

# Appendix 1 – Project Specification

## Specification

- 11.1 The District Council wishes to appoint consultants to undertake a Viability Assessment (VA) of the proposed Pre-Submission Local Plan, taking account of all policy and infrastructure requirements and all potential housing and commercial development in the District. The completed VA will form part of the evidence base for the Local Plan Review and help to demonstrate its deliverability. The VA will also review the current level of Community Infrastructure Levy (CIL) and the level of affordable housing that would allow the funding of infrastructure and meet needs without putting at risk the economic viability of development in the District.
- 11.2 The consultant should use an established model or develop a bespoke model to test and appraise the impact of the Pre-Submission Local Plan on the viability of development, having regard to the requirements of the NPPF, as set out in paragraphs 34, 57 and 76 and national guidance contained within the NPPG.
- 11.3 The Assessment should review current residential and non-residential markets, land prices and development costs, together with planning policy requirements, including emerging zero carbon standards, different tenures of affordable housing needs and infrastructure required of development. A matrix of variables should be drawn from these assumptions. These may include but should not be limited to:
- Varying market conditions over the 20 year period 2020 to 2040;
  - Varying Existing Use Values across the District, considering the land uses outlined in the site typologies;
  - Range of average dwelling sizes;
  - Infrastructure priorities;
  - CIL rates and operation of instalment policy;
  - Range of developer profit and yield assumptions;
  - Differing affordable housing tenure mixes.
- 11.4 The consultant should engage with developers, infrastructure providers and other stakeholders as necessary to identify and confirm requirements, costs and values and relevant variables.
- 11.5 The Assessment should include testing a range of residential, non residential and mixed use site typologies that are likely to come forward in Stroud as well as the proposed large strategic site allocations. The Local Plan Viability Study (August 2013) included a site typology containing 16 types of sites. The CIL Viability Study (March 2016) extended this to 21 example sites.
- 11.6 The Assessment should make recommendations based upon striking a balance between supporting a CIL level to fund infrastructure, providing affordable housing to meet housing need and not putting at risk the economic viability of development in Stroud District.
- 11.7 The VA will reflect the emerging findings and outputs from the Stroud District Local Plan Review. A Draft Local Plan was published in November 2019 and can be viewed here, together with background documentation: [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)
- 11.8 Stroud District Council has been collecting Community Infrastructure Levy (CIL) since April 2017. Further information can be found here: <https://www.stroud.gov.uk/environment/planning-andbuilding-control/community-infrastructure-levy-cil>
- 11.9 Previous infrastructure and viability studies to support the current adopted Local Plan will be relevant and can be viewed here: <https://www.stroud.gov.uk/environment/planning-andbuilding-control/planning-strategy/evidence-base/infrastructure-and-viability-evidence>

## Outputs

- 11.10 Two hard copies and an electronic version of the VA Report are required to support and underpin the Pre-Submission Local Plan. 11.11 The consultant will submit a Final Report by

July 2020 that sets out the methodology, analysis, conclusions and recommendations of the study. It should have due regard to national planning policy and any emerging guidance and best practice on economic Viability Assessments. References will be made to other strategies and studies as appropriate.

- 11.12 The Report will advise the District Council as to whether, based on the evidence gathered through this VA, there are compelling reasons to support or necessitate the application of differential proportions of affordable housing or CIL levies across zones in the district, due to significant disparity in land values.
- 11.13 The Report will contain clear recommendations as to the maximum viable limit and recommended level of both a CIL charge and planning obligations (including affordable housing provision) that could be levied on new developments. These will allow the funding of infrastructure and the meeting of housing need without putting at risk the economic viability of development
- 11.14 The conclusions and recommendations should be clearly set out and explained, supported by robust and transparent information from cited sources, in addition to those assumptions cited earlier. They should be capable of detailed interrogation and defence through the statutory planning process including Examination in Public.
- 11.15 Sensitivity testing will be needed to ensure that these policy options remain robust over the time period of the District Plan. The Report should consider the need for updating evidence and, if agreed with the Council, recommend a series of review milestones over the Plan Period.
- 11.16 The consultant will present the findings and recommendations to a meeting of officers and members

#### Timescales

Inception meeting	w/c 16 March 2020
Draft report	End of June 2020
Final report	End of July 2020

## Appendix 2 – Consultation Questionnaire

*The pages in this appendix are not numbered.*



Name	
Firm / Developer	
On behalf of	
Site	
Date	

## Stroud District Council

### Local Plan Viability Assessment, including CIL Review June 2020 Consultation

1. Stroud District Council is undertaking a Local Plan Review that will set out the future spatial strategy for the District, and will include sites for allocation. HDH Planning & Development Ltd (HDH) has been appointed to update the viability evidence and have prepared an early draft report and this questionnaire for consultation with members of the development industry (in line with the Guidance and best practice).
2. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions – and thus ensure that the analysis is firmly based and robust.
3. This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this draft report. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form.
4. The pre-consultation draft report sets out the evidence as collated by HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in this next iteration of this viability assessment.
5. Please do not feel that you need to comment to all aspects of the report – please comment of those areas where you have expertise. Where are areas of agreement it is useful for these to be acknowledged.
6. Please return to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) by **##th June 2020**.
7. The pre-consultation draft report is set out in Chapters as follows:

## Chapter 1

8. This chapter sets out the context to this report.
9. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019*. It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.
10. Please provide any comments on the context and scope of the project.

<b>Context</b>
Consultation response.

## Chapter 2

11. This chapter sets out the approach to viability testing, including a review of the requirements of the 2019 NPPF the updated PPG and the CIL Regulations.
12. Please provide any comments on the overall approach taken.

<b>Regulation and Framework.</b>
Consultation response.

## Chapter 3

13. This chapter sets out the methodology used.
14. Please provide any comments with regard to the methodology used, including the use of the 'Existing Use Value Plus' approach.

<b>Methodology</b>
Consultation response.

## Chapter 4

15. This chapter sets out an assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different geographical areas. Please provide any comments on the assumptions proposed, providing evidence to support the comments made:
16. The market housing assumptions are set out in Table 4.8 and Table 4.9.

<b>Market Housing Values - Typologies</b>
Consultation response.

<b>Market Housing Values – Strategic Sites</b>
Consultation response.

17. The assumptions for the Build to Rent sector are set out in Table 4.14.

<b>Build to Rent Housing Values</b>
Consultation response.

18. The affordable housing assumptions are set out in paragraphs 4.61, 4.68 and 4.69.

<b>Affordable Housing Values</b>
Consultation response.

19. The assumptions for specialist older peoples housing are set out in paragraph 4.76.

<b>Older Peoples Housing Values</b>
Consultation response.

### **Chapter 5**

20. This chapter includes an assessment of the non-residential market. The assumptions for non-residential uses are set out in Table 5.2. Are these in line with your understanding of the market?

<b>Non-Residential Values</b>
Consultation response.

### **Chapter 6**

21. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.
22. The EUV assumptions are set out in Table 6.7. Are these in line with the current market?

<b>EUV Assumptions</b>
Consultation response.

23. The BLV assumptions are set out in Paragraph 6.37. Does the BLV provide an adequate landowner's premium? If not why not and what assumption should be used – and why?

<b>BLV Assumptions</b>
Consultation response.



## Chapter 7

24. The cost and general development assumptions to be used in the development appraisals are set out through this chapter. Do the assumptions used reflect current development costs in the District?

<b>Construction and development costs</b>
Consultation response.

## Chapter 8

25. This chapter includes a summary of the policy requirements that may apply to new development, together with our understanding of how they are likely to be implemented and whether they may add to the costs of development.
26. Does this correspond to the working of the policies on the ground?

<b>Current Local policy requirements</b>
Consultation response.

27. The government has consulted on several new areas of policy (such as the move towards zero carbon, bio-diversity net gain, First Homes). Are there other emerging national policies that should be taken into account?

<b>Emerging National policy requirements</b>
Consultation response.

## Chapter 9

28. The modelling is based on the expected development over the period until the Local Plan is reviewed.
29. Do the typologies reflect the expected range of residential development?

<b>Typologies</b>
Consultation response.

Consultation response.

30. Are the assumptions used for the strategic sites appropriate?

<b>Strategic Sites</b>
Consultation response.

Consultation response.

31. Do the assumptions (such as gross/net and density) reflect local practice?

<b>Modelling Assumptions</b>
Consultation response.

Consultation response.

32. Several non-residential uses have been modelled, do others need to be included?

<b>Non-residential Development Modelling Assumptions</b>
Consultation response.

Consultation response.

## Chapter 10

33. In due course this chapter will set the results of the appraisals and consideration of residential development. It is planned to test the following scenarios:

- a. Differing affordable housing tenure mixes.
- b. Affordable Housing Mix
- c. Starter Homes and First Homes.
- d. Part M of Building Regulations (Accessible and Adaptable etc).
- e. Construction standards and the move towards zero carbon.

- f. Developer contributions.
- g. Biodiversity net gain as envisaged by national policy direction.
- h. Alternative delivery mechanisms, such as self and custom-build housing.
- i. A review of CIL
- j. Impact of changes in costs and values.

34. Should further sensitivity testing be carried out?

<b>Development Scenarios and Sensitivity Testing</b>
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Consultation response.
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### **Chapter 11**

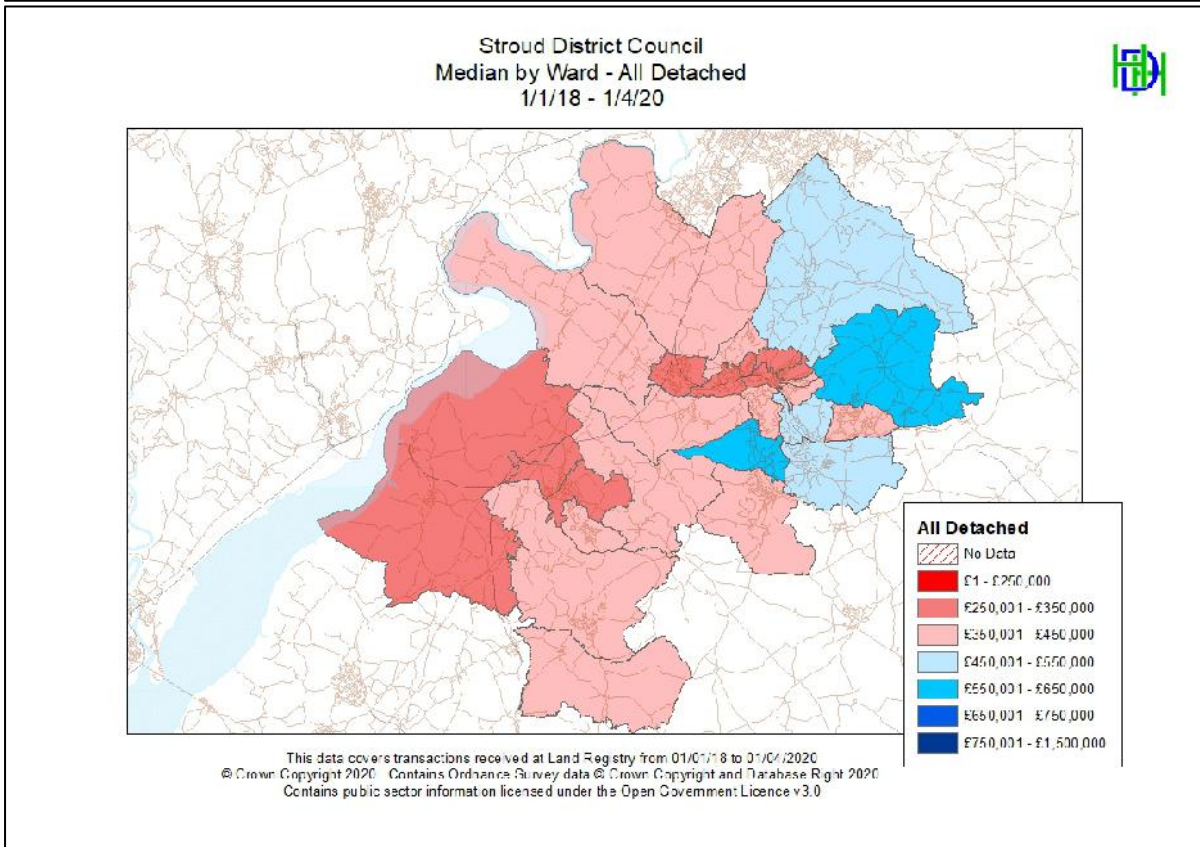
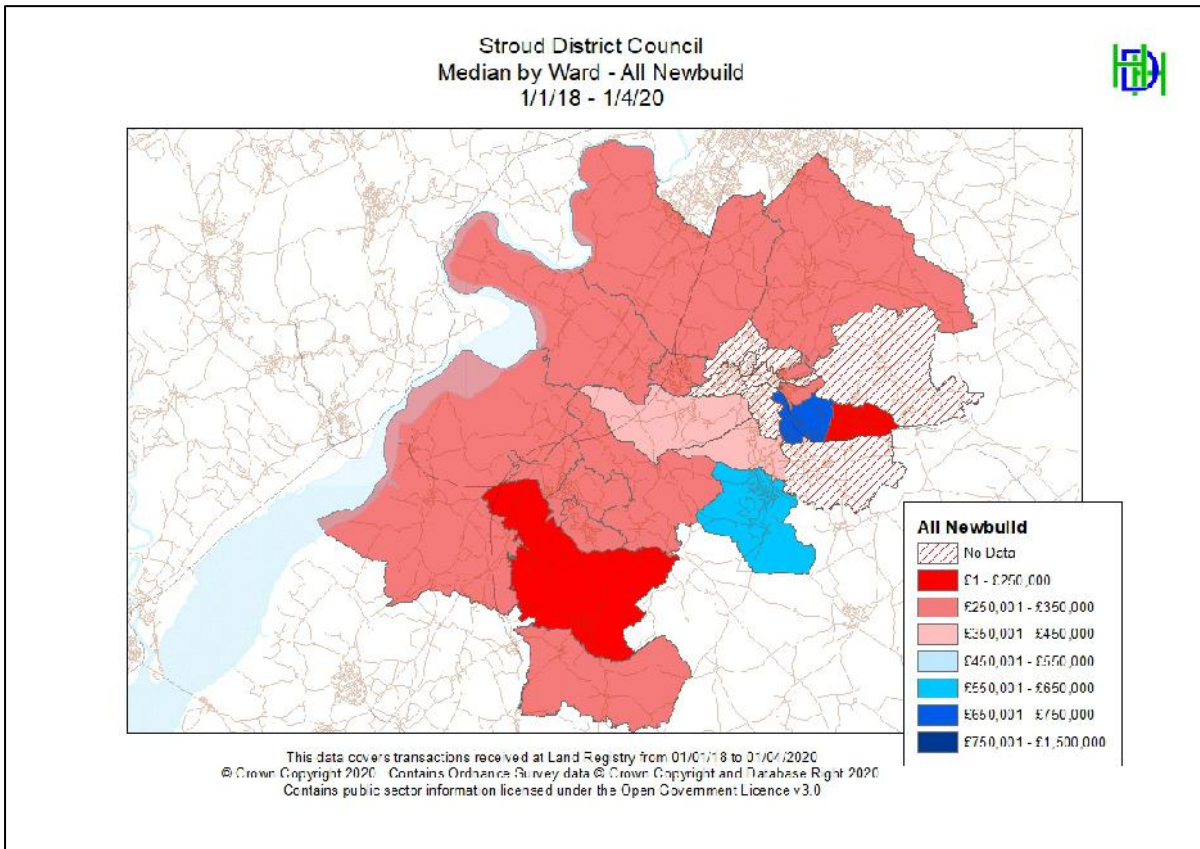
35. In due course this chapter will set the results of the appraisals and consideration of residential development.

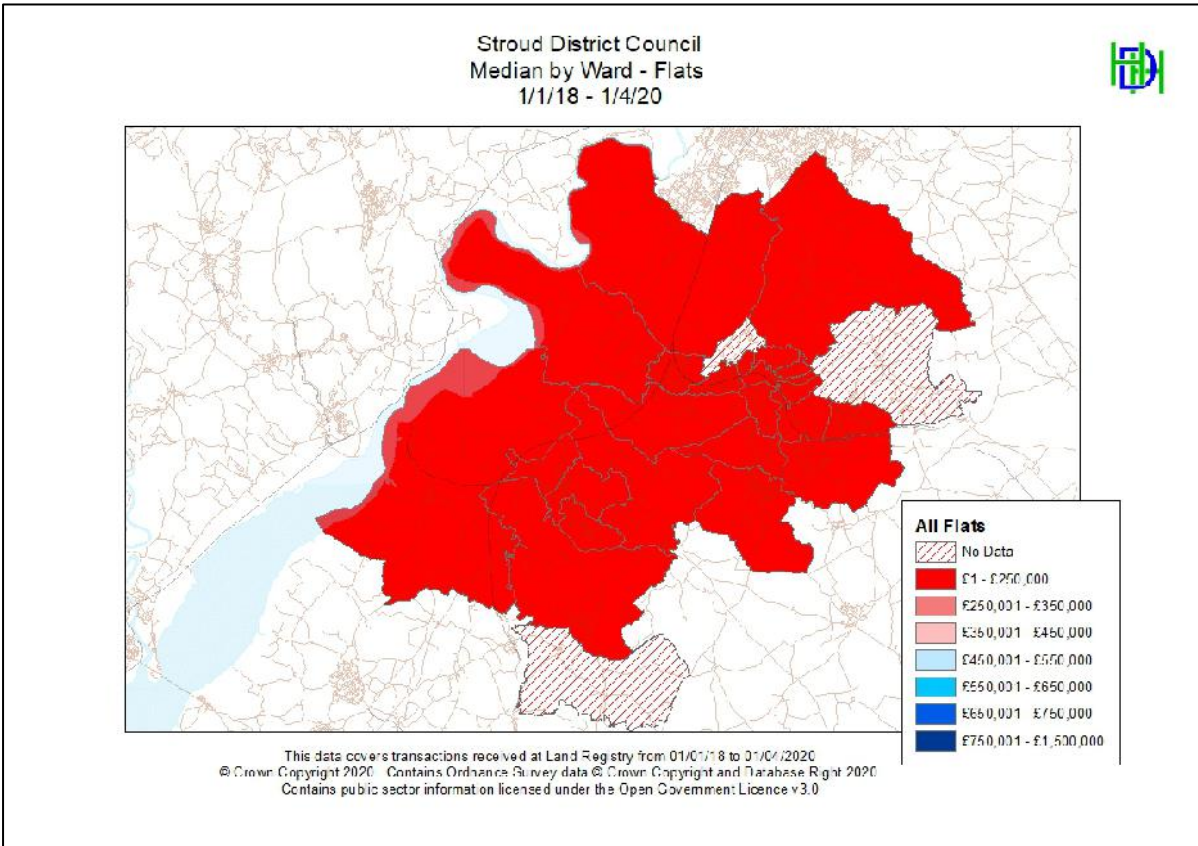
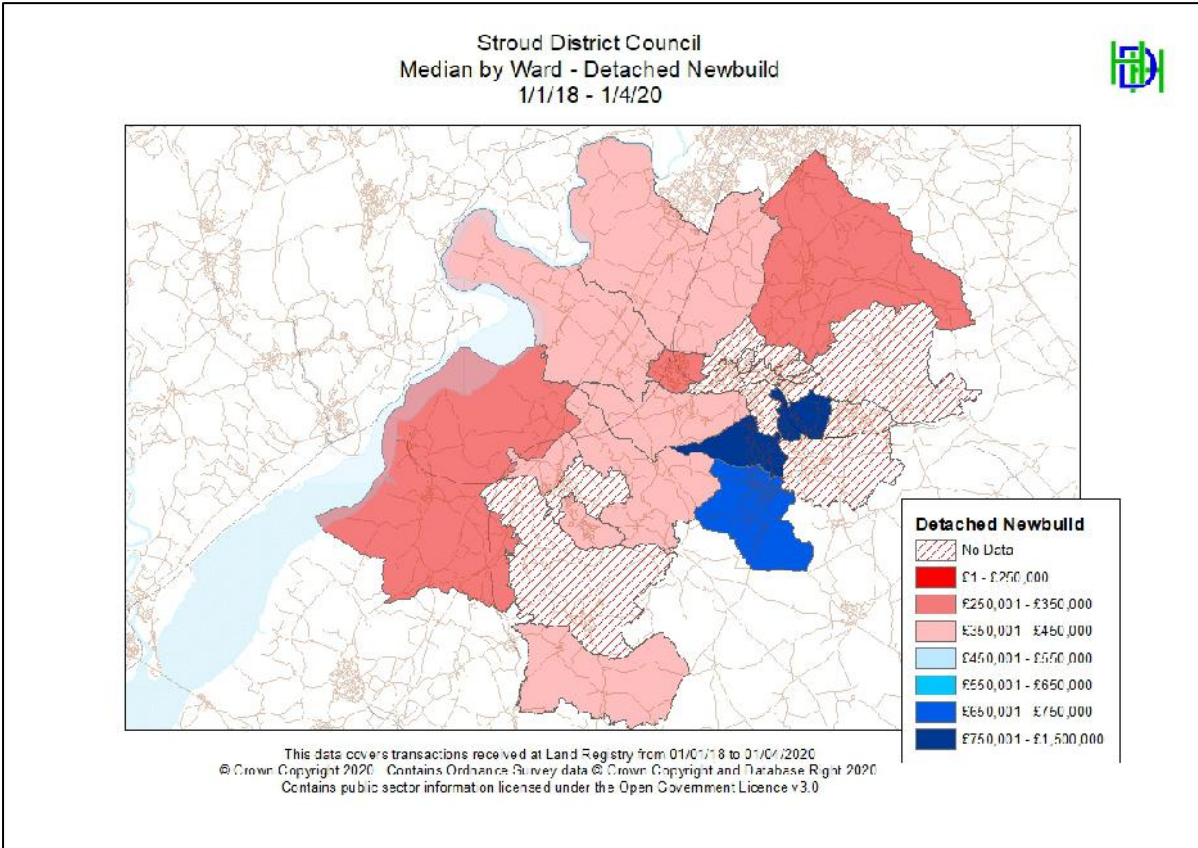
### **Chapter 12**

36. In due course this chapter will set out recommendations as to whether CIL should be introduced and if so at what levels.

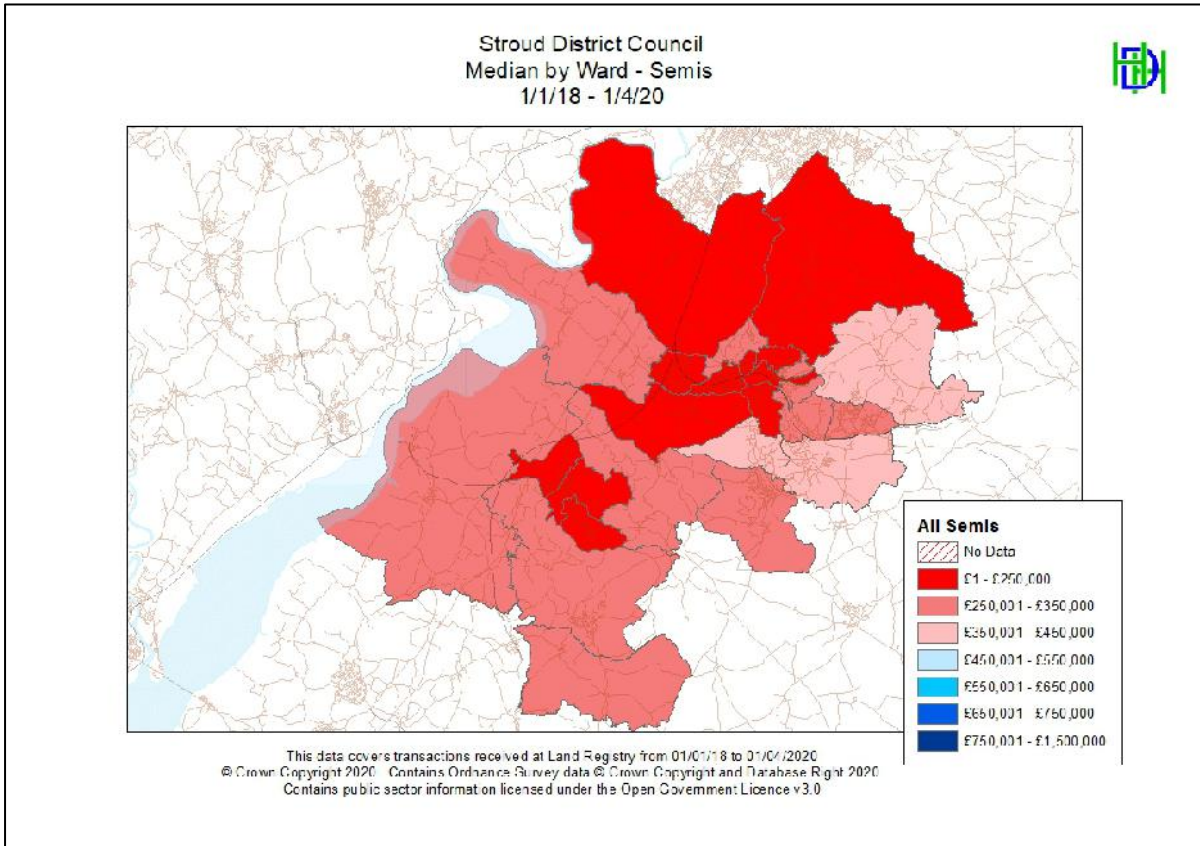
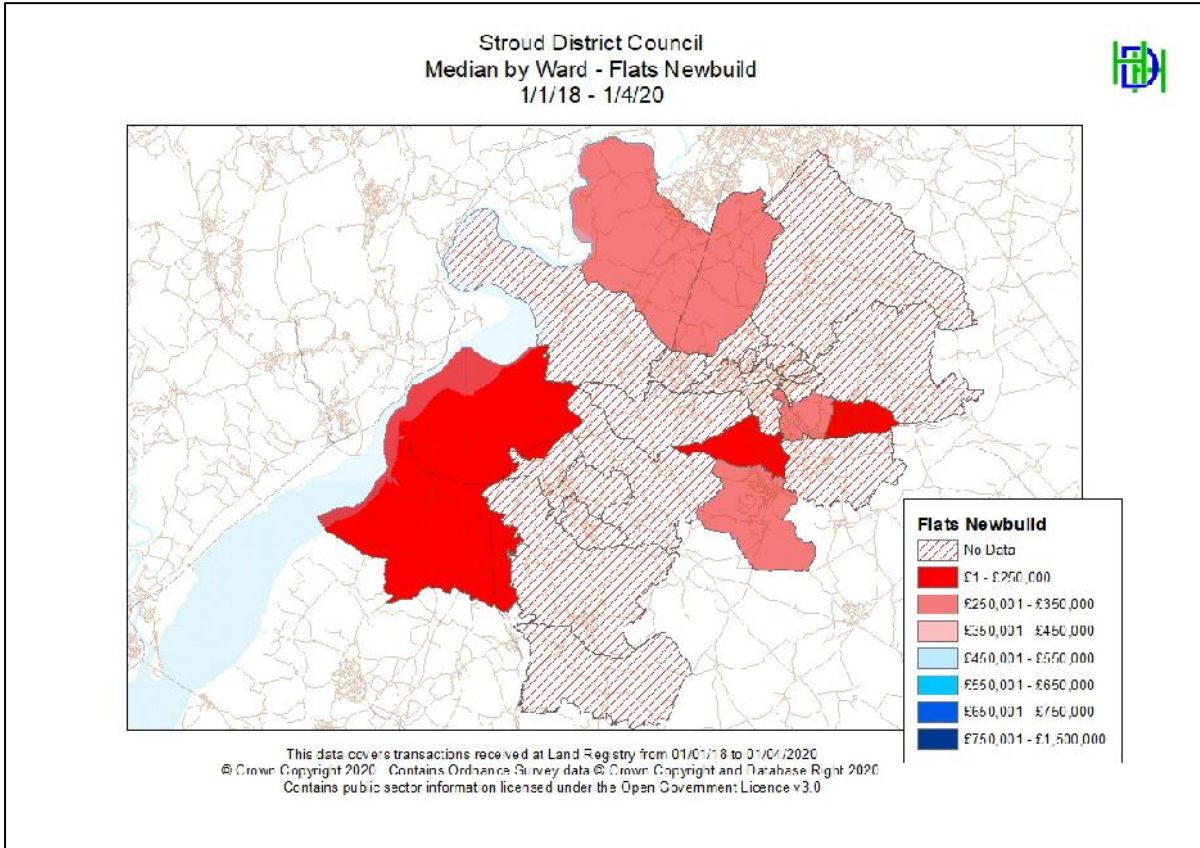


