crompton Way, Lowton, Warrington, Greater Manchester WA3 1FW | Detached | 1,012 | £229,995 | £227 | 17/01/2020 |
| | Scheme Average | 842 | £197,558 | £235 | |
| Beamish Place, Wharford Lane, Sandymoor, WA7 1QU (Bloor Homes) | | | | | |
| 7, Orwell Road, Runcorn, Halton WA7 1JB | Detached | 850 | £239,995 | £282 | 03/04/2020 |
| 9, Duxford Close, Runcorn, Halton WA7 1WD | Detached | 969 | £249,995 | £258 | 30/06/2020 |
| 6, Duxford Close, Runcorn, Halton WA7 1WD | Detached | 969 | £247,500 | £255 | 25/06/2020 |
| 18, Orwell Road, Runcorn, Halton WA7 1JB | Detached | 1,109 | £281,995 | £254 | 06/03/2020 |
| 35, Duxford Close, Runcorn, Halton WA7 1WD | Detached | 1,173 | £279,995 | £239 | 15/05/2020 |
| 10, Orwell Road, Runcorn, Halton WA7 1JB | Detached | 1,173 | £279,995 | £239 | 27/03/2020 |
| 1, Orwell Road, Runcorn, Halton WA7 1JB | Detached | 1,249 | £294,995 | £236 | 14/02/2020 |
| 36, Duxford Close, Runcorn, Halton WA7 1WD | Detached | 1,270 | £294,995 | £232 | 29/05/2020 |
| 7, Duxford Close, Runcorn, Halton WA7 1WD | Detached | 1,281 | £299,995 | £234 | 25/06/2020 |
| 8, Duxford Close, Runcorn, Halton WA7 1WD | Detached | 1,281 | £299,995 | £234 | 30/06/2020 |
| 17, Orwell Road, Runcorn, Halton WA7 1JB | Detached | 1,313 | £316,995 | £241 | 31/01/2020 |
| 54, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1,324 | £310,750 | £235 | 14/08/2020 |
| 14, Orwell Road, Runcorn, Halton WA7 1JB | Detached | 1,410 | £326,995 | £232 | 13/03/2020 |
| 57, Lutterworth Avenue, Runcorn, Halton WA7 1HY | Detached | 1,453 | £347,750 | £239 | 31/01/2020 |
| 28, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 850 | £209,995 | £247 | 31/01/2020 |
| 25, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 850 | £209,995 | £247 | 21/02/2020 |
| 5, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 850 | £214,995 | £253 | 19/06/2020 |
| 26, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 850 | £209,995 | £247 | 12/05/2020 |
| 27, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 850 | £209,995 | £247 | 11/03/2020 |
| 15, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 926 | £226,995 | £245 | 14/02/2020 |
| 8, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 926 | £229,995 | £248 | 30/03/2020 |
| 2, Duxford Close, Runcorn, Halton WA7 1WD | Semi-detached | 926 | £219,995 | £238 | 29/05/2020 |
| 3, Duxford Close, Runcorn, Halton WA7 1WD | Semi-detached | 926 | £219,995 | £238 | 29/07/2020 |
| 9, Orwell Road, Runcorn, Halton WA7 1JB | Semi-detached | 926 | £229,995 | £248 | 30/03/2020 |
| | Scheme Average | 1,071 | £260,579 | £243 | |

Sources: LandInsight and EPC Register

Original Data: July 2018 - Dec 2019

2021 Update: Jan 20 - Apr 21

North

| Plan Ref. | Development | Developer | Total Units | Average NSA (sq. ft.) | Average Price (£ / £ psf) | Average Price Excluding 2.5 / 3 Storey Units (£ / £ psf) | Average NSA (sq. ft.) | Average Price (£ / £ psf) | Average Price Excluding 2.5 / 3 Storey Units (£ / £ psf) | NSA Change | Average Price (£ / £ psf) Change | | | | | | | |
|--|----------------|-----------------|-------------|-----------------------|---------------------------|--|-----------------------|---------------------------|--|------------|----------------------------------|----------|--------------|-----|---------|-----|-----|----|
| New Build Developments - Achieved House Prices | | | | | | | | | | | | | | | | | | |
| 1 | Tayleur Leas | St Modwen Homes | 134 | 961 | £192,978 | £201 | £177,685 | £208 | 891 | £196,531 | £221 | -69 | £3,553 | £20 | 2% | 10% | | |
| 2 | The Willows | Persimmon Homes | 324 | 867 | £168,087 | £193 | £172,526 | £199 | | | | | | | | | | |
| 3 | Whittle Chase | Taylor Wimpey | 142 | 991 | £201,021 | £203 | £201,175 | £207 | 965 | £206,489 | £214 | £206,283 | £216 | -27 | £5,468 | £11 | 3% | 6% |
| 4 | Lowton Heath | Bloor Homes | 199 | 1,051 | £239,319 | £227 | - | - | 1,126 | £270,360 | £240 | 75 | £31,041 | £13 | 13% | 6% | | |
| 5 | Heathfields | Wainhomes | 362 | 1,045 | £231,059 | £222 | £231,760 | £225 | 1,132 | £259,172 | £229 | £262,902 | £231 | 88 | £28,114 | £6 | 12% | 3% |
| 6 | Pocket Green | Bellway Homes | 119 | 926 | £208,385 | £226 | - | - | 842 | £197,558 | £235 | -84 | £-10,827 | £9 | -5% | 4% | | |
| 7 | Culcheth Green | Elan Homes | 15 | 1,528 | £418,995 | £274 | - | - | 1,805 | £492,663 | £273 | 276 | £73,668 | £-1 | 18% | 0% | | |
| New Build Developments - Asking House Prices (Net)* | | | | | | | | | | | | | | | | | | |
| 8 | The Woodlands | Evoke Homes | 9 | 2,009 | £733,522 | £361 | £729,901 | £368 | | | | | | | | | | |
| | | | | | | | | | | | Average | | 5.78% | | | | | |

Central

| Ref | Development | Developer | Total Units | Average NSA (sq. ft.) | Average Price (£ / £ psf) | Average Price Excluding 2.5 / 3 Storey Units (£ / £ psf) | Average NSA (sq. ft.) | Average Price (£ / £ psf) | Average Price Excluding 2.5 / 3 Storey Units (£ / £ psf) | NSA Change | Average Price (£ / £ psf) Change | | | | | | | |
|--|-------------------|---------------|-------------|-----------------------|---------------------------|--|-----------------------|---------------------------|--|------------|----------------------------------|----------|--------------|-----|---------|-----|-----|----|
| New Build Developments - Achieved House Prices | | | | | | | | | | | | | | | | | | |
| 9 | Lingley Green | Bloor Homes | 265 | 1,023 | £262,746 | £257 | - | - | 1,147 | £299,838 | £261 | 124 | £37,092 | £5 | 14% | 2% | | |
| 10 | Taylor's Chase | Redrow Homes | 244 | 1,140 | £309,450 | £271 | - | - | 1,338 | £372,466 | £278 | £376,995 | £282 | 198 | £63,016 | £7 | 20% | 3% |
| 11 | Woodville Place | Miller Homes | 200 | 1,278 | £290,297 | £227 | £316,707 | £248 | 1,353 | £320,884 | £237 | £342,533 | £253 | 75 | £30,587 | £10 | 11% | 4% |
| 12 | Primrose Meadow | Bellway Homes | 147 | 1,101 | £270,269 | £246 | £274,316 | £251 | 1,148 | £296,127 | £258 | 48 | £25,857 | £12 | 10% | 5% | | |
| 14 | Edgewater Park | Morris Homes | 32 | 668 | £129,375 | £194 | - | - | | | | | | | | | | |
| 15 | Blazebrook Meadow | Westby Homes | 36 | 740 | £183,571 | £248 | - | - | | | | | | | | | | |
| 16 | Chadwick Park | Bellway Homes | 116 | 1,040 | £240,241 | £231 | - | - | | | | | | | | | | |
| 17 | Fairfield Gardens | Miller Homes | 162 | 1,052 | £238,039 | £225 | £243,109 | £232 | | | | | | | | | | |
| New Build Developments - Asking House Prices (Net)* | | | | | | | | | | | | | | | | | | |
| 13 | Zodiac | Seddon Homes | 79 | 1,278 | £305,897 | £239 | - | - | | | | | | | | | | |
| | | | | | | | | | | | Average | | 8.55% | | | | | |

South

| Ref | Development | Developer | Total Units | Average NSA (sq. ft.) | Average Price (£ / £ psf) | Average Price Excluding 2.5 / 3 Storey Units (£ / £ psf) | Average NSA (sq. ft.) | Average Price (£ / £ psf) | Average Price Excluding 2.5 / 3 Storey Units (£ / £ psf) | NSA Change | Average Price (£ / £ psf) Change | | | | | | | |
|--|--------------------|---------------|-------------|-----------------------|---------------------------|--|-----------------------|---------------------------|--|------------|----------------------------------|----------|--------------|-----|---------|------|-----|-----|
| New Build Developments - Achieved House Prices | | | | | | | | | | | | | | | | | | |
| 18 | Elderfield Gardens | Mulbury | 10 | 1,494 | £526,975 | £353 | - | - | | | | | | | | | | |
| 19 | The Meadows | Morris Homes | 219 | 1,180 | £274,625 | £233 | - | - | | | | | | | | | | |
| 22 | Saviours Place | Barratt Homes | 76 | 1,017 | £295,321 | £290 | - | - | 1,205 | £337,095 | £280 | £358,745 | £293 | 188 | £41,774 | £-11 | 14% | -4% |
| 23 | Kings Quarter | Barratt Homes | 104 | 1,171 | £326,346 | £279 | £338,696 | £288 | 1,205 | £337,095 | £293 | £358,745 | £293 | 34 | £10,749 | £14 | 3% | 5% |
| New Build Developments - Asking House Prices (Net)* | | | | | | | | | | | | | | | | | | |
| 20 | Beamish Place | Bloor Homes | 205 | 847 | £206,621 | £244 | - | - | 1,071 | £260,579 | £243 | | | | | | | |
| 21 | Hawthorn Grove | Bloor Homes | 71 | 1,181 | £388,772 | £294 | - | - | 1,189 | £363,495 | £306 | 8 | £-25,277 | £12 | -7% | 4% | | |
| | | | | | | | | | | | Average | | 2.73% | | | | | |

*Marketed prices are shown after 5% cash and non-cash incentive adjustment.

Overall Average Value Change: 5.68%

APPENDIX 6: SITE ALLOCATIONS RE-SALE COMPARABLE EVIDENCE

Re-sale Achieved Sales Evidence

| Address | Property Type | NSA (sq. ft.) | Achieved Price (£ / £ psf) | | Date Sold |
|--|---------------|---------------|----------------------------|-------------|------------|
| South East Warrington Urban Extension | | | | | |
| 22, Hatchery Close, Appleton Thorn, Warrington, Warrington WA4 4TF | Detached | 1,539 | £400,000 | £260 | 05/02/2020 |
| 1, Taplow Close, Appleton, Warrington, Warrington WA4 5HH | Detached | 1,851 | £525,000 | £284 | 26/06/2020 |
| 35, Broad Lane, Grappenhall, Warrington, Warrington WA4 3ER | Detached | 1,033 | £430,000 | £416 | 26/06/2020 |
| 17, Amberleigh Close, Appleton Thorn, Warrington, Warrington WA4 4TD | Detached | 1,582 | £408,000 | £258 | 30/06/2020 |
| 5, Bretland Drive, Grappenhall, Warrington, Warrington WA4 3TD | Detached | 2,271 | £540,000 | £238 | 30/06/2020 |
| 27, Thorn Tree Green, Appleton Thorn, Warrington, Warrington WA4 4QU | Detached | 807 | £313,000 | £388 | 27/11/2020 |
| 23, Stoneacre Gardens, Appleton, Warrington, Warrington WA4 5ET | Detached | 2,346 | £650,000 | £277 | 18/11/2020 |
| 18, Appleford Close, Appleton, Warrington, Warrington WA4 3DP | Detached | 1,269 | £395,500 | £312 | 27/11/2020 |
| 6, Henley Close, Appleton, Warrington, Warrington WA4 5LY | Detached | 1,507 | £430,000 | £285 | 01/07/2020 |
| 4, Chiswick Gardens, Appleton, Warrington, Warrington WA4 5HQ | Detached | 1,873 | £525,000 | £280 | 14/08/2020 |
| 2, Ashberry Drive, Appleton Thorn, Warrington, Warrington WA4 4QS | Detached | 1,873 | £430,000 | £230 | 05/06/2020 |
| 4, Petersham Drive, Appleton, Warrington, Warrington WA4 5QF | Detached | 1,668 | £500,000 | £300 | 10/01/2020 |
| 46, Stansfield Drive, Grappenhall, Warrington, Warrington WA4 3EA | Detached | 1,776 | £361,500 | £204 | 06/03/2020 |
| 33, Ashberry Drive, Appleton Thorn, Warrington, Warrington WA4 4QS | Detached | 1,744 | £612,500 | £351 | 06/10/2020 |
| 2, Dashwood Close, Warrington, Warrington WA4 3JA | Detached | 3,735 | £710,000 | £190 | 15/01/2021 |
| 12, Appleford Close, Appleton, Warrington, Warrington WA4 3DP | Detached | 1,195 | £395,000 | £331 | 17/01/2020 |
| 73, Ashberry Drive, Appleton Thorn, Warrington, Warrington WA4 4QS | Detached | 2,842 | £725,000 | £255 | 31/01/2020 |
| antwood Cottage, Lumb Brook Road, Appleton, Warrington, Warrington WA4 3 | Detached | 1,432 | £475,000 | £332 | 07/02/2020 |
| The Lodge, Pepper Street, Appleton Thorn, Warrington, Warrington WA4 4SD | Detached | 1,927 | £495,000 | £257 | 13/03/2020 |
| 3, Church Lane, Grappenhall, Warrington, Warrington WA4 3EP | Detached | 2,024 | £650,000 | £321 | 30/09/2020 |
| 5, Broad Lane, Grappenhall, Warrington, Warrington WA4 3ER | Detached | 2,992 | £900,000 | £301 | 28/08/2020 |
| 38, Chessington Close, Appleton, Warrington, Warrington WA4 5HG | Detached | 1,636 | £480,000 | £293 | 20/03/2020 |
| 14, Strickland Close, Warrington, Warrington WA4 3LJ | Detached | 1,733 | £540,000 | £312 | 04/12/2020 |
| 3adgers Brook, Green Lane, Appleton Thorn, Warrington, Warrington WA4 5PF | Detached | 3,197 | £650,000 | £203 | 27/03/2020 |
| 16, Bretland Drive, Grappenhall, Warrington, Warrington WA4 3TD | Detached | 1,776 | £387,000 | £218 | 26/11/2020 |
| 12, Spinney Gardens, Appleton Thorn, Warrington, Warrington WA4 4TJ | Detached | 958 | £310,000 | £324 | 27/11/2020 |
| Dingle Edge, Cann Lane North, Appleton, Warrington, Warrington WA4 5NF | Detached | 2,061 | £865,000 | £420 | 31/07/2020 |
| 2, Laurel Bank, Grappenhall, Warrington, Warrington WA4 2SF | Detached | 2,266 | £650,000 | £287 | 28/08/2020 |
| 39, Bouchier Way, Warrington, Warrington WA4 3DW | Detached | 1,593 | £450,000 | £282 | 21/08/2020 |
| Heyes Lodge, Broad Lane, Grappenhall, Warrington, Warrington WA4 3ER | Detached | 1,485 | £585,000 | £394 | 26/08/2020 |
| 7, Eversley Close, Appleton, Warrington, Warrington WA4 5NW | Detached | 1,701 | £595,000 | £350 | 10/01/2020 |
| 12, Henley Close, Appleton, Warrington, Warrington WA4 5LY | Detached | 1,507 | £485,000 | £322 | 20/01/2020 |
| Dell Garth, Green Lane, Appleton Thorn, Warrington, Warrington WA4 5NG | Detached | 2,637 | £650,000 | £246 | 16/09/2020 |
| 9a, Thorn Tree Green, Appleton Thorn, Warrington, Warrington WA4 4QU | Detached | 872 | £310,000 | £356 | 04/09/2020 |
| 62, Tresham Drive, Grappenhall, Warrington, Warrington WA4 3DU | Detached | 1,367 | £305,000 | £223 | 19/10/2020 |
| 29, Weybridge Close, Appleton, Warrington, Warrington WA4 5LZ | Detached | 1,884 | £495,000 | £263 | 07/10/2020 |
| ann Lane Farm, Cann Lane South, Appleton, Warrington, Warrington WA4 5N | Detached | 1,076 | £550,000 | £511 | 25/09/2020 |
| 5, Bouchier Way, Warrington, Warrington WA4 3DW | Flat | 829 | £171,250 | £207 | 27/05/2020 |
| 39, Weybridge Close, Appleton, Warrington, Warrington WA4 5LZ | Semi-detached | 1,281 | £433,000 | £338 | 03/01/2020 |
| 14, Parkland Close, Appleton Thorn, Warrington, Warrington WA4 4RH | Semi-detached | 1,668 | £250,000 | £150 | 28/02/2020 |
| 32, Bretland Drive, Grappenhall, Warrington, Warrington WA4 3TD | Semi-detached | 1,755 | £412,500 | £235 | 06/03/2020 |
| 16, Glebe Avenue, Grappenhall, Warrington, Warrington WA4 2SQ | Semi-detached | 872 | £305,000 | £350 | 12/06/2020 |
| amore Cottage, Pepper Street, Appleton Thorn, Warrington, Warrington WA4 4 | Semi-detached | 1,073 | £310,000 | £289 | 24/07/2020 |
| eriton Cottage, Lumb Brook Road, Appleton, Warrington, Warrington WA4 3H | Semi-detached | 1,141 | £411,000 | £360 | 04/08/2020 |
| The Cottage, Pepper Street, Appleton Thorn, Warrington, Warrington WA4 4SE | Semi-detached | 1,733 | £430,000 | £248 | 22/12/2020 |
| Cross Cottage, Pepper Street, Appleton Thorn, Warrington, Warrington WA4 4 | Semi-detached | 1,625 | £250,000 | £154 | 11/11/2020 |
| 1, Hall Lane, Grappenhall, Warrington, Warrington WA4 3HX | Semi-detached | 1,185 | £460,000 | £388 | 15/12/2020 |
| 34, Pangbourne Close, Appleton, Warrington, Warrington WA4 5HJ | Semi-detached | 2,422 | £650,000 | £268 | 18/12/2020 |
| 18, Parkland Close, Appleton Thorn, Warrington, Warrington WA4 4RH | Semi-detached | 1,044 | £282,500 | £271 | 06/03/2020 |
| 18, Bellhouse Lane, Grappenhall, Warrington, Warrington WA4 2SD | Terraced | 847 | £249,500 | £294 | 17/01/2020 |
| 24, Bouchier Way, Warrington, Warrington WA4 3DW | Terraced | 1,636 | £315,000 | £193 | 07/02/2020 |
| 25, Bouchier Way, Warrington, Warrington WA4 3DW | Terraced | 1,442 | £325,000 | £225 | 16/10/2020 |
| 95, Dale Lane, Appleton, Warrington, Warrington WA4 3DN | Terraced | 980 | £182,500 | £186 | 20/08/2020 |
| Overall Average | | 1,671 | £464,429 | £287 | |
| Waterfront | | | | | |
| 15, Snowberry Crescent, Warrington, Warrington WA5 1DA | Detached | 1,270 | £263,000 | £207 | 18/05/2020 |
| 144, Snowberry Crescent, Warrington, Warrington WA5 1DA | Detached | 1,123 | £275,000 | £245 | 17/06/2020 |
| 94, Snowberry Crescent, Warrington, Warrington WA5 1DW | Detached | 1,227 | £250,000 | £204 | 29/10/2020 |
| 74, Snowberry Crescent, Warrington, Warrington WA5 1DW | Detached | 1,261 | £248,000 | £197 | 04/12/2020 |
| 19, Honeysuckle Avenue, Warrington, Warrington WA5 1BF | Detached | 1,302 | £302,000 | £232 | 06/08/2020 |
| 27, Larkspur Grove, Warrington, Warrington WA5 1BP | Detached | 1,066 | £200,000 | £188 | 30/04/2020 |
| 10, Poppyfields, Warrington, Warrington WA5 1BZ | Detached | 1,152 | £203,000 | £176 | 13/03/2020 |
| 37, Eastford Road, Warrington, Warrington WA4 6EY | Detached | 1,679 | £360,000 | £214 | 04/11/2020 |
| 69, Derwent Road, Warrington, Warrington WA4 6AZ | Semi-detached | 910 | £249,950 | £275 | 31/01/2020 |
| 7, Silverdale Road, Warrington, Warrington WA4 6BT | Semi-detached | 1,033 | £110,000 | £106 | 05/02/2020 |
| 17, Manx Road, Warrington, Warrington WA4 6AL | Semi-detached | 678 | £175,000 | £258 | 22/04/2020 |
| 21, Elgin Avenue, Warrington, Warrington WA4 6BU | Semi-detached | 1,023 | £207,000 | £202 | 17/11/2020 |
| 30, Silverdale Road, Warrington, Warrington WA4 6BT | Semi-detached | 1,044 | £265,000 | £254 | 13/11/2020 |
| 16, Derwent Road, Warrington, Warrington WA4 6AY | Semi-detached | 926 | £235,000 | £254 | 20/11/2020 |
| 9, Gainsborough Road, Warrington, Warrington WA4 6DA | Semi-detached | 1,012 | £170,000 | £168 | 07/05/2020 |
| 10, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 969 | £194,000 | £200 | 26/05/2020 |

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| 28, Rydal Avenue, Warrington, Warrington WA4 6AU | Semi-detached | 1,184 | £260,000 | £220 | 17/06/2020 |
| 68, Rydal Avenue, Warrington, Warrington WA4 6AT | Semi-detached | 893 | £262,500 | £294 | 11/09/2020 |
| 22, Gainsborough Road, Warrington, Warrington WA4 6BZ | Semi-detached | 667 | £197,500 | £296 | 29/07/2020 |
| 48, Rostherne Close, Warrington, Warrington WA5 1BW | Semi-detached | 678 | £197,000 | £291 | 09/12/2020 |
| 3, Greeba Avenue, Warrington, Warrington WA4 6AP | Semi-detached | 1,098 | £243,500 | £222 | 02/10/2020 |
| 70, Silverdale Road, Warrington, Warrington WA4 6BY | Semi-detached | 764 | £175,000 | £229 | 30/10/2020 |
| 51, Derwent Road, Warrington, Warrington WA4 6AZ | Semi-detached | 915 | £248,250 | £271 | 18/03/2020 |
| 7, Copeland Road, Warrington, Warrington WA4 6DF | Semi-detached | 1,076 | £255,000 | £237 | 11/12/2020 |
| 6, Hephherd Street, Warrington, Warrington WA5 1EA | Semi-detached | 624 | £88,500 | £142 | 18/12/2020 |
| 206, Chester Road, Warrington, Warrington WA4 6AR | Semi-detached | 1,313 | £257,000 | £196 | 17/12/2020 |
| 158, Snowberry Crescent, Warrington, Warrington WA5 1DA | Semi-detached | 1,270 | £220,000 | £173 | 10/02/2020 |
| 11, Copeland Road, Warrington, Warrington WA4 6DF | Semi-detached | 1,087 | £251,000 | £231 | 24/01/2020 |
| 15, Honeysuckle Avenue, Warrington, Warrington WA5 1BF | Semi-detached | 1,367 | £260,000 | £190 | 28/01/2020 |
| 7, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 1,259 | £190,000 | £151 | 07/08/2020 |
| 18, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 936 | £185,000 | £198 | 31/07/2020 |
| 64, Rydal Avenue, Warrington, Warrington WA4 6AT | Semi-detached | 893 | £230,000 | £257 | 09/11/2020 |
| 32, Gainsborough Road, Warrington, Warrington WA4 6BZ | Semi-detached | 646 | £190,000 | £294 | 23/11/2020 |
| 23, Morley Road, Warrington, Warrington WA4 6EU | Semi-detached | 1,238 | £202,000 | £163 | 18/09/2020 |
| 37, Silverdale Road, Warrington, Warrington WA4 6BT | Semi-detached | 1,023 | £250,000 | £244 | 16/10/2020 |
| 11, Derwent Road, Warrington, Warrington WA4 6AY | Semi-detached | 969 | £239,000 | £247 | 22/10/2020 |
| 78, Derwent Road, Warrington, Warrington WA4 6AZ | Semi-detached | 1,281 | £255,000 | £199 | 02/11/2020 |
| 158, Chester Road, Warrington, Warrington WA4 6AR | Semi-detached | 1,335 | £280,000 | £210 | 20/11/2020 |
| 293, Old Liverpool Road, Warrington, Warrington WA5 1BT | Terraced | 883 | £99,000 | £112 | 24/01/2020 |
| 50, Lancaster Street, Warrington, Warrington WA5 1AL | Terraced | 743 | £74,000 | £100 | 14/01/2020 |
| 156, Evelyn Street, Warrington, Warrington WA5 1BJ | Terraced | 947 | £59,000 | £62 | 21/01/2020 |
| 12, Wellfield Street, Warrington, Warrington WA5 1AZ | Terraced | 575 | £77,000 | £134 | 31/01/2020 |
| 181, Old Liverpool Road, Warrington, Warrington WA5 1BU | Terraced | 667 | £107,500 | £161 | 14/02/2020 |
| 1, Morley Road, Warrington, Warrington WA4 6EU | Terraced | 1,163 | £203,000 | £175 | 06/03/2020 |
| 253, Old Liverpool Road, Warrington, Warrington WA5 1BT | Terraced | 904 | £112,000 | £124 | 21/04/2020 |
| 2, Booth Street, Warrington, Warrington WA5 1DB | Terraced | 710 | £105,000 | £148 | 05/05/2020 |
| 239, Old Liverpool Road, Warrington, Warrington WA5 1BU | Terraced | 840 | £135,600 | £162 | 07/05/2020 |
| 33, Larkspur Grove, Warrington, Warrington WA5 1BP | Terraced | 1,179 | £161,000 | £137 | 05/06/2020 |
| 128, Snowberry Crescent, Warrington, Warrington WA5 1DA | Terraced | 1,241 | £150,000 | £121 | 26/05/2020 |
| 46, Baxter Street, Warrington, Warrington WA5 1AN | Terraced | 753 | £69,500 | £92 | 13/11/2020 |
| 11, Sunflower Drive, Warrington, Warrington WA5 1DG | Terraced | 721 | £150,000 | £208 | 30/10/2020 |
| 27, Camberwell Drive, Warrington, Warrington WA4 6FD | Terraced | 1,158 | £237,500 | £205 | 13/07/2020 |
| 88, Evelyn Street, Warrington, Warrington WA5 1BD | Terraced | 560 | £90,000 | £161 | 10/01/2020 |
| 36, Wellfield Street, Warrington, Warrington WA5 1AZ | Terraced | 829 | £105,000 | £127 | 07/10/2020 |
| 2, Marigold Place, Warrington, Warrington WA5 1BY | Terraced | 603 | £128,000 | £212 | 29/10/2020 |
| 21, Sunflower Drive, Warrington, Warrington WA5 1DG | Terraced | 646 | £143,000 | £221 | 28/08/2020 |
| 132, Snowberry Crescent, Warrington, Warrington WA5 1DA | Terraced | 1,356 | £172,500 | £127 | 13/11/2020 |
| 142, Evelyn Street, Warrington, Warrington WA5 1BJ | Terraced | 775 | £82,000 | £106 | 14/12/2020 |
| 100, Evelyn Street, Warrington, Warrington WA5 1BJ | Terraced | 657 | £97,500 | £148 | 30/11/2020 |
| 5, Bluebell Road, Warrington, Warrington WA5 1BX | Terraced | 915 | £145,000 | £158 | 18/02/2020 |
| 65, Silverdale Road, Warrington, Warrington WA4 6BY | Terraced | 900 | £185,000 | £206 | 07/02/2020 |
| 99, Wellfield Street, Warrington, Warrington WA5 1NR | Terraced | 817 | £91,000 | £111 | 26/06/2020 |
| 36, Pickmere Street, Warrington, Warrington WA5 1AW | Terraced | 936 | £122,000 | £130 | 12/06/2020 |
| 34, Lavender Gardens, Warrington, Warrington WA5 1BQ | Terraced | 818 | £170,000 | £208 | 16/01/2020 |
| 25, Lavender Gardens, Warrington, Warrington WA5 1BQ | Terraced | 764 | £160,000 | £209 | 01/05/2020 |
| 54, Snowberry Crescent, Warrington, Warrington WA5 1DA | Terraced | 861 | £152,000 | £177 | 26/11/2020 |
| 205, Old Liverpool Road, Warrington, Warrington WA5 1BU | Terraced | 743 | £88,000 | £118 | 07/02/2020 |
| 10, Larkspur Grove, Warrington, Warrington WA5 1BP | Terraced | 614 | £115,000 | £187 | 30/10/2020 |
| 78, Camberwell Drive, Warrington, Warrington WA4 6FE | Terraced | 1,158 | £245,314 | £212 | 03/08/2020 |
| 42, Lavender Gardens, Warrington, Warrington WA5 1BQ | Terraced | 990 | £165,000 | £167 | 17/06/2020 |
| 261, Old Liverpool Road, Warrington, Warrington WA5 1BT | Terraced | 850 | £79,000 | £93 | 03/12/2020 |
| 18, Hephherd Street, Warrington, Warrington WA5 1EA | Terraced | 549 | £85,000 | £155 | 10/01/2020 |
| 130, Snowberry Crescent, Warrington, Warrington WA5 1DA | Terraced | 1,004 | £170,000 | £169 | 14/08/2020 |
| 273, Old Liverpool Road, Warrington, Warrington WA5 1BT | Terraced | 1,141 | £108,000 | £95 | 25/09/2020 |
| 52, Lancaster Street, Warrington, Warrington WA5 1AL | Terraced | 755 | £97,250 | £129 | 30/09/2020 |
| 50, Pickmere Street, Warrington, Warrington WA5 1AW | Terraced | 721 | £130,000 | £180 | 30/10/2020 |
| 12, Samuel Street, Warrington, Warrington WA5 1BB | Terraced | 807 | £117,500 | £146 | 25/09/2020 |
| Overall Average | | 954 | £176,966 | £185 | |
| Peel Hall | | | | | |
| 58, Lockerbie Close, Warrington, Warrington WA2 0LU | Detached | 1,378 | £315,000 | £229 | 17/12/2020 |
| 96, Newhaven Road, Warrington, Warrington WA2 0NS | Detached | 700 | £162,000 | £232 | 18/12/2020 |
| 72, Lockerbie Close, Warrington, Warrington WA2 0LU | Detached | 732 | £182,000 | £249 | 03/04/2020 |
| 1, Loweswater Close, Orford, Warrington, Warrington WA2 9UZ | Detached | 1,292 | £240,000 | £186 | 27/10/2020 |
| 49a, Festival Avenue, Warrington, Warrington WA2 9EG | Flat | 543 | £54,000 | £99 | 12/03/2020 |
| 35a, Sandy Lane, Warrington, Warrington WA2 9BY | Semi-detached | 850 | £153,000 | £180 | 16/01/2020 |
| 15, Ennerdale Avenue, Warrington, Warrington WA2 9JY | Semi-detached | 786 | £115,000 | £146 | 29/05/2020 |
| 1, St Stephens Avenue, Orford, Warrington, Warrington WA2 9RH | Semi-detached | 807 | £100,000 | £124 | 01/07/2020 |
| 23, Appleby Road, Orford, Warrington, Warrington WA2 9UA | Semi-detached | 786 | £132,000 | £168 | 10/07/2020 |
| 3, Mendip Avenue, Orford, Warrington, Warrington WA2 9JD | Semi-detached | 829 | £120,000 | £145 | 19/06/2020 |
| 348, Poplars Avenue, Warrington, Warrington WA2 9UF | Semi-detached | 732 | £130,000 | £178 | 03/03/2020 |
| 62, Festival Avenue, Warrington, Warrington WA2 9EG | Semi-detached | 764 | £118,000 | £154 | 18/12/2020 |
| 26, Grisedale Avenue, Orford, Warrington, Warrington WA2 9JZ | Semi-detached | 840 | £153,000 | £182 | 12/03/2020 |
| 19, Ravensdale Close, Warrington, Warrington WA2 0GD | Semi-detached | 689 | £111,000 | £161 | 30/11/2020 |
| 57, Mardale Avenue, Orford, Warrington, Warrington WA2 9HR | Semi-detached | 807 | £145,000 | £180 | 20/11/2020 |
| 5, Ravensdale Close, Warrington, Warrington WA2 0GD | Semi-detached | 679 | £120,000 | £177 | 12/10/2020 |

