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London Borough of Hounslow: Local Plan Viability Assessment



Prepared for
London Borough of Hounslow

June 2024

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1 Summary

- 1.1 This report tests the ability of developments typologies and identified strategic development sites in Hounslow to accommodate emerging policies in the Draft Hounslow Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation).
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies and a sample of identified strategic sites reflecting the types of developments expected to come forward in the borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability'.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to growth in mainstream London housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which are expected to fall by the end of 2024. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any complex urban area such as Hounslow, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The

tenure mix of the affordable housing also has a bearing on viability and we have tested the Council's preferred mix (70% social rent and 30% shared ownership) and an alternative mix (60% social rent and 40% shared ownership). The alternative tenure mix of 60% / 40% could be deployed where viability is under pressure as an alternative to reducing the overall percentage of affordable housing.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the emerging target is broadly deliverable over the plan period (recognising also that the policy incorporates the London Plan 'fast track' target of 35%), and applied on a 'maximum viable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council has indicated that its plan will reflect the 'Fast Track' route in London Plan policies H4 and H5.
- The differences in residual land values between 70% social rent / 30% intermediate, and 60% social rent / 40% intermediate are relatively narrow in most cases, but applying a varied tenure mix can assist on a case-by-case basis at the development management stage to help improve viability where application schemes are on the margins of viability.
- **Affordable workspace:** we have tested emerging requirements on schemes which provide new employment floorspace (10% of floorspace at a discount to market rent of at least 45%). The results of our analysis indicate that a requirement for 10% of floorspace discounted by 45% will not have a significant bearing on the viability of the schemes tested. Typically, this requirement will reduce residual land values by circa 7% on average in comparison to residual land values with employment floorspace let at full market rents. If an 80% discount is applied to 10% of floorspace, the average reduction in residual land value would increase to 12%. These reductions in residual land value are unlikely to prevent schemes from coming forward, when considered in isolation from other policy requirements, all other factors being equal. Setting a discount at 80% of market rents would leave less scope for schemes to meet other emerging policy requirements. The precise impact on individual schemes will depend on scheme-specific composition, including the extent of other floorspace which is not discounted (e.g. residential uses in mixed use schemes). The affordable workspace policy will therefore need to be applied with a degree of flexibility, including having regard to site-specific viability issues that may emerge on individual application schemes.
- **Biodiversity Net gain and Urban Greening Factor:** emerging policies GB4 requires that developments achieve urban greening factor of 0.4 on residential elements and 0.3 on non-residential elements. We have tested the impact of the Council's emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed. A 10% biodiversity net gain results in a reduction in residual land values of 0.5%, while a 20% biodiversity net gain reduces residual land values by 1.55%, neither of which are of sufficient magnitude to prevent schemes coming forward. However, when considering the cumulative impact of the whole suite of emerging Local Plan policies, there is little scope for increasing the requirement above 10% without adversely impacting the delivery of other policy objectives.
- **Net Zero Carbon (on-site solutions):** the Council's emerging policy seeks that developments should aim to achieve 65% reductions in carbon emissions over Part L 2021. Depending on the approach adopted, the Council's evidence indicates that this can be achieved at a cost of somewhere between 3% and 5% of construction costs. The impact of this requirement (in terms of average reduction in residual land values) ranges from 15% to 26%. Clearly, where schemes are on the margins of viability, it is possible that this reduction in residual land value may result in reductions in affordable housing in the short term. However, it can be reasonably expected that the cost will fall as more developers integrate low carbon technologies into their developments in

response to changes to policy requirements at local and national levels.

- **Net Zero Carbon (offsetting):** in common with other councils, Hounslow is facing higher costs for offsetting the carbon emissions generated by developments than the £95 per tonne London Plan offsetting charge. The Council's evidence indicates that an offset charge of £370 per tonne is required. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall on average by circa 10% (assuming an offset cost of £170 per tonne) to circa 38% for an offset of £370 per tonne and circa 65% for an offset of £570 per tonne.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies. We have also tested the viability of identified strategic development sites to test their deliverability.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies and identified strategic development sites, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Hounslow and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. In addition to these global issues, the UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023 and in May 2024, inflation fell to 2.3%.
- 2.7 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid 2022 and has subsequently remained resilient despite increasing costs of borrowing.
- 2.8 In its May 2024 House Price Index release, Nationwide reported that UK house prices increased by 0.4% month-on-month, after having fallen by 0.4% month-on-month in April 2024 and by 0.2%