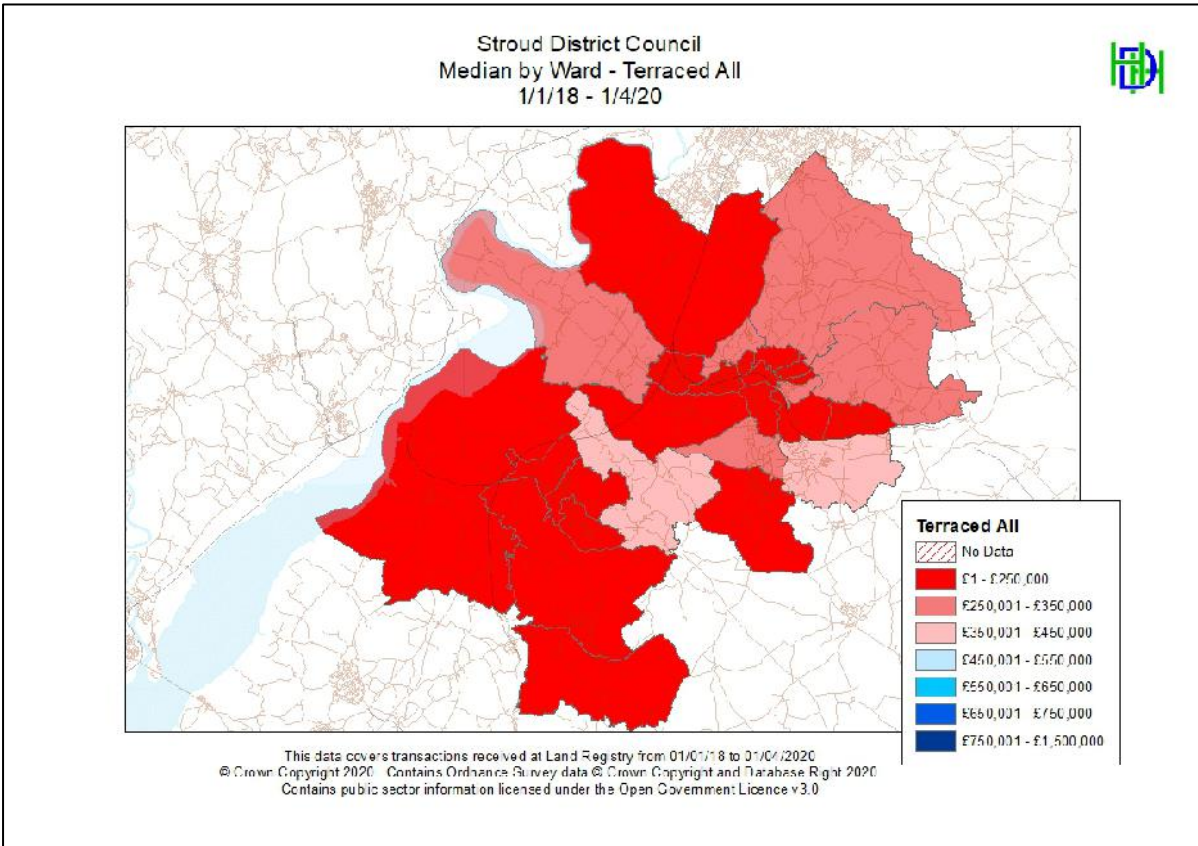
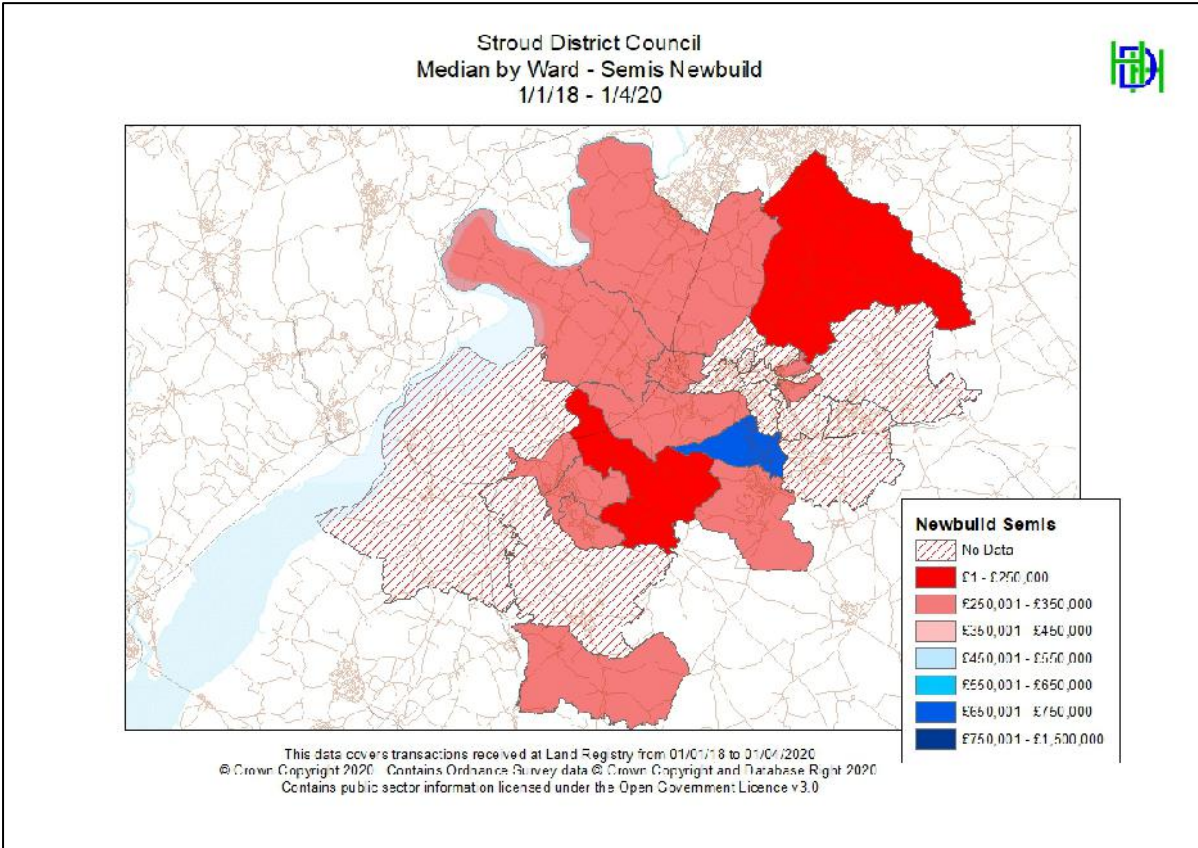
# Appendix 3 – Price Maps



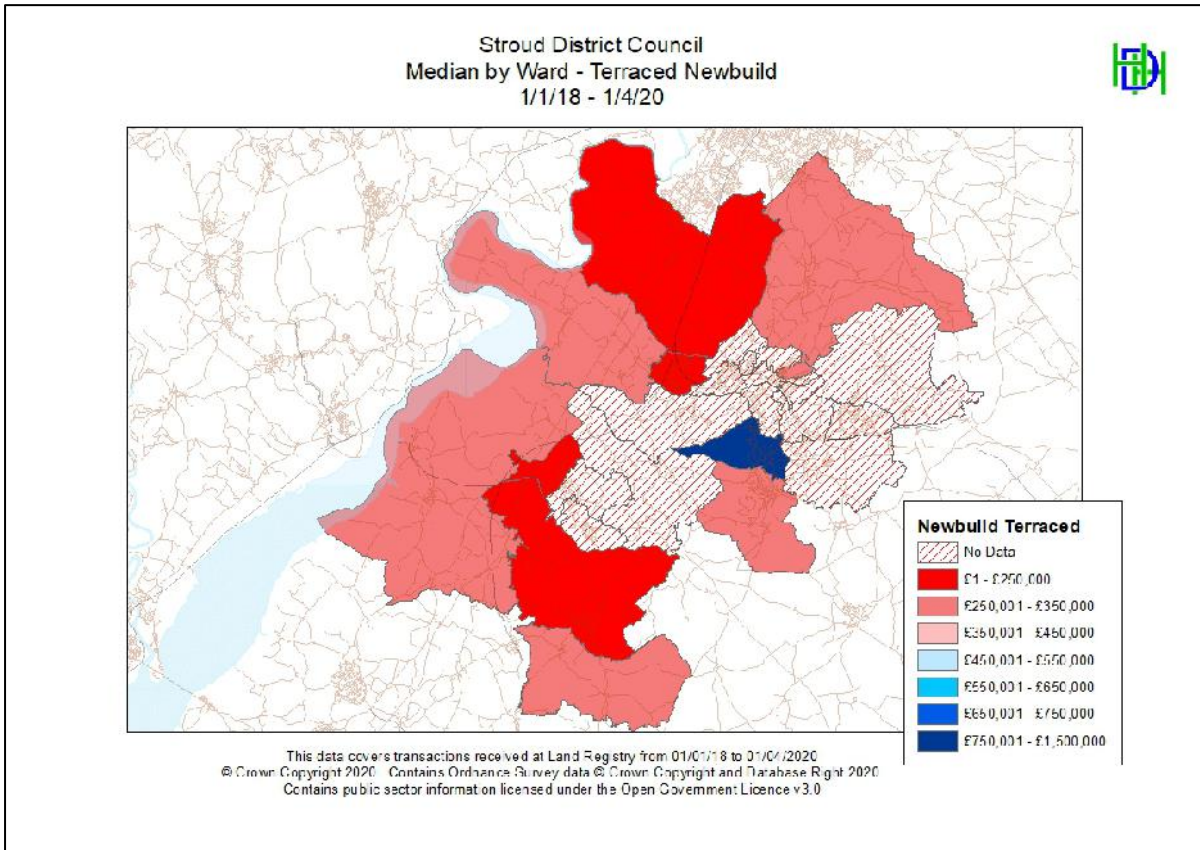














## Appendix 4 – Land Registry Price Paid Data by Locality

Count of price_paid					
Row Labels	Detached	Flat	Semi-Detached	Terraced	ALL
ABWELL	1				1
AMBERLEY	10		3		13
ARLINGHAM	3		1		4
ASHMEAD GREEN			1		1
BELL PITCH	1		1		2
BERKELEY	15	4	11	33	63
BISLEY	5		5	3	13
BOURNE	2		1		3
BOWBRIDGE	1			1	2
BOWCOTT	1				1
BOX	6		1		7
BRADLEY GREEN	2			1	3
BRIDGEND	1		9	5	15
BRIMSCOMBE	12	25	10	2	49
BROCKWORTH	12	11	15	28	66
BROOKTHORPE	3		1		4
BROWNSHILL	6		3		9
BURLEIGH	4				4
BUSSAGE	20		1	5	26
BUTTERROW	1				1
CAINSCROSS			1	2	3
CALLOWELL	1				1
CAM	24	11	25	14	74
CAMBRIDGE	2		5	1	8
CASHES GREEN	9		8	5	22
CHALFORD	21	3	6	35	65
CHALFORD HILL	19		6	3	28
COALEY	12		4		16
COOMBE	3				3
CRANHAM	4		1		5
DUDBRIDGE	1	1	7	4	13
DUNKIRK MILLS		1			1
DURSLEY	54	26	100	41	221
EASTCOMBE	5		4	1	10
EASTINGTON	6		7	3	16
EBLEY	6	15	9	11	41

EDGE	2				2
ELMORE			1		1
FAR WESTRIP	2				2
FOREST GREEN	6		10	3	19
FRAMILODE				1	1
FRAMPTON ON SEVERN	5		3	1	9
FRANCE LYNCH	3				3
FROCESTER	1				1
GLOUCESTER	1				1
GREAT OLDBURY	39		37	8	84
HALMORE	1		1	1	3
HARDWICKE	70	10	71	68	219
HARESCOMBE			1		1
HARESFIELD			1		1
HILLESLEY	5		1	3	9
HORSLEY	12		3		15
INCHBROOK	1	8	1	6	16
KINGS STANLEY	17	2	17	4	40
KINGSCOURT	2		5	1	8
KINGSWOOD	18		14	4	36
LEONARD STANLEY	33	1	18	4	56
LIGHTPILL	1			2	3
LONGNEY	1			1	2
LUDLOW GREEN	1				1
LYPIATT	1				1
MIDDLE LEAZES			1		1
MIDDLEYARD	2			1	3
MINCHINHAMPTON	35	6	8	18	67
MORETON VALENCE	1				1
NAILSWORTH	32	17	24	25	98
NEWPORT	1		1	3	5
NEWTOWN	1		3	4	8
NORMAN HILL	5		9		14
NORTH NIBLEY	6		1	1	8
NORTH WOODCHESTER	5		3	2	10
NYMPSFIELD	4		4		8
OAKRIDGE LYNCH	7				7
OLD BROOKEND				2	2
OXLYNCH	2				2
PAGANHILL	1		2	4	7
PAINSWICK	22	9	7	16	54
PITCHCOMBE	2		1	1	4
PURTON	1				1
QUEDGELEY	2	4	2	3	11

RANDWICK	1		3	3	7
RODBOROUGH	3		6	1	10
RODBOROUGH COMMON	9			2	11
RUSCOMBE	3		2		5
RYEFORD			1	3	4
SANDPITS	2				2
SAUL	7			2	9
SELSLEY	3			2	5
SELSLEY EAST	2		1		3
SELSLEY WEST	2		1		3
SHARPNESS		1	1	1	3
SHEEPSCOMBE	8		1	1	10
SLAD	2				2
SLIMBRIDGE	6		1	1	8
SOUTH WOODCHESTER	3		2	1	6
SOUTHEND			1		1
STANDISH	3			2	5
STANLEY DOWNTON	1				1
STINCHCOMBE	3		2		5
STONE	2			2	4
STONEHOUSE	31	16	60	48	155
STROUD	78	78	121	99	376
SYNWELL	3			2	5
THRUPP	9	3	5	6	23
TILSDOWN	2		2	1	5
TRESHAM	1				1
ULEY	5	1	5	4	15
UPLANDS			1		1
UPTON ST LEONARDS	20	2	4	2	28
WALLBRIDGE		1			1
WALLS QUARRY				1	1
WANSWELL			1	2	3
WESTRIP			2		2
WHADDON	1				1
WHITESHILL	5		2	1	8
WHITMINSTER	7		5	1	13
WOODCHESTER	3	5			8
WOODFORD	1		1		2
WOODMANCOTE	3		3	1	7
WOTTON-UNDER-EDGE	25	5	30	26	86
<b>Grand Total</b>	<b>878</b>	<b>266</b>	<b>760</b>	<b>600</b>	<b>2504</b>

Average of price_paid					
Row Labels	Detached	Flat	Semi-Detached	Terraced	ALL
ABWELL	£545,000				£545,000
AMBERLEY	£868,500		£517,750		£787,558
ARLINGHAM	£386,000		£322,000		£370,000
ASHMEAD GREEN			£217,500		£217,500
BELL PITCH	£364,500		£325,000		£344,750
BERKELEY	£311,266	£126,750	£275,317	£226,633	£248,942
BISLEY	£564,000		£439,000	£253,333	£444,231
BOURNE	£469,575		£312,500		£417,217
BOWBRIDGE	£375,000			£180,000	£277,500
BOWCOTT	£840,500				£840,500
BOX	£770,433		£470,000		£727,514
BRADLEY GREEN	£542,500			£150,000	£411,667
BRIDGEND	£315,000		£253,278	£221,800	£246,900
BRIMSCOMBE	£502,917	£154,274	£304,575	£324,500	£277,278
BROCKWORTH	£302,833	£107,227	£243,165	£248,478	£233,612
BROOKTHORPE	£890,114		£515,000		£796,335
BROWNSHILL	£450,167		£276,667		£392,333
BURLEIGH	£649,250				£649,250
BUSSAGE	£401,225		£257,500	£182,500	£353,635
BUTTERROW	£270,000				£270,000
CAINSCROSS			£245,000	£192,500	£210,000
CALLOWELL	£605,000				£605,000
CAM	£356,089	£82,905	£257,223	£187,714	£250,225
CAMBRIDGE	£341,000		£213,550	£190,000	£242,469
CASHES GREEN	£295,111		£224,875	£189,770	£245,630
CHALFORD	£445,300	£162,833	£193,294	£208,555	£281,523
CHALFORD HILL	£470,158		£258,417	£241,633	£400,300
COALEY	£458,292		£194,063		£392,234
COOMBE	£496,667				£496,667
CRANHAM	£627,038		£470,000		£595,630
DUDBRIDGE	£300,000	£125,000	£202,429	£281,875	£228,423
DUNKIRK MILLS		£180,000			£180,000
DURSLEY	£390,245	£124,215	£253,122	£208,771	£263,234
EASTCOMBE	£424,400		£388,600	£193,000	£386,940
EASTINGTON	£340,500		£324,536	£273,167	£320,891
EBLEY	£308,333	£145,733	£260,204	£231,914	£217,778
EDGE	£782,500				£782,500
ELMORE			£150,000		£150,000
FAR WESTRIP	£443,500				£443,500
FOREST GREEN	£367,833		£313,050	£225,000	£316,447
FRAMILODE				£310,000	£310,000

FRAMPTON ON SEVERN	£463,600		£340,167	£295,000	£403,722
FRANCE LYNCH	£503,883				£503,883
FROCESTER	£569,000				£569,000
GLOUCESTER	£272,000				£272,000
GREAT OLDBURY	£367,701		£284,469	£255,372	£320,341
HALMORE	£660,000		£415,000	£422,000	£499,000
HARDWICKE	£344,435	£104,900	£248,854	£192,881	£255,452
HARESCOMBE			£520,000		£520,000
HARESFIELD			£435,000		£435,000
HILLESLEY	£528,200		£290,000	£272,833	£416,611
HORSLEY	£654,583		£219,559		£567,579
INCHBROOK	£830,000	£173,813	£200,000	£281,917	£257,000
KINGS STANLEY	£350,398	£84,500	£237,250	£213,125	£275,288
KINGSCOURT	£311,000		£250,500	£195,000	£258,688
KINGSWOOD	£391,944		£297,393	£204,500	£334,347
LEONARD STANLEY	£415,556	£140,000	£245,966	£209,500	£341,406
LIGHTPILL	£285,000			£174,975	£211,650
LONGNEY	£550,000			£257,500	£403,750
LUDLOW GREEN	£340,000				£340,000
LYPIATT	£770,000				£770,000
MIDDLE LEAZES			£230,000		£230,000
MIDDLEYARD	£505,000			£277,500	£429,167
MINCHINHAMPTON	£558,923	£329,166	£401,250	£393,861	£475,176
MORETON VALENCE	£427,700				£427,700
NAILSWORTH	£424,797	£132,468	£302,071	£275,958	£306,062
NEWPORT	£465,000		£220,000	£196,000	£254,600
NEWTOWN	£325,000		£269,500	£170,500	£226,938
NORMAN HILL	£310,590		£230,611		£259,175
NORTH NIBLEY	£578,750		£254,000	£375,000	£512,688
NORTH WOODCHESTER	£424,050		£398,000	£195,000	£370,425
NYMPSFIELD	£433,575		£443,313		£438,444
OAKRIDGE LYNCH	£738,929				£738,929
OLD BROOKEND				£261,500	£261,500
OXLYNCH	£600,000				£600,000
PAGANHILL	£525,000		£262,500	£195,250	£261,571
PAINSWICK	£672,386	£322,556	£428,857	£297,656	£471,481
PITCHCOMBE	£827,500		£395,000	£625,000	£668,750
PURTON	£640,000				£640,000
QUEDGELEY	£267,500	£101,250	£167,500	£148,333	£156,364
RANDWICK	£460,000		£363,167	£326,667	£361,357
RODBOROUGH	£539,167		£271,167	£200,000	£344,450
RODBOROUGH COMMON	£859,722			£962,500	£878,409
RUSCOMBE	£413,333		£260,000		£352,000
RYEFORD			£258,000	£231,667	£238,250

SANDPITS	£497,500				£497,500
SAUL	£465,357			£320,750	£433,222
SELSLEY	£457,833			£225,000	£364,700
SELSLEY EAST	£472,000		£222,000		£388,667
SELSLEY WEST	£850,000		£323,000		£674,333
SHARPNESS		£84,000	£285,000	£156,000	£175,000
SHEEPSCOMBE	£807,950		£550,000	£477,000	£749,060
SLAD	£517,500				£517,500
SLIMBRIDGE	£550,500		£245,000	£224,000	£471,500
SOUTH WOODCHESTER	£495,827		£270,000	£215,000	£373,747
SOUTHEND			£580,000		£580,000
STANDISH	£627,000			£512,500	£581,200
STANLEY DOWNTON	£560,000				£560,000
STINCHCOMBE	£528,333		£425,000		£487,000
STONE	£366,000			£282,500	£324,250
STONEHOUSE	£414,688	£145,281	£238,813	£200,467	£252,458
STROUD	£366,695	£137,879	£254,758	£237,727	£249,249
SYNWELL	£703,418			£195,000	£500,051
THRUPP	£459,056	£151,667	£226,400	£238,500	£310,848
TILSDOWN	£290,000		£243,000	£220,000	£257,200
TRESHAM	£880,000				£880,000
ULEY	£564,900	£187,499	£354,550	£342,000	£410,183
UPLANDS			£219,995		£219,995
UPTON ST LEONARDS	£501,288	£140,000	£232,750	£234,500	£418,063
WALLBRIDGE		£120,000			£120,000
WALLS QUARRY				£146,500	£146,500
WANSWELL			£277,000	£260,475	£265,983
WESTRIP			£231,000		£231,000
WHADDON	£460,000				£460,000
WHITESHILL	£354,000		£355,000	£230,000	£338,750
WHITMINSTER	£274,814		£298,900	£175,000	£276,400
WOODCHESTER	£806,000	£153,730			£398,331
WOODFORD	£583,000		£467,500		£525,250
WOODMANCOTE	£460,667		£231,167	£135,000	£315,786
WOTTON-UNDER-EDGE	£340,735	£168,600	£263,037	£238,046	£272,578
<b>Grand Total</b>	<b>£447,937</b>	<b>£145,733</b>	<b>£268,867</b>	<b>£236,214</b>	<b>£310,751</b>



## Appendix 5 – Land Registry PPD and EPC Data

Date	Price Paid	Type	SAON	PAON	Street	Locality	Town	Postcode	m2	£/m2
24/01/2019	£260,000	S		8	WHARFDALE WAY	BRIDGEND	STONEHOUSE	GL10 2AQ	96	£2,708
12/04/2019	£256,000	S		10	WHARFDALE WAY	BRIDGEND	STONEHOUSE	GL10 2AQ	96	£2,667
26/10/2018	£262,500	D		1	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	92	£2,853
29/03/2019	£213,000	T		2	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	78	£2,731
18/04/2019	£212,000	T		3	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	78	£2,718
10/07/2018	£265,000	T		4	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	92	£2,880
29/03/2019	£255,000	S		5	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,656
07/06/2019	£257,000	S		6	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,677
12/04/2019	£256,500	S		7	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,672
17/04/2019	£255,000	S		8	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	96	£2,656
28/02/2019	£315,000	D		9	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	123	£2,561
26/03/2019	£215,000	S		10	JENNER DAVIES CLOSE	BRIDGEND	STONEHOUSE	GL10 2BH	78	£2,756
09/08/2018	£190,000	T		104	MIDLAND ROAD	BRIDGEND	STONEHOUSE	GL10 2DT	59	£3,220
28/02/2018	£475,000	S		3	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	158	£3,006
14/12/2018	£435,000	S		4	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	142	£3,063
05/01/2018	£335,000	T		5	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	92	£3,641
01/05/2019	£550,000	T		10	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	180	£3,056
30/11/2018	£365,000	T		12	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	102	£3,578
20/04/2018	£420,000	T		13	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	112	£3,750
31/10/2018	£290,000	T		14	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	76	£3,816
08/06/2018	£380,000	S		15	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	100	£3,800
03/05/2019	£650,000	D		16	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	170	£3,824
05/04/2019	£575,000	D		17	STANDISH GATE	STANDISH	STONEHOUSE	GL10 3FB	158	£3,639
24/05/2019	£342,995	D		1	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,236
31/05/2019	£299,995	S		3	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,333
07/06/2019	£306,995	S		5	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,411
21/06/2019	£292,995	S		10	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,256
12/07/2019	£281,000	S		12	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,122
12/07/2019	£281,000	S		14	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,122
22/03/2019	£294,995	T		18	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£2,980
29/03/2019	£289,995	T		20	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	110	£2,636
05/04/2019	£287,995	T		22	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£2,909
22/11/2019	£298,995	S		23	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,322
29/03/2019	£294,995	S		24	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£2,980
27/09/2019	£298,995	S		25	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,322
21/03/2019	£294,995	S		26	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,278
11/10/2019	£410,995	D		27	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,211
22/02/2019	£294,995	S		28	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,278
28/05/2019	£341,877	O		29	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	49	£6,977
29/03/2019	£419,995	D		30	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	131	£3,206
16/01/2020	£303,995	S		67	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,378
20/12/2019	£303,995	S		69	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,378