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| 5, Honister Avenue, Orford, Warrington, Warrington WA2 9NG | Semi-detached | 917 | £143,000 | £156 | 27/11/2020 |
| 15, Meteor Crescent, Warrington, Warrington WA2 0DU | Semi-detached | 893 | £100,000 | £112 | 06/03/2020 |
| 19, Bexhill Avenue, Warrington, Warrington WA2 0NN | Semi-detached | 883 | £155,000 | £176 | 22/01/2021 |
| 53, Statham Avenue, Warrington, Warrington WA2 9EE | Terraced | 1,023 | £134,000 | £131 | 31/01/2020 |
| 17, Howson Road, Warrington, Warrington WA2 9UD | Terraced | 893 | £110,000 | £123 | 21/02/2020 |
| 1, Ullswater Avenue, Orford, Warrington, Warrington WA2 0NH | Terraced | 1,550 | £145,000 | £94 | 04/03/2020 |
| 32, Appleby Road, Orford, Warrington, Warrington WA2 9UA | Terraced | 883 | £135,000 | £153 | 14/02/2020 |
| 16, Windermere Avenue, Orford, Warrington, Warrington WA2 0LZ | Terraced | 764 | £115,000 | £150 | 27/03/2020 |
| 12, Mardale Avenue, Orford, Warrington, Warrington WA2 9HF | Terraced | 1,098 | £157,000 | £143 | 03/07/2020 |
| 56, Hastings Avenue, Warrington, Warrington WA2 0NT | Terraced | 926 | £133,100 | £144 | 08/12/2020 |
| 19, Windermere Avenue, Orford, Warrington, Warrington WA2 0LZ | Terraced | 807 | £112,000 | £139 | 25/11/2020 |
| 5, Kendal Avenue, Orford, Warrington, Warrington WA2 9NH | Terraced | 790 | £110,000 | £139 | 24/08/2020 |
| 66, Statham Avenue, Warrington, Warrington WA2 9DP | Terraced | 840 | £125,000 | £149 | 17/07/2020 |
| 7, Morgan Avenue, Warrington, Warrington WA2 9DW | Terraced | 775 | £91,000 | £117 | 29/05/2020 |
| 9, Windermere Avenue, Orford, Warrington, Warrington WA2 0LZ | Terraced | 837 | £102,000 | £122 | 05/06/2020 |
| 9, Borrowdale Avenue, Orford, Warrington, Warrington WA2 9HP | Terraced | 689 | £100,000 | £145 | 15/05/2020 |
| 12, Small Crescent, Warrington, Warrington WA2 9EX | Terraced | 930 | £110,000 | £118 | 17/01/2020 |
| 2, Patterdale Avenue, Warrington, Warrington WA2 9NP | Terraced | 793 | £128,000 | £161 | 28/08/2020 |
| 38, Mendip Avenue, Orford, Warrington, Warrington WA2 9JQ | Terraced | 753 | £111,700 | £148 | 11/12/2020 |
| 6, Buttermere Avenue, Orford, Warrington, Warrington WA2 0NJ | Terraced | 689 | £105,000 | £152 | 20/11/2020 |
| 65, Windermere Avenue, Orford, Warrington, Warrington WA2 0NB | Terraced | 840 | £121,500 | £145 | 29/05/2020 |
| 38, Newhaven Road, Warrington, Warrington WA2 0NP | Terraced | 872 | £112,500 | £129 | 23/07/2020 |
| 50, Festival Avenue, Warrington, Warrington WA2 9EQ | Terraced | 710 | £120,000 | £169 | 04/12/2020 |
| 15, Small Avenue, Warrington, Warrington WA2 9ET | Terraced | 689 | £115,000 | £167 | 13/07/2020 |
| 47, Small Avenue, Warrington, Warrington WA2 9EU | Terraced | 925 | £96,000 | £104 | 21/08/2020 |
| 106, Ulverston Avenue, Warrington, Warrington WA2 9JU | Terraced | 786 | £125,000 | £159 | 01/10/2020 |
| 75, Ullswater Avenue, Orford, Warrington, Warrington WA2 0NQ | Terraced | 700 | £115,000 | £164 | 17/07/2020 |
| 26, Petworth Avenue, Orford, Warrington, Warrington WA2 9JG | Terraced | 689 | £110,000 | £160 | 06/11/2020 |
| 21, Buttermere Crescent, Orford, Warrington, Warrington WA2 0NL | Terraced | 700 | £112,000 | £160 | 23/10/2020 |
| Overall Average | | 841 | £128,862 | £154 | |
| Fiddlers Ferry | | | | | |
| 8, Mithril Close, Widnes, Halton WA8 3FH | Detached | 753 | £175,000 | £232 | 11/08/2020 |
| 5, Coulton Road, Widnes, Halton WA8 3DX | Detached | 721 | £185,000 | £257 | 05/06/2020 |
| 19, Humber Close, Widnes, Halton WA8 3YY | Detached | 883 | £220,000 | £249 | 05/06/2020 |
| 39, The Park, Penketh, Warrington, Warrington WA5 2SG | Detached | 1,335 | £265,000 | £199 | 25/03/2020 |
| 59, The Park, Penketh, Warrington, Warrington WA5 2SG | Detached | 1,421 | £277,000 | £195 | 30/10/2020 |
| 17, Harlyn Gardens, Penketh, Warrington, Warrington WA5 2WB | Detached | 1,292 | £310,000 | £240 | 13/10/2020 |
| 3, Penrose Gardens, Penketh, Warrington, Warrington WA5 2UE | Detached | 1,087 | £249,950 | £230 | 02/10/2020 |
| 74, Penrose Gardens, Penketh, Warrington, Warrington WA5 2UE | Detached | 947 | £262,500 | £277 | 11/12/2020 |
| 5, Back Lane, Cuerdley, Warrington, Warrington WA5 2XQ | Detached | 646 | £204,950 | £317 | 20/11/2020 |
| 5, Harlyn Gardens, Penketh, Warrington, Warrington WA5 2WB | Detached | 829 | £260,000 | £314 | 25/09/2020 |
| 9, Tannery Lane, Penketh, Warrington, Warrington WA5 2UD | Detached | 1,938 | £380,000 | £196 | 02/10/2020 |
| 18, Newlyn Gardens, Penketh, Warrington, Warrington WA5 2UX | Detached | 1,927 | £425,000 | £221 | 08/09/2020 |
| 15, Eltham Walk, Widnes, Halton WA8 3RX | Semi-detached | 743 | £140,000 | £189 | 31/01/2020 |
| 50, Kilsby Drive, Widnes, Halton WA8 3YA | Semi-detached | 700 | £155,000 | £222 | 31/07/2020 |
| 347, Warrington Road, Widnes, Halton WA8 0AY | Semi-detached | 743 | £80,000 | £108 | 20/02/2020 |
| 6, Coulton Road, Widnes, Halton WA8 3DX | Semi-detached | 646 | £142,500 | £221 | 07/12/2020 |
| 14, Coulton Road, Widnes, Halton WA8 3DX | Semi-detached | 463 | £150,000 | £324 | 07/09/2020 |
| 25, Roeburn Way, Penketh, Warrington, Warrington WA5 2PF | Semi-detached | 904 | £180,000 | £199 | 07/02/2020 |
| 16, Roeburn Way, Penketh, Warrington, Warrington WA5 2PF | Semi-detached | 764 | £160,000 | £209 | 05/03/2020 |
| 25, Walkers Lane, Penketh, Warrington, Warrington WA5 2PA | Semi-detached | 861 | £192,500 | £224 | 26/06/2020 |
| 88, Station Road, Penketh, Warrington, Warrington WA5 2UQ | Semi-detached | 2,250 | £554,000 | £246 | 07/01/2020 |
| 27, Rothay Drive, Penketh, Warrington, Warrington WA5 2PG | Semi-detached | 1,109 | £225,000 | £203 | 23/11/2020 |
| 15, Cuerdley Road, Penketh, Warrington, Warrington WA5 2UB | Semi-detached | 1,044 | £275,000 | £263 | 04/11/2020 |
| 52, Station Road, Penketh, Warrington, Warrington WA5 2NZ | Semi-detached | 797 | £208,000 | £261 | 21/08/2020 |
| 15, Hadfield Close, Widnes, Halton WA8 0BD | Terraced | 893 | £68,865 | £77 | 13/03/2020 |
| 17, Weates Close, Widnes, Halton WA8 3RH | Terraced | 893 | £136,000 | £152 | 20/03/2020 |
| 16, Eltham Walk, Widnes, Halton WA8 3RX | Terraced | 743 | £140,000 | £189 | 03/04/2020 |
| 20, Calder Close, Widnes, Halton WA8 3YT | Terraced | 689 | £122,500 | £178 | 18/09/2020 |
| 14, Eltham Walk, Widnes, Halton WA8 3RX | Terraced | 732 | £148,000 | £202 | 18/09/2020 |
| 27, Cuerdley Road, Penketh, Warrington, Warrington WA5 2UB | Terraced | 893 | £210,000 | £235 | 24/07/2020 |
| 10, The Park, Penketh, Warrington, Warrington WA5 2SG | Terraced | 753 | £220,000 | £292 | 18/08/2020 |
| Overall Average | | 981 | £216,831 | £223 | |
| Thelwall Heys | | | | | |
| 46, Weaste Lane, Thelwall, Warrington, Warrington WA4 3JT | Detached | 1,604 | £352,000 | £219 | 24/04/2020 |
| 10, Woodlands Drive, Thelwall, Warrington, Warrington WA4 2EU | Detached | 1,690 | £350,000 | £207 | 01/04/2020 |
| 16, Ferryside, Thelwall, Warrington, Warrington WA4 2GY | Detached | 1,227 | £275,000 | £224 | 12/03/2020 |
| 20, Portola Close, Grappenhall, Warrington, Warrington WA4 2SW | Detached | 947 | £370,000 | £391 | 02/06/2020 |
| 19, Woodlands Drive, Thelwall, Warrington, Warrington WA4 2JL | Detached | 958 | £390,000 | £407 | 20/07/2020 |
| 4, Gateley Close, Thelwall, Warrington, Warrington WA4 2WN | Detached | 2,267 | £650,000 | £287 | 30/01/2020 |
| 31, Sharon Park Close, Grappenhall, Warrington, Warrington WA4 2YN | Detached | 1,744 | £475,000 | £272 | 15/10/2020 |
| 7, Gateley Close, Thelwall, Warrington, Warrington WA4 2WN | Detached | 2,099 | £680,000 | £324 | 17/12/2020 |
| Ambleside, Marie Drive, Thelwall, Warrington, Warrington WA4 3JS | Detached | 861 | £320,000 | £372 | 14/01/2021 |
| 16, Westminster Close, Grappenhall, Warrington, Warrington WA4 2QS | Detached | 1,001 | £315,000 | £315 | 31/01/2020 |
| 2, Thelwall New Road, Thelwall, Warrington, Warrington WA4 2JF | Detached | 1,507 | £395,000 | £262 | 12/03/2020 |
| 54, Weaste Lane, Thelwall, Warrington, Warrington WA4 3JR | Detached | 1,044 | £337,500 | £323 | 16/11/2020 |
| 2, Menlow Close, Grappenhall, Warrington, Warrington WA4 2RA | Detached | 797 | £306,000 | £384 | 30/11/2020 |
| 33, Mottram Close, Grappenhall, Warrington, Warrington WA4 2XU | Detached | 517 | £330,000 | £639 | 12/11/2020 |

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| 1a, Birchall Street, Croft, Warrington, Warrington WA3 7HY | Detached | 1,345 | £245,000 | £182 | 01/09/2020 |
| 18, Gosling Road, Croft, Warrington, Warrington WA3 7LN | Detached | 1,647 | £415,000 | £252 | 13/11/2020 |
| 9, Birchall Street, Croft, Warrington, Warrington WA3 7HY | Semi-detached | 883 | £230,000 | £261 | 31/01/2020 |
| 50, Browmere Drive, Croft, Warrington, Warrington WA3 7HR | Semi-detached | 690 | £190,000 | £275 | 24/01/2020 |
| 35, Browmere Drive, Croft, Warrington, Warrington WA3 7HS | Semi-detached | 915 | £232,000 | £254 | 31/01/2020 |
| 9, Oak Street, Croft, Warrington, Warrington WA3 7HH | Semi-detached | 990 | £193,556 | £195 | 18/02/2020 |
| 27, Smithy Brow, Croft, Warrington, Warrington WA3 7DA | Semi-detached | 689 | £210,000 | £305 | 03/04/2020 |
| 43, Heath Lane, Croft, Warrington, Warrington WA3 7DL | Semi-detached | 1,356 | £345,000 | £254 | 22/07/2020 |
| 12, Arkenshaw Road, Croft, Warrington, Warrington WA3 7HL | Semi-detached | 861 | £180,000 | £209 | 06/03/2020 |
| 103, Mustard Lane, Croft, Warrington, Warrington WA3 7BD | Semi-detached | 1,432 | £475,000 | £332 | 02/09/2020 |
| 7, Smithy Brow, Croft, Warrington, Warrington WA3 7DA | Semi-detached | 1,141 | £230,000 | £202 | 08/07/2020 |
| 33, Browmere Drive, Croft, Warrington, Warrington WA3 7HS | Semi-detached | 1,001 | £240,000 | £240 | 02/09/2020 |
| 5, Arkenshaw Road, Croft, Warrington, Warrington WA3 7HN | Semi-detached | 1,119 | £242,500 | £217 | 09/10/2020 |
| 95, Mustard Lane, Croft, Warrington, Warrington WA3 7BD | Terraced | 1,033 | £300,033 | £290 | 02/09/2020 |
| Overall Average | | 1,283 | £339,200 | £262 | |
| Culcheth | | | | | |
| 7, Culcheth Hall Drive, Culcheth, Warrington, Warrington WA3 4PS | Detached | 1,442 | £650,000 | £451 | 27/02/2020 |
| Kuldana, Holcroft Lane, Culcheth, Warrington, Warrington WA3 5AF | Detached | 1,668 | £450,000 | £270 | 27/03/2020 |
| 8, Ribchester Gardens, Culcheth, Warrington, Warrington WA3 5EZ | Detached | 1,184 | £299,000 | £253 | 30/10/2020 |
| 371, Warrington Road, Culcheth, Warrington, Warrington WA3 5JQ | Detached | 1,033 | £300,000 | £290 | 10/01/2020 |
| 4, Sawley Close, Culcheth, Warrington, Warrington WA3 5DH | Detached | 850 | £275,000 | £323 | 21/08/2020 |
| ne Old Courtyard, Culcheth Hall Drive, Culcheth, Warrington, Warrington WA3 | Detached | 2,196 | £725,000 | £330 | 05/06/2020 |
| 46, Culcheth Hall Drive, Culcheth, Warrington, Warrington WA3 4PT | Detached | 1,668 | £595,000 | £357 | 10/07/2020 |
| 100, Church Lane, Culcheth, Warrington, Warrington WA3 5DJ | Detached | 642 | £197,500 | £308 | 04/12/2020 |
| 58, Newsholme Close, Culcheth, Warrington, Warrington WA3 5DE | Flat | 570 | £118,000 | £207 | 17/06/2020 |
| 28, Newsholme Close, Culcheth, Warrington, Warrington WA3 5DE | Flat | 850 | £135,000 | £159 | 27/08/2020 |
| 68, Newsholme Close, Culcheth, Warrington, Warrington WA3 5DE | Flat | 560 | £106,000 | £189 | 30/10/2020 |
| 6, Beaverbrook Avenue, Culcheth, Warrington, Warrington WA3 5HT | Flat | 538 | £66,000 | £123 | 24/03/2020 |
| 4, Newsholme Close, Culcheth, Warrington, Warrington WA3 5DE | Flat | 700 | £143,000 | £204 | 04/12/2020 |
| 6, Lodge Drive, Culcheth, Warrington, Warrington WA3 4ES | Semi-detached | 1,173 | £300,000 | £256 | 26/05/2020 |
| 19, Newsholme Close, Culcheth, Warrington, Warrington WA3 5DF | Semi-detached | 678 | £195,000 | £288 | 09/06/2020 |
| 49, Thames Road, Culcheth, Warrington, Warrington WA3 5DX | Semi-detached | 538 | £188,000 | £349 | 27/11/2020 |
| 10, Avon Road, Culcheth, Warrington, Warrington WA3 5DT | Semi-detached | 850 | £228,000 | £268 | 06/11/2020 |
| 28, Eden Avenue, Culcheth, Warrington, Warrington WA3 5HX | Semi-detached | 1,033 | £128,000 | £124 | 05/11/2020 |
| 1, Howard Road, Culcheth, Warrington, Warrington WA3 5EF | Semi-detached | 743 | £183,000 | £246 | 24/11/2020 |
| 3, Attlee Avenue, Culcheth, Warrington, Warrington WA3 5JA | Semi-detached | 872 | £140,000 | £161 | 30/07/2020 |
| 5, Avon Road, Culcheth, Warrington, Warrington WA3 5DT | Semi-detached | 538 | £170,000 | £316 | 20/11/2020 |
| 4, Thorby Road, Culcheth, Warrington, Warrington WA3 4JU | Semi-detached | 1,087 | £275,000 | £253 | 14/09/2020 |
| heth Hall Farm Barns, Withington Avenue, Culcheth, Warrington, Warrington W | Terraced | 1,625 | £450,000 | £277 | 02/11/2020 |
| 25, Newsholme Close, Culcheth, Warrington, Warrington WA3 5DF | Terraced | 624 | £177,500 | £284 | 10/07/2020 |
| 110, Church Lane, Culcheth, Warrington, Warrington WA3 5DJ | Terraced | 487 | £255,000 | £524 | 28/08/2020 |
| 34, Newsholme Close, Culcheth, Warrington, Warrington WA3 5DE | Terraced | 858 | £110,000 | £128 | 18/09/2020 |
| 7, Beech Avenue, Culcheth, Warrington, Warrington WA3 4JF | Terraced | 883 | £220,000 | £249 | 06/11/2020 |
| heth Hall Farm Barns, Withington Avenue, Culcheth, Warrington, Warrington W | Terraced | 1,755 | £400,000 | £228 | 12/10/2020 |
| Overall Average | | 987 | £267,107 | £265 | |
| Lymm | | | | | |
| 1, Canal View, Lymm, Warrington WA13 9ND | Detached | 1,916 | £700,000 | £365 | 10/01/2020 |
| 12, Lymmhay Lane, Lymm, Warrington WA13 9DJ | Detached | 872 | £380,000 | £436 | 21/02/2020 |
| 102, Higher Lane, Lymm, Warrington WA13 0BY | Detached | 2,422 | £850,000 | £351 | 19/03/2020 |
| 65, Higher Lane, Lymm, Warrington WA13 0BZ | Detached | 2,164 | £692,500 | £320 | 27/03/2020 |
| 15, Churchwood View, Lymm, Warrington WA13 0PU | Detached | 1,227 | £515,000 | £420 | 02/06/2020 |
| 57, Sandmoor Place, Lymm, Warrington WA13 0LQ | Detached | 2,637 | £717,500 | £272 | 20/05/2020 |
| 22, Pepper Street, Lymm, Warrington WA13 0JB | Detached | 4,133 | £1,600,000 | £387 | 25/03/2020 |
| 16, Greenwood Road, Lymm, Warrington WA13 0LA | Detached | 1,270 | £425,000 | £335 | 15/06/2020 |
| 9, Howard Avenue, Oughtrington, Lymm, Warrington WA13 9EQ | Detached | 1,776 | £576,000 | £324 | 26/03/2020 |
| 15, Hunts Field Close, Lymm, Warrington WA13 0SS | Detached | 2,035 | £710,000 | £349 | 26/06/2020 |
| 3, Mayfield View, Lymm, Warrington WA13 0LB | Detached | 1,399 | £555,000 | £397 | 27/11/2020 |
| 18, Oughtrington Lane, Lymm, Warrington WA13 0RD | Detached | 1,152 | £615,000 | £534 | 02/10/2020 |
| 1a, Warrington Road, Lymm, Warrington WA13 9BE | Detached | 732 | £325,000 | £444 | 10/07/2020 |
| 7, The Greenacres, Lymm, Warrington WA13 9NT | Detached | 1,141 | £465,000 | £408 | 10/08/2020 |
| 1, Bucklow Gardens, Lymm, Warrington WA13 9RN | Detached | 807 | £230,000 | £285 | 05/06/2020 |
| 18, Grammar School Road, Lymm, Warrington WA13 0BQ | Detached | 2,336 | £1,000,000 | £428 | 25/03/2020 |
| 72, Higher Lane, Lymm, Warrington WA13 0BG | Detached | 2,228 | £990,000 | £444 | 14/10/2020 |
| 9, Turnberry Close, Lymm, Warrington WA13 9LY | Detached | 1,033 | £337,500 | £327 | 16/12/2020 |
| 76, Lady Acre Close, Lymm, Warrington WA13 0SR | Detached | 2,013 | £533,000 | £265 | 11/12/2020 |
| 55, Wellcroft Gardens, Lymm, Warrington WA13 0LU | Detached | 1,152 | £420,000 | £365 | 19/11/2020 |
| 4, Woodland Drive, Lymm, Warrington WA13 0BL | Detached | 1,668 | £575,000 | £345 | 20/02/2020 |
| 16, Limefield Avenue, Lymm, Warrington WA13 0QB | Detached | 1,711 | £495,000 | £289 | 19/03/2020 |
| 30, Wychwood Avenue, Lymm, Warrington WA13 0NE | Detached | 1,518 | £355,000 | £234 | 31/07/2020 |
| Greenfields, Oughtrington Lane, Lymm, Warrington WA13 0QY | Detached | 1,023 | £398,000 | £389 | 15/09/2020 |
| 11, Baycliffe, Lymm, Warrington WA13 0QF | Detached | 2,616 | £795,000 | £304 | 29/09/2020 |
| 45, Hunts Field Close, Lymm, Warrington WA13 0SS | Detached | 2,045 | £740,000 | £362 | 19/03/2020 |
| 60, Higher Lane, Lymm, Warrington WA13 0BG | Detached | 1,351 | £810,000 | £600 | 16/11/2020 |
| 2, The Greenacres, Lymm, Warrington WA13 9NT | Detached | 1,206 | £460,500 | £382 | 18/12/2020 |
| 4, Cotebrook View, Oughtrington Lane, Lymm, Warrington WA13 0QY | Detached | 3,714 | £1,300,000 | £350 | 07/01/2020 |
| 12, Howard Avenue, Oughtrington, Lymm, Warrington WA13 9EQ | Detached | 775 | £275,000 | £355 | 27/07/2020 |
| 9, Baycliffe, Lymm, Warrington WA13 0QF | Detached | 1,453 | £615,000 | £423 | 20/03/2020 |
| 4, Greenwood Road, Lymm, Warrington WA13 0LA | Detached | 1,636 | £527,500 | £322 | 20/08/2020 |

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|---|---------------|-------|------------|------|------------|
| 4, Woodland Avenue, Lymm, Warrington WA13 0BJ | Detached | 1,163 | £550,000 | £473 | 03/09/2020 |
| 10, Egerton Road, Lymm, Warrington WA13 0PA | Detached | 1,055 | £375,000 | £356 | 30/04/2020 |
| 17, The Square, Lymm, Warrington WA13 0HX | Detached | 1,744 | £850,000 | £487 | 03/11/2020 |
| 5, Willow Close, Lymm, Warrington WA13 9DL | Detached | 2,465 | £750,000 | £304 | 23/10/2020 |
| 5, Cotebrook View, Oughtrington Lane, Lymm, Warrington WA13 0QY | Detached | 3,714 | £1,300,000 | £350 | 14/02/2020 |
| Coach House, Lymm Hall, Rectory Lane, Lymm, Warrington WA13 0AJ | Detached | 3,003 | £1,075,000 | £358 | 13/03/2020 |
| 15, Marfield Avenue, Lymm, Warrington WA13 0QZ | Flat | 570 | £135,000 | £237 | 30/01/2020 |
| 77, Cyril Bell Close, Lymm, Warrington WA13 0JU | Flat | 672 | £227,000 | £338 | 05/03/2020 |
| 87, Cyril Bell Close, Lymm, Warrington WA13 0JU | Flat | 446 | £120,000 | £269 | 24/01/2020 |
| 30, Northway, Lymm, Warrington WA13 9AT | Flat | 521 | £95,000 | £183 | 31/01/2020 |
| 5, White Clover Square, Lymm, Warrington WA13 0RX | Flat | 409 | £121,500 | £297 | 27/02/2020 |
| Apartment 4, The Brow, Eagle Brow, Lymm, Warrington WA13 0GL | Flat | 850 | £235,000 | £276 | 10/03/2020 |
| 27, White Clover Square, Lymm, Warrington WA13 0RX | Flat | 700 | £156,000 | £223 | 02/06/2020 |
| 19, Lady Acre Close, Lymm, Warrington WA13 0SN | Flat | 560 | £198,500 | £355 | 10/01/2020 |
| 9, Dinglebank Close, Lymm, Warrington WA13 0QR | Flat | 700 | £160,000 | £229 | 13/11/2020 |
| 55, Lady Acre Close, Lymm, Warrington WA13 0SN | Flat | 560 | £145,000 | £259 | 30/10/2020 |
| 26, Crossland Mews, Lymm, Warrington WA13 9GB | Flat | 581 | £132,000 | £227 | 07/08/2020 |
| 6, Dukesbridge Court, New Road, Lymm, Warrington WA13 9DU | Flat | 872 | £290,000 | £333 | 02/10/2020 |
| 17, Newarth Drive, Lymm, Warrington WA13 0LH | Flat | 409 | £125,000 | £306 | 09/10/2020 |
| 3, The Limes, Booths Hill Close, Lymm, Warrington WA13 0DW | Flat | 603 | £183,000 | £304 | 18/06/2020 |
| 135, Bucklow Gardens, Lymm, Warrington WA13 9RN | Flat | 861 | £195,000 | £226 | 11/12/2020 |
| 8, Newarth Drive, Lymm, Warrington WA13 0LH | Flat | 409 | £122,000 | £298 | 10/01/2020 |
| Flat 11, Fieldways, Star Lane, Lymm, Warrington WA13 9BH | Flat | 581 | £138,500 | £238 | 19/08/2020 |
| 10, The Farthings, Lymm, Warrington WA13 9GD | Flat | 861 | £190,000 | £221 | 12/08/2020 |
| 97, Cyril Bell Close, Lymm, Warrington WA13 0JU | Flat | 499 | £230,000 | £461 | 28/08/2020 |
| 38, White Clover Square, Lymm, Warrington WA13 0RX | Flat | 520 | £157,500 | £303 | 21/08/2020 |
| 29, Crouchley Lane, Lymm, Warrington WA13 0AS | Semi-detached | 1,830 | £601,500 | £329 | 04/02/2020 |
| 1, Hawthorn Road, Lymm, Warrington WA13 0HB | Semi-detached | 1,033 | £210,000 | £203 | 24/01/2020 |
| 10, Cyril Bell Close, Lymm, Warrington WA13 0JS | Semi-detached | 753 | £235,000 | £312 | 08/01/2020 |
| 51, Highfield Road, Lymm, Warrington WA13 0DT | Semi-detached | 1,152 | £320,000 | £278 | 05/03/2020 |
| 34, Howard Avenue, Oughtrington, Lymm, Warrington WA13 9EH | Semi-detached | 1,076 | £305,000 | £283 | 02/03/2020 |
| 22, Orchard Avenue, Lymm, Warrington WA13 0JX | Semi-detached | 1,313 | £390,000 | £297 | 20/02/2020 |
| 125, Whitbarrow Road, Lymm, Warrington WA13 9AY | Semi-detached | 786 | £260,000 | £331 | 29/04/2020 |
| 34, Adey Road, Lymm, Warrington WA13 9QX | Semi-detached | 1,302 | £399,995 | £307 | 27/03/2020 |
| 68, Statham Avenue, Lymm, Cheshire East WA13 9NL | Semi-detached | 517 | £255,000 | £494 | 03/04/2020 |
| 23, Statham Close, Lymm, Warrington WA13 9NN | Semi-detached | 980 | £325,000 | £332 | 27/02/2020 |
| 6, Whitesands Road, Lymm, Warrington WA13 9LF | Semi-detached | 786 | £280,000 | £356 | 06/05/2020 |
| 41, Mardale Crescent, Lymm, Warrington WA13 9PJ | Semi-detached | 805 | £285,000 | £354 | 02/06/2020 |
| 9, Church View, Lymm, Warrington WA13 9ES | Semi-detached | 1,130 | £290,000 | £257 | 15/05/2020 |
| 2, Adey Road, Lymm, Warrington WA13 9QX | Semi-detached | 1,195 | £365,000 | £305 | 10/07/2020 |
| 50, Cherry Lane, Lymm, Warrington WA13 0NN | Semi-detached | 1,722 | £660,000 | £383 | 17/07/2020 |
| 2, Elm Tree Avenue, Lymm, Warrington WA13 0NL | Semi-detached | 1,453 | £394,000 | £271 | 09/11/2020 |
| 141, Higher Lane, Lymm, Warrington WA13 0BU | Semi-detached | 1,787 | £565,000 | £316 | 29/05/2020 |
| 20, Barsbank Lane, Lymm, Warrington WA13 0ES | Semi-detached | 872 | £230,000 | £264 | 29/05/2020 |
| 5, Oughtrington View, Oughtrington, Lymm, Warrington WA13 9HD | Semi-detached | 1,184 | £300,000 | £253 | 16/06/2020 |
| 25, Warburton Close, Lymm, Warrington WA13 9QE | Semi-detached | 1,163 | £357,500 | £308 | 08/01/2020 |
| 24, Ridgway Gardens, Lymm, Warrington WA13 0HQ | Semi-detached | 991 | £305,000 | £308 | 06/01/2020 |
| 7, Elm Tree Avenue, Lymm, Warrington WA13 0NL | Semi-detached | 1,421 | £358,000 | £252 | 26/03/2020 |
| 21, Rosebank, Lymm, Warrington WA13 0JH | Semi-detached | 797 | £322,500 | £405 | 28/09/2020 |
| 2, Lodge Close, Lymm, Warrington WA13 9HG | Semi-detached | 1,119 | £363,000 | £324 | 28/10/2020 |
| 44, Highfield Road, Lymm, Warrington WA13 0EF | Semi-detached | 1,227 | £360,000 | £293 | 23/10/2020 |
| 12, Richmond Drive, Lymm, Warrington WA13 9HE | Semi-detached | 786 | £270,000 | £344 | 30/11/2020 |
| 17, Egerton Road, Lymm, Warrington WA13 0PA | Semi-detached | 818 | £279,500 | £342 | 14/12/2020 |
| 19, Brook Road, Lymm, Warrington WA13 9AH | Semi-detached | 1,690 | £634,500 | £375 | 10/12/2020 |
| 89, Higher Lane, Lymm, Warrington WA13 0BZ | Semi-detached | 1,582 | £550,000 | £348 | 02/11/2020 |
| 17, Albany Road, Lymm, Warrington WA13 9LU | Semi-detached | 1,044 | £280,000 | £268 | 10/07/2020 |
| 14, Higher Lane, Lymm, Warrington WA13 0AP | Semi-detached | 1,087 | £395,000 | £363 | 04/12/2020 |
| 82, Longbutt Lane, Lymm, Warrington WA13 0QX | Semi-detached | 767 | £320,000 | £417 | 14/12/2020 |
| 15, Sycamore Drive, Lymm, Warrington WA13 9AU | Semi-detached | 1,130 | £265,000 | £234 | 24/07/2020 |
| 15, The Anchorage, Lymm, Warrington WA13 0DX | Semi-detached | 1,238 | £310,000 | £250 | 07/07/2020 |
| 4, Warburton Close, Lymm, Warrington WA13 9QE | Semi-detached | 1,348 | £320,000 | £237 | 21/12/2020 |
| 1, St Peters Close, Lymm, Warrington WA13 9QB | Semi-detached | 1,087 | £305,000 | £281 | 23/11/2020 |
| 43, Mardale Crescent, Lymm, Warrington WA13 9PJ | Semi-detached | 990 | £284,000 | £287 | 11/11/2020 |
| 21, Statham Avenue, Lymm, Warrington WA13 9NJ | Semi-detached | 721 | £290,000 | £402 | 14/08/2020 |
| 61, Mardale Crescent, Lymm, Warrington WA13 9PJ | Semi-detached | 786 | £262,500 | £334 | 10/09/2020 |
| 14, Newfield Court, Lymm, Warrington WA13 9QU | Semi-detached | 1,109 | £235,000 | £212 | 04/09/2020 |
| 14, Sycamore Drive, Lymm, Warrington WA13 9AU | Semi-detached | 893 | £254,000 | £284 | 09/01/2020 |
| 129, Whitbarrow Road, Lymm, Warrington WA13 9AY | Semi-detached | 451 | £338,000 | £750 | 04/09/2020 |
| 19, Highfield Road, Lymm, Warrington WA13 0DS | Semi-detached | 904 | £322,500 | £357 | 21/08/2020 |
| 34, Orchard Avenue, Lymm, Warrington WA13 0JX | Semi-detached | 988 | £335,000 | £339 | 25/09/2020 |
| 14, Ridgway Gardens, Lymm, Warrington WA13 0HQ | Semi-detached | 721 | £245,000 | £340 | 23/10/2020 |
| 6, Heyes Drive, Lymm, Warrington WA13 0PB | Semi-detached | 657 | £299,950 | £457 | 06/11/2020 |
| 48, Bollin Drive, Lymm, Warrington WA13 9QA | Semi-detached | 1,130 | £395,000 | £349 | 23/10/2020 |
| 136, Albany Road, Lymm, Warrington WA13 9LP | Semi-detached | 936 | £260,000 | £278 | 03/11/2020 |
| 53, Statham Avenue, Lymm, Warrington WA13 9NJ | Semi-detached | 1,335 | £430,000 | £322 | 18/11/2020 |
| 1, The Square, Lymm, Warrington WA13 0HX | Terraced | 837 | £265,000 | £316 | 06/01/2020 |
| 47, White Clover Square, Lymm, Warrington WA13 0RX | Terraced | 668 | £102,500 | £153 | 16/03/2020 |
| 62, Albany Road, Lymm, Warrington WA13 9LW | Terraced | 775 | £243,000 | £314 | 10/03/2020 |
| 72, Booths Hill Road, Lymm, Warrington WA13 0EP | Terraced | 753 | £255,000 | £338 | 11/06/2020 |