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

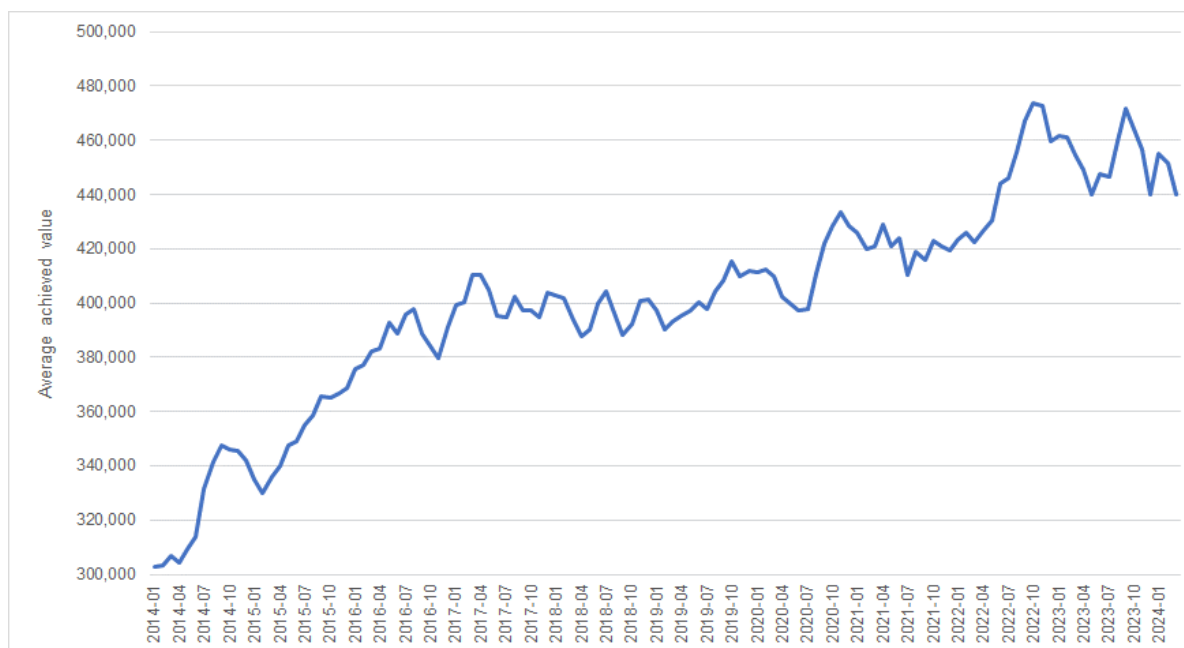
month-on-month in March. As a result, the annual rate of change increased to 1.3% from 0.6% in April. Commenting on these changes, Nationwide's Chief Economist, Robert Gardener, noted that *"the market appears to be showing signs of resilience in the face of ongoing affordability pressures following the rise in longer term interest rates in recent months"*. He notes that house prices are now circa 1.4% below the all time highs recorded in the summer of 2022, after taking account of seasonal effects.

- 2.9 Nationwide is not forecasting significant growth in 2024, but points to a range of factors that will improve market sentiment, including improved affordability; *"if these trends are maintained, activity is likely to gain momentum, though the pace of recovery is still likely to be heavily influenced by the trajectory of interest rates"*.
- 2.10 Halifax report a slightly more optimistic picture in its April 2024 release, with a month-on-month increase of 0.1% and annual growth of 1.1% (up from annual growth of 0.4% in March 2024).
- 2.11 Commenting on the modest month-on-month increase, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that *"there is always much scrutiny of monthly price changes – and a degree of volatility is to be expected given current market conditions – the reality is that house prices have largely plateaued in the early part of 2024"*. She attributes this pause to *"a housing market finding its feet in an ear of higher interest rates"*. First time buyers were reportedly offsetting higher borrowing costs by *"targeting smaller properties"* which will have implications for larger properties further up the chain.
- 2.12 Halifax points to ongoing affordability constraints for both first time buyers and existing mortgage holders who need to refinance at the end of fixed term deals. Providing the Bank of England reduces the base rate in the short term, Halifax expects prices to rise modestly over the remainder of 2024.
- 2.13 In their May 2024 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which has triggered an increase in demand from potential buyers.
- 2.14 Savills note that *"the housing market has performed more strongly than many anticipated so far this year, with average values increasing by 1.1%"* with an improving outlook primarily associated with falls in the cost of mortgages. Savills now expect that UK house prices will increase by 2.5% in 2024.
- 2.15 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years. Savills forecast an increase of 21.6% across the UK as a whole over the period 2024 to 2028 (up from 17.9% in their November forecast). They forecast lower cumulative growth of 18.2% over the same period in south-east England (up from 16.7% in their November forecast) and 14.2% in London (up from 13.9% in their November 2023 forecast). The other major agents report similar rates of cumulative growth over the same period.