## WORKING DRAFT REPORT

## Local Plan Viability Assessment – May 2021

22/11/2019	£419,995	D	75	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
22/11/2019	£301,995	D	77	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,356
22/11/2019	£299,995	S	79	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	90	£3,333
25/09/2019	£355,995	D	81	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	106	£3,358
21/11/2019	£419,995	D	83	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	128	£3,281
23/08/2019	£425,995	D	85	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	131	£3,252
14/06/2019	£320,995	D	95	DUXBURY CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FF	99	£3,242
19/12/2019	£330,000	D	30	CHARLES ALMOND CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FH	93	£3,548
28/06/2019	£248,000	S	2	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,818
30/08/2019	£240,000	O	4	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,727
28/06/2019	£260,000	S	6	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,955
27/06/2019	£275,500	S	8	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£3,131
28/06/2019	£250,000	S	10	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,841
28/06/2019	£243,000	S	12	ALFRED UNDERWOOD WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FJ	88	£2,761
14/06/2019	£313,500	D	1	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	93	£3,371
22/08/2019	£240,000	S	2	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£2,727
19/12/2019	£305,000	S	7	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,699
22/11/2019	£300,000	S	8	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	113	£2,655
27/09/2019	£340,000	D	23	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	101	£3,366
28/10/2019	£400,000	D	24	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,125
20/09/2019	£290,000	S	28	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,295
27/09/2019	£280,000	S	29	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,182
28/06/2019	£290,000	S	32	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	88	£3,295
21/06/2019	£390,000	D	38	GILBERT YOUNG CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3FL	128	£3,047
28/06/2019	£384,995	D	1	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,156
29/11/2019	£382,995	D	3	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,139
20/06/2019	£394,995	D	5	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	122	£3,238
28/06/2019	£359,995	D	7	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
07/06/2019	£359,995	D	9	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
23/08/2019	£359,995	D	11	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	105	£3,429
27/09/2019	£309,995	S	13	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	46	£6,739
09/07/2019	£309,995	S	15	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	100	£3,100
02/09/2019	£374,995	D	17	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	85	£4,412
06/09/2019	£369,995	D	19	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,246
25/10/2019	£351,995	D	21	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,088
13/12/2019	£344,995	D	23	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,026
18/10/2019	£349,995	D	25	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FP	114	£3,070
16/08/2019	£349,995	D	14	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£3,070
18/10/2019	£376,995	D	16	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	122	£3,090
27/09/2019	£339,995	D	18	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,238
27/09/2019	£310,995	S	20	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,110
25/10/2019	£309,995	S	22	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	100	£3,100
20/12/2019	£339,995	D	24	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,238
08/11/2019	£343,995	D	26	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	105	£3,276
16/12/2019	£339,995	D	30	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FQ	114	£2,982
15/11/2019	£317,709	O	1	THOMAS TUDOR WAY	GREAT OLDBURY	STONEHOUSE	GL10 3FS		
06/12/2019	£250,000	T	133	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,525

15/11/2019	£255,000	T	135	GREAT OLDBURY DRIVE	GREAT OLDBURY	STONEHOUSE	GL10 3FX	99	£2,576
30/11/2018	£585,000	D	3	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	188	£3,112
23/03/2018	£427,500	D	9	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	143	£2,990
27/04/2018	£371,000	D	11	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,748
24/05/2018	£377,000	D	15	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,793
25/05/2018	£480,000	D	17	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	158	£3,038
22/06/2018	£447,000	D	19	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	143	£3,126
01/06/2018	£390,000	D	21	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,889
22/06/2018	£380,000	D	23	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,815
22/06/2018	£372,000	D	25	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	135	£2,756
20/09/2019	£387,995	D	27	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,403
20/09/2019	£389,995	D	29	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,421
07/05/2019	£386,995	D	31	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,395
26/04/2019	£369,995	D	33	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,524
20/04/2019	£369,995	D	35	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,524
28/03/2019	£484,995	D	37	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	181	£2,680
08/02/2019	£384,995	D	39	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,377
14/12/2018	£411,995	D	41	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,377
06/12/2018	£369,995	D	43	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,524
30/11/2018	£409,995	D	45	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,361
23/11/2018	£344,995	D	47	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	100	£3,450
24/08/2018	£361,995	D	49	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,448
25/07/2018	£357,995	D	51	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,409
24/08/2018	£358,995	D	53	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,419
26/06/2018	£405,995	D	55	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,328
14/06/2018	£370,995	D	57	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	114	£3,254
04/05/2018	£263,157	S	73	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	76	£3,463
27/04/2018	£266,995	S	75	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	76	£3,513
06/04/2018	£432,995	D	77	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	162	£2,673
29/03/2018	£433,995	D	79	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	162	£2,679
09/03/2018	£413,995	D	81	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	122	£3,393
09/02/2018	£354,995	S	83	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GF	105	£3,381
13/06/2019	£192,691	O	20-32 EVEN	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG		
23/02/2018	£440,000	D	2	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	143	£3,077
27/04/2018	£370,000	D	4	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	135	£2,741
25/05/2018	£447,000	D	6	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	143	£3,126
15/06/2018	£447,000	D	8	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	143	£3,126
29/06/2018	£550,000	D	10	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	188	£2,926
28/06/2019	£414,995	D	12	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	122	£3,402
28/06/2019	£494,995	D	14	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,735
09/08/2019	£271,949	S	16	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	76	£3,578
09/08/2019	£277,995	S	18	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	76	£3,658
30/10/2019	£348,995	D	34	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	100	£3,490
27/06/2019	£479,995	D	38	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,652
18/04/2019	£366,995	D	40	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,495
20/06/2019	£364,995	D	42	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,476
01/03/2019	£479,995	D	44	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	181	£2,652

14/12/2018	£444,995	D	46	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	162	£2,747
28/09/2018	£358,995	D	48	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,419
10/08/2018	£358,995	D	50	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	105	£3,419
22/06/2018	£374,995	D	52	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,289
29/03/2018	£373,995	D	54	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,281
29/03/2018	£367,995	D	56	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,228
26/01/2018	£369,995	D	58	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	114	£3,246
23/02/2018	£429,995	D	60	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	162	£2,654
30/05/2018	£399,995	D	62	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	122	£3,279
29/03/2018	£389,995	D	64	LYNDON MORGAN WAY	LEONARD STANLEY	STONEHOUSE	GL10 3GG	122	£3,197
22/11/2019	£334,995	D	1	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	100	£3,350
23/12/2019	£371,495	D	2	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	122	£3,045
06/12/2019	£379,995	D	3	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	105	£3,619
17/01/2020	£269,995	S	4	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	76	£3,553
19/12/2019	£261,995	S	5	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	76	£3,447
25/10/2019	£302,370	O	14	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	98	£3,085
17/01/2020	£389,995	D	19	CLUTTERBUCK CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GH	122	£3,197
12/11/2018	£241,995	S	1	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,667
23/04/2018	£372,048	O	2	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	78	£4,770
14/11/2018	£239,995	S	3	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,636
29/06/2018	£237,995	S	14	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,606
08/06/2018	£232,995	S	16	LUSTY LANE	LEONARD STANLEY	STONEHOUSE	GL10 3GJ	66	£3,530
30/08/2019	£301,995	D	1	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	85	£3,553
24/05/2019	£491,995	D	2	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	181	£2,718
24/05/2019	£412,995	D	3	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	122	£3,385
28/06/2019	£459,995	D	5	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	162	£2,839
07/06/2019	£411,995	D	7	HOLBROW CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GL	122	£3,377
28/03/2019	£489,995	D	1	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	181	£2,707
22/03/2019	£484,995	D	2	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	181	£2,680
18/04/2019	£454,995	D	3	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	162	£2,809
15/02/2019	£459,995	D	4	POWELL CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GN	162	£2,839
13/04/2018	£372,000	D	8	DIXON CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GP	135	£2,756
29/03/2018	£377,000	D	10	DIXON CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GP	135	£2,793
27/06/2018	£385,000	D	1	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	135	£2,852
29/06/2018	£377,000	D	2	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	135	£2,793
01/06/2018	£437,000	D	3	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	143	£3,056
29/06/2018	£360,000	D	4	BOND CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GQ	135	£2,667
31/08/2018	£535,000	D	1	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	188	£2,846
29/06/2018	£490,000	D	2	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	158	£3,101
29/06/2018	£452,000	D	3	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	143	£3,161
15/08/2018	£550,000	D	4	WYMAN CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GR	188	£2,926
26/10/2018	£415,000	D	1	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	143	£2,902
30/11/2018	£470,000	D	2	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	174	£2,701
26/10/2018	£535,000	D	3	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£2,846
30/11/2018	£557,000	D	4	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£2,963
26/10/2018	£405,000	D	5	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	135	£3,000
01/02/2019	£565,000	D	6	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£3,005

28/09/2018	£405,000	D	7	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	135	£3,000
30/11/2018	£457,000	D	8	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	143	£3,196
28/09/2018	£540,000	D	9	STAFFORD CLOSE	LEONARD STANLEY	STONEHOUSE	GL10 3GS	188	£2,872
10/01/2020	£259,995	S	1	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,291
19/11/2019	£259,995	S	2	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	76	£3,421
06/12/2019	£259,995	S	3	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	76	£3,421
01/11/2019	£264,995	S	4	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	79	£3,354
18/12/2019	£349,995	D	7	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	114	£3,070
06/12/2019	£199,995	S	9	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,175
06/12/2019	£234,995	S	11	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	63	£3,730
23/12/2019	£251,995	D	13	JAMES SLEEMAN CLOSE	GREAT OLDBURY	STONEHOUSE	GL10 3GU	77	£3,273
11/10/2019	£280,995	S	4	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
15/11/2019	£280,995	S	6	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	92	£3,054
09/12/2019	£324,995	D	8	ROWBOTHAM WAY	GREAT OLDBURY	STONEHOUSE	GL10 3GW	106	£3,066
05/04/2019	£165,000	D	2	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	80	£2,063
28/02/2018	£165,000	D	4	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	80	£2,063
21/06/2018	£160,500	D	6	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	80	£2,006
31/07/2019	£150,580	D	9	GARDENERS WAY	KINGS STANLEY	STONEHOUSE	GL10 3HD	74	£2,035
12/01/2018	£442,105	D	36	DYEHOUSE FIELD	KINGS STANLEY	STONEHOUSE	GL10 3QR	151	£2,928
12/01/2018	£280,000	S	46	DYEHOUSE FIELD	KINGS STANLEY	STONEHOUSE	GL10 3QR	62	£4,516
09/02/2018	£260,000	S	47	DYEHOUSE FIELD	KINGS STANLEY	STONEHOUSE	GL10 3QR	62	£4,194
22/11/2019	£361,995	S	45	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,335
07/11/2019	£332,115	S	59	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,143
27/09/2019	£340,000	S	63	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,194
30/08/2019	£359,995	S	65	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	155	£2,323
30/08/2019	£304,995	S	67	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,585
30/08/2019	£300,000	S	69	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,542
28/06/2019	£296,995	S	71	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,517
19/07/2019	£296,995	S	73	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	118	£2,517
27/09/2018	£282,995	S	75	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	112	£2,527
16/11/2018	£290,000	S	77	LISTER ROAD	LITTLECOMBE	DURSLEY	GL11 4FB	112	£2,589
29/11/2019	£309,995	S	2	WYATT CLOSE	LITTLECOMBE	DURSLEY	GL11 4FE	118	£2,627
07/11/2019	£264,995	S	1	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	74	£3,581
28/06/2019	£359,995	D	2	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	112	£3,214
27/09/2019	£279,995	S	3	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,218
30/05/2019	£285,000	D	4	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,276
30/08/2019	£309,995	D	5	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,563
30/08/2019	£309,995	D	7	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	91	£3,407
30/08/2019	£309,995	D	9	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	91	£3,407
31/05/2019	£273,495	S	10	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,144
13/09/2019	£394,995	D	11	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	124	£3,185
19/08/2019	£286,995	D	12	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	87	£3,299
31/05/2019	£300,000	S	13	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	118	£2,542
31/05/2019	£294,995	S	15	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	118	£2,500
31/05/2019	£342,995	S	17	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	155	£2,213
29/03/2019	£290,000	S	21	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	112	£2,589
29/03/2019	£290,000	S	23	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	112	£2,589

## WORKING DRAFT REPORT

## Local Plan Viability Assessment – May 2021

30/11/2018	£385,000	D	25	BAILEY WAY	LITTLECOMBE	DURSLEY	GL11 4FF	124	£3,105
01/10/2018	£319,995	S	1	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
03/10/2018	£319,995	S	3	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
05/10/2018	£319,995	S	5	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
28/09/2018	£319,995	S	7	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	125	£2,560
27/09/2018	£295,995	D	9	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	87	£3,402
30/11/2018	£434,995	D	11	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,175
01/02/2019	£434,995	D	13	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,175
14/12/2018	£439,995	D	15	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,212
15/08/2019	£139,131	S	24	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	77	£1,807
24/10/2018	£244,995	S	30	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	74	£3,311
18/12/2018	£295,995	S	34	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,508
19/12/2018	£298,995	S	36	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,534
19/12/2018	£298,995	S	38	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,534
19/12/2018	£295,995	S	40	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,508
20/12/2018	£298,995	S	42	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	118	£2,534
30/11/2018	£360,000	D	44	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	112	£3,214
30/11/2018	£360,000	D	46	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	112	£3,214
29/11/2018	£438,000	D	48	GRAHAM EDGE	LITTLECOMBE	DURSLEY	GL11 4FJ	137	£3,197
30/10/2018	£435,000	D	1	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	141	£3,085
05/04/2018	£360,000	D	8	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,500
23/02/2018	£320,000	D	10	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,991
22/06/2018	£285,000	S	24	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	116	£2,457
01/11/2018	£289,000	D	26	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,701
09/03/2018	£310,000	D	28	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,897
22/06/2018	£320,000	D	29	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	120	£2,667
14/11/2018	£285,000	D	30	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£2,664
15/03/2019	£310,000	D	31	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	120	£2,583
14/12/2018	£400,000	D	32	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,778
24/08/2018	£385,000	D	33	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	126	£3,056
22/02/2019	£425,395	D	34	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	225	£1,891
07/09/2018	£420,000	D	35	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	165	£2,545
03/10/2018	£344,000	D	36	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	107	£3,215
28/09/2018	£292,000	D	37	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	120	£2,433
09/08/2018	£125,000	T	39	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	83	£1,506
26/01/2018	£290,000	S	43	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	116	£2,500
31/08/2018	£355,000	D	46	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,465
21/06/2018	£385,000	D	49	BRUNEL ROAD	CAM	DURSLEY	GL11 5DE	144	£2,674
26/07/2018	£398,000	D	5	RAILWAY WALK	CAM	DURSLEY	GL11 5DF	144	£2,764
26/01/2018	£340,000	T	6	RAILWAY WALK	CAM	DURSLEY	GL11 5DF	107	£3,178
20/12/2019	£363,402	D	36	BOX ROAD	CAM	DURSLEY	GL11 5DJ	127	£2,861
20/12/2019	£260,090	S	38	BOX ROAD	CAM	DURSLEY	GL11 5DJ	87	£2,990
28/11/2018	£255,000	S	2	HADDRELL CLOSE	LITTLECOMBE	DURSLEY	GL11 5EU	78	£3,269
31/10/2019	£436,995	D	3	HADDRELL CLOSE	LITTLECOMBE	DURSLEY	GL11 5EU	138	£3,167
26/01/2018	£452,995	D	4	HADDRELL CLOSE	LITTLECOMBE	DURSLEY	GL11 5EU	138	£3,283
22/08/2019	£525,000	D	1	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	168	£3,125
02/08/2019	£420,000	D	2	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	132	£3,182

28/11/2019	£510,000	D	3	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	168	£3,036
17/07/2019	£190,500	S	4	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	82	£2,323
24/07/2019	£190,500	S	6	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	82	£2,323
17/07/2019	£310,000	D	8	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	92	£3,370
25/10/2019	£310,000	D	9	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	92	£3,370
01/11/2019	£377,408	O	10	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	59	£6,397
10/12/2019	£185,250	S	11	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	79	£2,345
25/10/2019	£210,000	S	13	FOX MEADOW	COALEY	DURSLEY	GL11 5FE	89	£2,360
20/12/2019	£298,936	S	2	BLACKBERRY GROVE	CAM	DURSLEY	GL11 5FJ	100	£2,989
03/12/2019	£117,000	T	9	REYNOLDS CLOSE	CHARLFIELD	WOTTON-UNDER-EDGE	GL12 7NY	82	£1,427
18/10/2018	£369,000	D	1	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,209
11/10/2019	£318,000	D	2	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,245
19/10/2018	£257,500	T	3	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,480
01/11/2019	£307,000	S	4	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,374
18/10/2018	£259,000	T	5	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,500
26/09/2019	£310,000	S	6	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,407
20/09/2019	£370,000	D	8	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,217
26/10/2018	£252,500	S	9	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	75	£3,367
31/10/2019	£362,000	D	10	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	114	£3,175
26/10/2018	£240,000	S	11	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	75	£3,200
31/10/2019	£410,000	D	12	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,306
31/10/2019	£425,000	D	14	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	126	£3,373
11/02/2019	£173,997	S	15	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	75	£2,320
20/09/2019	£380,000	S	18	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	122	£3,115
26/07/2019	£404,500	D	20	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,262
30/04/2019	£403,500	D	22	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	124	£3,254
14/06/2019	£312,000	S	24	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,184
14/06/2019	£337,500	S	26	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£2,935
30/10/2018	£252,500	S	27	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,412
30/04/2019	£322,000	D	28	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,286
30/10/2018	£252,500	S	29	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,412
30/04/2019	£360,000	D	30	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,130
31/10/2018	£310,000	S	35	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,163
07/12/2018	£320,000	S	37	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	98	£3,265
22/08/2019	£289,500	S	39	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,181
25/10/2019	£288,000	S	41	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,165
18/04/2019	£364,000	D	55	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,165
31/10/2018	£250,500	S	57	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,385
31/10/2018	£255,500	S	59	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	74	£3,453
31/10/2018	£310,000	S	61	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,407
31/10/2018	£299,000	S	63	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,286
13/09/2019	£356,000	D	65	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	115	£3,096
16/08/2019	£291,500	S	67	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,203
18/04/2019	£305,000	S	69	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	91	£3,352
18/04/2019	£355,000	D	71	BOUNDARY CLOSE	KINGSWOOD	WOTTON-UNDER-EDGE	GL12 8EN	114	£3,114
04/12/2019	£369,000	D	6	EDWARD WAY	CANONBURY	BERKELEY	GL13 9FF		
28/06/2019	£257,000	S	14	EDWARD WAY	CANONBURY	BERKELEY	GL13 9FF		

30/04/2019	£309,995	D	4	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	90	£3,444
20/12/2019	£290,995	D	5	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	112	£2,598
20/12/2019	£225,000	T	14	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	85	£2,647
13/12/2019	£225,000	T	25	STUMP STREET	CANONBURY	BERKELEY	GL13 9FG	85	£2,647
08/02/2019	£285,000	T	1	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	112	£2,545
03/05/2019	£285,000	T	2	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	112	£2,545
21/12/2018	£257,875	T	4	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,410
28/02/2019	£270,000	T	5	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,523
26/07/2019	£260,000	T	6	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,430
05/07/2019	£255,000	T	7	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,383
06/08/2019	£259,000	T	8	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,421
17/01/2019	£275,000	T	9	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,570
28/06/2019	£245,000	T	11	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,290
13/02/2019	£275,000	T	12	MARYBROOK MEWS	CANONBURY	BERKELEY	GL13 9FN	107	£2,570
26/04/2019	£254,000	S	3	STUMP STREET	CANONBURY	BERKELEY	GL13 9GG		
28/11/2019	£84,000	F	1C	OLDMINSTER ROAD	SHARPNESS	BERKELEY	GL13 9NE	32	£2,625
23/04/2018	£340,000	D	42	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	110	£3,091
05/03/2018	£345,995	D	64	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	126	£2,746
25/05/2018	£329,995	D	66	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	110	£3,000
22/06/2018	£349,995	D	68	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4BY	126	£2,778
05/01/2018	£314,995	D	63	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	103	£3,058
28/02/2018	£324,995	D	67	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	110	£2,955
13/04/2018	£345,995	D	69	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	126	£2,746
18/05/2018	£384,995	D	71	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	GL2 4DA	146	£2,637
25/10/2018	£257,000	O	19	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	92	£2,793
14/09/2018	£285,000	S	35	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	98	£2,908
01/02/2019	£264,000	S	39	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	92	£2,870
26/06/2019	£340,000	S	41	HARRIER WAY	HARDWICKE	GLOUCESTER	GL2 4DB	124	£2,742
02/03/2018	£380,000	D	1	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,734
18/01/2018	£359,000	D	2	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	125	£2,872
24/01/2018	£410,000	D	3	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,595
29/06/2018	£263,000	S	5	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	91	£2,890
23/03/2018	£370,000	D	6	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,662
20/04/2018	£280,000	S	7	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	105	£2,667
29/03/2018	£425,000	D	8	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,690
30/04/2018	£270,000	S	10	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	105	£2,571
29/10/2018	£345,000	D	11	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	125	£2,760
22/05/2018	£280,000	S	12	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	105	£2,667
20/07/2018	£425,000	D	13	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,690
01/06/2018	£303,000	D	14	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	117	£2,590
29/06/2018	£365,000	D	15	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	125	£2,920
08/06/2018	£310,000	D	16	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	117	£2,650
30/04/2018	£425,000	D	17	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	157	£2,707
28/06/2018	£425,000	D	20	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	158	£2,690
31/10/2018	£360,000	D	22	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	126	£2,857
31/10/2018	£385,000	D	24	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,770
31/10/2018	£385,000	D	26	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	139	£2,770



21/12/2018	£320,000	S	28	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	128	£2,500
31/10/2018	£255,000	S	30	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	91	£2,802
31/10/2018	£250,000	S	34	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,717
31/10/2018	£265,000	S	36	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,880
31/10/2018	£260,000	S	38	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,826
31/10/2018	£260,000	S	40	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	92	£2,826
31/10/2018	£360,000	D	42	RED KITE RISE	HARDWICKE	GLOUCESTER	GL2 4DD	124	£2,903
02/02/2018	£360,000	D	2	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	139	£2,590
26/01/2018	£270,000	S	4	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	105	£2,571
02/02/2018	£280,000	S	6	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	105	£2,667
02/02/2018	£415,000	D	8	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	158	£2,627
27/04/2018	£360,000	D	10	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	125	£2,880
26/01/2018	£415,000	D	12	TAWNY CLOSE	HARDWICKE	GLOUCESTER	GL2 4DF	158	£2,627
08/06/2018	£350,000	S	2	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	128	£2,734
02/03/2018	£425,000	D	3	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	158	£2,690
15/03/2018	£425,000	D	4	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	158	£2,690
23/02/2018	£385,000	D	5	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	147	£2,619
28/03/2018	£365,000	D	8	PINE MARTEN CLOSE	HARDWICKE	GLOUCESTER	GL2 4DG	139	£2,626
19/01/2018	£314,995	D	9	BALLIS SQUARE	QUEDGELEY	GLOUCESTER	GL2 4DJ	110	£2,864
08/03/2018	£316,995	D	11	BALLIS SQUARE	QUEDGELEY	GLOUCESTER	GL2 4DJ	110	£2,882
15/03/2019	£250,000	S	1	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	92	£2,717
22/03/2019	£255,000	S	2	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	92	£2,772
29/03/2019	£260,000	S	3	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,766
05/04/2019	£260,000	S	4	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,766
15/03/2019	£270,000	D	5	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,872
29/03/2019	£265,000	S	6	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,819
24/04/2019	£265,000	S	7	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	94	£2,819
23/04/2019	£338,000	D	8	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,726
22/02/2019	£265,000	S	9	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	92	£2,880
17/04/2019	£325,000	S	10	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,621
08/04/2019	£345,000	D	11	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,782
18/04/2019	£340,000	D	12	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,742
29/04/2019	£335,000	D	13	GREENFINCH CLOSE	HARDWICKE	GLOUCESTER	GL2 4DQ	124	£2,702
25/01/2019	£335,000	S	3	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,702
11/01/2019	£278,500	S	7	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	98	£2,842
27/11/2018	£337,000	D	9	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,718
30/04/2019	£340,000	D	11	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,742
26/04/2019	£265,000	D	13	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	94	£2,819
26/04/2019	£365,000	D	15	SISKIN WAY	HARDWICKE	GLOUCESTER	GL2 4DR	124	£2,944
22/02/2019	£242,000	S	4	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,143
29/03/2019	£215,000	S	6	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,707
29/03/2019	£215,000	S	8	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,707
31/05/2019	£260,000	S	10	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£2,955
31/05/2019	£260,000	S	12	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	88	£2,955
27/06/2019	£200,000	T	14	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,448
21/06/2019	£210,000	T	16	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,621
21/06/2019	£215,000	T	18	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,707

28/06/2019	£218,000	S	20	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,759
28/06/2019	£208,000	S	22	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,586
21/06/2019	£240,000	S	24	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,117
28/06/2019	£350,000	D	26	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,734
28/06/2019	£400,000	D	28	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,797
25/06/2019	£415,000	D	30	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,902
27/06/2019	£350,000	D	32	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	128	£2,734
28/06/2019	£300,000	D	34	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	127	£2,362
28/06/2019	£290,000	S	36	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,566
28/06/2019	£290,000	S	38	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,566
05/11/2019	£210,000	T	40	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,621
27/09/2019	£200,000	T	42	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,448
30/10/2019	£205,000	T	44	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	58	£3,534
01/11/2019	£295,000	S	46	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,611
28/10/2019	£295,000	S	48	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	113	£2,611
08/11/2019	£247,000	S	50	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,208
19/12/2019	£250,000	S	52	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,247
18/12/2019	£255,000	D	54	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	77	£3,312
19/12/2019	£285,000	F	56	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	93	£3,065
18/12/2019	£425,000	D	58	BRAMBLING WAY	HARDWICKE	GLOUCESTER	GL2 4DS	143	£2,972
12/07/2019	£295,000	S	3	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,418
04/10/2019	£309,995	D	7	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,541
27/09/2019	£309,995	D	9	GOOSEFOOT LANE	HARDWICKE	GLOUCESTER	GL2 4DW	122	£2,541
31/01/2019	£299,995	D	1	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,459
01/04/2019	£279,995	S	2	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,295
24/05/2019	£289,995	S	3	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,377
29/03/2019	£278,995	S	4	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,287
31/01/2019	£279,995	D	6	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	94	£2,979
15/03/2018	£229,995	T	7	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,026
31/01/2019	£234,995	S	8	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,092
31/01/2019	£199,995	T	9	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,175
31/01/2019	£234,995	S	10	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,092
31/01/2019	£194,995	T	11	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,095
06/09/2019	£236,995	T	12	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,118
26/07/2019	£230,247	T	13	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,030
26/04/2019	£199,995	T	14	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,175
12/07/2019	£242,995	S	15	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,197
29/03/2019	£202,995	T	16	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,222
31/07/2019	£242,995	S	17	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,197
31/07/2019	£236,995	T	18	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	76	£3,118
27/09/2019	£282,000	T	20	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,311
14/06/2019	£204,995	T	21	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,254
13/09/2019	£288,995	T	22	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,369
09/07/2019	£209,995	T	23	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,333
17/07/2019	£293,995	T	24	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,410
31/07/2019	£295,995	S	26	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	122	£2,426
26/07/2019	£204,995	T	32	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,254