| | | | | | |
|---|---------------|--------------|-----------------|-------------|------------|
| 10, Warrington Road, Lymm, Warrington WA13 9BG | Terraced | 549 | £215,000 | £392 | 29/04/2020 |
| 5, Crossfield Avenue, Lymm, Warrington WA13 0JL | Terraced | 969 | £336,000 | £347 | 19/06/2020 |
| 52, Booths Hill Road, Lymm, Warrington WA13 0DP | Terraced | 1,249 | £325,000 | £260 | 16/07/2020 |
| 7, Quayside Mews, Lymm, Warrington WA13 0HZ | Terraced | 1,302 | £360,000 | £276 | 03/07/2020 |
| 94, Booths Hill Road, Lymm, Warrington WA13 0EP | Terraced | 1,023 | £210,000 | £205 | 18/11/2020 |
| 110, Rushgreen Road, Lymm, Warrington WA13 9QW | Terraced | 678 | £223,000 | £329 | 13/11/2020 |
| 19, Rosebank, Lymm, Warrington WA13 0JH | Terraced | 829 | £340,000 | £410 | 04/09/2020 |
| 7, Arley Grove, Lymm, Warrington WA13 0BT | Terraced | 2,120 | £415,650 | £196 | 14/12/2020 |
| 23, Ridgway Gardens, Lymm, Warrington WA13 0HQ | Terraced | 742 | £250,000 | £337 | 11/12/2020 |
| 107, Higher Lane, Lymm, Warrington WA13 0BZ | Terraced | 743 | £255,000 | £343 | 13/10/2020 |
| 42, Ridgway Gardens, Lymm, Warrington WA13 0HQ | Terraced | 732 | £257,000 | £351 | 30/10/2020 |
| 1, Rectory Gardens, Lymm, Warrington WA13 0DQ | Terraced | 1,411 | £470,000 | £333 | 14/12/2020 |
| 15, Newfield Court, Lymm, Warrington WA13 9QU | Terraced | 1,013 | £262,000 | £259 | 04/12/2020 |
| 6, Lymm Quay, Lymm, Warrington WA13 9ED | Terraced | 667 | £285,000 | £427 | 08/09/2020 |
| 6, Hunts Field Close, Lymm, Warrington WA13 0SS | Terraced | 1,432 | £400,000 | £279 | 18/12/2020 |
| 1, Lymm Bridge, Lymm, Warrington WA13 9DS | Terraced | 1,625 | £750,000 | £461 | 29/10/2020 |
| 34, Ridgway Gardens, Lymm, Warrington WA13 0HQ | Terraced | 746 | £281,000 | £377 | 18/12/2020 |
| 38, Grove Avenue, Lymm, Warrington WA13 0HF | Terraced | 622 | £235,000 | £378 | 31/07/2020 |
| 23, Pepper Street, Lymm, Warrington WA13 0JG | Terraced | 721 | £175,000 | £243 | 06/11/2020 |
| 6, Elm Tree Road, Lymm, Warrington WA13 0NB | Terraced | 915 | £265,000 | £290 | 17/09/2020 |
| 167, Rushgreen Road, Lymm, Warrington WA13 9QT | Terraced | 774 | £305,000 | £394 | 09/11/2020 |
| Overall Average | | 1,189 | £396,478 | £331 | |
| Winwick | | | | | |
| 5, Hermitage Close, Winwick, Warrington, Warrington WA2 8SW | Detached | 1,453 | £440,000 | £303 | 01/06/2020 |
| 13, Rectory Close, Winwick, Warrington, Warrington WA2 8LD | Detached | 700 | £292,500 | £418 | 17/06/2020 |
| 1, St Anthony Place, Winwick, Warrington, Warrington WA2 8LX | Detached | 850 | £257,000 | £302 | 13/08/2020 |
| 9, Spires Gardens, Winwick, Warrington, Warrington WA2 8WB | Detached | 1,442 | £462,500 | £321 | 11/06/2020 |
| 8, Spires Gardens, Winwick, Warrington, Warrington WA2 8WB | Detached | 1,635 | £399,000 | £244 | 11/12/2020 |
| 45, Spires Gardens, Winwick, Warrington, Warrington WA2 8WB | Detached | 872 | £179,000 | £205 | 07/08/2020 |
| 23, Spires Gardens, Winwick, Warrington, Warrington WA2 8WB | Detached | 883 | £275,000 | £312 | 10/09/2020 |
| 4, Fleming Drive, Winwick, Warrington, Warrington WA2 8XP | Detached | 2,002 | £450,000 | £225 | 26/11/2020 |
| 65, Falcondale Road, Winwick, Warrington, Warrington WA2 8ND | Detached | 904 | £248,000 | £274 | 24/09/2020 |
| 189, Myddleton Lane, Winwick, Warrington, Warrington WA2 0RL | Semi-detached | 829 | £205,000 | £247 | 06/02/2020 |
| 8, Gerosa Avenue, Winwick, Warrington, Warrington WA2 8SR | Semi-detached | 678 | £83,000 | £122 | 30/03/2020 |
| 16, Ballantyne Place, Winwick, Warrington, Warrington WA2 8HD | Semi-detached | 1,378 | £307,500 | £223 | 24/07/2020 |
| 14, Austen Drive, Winwick, Warrington, Warrington WA2 8XE | Semi-detached | 1,701 | £390,000 | £229 | 22/05/2020 |
| 12, Waterworks Lane, Winwick, Warrington, Warrington WA2 8LL | Semi-detached | 893 | £210,000 | £235 | 23/10/2020 |
| 19, Spires Gardens, Winwick, Warrington, Warrington WA2 8WB | Semi-detached | 995 | £257,000 | £258 | 16/10/2020 |
| 21, Falcondale Road, Winwick, Warrington, Warrington WA2 8NB | Semi-detached | 926 | £213,000 | £230 | 26/06/2020 |
| 12, Austen Drive, Winwick, Warrington, Warrington WA2 8XE | Semi-detached | 1,776 | £480,000 | £270 | 11/12/2020 |
| 29, Falcondale Road, Winwick, Warrington, Warrington WA2 8NB | Semi-detached | 624 | £178,000 | £285 | 21/08/2020 |
| 9, Ash Road, Winwick, Warrington, Warrington WA2 8NQ | Terraced | 807 | £140,000 | £173 | 07/08/2020 |
| 6, Ash Road, Winwick, Warrington, Warrington WA2 8NQ | Terraced | 1,238 | £158,000 | £128 | 27/11/2020 |
| Overall Average | | 1,129 | £281,225 | £250 | |

Source: LandInsight

APPENDIX 7: TOWN CENTRE AND INNER WARRINGTON RE-SALE COMPARABLE EVIDENCE

Re-sale Achieved Sales Evidence - Town Centre

| Address | Property Type | NSA (sq. ft.) | Achieved Price (£ / £ psf) | | Date Sold |
|--|---------------|---------------|----------------------------|-------------|------------|
| 52, Holywell Drive, Warrington, Warrington WA1 2GE | Semi-detached | 1,249 | £180,000 | £144 | 21/02/2020 |
| 60, Watkin Street, Warrington, Warrington WA2 7DP | Semi-detached | 990 | £90,000 | £91 | 24/07/2020 |
| 77, Holywell Drive, Warrington, Warrington WA1 2GE | Semi-detached | 1,292 | £190,000 | £147 | 28/08/2020 |
| 22, Frogghall Lane, Warrington, Warrington WA2 7JR | Semi-detached | 1,755 | £185,000 | £105 | 02/12/2020 |
| 33, Lord Nelson Street, Warrington, Warrington WA1 2JF | Semi-detached | 409 | £125,000 | £306 | 01/10/2020 |
| 39, Lord Nelson Street, Warrington, Warrington WA1 2JF | Semi-detached | 581 | £125,000 | £215 | 04/03/2020 |
| Semi-detached Average | | 1,046 | £149,167 | £143 | |
| 62, Scott Street, Warrington, Warrington WA2 7EJ | Terraced | 743 | £93,000 | £125 | 21/02/2020 |
| 75, Forster Street, Warrington, Warrington WA2 7BX | Terraced | 753 | £92,000 | £122 | 14/02/2020 |
| 33, Frogghall Lane, Warrington, Warrington WA2 7JP | Terraced | 1,936 | £197,500 | £102 | 13/03/2020 |
| 22, Arpley Street, Warrington, Warrington WA1 1NZ | Terraced | 1,507 | £210,000 | £139 | 07/05/2020 |
| 37, Levens Close, Warrington, Warrington WA5 0EU | Terraced | 678 | £130,000 | £192 | 29/06/2020 |
| 20, Cobden Street, Warrington, Warrington WA2 7AJ | Terraced | 893 | £110,000 | £123 | 08/06/2020 |
| 99, Forster Street, Warrington, Warrington WA2 7AX | Terraced | 646 | £85,000 | £132 | 30/06/2020 |
| 60, Forster Street, Warrington, Warrington WA2 7BX | Terraced | 484 | £95,000 | £196 | 02/07/2020 |
| 69, Wellington Street, Warrington, Warrington WA1 2DA | Terraced | 721 | £110,000 | £153 | 21/08/2020 |
| 1, Annie Street, Warrington, Warrington WA2 7EL | Terraced | 872 | £96,390 | £111 | 29/05/2020 |
| 45, Levens Close, Warrington, Warrington WA5 0EU | Terraced | 678 | £131,500 | £194 | 04/08/2020 |
| 56, Wellington Street, Warrington, Warrington WA1 2DA | Terraced | 603 | £95,000 | £158 | 28/08/2020 |
| 90, Chorley Street, Warrington, Warrington WA2 7HP | Terraced | 1,227 | £92,450 | £75 | 07/01/2020 |
| 36, Clegge Street, Warrington, Warrington WA2 7AT | Terraced | 829 | £108,000 | £130 | 13/11/2020 |
| 19, Hale Street, Warrington, Warrington WA2 7BU | Terraced | 624 | £90,000 | £144 | 04/09/2020 |
| 111a, Forster Street, Warrington, Warrington WA2 7AX | Terraced | 1,076 | £100,000 | £93 | 23/09/2020 |
| 26, Winifred Street, Warrington, Warrington WA2 7ER | Terraced | 667 | £98,000 | £147 | 27/11/2020 |
| 26, Clegge Street, Warrington, Warrington WA2 7AT | Terraced | 818 | £105,000 | £128 | 08/10/2020 |
| 4, Winmarleigh Street, Warrington, Warrington WA1 1NB | Terraced | 237 | £375,000 | £1,584 | 30/12/2020 |
| 12, Cobden Street, Warrington, Warrington WA2 7AJ | Terraced | 980 | £113,000 | £115 | 05/02/2021 |
| 13, St Peters Way, Warrington, Warrington WA2 7BL | Terraced | 832 | £120,500 | £145 | 15/12/2020 |
| 25, Winifred Street, Warrington, Warrington WA2 7ER | Terraced | 1,023 | £121,000 | £118 | 21/01/2021 |
| 25, Berkeley Close, Warrington, Warrington WA5 0EP | Terraced | 980 | £147,000 | £150 | 20/11/2020 |
| 44, St Peters Way, Warrington, Warrington WA2 7BT | Terraced | 743 | £120,000 | £162 | 13/11/2020 |
| 7, Cyril Street, Warrington, Warrington WA2 7BY | Terraced | 323 | £90,000 | £279 | 07/10/2020 |
| 23, Dixon Street, Warrington, Warrington WA1 1NW | Terraced | 926 | £83,000 | £90 | 20/11/2020 |
| 11, Winifred Street, Warrington, Warrington WA2 7ER | Terraced | 700 | £95,000 | £136 | 23/09/2020 |
| 7, Winifred Street, Warrington, Warrington WA2 7ER | Terraced | 678 | £100,000 | £147 | 04/09/2020 |
| 1, Winifred Street, Warrington, Warrington WA2 7ER | Terraced | 1,227 | £112,000 | £91 | 16/01/2020 |
| 6b, Hanover Street, Warrington, Warrington WA1 1LZ | Terraced | 537 | £180,000 | £335 | 03/02/2020 |
| 9, Henry Street, Warrington, Warrington WA1 1NU | Terraced | 1,033 | £125,000 | £121 | 09/10/2020 |
| 5, Winifred Street, Warrington, Warrington WA2 7ER | Terraced | 700 | £100,000 | £143 | 04/09/2020 |
| 52, Sharp Street, Warrington, Warrington WA2 7EW | Terraced | 829 | £92,000 | £111 | 30/10/2020 |
| Terraced Average | | 833 | £121,586 | £146 | |
| Apartment 94, Gladstone Mews, Gladstone Street, Warrington, Warrington WA2 7LH | Apartment | 678 | £100,000 | £147 | 30/03/2020 |
| Apartment 31, Barton Court, Central Way, Warrington, Warrington WA2 7TE | Apartment | 657 | £85,000 | £129 | 14/02/2020 |
| 24, Dutton Court, Warrington, Warrington WA1 2BE | Apartment | 562 | £83,000 | £148 | 22/05/2020 |
| 139, Greenings Court, Warrington, Warrington WA2 7GH | Apartment | 549 | £75,000 | £137 | 19/06/2020 |
| Apartment 59, Gladstone Mews, Gladstone Street, Warrington, Warrington WA2 7LG | Apartment | 592 | £89,000 | £150 | 29/05/2020 |
| Apartment 6, Lewis Court, Victoria Street, Warrington, Warrington WA1 2TD | Apartment | 624 | £73,000 | £117 | 27/08/2020 |
| 47, Berkeley Close, Warrington, Warrington WA5 0EP | Apartment | 592 | £74,000 | £125 | 02/10/2020 |
| Apartment 2, Sedgewick Court, Central Way, Warrington, Warrington WA2 7TG | Apartment | 667 | £105,000 | £157 | 31/01/2020 |
| 27, Dutton Court, Warrington, Warrington WA1 2BE | Apartment | 409 | £70,000 | £171 | 20/01/2020 |
| 26, Holywell Drive, Warrington, Warrington WA1 2GE | Apartment | 744 | £110,000 | £148 | 31/01/2020 |
| 1, Sidings Court, Warrington, Warrington WA1 3FY | Apartment | 538 | £70,000 | £130 | 18/12/2020 |
| Apartment 5, Scott Court, Central Way, Warrington, Warrington WA2 7TB | Apartment | 620 | £105,000 | £169 | 05/06/2020 |
| 45, Berkeley Close, Warrington, Warrington WA5 0EP | Apartment | 624 | £80,000 | £128 | 24/11/2020 |
| Apartment 3, Bovey Court, St Austins Lane, Warrington, Warrington WA1 1HE | Apartment | 721 | £112,500 | £156 | 20/03/2020 |
| 15, Cherry Court, Orchard Street, Warrington, Warrington WA1 2TE | Apartment | 549 | £75,000 | £137 | 11/09/2020 |
| 37, Knightsbridge Court, Palmyra Square North, Warrington, Warrington WA1 1TA | Apartment | 667 | £85,000 | £127 | 30/06/2020 |
| Apartment 9, Gladstone Mews, Gladstone Street, Warrington, Warrington WA2 7LG | Apartment | 667 | £92,000 | £138 | 23/11/2020 |
| Apartment 17, Gladstone Mews, Gladstone Street, Warrington, Warrington WA2 7LG | Apartment | 721 | £90,000 | £125 | 23/09/2020 |
| 36, Knightsbridge Court, Palmyra Square North, Warrington, Warrington WA1 1TA | Apartment | 527 | £87,000 | £165 | 25/10/2020 |
| Apartment 25, Ampleforth House, Dial Street, Warrington, Warrington WA1 2NX | Apartment | 1,126 | £127,000 | £113 | 09/10/2020 |
| Apartment 21, Gladstone Mews, Gladstone Street, Warrington, Warrington WA2 7LG | Apartment | 635 | £85,000 | £134 | 17/01/2020 |
| 135, Greenings Court, Warrington, Warrington WA2 7GH | Apartment | 549 | £76,000 | £138 | 25/02/2020 |
| 16, Pinders Farm Drive, Warrington, Warrington WA1 2GF | Apartment | 689 | £120,000 | £174 | 23/10/2020 |
| 23, Sidings Court, Warrington, Warrington WA1 3FY | Apartment | 667 | £90,000 | £135 | 16/11/2020 |
| 110, Holywell Drive, Warrington, Warrington WA1 2GG | Apartment | 549 | £105,000 | £191 | 10/12/2020 |
| Apartment 42, Gladstone Mews, Gladstone Street, Warrington, Warrington WA2 7LG | Apartment | 614 | £74,500 | £121 | 12/11/2020 |
| Apartment 82, Gladstone Mews, Gladstone Street, Warrington, Warrington WA2 7LG | Apartment | 570 | £76,700 | £134 | 23/11/2020 |
| Apartment Average | | 634 | £89,433 | £141 | |
| Overall Average | | 771 | £110,940 | £144 | |

Search Area - 1/2 mile radius of the Town Centre



Source: LandInsight

Re-sale Achieved Sales Evidence - Inner Warrington (North)

| Address | Property Type | NSA (sq. ft.) | Achieved Price (£ / £ psf) | | Date Sold |
|---|-----------------------------|---------------|----------------------------|-------------|------------|
| 10, Marina Drive, Warrington, Warrington WA2 9NU | Detached | 809 | £180,000 | £222 | 17/04/2020 |
| 58, Thorneycroft Drive, Warrington, Warrington WA1 3FW | Detached | 980 | £186,500 | £190 | 03/04/2020 |
| 6, Brompton Gardens, Bewsey, Warrington, Warrington WA5 0GE | Detached | 710 | £157,000 | £221 | 18/05/2020 |
| 26, Helmsley Close, Bewsey, Warrington, Warrington WA5 0GB | Detached | 825 | £168,000 | £204 | 11/09/2020 |
| 5, Brompton Gardens, Bewsey, Warrington, Warrington WA5 0GE | Detached | 893 | £200,000 | £224 | 09/10/2020 |
| 26, Sandy Lane, Warrington, Warrington WA2 9BX | Detached | 1,044 | £199,999 | £192 | 24/09/2020 |
| 3, Marina Drive, Warrington, Warrington WA2 9NU | Detached | 883 | £209,950 | £238 | 11/12/2020 |
| | Detached Average | 878 | £185,921 | £212 | |
| 27, Hallows Avenue, Warrington, Warrington WA2 8EE | Semi-detached | 1,044 | £176,000 | £169 | 03/04/2020 |
| 81, Hallfields Road, Warrington, Warrington WA2 8DL | Semi-detached | 860 | £178,500 | £208 | 13/03/2020 |
| 4, Bennett Avenue, Warrington, Warrington WA1 3PH | Semi-detached | 753 | £140,000 | £186 | 27/03/2020 |
| 37, Princess Avenue, Warrington, Warrington WA1 3PE | Semi-detached | 807 | £155,000 | £192 | 06/03/2020 |
| 19, Normanby Close, Bewsey, Warrington, Warrington WA5 0GJ | Semi-detached | 753 | £165,000 | £219 | 26/03/2020 |
| 10, Alpass Avenue, Warrington, Warrington WA5 0DN | Semi-detached | 743 | £97,000 | £131 | 18/03/2020 |
| 107, Rylands Drive, Warrington, Warrington WA2 7DY | Semi-detached | 1,087 | £185,000 | £170 | 23/03/2020 |
| 29, Clive Avenue, Warrington, Warrington WA2 9NX | Semi-detached | 1,421 | £225,000 | £158 | 01/05/2020 |
| 6, Sandy Lane, Warrington, Warrington WA2 9BX | Semi-detached | 1,130 | £165,000 | £146 | 29/05/2020 |
| 6, Wood Street, Warrington, Warrington WA1 3AY | Semi-detached | 676 | £125,750 | £186 | 08/06/2020 |
| 85, Marshall Avenue, Warrington, Warrington WA5 0HZ | Semi-detached | 980 | £110,000 | £112 | 10/06/2020 |
| 15, Neville Avenue, Orford, Warrington, Warrington WA2 9BQ | Semi-detached | 818 | £165,000 | £202 | 19/06/2020 |
| 20, Wilkinson Street, Orford, Warrington, Warrington WA2 7RD | Semi-detached | 818 | £112,000 | £137 | 31/01/2020 |
| 23, Davenham Avenue, Padgate, Warrington, Warrington WA1 3DG | Semi-detached | 732 | £164,000 | £224 | 01/05/2020 |
| 1, Dagnall Avenue, Warrington, Warrington WA5 0HU | Semi-detached | 971 | £136,000 | £140 | 22/05/2020 |
| 4, Withers Avenue, Orford, Warrington, Warrington WA2 8EU | Semi-detached | 915 | £139,000 | £152 | 27/05/2020 |
| 50, Long Lane, Warrington, Warrington WA2 8PS | Semi-detached | 743 | £130,000 | £175 | 29/04/2020 |
| 268, Manchester Road, Warrington, Warrington WA1 3RB | Semi-detached | 1,187 | £250,000 | £211 | 26/06/2020 |
| 110, Longshaw Street, Warrington, Warrington WA5 0DG | Semi-detached | 581 | £70,000 | £120 | 22/06/2020 |
| 2, Clapgate Road, Warrington, Warrington WA5 0AD | Semi-detached | 1,001 | £149,950 | £150 | 24/04/2020 |
| 4, Longshaw Street, Warrington, Warrington WA5 0BZ | Semi-detached | 936 | £85,500 | £91 | 17/07/2020 |
| 243, Manchester Road, Warrington, Warrington WA1 3RQ | Semi-detached | 990 | £178,000 | £180 | 08/06/2020 |
| 9, Fife Road, Warrington, Warrington WA1 3SB | Semi-detached | 710 | £160,000 | £225 | 31/07/2020 |
| 67, Helmsley Close, Bewsey, Warrington, Warrington WA5 0GF | Semi-detached | 614 | £148,000 | £241 | 03/07/2020 |
| 126, Helmsley Close, Bewsey, Warrington, Warrington WA5 0GB | Semi-detached | 635 | £150,000 | £236 | 31/07/2020 |
| 4, Clive Avenue, Warrington, Warrington WA2 9NX | Semi-detached | 904 | £170,000 | £188 | 31/07/2020 |
| 19, Tennyson Drive, Warrington, Warrington WA2 9BZ | Semi-detached | 700 | £190,000 | £272 | 03/07/2020 |
| 77, Hallfields Road, Warrington, Warrington WA2 8DL | Semi-detached | 1,091 | £167,500 | £153 | 29/05/2020 |
| 1, St Stephens Avenue, Orford, Warrington, Warrington WA2 9RH | Semi-detached | 807 | £100,000 | £124 | 01/07/2020 |
| 4, Sandy Lane, Warrington, Warrington WA2 9BX | Semi-detached | 947 | £170,000 | £179 | 13/07/2020 |
| 55, Fitzherbert Street, Warrington, Warrington WA2 7PN | Semi-detached | 850 | £155,000 | £182 | 10/07/2020 |
| 115, Alder Lane, Warrington, Warrington WA2 8AG | Semi-detached | 829 | £125,000 | £151 | 12/08/2020 |
| 45, Higham Avenue, Warrington, Warrington WA5 0HF | Semi-detached | 1,044 | £135,000 | £129 | 21/07/2020 |
| 6, Smith Crescent, Orford, Warrington, Warrington WA2 8EN | Semi-detached | 764 | £215,500 | £282 | 07/08/2020 |
| 30, Delamere Street, Warrington, Warrington WA5 1PD | Semi-detached | 689 | £148,000 | £215 | 19/08/2020 |
| 48, Orford Green, Orford, Warrington, Warrington WA2 8PL | Semi-detached | 1,066 | £140,000 | £131 | 06/11/2020 |
| 16, Keats Grove, Warrington, Warrington WA2 9DU | Semi-detached | 850 | £170,000 | £200 | 29/10/2020 |
| 19, Oakland Street, Warrington, Warrington WA1 3DB | Semi-detached | 774 | £160,000 | £207 | 12/08/2020 |
| 34, Helsby Street, Warrington, Warrington WA1 3AX | Semi-detached | 700 | £110,000 | £157 | 16/09/2020 |
| 27, Norley Close, Warrington, Warrington WA5 1GR | Semi-detached | 689 | £145,000 | £210 | 18/09/2020 |
| 245, Manchester Road, Warrington, Warrington WA1 3RQ | Semi-detached | 1,044 | £166,000 | £159 | 31/07/2020 |
| 5, Davenham Avenue, Padgate, Warrington, Warrington WA1 3DG | Semi-detached | 721 | £135,000 | £187 | 24/01/2020 |
| 48, Kingsway North, Warrington, Warrington WA1 3PD | Semi-detached | 753 | £134,000 | £178 | 13/01/2020 |
| 11, Norbury Avenue, Warrington, Warrington WA2 8EB | Semi-detached | 958 | £160,000 | £167 | 03/01/2020 |
| 33, Yardley Avenue, Warrington, Warrington WA5 0BQ | Semi-detached | 743 | £114,000 | £153 | 15/01/2020 |
| 35a, Sandy Lane, Warrington, Warrington WA2 9BY | Semi-detached | 850 | £153,000 | £180 | 16/01/2020 |
| 27, Princess Avenue, Warrington, Warrington WA1 3PE | Semi-detached | 764 | £148,000 | £194 | 07/02/2020 |
| 14, Trafford Avenue, Warrington, Warrington WA5 0AP | Semi-detached | 797 | £117,500 | £148 | 31/01/2020 |
| 21, Summerfield Avenue, Warrington, Warrington WA5 0HN | Semi-detached | 969 | £107,000 | £110 | 20/10/2020 |
| 48, East Avenue, Orford, Warrington, Warrington WA2 8AD | Semi-detached | 710 | £123,000 | £173 | 01/10/2020 |
| 1, Vale Avenue, Warrington, Warrington WA2 8AY | Semi-detached | 710 | £110,000 | £155 | 27/10/2020 |
| 9, Cowdell Street, Warrington, Warrington WA2 7PP | Semi-detached | 753 | £137,500 | £182 | 18/12/2020 |
| 5, Honister Avenue, Orford, Warrington, Warrington WA2 9NG | Semi-detached | 917 | £143,000 | £156 | 27/11/2020 |
| 18, Harrison Close, Warrington, Warrington WA1 3GH | Semi-detached | 657 | £144,500 | £220 | 05/01/2021 |
| 62, Festival Avenue, Warrington, Warrington WA2 9EG | Semi-detached | 764 | £118,000 | £154 | 18/12/2020 |
| 3, Fitzherbert Street, Warrington, Warrington WA2 7QG | Semi-detached | 1,098 | £163,000 | £148 | 07/10/2020 |
| 21, Oakland Street, Warrington, Warrington WA1 3DB | Semi-detached | 710 | £168,000 | £236 | 25/09/2020 |
| 12, Beatty Avenue, Warrington, Warrington WA2 9NY | Semi-detached | 915 | £151,612 | £166 | 11/09/2020 |
| 1, Southworth Avenue, Warrington, Warrington WA5 0DX | Semi-detached | 667 | £120,000 | £180 | 18/09/2020 |
| | Semi-detached Averag | 849 | £147,014 | £173 | |
| 90, Manchester Road, Warrington, Warrington WA1 3AN | Terraced | 1,518 | £191,000 | £126 | 10/02/2020 |
| 87, Marsh House Lane, Warrington, Warrington WA1 3QZ | Terraced | 861 | £95,000 | £110 | 01/05/2020 |
| 41, Poplars Avenue, Warrington, Warrington WA2 9LJ | Terraced | 872 | £110,000 | £126 | 01/05/2020 |
| 78, Padgate Lane, Warrington, Warrington WA1 3RU | Terraced | 1,066 | £127,000 | £119 | 21/02/2020 |
| 19, Hazel Street, Warrington, Warrington WA1 3PY | Terraced | 635 | £74,000 | £117 | 26/03/2020 |
| 76, Marshall Avenue, Warrington, Warrington WA5 0HZ | Terraced | 969 | £100,000 | £103 | 27/03/2020 |
| 88, Northway, Longford, Warrington, Warrington WA2 9QA | Terraced | 640 | £85,000 | £133 | 19/03/2020 |
| 19, High Gates Close, Bewsey, Warrington, Warrington WA5 0AJ | Terraced | 624 | £130,000 | £208 | 17/04/2020 |
| 9, Kiveton Walk, Warrington, Warrington WA2 7ES | Terraced | 990 | £158,500 | £160 | 06/03/2020 |