Local Housing Market Context

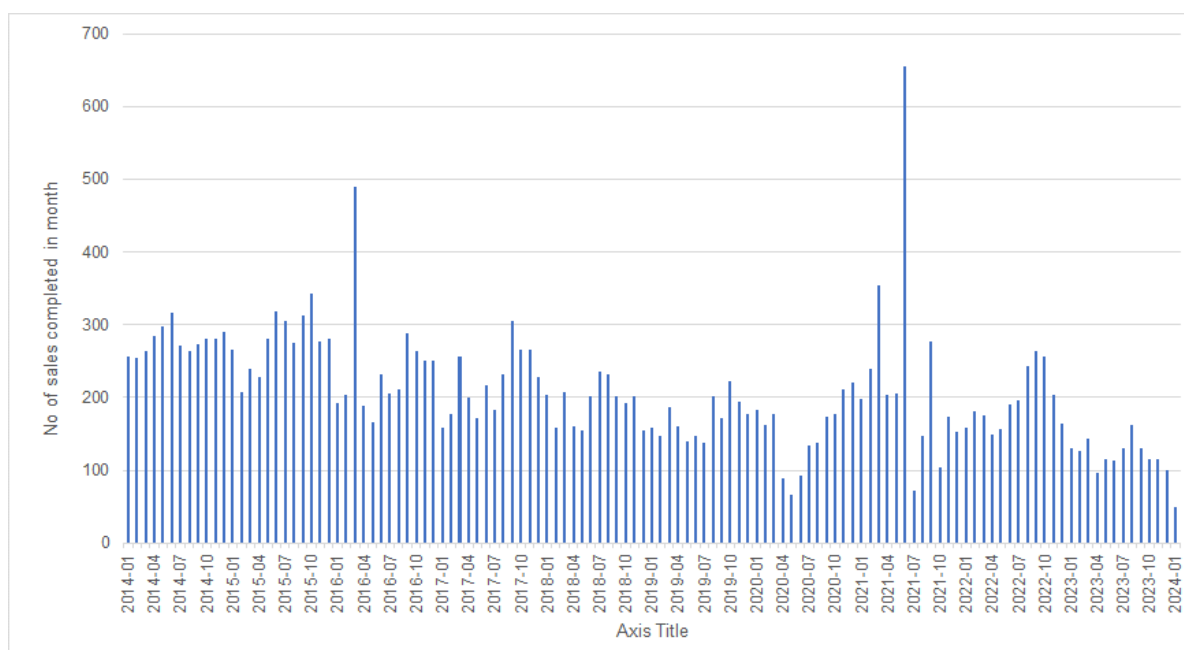
- 2.16 House prices in the London Borough of Hounslow have followed recent national trends, with values increasing rapidly between the beginning to 2014 and early 2017, and then remaining flat until 2020, when there was a further increase following the first Coronavirus lockdown, as shown in Figure 2.16.1. Sales values between early 2022 have been volatile, but have ended this period relatively unchanged. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes have returned to normal levels (varying in a range from circa 100 to 200 units per month).

Figure 2.16.1: Average sales value in Hounslow



Source: Land Registry

Figure 2.16.2: Sales volumes in Hounslow (sales per month)