31/07/2019	£209,995	T	34	SOWTHISTLE DRIVE	HARDWICKE	GLOUCESTER	GL2 4DX	63	£3,333
31/07/2019	£289,995	D	1	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	94	£3,085
08/11/2019	£239,995	T	4	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	76	£3,158
31/10/2019	£204,995	T	5	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	63	£3,254
26/07/2019	£372,995	D	11	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
27/09/2019	£372,995	D	13	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
29/11/2019	£329,995	D	25	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	103	£3,204
20/12/2019	£372,995	D	36	KNOTGRASS WAY	HARDWICKE	GLOUCESTER	GL2 4DY	126	£2,960
14/06/2019	£274,995	D	3	REDSHANK WAY	HARDWICKE	GLOUCESTER	GL2 4DZ	89	£3,090
08/11/2019	£287,500	S	2	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	93	£3,091
18/12/2019	£225,000	S	3	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	58	£3,879
22/11/2019	£265,000	S	4	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	88	£3,011
19/12/2019	£355,000	D	8	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	128	£2,773
19/12/2019	£360,000	D	9	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	128	£2,813
18/12/2019	£415,000	D	10	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,902
19/12/2019	£410,000	D	12	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	143	£2,867
19/12/2019	£280,000	S	14	WARBLER CLOSE	HARDWICKE	GLOUCESTER	GL2 4EH	88	£3,182
28/03/2019	£295,000	D	1	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	93	£3,172
12/04/2019	£270,000	S	2	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	88	£3,068
18/04/2019	£270,000	S	3	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	88	£3,068
07/06/2019	£335,000	D	4	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	127	£2,638
03/05/2019	£412,500	D	5	BOLORIA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EJ	143	£2,885
28/06/2019	£282,000	S	1	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	93	£3,032
28/06/2019	£335,000	D	2	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	127	£2,638
04/06/2019	£415,000	D	3	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	143	£2,902
21/06/2019	£455,000	D	4	LUTRA CLOSE	HARDWICKE	GLOUCESTER	GL2 4EL	158	£2,880
15/03/2019	£229,000	S	87	OVERBROOK ROAD	HARDWICKE	GLOUCESTER	GL2 4RZ	31	£7,387
20/07/2018	£553,000	D		APPLEGARTH LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	181	£3,055
22/03/2019	£415,000	D		LAXTON HOUSE LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	140	£2,964
28/02/2019	£498,000	D		MYLNE HOUSE LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	169	£2,947
20/04/2018	£443,750	S		NEWTON HOUSE LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	167	£2,657
13/12/2018	£450,000	D		PEAR TREE HOUSE LAKE LANE	FRAMPTON ON SEVERN	GLOUCESTER	GL2 7HG	140	£3,214
31/05/2019	£262,000	T	68	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,404
05/04/2019	£267,000	T	70	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,450
05/04/2019	£260,000	T	72	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,385
08/05/2019	£262,000	T	74	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,404
28/03/2019	£280,120	T	76	SAPPHIRE WAY	BROCKWORTH	GLOUCESTER	GL3 4FB	109	£2,570
13/11/2018	£66,344	O	51	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	80	£829
29/03/2019	£285,000	T	54	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	91	£3,132
26/06/2019	£219,795	T	55	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	70	£3,140
20/12/2018	£222,505	T	56	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	70	£3,179
15/02/2019	£220,000	T	57	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	70	£3,143
15/11/2018	£191,893	O	58	CANNON CORNER	BROCKWORTH	GLOUCESTER	GL3 4FD	62	£3,095
14/09/2018	£274,500	T	14	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	89	£3,084
28/08/2018	£252,000	T	16	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£3,231
16/03/2018	£425,000	D	17	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	161	£2,640
24/08/2018	£255,000	T	18	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£3,269

09/02/2018	£397,800	D	21	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	161	£2,471
09/08/2018	£283,000	D	26	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	89	£3,180
29/06/2018	£360,000	D	28	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	123	£2,927
29/06/2018	£425,000	D	30	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	161	£2,640
29/03/2018	£282,000	D	32	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	89	£3,169
18/05/2018	£240,500	T	34	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£3,083
08/06/2018	£217,496	T	36	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£2,788
29/06/2018	£221,247	T	38	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	GL3 4GR	78	£2,837
20/04/2018	£380,000	D	3	WILSON CLOSE	BROCKWORTH	GLOUCESTER	GL3 4GZ	146	£2,603
16/05/2018	£255,000	S	1	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,269
18/06/2018	£418,000	D	2	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	161	£2,596
22/06/2018	£249,995	S	3	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,205
05/10/2018	£385,000	D	4	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	146	£2,637
10/06/2019	£251,000	T	5	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,303
03/05/2018	£270,000	S	6	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,935
31/05/2019	£262,000	T	7	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,404
04/05/2018	£269,500	S	8	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,929
28/02/2019	£280,000	T	9	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,569
07/12/2018	£290,000	T	10	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,661
17/12/2018	£274,500	T	12	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,518
25/06/2019	£257,000	T	14	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,358
29/04/2019	£257,000	T	16	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,358
11/12/2018	£280,000	T	18	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,569
26/10/2018	£290,995	T	20	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,670
30/08/2019	£260,000	T	24	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,385
07/11/2019	£233,000	T	25	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,913
30/08/2019	£271,250	T	26	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	110	£2,466
29/10/2018	£293,000	T	28	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	109	£2,688
27/09/2019	£234,950	T	29	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,937
28/06/2019	£230,995	T	31	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,887
26/10/2018	£244,995	S	32	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,141
29/10/2018	£264,995	S	34	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,880
18/11/2019	£268,795	T	35	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	97	£2,771
19/10/2018	£262,000	S	36	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	92	£2,848
16/11/2018	£279,495	D	38	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	89	£3,140
14/06/2019	£240,000	S	39	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,000
13/11/2018	£152,762	O	40	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	67	£2,280
28/06/2019	£245,995	S	41	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,075
29/03/2019	£227,995	T	43	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	70	£3,257
29/03/2019	£220,000	S	45	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	70	£3,143
28/06/2019	£297,500	D	47	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	91	£3,269
23/11/2018	£279,995	D	48	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	89	£3,146
24/07/2019	£238,995	S	49	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,987
30/11/2018	£237,501	S	50	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,045
28/06/2019	£235,000	S	51	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX		
04/10/2018	£244,995	S	52	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,141
28/06/2019	£232,000	S	53	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,900

28/02/2019	£234,995	D	54	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£3,013	
26/07/2019	£232,995	S	55	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£2,912	
26/04/2019	£225,000	S	56	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	78	£2,885	
30/08/2019	£270,000	D	57	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	91	£2,967	
31/08/2018	£361,995	D	58	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	123	£2,943	
28/06/2018	£275,000	D	60	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	89	£3,090	
28/05/2019	£240,000	S	65	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	80	£3,000	
20/05/2019	£249,995	S	67	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX			
20/12/2019	£383,000	D	73	WALKER ROAD	BROCKWORTH	GLOUCESTER	GL3 4HX	144	£2,660	
28/09/2018	£254,000	S	1	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,256	
28/09/2018	£249,995	S	3	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,205	
09/11/2018	£249,995	S	5	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,205	
29/10/2018	£249,995	S	7	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,205	
11/10/2018	£285,000	D	9	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	89	£3,202	
21/12/2018	£260,000	S	11	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	92	£2,826	
26/10/2018	£275,000	S	13	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	92	£2,989	
14/12/2018	£360,000	D	15	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	123	£2,927	
20/12/2018	£265,000	T	17	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	109	£2,431	
06/08/2018	£246,995	S	22	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,167	
26/10/2018	£230,000	S	24	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£2,949	
29/06/2018	£244,995	S	26	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,141	
04/10/2018	£243,000	S	28	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	78	£3,115	
29/06/2018	£279,995	D	30	ADAMS LANE	BROCKWORTH	GLOUCESTER	GL3 4HZ	89	£3,146	
31/01/2019	£295,000	S	23	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
08/11/2019	£295,000	T	25	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
18/04/2019	£285,000	T	27	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
29/03/2019	£300,000	T	29	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
05/03/2019	£290,000	T	31	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
21/06/2019	£285,000	T	33	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
23/11/2018	£293,000	T	35	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
05/04/2019	£295,000	S	37	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
20/11/2018	£300,000	S	39	BEN GRAZEBROOKS WELL	STROUD	STROUD	GL5 1DL			
01/03/2018	£335,000	S	5	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	119	£2,815	
18/05/2018	£327,500	S	10	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	119	£2,752	
18/01/2018	£350,000	S	19	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	119	£2,941	
24/05/2018	£350,000	S	25	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	113	£3,097	
12/04/2018	£355,000	S	26	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	113	£3,142	
05/07/2018	£355,000	S	27	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	113	£3,142	
29/06/2018	£300,000	S	29	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371	
18/05/2018	£300,000	S	30	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371	
09/03/2018	£300,000	S	32	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371	
23/03/2018	£300,000	S	33	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,371	
27/07/2018	£295,000	S	34	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,315	
19/07/2018	£295,000	S	35	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,315	
25/05/2018	£298,000	S	36	BOWBRIDGE WHARF	STROUD	STROUD	GL5 2LD	89	£3,348	
11/10/2019	£265,000	F	FLAT 10	24 LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,581
20/09/2019	£240,000	F	20	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,243

02/10/2019	£240,000	F	22	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	74	£3,243
29/11/2019	£255,000	F	23	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	77	£3,312
04/10/2019	£270,000	F	25	LEWISTON MILL	TOADSMOOR ROAD	BRIMSCOMBE	STROUD	GL5 2TE	77	£3,506
03/08/2018	£70,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	44	£1,591
09/11/2018	£107,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	44	£2,443
02/05/2019	£120,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£2,500
16/11/2018	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	43	£1,709
16/11/2018	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
16/11/2018	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
16/11/2018	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	43	£1,709
02/11/2018	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
02/11/2018	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
18/01/2019	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	46	£1,598
18/01/2019	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
18/01/2019	£73,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	48	£1,531
03/01/2019	£112,950	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	86	£1,313
26/11/2018	£101,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	74	£1,365
03/12/2018	£106,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,359
17/12/2018	£106,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	75	£1,413
09/01/2019	£104,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	75	£1,387
04/12/2018	£104,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	73	£1,425
09/11/2018	£107,950	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,384
14/12/2018	£107,500	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,378
01/02/2019	£108,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	72	£1,500
19/02/2019	£109,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,397
22/02/2019	£112,000	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	78	£1,436
04/12/2018	£119,950	F			QUEENS COURT	BRIMSCOMBE	STROUD	GL5 2TN	90	£1,333
20/09/2018	£830,000	T			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	272	£3,051
29/03/2018	£850,000	T			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	238	£3,571
15/06/2018	£830,000	T			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	252	£3,294
05/12/2018	£800,000	T			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	286	£2,797
10/08/2018	£760,000	T			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	212	£3,585
10/05/2018	£725,000	S			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	188	£3,856
20/04/2018	£750,000	S			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	188	£3,989
08/05/2018	£388,000	S			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	90	£4,311
27/03/2018	£386,000	D			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	90	£4,289
07/05/2019	£1,255,000	D			AMBERLEY RIDGE	RODBOROUGH COMMON	STROUD	GL5 5DB	337	£3,724
23/02/2018	£772,000	D			BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,462
18/01/2018	£778,000	D			BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,489
16/02/2018	£870,000	D			BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	253	£3,439
03/01/2018	£775,000	D			BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,475
09/02/2018	£775,000	D			BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	223	£3,475
15/02/2018	£670,000	D			BOWNHAM MEAD	RODBOROUGH COMMON	STROUD	GL5 5DZ	175	£3,829
15/02/2018	£145,000	F	FLAT 8	WOODCHESTER GARAGE	ROOKSMOOR	WOODCHESTER	STROUD	GL5 5NE	48	£3,021
18/06/2018	£148,250	F	FLAT 10	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	57	£2,601
05/06/2019	£150,000	F	FLAT 4	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	58	£2,586
18/03/2019	£140,000	F	FLAT 5	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	41	£3,415

29/03/2019	£161,000	F	FLAT 6	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	81	£1,988
24/05/2019	£138,000	F	FLAT 7	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR		
03/12/2018	£145,000	F	FLAT 8	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	68	£2,132
01/07/2019	£169,950	F	FLAT 9	HILLGROVE HOUSE	BATH ROAD	WOODCHESTER	STROUD	GL5 5NR	88	£1,931
30/11/2018	£950,000	D		1	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	240	£3,958
28/09/2018	£735,000	D		2	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	180	£4,083
19/10/2018	£990,000	D		3	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	240	£4,125
07/12/2018	£945,000	D		4	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	220	£4,295
29/05/2019	£975,000	D		5	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	240	£4,063
24/04/2019	£1,325,000	D		6	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	313	£4,233
29/03/2019	£600,000	D		7	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	153	£3,922
03/08/2018	£550,000	D		8	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	123	£4,472
07/12/2018	£533,705	D		9	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	123	£4,339
24/09/2018	£617,750	D		10	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	153	£4,038
20/06/2018	£675,000	D		11	SEALEY WOOD LANE	HORSLEY	STROUD	GL6 0FD	180	£3,750
25/05/2018	£280,000	T		31	NEW MILLS	NAILSWORTH	STROUD	GL6 0HN	82	£3,415
22/10/2018	£280,000	S		32	NEW MILLS	NAILSWORTH	STROUD	GL6 0HN	82	£3,415
17/04/2019	£290,000	S		33	NEW MILLS	NAILSWORTH	STROUD	GL6 0HN	82	£3,537
04/01/2018	£268,000	F	6	NEW MILLS	NEWMARKET ROAD	NAILSWORTH	STROUD	GL6 0HN	72	£3,722





## Appendix 6 – Residential Newbuild Asking Prices (April 2020)

Area	Agent	Development	Address	Address	Postcode	Name	Beds	Type	Flat m2	House m2	Asking Price	£/m2
Stroud	Perry Bishop	Kites Nest	Bath Road	Stroud	GL5 3TJ		2	T		104	£295,000	£2,837
Stroud	Connells	Ben Grazebrooks Well	Lansdown Rise	Stroud	GL5 1DL		3	S			£300,000	
Stroud	Connells	Ben Grazebrooks Well	Lansdown Rise	Stroud	GL5 1DL		3	S			£310,000	
Stroud	Connells	Ben Grazebrooks Well	Lansdown Rise	Stroud	GL5 1DL		4	S			£310,000	
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Ludlow	3	S		88	£299,995	£3,409
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Amberley	3	D		90	£339,995	£3,778
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Marlow	4	D		126	£387,995	£3,079
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Cambridge	4	D		126	£409,995	£3,254
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Shaftesbury	4	D		126	£419,995	£3,333
Stonehouse	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Harrogate	4	D		135	£455,995	£3,378
Stonehouse	Barratt	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Norbury	3	S		100	£284,995	£2,850
Stonehouse	Barratt	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Alderney	4	D		104	£358,995	£3,452
Stonehouse	Barratt	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Radleigh	4	D		136	£386,995	£2,846
Stonehouse	DWH	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Hadley	3	D		88	£325,000	£3,693
Stonehouse	DWH	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Ingleby	4	D		100	£340,000	£3,400
Stonehouse	DWH	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Holden	4	D		152	£440,000	£2,895
Stonehouse	Michael Tuck	Great Oldbury	Grove Lane	Stonehouse	GL10 3FF	Alkerton	2	T			£220,000	
Stonehouse	Michael Tuck	Great Oldbury	Grove Lane	Stonehouse	GL10 3FF	Eastington	2	T			£227,000	
Stonehouse	Michael Tuck	Great Oldbury	Grove Lane	Stonehouse	GL10 3FF	Doverow	3	T		75	£287,000	£3,827
Stonehouse	Parkers		Park Road	Stonehouse	GL10 2DE		2	S		60.7	£185,000	£3,048
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Rowan	4	D		103	£320,995	£3,116
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Pine	3	S		83.6	£264,995	£3,170
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Chestnut	4	D		114	£314,995	£2,763
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Holly	4	D			£337,995	
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Lime	3	D		90	£301,995	£3,356
Stonehouse	Harwood Homes	Great Oldbury	Grove Lane	Stonehouse	GL10 3RL	Birch	3	S		101	£279,995	£2,772
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Blrch	5	D		145	£499,995	£3,448
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Alder	4	D		158	£430,000	£2,722
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Chestnut	4	D		122	£415,000	£3,402
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Aspen	4	D		130	£399,995	£3,077
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Juniper	4	D		115	£365,000	£3,174
Cam/Dursley	Bovis	Millfields	Box Road	Cam	GL115DJ	Spruce	3	S		95	£337,000	£3,547
Cam/Dursley	Platform Housing Group	Blackberry Grove	Box Road	Cam	GL11 5FJ		3	S			£300,000	
Cam/Dursley	Platform Housing Group	Blackberry Grove	Box Road	Cam	GL11 5FJ		3	S			£290,000	
Cam/Dursley	DJ&P		High Street	Cam	GL11 5LH		3	T		95	£249,995	£2,632
Cam/Dursley	DJ&P		High Street	Cam	GL11 5LH		3	T		95	£255,000	£2,684
Cam/Dursley	DJ&P		High Street	Cam	GL11 5LH		3	T		95	£265,000	£2,789
Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Chedworth	4	D		107	£330,995	£3,093
Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Rushbury	4	D		120	£295,995	£2,467
Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Stafford	3	D		108	£290,995	£2,694
Berkeley	Persimmon	Canonbury Rise	Canonbury Street	Berkeley	GL13 9FG	Warwick	5	D		135	£369,995	£2,741
Minchinhampton	Perry Bishop	The Old Bakery	Tetbury Street	Minchinhampton	GL6 9BN		3	T		104	£325,000	£3,125

Minchinhampton	Cognatum Estates	Stuart Court	Butt Street	Minchinhampton	GL6 9JB	3	T	140	£695,000	£4,964
Minchinhampton	Cognatum Estates	Stuart Court	Butt Street	Minchinhampton	GL6 9JB	2	F		£745,000	
Nailsworth	The Property Centre		Woodpecker Walk	Nailsworth		3	T	96	£250,000	£2,604



## Appendix 7 - CoStar Non-Residential Data

*The pages in this appendix are not numbered.*



# Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

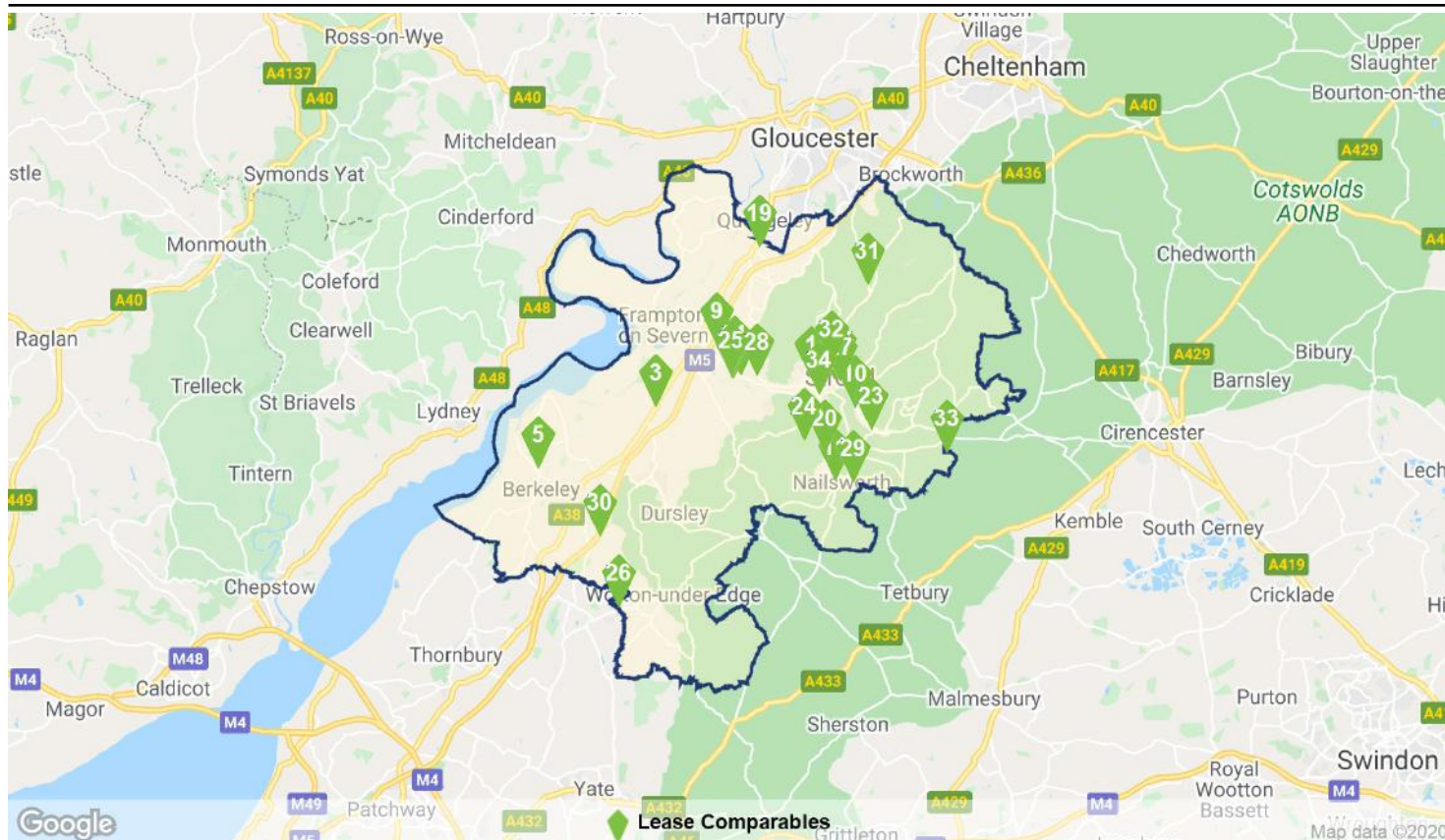
**59**

**£10.01**

**£9.97**

**11**

## TOP 50 LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	48	£5.04	£10.01	£10.90	£22.90
Achieved Rent Per SF	27	£5.93	£9.97	£11.00	£16.48
Net Effective Rent Per SF	18	£5.93	£8.94	£10.40	£12.77
Asking Rent Discount	26	-0.1%	6.7%	0.0%	30.0%
TI Allowance	-	-	-	-	-
Rent Free Months	15	0	0	0	2

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	59	1	11	6	100
Deal Size	59	140	1,040	700	3,647
Lease Deal in Months	23	6.0	33.0	36.0	60.0
Floor Number	59	LL	GRND	GRND	4

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Westview Paganhill Ln	★★★★★	340	1st	06/02/2020	New	£22.90	Asking
2 The Old Police Station Beeches Grn	★★★★★	3,647	GRND,1-3	27/01/2020	New	£10.00	Asking
3 Cambridge Mills Unit 1 Dursley Rd	★★★★★	1,666	GRND,1	27/11/2019	New	-	-
4 The Hooper Suite Building 6 Bond's Mill	★★★★★	1,035	1st	08/10/2019	New	£11.50/fri	Achieved
5 Station Rd	★★★★★	1,900	GRND,1	19/09/2019	New	£7.89/iri	Asking
6 The Wheel House Bristol Rd	★★★★★	2,803	GRND	16/09/2019	New	£10.50/fri	Asking
7 The Waterfront Sperry Way	★★★★★	565	GRND	29/07/2019	New	£15.93/fri	Asking
8 Swan House Bristol Rd	★★★★★	440	LL	23/07/2019	New	£11.00/fri	Asking
9 Westend Courtyard Grove Ln	★★★★★	290	GRND	29/04/2019	New	£20.07	Asking
10 London	★★★★★	2,300	GRND	29/04/2019	New	£6.09/fri	Asking
11 5 Old Market	★★★★★	738	1st	17/04/2019	New	£5.62/iri	Asking
12 The Bell House	★★★★★	1,030	BSMT,G...	26/03/2019	New	£14.56/fri	Asking
13 The Wheelhouse Bristol Rd	★★★★★	497	GRND	18/03/2019	New	£12.00/fri	Achieved
14 Bristol Rd	★★★★★	1,180	1st	15/03/2019	New	£5.93/fri	Effective
15 The Counting House Bristol Rd	★★★★★	560	GRND	01/03/2019	New	£10.50/fri	Asking
16 Bank House Bristol Rd	★★★★★	343	1st	01/03/2019	New	£11.00/fri	Achieved
17 1 Lansdown Lane St	★★★★★	561	1st	04/02/2019	New	£10.70/fri	Achieved
18 Bath Rd	★★★★★	470	GRND	01/02/2019	New	£12.77/fri	Effective
19 Gabwell Business Centre Quadrant Way	★★★★★	958	1st	27/12/2018	New	-	-
20 Stag House Gydynap Ln	★★★★★	475	2nd	01/11/2018	New	£7.57	Asking
21 Springfield Business Ce...	★★★★★	485	1st	24/09/2018	New	£15.74	Achieved