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|--|----------|-------|----------|------|------------|
| 26, Southworth Avenue, Warrington, Warrington WA5 0DX | Terraced | 715 | £107,000 | £150 | 20/03/2020 |
| 45, Molyneux Avenue, Warrington, Warrington WA5 0DR | Terraced | 646 | £71,000 | £110 | 23/03/2020 |
| 17, Calgarth Avenue, Warrington, Warrington WA5 0FT | Terraced | 1,216 | £155,000 | £127 | 17/03/2020 |
| 1, Dudley Street, Warrington, Warrington WA2 7BG | Terraced | 753 | £86,000 | £114 | 13/03/2020 |
| 101, Cartwright Street, Warrington, Warrington WA5 1TH | Terraced | 678 | £85,000 | £125 | 02/03/2020 |
| 17, Goulden Street, Warrington, Warrington WA5 1UA | Terraced | 883 | £67,000 | £76 | 27/03/2020 |
| 67, Padgate Lane, Warrington, Warrington WA1 3RZ | Terraced | 980 | £92,000 | £94 | 24/03/2020 |
| 124, Bostock Street, Warrington, Warrington WA5 1TU | Terraced | 947 | £132,500 | £140 | 30/04/2020 |
| 10, Cowdell Street, Warrington, Warrington WA2 7PP | Terraced | 850 | £100,000 | £118 | 31/03/2020 |
| 59, Lovely Lane, Warrington, Warrington WA5 1NB | Terraced | 1,421 | £205,000 | £144 | 07/05/2020 |
| 22, St Barnabas Place, Warrington, Warrington WA5 1TX | Terraced | 990 | £106,000 | £107 | 17/02/2020 |
| 42, Amelia Street, Orford, Warrington, Warrington WA2 7QD | Terraced | 1,023 | £120,000 | £117 | 30/04/2020 |
| 11, South Avenue, Warrington, Warrington WA2 8AS | Terraced | 570 | £115,000 | £202 | 31/03/2020 |
| 40, Earl Street, Warrington, Warrington WA2 7BH | Terraced | 850 | £85,000 | £100 | 20/03/2020 |
| 56, Gorsey Lane, Warrington, Warrington WA1 3PS | Terraced | 969 | £110,500 | £114 | 10/06/2020 |
| 76, Algernon Street, Warrington, Warrington WA1 3QP | Terraced | 721 | £100,000 | £139 | 03/04/2020 |
| 7, Morgan Avenue, Warrington, Warrington WA2 9DW | Terraced | 775 | £91,000 | £117 | 29/05/2020 |
| 145, Longford Street, Warrington, Warrington WA2 7PX | Terraced | 850 | £110,000 | £129 | 29/05/2020 |
| 92, Folly Lane, Warrington, Warrington WA5 0NF | Terraced | 1,561 | £105,000 | £67 | 12/06/2020 |
| 102, Hume Street, Warrington, Warrington WA1 3QT | Terraced | 807 | £72,000 | £89 | 10/06/2020 |
| 52, Hume Street, Warrington, Warrington WA1 3QR | Terraced | 678 | £83,000 | £122 | 11/06/2020 |
| 42, Lostock Avenue, Warrington, Warrington WA5 0DD | Terraced | 731 | £88,550 | £121 | 26/06/2020 |
| 154, Battersby Lane, Warrington, Warrington WA2 7EU | Terraced | 797 | £105,000 | £132 | 19/06/2020 |
| 16, Mortimer Avenue, Warrington, Warrington WA2 8BA | Terraced | 646 | £92,000 | £142 | 29/05/2020 |
| 15, East Avenue, Orford, Warrington, Warrington WA2 8AD | Terraced | 700 | £121,500 | £174 | 23/06/2020 |
| 27, Pinewood Avenue, Warrington, Warrington WA1 3SX | Terraced | 807 | £118,000 | £146 | 05/06/2020 |
| 286, Lovely Lane, Warrington, Warrington WA5 0AB | Terraced | 904 | £99,000 | £109 | 10/06/2020 |
| 29, Dickenson Street, Warrington, Warrington WA2 7EZ | Terraced | 721 | £90,000 | £125 | 21/05/2020 |
| 16, Amelia Street, Orford, Warrington, Warrington WA2 7QA | Terraced | 581 | £68,000 | £117 | 03/07/2020 |
| 193, Longshaw Street, Warrington, Warrington WA5 0HT | Terraced | 829 | £110,000 | £133 | 29/05/2020 |
| 108, Lovely Lane, Warrington, Warrington WA5 1PG | Terraced | 936 | £129,000 | £138 | 26/06/2020 |
| 210, Manchester Road, Warrington, Warrington WA1 3AP | Terraced | 947 | £160,000 | £169 | 22/05/2020 |
| 70, Dalton Bank, Warrington, Warrington WA1 3AH | Terraced | 603 | £108,000 | £179 | 17/07/2020 |
| 5, Orford Road, Warrington, Warrington WA1 3TD | Terraced | 1,023 | £146,500 | £143 | 12/06/2020 |
| 57, Algernon Street, Warrington, Warrington WA1 3QP | Terraced | 947 | £117,500 | £124 | 07/05/2020 |
| 57, Padgate Lane, Warrington, Warrington WA1 3RZ | Terraced | 915 | £75,000 | £82 | 17/07/2020 |
| 6, Spinners Place, Warrington, Warrington WA1 3GG | Terraced | 1,087 | £158,000 | £145 | 15/06/2020 |
| 81, Padgate Lane, Warrington, Warrington WA1 3RZ | Terraced | 1,055 | £130,500 | £124 | 30/03/2020 |
| 84, Algernon Street, Warrington, Warrington WA1 3QP | Terraced | 732 | £80,500 | £110 | 09/06/2020 |
| 5, Willis Street, Warrington, Warrington WA1 3QE | Terraced | 990 | £130,000 | £131 | 17/07/2020 |
| 15, Small Avenue, Warrington, Warrington WA2 9ET | Terraced | 689 | £115,000 | £167 | 13/07/2020 |
| 69, Hoyle Street, Warrington, Warrington WA5 0LR | Terraced | 689 | £92,000 | £134 | 10/07/2020 |
| 18, Hume Street, Warrington, Warrington WA1 3QR | Terraced | 689 | £80,000 | £116 | 07/07/2020 |
| 8, Dalton Bank, Warrington, Warrington WA1 3AH | Terraced | 506 | £90,000 | £178 | 07/08/2020 |
| 22, Orford Avenue, Warrington, Warrington WA2 7QL | Terraced | 883 | £125,000 | £142 | 01/06/2020 |
| 11, Orford Avenue, Warrington, Warrington WA2 7QN | Terraced | 1,163 | £150,000 | £129 | 31/07/2020 |
| 39, Higham Avenue, Warrington, Warrington WA5 0HF | Terraced | 797 | £112,000 | £141 | 10/08/2020 |
| 5, Kendal Avenue, Orford, Warrington, Warrington WA2 9NH | Terraced | 790 | £110,000 | £139 | 24/08/2020 |
| 38, Dalton Bank, Warrington, Warrington WA1 3AH | Terraced | 743 | £90,000 | £121 | 19/06/2020 |
| 66, Statham Avenue, Warrington, Warrington WA2 9DP | Terraced | 840 | £125,000 | £149 | 17/07/2020 |
| 144, Neville Avenue, Orford, Warrington, Warrington WA2 9AY | Terraced | 818 | £75,000 | £92 | 16/07/2020 |
| 36, Pickmere Street, Warrington, Warrington WA5 1AW | Terraced | 936 | £122,000 | £130 | 12/06/2020 |
| 10, Oakland Street, Warrington, Warrington WA1 3DB | Terraced | 786 | £120,000 | £153 | 28/08/2020 |
| 32, Orford Avenue, Warrington, Warrington WA2 7QL | Terraced | 947 | £100,000 | £106 | 27/11/2020 |
| 184, Lovely Lane, Warrington, Warrington WA5 1PH | Terraced | 689 | £147,000 | £213 | 24/06/2020 |
| 103, Cabul Close, Warrington, Warrington WA2 7SE | Terraced | 1,130 | £106,000 | £94 | 28/08/2020 |
| 11, East Avenue, Orford, Warrington, Warrington WA2 8AD | Terraced | 764 | £85,000 | £111 | 07/08/2020 |
| 23, Alexandra Street, Warrington, Warrington WA1 3SE | Terraced | 816 | £175,000 | £214 | 21/08/2020 |
| 78, Hume Street, Warrington, Warrington WA1 3QR | Terraced | 624 | £100,000 | £160 | 15/09/2020 |
| 41, Dalton Bank, Warrington, Warrington WA1 3AH | Terraced | 635 | £100,000 | £157 | 15/09/2020 |
| 26, Ellen Street, Warrington, Warrington WA5 0LY | Terraced | 667 | £100,000 | £150 | 31/07/2020 |
| 32, Lostock Avenue, Warrington, Warrington WA5 0DD | Terraced | 689 | £90,000 | £131 | 27/08/2020 |
| 51, Gorsey Lane, Warrington, Warrington WA1 3PR | Terraced | 895 | £92,500 | £103 | 28/08/2020 |
| 43, Lilford Avenue, Warrington, Warrington WA5 0BE | Terraced | 764 | £128,000 | £167 | 11/09/2020 |
| 82, Lilford Avenue, Warrington, Warrington WA5 0BJ | Terraced | 764 | £78,000 | £102 | 17/01/2020 |
| 34, Pinewood Avenue, Warrington, Warrington WA1 3SX | Terraced | 1,012 | £160,000 | £158 | 02/10/2020 |
| 357, Wellfield Street, Warrington, Warrington WA5 1PX | Terraced | 915 | £60,000 | £66 | 28/08/2020 |
| 21, Fieldview Drive, Warrington, Warrington WA2 9BP | Terraced | 753 | £110,000 | £146 | 04/09/2020 |
| 44, Dickenson Street, Warrington, Warrington WA2 7EZ | Terraced | 818 | £110,000 | £134 | 27/08/2020 |
| 32, Roome Street, Warrington, Warrington WA2 7RA | Terraced | 1,367 | £115,000 | £84 | 18/09/2020 |
| 46, Elaine Street, Warrington, Warrington WA1 3PX | Terraced | 1,141 | £112,500 | £99 | 25/08/2020 |
| 36, Manchester Road, Warrington, Warrington WA1 3AF | Terraced | 829 | £80,000 | £97 | 11/09/2020 |
| 21, Hazel Street, Warrington, Warrington WA1 3PY | Terraced | 732 | £80,000 | £109 | 10/01/2020 |
| 319, Wellfield Street, Warrington, Warrington WA5 1PL | Terraced | 804 | £84,000 | £104 | 17/01/2020 |
| 17, St Stephens Avenue, Orford, Warrington, Warrington WA2 9RH | Terraced | 828 | £85,000 | £103 | 31/01/2020 |
| 27, Elaine Street, Warrington, Warrington WA1 3PX | Terraced | 786 | £105,000 | £134 | 23/01/2020 |
| 79, Poplars Avenue, Warrington, Warrington WA2 9LL | Terraced | 893 | £120,000 | £134 | 31/01/2020 |
| 114, Neville Avenue, Orford, Warrington, Warrington WA2 9AY | Terraced | 840 | £62,000 | £74 | 14/02/2020 |
| 15, Elliott Avenue, Warrington, Warrington WA1 3SD | Terraced | 829 | £117,000 | £141 | 22/01/2020 |
| 1, St Barnabas Place, Warrington, Warrington WA5 1TX | Terraced | 786 | £80,000 | £102 | 27/01/2020 |
| 50, Lancaster Street, Warrington, Warrington WA5 1AL | Terraced | 743 | £74,000 | £100 | 14/01/2020 |

| | | | | | |
|---|--------------------------|------------|-----------------|-------------|------------|
| 9, St Stephens Avenue, Orford, Warrington, Warrington WA2 9RH | Terraced | 797 | £140,000 | £176 | 11/02/2020 |
| 53, Statham Avenue, Warrington, Warrington WA2 9EE | Terraced | 1,023 | £134,000 | £131 | 31/01/2020 |
| 12, Oakland Street, Warrington, Warrington WA1 3DB | Terraced | 764 | £117,500 | £154 | 24/01/2020 |
| 13, Oleary Street, Warrington, Warrington WA2 7RQ | Terraced | 850 | £99,000 | £116 | 23/01/2020 |
| 4, Ford Street, Warrington, Warrington WA1 3QH | Terraced | 538 | £110,000 | £204 | 16/10/2020 |
| 15, Hallfields Road, Warrington, Warrington WA2 8DL | Terraced | 904 | £131,000 | £145 | 16/10/2020 |
| 20, Crosby Avenue, Warrington, Warrington WA5 0DQ | Terraced | 657 | £125,000 | £190 | 30/10/2020 |
| 54, Forshaw Street, Warrington, Warrington WA2 7HD | Terraced | 721 | £92,500 | £128 | 21/10/2020 |
| 34, Hume Street, Warrington, Warrington WA1 3QR | Terraced | 614 | £108,500 | £177 | 25/09/2020 |
| 131, Forster Street, Warrington, Warrington WA2 7AX | Terraced | 946 | £95,000 | £100 | 06/11/2020 |
| 21, Vale Avenue, Warrington, Warrington WA2 8AY | Terraced | 624 | £77,500 | £124 | 01/04/2020 |
| 8, Norris Street, Orford, Warrington, Warrington WA2 7RL | Terraced | 980 | £95,000 | £97 | 13/10/2020 |
| 8, Oakland Street, Warrington, Warrington WA1 3DB | Terraced | 807 | £120,000 | £149 | 09/10/2020 |
| 1, Willis Street, Warrington, Warrington WA1 3QE | Terraced | 990 | £155,000 | £157 | 02/12/2020 |
| 26, Winifred Street, Warrington, Warrington WA2 7ER | Terraced | 667 | £98,000 | £147 | 27/11/2020 |
| 34a, Orford Avenue, Warrington, Warrington WA2 7QL | Terraced | 904 | £139,000 | £154 | 30/11/2020 |
| 56, Northway, Longford, Warrington, Warrington WA2 9QB | Terraced | 764 | £110,500 | £145 | 21/12/2020 |
| 45, Leonard Street, Warrington, Warrington WA2 7HA | Terraced | 624 | £102,000 | £163 | 11/12/2020 |
| 22, Oakland Street, Warrington, Warrington WA1 3DB | Terraced | 807 | £126,500 | £157 | 11/12/2020 |
| 8, Spinners Place, Warrington, Warrington WA1 3GG | Terraced | 1,410 | £187,500 | £133 | 30/11/2020 |
| 104, Sharp Street, Warrington, Warrington WA2 7EW | Terraced | 883 | £81,000 | £92 | 05/06/2020 |
| 37, South Avenue, Warrington, Warrington WA2 8AS | Terraced | 657 | £125,000 | £190 | 18/12/2020 |
| 39, Boulting Avenue, Warrington, Warrington WA5 0HA | Terraced | 1,076 | £75,000 | £70 | 04/12/2020 |
| 52, Gorse Lane, Warrington, Warrington WA1 3PS | Terraced | 743 | £62,500 | £84 | 16/12/2020 |
| 78, Orford Avenue, Warrington, Warrington WA2 7QJ | Terraced | 1,270 | £153,000 | £120 | 30/10/2020 |
| 3, Lovely Lane, Warrington, Warrington WA5 1LX | Terraced | 721 | £118,500 | £164 | 25/09/2020 |
| 63, Folly Lane, Warrington, Warrington WA5 0ND | Terraced | 495 | £90,500 | £183 | 14/08/2020 |
| 13, Ripley Street, Warrington, Warrington WA5 1PZ | Terraced | 926 | £89,000 | £96 | 23/10/2020 |
| 26, Orford Avenue, Warrington, Warrington WA2 7QL | Terraced | 883 | £137,000 | £155 | 18/09/2020 |
| | Terraced Average | 847 | £108,845 | £128 | |
| Flat 11, Oxford Court, Fairfield Street, Warrington, Warrington WA1 3GF | Apartment | 474 | £68,950 | £146 | 20/03/2020 |
| 24, Greenings Court, Warrington, Warrington WA2 7DU | Apartment | 538 | £86,500 | £161 | 27/03/2020 |
| 85, Regency Square, Warrington, Warrington WA5 0EX | Apartment | 635 | £95,500 | £150 | 01/05/2020 |
| 101, Regency Square, Warrington, Warrington WA5 0EX | Apartment | 635 | £82,500 | £130 | 26/02/2020 |
| 17, Bevan View, Warrington, Warrington WA5 0LQ | Apartment | 775 | £75,000 | £97 | 15/04/2020 |
| Flat 4, Ambrose Court, Ford Street, Warrington, Warrington WA1 3QH | Apartment | 534 | £71,000 | £133 | 09/04/2020 |
| 158, Ryfields Village, Orford, Warrington, Warrington WA2 7GD | Apartment | 452 | £103,000 | £228 | 31/07/2020 |
| 325, Ryfields Village, Orford, Warrington, Warrington WA2 7GF | Apartment | 484 | £110,000 | £227 | 24/02/2020 |
| 8, Forshaw Street, Warrington, Warrington WA2 7HD | Apartment | 689 | £87,250 | £127 | 30/10/2020 |
| 11, Whitecross Road, Warrington, Warrington WA5 1LP | Apartment | 635 | £57,000 | £90 | 30/09/2020 |
| 21, Calgarth Avenue, Warrington, Warrington WA5 0FT | Apartment | 441 | £65,000 | £147 | 25/09/2020 |
| 18, Bevan View, Warrington, Warrington WA5 0LQ | Apartment | 506 | £73,000 | £144 | 02/08/2020 |
| 86, Rylands Drive, Warrington, Warrington WA2 7DB | Apartment | 560 | £79,400 | £142 | 17/08/2020 |
| 72, Monks Place, Warrington, Warrington WA2 7DX | Apartment | 581 | £97,000 | £167 | 28/08/2020 |
| Flat 12, Kingfisher Square, Manchester Road, Warrington, Warrington WA1 3NP | Apartment | 560 | £105,000 | £188 | 23/01/2020 |
| | Apartment Average | 567 | £83,740 | £148 | |
| | Overall Average | 828 | £120,920 | £146 | |

Search Area



Source: LandInsight

Re-sale Achieved Sales Evidence - Inner Warrington (South)

| Address | Property Type | NSA (sq. ft.) | Achieved Price (£ / £ psf) | | Date Sold |
|---|-------------------------|---------------|----------------------------|-------------|------------|
| 96b, Powder Mill Road, Warrington, Warrington WA4 1GD | Detached | 958 | £222,500 | £232 | 18/06/2020 |
| 641, Knutsford Road, Warrington, Warrington WA4 1JQ | Detached | 1,130 | £168,500 | £149 | 07/08/2020 |
| 18, Grindleford Place, Fairfield And Howley, Warrington, Warrington WA1 2GT | Detached | 947 | £245,000 | £259 | 17/07/2020 |
| 56, Edgewater Place, Warrington, Warrington WA4 1GF | Detached | 1,055 | £260,000 | £246 | 24/04/2020 |
| 19, Castleton Drive, Fairfield And Howley, Warrington, Warrington WA1 2GQ | Detached | 947 | £212,500 | £224 | 31/01/2020 |
| 37, Eastford Road, Warrington, Warrington WA4 6EY | Detached | 1,679 | £360,000 | £214 | 04/11/2020 |
| 17, Grindleford Place, Fairfield And Howley, Warrington, Warrington WA1 2GT | Detached | 1,076 | £252,500 | £235 | 23/10/2020 |
| 32, Riverside Close, Warrington, Warrington WA1 2JD | Detached | 667 | £173,000 | £259 | 23/11/2020 |
| 9, Rock Road, Latchford, Warrington, Warrington WA4 1QG | Detached | 850 | £120,000 | £141 | 29/05/2020 |
| 82, Camberwell Drive, Warrington, Warrington WA4 6FE | Detached | 1,361 | £330,000 | £243 | 19/02/2021 |
| | Detached Average | 1,067 | £234,400 | £220 | |
| 143, Slater Street, Warrington, Warrington WA4 1DW | Semi-detached | 904 | £110,000 | £122 | 07/02/2020 |
| 51, Derwent Road, Warrington, Warrington WA4 6AZ | Semi-detached | 915 | £248,250 | £271 | 18/03/2020 |
| 115, Kingsway South, Latchford, Warrington, Warrington WA4 1RW | Semi-detached | 657 | £115,000 | £175 | 27/03/2020 |
| 26, Henshall Avenue, Warrington, Warrington WA4 1PY | Semi-detached | 764 | £113,000 | £148 | 06/04/2020 |
| 96, Greenalls Avenue, Warrington, Warrington WA4 6RJ | Semi-detached | 969 | £195,000 | £201 | 01/05/2020 |
| 2, Wetherby Avenue, Latchford, Warrington, Warrington WA4 6FT | Semi-detached | 797 | £240,000 | £301 | 18/03/2020 |
| 16, Glossop Close, Warrington, Warrington WA1 2GS | Semi-detached | 603 | £135,000 | £224 | 11/03/2020 |
| 52, Landseer Avenue, Warrington, Warrington WA4 6DJ | Semi-detached | 996 | £180,000 | £181 | 12/03/2020 |
| 17, Manx Road, Warrington, Warrington WA4 6AL | Semi-detached | 678 | £175,000 | £258 | 22/04/2020 |
| 10, Westbrook Avenue, Warrington, Warrington WA4 2RL | Semi-detached | 782 | £120,000 | £153 | 03/04/2020 |
| 12, Fletcher Street, Warrington, Warrington WA4 6PY | Semi-detached | 1,206 | £195,000 | £162 | 07/05/2020 |
| 9, Gainsborough Road, Warrington, Warrington WA4 6DA | Semi-detached | 1,012 | £170,000 | £168 | 07/05/2020 |
| 132, Reynolds Street, Warrington, Warrington WA4 1TS | Semi-detached | 954 | £135,000 | £142 | 29/05/2020 |
| 67, Astley Close, Warrington, Warrington WA4 6RA | Semi-detached | 1,055 | £215,000 | £204 | 17/06/2020 |
| 39, Burgess Avenue, Warrington, Warrington WA4 6QY | Semi-detached | 646 | £173,500 | £269 | 15/06/2020 |
| 8, Secker Avenue, Latchford, Warrington, Warrington WA4 2RE | Semi-detached | 689 | £98,500 | £143 | 11/05/2020 |
| 23, Landseer Avenue, Warrington, Warrington WA4 6DH | Semi-detached | 926 | £198,250 | £214 | 05/06/2020 |
| 28, Rydal Avenue, Warrington, Warrington WA4 6AU | Semi-detached | 1,184 | £260,000 | £220 | 17/06/2020 |
| 11, Stringer Crescent, Warrington, Warrington WA4 1QN | Semi-detached | 603 | £100,000 | £166 | 31/07/2020 |
| 34, Mersey Walk, Warrington, Warrington WA4 1SU | Semi-detached | 775 | £145,000 | £187 | 19/06/2020 |
| 16, Whitley Avenue, Warrington, Warrington WA4 1UU | Semi-detached | 947 | £149,000 | £157 | 02/07/2020 |
| 2, Kerridge Drive, Warrington, Warrington WA1 2GW | Semi-detached | 743 | £152,200 | £205 | 21/02/2020 |
| 190, St Marys Street, Warrington, Warrington WA4 1EL | Semi-detached | 936 | £160,000 | £171 | 17/06/2020 |
| 56, Irwell Road, Warrington, Warrington WA4 6BB | Semi-detached | 904 | £205,000 | £227 | 20/08/2020 |
| 50, Tilston Avenue, Warrington, Warrington WA4 1UJ | Semi-detached | 764 | £150,000 | £196 | 17/08/2020 |
| 28, Whitley Avenue, Warrington, Warrington WA4 1UX | Semi-detached | 771 | £145,000 | £188 | 21/08/2020 |
| 33, Seabury Street, Warrington, Warrington WA4 1TX | Semi-detached | 775 | £115,500 | £149 | 23/07/2020 |
| 144, St Marys Street, Latchford, Warrington, Warrington WA4 1EW | Semi-detached | 797 | £148,000 | £186 | 14/08/2020 |
| 117, Kingsway South, Latchford, Warrington, Warrington WA4 1RW | Semi-detached | 646 | £117,000 | £181 | 21/08/2020 |
| 12, Timperley Avenue, Warrington, Warrington WA4 1SE | Semi-detached | 1,163 | £165,000 | £142 | 30/07/2020 |
| 22, Gainsborough Road, Warrington, Warrington WA4 6BZ | Semi-detached | 667 | £197,500 | £296 | 29/07/2020 |
| 17, Wordsworth Avenue, Warrington, Warrington WA4 6AN | Semi-detached | 614 | £160,000 | £261 | 29/10/2020 |
| 4, Landseer Avenue, Warrington, Warrington WA4 6DJ | Semi-detached | 753 | £202,500 | £269 | 04/12/2020 |
| 7, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 1,259 | £190,000 | £151 | 07/08/2020 |
| 18, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 936 | £185,000 | £198 | 31/07/2020 |
| 23, Morley Road, Warrington, Warrington WA4 6EU | Semi-detached | 1,238 | £202,000 | £163 | 18/09/2020 |
| 50, Stringer Crescent, Warrington, Warrington WA4 1QN | Semi-detached | 657 | £108,000 | £164 | 17/08/2020 |
| 14, Blackley Close, Latchford, Warrington, Warrington WA4 1JA | Semi-detached | 688 | £235,000 | £341 | 01/09/2020 |
| 79, Wash Lane, Latchford, Warrington, Warrington WA4 1JD | Semi-detached | 1,087 | £220,000 | £202 | 07/08/2020 |
| 94, Gainsborough Road, Warrington, Warrington WA4 6BS | Semi-detached | 840 | £185,000 | £220 | 03/09/2020 |
| 11, Copeland Road, Warrington, Warrington WA4 6DF | Semi-detached | 1,087 | £251,000 | £231 | 24/01/2020 |
| 21, Bridgewater Avenue, Warrington, Warrington WA4 1SQ | Semi-detached | 829 | £124,000 | £150 | 27/01/2020 |
| 75, Broadbent Avenue, Warrington, Warrington WA4 1UR | Semi-detached | 700 | £125,500 | £179 | 30/01/2020 |
| 69, Derwent Road, Warrington, Warrington WA4 6AZ | Semi-detached | 910 | £249,950 | £275 | 31/01/2020 |
| 75, Kingsway South, Latchford, Warrington, Warrington WA4 1UT | Semi-detached | 936 | £156,000 | £167 | 14/02/2020 |
| 70, Powder Mill Road, Latchford, Warrington, Warrington WA4 1GD | Semi-detached | 872 | £195,000 | £224 | 31/01/2020 |
| 140, Gainsborough Road, Warrington, Warrington WA4 6BN | Semi-detached | 678 | £173,000 | £255 | 22/01/2020 |
| 7, Silverdale Road, Warrington, Warrington WA4 6BT | Semi-detached | 1,033 | £110,000 | £106 | 05/02/2020 |
| 21, Pendlebury Street, Warrington, Warrington WA4 1TU | Semi-detached | 646 | £129,950 | £201 | 11/11/2020 |
| 78, Derwent Road, Warrington, Warrington WA4 6AZ | Semi-detached | 1,281 | £255,000 | £199 | 02/11/2020 |
| 158, Chester Road, Warrington, Warrington WA4 6AR | Semi-detached | 1,335 | £280,000 | £210 | 20/11/2020 |
| 70, Silverdale Road, Warrington, Warrington WA4 6BY | Semi-detached | 764 | £175,000 | £229 | 30/10/2020 |
| 7, Copeland Road, Warrington, Warrington WA4 6DF | Semi-detached | 1,076 | £255,000 | £237 | 11/12/2020 |
| 7, Plinston Avenue, Warrington, Warrington WA4 1QU | Semi-detached | 667 | £112,000 | £168 | 18/12/2020 |
| 206, Chester Road, Warrington, Warrington WA4 6AR | Semi-detached | 1,313 | £257,000 | £196 | 17/12/2020 |
| 60, Edgewater Place, Warrington, Warrington WA4 1GF | Semi-detached | 904 | £198,000 | £219 | 24/09/2020 |
| 95, Powder Mill Road, Latchford, Warrington, Warrington WA4 1GB | Semi-detached | 904 | £209,000 | £231 | 18/12/2020 |
| 20, Camberwell Drive, Warrington, Warrington WA4 6FE | Semi-detached | 29 | £180,000 | £6,125 | 11/12/2020 |
| 11, Edale Close, Warrington, Warrington WA1 2GR | Semi-detached | 764 | £148,000 | £194 | 11/11/2020 |
| 18, Edale Close, Warrington, Warrington WA1 2GR | Semi-detached | 614 | £141,000 | £230 | 11/12/2020 |
| 50, Woolacombe Close, Latchford, Warrington, Warrington WA4 2RU | Semi-detached | 1,055 | £260,000 | £246 | 23/11/2020 |
| 76, Bridgewater Avenue, Warrington, Warrington WA4 1SQ | Semi-detached | 601 | £80,000 | £133 | 13/03/2020 |
| 17, Bridgewater Avenue, Warrington, Warrington WA4 1SQ | Semi-detached | 775 | £138,000 | £178 | 09/10/2020 |
| 1, St Augustines Avenue, Warrington, Warrington WA4 1PZ | Semi-detached | 710 | £118,500 | £167 | 09/10/2020 |
| 15, Whitley Avenue, Warrington, Warrington WA4 1UN | Semi-detached | 710 | £135,000 | £190 | 24/07/2020 |