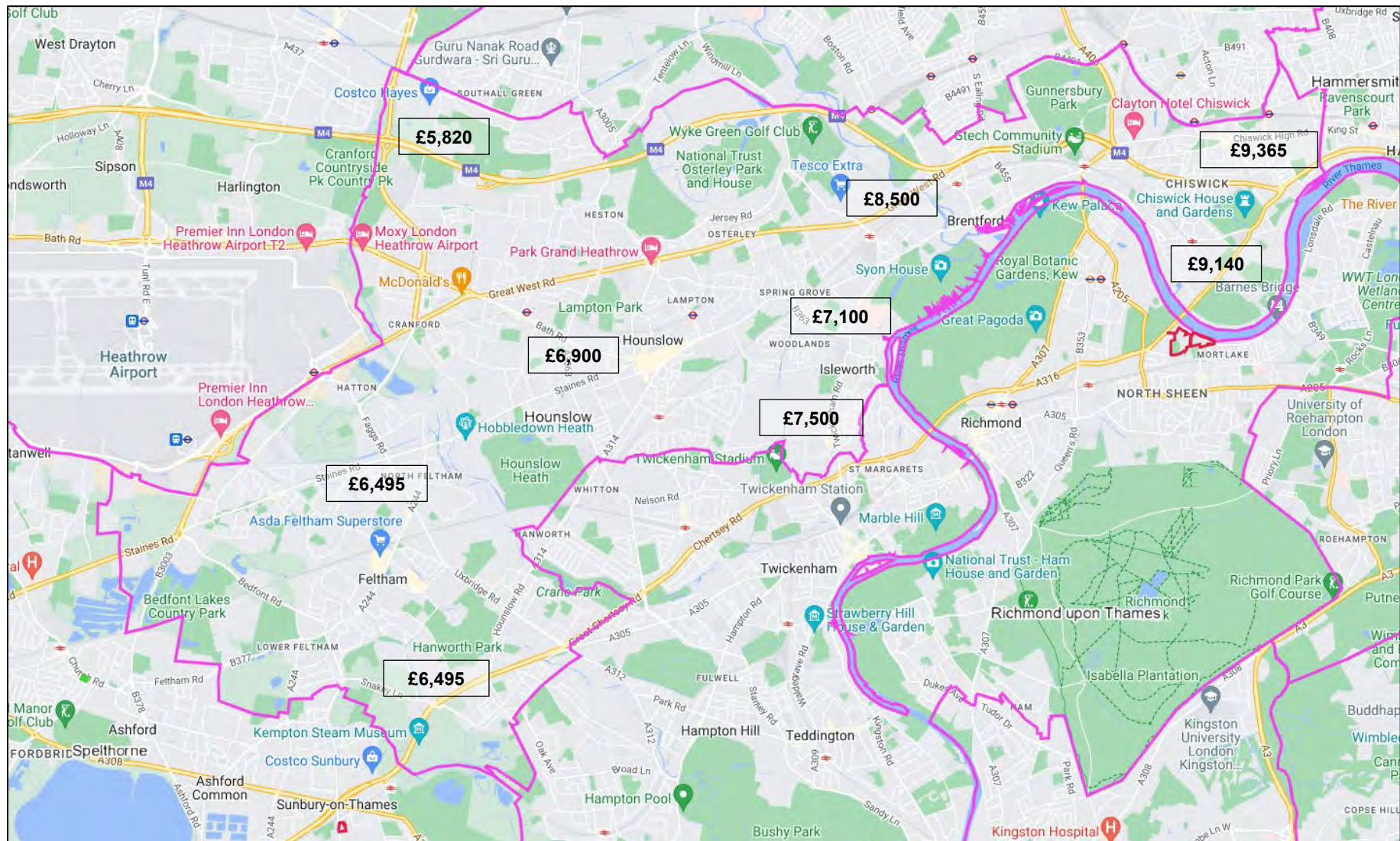


Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2024 is that values in 'mainstream' London markets are expected to increase by 2% in 2024; 2% in 2025; 2.5%Q in 2026; 3.5% in 2027 and 3.0% in 2028, equating to cumulative growth of 14.2% over the period 2024-2028.
- 2.18 In common with other Boroughs in London, there are variations in sales values between different parts of Hounslow, as shown in Figure 2.18.1².

² Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Hounslow

Figure 2.16.1: Sales values in Hounslow (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry; Molior London

- 2.19 As can be noted in Figure 2.18.1, values in the east of the Borough are highest, with significantly lower values in the west, the latter being most affected by noise and air pollution from Heathrow Airport, which is located on the Borough boundary to the west.