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 Springfield Business Ce...	★★★★★	485	1st	24/09/2018	New	£16.33	Achieved
22 Clarendon Court 54-56 London Rd	★★★★★	2,650	1st	02/06/2018	New	£6.03/fri	Effective
16 Bank House Bristol Rd	★★★★★	938	GRND	01/06/2018	New	£11.00	Asking
23 The Mill Brimscombe Port Busines...	★★★★★	881	GRND	27/05/2018	New	£7.95/iri	Asking
24 Top Barn Offices Bownhill Farm	★★★★★	948	GRND,1	18/05/2018	New	£7.38/fri	Effective
8 Swan House Bristol Rd	★★★★★	468	LL	04/05/2018	New	-	-
13 The Wheelhouse Bristol Rd	★★★★★	2,803	3-4	04/05/2018	New	-	-
15 The Counting House Bristol Rd	★★★★★	560	1st	04/05/2018	New	-	-
23 The Mill Brimscombe Port Busines...	★★★★★	2,408	GRND,1	27/04/2018	New	£5.74/fri	Asking
25 Stonehouse Business Park 403 The Waterfront	★★★★★	1,820	GRND,1	02/04/2018	New	£16.48/fri	Achieved
26 Charfield Barns	★★★★★	700	GRND,1	01/01/2018	New	£10.47/iri	Effective
15 The Counting House Bristol Rd	★★★★★	140	1st	06/12/2017	New	-	-
27 Brunel Mall London Rd	★★★★★	2,333	GRND	30/11/2017	New	£5.04	Asking
28 3 High St	★★★★★	2,098	GRND,1-2	11/10/2017	New	£9.53	Effective
29 Holcombe Mill Spring Mill	★★★★★	1,128	2nd	07/10/2017	New	£12.41/fri	Effective
29 Holcombe Mill Spring Mill	★★★★★	2,256	GRND,1	04/10/2017	New	£9.75/fri	Achieved
13 The Wheelhouse Bristol Rd	★★★★★	590	GRND	01/10/2017	New	-	-
30 The Old Stable Manor Farm	★★★★★	560	GRND	20/09/2017	New	£10.33/iro	Effective
18 Bath Rd	★★★★★	470	GRND	08/08/2017	New	£12.77/fri	Effective
31 Hoyland House Gyde Rd	★★★★★	697	GRND	01/08/2017	New	£12.19/iri	Effective
32 South Shore Rd	★★★★★	1,611	GRND,1	22/07/2017	New	£7.44/fri	Effective



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
<b>15</b> The Counting House Bristol Rd	★ ★ ★ ★ ★	301	1st	17/07/2017	New	-	-
<b>9</b> Westend Courtyard Grove Ln	★ ★ ★ ★ ★	288	GRND	15/05/2017	New	£20.20/iro	Asking
<b>23</b> The Mill Briscombe Business Park	★ ★ ★ ★ ★	928	GRND	28/04/2017	New	£12.15/fri	Effective
<b>15</b> The Counting House Bristol Rd	★ ★ ★ ★ ★	533	1st	20/04/2017	New	-	-
<b>13</b> The Wheelhouse Bristol Rd	★ ★ ★ ★ ★	144	1st	20/04/2017	New	-	-
<b>33</b> Former Defence Storage... Aston Down	★ ★ ★ ★ ★	290	GRND	07/04/2017	New	£10.00/fri	Asking
<b>33</b> Former Defence Storage... Aston Down	★ ★ ★ ★ ★	269	GRND	07/04/2017	New	£10.00/iri	Asking
<b>34</b> Fern House 104 Bath Rd	★ ★ ★ ★ ★	831	GRND	20/02/2017	New	£12.63/iri	Asking



# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	 <b>Westview</b> Paganhill Ln Stroud, GL5 4JP <i>Stroud Submarket</i>		340 New Direct	Apr 2020			
	 <b>The Old Police Station</b> Beeches Grn Stroud, GL5 4BJ <i>Stroud Submarket</i>	Bardrake Limited	3,647 New Direct	Feb 2020			
	 <b>Cambridge Mills</b> Unit 1 Dursley Rd Gloucester, GL2 7AA <i>Stroud Submarket</i>		1,666 New Direct	Dec 2019			
	 <b>The Hooper Suite</b> Building 6 Bond's Mill Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Energetics	1,035 New Direct	Oct 2019 5 Years	£11.50/SF		
	 Station Rd Berkeley, GL13 9RL <i>Stroud Submarket</i>	Rigestate Industrial Ltd	1,900 New Direct	Oct 2019			
	 <b>The Wheel House</b> Bonds Mill Estate Stonehouse, GL10 3RS <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	2,803 New Direct	Oct 2019			

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>The Waterfront</b> Stonehouse Park Stonehouse, GL10 3UT <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	565 New Direct	Aug 2019			
 	<b>Swan House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	440 New Direct	Aug 2019			
 	<b>Westend Courtyard</b> Grove Ln Stonehouse, GL10 3SJ <i>Stroud Ret Submarket</i>	West end Farm	290 New Direct	May 2019			
 	London Rd Stroud, GL5 2AZ <i>Stroud Submarket</i>	B Walker & Co.	2,300 New Direct	May 2019			
 	5 Old Market Stroud, GL6 0DU <i>Stroud Submarket</i>	Stroud District Council	738 New Direct	May 2019		£1.37/SF	
 	The Bell House Stroud, GL5 3JS <i>Stroud Submarket</i>		1,030 New Direct	Apr 2019		£11.93/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>The Wheelhouse</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	497 New Direct	Apr 2019	£12.00/SF	£11.11/SF	
 	Bristol Rd Stonehouse, GL10 3RD <i>Stroud Ind Submarket</i>	Bradley Management Ltd	1,180 New Direct	Apr 2019 3 Years	£5.93/SF £5.93/SF	0 Mos	
 	<b>The Counting House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>		560 New Direct	May 2019			
 	<b>Bank House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	343 New Direct	Mar 2019	£11.00/SF	£3.99/SF	
 	1 Lansdown Lane St Stroud, GL5 1BJ <i>Stroud Submarket</i>		561 New Direct	Mar 2019	£10.70/SF		
 	Bath Rd Stroud, GL5 3TJ <i>Stroud Submarket</i>		470 New Direct	Apr 2019 2 Years	£12.77/SF £12.77/SF	0 Mos £2.81/SF	

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>Gabwell Business Centre</b> 1-15 Quadrant Way Gloucester, GL2 2RN <i>Stroud Ind Submarket</i>	Gabwell Property Developments L...	958 New Direct	Jan 2019			
 	<b>Stag House</b> Gydynap Ln Stroud, GL5 5EZ <i>Stroud Submarket</i>		475 New Direct	Jan 2019		£1.66/SF	
 	<b>Springfield Business Centre</b> Stonehouse, GL10 3SX <i>Stroud Ind Submarket</i>	Springfield Business Centre Limited	485 New Direct	Oct 2018	£15.74/SF		
 	<b>Springfield Business Centre</b> Stonehouse, GL10 3SX <i>Stroud Ind Submarket</i>	Springfield Business Centre Limited	485 New Direct	Oct 2018	£16.33/SF		
 	<b>Clarendon Court</b> 54-56 London Rd Stroud, GL5 2AB <i>Stroud Submarket</i>	Saf Investments Ltd	2,650 New Direct	Jul 2018 6 Months	£6.03/SF £6.03/SF	0 Mos	
 	<b>Bank House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	938 New Direct	Jun 2018			

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>The Mill</b> Brimscombe Port Business Park Stroud, GL5 2QQ <i>Stroud Submarket</i>	Stroud District Council	881 New Direct	May 2018 3 Years		£4.77/SF	
 	<b>Top Barn Offices</b> Bownhill Farm Stroud, GL5 5PW <i>Stroud Submarket</i>	Kraftex Lister Communications	948 New Direct	May 2018 3 Years	£7.38/SF £7.38/SF	£1.97/SF	
 	<b>Swan House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	468 New Direct	May 2018			
 	<b>The Counting House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>		560 New Direct	May 2018			
 	<b>The Wheelhouse</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	2,803 New Direct	Jun 2018			
 	<b>The Mill</b> Brimscombe Port Business Park Stroud, GL5 2QQ <i>Stroud Submarket</i>	Stroud District Council	2,408 New Direct	May 2018		£4.26/SF	

## Lease Comparables













	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
31	 <p><b>Stonehouse Business Park</b> 403 The Waterfront Stonehouse, GL10 3UT <i>Stroud Submarket</i></p>		1,820 New Direct	May 2018	£16.48/SF	£6.35/SF	
32	 <p><b>Charfield Barns</b> Wotton Under Edge, GL12 8SP <i>Stroud Submarket</i></p>	Zed Mcallister Chiropractic Ltd	700 New Direct	Jan 2018 3 Years	£11.14/SF £10.47/SF	2 Mos at Start	Dec 2019
33	 <p><b>The Counting House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i></p>		140 New Direct	Dec 2017			
34	 <p><b>Brunel Mall</b> London Rd Stroud, GL5 2BP <i>Stroud Ret Submarket</i></p>	Stroud District Council	2,333 New Direct	Nov 2017			
35	 <p><b>3 High St</b> Stonehouse, GL10 2NG <i>Stroud Submarket</i></p>		2,098 New Direct	Nov 2017 5 Years	£9.53/SF £9.53/SF	£2.57/SF	
36	 <p><b>Holcombe Mill</b> Spring Mill Stroud, GL6 0BS <i>Stroud Submarket</i></p>	Fibrenet	1,128 New Direct	Nov 2017 3 Years	£12.41/SF £12.41/SF	0 Mos	May 2019



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>Holcombe Mill</b> Spring Mill Stroud, GL6 0BS <i>Stroud Submarket</i>	Straddle Arm	2,256 New Direct	Nov 2017	£9.75/SF	0 Mos	
 	<b>The Wheelhouse</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	590 New Direct	Oct 2017			
 	<b>The Old Stable</b> Manor Farm Dursley, GL11 6DE <i>Stroud Submarket</i>	Little Coat Home & Gift Company	560 New Direct	Sep 2017 3 Years	£8.57/SF £10.33/SF	0 Mos	Mar 2018
 	<b>Bath Rd</b> Stroud, GL5 3TJ <i>Stroud Submarket</i>		470 New Direct	Aug 2017 1 Year	£12.77/SF £12.77/SF	0 Mos	
 	<b>Hoyland House</b> Gyde Rd Stroud, GL6 6RD <i>Stroud Submarket</i>	James Pyle Estate Agents Partnership at Hoyland House	697 New Direct	Aug 2017 3 Years	£12.19/SF £12.19/SF		
 	<b>South Shore Rd</b> Stroud, GL6 6NU <i>Stroud Submarket</i>	Big Cat Digital D J Melsome & Son Ltd	1,611 New Direct	Aug 2017 5 Years	£7.44/SF £7.44/SF	0 Mos	Aug 2020 Aug 2020

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>The Counting House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>		301 New Direct	Jul 2017			
 	<b>Westend Courtyard</b> Grove Ln Stonehouse, GL10 3SJ <i>Stroud Ret Submarket</i>		288 New Direct	May 2017		£5.86/SF	
 	<b>The Mill</b> Brimscombe Port Business Park Stroud, GL5 2QQ <i>Stroud Submarket</i>	Stroud District Council	928 New Direct	Apr 2017 2 Years	£12.15/SF £12.15/SF	£3.59/SF	
 	<b>The Counting House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>		533 New Direct	Apr 2017			
 	<b>The Wheelhouse</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	Robert Hitchins Group Ltd	144 New Direct	Apr 2017			
 	<b>Former Defence Storage And Distri...</b> Aston Down Stroud, GL6 8GA <i>Stroud Ind Submarket</i>	Educational Toys Leda Properties Ltd	290 New Direct	Apr 2017		£4.48/SF	



## Lease Comparables

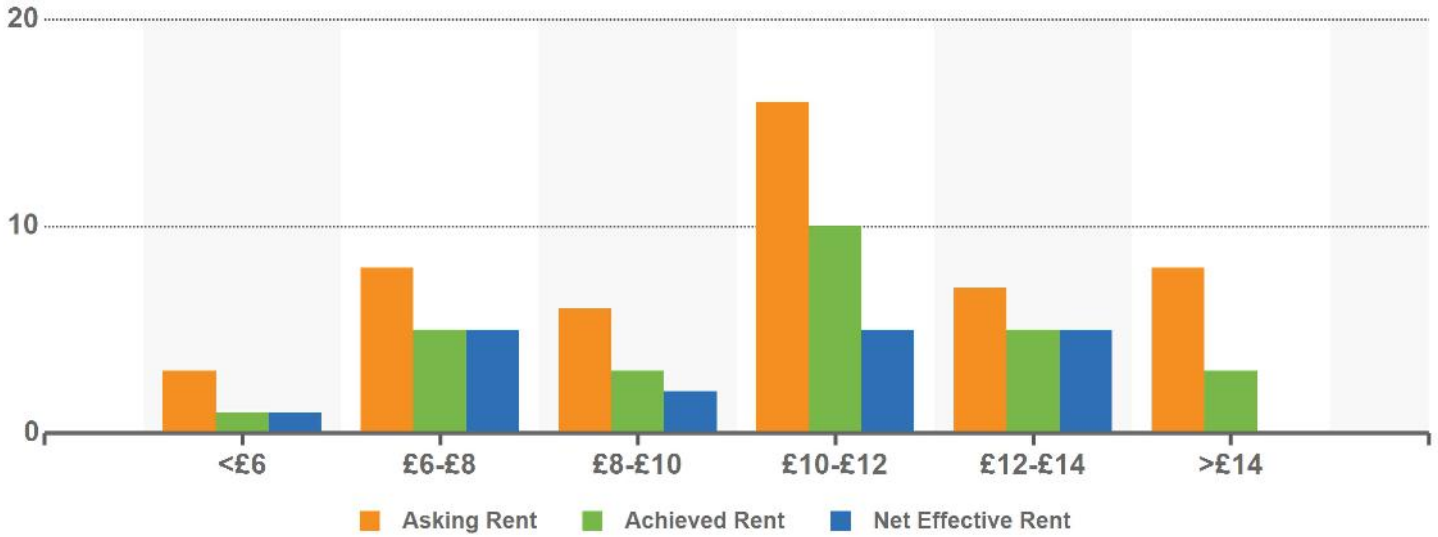
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>Former Defence Storage And Distri...</b> Aston Down Stroud, GL6 8GA <i>Stroud Ind Submarket</i>	Leda Properties Ltd	269 New Direct	Apr 2017			
 	<b>Fern House</b> Bath St Stroud, GL5 3TJ <i>Stroud Submarket</i>	Industrial Sales Ltd	831 New Direct	Feb 2017 2 Years		£2.00/SF	
 	<b>Charfield Barns</b> Wotton Under Edge, GL12 8SP <i>Stroud Submarket</i>	Night Studios	700 New Direct	Feb 2017 1 Year	£11.14/SF £11.14/SF	£3.91/SF	
 	<b>Stroud House</b> Russell St Stroud, GL5 3AN <i>Stroud Submarket</i>	Curtis Banks PLC	924 New Direct	Dec 2016 3 Years	£10.28/SF £9.97/SF	1 Mo at Start	
 	<b>Bath Rd</b> Stroud, GL5 3TJ <i>Stroud Submarket</i>		470 New Direct	Nov 2016 3 Years		£2.64/SF	
 	<b>Riverview House</b> Bristol Rd Stonehouse, GL10 3RF <i>Stroud Submarket</i>	UK Power Solutions Robert Hitchins Group Ltd	395 New Direct	Nov 2016			

## Lease Comparables

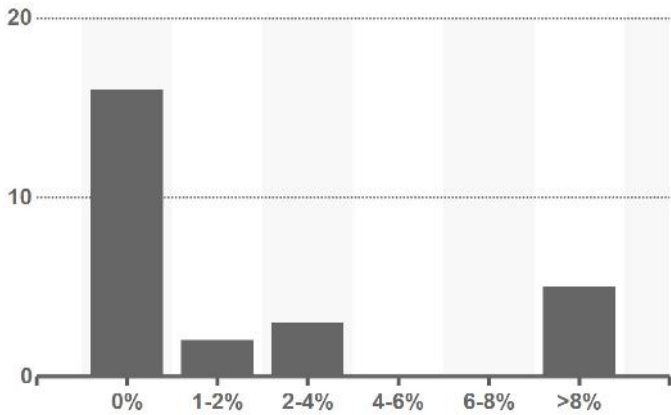
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>The Stables</b> Berkeley Heath Farm Berkeley, GL13 9EW <i>Stroud Submarket</i>	PERIdesigns Berkeley Heath Enterprises Ltd	350 New Direct	Nov 2016 1 Year	£10.97/SF £10.97/SF	£5.39/SF	
 	76-78 Parsonage St Dursley, GL11 4AA <i>Stroud Ret Submarket</i>	Custom Consulting Services Ltd TSB Bank	1,286 New Direct	May 2016 3 Years	£6.69/SF £6.69/SF	0 Mos £2.20/SF	Nov 2017
 	<b>Damery Works</b> Damery Ln Berkeley, GL13 9JR <i>Stroud Submarket</i>	REG Power Management Limited [REDACTED]	1,000 New Direct	Apr 2016 3 Years	£10.80/SF	£2.91/SF	
 	<b>The Old Wheelwrights</b> Berkeley Est Berkeley, GL13 9QL <i>Stroud Submarket</i>	Koubi Design	1,614 New Direct	Apr 2016 5 Years	£11.15/SF £11.15/SF	£1.83/SF	Apr 2019
 	<b>The Stables</b> Berkeley Heath Farm Berkeley, GL13 9EW <i>Stroud Submarket</i>	The Fashion Business Ltd Berkeley Heath Enterprises Ltd	2,250 New Direct	Dec 2015 1 Year	£6.93/SF £6.93/SF	0 Mos	Apr 2016

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
<b>£10.01</b>	<b>£9.97</b>	<b>£8.94</b>	<b>0.2</b>

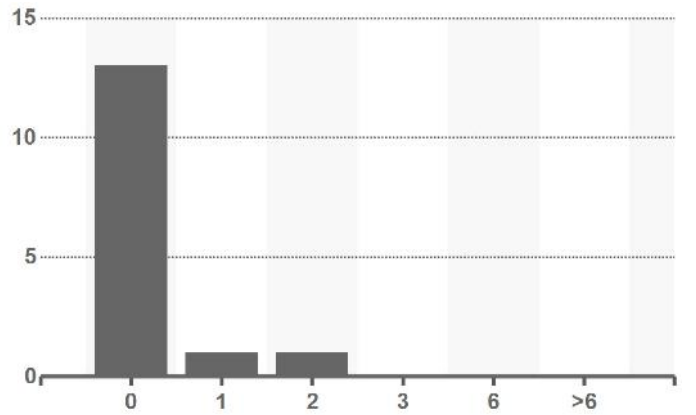
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT

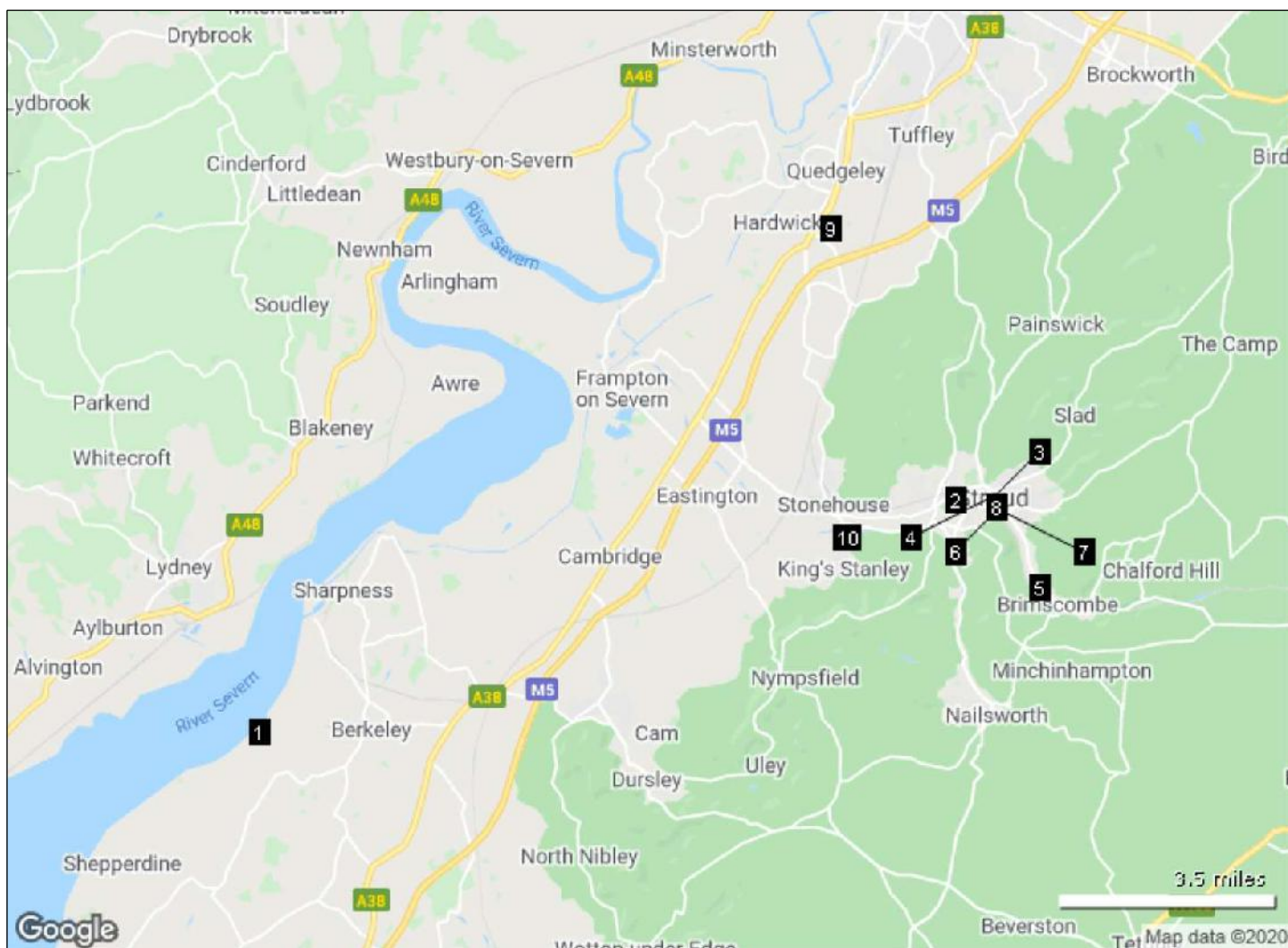


DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS















	Address	City	Property Info	Sale Info
1	John Collier Building, Berkeley Technology Centr	Berkeley	29,805 SF Office	Sold: £580,000 (£19.46/SF)
2	The Firs, 118 Caincross Rd	Stroud	2,862 SF Office	Sold: -
3	9 Lansdown	Stroud	1,355 SF Office	Sold: -
4	8 Lansdown Rd	Stroud	2,981 SF Office	Sold: £285,000 (£95.61/SF)
5	Tenens House, London Rd	Stroud	5,515 SF Office	Sold: £310,000 (£56.21/SF)
6	38-39 London Rd (Part of Multi-Property Sale)	Stroud	1,352 SF Office	Sold: £170,746 (£126.29/SF)
7	Palace Chambers, 38-42 London Rd (Part of Multi-Property Sale)	Stroud	4,232 SF Office	Sold: £729,253 (£172.32/SF)
8	51 London Rd	Stroud	1,399 SF Office	Sold: £250,000 (£178.70/SF)
9	Gabwell Business Centre (2), Quadrant Way	Gloucester	2,921 SF Industrial/Warehouse	Part of Bulk Portfolio Sale: -
10	The Coach House, Ryeford Road S	Stonehouse	5,377 SF Office	Sold: £465,000 (£86.48/SF)

## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Office</b>					
Sale Price	£170,746	£398,571	£310,000	£729,253	7
NIA	1,352 SF	6,098 SF	2,981 SF	29,805 SF	9
Price per SF	£19.46	£55.07	£95.61	£178.70	7
Net Initial Yield	-	-	-	-	-
Days on Market	53	171	174	442	9
Sale Price to Asking Price Ratio	68.89%	84.17%	83.90%	100.00%	4
<b>Industrial</b>					
Sale Price	-	-	-	-	-
NIA	2,921 SF	2,921 SF	2,921 SF	2,921 SF	1
Price per SF	-	-	-	-	-
Net Initial Yield	-	-	-	-	-
Days on Market	533	533	533	533	1
Sale Price to Asking Price Ratio	-	-	-	-	-
<b>Totals</b>					
Sold Transactions	Total Sales Volume:	£2,789,999	Total Sales Transactions:		10
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - Office; Sale Date - from 07/04/2015; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Stroud (Cheltenham &amp; Gloucester)</p>					

<b>1</b>	<b>John Collier Building - Berkeley Technology Centr</b>	<b>SOLD</b>
Berkeley, GL13 9PB	Gloucestershire County	
Sale Date: 06/06/2019 (442 days on mkt)	Bldg Type: Office	
Sale Price: £580,000 - Confirmed	Year Built/Age: Built 2000 Age: 19	
Price/SF: £19.46	NIA: 29,805 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4803899	Sale Conditions: -	
Research Status: Confirmed		
<b>2</b>	<b>The Firs - 118 Caincross Rd</b>	<b>SOLD</b>
Stroud, GL5 4HN	Gloucestershire County	
Sale Date: 01/02/2017 (98 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1898 Age: 119	
Price/SF: -	NIA: 2,862 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3827363	Sale Conditions: -	
Research Status: Confirmed		
<b>3</b>	<b>9 Lansdown</b>	<b>SOLD</b>
Stroud, GL5 1BB	Gloucestershire County	
Sale Date: 21/10/2019 (53 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1905 Age: 114	
Price/SF: -	NIA: 1,355 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4920432	Sale Conditions: -	
Research Status: Research Complete		
<b>4</b>	<b>8 Lansdown Rd</b>	<b>SOLD</b>
Stroud, GL5 1BD	Gloucestershire County	
Sale Date: 01/06/2019 (179 days on mkt)	Bldg Type: Office	
Sale Price: £285,000	Year Built/Age: Built 1893 Age: 126	
Price/SF: £95.61	NIA: 2,981 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4864387	Sale Conditions: -	
Research Status: Research Complete		
<b>5</b>	<b>Tenens House - London Rd</b>	<b>SOLD</b>
Stroud, GL5 2BU	Gloucestershire County	
Sale Date: 01/05/2016 (174 days on mkt)	Bldg Type: Office	
Sale Price: £310,000 - Confirmed	Year Built/Age: Built 1981 Age: 34	
Price/SF: £56.21	NIA: 5,515 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3686267	Sale Conditions: -	
Research Status: Confirmed		
<b>6</b>	<b>Palace Chambers - 38-42 London Rd (Part of Multi-Property)</b>	<b>SOLD</b>
Stroud, GL5 2AJ	Gloucestershire County	
Sale Date: 09/05/2017 (179 days on mkt)	Bldg Type: Office	
Sale Price: £729,253 - Research Comple	Year Built/Age: Built 1820 Age: 197	
Price/SF: £172.32	NIA: 4,232 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3899472	Sale Conditions: -	
Research Status: Research Complete		