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|---|---------------|------------|-----------------|-------------|------------|
| 16, Banks Crescent, Warrington, Warrington WA4 1XD | Semi-detached | 743 | £125,000 | £168 | 25/09/2020 |
| 15, Kemmel Avenue, Latchford, Warrington, Warrington WA4 6QW | Semi-detached | 990 | £200,000 | £202 | 04/09/2020 |
| 58, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 814 | £185,000 | £227 | 18/09/2020 |
| 2, Worsley Avenue, Warrington, Warrington WA4 1RY | Semi-detached | 743 | £130,000 | £175 | 02/10/2020 |
| 7, Barrymore Avenue, Warrington, Warrington WA4 1RT | Semi-detached | 775 | £117,000 | £151 | 18/09/2020 |
| 65, Blackley Close, Latchford, Warrington, Warrington WA4 1JA | Semi-detached | 678 | £202,500 | £299 | 18/09/2020 |
| 51, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 926 | £205,000 | £221 | 25/09/2020 |
| 130, Slater Street, Warrington, Warrington WA4 1DW | Semi-detached | 614 | £139,000 | £227 | 16/10/2020 |
| 165, St Marys Street, Warrington, Warrington WA4 1EL | Semi-detached | 1,001 | £163,000 | £163 | 27/11/2020 |
| 10, Hillberry Crescent, Warrington, Warrington WA4 6AF | Semi-detached | 969 | £194,000 | £200 | 26/05/2020 |
| 37, Silverdale Road, Warrington, Warrington WA4 6BT | Semi-detached | 1,023 | £250,000 | £244 | 16/10/2020 |
| 62, Cranborne Avenue, Warrington, Warrington WA4 6DE | Semi-detached | 646 | £157,000 | £243 | 10/01/2020 |
| 53, Cranborne Avenue, Warrington, Warrington WA4 6DE | Semi-detached | 958 | £220,000 | £230 | 11/12/2020 |
| 2, Menin Avenue, Latchford, Warrington, Warrington WA4 6QJ | Semi-detached | 936 | £256,000 | £273 | 03/12/2020 |
| 17, Astley Close, Warrington, Warrington WA4 6RB | Semi-detached | 560 | £180,000 | £322 | 29/01/2021 |
| 22, Glossop Close, Warrington, Warrington WA1 2GS | Semi-detached | 743 | £166,000 | £224 | 04/11/2020 |
| 65, Powder Mill Road, Latchford, Warrington, Warrington WA4 1GB | Semi-detached | 904 | £195,000 | £216 | 16/11/2020 |
| 56, Moorside, Warrington, Warrington WA4 1RN | Semi-detached | 692 | £230,000 | £332 | 14/12/2020 |
| 12, Wetherby Avenue, Latchford, Warrington, Warrington WA4 6FT | Semi-detached | 1,012 | £260,000 | £257 | 02/12/2020 |
| 16, Boydell Avenue, Warrington, Warrington WA4 1XQ | Semi-detached | 786 | £136,000 | £173 | 23/11/2020 |
| 129, Reynolds Street, Warrington, Warrington WA4 1TZ | Semi-detached | 786 | £145,500 | £185 | 27/11/2020 |
| Semi-detached Average | | 846 | £174,710 | £206 | |
| 1, Surrey Street, Latchford, Warrington, Warrington WA4 1HE | Terraced | 753 | £129,000 | £171 | 27/03/2020 |
| 11, Surrey Street, Latchford, Warrington, Warrington WA4 1HE | Terraced | 764 | £120,000 | £157 | 06/04/2020 |
| 19, Frederick Street, Latchford, Warrington, Warrington WA4 1HX | Terraced | 797 | £135,000 | £169 | 18/03/2020 |
| 11, Evans Place, Latchford, Warrington, Warrington WA4 1ED | Terraced | 829 | £150,000 | £181 | 07/05/2020 |
| 22, Newman Street, Warrington, Warrington WA4 1TR | Terraced | 667 | £130,000 | £195 | 18/03/2020 |
| 111, Wellington Street, Warrington, Warrington WA1 2DA | Terraced | 888 | £82,000 | £92 | 17/04/2020 |
| 568, Knutsford Road, Warrington, Warrington WA4 1JE | Terraced | 775 | £123,500 | £159 | 26/03/2020 |
| 21, Gilbert Drive, Warrington, Warrington WA4 1TF | Terraced | 689 | £150,000 | £218 | 17/04/2020 |
| 43, Rock Road, Latchford, Warrington, Warrington WA4 1QG | Terraced | 829 | £125,000 | £151 | 20/03/2020 |
| 11, Arnside Grove, Warrington, Warrington WA4 6AW | Terraced | 990 | £204,000 | £206 | 07/05/2020 |
| 130, St Marys Street, Latchford, Warrington, Warrington WA4 1EW | Terraced | 1,324 | £280,000 | £211 | 07/05/2020 |
| 250, Thelwall Lane, Warrington, Warrington WA4 1NG | Terraced | 1,001 | £126,500 | £126 | 17/06/2020 |
| 16, Pendlebury Street, Warrington, Warrington WA4 1TU | Terraced | 749 | £122,000 | £163 | 15/06/2020 |
| 27, Fletcher Street, Warrington, Warrington WA4 6PY | Terraced | 958 | £130,000 | £136 | 16/06/2020 |
| 12, Wilderspool Crescent, Warrington, Warrington WA4 6RL | Terraced | 775 | £213,000 | £275 | 22/05/2020 |
| 36, Camberwell Drive, Warrington, Warrington WA4 6FE | Terraced | 1,163 | £229,000 | £197 | 30/04/2020 |
| 49, Fairclough Avenue, Warrington, Warrington WA1 2JR | Terraced | 751 | £78,000 | £104 | 03/06/2020 |
| 49, Nook Lane, Warrington, Warrington WA4 1PA | Terraced | 764 | £124,995 | £164 | 25/06/2020 |
| 201, Thelwall Lane, Latchford, Warrington, Warrington WA4 1NF | Terraced | 829 | £70,000 | £84 | 24/07/2020 |
| 6, Cumberland Street, Latchford, Warrington, Warrington WA4 1HB | Terraced | 637 | £97,000 | £152 | 24/03/2020 |
| 7, Moniven Close, Latchford, Warrington, Warrington WA4 1TJ | Terraced | 495 | £102,000 | £206 | 10/07/2020 |
| 28, New Road, Latchford, Warrington, Warrington WA4 1BY | Terraced | 969 | £135,000 | £139 | 23/06/2020 |
| 49, Slater Street, Warrington, Warrington WA4 1DN | Terraced | 797 | £100,000 | £126 | 05/08/2020 |
| 40, Kingsway South, Latchford, Warrington, Warrington WA4 1LS | Terraced | 904 | £126,000 | £139 | 31/07/2020 |
| 129, Loushers Lane, Warrington, Warrington WA4 2RF | Terraced | 872 | £186,500 | £214 | 07/08/2020 |
| 348, Thelwall Lane, Warrington, Warrington WA4 1NJ | Terraced | 1,053 | £176,000 | £167 | 20/07/2020 |
| 78, Camberwell Drive, Warrington, Warrington WA4 6FE | Terraced | 1,158 | £245,314 | £212 | 03/08/2020 |
| 27, Camberwell Drive, Warrington, Warrington WA4 6FD | Terraced | 1,158 | £237,500 | £205 | 13/07/2020 |
| 22, Causeway Avenue, Warrington, Warrington WA4 6QQ | Terraced | 1,507 | £240,000 | £159 | 23/10/2020 |
| 117, Cumberland Street, Latchford, Warrington, Warrington WA4 1EY | Terraced | 786 | £107,500 | £137 | 31/07/2020 |
| 33, Slater Street, Warrington, Warrington WA4 1DN | Terraced | 624 | £110,000 | £176 | 04/08/2020 |
| 16, Griffiths Street, Latchford, Warrington, Warrington WA4 1QE | Terraced | 807 | £99,475 | £123 | 14/09/2020 |
| 48, Chester Road, Warrington, Warrington WA4 6AD | Terraced | 1,098 | £202,500 | £184 | 04/09/2020 |
| 13, Lockett Street, Latchford, Warrington, Warrington WA4 1LL | Terraced | 657 | £115,000 | £175 | 03/09/2020 |
| 94, Cumberland Street, Latchford, Warrington, Warrington WA4 1EY | Terraced | 872 | £140,000 | £161 | 31/07/2020 |
| 101, Slater Street, Warrington, Warrington WA4 1DW | Terraced | 952 | £117,500 | £123 | 11/09/2020 |
| 54, Oldham Street, Latchford, Warrington, Warrington WA4 1ER | Terraced | 657 | £112,000 | £171 | 27/08/2020 |
| 14, Hewitt Street, Latchford, Warrington, Warrington WA4 1BG | Terraced | 958 | £119,000 | £124 | 03/09/2020 |
| 26, Hewitt Street, Latchford, Warrington, Warrington WA4 1BG | Terraced | 1,453 | £130,000 | £89 | 15/01/2020 |
| 13, Rock Road, Latchford, Warrington, Warrington WA4 1QG | Terraced | 910 | £108,000 | £119 | 31/01/2020 |
| 10, Charlton Street, Latchford, Warrington, Warrington WA4 1LX | Terraced | 766 | £115,000 | £150 | 31/01/2020 |
| 65, Silverdale Road, Warrington, Warrington WA4 6BY | Terraced | 900 | £185,000 | £206 | 07/02/2020 |
| 64, Nook Lane, Latchford, Warrington, Warrington WA4 1AS | Terraced | 818 | £98,000 | £120 | 12/02/2020 |
| 4, Egerton Street, Warrington, Warrington WA1 2DF | Terraced | 807 | £120,000 | £149 | 24/01/2020 |
| 16, Park Avenue, Latchford, Warrington, Warrington WA4 1DZ | Terraced | 958 | £139,950 | £146 | 05/02/2020 |
| 312, Thelwall Lane, Latchford, Warrington, Warrington WA4 1NJ | Terraced | 840 | £98,000 | £117 | 03/02/2020 |
| 85, St Marys Street, Latchford, Warrington, Warrington WA4 1BH | Terraced | 1,507 | £210,000 | £139 | 12/10/2020 |
| 24, Broadbent Avenue, Warrington, Warrington WA4 1PX | Terraced | 806 | £115,500 | £143 | 13/11/2020 |
| 54, Cumberland Street, Latchford, Warrington, Warrington WA4 1HB | Terraced | 872 | £118,000 | £135 | 04/12/2020 |
| 548, Knutsford Road, Warrington, Warrington WA4 1HR | Terraced | 1,087 | £121,000 | £111 | 12/11/2020 |
| 116, Slater Street, Warrington, Warrington WA4 1DW | Terraced | 850 | £106,500 | £125 | 13/11/2020 |
| 3, Parr Street, Warrington, Warrington WA1 2JN | Terraced | 861 | £115,000 | £134 | 04/12/2020 |
| 122, St Marys Street, Latchford, Warrington, Warrington WA4 1EW | Terraced | 1,507 | £193,000 | £128 | 17/12/2020 |
| 59, Thelwall Lane, Latchford, Warrington, Warrington WA4 1LJ | Terraced | 764 | £107,500 | £141 | 24/07/2020 |
| 28, Powder Mill Road, Latchford, Warrington, Warrington WA4 1GD | Terraced | 1,076 | £230,000 | £214 | 27/11/2020 |
| 15, Frederick Street, Latchford, Warrington, Warrington WA4 1HX | Terraced | 829 | £150,000 | £181 | 11/12/2020 |
| 17, Giles Drive, Warrington, Warrington WA4 1TG | Terraced | 904 | £172,000 | £190 | 26/11/2020 |
| 40, Nook Lane, Latchford, Warrington, Warrington WA4 1AS | Terraced | 1,356 | £98,000 | £72 | 18/12/2020 |
| 79, St Marys Street, Latchford, Warrington, Warrington WA4 1BH | Terraced | 1,507 | £150,000 | £100 | 11/12/2020 |

| | | | | | |
|--|--------------------------|------------|-----------------|-------------|------------|
| 36, Kingsway South, Latchford, Warrington, Warrington WA4 1LS | Terraced | 710 | £114,500 | £161 | 15/10/2020 |
| 25, Clifton Street, Latchford, Warrington, Warrington WA4 1BE | Terraced | 829 | £110,000 | £133 | 28/09/2020 |
| 693, Knutsford Road, Warrington, Warrington WA4 1JY | Terraced | 689 | £93,500 | £136 | 23/09/2020 |
| 33, St Elphins Close, Warrington, Warrington WA1 2ET | Terraced | 1,001 | £117,000 | £117 | 24/09/2020 |
| 34, Oldham Street, Latchford, Warrington, Warrington WA4 1ER | Terraced | 710 | £110,000 | £155 | 02/10/2020 |
| 28, Glossop Close, Warrington, Warrington WA1 2GS | Terraced | 743 | £160,000 | £215 | 18/09/2020 |
| 87, Slater Street, Warrington, Warrington WA4 1DW | Terraced | 1,033 | £105,000 | £102 | 13/03/2020 |
| 3, Starkey Grove, Warrington, Warrington WA4 1QD | Terraced | 700 | £108,000 | £154 | 24/07/2020 |
| 59, Dover Road, Warrington, Warrington WA4 1NB | Terraced | 936 | £158,000 | £169 | 20/11/2020 |
| 314, Thelwall Lane, Latchford, Warrington, Warrington WA4 1NJ | Terraced | 893 | £105,000 | £118 | 08/09/2020 |
| 36, Sutton Street, Warrington, Warrington WA1 2JX | Terraced | 1,098 | £120,000 | £109 | 10/07/2020 |
| 59, Oldham Street, Latchford, Warrington, Warrington WA4 1ER | Terraced | 872 | £137,000 | £157 | 09/10/2020 |
| 12, Causeway Avenue, Warrington, Warrington WA4 6QQ | Terraced | 1,259 | £197,500 | £157 | 21/08/2020 |
| 81, Slater Street, Warrington, Warrington WA4 1DW | Terraced | 947 | £95,000 | £100 | 24/09/2020 |
| 110, Greenalls Avenue, Warrington, Warrington WA4 6RJ | Terraced | 861 | £205,000 | £238 | 09/01/2020 |
| 23, Powell Street, Warrington, Warrington WA4 1LA | Terraced | 1,066 | £185,500 | £174 | 16/12/2020 |
| 133, Oldham Street, Latchford, Warrington, Warrington WA4 1EX | Terraced | 840 | £119,000 | £142 | 03/01/2020 |
| 36, Edgewater Place, Warrington, Warrington WA4 1GF | Terraced | 732 | £165,000 | £225 | 22/01/2021 |
| 23, Gilbert Drive, Warrington, Warrington WA4 1TF | Terraced | 689 | £155,000 | £225 | 16/12/2020 |
| 25, Sandhill Terrace, Latchford, Warrington, Warrington WA4 1HU | Terraced | 732 | £142,000 | £194 | 07/05/2020 |
| 87, Oldham Street, Latchford, Warrington, Warrington WA4 1EX | Terraced | 818 | £115,000 | £141 | 14/08/2020 |
| 5, Poachers Lane, Warrington, Warrington WA4 1TP | Terraced | 700 | £144,000 | £206 | 31/07/2020 |
| 8, Myrtle Grove, Latchford, Warrington, Warrington WA4 1EE | Terraced | 807 | £120,000 | £149 | 24/06/2020 |
| | Terraced Average | 906 | £139,655 | £154 | |
| Apartment 6, Cantilever Gardens, Station Road, Warrington, Warrington WA4 2GU | Apartment | 861 | £80,000 | £93 | 31/03/2020 |
| 21, The Old Quays, Warrington, Warrington WA4 1JP | Apartment | 474 | £81,000 | £171 | 17/06/2020 |
| 42, Hucklow Drive, Warrington, Warrington WA1 2GU | Apartment | 452 | £70,000 | £155 | 21/05/2020 |
| 55, Kerridge Drive, Warrington, Warrington WA1 2GW | Apartment | 614 | £99,000 | £161 | 03/07/2020 |
| Apartment 6, Parkgate Court, Wilderspool Causeway, Warrington, Warrington WA4 6LA | Apartment | 829 | £89,500 | £108 | 28/08/2020 |
| Apartment 5, The Clock Tower, Elphins Drive, Warrington, Warrington WA4 6BG | Apartment | 700 | £145,500 | £208 | 16/01/2020 |
| 60, Lulworth Place, Latchford, Warrington, Warrington WA4 6FG | Apartment | 678 | £175,000 | £258 | 27/01/2020 |
| Apartment 29, Parkgate Court, Wilderspool Causeway, Warrington, Warrington WA4 6LA | Apartment | 797 | £107,000 | £134 | 16/10/2020 |
| Apartment 8, Parkgate Court, Wilderspool Causeway, Warrington, Warrington WA4 6LA | Apartment | 1,238 | £143,000 | £116 | 23/10/2020 |
| Apartment 47, Cantilever Gardens, Station Road, Warrington, Warrington WA4 2GU | Apartment | 527 | £114,000 | £216 | 13/11/2020 |
| Apartment 38, Egremont Court, Wilderspool Causeway, Warrington, Warrington WA4 6LB | Apartment | 680 | £100,000 | £147 | 26/10/2020 |
| Apartment 10, Belong Warrington, Loushers Lane, Warrington, Warrington WA4 6RX | Apartment | 581 | £198,000 | £341 | 03/04/2020 |
| 38, Kerridge Drive, Warrington, Warrington WA1 2GW | Apartment | 538 | £102,000 | £190 | 28/08/2020 |
| Apartment 4, Egremont Court, Wilderspool Causeway, Warrington, Warrington WA4 6LB | Apartment | 643 | £105,000 | £163 | 10/12/2020 |
| 54, Lulworth Place, Warrington, Warrington WA4 6FG | Apartment | 678 | £175,000 | £258 | 14/01/2021 |
| 51, The Old Quays, Warrington, Warrington WA4 1JP | Apartment | 463 | £76,500 | £165 | 20/01/2021 |
| 25, The Old Quays, Warrington, Warrington WA4 1JP | Apartment | 495 | £82,275 | £166 | 22/01/2021 |
| Apartment 1, Parkgate Court, Wilderspool Causeway, Warrington, Warrington WA4 6LA | Apartment | 732 | £74,000 | £101 | 12/10/2020 |
| 49, Moorside, Warrington, Warrington WA4 1RN | Apartment | 764 | £125,000 | £164 | 04/12/2020 |
| | Apartment Average | 671 | £112,725 | £168 | |
| | Overall Average | 866 | £157,171 | £182 | |

Search Area



Source: LandInsight

APPENDIX 8: RENTAL COMPARABLE EVIDENCE

Town Centre and Inner Warrington Rental Comparables

| Address | Furnished | Asking Rent (£ PCM) |
|---|----------------|---------------------|
| 1 Bedroom Apartments | | |
| Winmarleigh Street, Warrington | Unfurnished | £600 |
| Winmarleigh Street, Warrington | Unfurnished | £600 |
| Lythgoes Lane, Warrington | Unfurnished | £595 |
| Cairo Street, Warrington | Part Furnished | £595 |
| Barton Court, Central Way, Warrington | Furnished | £580 |
| Winmarleigh Street, Warrington | Part Furnished | £575 |
| Sedgewick Court, Central Way, Warrington | Part Furnished | £565 |
| Holywell Drive, Warrington | Furnished | £560 |
| The Clock Tower, Stockton Heath, Warrington | Furnished | £550 |
| Station Road, Warrington | Furnished | £550 |
| Fairfield Street, Warrington | Part Furnished | £530 |
| Gladstone Mews, Gladstone Street, Warrington | Furnished | £525 |
| Hucklow Drive, Warrington | Unfurnished | £500 |
| Ashfield Gardens, Latchford, Warrington | Unfurnished | £495 |
| Flat 8, Ambrose Court, Ford Street, Warrington | Part Furnished | £475 |
| Lavender Gardens, Saxton Park, Warrington | Part Furnished | £450 |
| St Austins Chambers, St Austins Lane | Unfurnished | £450 |
| Average | | £541 |
| 2 Bedroom Apartments | | |
| Bevan Court, Dunlop Street, Warrington | Part Furnished | £1,100 |
| Kings Court Luxury Apartments, Warrington | Not specified | £950 |
| Winmarleigh Street, Warrington | Unfurnished | £895 |
| Kings Court Luxury Apartments, Warrington | Furnished | £875 |
| Kings Court Luxury Apartments, Warrington | Furnished | £850 |
| Grayling Mews, Walton Locks, Warrington | Furnished | £800 |
| Lulworth Place, Walton Locks, Warrington | Unfurnished | £795 |
| Winmarleigh Street, Warrington | Unfurnished | £795 |
| Kings Court Luxury Apartments, Warrington | Unfurnished | £795 |
| Elphins Drive, Wilderspool Park, Warrington | Furnished | £725 |
| Waters Edge, Stockton Pointe, Warrington | Unfurnished | £725 |
| Beaumont Court, Elphins Drive, Warrington | Part Furnished | £725 |
| Spires View, Warrington | Furnished | £700 |
| Winmarleigh Street, Warrington | Unfurnished | £700 |
| Lulworth Place, Warrington | Unfurnished | £695 |
| Fitzherbert Street, Warrington | Furnished | £695 |
| Central Way, Warrington | Furnished | £695 |
| Edgewater Place, Warrington | Furnished | £675 |
| St Austins Lane, Warrington | Furnished | £675 |
| Sedgewick Court, Warrington | Furnished | £650 |
| Frappell Court, Grand Central, Warrington | Furnished | £650 |
| The Locks, Thelwall New Road, Grappenhall, Warrington | Unfurnished | £625 |
| Dunlop Street, Warrington | Unfurnished | £625 |
| Holywell Drive, Warrington | Furnished | £600 |
| Sedgewick Court, Warrington | Unfurnished | £600 |
| Clearwater Quays, Warrington | Unfurnished | £595 |
| Redfern Walk, Warrington | Unfurnished | £595 |
| Ampleforth House, Dial Street, Warrington | Furnished | £575 |
| Monks Place, Warrington | Furnished | £575 |
| Greenings Court, Warrington | Furnished | £575 |
| Walker Court, Warrington | Unfurnished | £575 |
| Victoria Gardens, Latchford, Warrington | Unfurnished | £525 |
| Monks Place, Warrington | Part Furnished | £525 |
| Greenings Court, Warrington | Unfurnished | £525 |
| O'leary Street, Warrington | Unfurnished | £500 |
| Bewsey Street, Warrington | Furnished | £480 |
| Average | | £685 |
| 3 Bedroom Apartments | | |
| Moorside, Kings Wharf, Latchford, Warrington | Unfurnished | £600 |

| Address | House Type | Furnished | Asking Rent (£ PCM) |
|---|------------------------|----------------|---------------------|
| 2 Bedroom Houses | | | |
| East Ave Warrington WA2 8AD | Terraced | Unfurnished | £675 |
| Lovely Lane, Warrington, WA5 | Terraced | Unfurnished | £650 |
| Helmsley Close, Warrington | Semi-detached | Unfurnished | £650 |
| Bolton Avenue, Warrington | Semi-detached | Unfurnished | £650 |
| Venns Road, Warrington, WA2 | Terraced | Part Furnished | £650 |
| Frederick Street, Latchford, Warrington, WA4 | Terraced | Unfurnished | £625 |
| Gorse Lane, Warrington | Terraced | Unfurnished | £575 |
| Longford Street, Warrington, WA2 | Terraced | Part Furnished | £575 |
| Powell Street, Warrington | Terraced | Unfurnished | £575 |
| Sutton Street, Warrington, WA1 | Terraced | Unfurnished | £575 |
| Battersby Lane, Warrington, WA2 | Terraced | Part Furnished | £575 |
| Winifred Street, Warrington, WA2 | Terraced | Unfurnished | £550 |
| Wellfield Street, Warrington, WA5 1NX | Terraced | Part Furnished | £550 |
| Algemon Street, Warrington, WA1 3QP | Terraced | Unfurnished | £550 |
| Grafton Street, Warrington | Terraced | Not Stated | £525 |
| Average | | | £597 |
| 3 Bedroom Houses | | | |
| Chester Road, Warrington, WA4 6AR | Semi-detached | Unfurnished | £900 |
| Kiverton Way, Battersby Lane, Warrington | Three Storey Townhouse | Unfurnished | £850 |
| Waterways Great Sankey Warrington | Terraced | Unfurnished | £795 |
| Irwell Road, Warrington | Semi-detached | Unfurnished | £775 |
| Thornycroft Drive, Sixpenny Fields, Warrington, WA1 | Semi-detached | Unfurnished | £775 |
| Church Street, Warrington | Semi-detached | Unfurnished | £775 |
| Dover Road, Warrington, WA4 1NB | Semi-detached | Unfurnished | £775 |
| Hillberry Crescent, Warrington, WA4 | Semi-detached | Unfurnished | £750 |
| Holywell Drive Warrington Cheshire | Semi-detached | Unfurnished | £750 |
| Secker Avenue, Warrington | Semi-detached | Unfurnished | £745 |
| Quebec Road, Warrington, WA2 | Terraced | Unfurnished | £650 |
| Rock Road, Latchford, Warrington | Terraced | Part Furnished | £595 |
| Budworth Avenue, Warrington, WA4 | Semi-detached | Unfurnished | £595 |
| Average | | | £748 |
| 4 Bedroom Houses | | | |
| St. Marys Court, Warrington, Cheshire, WA4 | Detached | Furnished | £2,600 |
| Kiveton Walk, Warrington | Detached | Unfurnished | £1,300 |
| Monks Place, Warrington, WA2 | Three Storey Townhouse | Unfurnished | £900 |
| Average | | | £1,600 |

APPENDIX 9: BTR INVESTMENT COMPARABLE EVIDENCE

Build to Rent Investment Transactions

| Address | Description | Gross Income (£ per annum) | Achieved Sale Price (£) | Date / Expected Completion |
|---|---|----------------------------|---|--------------------------------|
| The Castings, East Piccadilly, Manchester | <ul style="list-style-type: none"> 352x new-build residential apartments. Rents are an average £21-£22 psf. The guide price equates to £358 psf based on the NSA (estimated). | n/a | Guide Price of £79,000,000 Anticipated Funding Yield: c. 4.50% | On the Market |
| Merlin Wharf, Leicester | <ul style="list-style-type: none"> 384x new-build residential apartments. Forward funded by the Edmond de Rothschild Residential Investment Fund UK. Anticipated rent for one beds will be £740-£790pcm and two beds will be priced at £975-£1,075pcm. | n/a | £60,000,000 Funding Yield: c. 4.80% | Apr 2021 |
| Project Thistle, North West England | <ul style="list-style-type: none"> Portfolio of BTR single family housing across the North West comprising 918 units across 15 sites Mostly Greater Manchester and Liverpool. Approx. 98% rent collection. Acquired by Goldman Sachs and Pitmore | n/a | £150,000,000 Net Yield: 4.15% | Mar 2021 |
| The Overhead, 71 Sefton Street, Liverpool | <ul style="list-style-type: none"> 32 x two bedroom apartments. Current rent reserved £268,740 pa. Asking price reflects £8.3k per unit | £268,740 (ERV) | Guide Price of £3,000,000 Anticipated Gross Yield: 8.96% | Feb 2021 |
| Yorkshire Post, Leeds | <ul style="list-style-type: none"> 242x new-build residential apartments. Designed by the Harris Partnership and acquired by Grainger Plc under Forward Purchase Agreement in Sept 2016. Gross expected rent c. £2,940,000 per annum. | £2,940,000 (ERV) | £42,000,000 Anticipated Gross Yield: 7.00% | Expected Completion June 2020 |
| Gore Street, Salford | <ul style="list-style-type: none"> 375x new-build residential apartments. Acquired by Grainger Plc under Forward Purchase Agreement in Aug 2017. Gross expected rent c. £5,600,000 per annum. | £5,600,000 (ERV) | £80,000,000 Anticipated Gross Yield: 7.00% | Expected Completion Q2/Q3 2020 |
| Clipper's Quay, Salford Quays, Manchester | <ul style="list-style-type: none"> 614x new-build residential apartments. Acquired by Grainger Plc under Forward Purchase Agreement in Feb 2016. Gross expected rent c. £7,900,000 per annum. | £7,900,000 | £98,700,000 Anticipated Gross Yield: 8.00% | May 2019 |
| Silkin Park, Hinkshay Road, Telford | <ul style="list-style-type: none"> 78x new-build residential houses comprising of 2, 3 & 4-bed units. To be acquired upon completion by PRS REIT Plc under Forward Purchase Agreement. Gross expected rent £718,200 per annum. | £718,200 (ERV) | £11,775,000 Anticipated Gross Yield: 6.10% | Q2 2019 |

| Address | Description | Gross Income (£ per annum) | Achieved Sale Price (£) | Date / Expected Completion |
|---|--|-------------------------------|---|-------------------------------|
| Slate Yard (Phase 1), New Bailey, Salford | <ul style="list-style-type: none"> 90x new-build residential apartments developed specifically for PRS sector. Forward Fund by L&G agreed in Q4 2015 with completion in Q2 2018. Good specification units with on-site amenities including gym, lounge and concierge. | £1,062,500 (ERV) | £17,000,000 Anticipated Gross Yield: 6.25% Anticipated Net Yield: 4.68% | Jun 2018 |
| Hamilton Square, Howe Bridge Mill, Atherton, Bolton | <ul style="list-style-type: none"> 59x new-build residential houses comprising of 2, 3 & 4-bed units. To be acquired upon completion by PRS REIT Plc under Forward Purchase Agreement. Gross expected rent £530,100 per annum. | £530,100 (ERV) | £8,675,000 Gross Yield: 6.11% | Feb 2018 |
| Engels House, Navigation St, Manchester, M4 6ER | <ul style="list-style-type: none"> Built by McCauls and completed in 2015. An existing 6 storey block in Ancoats, Manchester comprising 38 apartments. Gross ERV c. £426,300 | £426,300 (ERV) | £7,075,000 Gross Yield: 6.025% | Jan 2018 |
| Tribe Portfolio, Manchester | <ul style="list-style-type: none"> 192x residential apartments across 3 existing and refurbished buildings. Acquired by Grainger Plc in Nov 2017. Gross rent £1,820,000 per annum. | £1,820,000 (ERV) | £26,000,000 Gross Yield: 7.00% Net Yield: 4.92% | Nov 2017 |
| Park Grange House, Norfolk Park, Sheffield | <ul style="list-style-type: none"> 24x 2-bed residential apartments. Acquired by PRS REIT Plc under Forward Purchase Agreement. Gross expected rent c. £198,600 per annum. | £198,600 (ERV) | £3,150,000 Gross Yield: 6.30% | Nov 2017 |
| Coral Mill, Newhey, Rochdale | <ul style="list-style-type: none"> 45x new-build residential houses comprising of 3 & 4-bed units together with 24x 2-bed apartments. Acquired by PRS REIT Plc under Forward Purchase Agreement. Gross expected rent c. £593,400 per annum. | £593,400 (ERV) | £9,720,000 Gross Yield: 6.10% | Aug 2017 |
| Durban Mill, Oldham | <ul style="list-style-type: none"> 80x new-build residential houses comprising of 2, 3 & 4-bed units. Acquired by PRS REIT Plc under Forward Purchase Agreement. Gross expected rent c. £695,200 per annum. | £695,200 (ERV) | £11,400,000 Gross Yield: 6.10% | Aug 2017 |
| Tintern Road, Middleton | <ul style="list-style-type: none"> 88x new-build residential units comprising of 2, 3 & 4-bed family homes. Acquired by PRS REIT Plc in July 2017. Gross rent £768,000 per annum. | £768,000 | £11,400,000 Gross Yield: 6.10% | July 2017 |

| Address | Description | Gross Income (£ per annum) | Achieved Sale Price (£) | Date / Expected Completion |
|---------------------------------------|---|----------------------------|--|----------------------------|
| Woodbine Road, Halewood, Liverpool | <ul style="list-style-type: none"> • 50x new-build residential houses comprising of 2, 3 & 4-bed units. • Acquired by PRS REIT Plc under Forward Purchase Agreement. • Gross rent £445,200 per annum. | £445,200 | £7,300,000 Gross Yield: 6.10% | July 2017 |
| The Rock, Bury, Manchester | <ul style="list-style-type: none"> • 233x residential apartments. • Acquired by Grainger Plc in June 2017. • Gross rent £1,650,000 per annum. | £1,650,000 | £22,000,000 Gross Yield: 7.50% | June 2017 |
| Circle House, Urmston, Manchester | <ul style="list-style-type: none"> • Detached converted office comprising 15 self-contained flats. • 9 x one bedroom and 6 x two bedroom. • Freehold. • Secure gated car parking for all flats. • Sold vacant. | £105,300 (ERV) | £1,636,500 Gross Yield: 6.43% (based on ERV) | Feb 2017 |

Source: C&W Internal Database and publicly available online sources. Please note the data has not been verified through the Land Registry.