Pricing on key developments

- 2.20 We have also sourced marketing prices for key developments in the Borough from the Molior London database. It should be noted that these are marketing (asking) prices and there will inevitably be a degree of discounting to these prices (typically 5% to 10%):
- Lampton Parkside (Hounslow Civic Centre): average marketing prices of £6,975 per square metre (£648 per square foot);
 - The Brentford Project, Brentford High Street: average marketing prices of £9,246 (£859 per square foot);
 - Kew Bridge Rise (Citroen Brentford), Capital Interchange Way: average marketing prices of £9,676 per square metre (£899 per square foot);
 - Chiswick Green (Empire House), 408-430 Chiswick High Road: average marketing prices of £12,626 per square metre (£1,173 per square foot)

Private rented sector market context

- 2.21 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital, although intergenerational transfers of equity will also play a key role in levels of owner occupation.
- 2.22 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector³. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.23 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.24 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.25 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and

³ Knight Frank 'Multihousing 2022' estimates that capital committed to build to rent housing in the UK has increased from £35 billion in 2019 to over £56 billion in 2022, with a further increase to £102 billion forecast by 2028.

rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.26 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.
- 2.27 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.28 Paragraph 58 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.29 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council’s adopted Local Plan policy and London Plan policy are applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.30 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁴, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.31 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

⁴ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

- 2.32 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.33 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.34 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.35 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.36 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.37 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.38 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of “*use*” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide “*a useful reference point*”⁵. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.39 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to

⁵ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.40 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.41 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.42 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £69.27 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 2.43 The Council approved its CIL Charging Schedule on 14 July 2015 and it came into effect on 24 July 2015. Table 2.43.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For C3 residential developments, the borough is divided into three zones (Zone 1 covers the higher values areas in the east; Zone 2 covers the central areas; and Zone 3 covers the east of the borough where values are at the lower end of the range). There is a borough-wide charge for retail of £155 per square metre before indexation and an 'all other uses' rate of £20 per square metre. Developments for educational, healthcare or emergency services use are nil rated. The adopted and indexed rates are summarised in Table 2.43.1.

Table 2.43.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in *italics*)

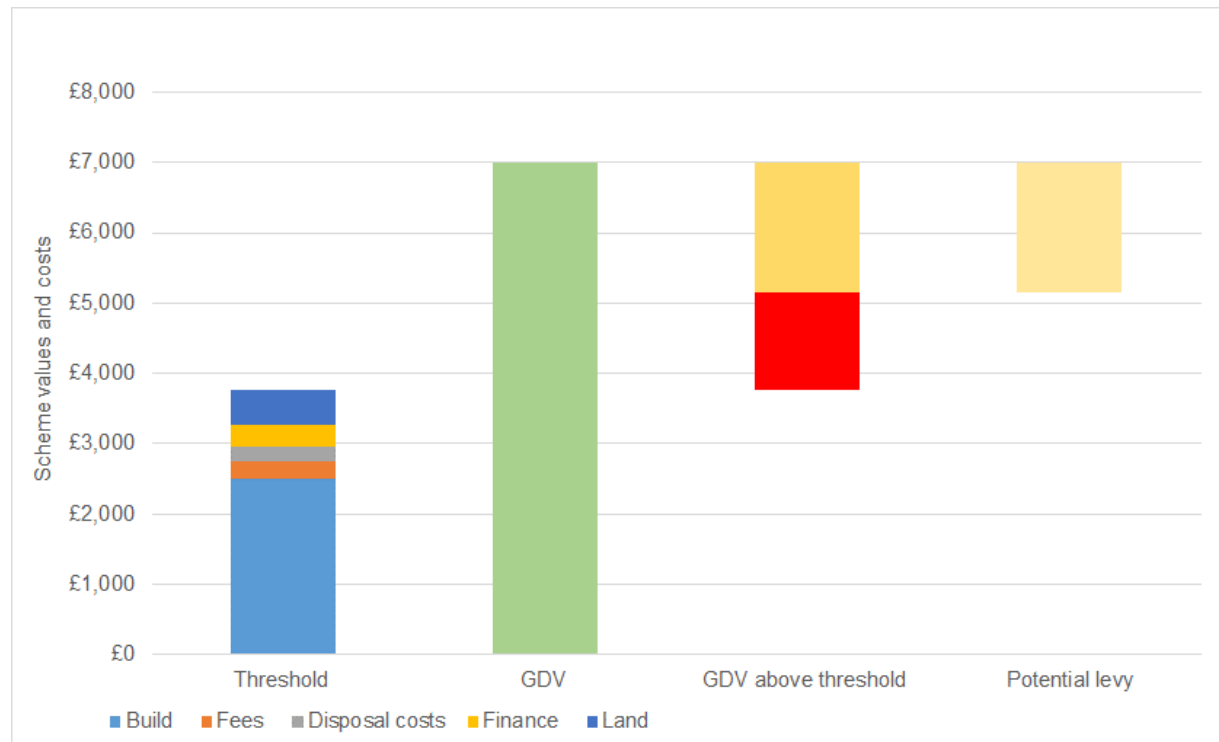
Development type	Zone 1 (East)	Zone 2 (Central)	Zone 3 (West)
Residential of all types (including ancillary covered car parking), excluding student housing	£200 <i>(£257)</i>	£110 <i>(£141.35)</i>	£70 <i>(£89.95)</i>
Supermarkets / retail in excess of 280 square metres	£155 <i>(£199.18)</i>		
All other uses	£20 <i>(£25.70)</i>		
Healthcare, education and emergency services facilities	Nil		