<b>7</b>	<b>38-39 London Rd (Part of Multi-Property)</b>	<b>SOLD</b>
<p>Stroud, GL5 2AJ Gloucestershire County</p> <p>Sale Date: 09/05/2017 (179 days on mkt) Bldg Type: Office  Sale Price: £170,746 - Research Complete Year Built/Age: Built 1897 Age: 119  Price/SF: £126.29 NIA: 1,352 SF</p> <p>Reversionary Yield: -  Net Initial Yield: 7.71%  Comp ID: 3899472 Sale Conditions: -  Research Status: Research Complete</p>		
		
<b>8</b>	<b>51 London Rd</b>	<b>SOLD</b>
<p>Stroud, GL5 2AD Gloucestershire County</p> <p>Sale Date: 18/09/2017 (77 days on mkt) Bldg Type: Office  Sale Price: £250,000 - Confirmed Year Built/Age: Built 1895 Age: 122  Price/SF: £178.70 NIA: 1,399 SF</p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: 4044962 Sale Conditions: -  Research Status: Confirmed</p>		
		
<b>9</b>	<b>Gabwell Business Centre (2), Unit 9 - Quadrant Way</b>	<b>SOLD</b>
<p>Gloucester, GL2 2RN Gloucestershire County</p> <p>Sale Date: 22/05/2019 (533 days on mkt) Unit Type: 2,921 SF Industrial Unit  Sale Price: - Year Built/Age: Built 2018  Price/SF: - NIA: 2,921 SF</p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: 4768452 Sale Conditions: -  Research Status: Research Complete</p>		
		
<b>10</b>	<b>The Coach House - Ryeford Road S</b>	<b>SOLD</b>
<p>Stonehouse, GL10 3HG Gloucestershire County</p> <p>Sale Date: 13/02/2018 (160 days on mkt) Bldg Type: Office  Sale Price: £465,000 Year Built/Age: Built 1870 Age: 148  Price/SF: £86.48 NIA: 5,377 SF</p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: 4141078 Sale Conditions: -  Research Status: Public Record</p>		
		

# Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

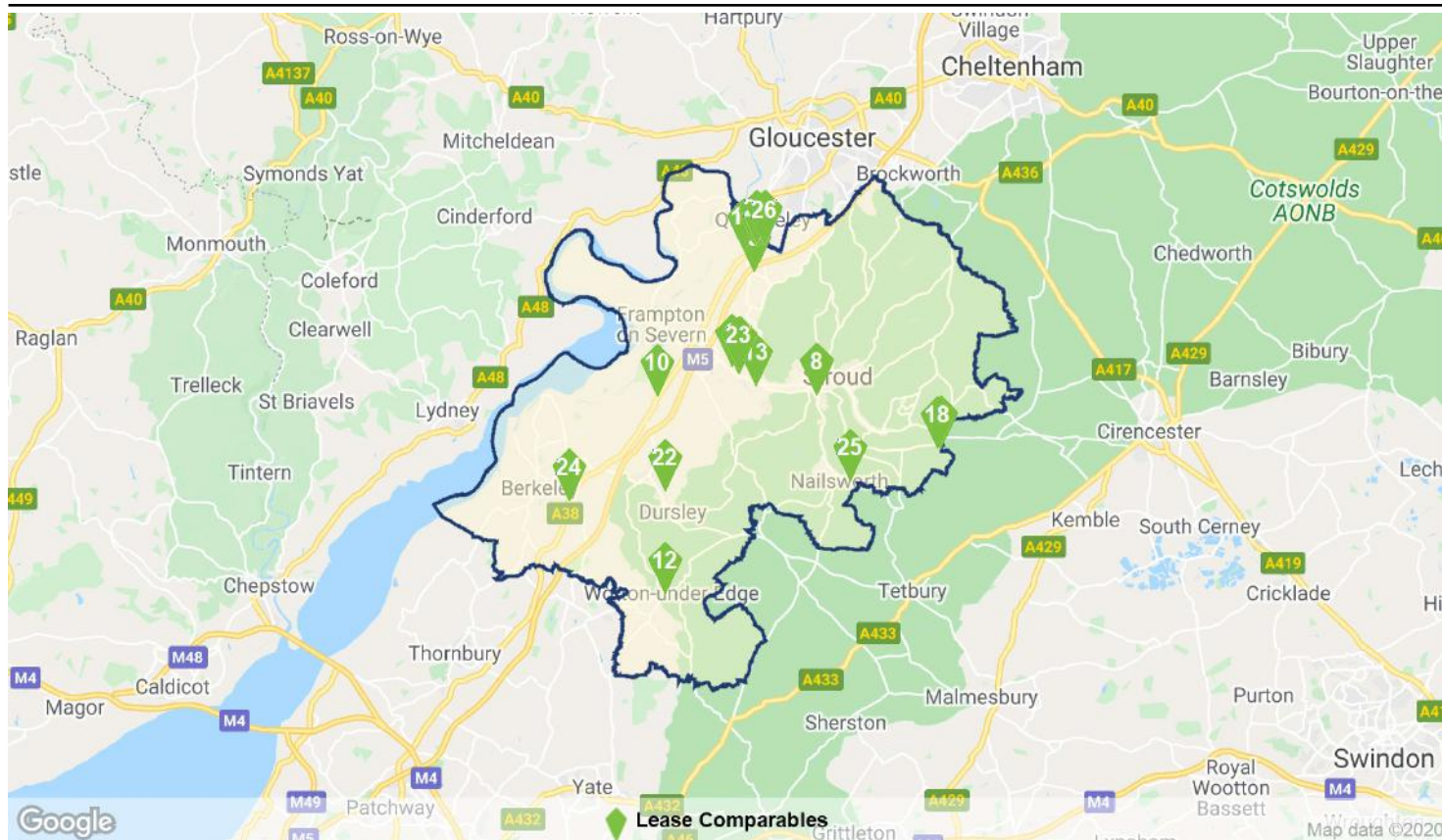
95

£4.09

£4.29

13

## TOP 50 LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	61	£2.50	£4.09	£5.50	£12.11
Achieved Rent Per SF	46	£1.38	£4.29	£5.00	£19.68
Net Effective Rent Per SF	35	£1.40	£4.28	£5.00	£19.68
Asking Rent Discount	30	-121.4%	-5.8%	0.0%	60.1%
TI Allowance	-	-	-	-	-
Rent Free Months	28	0	6	1	84

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	77	1	13	10	135
Deal Size	95	337	13,728	4,407	169,478
Lease Deal in Months	49	6.0	80.0	60.0	240.0
Floor Number	93	GRND	GRND	GRND	MEZZ



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Aston Down Business P... 104 East Building	★★★★★	6,087	GRND	27/02/2020	New	£4.11	Asking
2 Aston Business Park 107 North Building	★★★★★	9,688	GRND	27/02/2020	New	£3.61	Asking
3 Phase 1 J12	★★★★★	44,245	GRND,1	26/02/2020	New	-	-
4 Stonedale Rd	★★★★★	1,180	GRND	11/12/2019	New	-	-
5 Daniels Industrial Estate Unit 19 Bath Rd	★★★★★	2,245	GRND	29/10/2019	New	£4.45	Achieved
6 Gabwell Business Centre Quadrant Way	★★★★★	2,948	GRND,1	31/07/2019	New	-	-
7 Bristol Rd	★★★★★	4,550	GRND	16/07/2019	New	£4.50/fri	Asking
8 104 Bath Rd	★★★★★	5,882	GRND	12/07/2019	New	£5.44/fri	Effective
8 104 Bath Rd	★★★★★	3,856	GRND	12/07/2019	New	£5.19/fri	Asking
9 Brunel Way	★★★★★	970	GRND,...	28/06/2019	New	£12.11/fri	Effective
10 Units A & B Bristol Rd	★★★★★	10,000	GRND	25/06/2019	New	£5.50/fri	Achieved
11 Davy Way	★★★★★	24,154	GRND,1	15/05/2019	New	-	-
6 Gabwell Business Centre Quadrant Way	★★★★★	2,873	GRND,1	29/04/2019	New	-	-
12 Former Wotton Building... The Chipping	★★★★★	6,125	GRND,...	18/02/2019	New	£3.04/iri	Effective
13 Bristol Rd	★★★★★	6,165	GRND	17/02/2019	New	£2.52/fri	Effective
14 Davy Way	★★★★★	44,541	GRND,1	04/02/2019	New	£3.54/fri	Effective
15 Stonedale Rd	★★★★★	5,964	GRND	30/01/2019	New	£6.25/fri	Asking
6 Gabwell Business Centre Quadrant Way	★★★★★	1,911	GRND	27/12/2018	New	-	-
6 Gabwell Business Centre Quadrant Way	★★★★★	3,843	GRND,1	27/12/2018	New	-	-
16 Bristol Rd	★★★★★	46,823	GRND,...	30/11/2018	New	£2.99	Effective
17 Davy Way	★★★★★	34,100	GRND,1	26/11/2018	New	£6.33/fri	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
12 Former Wotton Building... The Chipping	★★★★★	990	GRND	22/11/2018	New	£8.70/fri	Asking
18 Aston Down	★★★★★	45,600	GRND	29/10/2018	New	£2.96/fri	Achieved
19 Quadrant Way	★★★★★	16,312	GRND	23/10/2018	New	-	-
20 The Quadrant Centre Davy Way	★★★★★	11,770	GRND	15/10/2018	New	-	-
21 The Quadrant Centre	★★★★★	4,535	GRND	15/10/2018	New	-	-
22 Phase 2 Lister Rd	★★★★★	1,021	GRND	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	1,010	GRND	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	1,010	GRND	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	1,008	GRND	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	1,021	GRND	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	5,083	GRND	12/09/2018	New	£6.98/fri	Asking
22 Phase 2 Lister Rd	★★★★★	3,563	GRND	12/09/2018	New	£7.02/fri	Asking
22 Phase 2 Lister Rd	★★★★★	1,565	GRND	12/09/2018	New	£7.68/fri	Asking
22 Phase 2 Lister Rd	★★★★★	1,565	GRND	12/09/2018	New	£7.68/fri	Asking
22 Phase 2 Lister Rd	★★★★★	337	1st	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	340	1st	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	337	1st	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	337	1st	12/09/2018	New	£7.61/fri	Asking
22 Phase 2 Lister Rd	★★★★★	337	1st	12/09/2018	New	£7.61/fri	Asking
23 Stonedale Rd	★★★★★	2,863	GRND	05/09/2018	New	£6.29/fri	Achieved
7 Bristol Rd	★★★★★	10,345	GRND,1	03/08/2018	New	-	-

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
24 Actrees Farm	★★★★☆	2,112	GRND	01/08/2018	New	£5.44/iri	Effective
15 Stonedale Rd	★★★★☆	5,842	GRND	09/07/2018	New	-	-
9 Brunel Way	★★★★☆	1,200	GRND,...	01/07/2018	New	£7.08/fri	Asking
25 Avening Rd	★★★★☆	2,500	GRND	29/06/2018	New	£5.80/fri	Achieved
25 Avening Rd	★★★★☆	2,500	GRND	06/06/2018	New	£5.80/fri	Achieved
24 Actrees Farm	★★★★☆	5,760	GRND	01/06/2018	New	£5.00/iri	Effective
26 Gateway 12	★★★★☆	38,000	GRND	01/04/2018	New	£6.75	Achieved
12 Former Wotton Building... The Chipping	★★★★☆	388	1st	01/04/2018	New	£8.70/iro	Asking

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Aston Down Business Park 104 East Building Stroud, GL6 8HR Stroud Ind Submarket		6,087 New Direct	Apr 2020			
 	Aston Business Park 107 North Building Stroud, GL6 8HR Stroud Ind Submarket		9,688 New Direct	Apr 2020			
 	Phase 1 J12 Stonehouse, GL10 3EX Stroud Ind Submarket	Adey Innovation St Modwen Properties plc	44,245 New Direct	Jul 2020			
 	Stonedale Rd Stonehouse, GL10 3RQ Stroud Ind Submarket		1,180 New Direct	Jan 2020			
 	Daniels Industrial Estate Unit 19 Bath Rd Stroud, GL5 3TJ Stroud Ind Submarket		2,245 New Direct	Oct 2019 1 Year	£4.45/SF		
 	Gabwell Business Centre 1-15 Quadrant Way Gloucester, GL2 2RN Stroud Ind Submarket	Gabwell Property Developments L...	2,948 New Direct	Feb 2020			

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Bristol Rd Stonehouse, GL10 3RD Stroud Ind Submarket	Kingfisher Flooring Bradley Management Ltd	4,550 New Direct	Aug 2019 5 Years		0 Mos £2.87/SF	
 	104 Bath Rd Stroud, GL5 3TJ Stroud Ind Submarket	Industrial Sales Ltd	5,882 New Direct	Sep 2019 1 Year 6 Months	£5.44/SF £5.44/SF		
 	104 Bath Rd Stroud, GL5 3TJ Stroud Ind Submarket	Industrial Sales Ltd	3,856 New Direct	Aug 2019 1 Year 6 Months			
 	Brunel Way Stonehouse, GL10 3SX Stroud Ind Submarket	The Billowing Lows Bakery	970 New Direct	Sep 2019 3 Years	£12.11/SF £12.11/SF		
 	Units A & B Bristol Rd Gloucester, GL2 7AN Stroud Ind Submarket		10,000 New Direct	Jun 2020 5 Years	£5.50/SF	1 Mo at Start	
 	Davy Way Gloucester, GL2 2BY Stroud Ind Submarket	Röchling Engineering Plastics St Modwen Properties plc	24,154 New Direct	Aug 2019 10 Years			




## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Gabwell Business Centre 1-15 Quadrant Way Gloucester, GL2 2RN Stroud Ind Submarket	Gabwell Property Developments L...	2,873 New Direct	May 2019			
 	Former Wotton Building Supplies The Chipping Wotton Under Edge, GL12 7AD Stroud Ind Submarket	Edit Concepts UK	6,125 New Direct	May 2019 3 Years	£3.04/SF £3.04/SF	0 Mos £4.68/SF	
 	Bristol Rd Stonehouse, GL10 2BJ Stroud Ind Submarket	Keepers Car Ltd	6,165 New Direct	Feb 2019 5 Years	£2.84/SF £2.52/SF	6 Mos at Start	Feb 2022...
 	Davy Way Gloucester, GL2 2AQ Stroud Ind Submarket	Abbey Innovations ltd St Modwen Properties plc	44,541 New Direct	Jul 2019 10 Years	£3.75/SF £3.54/SF	Spread Over	Feb 2024 Feb 2024
 	Stonedale Rd Stonehouse, GL10 3RQ Stroud Ind Submarket	Threadneedle Property	5,964 New Direct	Mar 2019			
 	Gabwell Business Centre 1-15 Quadrant Way Gloucester, GL2 2RN Stroud Ind Submarket	Gabwell Property Developments L...	1,911 New Direct	Jan 2019			

## Lease Comparables













	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	 Gabwell Business Centre 1-15 Quadrant Way Gloucester, GL2 2RN Stroud Ind Submarket	Gabwell Property Developments L...	3,843 New Direct	Jan 2019			
20	 Bristol Rd Gloucester, GL2 4PH Stroud Ind Submarket	Gardiner Bros & Co (Leathers) Ltd Hansteen Saltley Nominee No.1 L...	46,823 New Direct	Nov 2018 5 Years	£2.99/SF £2.99/SF		
21	 Davy Way Gloucester, GL2 2BY Stroud Ind Submarket	PL Transport Ltd t/a WMB Logistics St Modwen Properties plc	34,100 New Direct	Jul 2019 10 Years	£5.50/SF £6.33/SF	0 Mos	Nov 2024 Nov 2024
22	 Former Wotton Building Supplies The Chipping Wotton Under Edge, GL12 7AD Stroud Ind Submarket		990 New Direct	Dec 2018		0 Mos £9.65/SF	
23	 Aston Down Stroud, GL6 8GA Stroud Ind Submarket		45,600 New Direct	Mar 2019	£2.96/SF	£0.96/SF	
24	 Quadrant Way Gloucester, GL2 2RN Stroud Ind Submarket	The Gardener Brothers Mg Markey Group Limited	16,312 New Direct	Oct 2018 3 Years			

## Lease Comparables













	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	The Quadrant Centre Davy Way Gloucester, GL2 2AD Stroud Ind Submarket	Ashtenne Industrial Fund Ltd Partn...	11,770 New Direct	Jan 2019			
26	The Quadrant Centre Gloucester, GL2 2AD Stroud Ind Submarket	Ashtenne Industrial Fund Ltd Partn...	4,535 New Direct	Nov 2018			
27	 Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		1,021 New Direct	Oct 2018			
28	 Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		1,010 New Direct	Oct 2018			
29	 Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		1,010 New Direct	Oct 2018			
30	 Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		1,008 New Direct	Oct 2018			



# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		1,021 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		5,083 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		3,563 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		1,565 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		1,565 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		337 New Direct	Oct 2018			

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		340 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		337 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		337 New Direct	Oct 2018			
 	Phase 2 Lister Rd Dursley, GL11 4BA Stroud Ind Submarket		337 New Direct	Oct 2018			
 	Stonedale Rd Stonehouse, GL10 3RQ Stroud Ind Submarket	Stroud District Council	2,863 New Direct	Oct 2018	£6.29/SF	£2.86/SF	
 	Bristol Rd Stonehouse, GL10 3RD Stroud Ind Submarket	Bradley Management Ltd	10,345 New Direct	Nov 2018 10 Years		3 Mos at Start	Nov 2025

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
43	Actrees Farm Berkeley, GL13 9PP Stroud Ind Submarket		2,112 New Direct	Sep 2018 10 Years	£5.50/SF £5.44/SF	1 Mo at Start	Jul 2024 Jul 2022...
44	Stonedale Rd Stonehouse, GL10 3RQ Stroud Ind Submarket	Threadneedle Property	5,842 New Direct	Jul 2018			
45	 Brunel Way Stonehouse, GL10 3SX Stroud Ind Submarket		1,200 New Direct	Jul 2018 3 Years		0 Mos	Jul 2019 Jul 2019
46	 Avening Rd Stroud, GL6 0BS Stroud Ind Submarket	Sounds Travel Ltd CHAMBERLAIN SHAREHOLDING...	2,500 New Direct	Aug 2018 5 Years	£5.80/SF	2 Mos at Start £2.73/SF	
47	 Avening Rd Stroud, GL6 0BS Stroud Ind Submarket	Terence Woodgate Lighting Ltd CHAMBERLAIN SHAREHOLDING...	2,500 New Direct	Jun 2018 5 Years	£5.80/SF	£2.40/SF	Jun 2021
48	Actrees Farm Berkeley, GL13 9PP Stroud Ind Submarket		5,760 New Direct	Jul 2018 10 Years	£5.00/SF £5.00/SF	0 Mos	May 2023 May 2022...

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	 Gateway 12 Gloucester, GL2 2AQ Stroud Ind Submarket	The Book Depository Ltd	38,000 New Direct	Jul 2018	£6.75/SF		
50	 Former Wotton Building Supplies The Chipping Wotton Under Edge, GL12 7AD Stroud Ind Submarket		388 New Direct	Dec 2018 5 Years		0 Mos £24.62/SF	
51	 Severn Distribution Centre Burma Rd Berkeley, GL13 9UQ Stroud Ind Submarket	Howard Tenens Associates Ltd	139,301 New Direct	Dec 2017 15 Years	£3.75/SF £3.52/SF	11 Mos at Start	Dec 2027 Dec 2022...
52	 Severn Distribution Centre Burma Rd Berkeley, GL13 9UQ Stroud Ind Submarket	Howard Tenens Howard Tenens	55,183 New Direct	Dec 2017 15 Years	£3.75/SF £3.86/SF		Dec 2022 Dec 2022...
53	 Oldends Road Industrial Estate Stonedale Rd Stonehouse, GL10 3SA Stroud Ind Submarket	Rosedale Property Holdings Limited	16,791 New Direct	Nov 2017			
54	 Severn Distribution Centre Burma Rd Berkeley, GL13 9UQ Stroud Ind Submarket	Howard Tenens	40,353 New Direct	Mar 2018			

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Stroud Enterprise Centre Bath Rd Stroud, GL5 3QF Stroud Ind Submarket	Screwfix South Street Capital (Holdings) Ltd	1,959 New Direct	Sep 2017 8 Years	£6.89/SF £6.36/SF	6 Mos at Start	Oct 2020 Oct 2020
 	Stonedale Rd Stonehouse, GL10 3RQ Stroud Ind Submarket	Protective Solutions (UK) Ltd Threadneedle Property	5,842 New Direct	Sep 2017 10 Years	£5.87/SF £5.87/SF		Sep 2023 Sep 2023
 	Stonedale Rd Stonehouse, GL10 3SA Stroud Ind Submarket	Sharetree Ltd Rosedale Property Holdings Limited	1,957 New Direct	Oct 2017	£5.00/SF £5.00/SF		
 	The Quadrant Centre Gloucester, GL2 2AD Stroud Ind Submarket	FSW Ltd Ashtenne Industrial Fund Ltd Partn...	3,840 New Direct	Jun 2017			
 	Former Defence Storage And Distri... Aston Down Stroud, GL6 8GA Stroud Ind Submarket	Leda Properties Ltd	592 New Direct	Apr 2017			
 	Aston Down Stroud, GL6 8GA Stroud Ind Submarket		45,600 New Direct	Apr 2017		£0.96/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Quadrant Centre Gloucester, GL2 2AD Stroud Ind Submarket	ARC Recovery Ltd Ashtenne Industrial Fund Ltd Partn...	2,510 New Direct	May 2017 10 Years	£6.57/SF £6.57/SF		May 2022
	The Quadrant Centre Gloucester, GL2 2AD Stroud Ind Submarket	Wala Ashtenne Industrial Fund Ltd Partn...	4,923 New	Mar 2017			
 	Whitehall Farm Dursley, GL11 6DD Stroud Ind Submarket	Next Level Fitness	3,300 New Direct	Apr 2017 3 Years	£6.06/SF £6.06/SF	0 Mos	
 	Units A & B Bristol Rd Gloucester, GL2 7AN Stroud Ind Submarket		10,251 New Direct	May 2017			
 	Avening Rd Stroud, GL6 0BS Stroud Ind Submarket	Fluid Transfers Ltd Ea Chamberlain (Holdings) Ltd	13,323 New Direct	Jan 2017 10 Years	£3.87/SF £3.87/SF		Jan 2020...
 	Stonedale Rd Stonehouse, GL10 3RQ Stroud Ind Submarket	Advantis Control Solutions	2,274 New Direct	Dec 2016 5 Years	£6.00/SF £6.00/SF		

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Bristol Gateway Burma Rd Berkeley, GL13 9UQ Stroud Ind Submarket	CM Downton	169,478 New Direct	Dec 2016 20 Years	£4.70/SF £4.71/SF	Spread Over £1.73/SF	Dec 2026 Dec 2021...
 	Bath Rd Stroud, GL5 5EY Stroud Ind Submarket	Reid Display Solutions [REDACTED]	5,750 New Direct	Jan 2017 5 Years	£3.69/SF £3.62/SF	1 Mo at Start £1.62/SF	Jan 2019
 	Former Defence Storage And Distri... Aston Down Stroud, GL6 8GA Stroud Ind Submarket	Leda Properties Ltd	45,600 New Direct	Apr 2017 1 Year	£2.63/SF £2.63/SF		
 	Selfwood Cottage Gilberts Ln Gloucester, GL4 0UH Stroud Submarket	Bettercare Keys Ltd	3,201 New Direct	Oct 2016 15 Years	£19.68/SF £19.68/SF		Oct 2021...
 	Stonedale Rd Stonehouse, GL10 3SA Stroud Ind Submarket	Moravia Rosedale Property Holdings Limited	16,200 New Direct	Oct 2016 10 Years	£4.43/SF £4.87/SF	4 Mos at Start	Oct 2021 Oct 2021
 	Whitehall Farm Dursley, GL11 6DD Stroud Ind Submarket	G3 Direct UKLtd W J Hibbs Ltd	4,000 New Direct	Oct 2016 3 Years	£3.75/SF		



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Dutch Barn Berkeley Heath Farm Berkeley, GL13 9EW Stroud Ind Submarket		900 New Direct	Sep 2016			
 	Springfield Business Centre Stonehouse, GL10 3SX Stroud Ind Submarket	Springfield Business Centre Limited	2,000 New Direct	Sep 2016 3 Years	£6.25/SF £6.25/SF		
 	Bath Rd Stroud, GL5 3TJ Stroud Ind Submarket	Keepers Cars Industrial Sales Ltd	3,856 New Direct	Aug 2016		£1.89/SF	
 	Dutch Barn Berkeley Heath Farm Berkeley, GL13 9EW Stroud Ind Submarket		1,800 New Direct	Aug 2016			
 	Davy Way Gloucester, GL2 2AQ Stroud Ind Submarket	Warwick Fabrics UK Ltd	37,566 New Direct	Dec 2016			
 	Brunel Centre Brunel Way Stonehouse, GL10 3RU Stroud Ind Submarket	Stockshape Limited	32,458 New Direct	Jul 2016		£2.60/SF	




# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	79 Brimscombe Port Business Park Port Ln Stroud, GL5 2QF Stroud Ind Submarket	Richard Cooper Bronze Ltd Stroud District Council	4,407 New Direct	Jul 2016 2 Years 6 Months	£3.40/SF £3.04/SF	3 Mos at Start	
	80 Brimscombe Port Business Park Port Ln Stroud, GL5 2QF Stroud Ind Submarket	Especial UK Ltd Stroud District Council	10,032 New Direct	Jun 2016 2 Years 7 Months	£3.09/SF	3 Mos at Start	
	81 Crendon Barn Lower Wick Dursley, GL11 6DD Stroud Ind Submarket	Cotswold Health Products [REDACTED]	6,720 New Direct	Apr 2016 5 Years	£3.27/SF £3.27/SF		Mar 2018
	82 Severn Distribution Centre Burma Rd Berkeley, GL13 9UQ Stroud Ind Submarket	Go-Pak Howard Tenens	75,350 New Direct	Mar 2016 10 Years	£3.75/SF £4.07/SF		Mar 2023 Mar 2023
	83 Brimscombe Port Business Park Port Ln Stroud, GL5 2QF Stroud Ind Submarket	Renewables First Stroud District Council	3,149 New Direct	Feb 2016 5 Years	£2.86/SF		
	84 Industrial Unit Wickwar Rd Wotton Under Edge, GL12 8JU Stroud Ind Submarket	Emergency Response Ltd	1,000 New Direct	Jan 2016 6 Months	£6.00/SF £6.00/SF	0 Mos £1.63/SF	