APPENDIX 10: BTR GDV CALCULATIONS



Warrington Local Plan - Town Centre BTR GDV Calculation

Property: Warrington Town Centre
Town/City: Warrington

| Scheme Breakdown | NIA (sq.m) | NIA (sq.ft) | GIA (sq.m) | GIA (sq.ft) | Gross:Net |
|------------------|---------------|----------------|------------|----------------|------------|
| Residential | 13,413 | 144,375 | | 180,469 | 80% |
| Car Parking | | | | | |
| Total | 13,413 | 144,375 | - | 180,469 | 80% |

C&W GDV Calculation

| C&W Rental Summary Residential | Units | % Mix | Ave Unit Size sqm | Ave Unit Size sqft | Ave Monthly Rent per unit type | Gross Monthly Rent | Gross Annual Rent | Gross Annual Rent (£ psf) | Net Rent (deducting opex) |
|--------------------------------|------------|-------------|-------------------|--------------------|--------------------------------|--------------------|--------------------|---------------------------|---------------------------|
| 1 Bed Apartment | 125 | 50% | 46 | 500 | £ 635 | £ 79,375 | £ 952,500 | £ 15.24 | £ 952,500 |
| 2 Bed Apartment | 125 | 50% | 61 | 655 | £ 840 | £ 105,000 | £ 1,260,000 | £ 15.39 | £ 1,260,000 |
| | | | | | | | | | |
| | | | | | | | | | |
| Total | 250 | 100% | 54 | 578 | £ 553 | £ 184,375 | £ 2,212,500 | | £ 1,659,375 |

| Car Parking | No. | Monthly Rent Per Space | Gross Monthly Rent | Gross Annual Rent |
|-------------|-----|------------------------|--------------------|-------------------|
| Spaces | 0 | £ 50 | £ - | £ - |

C&W GDV Calculation

Revenue - Residential

| | |
|------------------------------------|-------------|
| No. of Units | 250 |
| Aggregated NIA (sq.ft) | 144,375 |
| Gross Monthly Income - Residential | £ 184,375 |
| Term | 12 |
| Gross Residential Annual Rent | £ 2,212,500 |

Revenue - Parking

| | |
|------------------------------|-----|
| No. of Units | 250 |
| Gross Monthly Income | £ - |
| Term (Months) | 12 |
| Gross Annual Rent | £ - |
| Voids | 0% |
| Gross Annual Rent Less Voids | £ - |

Capitalisation - Residential and Car Parking

| | |
|-------------------------|--------------|
| Capitalisation Rate | 7.00% |
| Gross Residential Value | £ 31,607,143 |

Inputs - Operating Costs

| | | |
|---------------------------------------|---------|--|
| Total Operating Costs (£) inc 3% void | 553,125 | 25.00% Operating Costs to Gross Residential Rent |
| Cost per unit | 2,213 | |
| Cost per bed space | 1,475 | |
| Cost per sq.ft | 3.06 | |

Net Rent £ 1,659,375

Gross Residential Value £ 31,607,143 **5.25%** Residential Net Initial Yield before Purchaser's Costs

Less Full Purchasers Costs at 4.82% £ 1,454,158

Net Residential Value after SDLT £ 30,152,985

£ 30,152,985

Total GDV (£) £ 30,150,000 £ 209 **5.50%** Residential Net Yield after Purchaser's Costs

Residential GDV Analysis

| | | |
|-------------------------|---|------------|
| Net GDV | £ | 30,152,985 |
| Average Value Per Unit | £ | 120,612 |
| Average Value Per Bed | £ | 80,408 |
| Average Value per sq.ft | £ | 209 |



Warrington Local Plan - Inner Warrington BTR GDV Calculation

Property: Inner Warrington
Town/City: Warrington

| Scheme Breakdown | NIA (sq.m) | NIA (sq.ft) | GIA (sq.m) | GIA (sq.ft) | Gross:Net |
|------------------|---------------|----------------|------------|----------------|------------|
| Residential | 17,622 | 189,685 | | 237,106 | 80% |
| Car Parking | | | | | |
| Total | 17,622 | 189,685 | - | 237,106 | 80% |

C&W GDV Calculation

| C&W Rental Summary Residential | Units | % Mix | Ave Unit Size sqm | Ave Unit Size sqft | Ave Monthly Rent per unit type | Gross Monthly Rent | Gross Annual Rent | Gross Annual Rent (£ psf) | Net Rent (deducting opex) |
|--------------------------------|------------|-------------|-------------------|--------------------|--------------------------------|--------------------|--------------------|---------------------------|---------------------------|
| 1 Bed Apartment | 63 | 25% | 46 | 500 | £ 585 | £ 36,855 | £ 442,260 | £ 14.04 | £ 442,260 |
| 2 Bed Apartment | 62 | 25% | 61 | 655 | £ 790 | £ 48,980 | £ 587,760 | £ 14.47 | £ 587,760 |
| 2 bed House | 37 | 15% | 72 | 775 | £ 865 | £ 32,005 | £ 384,060 | £ 13.39 | £ 384,060 |
| 3 bed House | 75 | 30% | 89 | 960 | £ 1,120 | £ 84,000 | £ 1,008,000 | £ 14.00 | £ 1,008,000 |
| 4 bed House | 13 | 5% | 121 | 1,300 | £ 1,425 | £ 18,525 | £ 222,300 | £ 13.15 | £ 222,300 |
| Total | 250 | 100% | 70 | 759 | £ 661.10 | £ 220,365 | £ 2,644,380 | | £ 1,983,285 |

| Car Parking | No. | Monthly Rent Per Space | Gross Monthly Rent | Gross Annual Rent |
|-------------|-----|------------------------|--------------------|-------------------|
| Spaces | 0 | £ 50 | £ - | £ - |

C&W GDV Calculation

Revenue - Residential

| | |
|------------------------------------|-------------|
| No. of Units | 250 |
| Aggregated NIA (sq.ft) | 189,685 |
| Gross Monthly Income - Residential | £ 220,365 |
| Term | 12 |
| Gross Residential Annual Rent | £ 2,644,380 |

Revenue - Parking

| | |
|------------------------------|-----|
| No. of Units | 250 |
| Gross Monthly Income | £ - |
| Term (Months) | 12 |
| Gross Annual Rent | £ - |
| Voids | 0% |
| Gross Annual Rent Less Voids | £ - |

Capitalisation - Residential and Car Parking

| | | |
|-------------------------|--------------|-------|
| Gross Residential Value | £ 36,474,207 | 7.25% |
|-------------------------|--------------|-------|

Inputs - Operating Costs

| | | |
|---------------------------------------|---------|--|
| Total Operating Costs (£) inc 3% void | 661,095 | 25.00% Operating Costs to Gross Residential Rent |
| Cost per unit | 2,644 | |
| Cost per bed space | 1,229 | |
| Cost per sq.ft | 2.79 | |

Net Rent £ 1,983,285

Gross Residential Value £ 36,474,207 **5.44%** Residential Net Initial Yield before Purchaser's Costs

Less Full Purchasers Costs at 4.95% £ 1,720,800

Net Residential Value after SDLT £ 34,753,407

Total GDV (£) £ 34,750,000 £ 183 **5.71%** Residential Net Yield after Purchaser's Costs

Residential GDV Analysis

| | | |
|-------------------------|---|------------|
| Net GDV | £ | 34,753,407 |
| Average Value Per Unit | £ | 139,014 |
| Average Value Per Bed | £ | 64,597 |
| Average Value per sq.ft | £ | 183 |












APPENDIX 11: COMMERCIAL RENTAL AND INVESTMENT COMPARABLE EVIDENCE

Warrington Industrial Rental Comparables

| Address | Photo | Date | Transaction Type | Size (GIA) | Rent | Tenant | Term | Breaks | Rent-Free | Comment & Comparison |
|--|---|--------|-------------------------------|---------------|--------------------|--|--------------|--------------|-----------------------|---|
| 2021 Update | | | | | | | | | | |
| 720 Daten Avenue, Birchwood Park, Warrington |  | Apr-21 | Open Market Letting | 60,000 sq ft | £7.00 psf headline | Arne Clo Ltd | 10 years | 5th year | 6 months | New-build unit with 10m eaves height, 3 dock levellers, 2 level access doors and 100 car parking spaces. Typical sized industrial letting, latest new-build evidence at Birchwood, strong specification. |
| Unit 4, Mountpark Warrington Omega, Warrington |  | Oct-20 | Open Market Letting (pre-let) | 184,537 sq ft | £6.95 psf headline | Jungheinrich UK Ltd | 15 years | 10th year | 9 months at £0.45 psf | New-build unit PC'd in March 2019 and has 12.5m eaves height. 5 yearly RR's to higher of OMRV or RPI annually compounded (2-4%). Most recent letting at park, prime location, strong specification. |
| Unit 1, Mountpark Warrington Omega, Warrington |  | Aug-20 | Open Market Letting (pre-let) | 307,807 sq ft | £6.75 psf headline | Gousto | 15 years | Undisclosed | Undisclosed | Tenant to move in towards end of 2021. Prime location and specification, larger unit than expected at subject site. |
| Original Evidence (2020) | | | | | | | | | | |
| 6 Bishops Court, Omega South, Warrington |  | Oct-19 | Open Market Letting | 137,000 sq ft | £6.50 psf headline | Delivery Group | 20 years | None | 23 months | New-build unit. Latest new-build evidence in Warrington, smaller size, comparable location, similar specification. |
| 226 Europa Boulevard, Warrington, WA5 7FZ |  | Feb-19 | Open Market Letting | 45,000 sq ft | £5.88 psf headline | Bridgewater Community NHS Foundation Trust | 15 years | Confidential | Confidential | Refurbished two-storey building includes a warehouse along with a two-storey office block. NHS to consolidate number of services into the one building. Smaller property, compromised configuration, inferior location, inferior specification. |
| Logistics 175, Logistics North, Bolton, BL5 1BQ |  | Dec-18 | Open Market Letting | 175,087 sq ft | £6.75 psf headline | MBDA | 20 years | 10th year | 12 months | New-build unit with two-storey offices, 64 HGV spaces, 180 car parking spaces, 17 dock levellers, 2 level access doors and 45% site coverage. MBDA already located in unit adjacent, therefore considered to have paid above ERV. Under-bidder was at £6.50 psf. Similar size, comparable new-build specification, special purchaser, similar prime location. |
| Unit 1, Mountpark Warrington, Omega South, Warrington, WA5 3TP |  | Jul-18 | Open Market Letting | 346,153 sq ft | £6.25 psf headline | Royal Mail | Confidential | Confidential | Confidential | New-build unit with two-storey offices, 50m yard depth, 15m eaves height, 8 level access doors, 52 dock levellers and BREEAM rating 'Very Good'. Much larger property, comparable specification and location. |
| Haydock Green, Haydock, WA11 9SE |  | Jul-18 | Open Market Letting | 373,000 sq ft | £6.50 psf headline | Movianto | 15 years | Confidential | Confidential | New-build unit. Much larger unit, comparable specification, inferior location. |
| Zodiac, 1060 Europa Boulevard, Warrington, WA5 7ZD |  | May-18 | Open Market Letting | 128,629 sq ft | £5.95 psf headline | Countryside Properties | 15 years | None | 15 months | Detached refurbished warehouse, 11m eaves height, 8% office content, secure yard, 10 dock level loading doors, 4 level access doors. Inferior specification, smaller unit, inferior location. |
| Unit 14, Kingsland Grange, Warrington, WA1 4RS |  | Apr-18 | Open Market Letting | 85,000 sq ft | £5.85 psf headline | IFCO Systems | 10.75 years | 5.75th year | 3 months | Agent advised the inflated rent is due to a new roof containing no asbestos. Detached warehouse, 6m eaves height, two storey offices (assumed 10% office content), large yard, 27 dock level loading doors, two level access doors. Much smaller unit, inferior specification, inferior location. |
| 520 Europa Boulevard, Warrington, WA5 7ZT |  | Jan-18 | Open Market Letting | 44,749 sq ft | £5.71 psf headline | DX Network Services Ltd | 10 years | 6th year | 12 months | Detached warehouse, 6.5m eaves height, 13% office content, private yard, four dock level loading doors, one level access door. Inferior location, much smaller size, much older specification. |









Sources: CoStar, C&W Internal Database, PropertyData and Market Agents

Warrington Industrial Investment Comparables

| Address | Photo | Date | Tenure | Size (GIA) | Price | Net Initial Yield | Income Profile | Comment & Comparison |
|--|---|--------------------------------|----------------|---------------|-----------------------------------|--------------------------------------|---|--|
| 2021 Update | | | | | | | | |
| 2 Circle Court, Trafford Park, Manchester |  | Under-offer | Freehold | 60,842 sq ft | £8,500,000 (£140 psf) | 3.95% | Single let to Bunzl Retail and Healthcare Supplies Ltd to Jan 2028 (7 years unexpired) with a break in Jan 2023 (2 years unexpired). Passing rent of £375,000 pa (£6.16 psf) with ERV of £6.75 psf. | Rumoured to be under-offer to Greater Manchester Pension Fund. Quoting £7.035m / 5.00% NIY. Detached unit with 10 loading doors, 12m eaves height and two-storey offices. Superior location, inferior specification, typical sized unit for location, much shorter term certain than expect at subject property. |
| Great Bear Distribution, Thermal Road, Bromborough |  | Mar-21 | Long leasehold | 169,933 sq ft | £16,300,000 (£96 psf) | 5.00% (running yield of 5.20%-5.60%) | Single let to Great Bear Distribution Ltd to Jan 2032 (11 years unexpired) with a break in Jan 2027 (6 years unexpired). Passing rent of £861,955 pa (£5.07 psf), rising to between £5.15 psf and £5.50 psf at Jan 2022 review. Rent includes £17,665 pa for additional land (1 acre) whereby potential future expansion of 30,000 sq ft. | Purchased by Urban Logistics REIT. Quoted £14.675m / 5.50% NIY. 2011 constructed 169,933 sq ft unit with 18.75 metres clear eaves height, 21 loading doors and 36% site coverage. Long leasehold - 250 years from Jan 2012 at a peppercorn rent. The freehold interest is owned by the Homes and Communities Agency. Option to acquire the freehold for £1. Inferior location, older specification, comparable size, shorter term certain than expected at subject property. |
| Hermes, Omega North, Warrington |  | Dec-20 | Freehold | 163,184 sq ft | £37,400,000 (£229 psf) | 3.70% | Single let to Hermes Parcelnet Ltd (D&B rating of 5A2) with 13.1 years to expiry. Tenant option to extend for further 10 years. Total passing rent of £1,485,003 pa including surplus land. 5 yearly RPI linked reviews (2-6%). | 163,184 sq ft warehouse constructed in 2013 with 13.6 metres clear eaves height, 113 loading doors, and 277 car parking spaces. Additional 2.9 acres of surfaced land. 17% site cover. Understood to be at least 4 parties that bid sharper than 3.8%. Prime location, strong specification, comparable size, longer term certain than expected at subject property. |
| Original Evidence (2020) | | | | | | | | |
| 210 Pioneer, Pioneer Business Park, Ellesmere Port |  | Under-offer | Freehold | 211,921 sq ft | Quoting £16,680,000 (£78.71 psf) | 6.25% | Single-let to Novar ED&S on a new 10-year lease with a break after the 6th year. Passing rent of £1,112,585 pa, reflecting £5.25 psf. | Under-offer at 6.00% NIY. Inferior location, slightly inferior specification, comparable size, shorter term certain than expected at the subject property. |
| 520 Europa Boulevard, Gemini Business Park, Warrington |  | On market since September 2019 | Freehold | 44,749 sq ft | Quoting £3,800,000 (£84.92 psf) | 6.32% | Single-let to DX Network Services Ltd for 10 years expiring January 2028, subject to a 5th year break (4.1 years unexpired), paying £255,900 pa (£5.71 psf), subject to upwards only open market rent review. | Much smaller unit, inferior specification, much shorter unexpired term than expected at the subject property, inferior location. |
| Whitehouse97, Whitehouse Vale Business Park, Runcorn |  | On market since December 2019 | Freehold | 97,050 sq ft | Quoting £10,340,000 (£106.54 psf) | 5.50% | Lease under-offer to APS Group Ltd for 10 years straight, paying £606,562 pa (£6.25 psf). APS Group have a D&B rating of 4A2. | Inferior location, similar new-build specification, half the size of the subject, similar 10 year term expected at the subject property. |
| Haydock Green, St Helens |  | Sep-19 | Freehold | 373,000 sq ft | £45,300,000 (£121.45 psf) | 4.82% | Single-let to Movianto Ltd on a 15 year lease paying £6.50 psf. | Purchased by Warrington Borough Council. Similar new-build specification, inferior location, much larger, strong covenant, longer unexpired term than assumed at the subject property. |
| 630 Europa Boulevard, Gemini Business Park, Warrington |  | Sep-19 | Freehold | 26,948 sq ft | £2,440,000 (£90.54 psf) | 6.47% | Single-let to Kyocera Senco UK Ltd for 10 years expiring September 2026 (6.4 years unexpired), paying £168,023 pa (£6.25 psf), subject to annual uncapped RPI linked rent reviews. | Purchased by Breck Developments Ltd. Much smaller unit, shorter unexpired term than expected at the subject property, inferior specification and location. |
| Ashburton Road West, Trafford Park, Manchester |  | Jul-19 | Freehold | 62,391 sq ft | £4,450,000 (£71.32 psf) | 6.25% | Single-let to Kerry Logistics Group who have been in occupation since 1989 and have recently extended their lease for a further 5 years, expiring March 2024. Passing rent of £296,350 pa (£4.75 psf). | Purchased by Atlantic Leaf. Comparable prime location, much older specification, smaller unit, shorter unexpired term than expected at the subject property. |
| Stretton Green Distribution Park, Warrington |  | Sep-18 | Freehold | 164,048 sq ft | £26,115,000 (£159.19 psf) | 4.35% | Single-let to Eddie Stobart on two separate identical leases for 20 years expiring 16 July 2033 paying £1,213,292 pa (£4.55 psf for warehouse and £11.00 psf for offices, £40,000 per acres on yard and £20,000 per acre for expansion land). Rent subject to fixed annual increases equivalent to 1.5% per annum. | Purchased by Warrington Borough Council. Strong covenant strength, comparable location, inferior specification, similar size, much longer unexpired term than expected at the subject property. |
| The Cube, Whitehouse Industrial Estate, Preston Brook |  | Oct-18 | Freehold | 150,415 sq ft | £8,400,000 (£55.85 psf) | N/a | Vacant at time of sale. Since been let to Movianto UK Ltd in November 2018 on a 3-year term with a break option after 18 months, paying £6.50 psf. | Purchased by Oceanic Estates Ltd. Since been on the market quoting £11,000,000 reflecting 8.48% NIY. Vacant rather than let, inferior location, compromised configuration and older specification, comparable size. |













Sources: CoStar, C&W Internal Database, PropertyData and Market Agents

Warrington Retail Rental Comparables

| Address | Photo | Date | Transaction Type | Size (GIA) | Rent | Tenant | Term | Breaks | Rent-Free | Comment & Comparison |
|--|---|--------|----------------------------------|--------------|-----------------------------------|-------------------------------|----------|------------|-----------|---|
| 2021 Update | | | | | | | | | | |
| 88 Bridge, Warrington, WA1 2RF |  | Jan-21 | Open Market Letting | 3,000 sq ft | £12,000 pa headline | Salsa | 9 years | None | None | Part basement part ground floor unit. Slightly larger than we have assumed for a standard unit at the subject sites, much older specification, comparable location. |
| 7 Lyme Green Retail Park, Macclesfield |  | Apr-21 | Open Market Letting | 12,200 sq ft | £192,000 pa headline (£15.79 psf) | Iceland Foods | 10 years | None | 3 months | Sscheme extends to 110,822 sq ft and home to retailers such as Matalan, Harveys, Next, Poundstretcher, Pets at Home and Currys/PC World. Larger store than expected at subject property, comparable retail location, infeior specification. |
| 106-108a Buttermarket Street, Warrington, WA1 2NZ |  | Dec-21 | Reversionary lease from Dec 2021 | 1,301 sq ft | £14,000 pa headline | William Hill Organisation Ltd | 3 years | None | None | Originally let to tenant in 2011 for 10 years, and since signed reversionary lease. Ground floor unit. Slightly smaller than we have assumed for a standard unit at the subject sites, much older specification, comparable location. |
| Original Evidence (2020) | | | | | | | | | | |
| The Mews, Crossley Street, Warrington, WA1 2PF |  | Jul-19 | Open Market Letting | 2,500 sq ft | £25,000 pa headline | Emerge Ltd | 3 years | None | None | Showroom premises across ground floor. Slightly larger than we have assumed for a standard unit at the subject sites, much older specification, comprabel location. |
| 49-49A London Road, Warrington, WA4 6SG |  | Apr-19 | Open Market Letting | 826 sq ft | £31,000 pa headline | Unknown | 5 years | None | Unknown | Ground floor only unit. Smaller than we have assumed for a standard unit at the subject sites, comparable location, inferior specification. |
| 25 Rylands Street, Warrington, WA1 1EJ |  | Apr-19 | Open Market Letting | 535 sq ft | £19,000 pa headline | Unknown | 3 years | None | Unknown | Ground floor only unit. Smaller than we have assumed for a standard unit at the subject sites, comparable location, inferior specification. |
| Unit 5, Westbrook Shopping Centre, Warrington, WA5 8UH |  | Sep-18 | Open Market Letting | 1,150 sq ft | £20,000 pa headline | The Card Factory | 5 years | None | 4 months | Ground floor only unit. Smaller than we have assumed for a standard unit at the subject sites, comparable location, inferior specification but superior to most stock in Warrington. |
| 752 Knutsford Road, Warrington, WA4 1JS |  | Apr-18 | Open Market Letting | 1,240 sq ft | £10,000 pa headline | Arrivals Star Ltd | 3 years | 1.5th year | Unknown | Ground floor and basement unit. Smaller than we have assumed for a standard unit at the subject sites, comparable location, inferior specification. |

Sources: CoStar, C&W Internal Database, PropertyData and Market Agents

Warrington Retail Investment Comparables

| Address | Photo | Date | Tenure | Size (GIA) | Price | Net Initial Yield | Income Profile | Comment & Comparison |
|---|---|--------|----------|----------------------------|------------------------|-------------------|---|--|
| 2021 Update | | | | | | | | |
| 106-108a Buttermarket Street, Warrington, WA1 2NZ |  | Jun-21 | Freehold | 1,301 sq ft (plus 2 flats) | £226,000 | 10.19% | Single let to William Hill with 3.5 years unexpired paying £14,000 pa. Two apartments above let to individuals on AST agreements producing £9,600 pa. | Sold at Acuitus auction. Double fronted three storey building. Mixed use as opposed to solely retail, shorter WAULT than expected at subject, inferior and older specification, similar covenant expected, comparable location. |
| Bolton Shopping Park, Bolton |  | Mar-21 | Freehold | 127,000 sq ft | £15,166,667 (£119 psf) | 10.80% | Let to tenants including Decathlon, Next, TK Maxx, Boots and Home Bargains. | Purchased by JV between Greenridge IM and Time Equities. Unknown tenancy terms. Retail park use as opposed to individual unit, comparable retail location, older specification, large size. |
| Original Evidence (2020) | | | | | | | | |
| 60-62 George Street, Altrincham |  | Dec-19 | Freehold | 2,110 sq ft | £650,000 | 7.61% | Let to Hill & Hill The Jewellers and Admiral Travel on 10 year leases, the former effective from July 2019 with an upwards-only rent review at year five, the latter with 2.25 years remaining. Passing rent of £52,000 pa. | Longer overall WAULT, similar covenants expected at subject sites, similar size, superior retail location. |
| Moor Lane, Crosby |  | Nov-19 | Freehold | 47,477 sq ft | £5,000,000 | 9.00% | Multi-let to 22 occupiers, 14 of which are retail/leisure operators, and the remaining 8 being office occupiers. WAULT of 7.1 years to expiry and 5.2 years to break. Passing rent of £526,900 pa. | Comparable WAULT, multi-let parade, comparable suburban location, inferior specification. |
| Asda, Manchester Road, Reddish, Stockport |  | Oct-19 | Freehold | 44,370 sq ft | £13,900,000 | 4.90% | Single-let to Asda expiring 2035 (circa 16 years unexpired) paying £732,883 pa (£16.50 psf). | Purchased by Palmer Capital Income CBRE GIP. Superior covenant and longer unexpired term than expected at the subject supermarket, comparable retail location, larger unit than assumed at the subject. |
| 90 George Richards Way, Altrincham |  | Sep-19 | Freehold | 71,400 sq ft | £22,475,000 | 4.17% | Single-let to Asda Stores Limited on a 25-year lease, with 21 years unexpired, with a passing rent of £1,001,000 pa (£14.00 psf), which is estimated to increase to £1,140,255 pa following next year's rent review. | Purchased by Greater Manchester Pension Fund. Superior covenant and much longer unexpired term than expected at the subject supermarket, superior retail location, much larger unit than assumed at the subject. |
| Flintoff Way, Preston |  | Aug-19 | Freehold | 78,000 sq ft | £54,400,000 | 5.10% | Single-let to Sainsburys with unexpired term of 22.5 years with annual RPI reviews (1-4%). Unknown passing rent. | Purchased by Supermarket Income REIT. Superior covenant and much longer unexpired term than expected at the subject supermarket, comparable retail location, much larger unit than assumed at the subject. |
| Chester Way, Northwich |  | Jul-19 | Freehold | 13,996 sq ft | £3,860,000 | 6.60% | Let for a further 12 years (no breaks) to Co-operative Foodstores Ltd, with Co-operative Group Limited as guarantor. Current rent of £272,689 pa. Fixed rental uplifts in June 2021 and June 2026, based on 2.25% pa compounded 5 yearly. | Purchased by Hardington Capital LLP. Comparable local convenience offering to that expected at the smaller subject supermarket, similar unexpired term to term expected at the subject supermarket, comparable retail location, similar sized unit to assumed subject supermarket. |
| 43-53 High Street, Northwich |  | Mar-19 | Freehold | 8,945 sq ft | £1,175,000 | 8.75% | Multi-let to 5 occupiers including Specsavers, British Heart Foundation and Scope. | Comparable parade and covenants to that of which we would expect at the subject property, comparable retail location, similar sized units, unknown lease terms. |
| Draybank Road, Broadheath, Altrincham |  | Feb-19 | Freehold | 39,000 sq ft | £11,650,000 | 5.15% | Multi-let to Waitrose plus six self-contained shop units let to a variety of occupiers. | Purchased by local authority. Superior retail location, assumed long unexpired term to Waitrose, larger unit than expected at the subject property, older specification. |
| Ditchfield Road, Widnes |  | Jan-19 | Freehold | 3,247 sq ft | £815,000 | 6.50% | Single-let to James Hall & Co, trading as Spar, with 8.5 years unexpired and RPI linked reviews, paying £55,930 pa. | Comparable small convenience offering, inferior specification, inferior retail location, comparable size, longer unexpired term than expected at the subject sites. |
| The Gables Shopping Centre, Stour Road, Tyldesley, Manchester |  | Jul-18 | Freehold | Unknown | £1,000,000 | 8.66% | 1980s local shopping centre comprising 6 retail units and a convenience store. The 6 retail units are let to local traders including a chinese takeaway and hairdresser and provide short term income security. The scheme is anchored by a Coop convenience store which had a term certain of approximately 7 years. | Slightly historic evidence, inferior retail location, much older specification, local convenience offering, similar covenants expected at the subject sites. |

Sources: CoStar, C&W Internal Database, PropertyData and Market Agents

APPENDIX 12: TURNER AND TOWNSEND ENERGY COST EVIDENCE

Renewables

With regard to renewables, the sample BCIS and Turner & Townsend source projects (contained in table one) are mainly denoted as Code for Sustainable Homes rating 3 or 4. Whilst we appreciate the code is now less widely adopted, it does provide a reference to the adoption of sustainable and renewables measures. The cost of achieving a reduction in carbon is dictated by the technologies that are implemented upon individual projects. It is our experience that the cost uplift can be negligible to achieve Code for Sustainable Homes rating with intelligent design, such as reduced sanitary-ware sizes, flow restrictors upon taps and cisterns and limiting external envelope penetrations, for instance installing all electrical sockets within internal partitions only.

The above mentioned intelligent design would solely reduce the initial emissions calculation, as required by the renewable energy supplementary planning document (SPD). The SPD additionally requires the selection of further renewable technologies to offset 10% of the predicted CO2 emissions. A suitable renewable technology example would be the incorporation of solar photo voltaic panels, with a recommended extra over allowance per dwelling of between £7,000 to £8,000 to an average sized house between 1,000 and 1,200 square feet gross internal floor area. This would allow for sympathetically incorporating the panels flush within the roof structure and finishes to satisfy the sensitive nature of the locality and provide a generation capacity of approximately 4KW. We have been advised by specialist contacts in the house building sector that the incorporation of solar photo voltaic panels to approximately 30% of dwellings satisfies the requirements for 10% offset of predicted CO2 emissions for all dwellings on a multi-plot site. Therefore, we recommend an allowance of (say) £2,250 per dwelling for the 10% renewables (i.e. £7,500 x 30%).

Source: Turner and Townsend, originally sourced from North York Moors National Park Local Plan Cost Review (April 2018).

APPENDIX 13: BREAKDOWN OF S106 CONTRIBUTIONS

Section 106 Contributions - Site Allocations

| Typology | Primary School | Secondary School | Health | Sports Pitch | Sport Facilities | Transport | Off-Site Highways | Total (£ / £ Per Dwelling) | |
|------------------|----------------|------------------|------------|--------------|------------------|------------|-------------------|----------------------------|----------------|
| SE Warrington UE | £17,774,400 | £13,864,200 | £3,670,800 | £4,093,558 | £3,282,209 | £1,546,800 | £19,000,000 | £63,231,967 | £15,032 |
| Fiddlers Ferry | £3,639,303 | £2,838,709 | £751,910 | £623,806 | £500,167 | | £0 | £8,353,895 | £9,714 |
| Waterfront* | £4,527,970 | £3,531,882 | £862,713 | £1,042,969 | £836,252 | £825,613 | £0 | £11,627,400 | £8,150 |
| Peel Hall | £5,078,097 | £3,960,989 | £1,049,177 | £1,169,589 | £937,775 | £1,084,800 | £0 | £13,280,428 | £11,067 |
| Croft | £324,434 | £256,731 | £65,574 | £63,928 | £66,417 | £75,000 | £0 | £852,084 | £11,361 |
| Culcheth | £846,350 | £660,165 | £174,863 | £169,985 | £176,602 | £200,000 | £0 | £2,227,964 | £11,140 |
| Hollins Green | £380,857 | £293,407 | £78,688 | £76,492 | £78,907 | £90,000 | £0 | £998,351 | £11,093 |
| Thelwall Heys | £1,311,920 | £1,023,310 | £270,940 | £302,250 | £242,110 | £310,000 | £0 | £3,460,530 | £11,163 |
| Lymm | £1,548,820 | £1,208,102 | £319,999 | £311,144 | £320,967 | £366,000 | £0 | £4,075,032 | £11,134 |
| Winwick | £550,127 | £421,772 | £113,661 | £110,489 | £114,792 | £130,000 | £0 | £1,440,842 | £11,083 |

Source: Warrington Borough Council

Note: Waterfront contributions reduced by 25% as it is assumed that this site will be built to a higher density with a proportion of one bedroom dwellings.

Section 106 Contributions - Generic Typologies

| Typology | Primary School | Secondary School | Primary Care | Sports Pitch | Open Space | Sport Facilities | Transport | Total (£ / £ Per Dwelling) | | Capacity Allowance (£ / £ Per Dwelling) | |
|--------------------------|----------------|------------------|--------------|--------------|------------|------------------|-----------|----------------------------|---------|---|--------|
| Town Centre 1 | £21,159 | £16,504 | £0 | £0 | £0 | £0 | £10,000 | £47,663 | £4,766 | £28,831 | £2,883 |
| Town Centre 2 | £105,794 | £82,521 | £21,858 | £21,248 | £21,248 | £22,074 | £50,000 | £324,742 | £6,495 | £203,514 | £4,070 |
| Town Centre 3 | £528,968 | £412,603 | £109,289 | £106,240 | £106,240 | £110,372 | £250,000 | £1,623,713 | £6,495 | £1,017,569 | £4,070 |
| Inner Warrington 1 | £42,317 | £33,008 | £8,743 | £0 | £0 | £0 | £10,000 | £94,069 | £9,407 | £52,034 | £5,203 |
| Inner Warrington 2 | £158,691 | £123,781 | £32,787 | £31,872 | £31,872 | £33,112 | £50,000 | £462,114 | £9,242 | £280,271 | £5,605 |
| Inner Warrington 3 | £793,453 | £618,905 | £163,934 | £159,360 | £159,360 | £165,559 | £250,000 | £2,310,569 | £9,242 | £1,401,354 | £5,605 |
| Suburb 1 | £42,317 | £33,008 | £0 | £0 | £0 | £0 | £10,000 | £85,326 | £8,533 | £47,663 | £4,766 |
| Suburb 2 | £211,587 | £165,041 | £43,716 | £42,496 | £0 | £44,149 | £50,000 | £556,989 | £11,140 | £314,532 | £6,291 |
| Suburb 3 | £1,057,937 | £825,206 | £218,579 | £212,480 | £0 | £220,745 | £250,000 | £2,784,946 | £11,140 | £1,572,659 | £6,291 |
| Settlement 1 | £42,317 | £33,008 | £0 | £0 | £0 | £0 | £10,000 | £85,326 | £8,533 | £47,663 | £4,766 |
| Settlement 2 | £211,587 | £165,041 | £43,716 | £42,496 | £0 | £44,149 | £50,000 | £556,989 | £11,140 | £314,532 | £6,291 |
| Town Centre 3 (BTR) | £528,968 | £412,603 | £109,289 | £106,240 | £106,240 | £110,372 | £250,000 | £1,623,713 | £6,495 | £1,017,569 | £4,070 |
| Inner Warrington 3 (BTR) | £708,818 | £552,888 | £146,448 | £142,361 | £142,361 | £147,899 | £250,000 | £2,090,775 | £8,363 | £1,278,543 | £5,114 |

Source: Warrington Borough Council

Note: The Council have advised that the 'capacity allowance' figures should be adopted for the purposes of the testing.

APPENDIX 14: INDUSTRIAL LAND TRANSACTIONAL EVIDENCE

North West Industrial Land Transactions

| Site / Property | Size (acres) | Location | Value Per Acre | Purchaser | Date |
|---|--------------|-------------------|----------------|-------------------------------|---------|
| Plot 1, Omega North | 2.9 | Warrington | £510,000 | Hermes Parcelnet Limited | Q3 2015 |
| Eastway | 7.41 | Preston | £230,000 | HBS Pharmaceutical | Q2 2016 |
| Omega | 5 | Warrington | £450,000 | Brackley Developments | Q2 2016 |
| Sector D, Preston East | 7.89 | Preston | £350,000 | Inchape Estates LTD | Q4 2016 |
| Logistics North | 43.7 | Bolton | £515,000 | Lidl | Q1 2017 |
| Omega North | 3 | Warrington | £500,000 | Haydock Commercial Vehicles | Q1 2017 |
| Parkgate Industrial Estate, Knutsford | 16 | Knutsford | £219,000 | Chancerygate | Q2 2017 |
| Former BAE Systems Land, Radyway Green | 19 | Crewe | £258,000 | St Francis Group | Q2 2017 |
| Pochin Way, Midpoint 18 | 22 | Middlewich | £186,000 | Stretton Estates | Q3 2017 |
| M6 Epic, Wigan | 3 | Wigan | £333,000 | Stretton Estates | Q4 2017 |
| Icon, MCR airport | 45 | Manchester | £611,000 | TPG Real Estate | Q4 2017 |
| C Commercial Park | 24 | Crewe | £525,000 | First Pannatonie | Q2 2018 |
| Park Rd, Trafford Park | 5 | Trafford Park | £740,000 | Maritime Transport | Q2 2018 |
| Brookfield Drive, Aintree | 5 | Liverpool | £125,000 | Network Space | Q2 2018 |
| Estuary Business Park, Speke | 5 | Speke | £300,000 | Bidvest | Q3 2018 |
| Northbank Industrial Estate | 2.2 | Irlam | £332,000 | Richard Austin Alloys | Q4 2018 |
| Catalyst, Barton Bridge | 4.1 | Trafford | £500,000 | n/a | Q4 2018 |
| Preston East | 32 | Preston | £300,000 | Henry Boot & Barnfield | Q4 2018 |
| Plot 2, De Havilland Drive, Liverpool International Business Park | 3.8 | Speke | £300,000 | n/a | Q1 2019 |
| Goodlass Road, Speke | 4.72 | Speke | £190,000 | Prime Properties | Q1 2019 |
| Charon Way - Gemini8 | 2.75 | Warrington | £700,000 | Pendragon | Q1 2019 |
| Evans Road, New Venture Park, Speke | 2.05 | Speke | £205,000 | n/a | Q2 2019 |
| The Former Guardian Print Centre | 6.83 | Trafford Park | £1,008,000 | DTZi/ Graftongate | Q3 2019 |
| Charon Way - Gemini8 | 4.88 | Warrington | £723,000 | Chancerygate and Hines Europe | Q4 2019 |
| Manchester Ship Canal | 10 | Irlam, Manchester | £500,000 | Flannery Group | Q1 2020 |
| Former Shearings site, Appleton Thorn | 7.28 | Warrington | £755,495 | HMRC | Q3 2020 |
| Former Travis Perkins, Appleton Thorn | 11.03 | Warrington | £680,000 | Tungsten | Q3 2020 |
| Port Cheshire | 42.5 | Ellesmere Port | £250,000 | Firethorn | Q4 2020 |
| Lowry Park, Manchester | 12 | Manchester | £570,000 | Canmoor | Q4 2020 |

Sources: CoStar and C&W Internal Database. Please note the data has not been verified through the Land Registry.

APPENDIX 15: RESIDENTIAL LAND TRANSACTIONAL EVIDENCE

Residential Land Transactions

| Site | Date | Net Site Area (Acres) | Units | Density (per Net Acre) | Coverage (per Net Acre) | Land Registry Net Price Paid | Net Price per Net Acre | Net Price per Plot | Section 106 | Affordable Housing |
|--|--------|-----------------------|------------|------------------------|-------------------------|------------------------------|------------------------|--------------------|-------------------|---|
| Estate Housing Schemes | | | | | | | | | | |
| Zodiac, Westbrook (Seddon Homes) | Jun-19 | 5.93 | 79 | 13.32 | 14,250 | £3,588,422 | £605,130 | £45,423 | £461,558 | 30% |
| Sandstone Brook, Lymm (Bellway Homes) | Apr-19 | 4.96 | 64 | 12.90 | 17,037 | £5,434,768 | £1,095,719 | £84,918 | £247,457 | 38% |
| Hawthorn Grove, Appleton Thorn (Bloor Homes) | Dec-18 | 5.24 | 71 | 13.55 | 13,480 | £3,750,000 | £715,649 | £52,817 | £678,939 | 31% |
| Beamish Place, Sandymoor (Bloor Homes) | Aug-18 | 13.18 | 186 | 14.11 | 14,728 | £2,500,000 | £189,681 | £13,441 | £3,192,490 | 0% |
| Culcheth Green, Culcheth (Elan Homes) | Apr-18 | 1.75 | 15 | 8.57 | 14,926 | £1,235,000 | £705,714 | £82,333 | £349,275 | Off-site contribution (WBC advised that this was considered equivalent to policy compliant on-site provision) |
| Chadwick Park, Widnes (Bellway Homes) | Oct-17 | 9.22 | 116 | 12.58 | 13,232 | £6,000,000 | £650,759 | £51,724 | £0 | 0% |
| Pocket Green, Lowton (Bellway Homes) | Sep-17 | 7.56 | 119 | 15.74 | 14,183 | £2,125,000 | £281,085 | £17,857 | £878,697 | 25% |
| Lingley Green, Great Sankey (Bloor Homes) | Sep-17 | 18.68 | 265 | 14.19 | 15,169 | £12,800,000 | £685,225 | £48,302 | £2,730,000 | 20% |
| Whittle Chase, Newton-le-Willows (Taylor Wimpey) | Jul-17 | 9.88 | 142 | 14.37 | 14,338 | £2,110,918 | £213,656 | £14,866 | £0 | 6% |
| Rothwells Farm, Golborne (Taylor Wimpey)** | May-17 | 31.26 | 453 | 14.49 | 14,345 | £7,425,738 | £237,548 | £16,392 | £5,081,769 | 25% |
| Woodville Place, Great Sankey (Miller Homes) | Dec-16 | 14.84 | 200 | 13.48 | 16,263 | £14,160,000 | £954,178 | £70,800 | £8,205,000 | 20% |
| Fairfield Gardens, Widnes (Miller Homes) | Apr-16 | 10.85 | 162 | 14.93 | 15,232 | £7,100,000 | £654,378 | £43,827 | £0 | 0% |
| Average | | 11.11 | 156 | 13.52 | 14,765 | £5,685,821 | £582,393 | £45,225 | £1,818,765 | 18% |
| Average (Policy Compliant Only) | | 9.45 | 134 | 13.10 | 14,703 | £3,926,488 | £606,807 | £49,957 | £1,282,949 | 30% |
| Apartment Schemes | | | | | | | | | | |
| Station Road, Warrington (Carpenter Investments) | Apr-19 | 3.50 | 189 | 54.00 | n/a | £2,100,000 | £600,000 | £11,111 | £0 | 0% |
| John Street, Warrington (Palms Developments) | Dec-18 | 2.32 | 362 | 155.85 | n/a | £3,000,000 | £1,291,578 | £8,287 | £75,000 | 0% |
| Academy Street, Warrington (Helena Partnerships Ltd) | Dec-18 | 1 | 144 | 144.00 | 89,707 | £1,775,000 | £1,775,000 | £12,326 | £70,000 | 0% |
| Average | | 2.27 | 232 | 117.95 | 89,707 | £2,291,667 | £1,222,193 | £10,575 | £48,333 | 0% |

Sources: Land Registry and Online Planning Portals

*Please note the net site areas for John Street and Academy Street are approximate and are based on the gross site areas assuming a 100% gross:net ratio.

**The affordable housing provision at Rothwells Farm was a combination of 17% on-site provision and an off-site financial contribution equivalent to 8% provision.

APPENDIX 16: SITE-SPECIFIC ASSESSMENTS - ARGUS DEVELOPER APPRAISALS

South East Warrington Urban Extension

Development Appraisal
Cushman & Wakefield
16 August 2021

South East Warrington Urban Extension

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 210 | 237,750 | 330.00 | 373,607 | 78,457,510 |
| Aff Housing | 90 | 73,650 | 165.00 | 135,024 | 12,152,201 |
| Commercial | <u>1</u> | <u>2,941</u> | 177.00 | 520,557 | <u>520,557</u> |
| Totals | 301 | 314,341 | | | 91,130,268 |

NET REALISATION

91,130,268

OUTLAY

ACQUISITION COSTS

| | | |
|--------------------|-----------|-----------|
| Residualised Price | 6,517,246 | 6,517,246 |
| Stamp Duty | 432,673 | 432,673 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 237,750 | 103.00 | 24,488,250 |
| Aff Housing | 73,650 | 103.00 | 7,585,950 |
| Commercial | <u>3,460</u> | 103.56 | <u>358,318</u> |
| Totals | 314,860 | | 32,432,518 |

| | | |
|--------------|-------|-----------|
| Contingency | 5.00% | 2,212,571 |
| Statutory/LA | | 4,509,600 |
| | | 6,722,171 |

Other Construction

| | | |
|-------------------------------|----------------------|------------|
| Resi Ext. Works | 15.00% | 4,811,130 |
| Accessibility Standards | | 540,330 |
| Resi Energy Requirements | 6.00% | 1,924,452 |
| Abnormal and Extra Over Costs | 300 un 15,000.00 /un | 4,500,000 |
| Comm Energy Requirements | 2.00% | 7,166 |
| Comm Ext. Works | 10.00% | 35,832 |
| Strategic Infrastructure | 300 un 30,262.00 /un | 9,078,600 |
| BNG Delivery Costs | | 172,300 |
| | | 21,069,810 |

PROFESSIONAL FEES

| | | |
|-----------|-------|-----------|
| Prof Fees | 7.00% | 3,252,480 |
| | | 3,252,480 |

DISPOSAL FEES

| | | |
|-------------------------------------|-------|-----------|
| Marketing & Sales Agent Fees (Resi) | 3.00% | 2,353,725 |
| Marketing & Sales Agent Fees (Com.) | 1.00% | 5,206 |
| Sales Legal Fee | 0.50% | 455,651 |
| | | 2,814,582 |

FINANCE

| | | |
|---|--|-----------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | 568,912 |
| Construction | | 710,088 |
| Total Finance Cost | | 1,279,000 |

TOTAL COSTS

74,520,480

PROFIT

16,609,788

Performance Measures

| | |
|-------------------------------------|--------------|
| Profit on Cost% | 22.29% |
| Profit on GDV% | 18.23% |
| Profit on NDV% | 18.23% |
| IRR | 41.02% |
| Profit Erosion (finance rate 6.000) | 3 yrs 5 mths |

South East Warrington Employment Location

South East Warrington Employment Location

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|----------|-----------------|----------------------------|------------|-------------------|
| Unit 1 | 1 | 247,739 | 124.00 | 30,719,636 | 30,719,636 |
| Unit 2 | <u>1</u> | <u>247,738</u> | 124.00 | 30,719,512 | <u>30,719,512</u> |
| Totals | 2 | 495,477 | | | 61,439,148 |

NET REALISATION **61,439,148**

OUTLAY

ACQUISITION COSTS

| | | |
|--------------------|------------|------------|
| Residualised Price | 15,757,070 | 15,757,070 |
| Stamp Duty | 1,060,981 | 1,060,981 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|---------------|-----------------|----------------------------|-------------------|
| Unit 1 | 247,739 | 48.67 | 12,057,457 |
| Unit 2 | <u>247,738</u> | 48.67 | <u>12,057,408</u> |
| Totals | 495,477 | | 24,114,866 |

| | | | |
|-------------|-------|-----------|-----------|
| Contingency | 5.00% | 1,350,432 | 1,350,432 |
|-------------|-------|-----------|-----------|

Other Construction

| | | | |
|--------------------------|--------|-----------|-----------|
| External Works | 10.00% | 2,411,487 | |
| Energy Requirements | 2.00% | 482,297 | |
| Strategic Infrastructure | | 3,391,640 | |
| BNG Delivery Costs | | 166,807 | 6,452,231 |

PROFESSIONAL FEES

| | | | |
|-------------------|-------|-----------|-----------|
| Professional Fees | 7.00% | 1,985,136 | 1,985,136 |
|-------------------|-------|-----------|-----------|

DISPOSAL FEES

| | | | |
|--------------------------------|-------|---------|---------|
| Sales Agent and Marketing Fees | 1.00% | 614,391 | |
| Sales Legal Fee | 0.50% | 307,196 | 921,587 |

FINANCE

| | | | |
|---|--|-----------|------------------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | | |
| Land | | 1,233,375 | |
| Construction | | 549,668 | |
| Total Finance Cost | | | 1,783,043 |

TOTAL COSTS **53,425,345**

PROFIT **8,013,803**

Performance Measures

| | |
|-----------------|--------|
| Profit on Cost% | 15.00% |
| Profit on GDV% | 13.04% |
| Profit on NDV% | 13.04% |

| | |
|-----|--------|
| IRR | 26.05% |
|-----|--------|

| | |
|-------------------------------------|--------------|
| Profit Erosion (finance rate 6.000) | 2 yrs 4 mths |
|-------------------------------------|--------------|

Fiddlers Ferry

Development Appraisal
Cushman & Wakefield
26 July 2021

Fiddlers Ferry

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-------------------------|------------|------------------|----------------------------|------------|--------------------|
| Market Housing | 210 | 246,750 | 255.00 | 299,625 | 62,921,250 |
| Aff Housing | 90 | 73,650 | 142.37 | 116,510 | 10,485,876 |
| Commercial - Retail | 1 | 779 | 114.93 | 89,585 | 89,585 |
| Commercial - Industrial | 6 | <u>1,406,131</u> | 109.00 | 25,544,713 | <u>153,268,279</u> |
| Totals | 307 | 1,727,310 | | | 226,764,990 |

NET REALISATION

226,764,990

OUTLAY

ACQUISITION COSTS

| | | |
|--------------------|------------|-----------|
| Residualised Price | 15,232,764 | |
| Stamp Duty | 1,025,328 | 1,025,328 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|-------------------------|------------------|----------------------------|-------------------|
| Market Housing | 246,750 | 98.00 | 24,181,500 |
| Aff Housing | 73,650 | 98.00 | 7,217,700 |
| Commercial - Retail | 917 | 103.56 | 94,965 |
| Commercial - Industrial | <u>1,406,131</u> | 48.67 | <u>68,436,396</u> |
| Totals | 1,727,448 | | 99,930,560 |

| | | |
|--------------|-------|------------------|
| Contingency | 5.00% | 5,928,977 |
| Statutory/LA | | 2,914,200 |
| | | 8,843,177 |

Other Construction

| | | |
|------------------------------------|--------|-------------------|
| Resi Ext. Works | 15.00% | 4,709,880 |
| Accessibility Standards | | 540,330 |
| Resi Energy Requirements | 300 un | 2,250.00 /un |
| Resi Abnormal and Extra Over Costs | 300 un | 15,000.00 /un |
| Comm Energy Requirements | | 2.00% |
| Comm Ext. Works | 10.00% | 6,853,136 |
| Strategic Infra. and Abnormals | | 19,226,082 |
| BNG Delivery Costs | | 687,847 |
| Demolition | | 12,230,069 |
| | | 50,792,971 |

PROFESSIONAL FEES

| | | |
|-----------|-------|------------------|
| Prof Fees | 7.00% | 8,715,596 |
| | | 8,715,596 |

DISPOSAL FEES

| | | |
|-------------------------------------|-------|------------------|
| Marketing & Sales Agent Fees (Resi) | 3.00% | 1,887,638 |
| Marketing & Sales Agent Fees (Com.) | 1.00% | 1,533,579 |
| Sales Legal Fee | 0.50% | 1,133,825 |
| | | 4,555,041 |

FINANCE

| | | |
|---|--|------------------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | 2,929,566 |
| Construction | | 3,692,662 |
| Total Finance Cost | | 6,622,228 |

TOTAL COSTS

195,717,665

PROFIT

31,047,325

Performance Measures

| | |
|-----------------|--------|
| Profit on Cost% | 15.86% |
| Profit on GDV% | 13.69% |
| Profit on NDV% | 13.69% |

IRR 21.86%

Profit Erosion (finance rate 6.000) 2 yrs 6 mths

Fiddlers Ferry

Waterfront

Waterfront

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 157 | 155,421 | 250.00 | 247,485 | 38,855,145 |
| Aff Housing | 68 | 54,640 | 139.80 | 112,332 | 7,638,557 |
| Commercial | 1 | 1,283 | 115.00 | 147,545 | 147,545 |
| Market Flats | 52 | 30,836 | 270.66 | 160,500 | 8,346,000 |
| Aff Flats | <u>23</u> | <u>13,639</u> | 151.80 | 90,020 | <u>2,070,450</u> |
| Totals | 301 | 255,819 | | | 57,057,697 |

NET REALISATION

57,057,697

OUTLAY

ACQUISITION COSTS

| | |
|------------------------------------|-------------------|
| Residualised Price (Negative land) | -2,528,275 |
| | -2,528,275 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 155,421 | 98.00 | 15,231,258 |
| Aff Housing | 54,640 | 98.00 | 5,354,720 |
| Commercial | 1,509 | 103.53 | 156,272 |
| Market Flats | 38,545 | 120.00 | 4,625,400 |
| Aff Flats | <u>17,049</u> | 120.00 | <u>2,045,850</u> |
| Totals | 267,164 | | 27,413,500 |

| | | |
|--------------|-------|------------------|
| Contingency | 5.00% | 1,747,454 |
| Statutory/LA | | 2,445,000 |
| | | 4,192,454 |

Other Construction

| | | |
|-------------------------------|--------|-------------------|
| Resi Ext. Works | 10.00% | 2,725,723 |
| Accessibility Standards | | 553,910 |
| Resi Energy Requirements | 300 un | 2,250.00 /un |
| Abnormal and Extra Over Costs | | 3,562,500 |
| Comm Ext. Works | 10.00% | 15,627 |
| Comm Energy Requirements | 1.80% | 2,813 |
| Strategic Infrastructure | | 5,812,200 |
| BNG Delivery Costs | | 127,760 |
| | | 13,475,533 |

PROFESSIONAL FEES

| | | |
|-----------|-------|------------------|
| Prof Fees | 7.00% | 2,568,757 |
| | | 2,568,757 |

DISPOSAL FEES

| | | |
|-------------------------------------|-------|------------------|
| Marketing & Sales Agent Fees (Resi) | 3.00% | 1,416,034 |
| Marketing & Sales Agent Fees (Com.) | 1.00% | 1,475 |
| Sales Legal Fee | 0.50% | 285,288 |
| | | 1,702,798 |

FINANCE

| | | |
|---|--|----------------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | -467,251 |
| Construction | | 968,178 |
| Total Finance Cost | | 500,927 |

TOTAL COSTS

47,325,694

PROFIT

9,732,003

Performance Measures

| | |
|-------------------------------------|--------------|
| Profit on Cost% | 20.56% |
| Profit on GDV% | 17.06% |
| Profit on NDV% | 17.06% |
| IRR | 54.63% |
| Profit Erosion (finance rate 6.000) | 3 yrs 2 mths |

Waterfront

Peel Hall

Development Appraisal
Cushman & Wakefield
16 August 2021

Peel Hall

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 210 | 231,000 | 240.00 | 264,000 | 55,440,000 |
| Aff Housing | 90 | 72,450 | 134.00 | 107,870 | 9,708,300 |
| Commercial | <u>1</u> | <u>2,287</u> | 114.98 | 263,005 | <u>263,005</u> |
| Totals | 301 | 305,737 | | | 65,411,305 |

NET REALISATION

65,411,305

OUTLAY

ACQUISITION COSTS

| | | |
|------------------------------------|----------|----------|
| Residualised Price (Negative land) | -703,698 | -703,698 |
|------------------------------------|----------|----------|

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 231,000 | 93.00 | 21,483,000 |
| Aff Housing | 72,450 | 93.00 | 6,737,850 |
| Commercial | <u>2,691</u> | 103.56 | <u>278,680</u> |
| Totals | 306,141 | | 28,499,530 |

28,499,530

| | | |
|--------------|-------|------------------|
| Contingency | 5.00% | 1,924,044 |
| Statutory/LA | | 3,320,100 |
| | | 5,244,144 |

Other Construction

| | | |
|-------------------------------|----------------------|-------------------|
| Resi Ext. Works | 15.00% | 4,233,128 |
| Accessibility Standards | | 540,330 |
| Resi Energy Requirements | 300 un 2,250.00 /un | 675,000 |
| Abnormal and Extra Over Costs | 300 un 15,000.00 /un | 4,500,000 |
| Comm Energy Requirements | 1.80% | 5,016 |
| Comm Ext. Works | 10.00% | 27,868 |
| Strategic Infrastructure | 300 un 16,759.00 /un | 5,027,700 |
| BNG Delivery Costs | | 166,700 |
| | | 15,175,742 |

PROFESSIONAL FEES

| | | |
|-----------|-------|------------------|
| Prof Fees | 7.00% | 2,828,344 |
| | | 2,828,344 |

DISPOSAL FEES

| | | |
|-------------------------------------|-------|------------------|
| Marketing & Sales Agent Fees (Resi) | 3.00% | 1,663,200 |
| Marketing & Sales Agent Fees (Com.) | 1.00% | 2,630 |
| Sales Legal Fee | 0.50% | 327,057 |
| | | 1,992,887 |

FINANCE

| | | |
|---|--|----------------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | -103,237 |
| Construction | | 657,507 |
| Total Finance Cost | | 554,270 |

TOTAL COSTS

53,591,218

PROFIT

11,820,087

Performance Measures

| | |
|-------------------------------------|--------------|
| Profit on Cost% | 22.06% |
| Profit on GDV% | 18.07% |
| Profit on NDV% | 18.07% |
| IRR | 53.47% |
| Profit Erosion (finance rate 6.000) | 3 yrs 4 mths |

Croft

Croft

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|-----------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 52 | 65,000 | 270.00 | 337,500 | 17,550,000 |
| Aff Housing | <u>23</u> | <u>19,320</u> | 151.43 | 127,205 | <u>2,925,720</u> |
| Totals | 75 | 84,320 | | | 20,475,720 |

NET REALISATION **20,475,720**

OUTLAY

ACQUISITION COSTS

| | | | | |
|--------------------|-----------|--|--|-----------|
| Residualised Price | 2,204,490 | | | 2,204,490 |
| Stamp Duty | 139,405 | | | 139,405 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|------------------|
| Market Housing | 65,000 | 98.00 | 6,370,000 |
| Aff Housing | <u>19,320</u> | 98.00 | <u>1,893,360</u> |
| Totals | 84,320 | | 8,263,360 |

| | | | |
|--------------|-------|---------|-----------|
| Contingency | 5.00% | 562,937 | |
| Statutory/LA | | 852,084 | |
| | | | 1,415,021 |

Other Construction

| | | | |
|-------------------------------|---------------------|-----------|-----------|
| Ext. Works | 15.00% | 1,239,504 | |
| Accessibility Standards | | 135,083 | |
| Energy Requirements | 6.00% | 495,802 | |
| Abnormal and Extra Over Costs | 75 un 15,000.00 /un | 1,125,000 | |
| BNG Delivery Costs | | 49,709 | |
| | | | 3,045,098 |

PROFESSIONAL FEES

| | | | |
|-----------|-------|---------|---------|
| Prof Fees | 7.00% | 827,518 | |
| | | | 827,518 |

DISPOSAL FEES

| | | | |
|------------------------------|-------|---------|---------|
| Marketing & Sales Agent Fees | 3.00% | 526,500 | |
| Sales Legal Fee | 0.50% | 102,379 | |
| | | | 628,879 |

FINANCE

| | | | |
|---|--|---------|---------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | | |
| Land | | 123,995 | |
| Construction | | 113,154 | |
| Total Finance Cost | | | 237,149 |

TOTAL COSTS **16,760,920**

PROFIT **3,714,800**

Performance Measures

| | |
|-----------------|--------|
| Profit on Cost% | 22.16% |
| Profit on GDV% | 18.14% |
| Profit on NDV% | 18.14% |

IRR 59.32%

Profit Erosion (finance rate 6.000) 3 yrs 4 mths

Culcheth

Culcheth

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 140 | 175,000 | 270.00 | 337,500 | 47,250,000 |
| Aff Housing | <u>60</u> | <u>50,400</u> | 150.75 | 126,630 | <u>7,597,800</u> |
| Totals | 200 | 225,400 | | | 54,847,800 |

NET REALISATION **54,847,800**

OUTLAY

ACQUISITION COSTS

| | | |
|--------------------|-----------|-----------|
| Residualised Price | 5,662,480 | |
| Stamp Duty | 374,549 | 5,662,480 |
| | | 374,549 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 175,000 | 98.00 | 17,150,000 |
| Aff Housing | <u>50,400</u> | 98.00 | <u>4,939,200</u> |
| Totals | 225,400 | | 22,089,200 |

| | | |
|--------------|-------|-----------|
| Contingency | 5.00% | 1,504,408 |
| Statutory/LA | | 2,227,964 |
| | | 3,732,372 |

Other Construction

| | | |
|-------------------------------|----------------------|-----------|
| Ext. Works | 15.00% | 3,313,380 |
| Accessibility Standards | | 360,220 |
| Energy Requirements | 6.00% | 1,325,352 |
| Abnormal and Extra Over Costs | 200 un 15,000.00 /un | 3,000,000 |
| BNG Delivery Costs | | 132,499 |
| | | 8,131,451 |

PROFESSIONAL FEES

| | | |
|-----------|-------|-----------|
| Prof Fees | 7.00% | 2,211,479 |
| | | 2,211,479 |

DISPOSAL FEES

| | | |
|------------------------------|-------|-----------|
| Marketing & Sales Agent Fees | 3.00% | 1,417,500 |
| Sales Legal Fee | 0.50% | 274,239 |
| | | 1,691,739 |

FINANCE

| | | |
|---|--|---------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | 727,099 |
| Construction | | 245,586 |
| Total Finance Cost | | 972,685 |

TOTAL COSTS **44,865,954**

PROFIT

9,981,846

Performance Measures

| | |
|-----------------|--------|
| Profit on Cost% | 22.25% |
| Profit on GDV% | 18.20% |
| Profit on NDV% | 18.20% |

IRR 33.06%

Profit Erosion (finance rate 6.000) 3 yrs 4 mths

Hollins Green

Hollins Green

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|-----------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 63 | 74,025 | 255.00 | 299,625 | 18,876,375 |
| Aff Housing | <u>27</u> | <u>22,095</u> | 142.37 | 116,510 | <u>3,145,763</u> |
| Totals | 90 | 96,120 | | | 22,022,138 |