## Lease Comparables

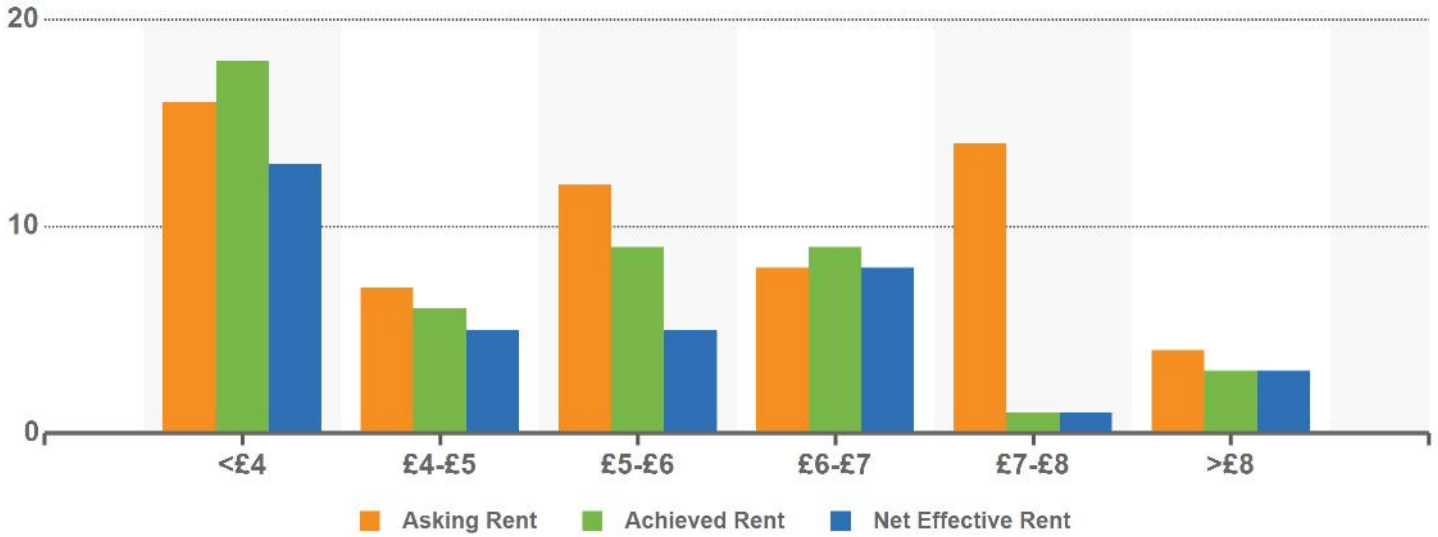
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
85							
	The Quadrant Centre Gloucester, GL2 2AD Stroud Ind Submarket	Ashtenne Industrial Fund Ltd Partn...	3,815 New Direct	Feb 2016 5 Years	£6.28/SF £6.28/SF		
86							
	Bristol Rd Gloucester, GL2 4PA Stroud Ind Submarket	Window Widgets (2006) Ltd REDMAN HEENAN PROPERTIES...	28,385 New Direct	Jan 2016 10 Years	£4.13/SF £3.86/SF	6 Mos at Start	Jan 2021 Jan 2021
87							
	Brunel Ct Stonehouse, GL10 3SW Stroud Ind Submarket	Todays Building Solutions Ltd	8,427 New Direct	Nov 2015		£2.14/SF	
88							
	Bristol Rd Gloucester, GL2 4PA Stroud Ind Submarket	CCF St Modwen Properties plc	19,570 New Direct	Nov 2015 15 Years	£9.66/SF £9.66/SF		Nov 2020...
89							
	Painswick Rd Stroud, GL6 6NU Stroud Ind Submarket		462 New Direct	Nov 2015 6 Months	£6.49/SF £6.49/SF	£1.92/SF	
90							
	Stroud Enterprise Centre Bath Rd Stroud, GL5 3QF Stroud Ind Submarket	Screwfix South Street Capital (Holdings) Ltd	3,940 New Direct	Oct 2015 10 Years	£6.85/SF £6.48/SF	5 Mos at Start	Oct 2020 Oct 2020

## Lease Comparables

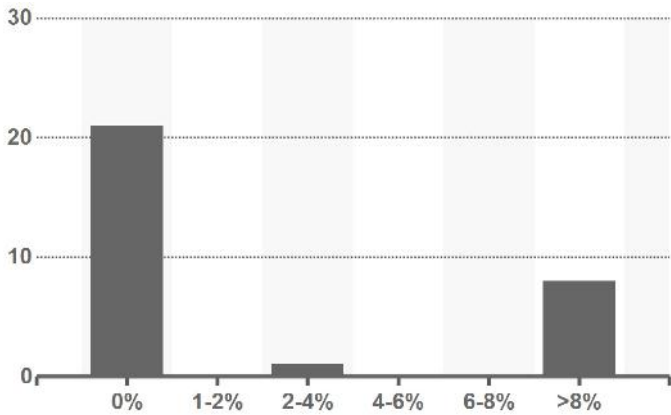
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Colour Tech Accident Repair Centre Dyers Brook Wotton Under Edge, GL12 7JW Stroud Ind Submarket	J C Household Ltd	1,700 New Direct	Sep 2015 5 Years	£7.05/SF £7.05/SF	0 Mos £2.55/SF	
 	Engine Shed Sharpness Docks Berkeley, GL13 9UX Stroud Ind Submarket	Rail Support (UK) Limited Canal & River Trust	7,223 New Direct	Sep 2015 10 Years	£1.38/SF £1.40/SF	24 Mos at Start	Aug 2020
 	Aston Down Stroud, GL6 8GA Stroud Ind Submarket	Leda Properties Limited	5,971 New Direct	Aug 2015			
 	Brimscombe Port Business Park Port Ln Stroud, GL5 2QF Stroud Ind Submarket	Grace Network Ltd Stroud District Council	6,162 New Direct	Jul 2015 5 Years	£1.51/SF		Jul 2017...
 	Former Defence Storage And Distribution Aston Down Stroud, GL6 8GA Stroud Ind Submarket	Leda Properties Ltd	9,688 New Direct	Jul 2015		£0.96/SF	

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
<b>£4.09</b>	<b>£4.29</b>	<b>£4.28</b>	<b>5.9</b>

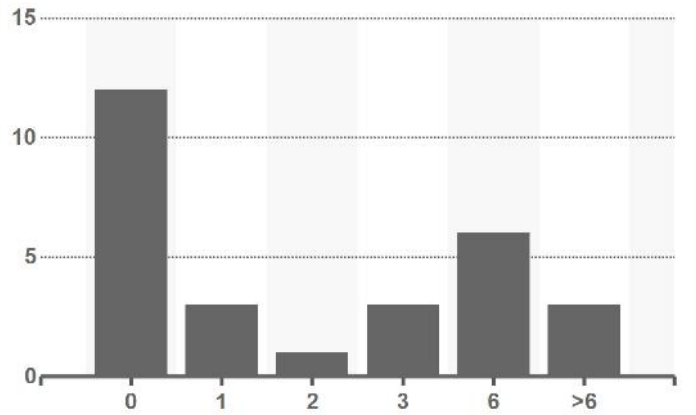
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT

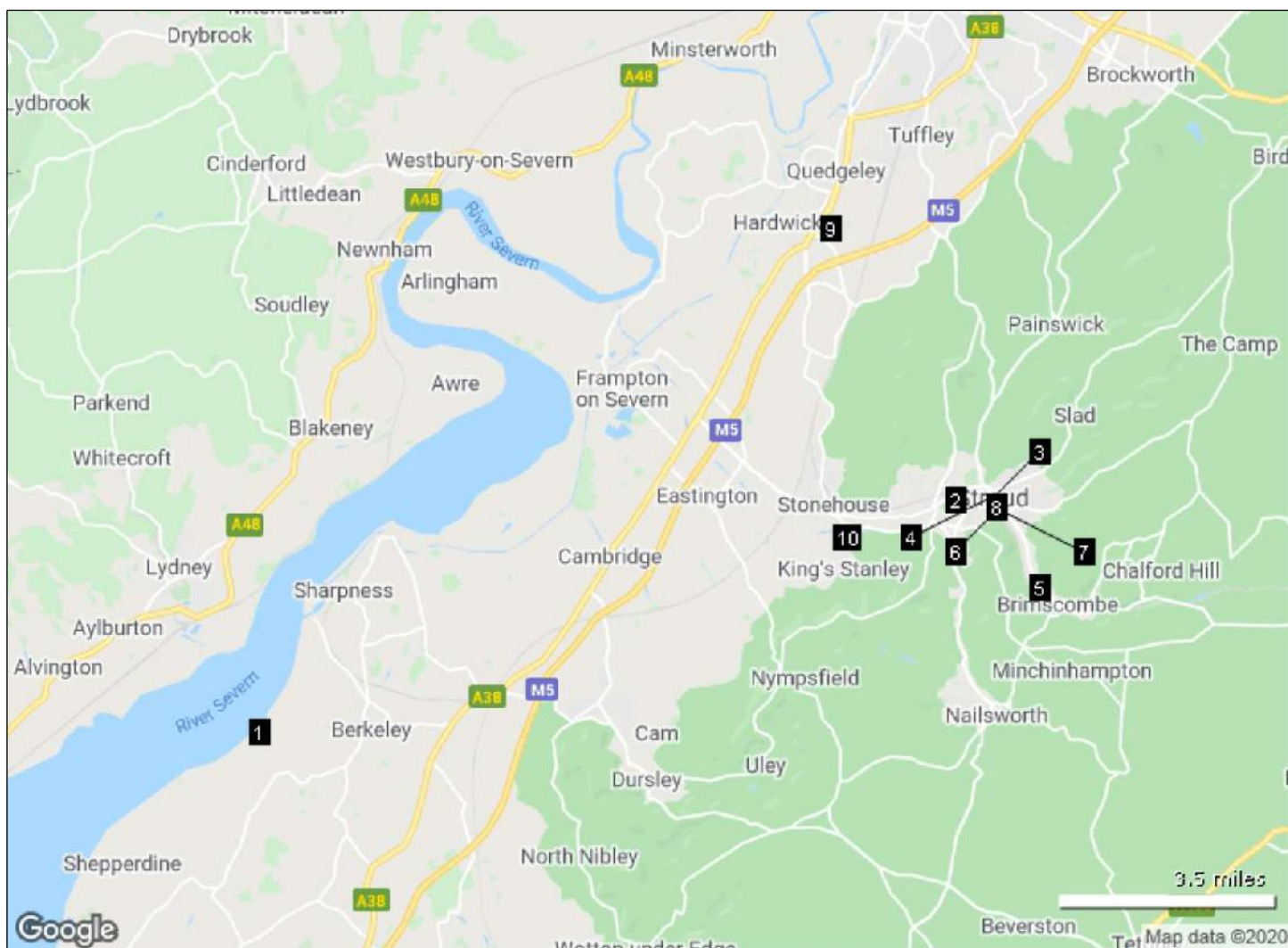


DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS















	Address	City	Property Info	Sale Info
1	John Collier Building, Berkeley Technology Centr	Berkeley	29,805 SF Office	Sold: £580,000 (£19.46/SF)
2	The Firs, 118 Caincross Rd	Stroud	2,862 SF Office	Sold: -
3	9 Lansdown	Stroud	1,355 SF Office	Sold: -
4	8 Lansdown Rd	Stroud	2,981 SF Office	Sold: £285,000 (£95.61/SF)
5	Tenens House, London Rd	Stroud	5,515 SF Office	Sold: £310,000 (£56.21/SF)
6	38-39 London Rd (Part of Multi-Property Sale)	Stroud	1,352 SF Office	Sold: £170,746 (£126.29/SF)
7	Palace Chambers, 38-42 London Rd (Part of Multi-Property Sale)	Stroud	4,232 SF Office	Sold: £729,253 (£172.32/SF)
8	51 London Rd	Stroud	1,399 SF Office	Sold: £250,000 (£178.70/SF)
9	Gabwell Business Centre (2), Quadrant Way	Gloucester	2,921 SF Industrial/Warehouse	Part of Bulk Portfolio Sale: -
10	The Coach House, Ryeford Road S	Stonehouse	5,377 SF Office	Sold: £465,000 (£86.48/SF)

## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Office</b>					
Sale Price	£170,746	£398,571	£310,000	£729,253	7
NIA	1,352 SF	6,098 SF	2,981 SF	29,805 SF	9
Price per SF	£19.46	£55.07	£95.61	£178.70	7
Net Initial Yield	-	-	-	-	-
Days on Market	53	171	174	442	9
Sale Price to Asking Price Ratio	68.89%	84.17%	83.90%	100.00%	4
<b>Industrial</b>					
Sale Price	-	-	-	-	-
NIA	2,921 SF	2,921 SF	2,921 SF	2,921 SF	1
Price per SF	-	-	-	-	-
Net Initial Yield	-	-	-	-	-
Days on Market	533	533	533	533	1
Sale Price to Asking Price Ratio	-	-	-	-	-
<b>Totals</b>					
Sold Transactions	Total Sales Volume:	£2,789,999	Total Sales Transactions:		10
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - Office; Sale Date - from 07/04/2015; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Stroud (Cheltenham &amp; Gloucester)</p>					



<b>1</b>	<b>John Collier Building - Berkeley Technology Centr</b>	<b>SOLD</b>
Berkeley, GL13 9PB	Gloucestershire County	
Sale Date: 06/06/2019 (442 days on mkt)	Bldg Type: Office	
Sale Price: £580,000 - Confirmed	Year Built/Age: Built 2000 Age: 19	
Price/SF: £19.46	NIA: 29,805 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4803899	Sale Conditions: -	
Research Status: Confirmed		
<b>2</b>	<b>The Firs - 118 Caincross Rd</b>	<b>SOLD</b>
Stroud, GL5 4HN	Gloucestershire County	
Sale Date: 01/02/2017 (98 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1898 Age: 119	
Price/SF: -	NIA: 2,862 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3827363	Sale Conditions: -	
Research Status: Confirmed		
<b>3</b>	<b>9 Lansdown</b>	<b>SOLD</b>
Stroud, GL5 1BB	Gloucestershire County	
Sale Date: 21/10/2019 (53 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1905 Age: 114	
Price/SF: -	NIA: 1,355 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4920432	Sale Conditions: -	
Research Status: Research Complete		
<b>4</b>	<b>8 Lansdown Rd</b>	<b>SOLD</b>
Stroud, GL5 1BD	Gloucestershire County	
Sale Date: 01/06/2019 (179 days on mkt)	Bldg Type: Office	
Sale Price: £285,000	Year Built/Age: Built 1893 Age: 126	
Price/SF: £95.61	NIA: 2,981 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4864387	Sale Conditions: -	
Research Status: Research Complete		
<b>5</b>	<b>Tenens House - London Rd</b>	<b>SOLD</b>
Stroud, GL5 2BU	Gloucestershire County	
Sale Date: 01/05/2016 (174 days on mkt)	Bldg Type: Office	
Sale Price: £310,000 - Confirmed	Year Built/Age: Built 1981 Age: 34	
Price/SF: £56.21	NIA: 5,515 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3686267	Sale Conditions: -	
Research Status: Confirmed		
<b>6</b>	<b>Palace Chambers - 38-42 London Rd (Part of Multi-Property)</b>	<b>SOLD</b>
Stroud, GL5 2AJ	Gloucestershire County	
Sale Date: 09/05/2017 (179 days on mkt)	Bldg Type: Office	
Sale Price: £729,253 - Research Comple	Year Built/Age: Built 1820 Age: 197	
Price/SF: £172.32	NIA: 4,232 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3899472	Sale Conditions: -	
Research Status: Research Complete		

<b>7</b>	<b>38-39 London Rd (Part of Multi-Property)</b>	<b>SOLD</b>
<p>Stroud, GL5 2AJ Gloucestershire County</p> <p>Sale Date: 09/05/2017 (179 days on mkt) Bldg Type: Office  Sale Price: £170,746 - Research Complete Year Built/Age: Built 1897 Age: 119  Price/SF: £126.29 NIA: 1,352 SF</p> <p>Reversionary Yield: -  Net Initial Yield: 7.71%  Comp ID: 3899472 Sale Conditions: -  Research Status: Research Complete</p>		
		
<b>8</b>	<b>51 London Rd</b>	<b>SOLD</b>
<p>Stroud, GL5 2AD Gloucestershire County</p> <p>Sale Date: 18/09/2017 (77 days on mkt) Bldg Type: Office  Sale Price: £250,000 - Confirmed Year Built/Age: Built 1895 Age: 122  Price/SF: £178.70 NIA: 1,399 SF</p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: 4044962 Sale Conditions: -  Research Status: Confirmed</p>		
		
<b>9</b>	<b>Gabwell Business Centre (2), Unit 9 - Quadrant Way</b>	<b>SOLD</b>
<p>Gloucester, GL2 2RN Gloucestershire County</p> <p>Sale Date: 22/05/2019 (533 days on mkt) Unit Type: 2,921 SF Industrial Unit  Sale Price: - Year Built/Age: Built 2018  Price/SF: - NIA: 2,921 SF</p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: 4768452 Sale Conditions: -  Research Status: Research Complete</p>		
		
<b>10</b>	<b>The Coach House - Ryeford Road S</b>	<b>SOLD</b>
<p>Stonehouse, GL10 3HG Gloucestershire County</p> <p>Sale Date: 13/02/2018 (160 days on mkt) Bldg Type: Office  Sale Price: £465,000 Year Built/Age: Built 1870 Age: 148  Price/SF: £86.48 NIA: 5,377 SF</p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: 4141078 Sale Conditions: -  Research Status: Public Record</p>		
		



# Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

39

£16.21

£11.43

14

## LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	28	£8.82	£16.21	£16.69	£41.03
Achieved Rent Per SF	23	£5.25	£11.43	£16.80	£41.03
Net Effective Rent Per SF	14	£5.25	£9.10	£10.53	£41.03
Asking Rent Discount	15	-53.6%	3.0%	0.0%	15.8%
TI Allowance	-	-	-	-	-
Rent Free Months	9	0	3	2	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	32	1	14	8	84
Deal Size	39	250	1,648	789	13,810
Lease Deal in Months	24	12.0	93.0	66.0	240.0
Floor Number	39	LL	GRND	GRND	3

# Lease Comps Summary

## Lease Comps Report













Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 12 King St	★★★★★	1,860	GRND	23/01/2020	New	£17.74/fri	Achieved
2 11 High St	★★★★★	658	GRND	01/10/2019	New	£31.91/fri	Effective
3 Clarendon Court 54-56 London Rd	★★★★★	6,400	GRND	01/10/2019	New	-	-
4 4 Russell St	★★★★★	686	GRND	01/09/2019	New	£24.78/fri	Asking
5 24 High St	★★★★★	645	GRND	29/04/2019	New	£19.38/fri	Asking
6 6-8 High St	★★★★★	861	GRND	10/04/2019	New	£13.94/iri	Asking
7 Brunel Mall London Rd	★★★★★	625	GRND	22/02/2019	New	£10.00/iri	Asking
8 57 London Rd	★★★★★	1,023	GRND	04/01/2019	New	£17.11/fri	Asking
9 11 Bridge St	★★★★★	1,150	1st	12/12/2018	New	£12.17	Asking
10 66 High St	★★★★★	796	GRND	14/11/2018	New	£24.50/fri	Asking
11 The Starting Gate Elmgrove Road East	★★★★★	374	GRND	30/09/2018	New	£26.74/fri	Achieved
12 21C Long St	★★★★★	514	GRND	19/09/2018	New	£12.65/iro	Asking
13 7 Bridge St	★★★★★	350	GRND	20/08/2018	New	£20.00/iro	Achieved
13 7 Bridge St	★★★★★	350	GRND	21/06/2018	New	£30.71/fri	Achieved
14 7 Fountain St	★★★★★	262	GRND	21/06/2018	New	£41.03/fri	Effective
15 Lightpill Mill Bath Road Trading Estate	★★★★★	3,616	GRND	04/06/2018	New	£15.45	Effective
16 16 Long St	★★★★★	553	GRND	12/04/2018	New	£14.10/iri	Effective
17 21D Long St	★★★★★	421	GRND	15/03/2018	New	£7.76/iro	Effective
11 The Starting Gate Elmgrove Road East	★★★★★	605	GRND	21/02/2018	New	£19.83/fri	Achieved
18 15 High St	★★★★★	350	GRND	15/01/2018	New	£18.86/iro	Achieved
19 58 High St	★★★★★	1,420	GRND,1	12/01/2018	New	£16.90	Achieved

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
20 Mill Garage Draycott	★★★★★	2,061	GRND	15/11/2017	New	-	-
21 Charfield Barns	★★★★★	250	GRND	12/07/2017	New	£16.80/fri	Effective
22 7 Market St	★★★★★	424	GRND,1	01/07/2017	New	£12.74/iri	Effective
23 1 High St	★★★★★	804	GRND	01/04/2017	New	-	-
24 Westward Rd	★★★★★	13,810	GRND	20/02/2017	Renewal	£5.25/fri	Effective
25 Stroud House Russell St	★★★★★	1,612	LL,GRND	01/09/2016	New	£9.91/iri	Effective
7 Brunel Mall London Rd	★★★★★	625	GRND	26/05/2016	New	£8.67/iri	Effective
26 63-65 High St	★★★★★	4,535	GRND,1	01/05/2016	New	£8.82	Asking
27 14 King St	★★★★★	1,307	BSMT,G...	01/02/2016	New	£10.91/fri	Effective
28 Merrywalks	★★★★★	7,100	GRND	26/01/2016	New	£20.00	Asking
29 20 George St	★★★★★	1,530	GRND,1-3	05/01/2016	New	£7.71/iro	Effective
28 Five Valleys	★★★★★	1,863	BSMT,G...	25/12/2015	Renewal	£8.66	Effective
30 56-58 St Johns Rd	★★★★★	1,394	GRND,1	14/12/2015	New	£14.35	Asking
7 Brunel Mall London Rd	★★★★★	788	GRND	01/11/2015	New	£10.15/iri	Effective
31 43 Long St	★★★★★	270	GRND	15/09/2015	New	£20.44/fri	Achieved
32 1-2 George St	★★★★★	1,038	GRND	08/06/2015	New	£26.49	Achieved
28 Merrywalks Shopping Ce...	★★★★★	789	GRND	01/06/2015	New	£29.78	Asking
28 Merrywalks	★★★★★	571	GRND	01/06/2015	New	£23.20	Asking

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	12 King St Stroud, GL5 3DE Stroud Ret Submarket	Grex Limited	1,860 New Direct	Jan 2020 10 Years	£33,000 PA	5 Mos at Start	
 	11 High St Wotton Under Edge, GL12 7DE Stroud Ret Submarket		658 New Direct	Oct 2019 15 Years	£21,000 PA £21,000 PA		
 	Clarendon Court 54-56 London Rd Stroud, GL5 2AB Stroud Submarket	Private Individual (art gallery) Saf Investments Ltd	6,400 New Direct	Oct 2019 10 Years			
 	4 Russell St Stroud, GL5 3AJ Stroud Ret Submarket	London & Cambridge Properties Ltd	686 New Direct	Sep 2019			
 	24 High St Stonehouse, GL10 2NA Stroud Ret Submarket	Startower Limited	645 New Direct	May 2019		£3,821 PA	
 	6-8 High St Wotton Under Edge, GL12 7DB Stroud Ret Submarket		861 New Direct	May 2019			

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Brunel Mall London Rd Stroud, GL5 2BP Stroud Ret Submarket	Stroud District Council	625 New Direct	Mar 2019		£2,203 PA	
 	57 London Rd Stroud, GL5 2AD Stroud Ret Submarket		1,023 New Direct	Feb 2019		£4,893 PA	
 	11 Bridge St Stroud, GL6 0AA Stroud Ret Submarket	Lawn Developments Limited	1,150 New Direct	Jan 2019			
 	66-67 High St Stroud, GL5 1AS Stroud Ret Submarket	Barton Properties (Southern) Limit...	796 New Direct	Dec 2018		£8,504 PA	
 	The Starting Gate Elmgrove Road East Gloucester, GL2 4PY Stroud Ret Submarket	 Churchill Partnerships Llp	374 New Direct	Sep 2018 15 Years	£10,000 PA		
 	21C Long St Wotton Under Edge, GL12 7BX Stroud Ret Submarket	Kew Gardens Property Limited	514 New Direct	Oct 2018		£3,928 PA	






# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	7 Bridge St Stroud, GL6 0AA Stroud Ret Submarket		350 New Direct	Sep 2018 3 Years	£7,000 PA	0 Mos £2,099 PA	
 	7 Bridge St Stroud, GL6 0AA Stroud Ret Submarket		350 New Direct	Jul 2018 3 Years	£10,750 PA	£2,099 PA	
 	7 Fountain St Stroud, GL6 0BL Stroud Ret Submarket	Nailsworth Management Company...	262 New Direct	Jun 2018 3 Years	£10,750 PA £10,750 PA	£1,143 PA	
 	Lightpill Mill Bath Road Trading Estate Stroud, GL5 3QF Stroud Submarket	Stroud Auction Rooms South Street Capital (Holdings) Ltd	3,616 New Direct	Jun 2018 10 Years	£55,850 PA £55,850 PA		Jun 2023 Jun 2023
 	16 Long St Wotton Under Edge, GL12 7EP Stroud Ret Submarket		553 New Direct	Apr 2018 5 Years	£7,800 PA £7,800 PA	£3,257 PA	Apr 2019...
 	21D Long St Wotton Under Edge, GL12 7BX Stroud Ret Submarket	Kew Gardens Property Limited	421 New Direct	Mar 2018 3 Years	£5,050 PA £3,268 PA	12 Mos at Start £2,323 PA	

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	 <p>The Starting Gate Elmgrove Road East Gloucester, GL2 4PY Stroud Ret Submarket</p>	 Churchill Partnerships Llp	605 New Direct	Feb 2018 15 Years	£12,000 PA		
20	 <p>15 High St Wotton Under Edge, GL12 7DE Stroud Ret Submarket</p>		350 New Direct	Jan 2018	£6,600 PA	£1,293 PA	
21	 <p>58 High St Stroud, GL5 1AS Stroud Ret Submarket</p>	Specsavers	1,420 New Direct	Jan 2018 10 Years	£24,000 PA		
22	 <p>Mill Garage Draycott Dursley, GL11 5DH Stroud Ind Submarket</p>	Millwood Motor Company Limited	2,061 New Direct	Dec 2017			
23	 <p>Charfield Barns Wotton Under Edge, GL12 8SP Stroud Submarket</p>	Hair & Beauty At The Barn	250 New Direct	Aug 2017 3 Years	£4,200 PA £4,200 PA	0 Mos £1,180 PA	
24	 <p>7 Market St Wotton Under Edge, GL12 7AE Stroud Ret Submarket</p>	Mitchell Glanville Ltd	424 New Direct	Jul 2017 3 Years	£5,400 PA £5,400 PA	0 Mos £990 PA	