NET REALISATION **22,022,138**

OUTLAY

ACQUISITION COSTS

| | | |
|--------------------|-----------|---------|
| Residualised Price | 1,796,542 | |
| Stamp Duty | 111,665 | |
| | | 111,665 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost | |
|---------------------------|-----------------|----------------------------|------------------|------------------|
| Market Housing | 74,025 | 98.00 | 7,254,450 | |
| Aff Housing | <u>22,095</u> | 98.00 | <u>2,165,310</u> | |
| Totals | 96,120 | | 9,419,760 | 9,419,760 |
| Contingency | | 5.00% | 627,366 | |
| Statutory/LA | | | 998,351 | |
| | | | | 1,625,717 |
| Other Construction | | | | |
| Ext. Works | | 15.00% | 1,412,964 | |
| Accessibility Standards | | | 162,099 | |
| Energy Requirements | 90 un | 2,250.00 /un | 202,500 | |
| Total Abnormals | 90 un | 15,000.00 /un | 1,350,000 | |
| BNG Delivery Costs | | | 55,394 | |
| | | | | 3,182,957 |

PROFESSIONAL FEES

| | | | |
|-----------|-------|---------|---------|
| Prof Fees | 7.00% | 922,228 | |
| | | | 922,228 |

DISPOSAL FEES

| | | | |
|------------------------------|-------|---------|---------|
| Marketing & Sales Agent Fees | 3.00% | 566,291 | |
| Sales Legal Fee | 0.50% | 110,111 | |
| | | | 676,402 |

FINANCE

| | | | | |
|---|--|--|---------|---------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | | | |
| Land | | | 148,898 | |
| Construction | | | 142,491 | |
| Total Finance Cost | | | | 291,389 |

TOTAL COSTS **18,026,660**

PROFIT **3,995,478**

Performance Measures

| | |
|-------------------------------------|--------------|
| Profit on Cost% | 22.16% |
| Profit on GDV% | 18.14% |
| Profit on NDV% | 18.14% |
| IRR | 50.53% |
| Profit Erosion (finance rate 6.000) | 3 yrs 4 mths |

Thelwall Heys

Development Appraisal
Cushman & Wakefield
30 June 2021

Thelwall Heys

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 217 | 271,250 | 320.00 | 400,000 | 86,800,000 |
| Aff Housing | <u>93</u> | <u>78,120</u> | 160.00 | 134,400 | <u>12,499,200</u> |
| Totals | 310 | 349,370 | | | 99,299,200 |

NET REALISATION **99,299,200**

OUTLAY

ACQUISITION COSTS

| | | |
|--------------------|------------|-----------|
| Residualised Price | 16,716,909 | |
| Stamp Duty | 1,126,250 | 1,126,250 |
| | | 1,126,250 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 271,250 | 103.00 | 27,938,750 |
| Aff Housing | <u>78,120</u> | 103.00 | <u>8,046,360</u> |
| Totals | 349,370 | | 35,985,110 |

| | | |
|--------------|-------|-----------|
| Contingency | 5.00% | 2,437,501 |
| Statutory/LA | | 3,460,530 |
| | | 5,898,031 |

Other Construction

| | | |
|-------------------------------|----------------------|------------|
| Resi Ext. Works | 15.00% | 5,397,767 |
| Accessibility Standards | | 558,031 |
| Resi Energy Requirements | 6.00% | 2,159,107 |
| Abnormal and Extra Over Costs | 310 un 15,000.00 /un | 4,650,000 |
| BNG Delivery Costs | | 213,652 |
| | | 12,978,556 |

PROFESSIONAL FEES

| | | |
|-----------|-------|-----------|
| Prof Fees | 7.00% | 3,583,126 |
| | | 3,583,126 |

DISPOSAL FEES

| | | |
|-------------------------------------|-------|-----------|
| Marketing & Sales Agent Fees (Resi) | 3.00% | 2,604,000 |
| Sales Legal Fee | 0.50% | 496,496 |
| | | 3,100,496 |

FINANCE

| | | |
|---|--|-----------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | 1,295,793 |
| Construction | | 379,985 |
| Total Finance Cost | | 1,675,778 |

TOTAL COSTS **81,064,256**

PROFIT **18,234,944**

Performance Measures

| | |
|-------------------------------------|--------------|
| Profit on Cost% | 22.49% |
| Profit on GDV% | 18.36% |
| Profit on NDV% | 18.36% |
| IRR | 37.36% |
| Profit Erosion (finance rate 6.000) | 3 yrs 5 mths |

Lymm - Rushgreen Road

Development Appraisal
Cushman & Wakefield
30 June 2021

Lymm - Rushgreen Road

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 95 | 118,750 | 315.00 | 393,750 | 37,406,250 |
| Aff Housing | <u>41</u> | <u>34,440</u> | 157.88 | 132,623 | <u>5,437,530</u> |
| Totals | 136 | 153,190 | | | 42,843,780 |

NET REALISATION **42,843,780**

OUTLAY

ACQUISITION COSTS

| | | |
|--------------------|-----------|---------|
| Residualised Price | 6,719,298 | |
| Stamp Duty | 446,412 | |
| | | 446,412 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 118,750 | 103.00 | 12,231,250 |
| Aff Housing | <u>34,440</u> | 103.00 | <u>3,547,320</u> |
| Totals | 153,190 | | 15,778,570 |

| | | |
|--------------|-------|-----------|
| Contingency | 5.00% | 1,068,851 |
| Statutory/LA | | 1,514,219 |
| | | 2,583,070 |

Other Construction

| | | |
|-------------------------------|----------------------|-----------|
| Ext. Works | 15.00% | 2,366,786 |
| Accessibility Standards | | 244,950 |
| Energy Requirements | 6.00% | 946,714 |
| Abnormal and Extra Over Costs | 136 un 15,000.00 /un | 2,040,000 |
| BNG Delivery Costs | | 93,731 |
| | | 5,692,181 |

PROFESSIONAL FEES

| | | |
|-----------|-------|-----------|
| Prof Fees | 7.00% | 1,571,211 |
| | | 1,571,211 |

DISPOSAL FEES

| | | |
|------------------------------|-------|-----------|
| Marketing & Sales Agent Fees | 3.00% | 1,122,188 |
| Sales Legal Fee | 0.50% | 214,219 |
| | | 1,336,406 |

FINANCE

| | | |
|---|--|---------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | 680,062 |
| Construction | | 174,693 |
| Total Finance Cost | | 854,755 |

TOTAL COSTS **34,981,903**

PROFIT **7,861,877**

Performance Measures

| | |
|-------------------------------------|--------------|
| Profit on Cost% | 22.47% |
| Profit on GDV% | 18.35% |
| Profit on NDV% | 18.35% |
| IRR | 35.45% |
| Profit Erosion (finance rate 6.000) | 3 yrs 5 mths |

Lymm - Warrington Road

Development Appraisal
Cushman & Wakefield
30 June 2021

Lymm - Warrington Road

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 119 | 148,750 | 315.00 | 393,750 | 46,856,250 |
| Aff Housing | <u>51</u> | <u>42,840</u> | 157.50 | 132,300 | <u>6,747,300</u> |
| Totals | 170 | 191,590 | | | 53,603,550 |

NET REALISATION **53,603,550**

OUTLAY

ACQUISITION COSTS

| | | | |
|--------------------|-----------|--|-----------|
| Residualised Price | 8,305,894 | | 8,305,894 |
| Stamp Duty | 554,301 | | 554,301 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 148,750 | 103.00 | 15,321,250 |
| Aff Housing | <u>42,840</u> | 103.00 | <u>4,412,520</u> |
| Totals | 191,590 | | 19,733,770 |

| | | |
|--------------|-------|-----------|
| Contingency | 5.00% | 1,336,702 |
| Statutory/LA | | 1,892,780 |
| | | 3,229,482 |

Other Construction

| | | |
|-------------------------------|----------------------|-----------|
| Ext. Works | 15.00% | 2,960,066 |
| Accessibility Standards | | 306,187 |
| Energy Requirements | 6.00% | 1,184,026 |
| Abnormal and Extra Over Costs | 170 un 15,000.00 /un | 2,550,000 |
| BNG Delivery Costs | | 117,164 |
| | | 7,117,443 |

PROFESSIONAL FEES

| | | |
|-----------|-------|-----------|
| Prof Fees | 7.00% | 1,964,953 |
| | | 1,964,953 |

DISPOSAL FEES

| | | |
|------------------------------|-------|-----------|
| Marketing & Sales Agent Fees | 3.00% | 1,405,688 |
| Sales Legal Fee | 0.50% | 268,018 |
| | | 1,673,705 |

FINANCE

| | | |
|---|--|-----------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | |
| Land | | 976,428 |
| Construction | | 204,013 |
| Total Finance Cost | | 1,180,441 |

TOTAL COSTS **43,759,989**

PROFIT

9,843,561

Performance Measures

| | |
|-----------------|--------|
| Profit on Cost% | 22.49% |
| Profit on GDV% | 18.36% |
| Profit on NDV% | 18.36% |

IRR 31.61%

Profit Erosion (finance rate 6.000) 3 yrs 5 mths

Winwick

Development Appraisal
Cushman & Wakefield
30 June 2021

Winwick

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-----------------|------------|-----------------|----------------------------|------------|-------------------|
| Market Housing | 91 | 106,925 | 255.00 | 299,625 | 27,265,875 |
| Aff Housing | <u>39</u> | <u>31,915</u> | 142.37 | 116,510 | <u>4,543,880</u> |
| Totals | 130 | 138,840 | | | 31,809,755 |

NET REALISATION **31,809,755**

OUTLAY

ACQUISITION COSTS

| | | | | |
|--------------------|-----------|--|--|-----------|
| Residualised Price | 2,565,342 | | | 2,565,342 |
| Stamp Duty | 163,943 | | | 163,943 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------|-----------------|----------------------------|-------------------|
| Market Housing | 106,925 | 98.00 | 10,478,650 |
| Aff Housing | <u>31,915</u> | 98.00 | <u>3,127,670</u> |
| Totals | 138,840 | | 13,606,320 |

| | | | |
|--------------|-------|-----------|-----------|
| Contingency | 5.00% | 906,196 | |
| Statutory/LA | | 1,440,842 | |
| | | | 2,347,038 |

Other Construction

| | | | | |
|-------------------------------|--------|---------------|-----------|-----------|
| Ext. Works | | 15.00% | 2,040,948 | |
| Accessibility Standards | | | 234,143 | |
| Energy Requirements | 130 un | 2,250.00 /un | 292,500 | |
| Abnormal and Extra Over Costs | 130 un | 15,000.00 /un | 1,950,000 | |
| BNG Delivery Costs | | | 80,033 | |
| | | | | 4,597,624 |

PROFESSIONAL FEES

| | | | |
|-----------|-------|-----------|-----------|
| Prof Fees | 7.00% | 1,332,107 | |
| | | | 1,332,107 |

DISPOSAL FEES

| | | | |
|------------------------------|-------|---------|---------|
| Marketing & Sales Agent Fees | 3.00% | 817,976 | |
| Sales Legal Fee | 0.50% | 159,049 | |
| | | | 977,025 |

FINANCE

| | | | |
|---|--|---------|---------|
| Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal) | | | |
| Land | | 263,187 | |
| Construction | | 185,922 | |
| Total Finance Cost | | | 449,108 |

TOTAL COSTS **26,038,508**

PROFIT **5,771,247**

Performance Measures

| | |
|-------------------------------------|--------------|
| Profit on Cost% | 22.16% |
| Profit on GDV% | 18.14% |
| Profit on NDV% | 18.14% |
| IRR | 43.73% |
| Profit Erosion (finance rate 6.000) | 3 yrs 4 mths |

APPENDIX 17: STATEMENT OF LIMITATIONS

Warrington Local Plan Viability Assessment – Statement of Limitations

- 1.1. In accordance with the requirements of the RICS guidance note *Assessing viability in planning under the National Planning Policy Framework 2019 for England (2021)*, a statement of limitations is appended to this financial viability assessment ('FVA') which should be noted in the interpretation and use of this report and the findings of the area-wide viability testing.
- 1.2. We have prepared this area-wide FVA having regard to the requirements of PS 1 and PS 2 of the current RICS Valuation – Global Standards (the "Red Book"). However, the FVA and the advice provided do not constitute a formal valuation and should not be relied upon as such.
- 1.3. The FVA is for the purposes of assessing the total cumulative impact of all relevant emerging policies within the Local Plan to determine whether the plan is viable and deliverable, and to therefore inform the setting of plan policy. The FVA and the advice provided constitute an exception from VPS 1 – 5 of the Red Book.
- 1.4. This report is for the purpose of the addressee. Cushman & Wakefield hereby exclude all liability arising from use of and/or reliance on this report by any person or persons except as otherwise set out in the terms of Engagement.
- 1.5. Some of the data referenced in this report has been obtained from third party sources and we cannot guarantee the accuracy of the data obtained from other parties. Cushman & Wakefield shall not be liable for any indirect or consequential damages arising from the use of this report.
- 1.6. In particular, we would highlight the following sources of data and third parties on whom we have relied in preparing this viability study:
 - Typology sampling informed by advice from Warrington Borough Council;
 - Build cost data based on proprietary source the Building Cost Information Service ('BCIS');
 - Site-specific strategic infrastructure / abnormal costs and S106 contributions provided by Warrington Borough Council;
 - Property and land transactional data obtained from Land Insight, Rightmove and the Land Registry;
 - Other market data obtained from online sources including auction websites, the RICS and other computer databases to which Cushman & Wakefield subscribes;
 - Property floor area information obtained from the EPC Register.
- 1.7. The above is not an exhaustive list. This viability study is therefore based on information and evidence which we have obtained from numerous sources, including verbal information, online databases and information provided by the Council. In all cases, other than where we have had direct involvement with the information referred to, we are unable to warrant that the information on which we have relied is correct, although we believe it to be so.
- 1.8. The sources of property market data utilised in gathering the evidence for this study have some limitations in that full information for each piece of data is not always available online and/or in the public domain, and information has been gathered by third parties which we are not able to verify. Full knowledge surrounding the terms of transactions is often not available and assumptions have to be made in the absence of further and better information as detailed in the main body of the report.

- 1.9. In relation, we would emphasise that as an area-wide viability study, whilst it is intended to cover the typical range of typologies and site characteristics expected to come forward across Warrington throughout the plan period, this area-wide FVA utilises average costs and values in accordance with the Planning Practice Guidance for Viability.
- 1.10. Inevitably, such an approach does not reflect the individual circumstances of every site which will come forward for development over the plan period. It is impossible to cater for all future potential eventualities in respect of both site characteristics and constraints, and therefore this study should be interpreted as a guide, and as specified in the report, it is recommended that where relevant, the Council's planning policies should be implemented with a degree of flexibility in recognition of this fact, as this study cannot confirm that the assumptions are accurate for every site in the local authority area.
- 1.11. We would further caveat that the study represents a snapshot in time and that the results presented are subject to the potential for changes with time as a result of adjustment in market conditions. Given the prevailing uncertainty and potential volatility in market conditions relating to the COVID-19 pandemic, we consider that there needs to be increased caution applied to the interpretation of the results. We would further recommend that the Council monitors changes in market conditions to understand the impact that this could have on the viability of development sites promoted through the Local Plan. Cushman & Wakefield can accept no liability for the impacts of any changes in market conditions following the completion of this report.
- 1.12. This report should not be relied upon as a basis for entering into transactions without seeking specific, qualified, professional advice. Whilst facts have been rigorously checked, Cushman & Wakefield can take no responsibility for any damage or loss suffered as a result of any inadvertent inaccuracy within this report.

APPENDIX 18: TERMS OF ENGAGEMENT

6 July 2021

Our Ref: DRN/HG/kja211AMC00

Michael Bell
Warrington Borough Council

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Michael,

Warrington Local Plan Viability Update

We are delighted that you have chosen Cushman & Wakefield to work with you in relation to the above matter. The schedule to this letter details the services we will provide, the basis of our appointment, our fees and anticipated expenses, together with other information relevant to our services (the "**Services Schedule**" and together with this letter, the "**Engagement Letter**").

Enclosed are our standard terms of business containing exclusions and limitations on our liability and detailing our respective obligations (the "**Terms of Business**") which, together with the Engagement Letter, comprise the terms of our engagement (the "**Engagement**"). Please take a moment to check that you are happy with the contents of the Engagement Letter, the Services Schedule and the Terms of Business and understand the basis of the Engagement.

I will have overall responsibility for the provision of our services to you, assisted by Hannah Gradwell, MRICS. Hannah will be your first point of contact on this matter.

Market conditions explanatory note: Novel Coronavirus (COVID-19)

The outbreak of COVID-19, declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has and continues to impact many aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Travel, movement and operational restrictions have been implemented by many countries.

We continue to be faced with an unprecedented set of circumstances caused by COVID-19 and an absence of relevant/sufficient market evidence on which to base our judgements. Our advice is provided subject to this material uncertainty and a higher degree of caution should be attached to our advice than would normally be the case.

This explanatory note is included to ensure transparency and to provide further insight as to the market context under which our advice has been prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the date on which the advice is provided.

I should be grateful if you would return a signed and dated a copy of the Engagement Letter as soon as possible to confirm that you accept the basis of the Engagement. Please be aware that your continuing instructions in relation to this matter will amount to your acceptance of the terms of the Engagement. If there is any matter that requires clarification please do not hesitate to contact me.

Yours faithfully,



Derek Nesbitt, MRICS APAEWE

Partner

RICS Registered Valuer

For and on behalf of Cushman & Wakefield Debenham Tie Leung Limited

Direct: 

Mobile: 


Acceptance of Cushman & Wakefield Engagement Letter and Terms of Business

I have read the Engagement Letter (including the Services Schedule and incorporating the Cushman & Wakefield Terms of Business (Version 3.02 – April 2021) and hereby accept the terms and confirm this Engagement.

Michael Bell
Planning Policy and Programmes Manager
For and on behalf of Warrington Borough Council

Date: _____

Purchase Order No: _____

Services Schedule – Consultancy

| | |
|------------------------------|--|
| Type of Instructions: | Local Plan Financial Viability Assessment ('FVA') Update |
| Property Details: | Warrington Local Plan FVA Update Including All Generic Typologies and Site Allocations (as confirmed by the Client) (" Property ") |
| Client Instructions: | <p>The Client has instructed C&W to:</p> <ol style="list-style-type: none"> a) Provide an update to the emerging Local Plan FVA prepared by C&W on behalf of the Client in 2019 / 2020. |
| Scope of Services: | <p>Included in the Services are:</p> <ol style="list-style-type: none"> a) Update of all generic typology site appraisals with indexed sales values and build costs, including all sensitivity analyses and liaison with WBC to agree revised assumptions. This will include reviewing RP feedback on affordable transfer values, liaising with the appointed town centre designers regarding cost assumptions as required and factoring in any changes to local and/or national policy since the date of our original FVA. b) Update of site allocation appraisals with indexed sales values and build costs where the sites are proposed to remain in the Plan, including all sensitivity analyses. c) Prepare a new site appraisal for the Fiddlers Ferry development, reviewing the appraisal provided by the Scottish Southern Electric's consultant (Aspinall Verdi). d) Prepare a new site appraisal for the amended Garden Suburb allocation (on the assumption this revised allocation will be confirmed for inclusion in the Plan). e) Update the report to reflect the outcome of the updated appraisals and to remove appraisals and associated text relating to any sites to be removed from the Plan. f) If we are required to undertake any additional work outside of the above workstreams such as liaison with stakeholders of the site allocations (other than Fiddlers Ferry which is accounted for above), we would utilise our hourly rates to calculate any additional fees. <p>The updated FVA will be prepared for planning purposes to assess the total cumulative impact of all relevant emerging policies within the Local Plan to determine whether the plan is viable and deliverable, and to therefore inform the setting of plan policy.</p> <p>In preparing the updated FVA, C&W will:</p> <ul style="list-style-type: none"> ▪ Review the new information provided by the Client to include the updated Local Plan policies which may impact on viability, site allocations and any changes to the generic typologies; ▪ Undertake market research to inform our update to the potentially achievable residential sales revenues and commercial revenues for the generic typologies and the site allocations. The COVID-19 pandemic is disrupting macro and micro real estate markets and the impact on commercial and residential markets cannot be fully evaluated at this stage. We will monitor market activity and we reserve the right to amend our assessment of achievable revenues once the impact upon the real estate market can be accurately assessed; ▪ Review cost information relating to the standard build costs, the abnormal development costs and the strategic infrastructure costs for the site allocations. C&W will not verify the provided abnormal costs and/or strategic infrastructure costs. It is assumed that all cost information provided by the Client and/or site promoters can be relied upon for the purposes of the FVA. |

- The updated assessment of the standard build costs will be based on BCIS data in accordance with the Planning Practice Guidance for Viability. We do anticipate fluctuations in BCIS figures in the short term as the impact of the COVID-19 pandemic filters through to BCIS sample data. We will therefore monitor BCIS data in collaboration with our cost consultancy colleagues to identify any outliers that may distort build costs in order to ensure our assumed build costs fall within the parameters that could reasonably be anticipated before the pandemic. We reserve the right to amend build costs to ensure a consistent approach;
- Prepare updated appraisals for all generic typologies and site allocations to assess the residual land value based on a policy compliant position;
- Measure the residual land value output for each appraisal against our assessment of Benchmark Land Value for each typology / allocation;
- Undertake relevant sensitivity analysis to assess how changes to key inputs could impact on scheme viability;
- Prepare an updated draft FVA report for Client review which sets out the updated findings, recommendations and conclusions arising from the updated viability testing; and
- Finalise the report for the proposed Local Plan consultation period in September 2021.

Excluded from the Services are:

- a) Making any enquiries of local or any other authorities or any investigation of title relating to a Property;
- b) Investigation of the history of a Property or adjoining properties or establishing the possibility of the existence or contamination of, in or near, a Property;
- c) Management of a Property, including without limitation, any security, insurance, maintenance or repair arrangements;
- d) Making any structural survey or testing any services at a Property; and
- e) The provision of formal valuation advice (any information provided by C&W in respect of a potential rent or premium is not intended to be, and will not represent, any formal opinion of value). For the avoidance of doubt, C&W confirms that the FVA and the advice provided do not constitute a formal valuation. The FVA will be prepared having regard to the requirements of PS 1 and PS 2 of the current RICS Valuation – Global Standards (the “Red Book”). However, the FVA and the advice provided constitute an exception from valuation technical and performance standards (‘VPS’) 1 – 5 of the Red Book. The FVA is for the purposes of assessing the total cumulative impact of all relevant emerging policies within the Local Plan to determine whether the plan is viable and deliverable, and to therefore inform the setting of plan policy. The viability advice that will be detailed will be dependent on the adequacy and accuracy of the information supplied and the assumptions made. It should be noted that should these prove to be incorrect; the accuracy of C&W’s advice will be affected.

Application of the Red Book and Related RICS Guidance

The RICS guidance note *Assessing Viability in Planning Under the NPPF 2019 For England* (March 2021) confirms that FVAs are not valuations as such but contain significant valuation content which are within the jurisdiction of the Red Book and other RICS mandatory statements / professional guidance. All RICS members carrying out FVAs must therefore adhere to these provisions.

The RICS guidance note further advises that all FVAs for planning purposes are carried out under the NPPF / PPGV which is regarded as the 'authoritative requirement' in the Red Book. This means that the government's technical requirements on the assessment of viability take precedence over any other RICS professional statements and guidance, including any valuation-based requirements in the PPGV which take precedence over any other valuation basis or approach set out in the standards, however Red Book professional standards still apply.

RICS members undertaking FVAs for planning purposes must therefore adhere to:

- Statutory and other authoritative requirements (including the NPPF and the PPGV);
- The RICS Professional Statement *Financial Viability in Planning: Conduct and Reporting*; and
- PS 1 and PS 2 of the Red Book.

We confirm that we will comply with these requirements in preparing the FVA for planning purposes.

With regards to PS1 and PS2 of the Red Book, we acknowledge in summary the following points of compliance in respect of the FVA:

- The FVA will be prepared for assessing the viability of development to assist with planning matters, either plan/policy making, or decision taking. The FVA therefore constitutes an exception from VPS 1 – 5 of the Red Book, and is not a formal valuation;
- We confirm that all individuals who will contribute to the FVA will act in accordance with the RICS Rules of Conduct and the RICS Global Professional and Ethical Standards;
- We will have full regard to the need to act independently and objectively at all times, in a professional and ethical manner free from any undue influence, bias or conflict of interest; and
- We collectively have sufficient professional qualifications, current knowledge of the relevant markets, and the experience, skills and understanding to undertake the FVA competently.

In accordance with the requirements of PS2 of the Red Book relating to disclosures where the public has an interest, we confirm that:

- Relationship with client and previous involvement in this specific asset or mandate: C&W have previously provided viability advice to the Client and prepared the emerging Local Plan FVA in 2019 – 2020. This instruction is an update to the previous work.
- Rotation Policy: C&W does not have a rotation policy applied to the production of FVAs
- Period of time as signatory: C&W does not have a retained role with the Client in performing FVAs and as at the date of this engagement, C&W is instructed to prepare the area-wide study only.

The production of an FVA for planning purposes is excluded from VPS 1 – 5 of the Red Book under two of the identified exceptions; Performing a Statutory Function and Preparing to Act as an Expert Witness.

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| Conflict of Interest: | <p>We have previously provided Warrington Borough Council with viability advice relating to the emerging Local Plan and this instruction is to provide an update to our previous work.</p> <p>C&Ws London Office are appointed by SSE to act in an consultancy/advisory capacity in relation to the Fiddlers Ferry Power Station site which forms one of the proposed site allocations in the Local Plan.</p> <p>As part of our update to the Local Plan FVA, we are required to review a submitted indicative FVA prepared by Aspinall Verdi acting on behalf of SSE.</p> <p>We do not consider that any conflict of interest, or risk of conflict of interest, arises as a result of the interests which we have disclosed. We therefore confirm that, to the best of our knowledge, no conflict of interest, or risk of conflict of interest, arises in preparing the advice requested.</p> |
| Fees: | <p>We provide a breakdown of our fees below:</p> <ul style="list-style-type: none"> a) Update of all generic typology site appraisals with indexed sales values and build costs, including all sensitivity analyses and liaison with WBC to agree revised assumptions. b) Update of site allocation appraisals with indexed sales values and build costs where the sites are proposed to remain in the Plan, including all sensitivity analyses. c) Prepare a new site appraisal for the Fiddlers Ferry development, reviewing the appraisal provided by the Scottish Southern Electric's consultant (Aspinall Verdi). If we are required to engage at length with Aspinall Verdi and/or run multiple additional appraisals testing different scenarios (eg. mixed use, residential only, commercial only etc.), we would agree any further required fees with you for the additional work. d) Prepare a new site appraisal for the amended Garden Suburb allocation (on the assumption this revised allocation will be confirmed for inclusion in the Plan) depending on the scope of the new appraisal work. e) Update the report to reflect the outcome of the updated appraisals and to remove appraisals and associated text relating to any sites to be removed from the Plan. - this fee will be subject to the scope of the update and the number of new sites which require introducing into the report / old sites deleting etc. We would suggest a maximum initial cap of f) If we are required to undertake any additional work outside of the above workstreams such as liaison with stakeholders of the site allocations (other than Fiddlers Ferry which is accounted for above), we would utilise our hourly rates to calculate any additional fees. <p>The above fees do not include VAT and incidental expenses which shall also be payable in accordance with the Terms of Business.</p> |
| Termination Fees: | <p>Unless otherwise agreed with C&W in writing, a termination fee will be payable in the event that the instruction is terminated.</p> <p>The amount of any abortive fee would be representative of the quantum of work that had been undertaken to the point at which the instruction is terminated, having regard to the total fee that would have been due had the instruction proceeded through to completion.</p> |

| | <p>The Client will be liable to pay a proportion of the anticipated fee, depending on the stage the assignment has reached when terminated, by reference to the following scale.</p> <table border="1"> <thead> <tr> <th data-bbox="443 264 794 297">Stage</th> <th data-bbox="798 264 1495 297">% of Fees</th> </tr> </thead> <tbody> <tr> <td data-bbox="443 324 794 358">Gear up</td> <td data-bbox="798 324 1495 358">15%</td> </tr> <tr> <td data-bbox="443 385 794 418">Market research completed</td> <td data-bbox="798 385 1495 418">50%</td> </tr> <tr> <td data-bbox="443 445 794 479">Initial findings issued</td> <td data-bbox="798 445 1495 479">75%</td> </tr> <tr> <td data-bbox="443 506 794 539">Report issued in draft</td> <td data-bbox="798 506 1495 539">90%</td> </tr> <tr> <td data-bbox="443 566 794 600">Report issued</td> <td data-bbox="798 566 1495 600">100%</td> </tr> </tbody> </table> | Stage | % of Fees | Gear up | 15% | Market research completed | 50% | Initial findings issued | 75% | Report issued in draft | 90% | Report issued | 100% |
|------------------------------|---|--------------|------------------|---------|-----|---------------------------|-----|-------------------------|-----|------------------------|-----|---------------|------|
| Stage | % of Fees | | | | | | | | | | | | |
| Gear up | 15% | | | | | | | | | | | | |
| Market research completed | 50% | | | | | | | | | | | | |
| Initial findings issued | 75% | | | | | | | | | | | | |
| Report issued in draft | 90% | | | | | | | | | | | | |
| Report issued | 100% | | | | | | | | | | | | |
| Anticipated Expenses: | Disbursements: to include travel costs, Promap plans, Land Registry downloads etc (as necessary / appropriate). | | | | | | | | | | | | |
| Terms of Business: | <p>Please see attached our Cushman & Wakefield Terms of Business (Version 3.2 – April 2021) (“Terms of Business”). Save as where expressly set out below, the Terms of Business shall apply in full and at all times to the Engagement:</p> <p>Clause 7.8 shall be amended to that it reads:</p> <p>“Where the Client is a public authority for the purposes of the Freedom of Information Act 2000 (“FOIA”) and Environmental Information Regulations (“EIR”) as amended from time to time, the Client shall notify C&W of that fact at the start of the Engagement. The Client shall notify C&W within five (5) business days of receiving a request pursuant to the FOIA or EIR requesting information which relates to the business arrangements between C&W and the Client and/or any information C&W has provided to the Client at any time (whether or not in connection with the Engagement). In recognition of the fact that C&W may be providing the Client with confidential or commercially sensitive information, the Client agrees to consult with C&W and take into account C&W’s views on all such requests, giving C&W reasonable notice to respond, before making any decision on whether any particular information should be disclosed.”</p> <p>Clause 11.2 shall be amended so that the exclusions set out therein apply to each party’s liability.</p> <p>Clause 11.3 shall be amended so that the limit on liability set out therein applies to each party’s liability.</p> <p>A new clause 12.3(d) shall be added as follows:</p> <p>“In the Client’s reasonable opinion, C&W has committed or is about to commit any act or omission which would damage or potentially could damage the public’s trust in the Client”</p> <p>A new clause 12.6 shall be added as follows:</p> <p>“Where the Client terminates the Contract under clause 12.2, C&W shall all reasonable assistance to the Client and any incoming supplier and co-operate fully in the handover and re-procurement”</p> | | | | | | | | | | | | |



**CUSHMAN &
WAKEFIELD**