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	1 High St Wotton Under Edge, GL12 7DE Stroud Ret Submarket	Newmile Developments Limited	804 New Direct	Apr 2017 6 Years		£2,535 PA	
 	Westward Rd Stroud, GL5 4JG Stroud Ret Submarket	The Original Factory Shop	13,810 Renewal Direct	Feb 2017 10 Years	£72,500 PA £72,499 PA		Feb 2022
 	Stroud House Russell St Stroud, GL5 3AN Stroud Submarket	Atlantic Games Curtis Banks PLC	1,612 New Direct	Oct 2016 5 Years	£15,000 PA £15,978 PA	2 Mos at Start £3,628 PA	Oct 2019
 	Brunel Mall London Rd Stroud, GL5 2BP Stroud Ret Submarket	Kidzone Clothing Stroud District Council	625 New Direct	May 2016 3 Years	£5,400 PA £5,418 PA	£2,268 PA	
 	63-65 High St Stroud, GL5 1AS Stroud Ret Submarket	Shoe Zone plc	4,535 New Direct	May 2016			
 	14 King St Stroud, GL5 3DE Stroud Ret Submarket	William Hill plc	1,307 New Direct	Feb 2016 15 Years	£15,000 PA £14,261 PA	6 Mos at Start £6,163 PA	Feb 2021... Feb 2021



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Five Valleys Stroud, GL5 1RR Stroud Ret Submarket	Anytime Fitness Streetlands Ltd	7,100 New Direct	Mar 2016			
 	20 George St Stroud, GL5 3DP Stroud Ret Submarket	Blue Stocking Wool Shop Bank Of Ireland	1,530 New Sublease	Jan 2016 1 Year 7 Months	£14,000 PA £11,802 PA	3 Mos at Start £4,176 PA	
 	Five Valleys Stroud, GL5 1RR Stroud Ret Submarket	 Streetlands Ltd	1,863 Renewal Direct	Dec 2015 15 Years	£16,125 PA £16,128 PA		Dec 2020... Dec 2020...
 	56-58 St Johns Rd Gloucester, GL2 7BJ Stroud Ret Submarket		1,394 New Direct	Jan 2016		£7,110 PA	
 	Brunel Mall London Rd Stroud, GL5 2BP Stroud Ret Submarket	Scroll Eaters Christian Books and ... Stroud District Council	788 New Direct	Nov 2015 3 Years	£8,000 PA £8,000 PA	£2,613 PA	Apr 2017
 	43 Long St Wotton Under Edge, GL12 7BX Stroud Ret Submarket		270 New Direct	Sep 2015 1 Year	£5,520 PA	0 Mos £1,696 PA	

## Lease Comparables

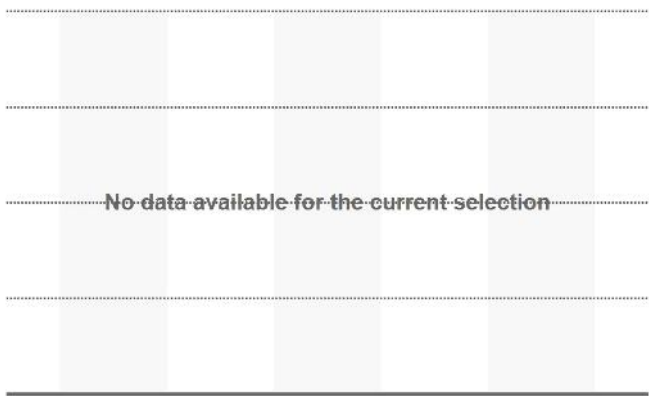
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	1-2 George St Stroud, GL5 3DX Stroud Ret Submarket	Coffee #1 Court Group Of Companies	1,038 New Direct	Jun 2015 20 Years	£27,500 PA		
 	Five Valleys Stroud, GL5 1RR Stroud Ret Submarket	The Money Shop Streetlands Ltd	789 New Direct	Jun 2015			
 	Five Valleys Stroud, GL5 1RR Stroud Ret Submarket	Cherry Hill Jewellery Streetlands Ltd	571 New Direct	Jun 2015			

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£16.21	£11.43	£9.10	3.1

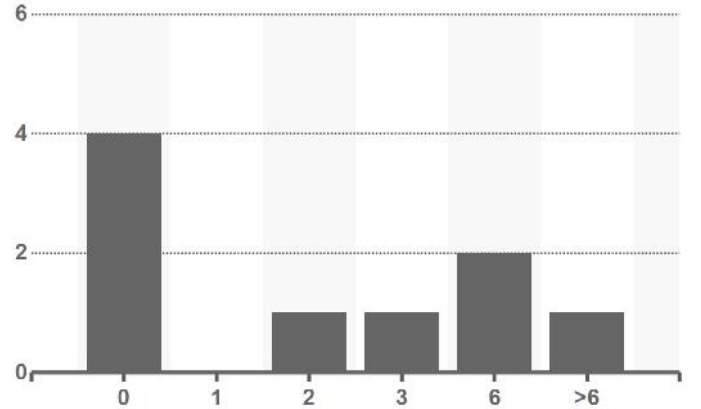
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT

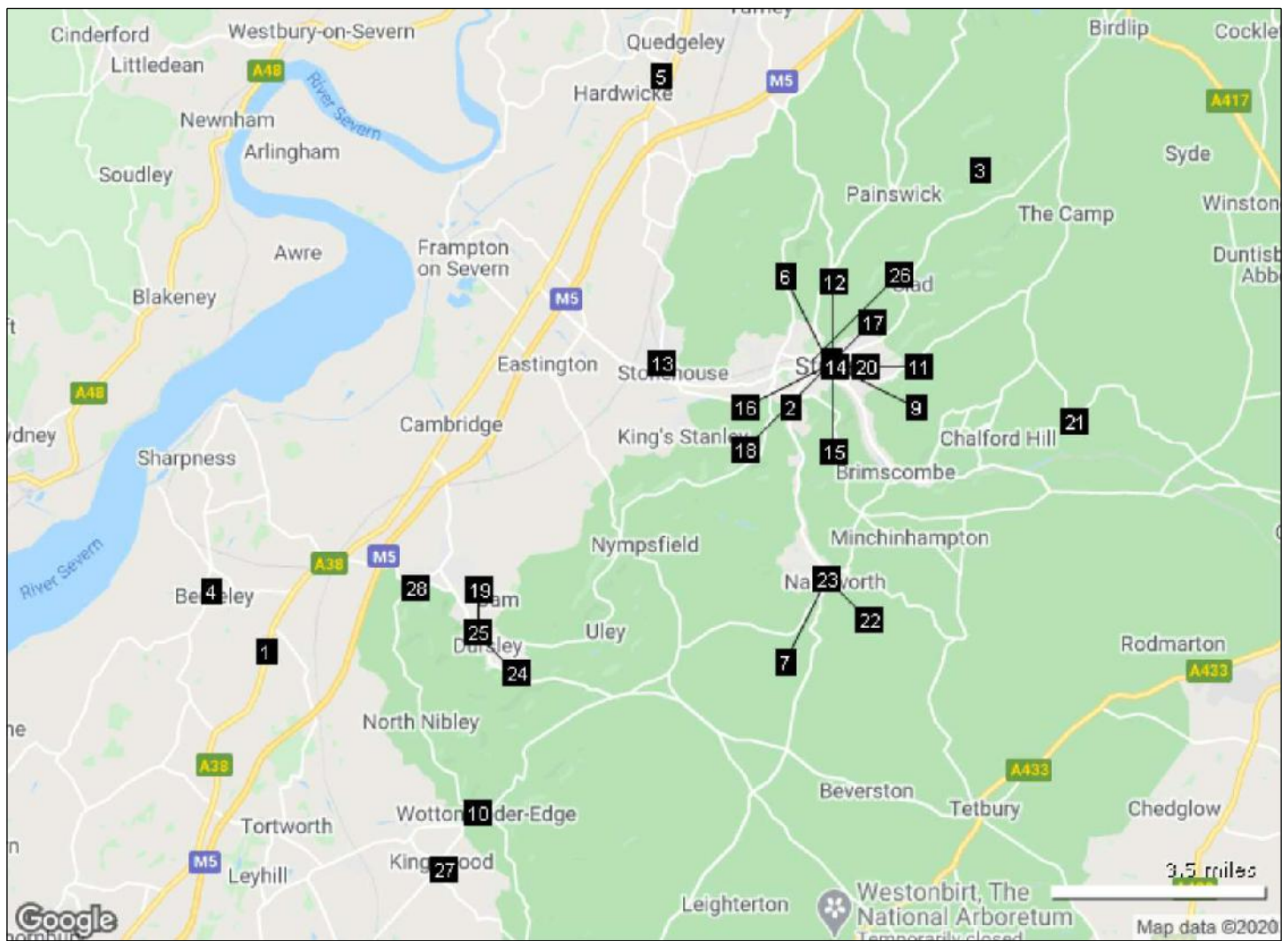


DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS











	Address	City	Property Info	Sale Info
1	The Stagecoach Inn, A38	Berkeley	2,388 SF General Retail/Restaurant	Sold: £550,000 (£230.32/SF)
2	104 Bath Rd	Stroud	1,725 SF General Retail/Bar/Nightclub	Sold: -
3	Butchers Arms Inn, Butchers Arms Inn (Part of Portfolio)	Stroud	1,841 SF Retail/Bar/Nightclub	Sold: £369,301 (£200.60/SF)
4	17 Canonbury St	Berkeley	1,206 SF General Retail/Storefront Retail/Residential	Sold: £140,000 (£116.09/SF)
5	The Starting Gate, Elmgrove Road East	Gloucester	5,800 SF General Retail/Storefront Retail/Residential	Sold: £775,000 (£133.62/SF)
6	Five Valleys	Stroud	154,581 SF General Retail	Sold: £10,000,000 (£64.69/SF)
7	21 Fountain St	Stroud	642 SF General Retail/Storefront Retail/Residential	Sold: £200,000 (£311.53/SF)
8	7-8 Gloucester St	Stroud	1,413 SF General Retail/Storefront Retail/Residential	Sold: £300,000 (£212.31/SF)
9	4 High St	Stroud	4,353 SF General Retail	Sold: £495,000 (£113.71/SF)
10	10 High St	Wotton Under Edge	2,744 SF General Retail/Bank	Sold: -
11	12 High St	Stroud	1,046 SF General Retail/Storefront	Sold: £330,000 (£315.49/SF)
12	14 High St	Stroud	2,325 SF General Retail/Storefront Retail/Residential	Sold: -
13	14 High St	Stonehouse	1,424 SF General Retail/Storefront Retail/Office	Sold: £110,000 (£77.25/SF)







14	20 High St	Stroud	4,905 SF General Retail/Storefront Retail/Office	Sold: £350,000 (£71.36/SF)
15	58 High St	Stroud	1,420 SF General Retail	Sold: £805,000 (£566.90/SF)
16	10 King St	Stroud	696 SF General Retail/Storefront	Sold: £217,000 (£311.78/SF)
17	14 King St	Stroud	1,564 SF General Retail/Storefront	Sold: £195,000 (£124.68/SF)
18	18 King St	Stroud	3,537 SF General Retail/Storefront	Sold: £660,000 (£186.60/SF)
19	9 Long St	Dursley	2,146 SF General Retail/Bank	Sold: £115,000 (£53.59/SF)
20	The Maltings, Merrywalks	Stroud	4,000 SF General Retail/Restaurant	Sold: -
21	Butchers Arms, Oakridge Lynch (Part of Portfolio)	Stroud	5,620 SF Retail/Bar/Nightclub	Sold: £433,946 (£77.21/SF)
22	1-10 Old Market (Part of Portfolio)	Stroud	7,607 SF Retail	Sold: £763,020 (£100.30/SF)
23	11-12 Old Market (Part of Portfolio)	Stroud	1,150 SF Retail	Sold: £115,353 (£100.31/SF)
24	23 Parsonage St	Dursley	1,568 SF General Retail/Storefront Retail/Residential	Sold: £155,000 (£98.85/SF)
25	76-78 Parsonage St	Dursley	1,884 SF General Retail/Storefront Retail/Office	Sold: -
26	Tesco, Stratford Rd	Stroud	59,859 SF General Retail/Supermarket	Sold: £2,500,000 (£41.76/SF)
27	Dinnewicks, The Chipping	Wotton Under Edge	1,870 SF General Retail/Bar/Nightclub	Sold: £200,000 (£106.95/SF)
28	The Yew Tree, Woodfield Rd	Dursley	3,000 SF General Retail/Bar/Nightclub	Sold: £285,000 (£95/SF)

## Quick Stats Report







Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	£110,000	£872,331	£330,000	£10,000,000	23
Centre Size	642 SF	10,083 SF	2,015 SF	154,581 SF	28
Price per SF	£41.76	£74.41	£113.71	£566.90	23
Net Initial Yield	4.66%	7.71%	7.85%	9.92%	8
Days on Market	5	122	31	561	19
Sale Price to Asking Price Ratio	67.80%	99.57%	100.00%	124.00%	15
Totals					
Sold Transactions	Total Sales Volume: £20,063,620		Total Sales Transactions:		28
Survey Criteria					
<p>basic criteria: Type of Property - Retail; Sale Date - from 07/04/2015; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Stroud (Cheltenham &amp; Gloucester)</p>					







<b>1</b>	<b>The Stagecoach Inn - A38</b>	<b>SOLD</b>
Berkeley, GL13 9PY	Gloucestershire County	
Sale Date: 29/07/2019 (222 days on mkt)	Bldg Type: RetailRestaurant	
Sale Price: £550,000 - Confirmed	Year Built/Age: Built 1460 Renov 1950 Age: 559	
Price/SF: £230.32	NIA: 2,388 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4845976	Sale Conditions: Redevelopment Project	
Research Status: Confirmed		
<b>2</b>	<b>104 Bath Rd</b>	<b>SOLD</b>
Stroud, GL5 3TJ	Gloucestershire County	
Sale Date: 18/07/2018	Bldg Type: RetailBar/Nightclub	
Sale Price: -	Year Built/Age: Built 1897 Age: 121	
Price/SF: -	NIA: 1,725 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4399118	Sale Conditions: -	
Research Status: Research Complete		
<b>3</b>	<b>Butchers Arms Inn - Butchers Arms Inn (Part of Portfolio)</b>	<b>SOLD</b>
Stroud, GL6 7RH	Gloucestershire County	
Sale Date: 16/08/2019	Bldg Type: RetailBar/Nightclub	
Sale Price: £369,301 - Allocated	Year Built/Age: Built 1670 Age: 349	
Price/SF: £200.60	NIA: 1,841 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4864806	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Allocated		
<b>4</b>	<b>17 Canonbury St</b>	<b>SOLD</b>
Berkeley, GL13 9BE	Gloucestershire County	
Sale Date: 05/12/2016 (21 days on mkt)	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: £140,000 - Confirmed	Year Built/Age: Built 1850 Age: 166	
Price/SF: £116.09	NIA: 1,206 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3777195	Sale Conditions: Auction Sale	
Research Status: Confirmed		
<b>5</b>	<b>The Starting Gate - Elmgrove Road East</b>	<b>SOLD</b>
Gloucester, GL2 4PY	Gloucestershire County	
Sale Date: 27/03/2019 (16 days on mkt)	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: £775,000 - Confirmed	Year Built/Age: Built 1975 Age: 44	
Price/SF: £133.62	NIA: 5,800 SF	
Reversionary Yield: -		
Net Initial Yield: 8.72%		
Comp ID: 4714959	Sale Conditions: Auction Sale	
Research Status: Confirmed		
<b>6</b>	<b>Five Valleys Shopping Centre - Five Valleys</b>	<b>SOLD</b>
Stroud, GL5 1RR	Gloucestershire County	
Sale Date: 27/06/2018	Bldg Type: Retail	
Sale Price: £10,000,000 - Confirmed	Year Built/Age: Built 1972 Renov 2019 Age: 45	
Price/SF: £64.69	NIA: 154,581 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4326553	Sale Conditions: -	
Research Status: Confirmed		







<b>7</b>	<b>21 Fountain St</b>			<b>SOLD</b>
Stroud, GL6 0BL		Gloucestershire County		
Sale Date: 15/10/2015 (8 days on mkt)		Bldg Type: RetailStorefront Retail/Residential		
Sale Price: £200,000 - Confirmed		Year Built/Age: Built 1901 Renov 2012 Age: 114		
Price/SF: £311.53		NIA: 642 SF		
Reversionary Yield: -		Sale Conditions: Auction Sale		
Net Initial Yield: 4.66%				
Comp ID: 3419039				
Research Status: Confirmed				
<b>8</b>	<b>7-8 Gloucester St</b>			<b>SOLD</b>
Stroud, GL5 1QG		Gloucestershire County		
Sale Date: 12/02/2018 (157 days on mkt)		Bldg Type: RetailStorefront Retail/Residential		
Sale Price: £300,000 - Confirmed		Year Built/Age: Built 1900 Age: 118		
Price/SF: £212.31		NIA: 1,413 SF		
Reversionary Yield: -		Sale Conditions: -		
Net Initial Yield: -				
Comp ID: 4238220				
Research Status: Confirmed				
<b>9</b>	<b>4 High St</b>			<b>SOLD</b>
Stroud, GL5 1AU		Gloucestershire County		
Sale Date: 23/05/2017 (21 days on mkt)		Bldg Type: Retail		
Sale Price: £495,000 - Confirmed		Year Built/Age: Built 1960 Age: 57		
Price/SF: £113.71		NIA: 4,353 SF		
Reversionary Yield: -		Sale Conditions: Auction Sale		
Net Initial Yield: 7.27%				
Comp ID: 3913298				
Research Status: Confirmed				
<b>10</b>	<b>10 High St</b>			<b>SOLD</b>
Wotton Under Edge, GL12 7DB		Gloucestershire County		
Sale Date: 01/12/2015 (561 days on mkt)		Bldg Type: RetailBank		
Sale Price: -		Year Built/Age: Built 1900 Age: 115		
Price/SF: -		NIA: 2,744 SF		
Reversionary Yield: -		Sale Conditions: -		
Net Initial Yield: -				
Comp ID: 3579901				
Research Status: Research Complete				
<b>11</b>	<b>12 High St</b>			<b>SOLD</b>
Stroud, GL5 1AZ		Gloucestershire County		
Sale Date: 19/10/2015 (6 days on mkt)		Bldg Type: RetailStorefront		
Sale Price: £330,000 - Confirmed		Year Built/Age: Built 1902 Age: 113		
Price/SF: £315.49		NIA: 1,046 SF		
Reversionary Yield: -		Sale Conditions: Auction Sale		
Net Initial Yield: 8.18%				
Comp ID: 3422351				
Research Status: Confirmed				
<b>12</b>	<b>14 High St</b>			<b>SOLD</b>
Stonehouse, GL10 2NA		Gloucestershire County		
Sale Date: 04/12/2018 (124 days on mkt)		Bldg Type: RetailStorefront Retail/Office		
Sale Price: £110,000 - Confirmed		Year Built/Age: Built 1886 Age: 132		
Price/SF: £77.25		NIA: 1,424 SF		
Reversionary Yield: -		Sale Conditions: Auction Sale		
Net Initial Yield: -				
Comp ID: 4597354				
Research Status: Confirmed				



<b>13</b>	<b>14 High St</b>	<b>SOLD</b>	
Stroud, GL5 1AZ Sale Date: 24/05/2017 (19 days on mkt) Sale Price: - Price/SF: -		Gloucestershire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1920 Age: 97 NIA: 2,325 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3918631 Research Status: Research Complete		Sale Conditions: - 	
<b>14</b>	<b>20 High St</b>	<b>SOLD</b>	
Stroud, GL5 1AQ Sale Date: 24/03/2016 (224 days on mkt) Sale Price: £350,000 - Approximate Price/SF: £71.36		Gloucestershire County Bldg Type: RetailStorefront Retail/Office Year Built/Age: Built 1900 Age: 116 NIA: 4,905 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3618777 Research Status: Approximate		Sale Conditions: - 	
<b>15</b>	<b>58 High St</b>	<b>SOLD</b>	
Stroud, GL5 1AS Sale Date: 07/07/2016 (31 days on mkt) Sale Price: £805,000 - Confirmed Price/SF: £566.90		Gloucestershire County Bldg Type: Retail Year Built/Age: Built 1910 Age: 106 NIA: 1,420 SF	
Reversionary Yield: - Net Initial Yield: 9.92% Comp ID: 3727670 Research Status: Confirmed		Sale Conditions: Auction Sale 	
<b>16</b>	<b>10 King St</b>	<b>SOLD</b>	
Stroud, GL5 3DE Sale Date: 15/04/2015 (14 days on mkt) Sale Price: £217,000 - Confirmed Price/SF: £311.78		Gloucestershire County Bldg Type: RetailStorefront Year Built/Age: Built 1895 Age: 120 NIA: 696 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3504956 Research Status: Confirmed		Sale Conditions: - 	
<b>17</b>	<b>14 King St</b>	<b>SOLD</b>	
Stroud, GL5 3DE Sale Date: 27/10/2016 (132 days on mkt) Sale Price: £195,000 Price/SF: £124.68		Gloucestershire County Bldg Type: RetailStorefront Year Built/Age: Built 1854 Age: 162 NIA: 1,564 SF	
Reversionary Yield: - Net Initial Yield: 7.52% Comp ID: 3738989 Research Status:		Sale Conditions: Auction Sale 	
<b>18</b>	<b>18 King St</b>	<b>SOLD</b>	
Stroud, GL5 3DF Sale Date: 23/05/2017 (19 days on mkt) Sale Price: £660,000 - Confirmed Price/SF: £186.60		Gloucestershire County Bldg Type: RetailStorefront Year Built/Age: Built 1932 Age: 85 NIA: 3,537 SF	
Reversionary Yield: - Net Initial Yield: 5.76% Comp ID: 3912790 Research Status: Confirmed		Sale Conditions: Auction Sale 	

<b>19</b>	<b>9 Long St</b>	<b>SOLD</b>	
Dursley, GL11 4HL		Gloucestershire County	
Sale Date: 01/12/2016 (308 days on mkt)		Bldg Type: RetailBank	
Sale Price: £115,000 - Confirmed		Year Built/Age: Built 1901 Age: 115	
Price/SF: £53.59		NIA: 2,146 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 3826832		Sale Conditions: -	
Research Status: Confirmed			
			
<b>20</b>	<b>The Maltings - Merrywalks</b>	<b>SOLD</b>	
Stroud, GL5 1QA		Gloucestershire County	
Sale Date: 01/02/2018 (216 days on mkt)		Bldg Type: RetailRestaurant	
Sale Price: -		Year Built/Age: Built 1902 Age: 116	
Price/SF: -		NIA: 4,000 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4147925		Sale Conditions: -	
Research Status: Research Complete			
			
<b>21</b>	<b>Butchers Arms - Oakridge Lynch (Part of Portfolio)</b>	<b>SOLD</b>	
Stroud, GL6 7NZ		Gloucestershire County	
Sale Date: 16/08/2019		Bldg Type: RetailBar/Nightclub	
Sale Price: £433,946 - Allocated		Year Built/Age: -	
Price/SF: £77.21		NIA: 5,620 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4864806		Sale Conditions: Bulk/Portfolio Sale	
Research Status: Allocated			
			
<b>22</b>	<b>1-10 Old Market (Part of Portfolio)</b>	<b>SOLD</b>	
Stroud, GL6 0DU		Gloucestershire County	
Sale Date: 06/11/2015		Bldg Type: Retail	
Sale Price: £763,020 - Allocated		Year Built/Age: -	
Price/SF: £100.30		NIA: 7,607 SF	
Reversionary Yield: -			
Net Initial Yield: 8.00%			
Comp ID: 3465384		Sale Conditions: Bulk/Portfolio Sale	
Research Status: Allocated			
			
<b>23</b>	<b>11-12 Old Market (Part of Portfolio)</b>	<b>SOLD</b>	
Stroud, GL6 0DU		Gloucestershire County	
Sale Date: 06/11/2015		Bldg Type: Retail	
Sale Price: £115,353 - Allocated		Year Built/Age: -	
Price/SF: £100.31		NIA: 1,150 SF	
Reversionary Yield: -			
Net Initial Yield: 8.00%			
Comp ID: 3465384		Sale Conditions: Bulk/Portfolio Sale	
Research Status: Allocated			
			
<b>24</b>	<b>23 Parsonage St</b>	<b>SOLD</b>	
Dursley, GL11 4BW		Gloucestershire County	
Sale Date: 18/05/2015 (5 days on mkt)		Bldg Type: RetailStorefront Retail/Residential	
Sale Price: £155,000 - Confirmed		Year Built/Age: Built 1900 Age: 115	
Price/SF: £98.85		NIA: 1,568 SF	
Reversionary Yield: -			
Net Initial Yield: 9.66%			
Comp ID: 3319775		Sale Conditions: Auction Sale	
Research Status: Confirmed			
			

25	76-78 Parsonage St	SOLD
Dursley, GL11 4AA	Gloucestershire County	
Sale Date: 17/09/2018	Bldg Type: RetailStorefront Retail/Office	
Sale Price: -	Year Built/Age: Built 1910 Age: 108	
Price/SF: -	NIA: 1,884 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4513799	Sale Conditions: -	
Research Status: Research Complete		
26	Tesco - Stratford Rd	SOLD
Stroud, GL5 4AG	Gloucestershire County	
Sale Date: 03/10/2018	Bldg Type: RetailSupermarket	
Sale Price: £2,500,000 - Confirmed	Year Built/Age: Built 1989 Age: 29	
Price/SF: £41.76	NIA: 59,859 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4534325	Sale Conditions: -	
Research Status: Confirmed		
27	Dinneywicks - The Chipping	SOLD
Wotton Under Edge, GL12 8RT	Gloucestershire County	
Sale Date: 11/04/2018 (212 days on mkt)	Bldg Type: RetailBar/Nightclub	
Sale Price: £200,000 - Confirmed	Year Built/Age: Built 1923 Age: 94	
Price/SF: £106.95	NIA: 1,870 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4207912	Sale Conditions: -	
Research Status: Confirmed		
28	The Yew Tree - Woodfield Rd	SOLD
Dursley, GL11 6HP	Gloucestershire County	
Sale Date: 29/05/2019	Bldg Type: RetailBar/Nightclub	
Sale Price: £285,000 - Confirmed	Year Built/Age: Built 1910 Age: 109	
Price/SF: £95.00	NIA: 3,000 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4773834	Sale Conditions: Redevelopment Project	
Research Status: Confirmed		