Infrastructure Levy

- 2.44 The Levelling Up and Regeneration Act ('LURA') includes provisions for a new 'Infrastructure Levy' ('IL') which – if adopted - will replace section 106 obligations (including affordable housing) and CIL. The LURA does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the previous government envisaged that it would operate. The consultation indicated that IL would be piloted through a 'test and learn' process prior to wider implementation. However, there is currently uncertainty about whether IL will be implemented, as the new government consulted on planning reforms in July to September 2024 and included proposals not to implement the IL and to focus instead on improving the existing system of developer contributions.
- 2.45 In essence, the previous government envisaged that the IL would be structured so that developers pay a percentage of GDV as a levy, which they would use to fund infrastructure. Authorities would be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.
- 2.46 The technical consultation indicates that the IL would be determined by individual LPAs and could vary between types of development and types of site. In essence, the costs of development would be calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 6.57.1. The amount of GDV above these costs is then calculated (in Figure 2.46.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.
- 2.47 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.48 The previous government indicated that it expected the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.
- 2.49 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield,

viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.

Figure 2.46.1: Calculating IL



- 2.50 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.51 In setting IL, local authorities would need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of Value will be 'left on the table'.
- 2.52 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.
- 2.53 The response to the technical consultation on the IL resulted in unanimously negative feedback and the previous government indicated that a further consultation on the principle of IL would be issued in the near future. The previous government also accepted an amendment to the LURA which would result in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The government elected on 4 July 2024 has indicated that it will not continue the IL. It is therefore unlikely that the proposals will continue in their current form.

Fire safety regulations

- 2.54 In July 2023, the government confirmed an 18 metre height threshold above which all residential buildings are to have a second stair core. Many developers who have recently secured planning permission but who have not yet implemented these permissions are submitting Section 73 applications to vary these schemes to add second cores. This sometimes results in reductions in saleable floorspace where it is not possible to offset space lost to additional cores by either expanding the footprint of the building or adding height.
- 2.55 The issue has been compounded by recent increases in construction costs, which developers are typically reflecting in their financial viability assessments submitted with Section 73 applications. This is entirely appropriate of course (providing that any increases in value since the original application are also reflected), but sometimes has the effect of reducing the affordable housing below 35% unless other factors have changed to offset increased costs, such as a reduced benchmark land value.
- 2.56 This is in essence a short term issue that will be resolved after consented schemes have been varied to add the required additional cores. Schemes being designed after the changes to the regulations will clearly already reflect the requirements and sufficient floorspace will need to be negotiated with officers to ensure schemes are financially viable.

Local Policy context

- 2.57 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements⁶, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's new Local Plan.
- 2.58 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.59 The Council undertook a Regulation 18 engagement exercise between 1 November 2023 and 17 December 2023. The Council has considered the consultation responses and is preparing its Regulation 19 Local Plan which will be issued shortly. The draft regulation 19 policies with specific cost implications are identified in Table 2.59.1 below:

Table 2.59.1: Emerging policies with cost implications

Policy	Requirement	How policy is addressed in this Study																				
SC2	Maximising the provision of affordable housing Maximum viable percentage of affordable housing to be tested up to London Plan 50% strategic target (or relevant Fast Track percentage), with a tenure mix of 70% social rent and 30% intermediate housing.	All typologies tested with varying percentages of aff hsg (0% to 50%).																				
SC3	Meeting the need for a mix of housing size and type Mix of housing required as follows: <table><tr><th>Tenure</th><th>One bed</th><th>Two beds</th><th>Three beds</th><th>Four beds</th></tr><tr><td>Market</td><td>12%</td><td>27%</td><td>61%</td><td>0.0%</td></tr><tr><td>Intermediate</td><td>36%</td><td>33%</td><td>22%</td><td>9%</td></tr><tr><td>Social Rent</td><td>22%</td><td>20%</td><td>33%</td><td>25%</td></tr></table>	Tenure	One bed	Two beds	Three beds	Four beds	Market	12%	27%	61%	0.0%	Intermediate	36%	33%	22%	9%	Social Rent	22%	20%	33%	25%	Housing mix reflected in the appraisals
Tenure	One bed	Two beds	Three beds	Four beds																		
Market	12%	27%	61%	0.0%																		
Intermediate	36%	33%	22%	9%																		
Social Rent	22%	20%	33%	25%																		

⁶ London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf

Policy	Requirement	How policy is addressed in this Study
SC3	90% of all dwellings to meet Part M4(2) of the Building Regulations and the remaining 10% to achieve M4(3) (and M4(3) B for the affordable units where nominations are given to the Council).	Cost uplifts for achieving these standards reflected in the appraisals.
SC5	Ensuring suitable internal and external space Developments to meet or exceed the Nationally Described Space Standards and Policy D6 of the London Plan. Secure private external spaces in line with the following benchmarks: Houses – proposals should seek to provide as far as possible usable amenity space that meets at least the following standards: 3 habitable rooms: 50 square metres 4 habitable rooms: 60 square metres 5 habitable rooms or more: 75 square metres Flats – 5 square metres of outdoor space for each 1-2 person dwelling and an extra 1 square metre added for each additional occupant. Communal space for each flat: Up to 3 habitable rooms: 25 square metres 4 habitable rooms: 30 square metres 5 habitable rooms: 40 square metres. Any private space provided for flats is deducted from the communal space requirement.	Unit sizes reflected in appraisals. Site areas and densities reflect open space requirements. Note: the space requirements reflect the adopted Local Plan policy so these standards will already be reflected.
SC8	Specialist and supported housing for older people and vulnerable people Indicates that the Council will support the provision of well designed specialist housing for older and vulnerable people, primarily through C3 housing which is accessible and adaptable.	In line with requirements of Policy SC3, schemes designed to be accessible and adaptable (M4(2) and M4(3)).
SC11	Other forms of housing Sets out requirements for permitting other forms of housing, including purpose built student accommodation; build to rent schemes; and large scale purpose built living (co-living).	No additional policy requirements that are likely to impact viability of schemes beyond those already in relevant London Plan policies.
GB4	Green infrastructure network Seeks to protect and enhance green infrastructure networks. Developments expected to make a positive contribution to green infrastructure network, including incorporating nature-based solutions for surface water management including SuDS, swales etc.	SuDS etc reflected in base build costs.
GB4	Major schemes to achieve Urban Greening Factors in London Plan (0.4 for residential-led schemes and 0.3 for non-residential led schemes). Mature trees to be retained wherever possible. Where mature trees are lost, replacement trees to be planted (with number of trees determined according to Hounslow Tree Replacement Matrix, based on trunk diameter of existing tree).	Cost of green roofs incorporated into the appraisals as proxy for UGF scores required. Cost of replacement trees within

Policy	Requirement	How policy is addressed in this Study
		landscaping/ external works allowance.
GB7	Biodiversity Developments to achieve at least 10% biodiversity net gain.	10% and 20% biodiversity net gain tested in appraisals
EQ1	Energy and carbon reduction Developments to achieve 65% reductions in carbon emissions over Part L 2021. Non-residential developments to achieve the following reductions over Part L 2021: offices 25%; schools 35% and hotels 10%. Industrial developments to achieve 15% reduction against 2021 Part L and ancillary office spaces to achieve 25% reduction. On-site solutions to carbon reduction are to be prioritised. Where there is a shortfall in target reductions, major developments will be required to make a carbon offset payment of £370 per tonne of CO2 and minor developments will be required to make a £95 per tonne payment.	Costs of carbon reduction incorporated into the appraisals in line with Currie & Brown / Etude report 'Delivering Net Zero' May 2023
EQ2	Sustainable design and construction Developments expected to incorporate established principles for sustainable design and construction as set out in London Plan. Non-residential buildings to achieve BREEAM excellent ratings in water efficiency category.	No additional costs to development not addressed by other policies.
ED1	Affordable workspace Provision of affordable workspace encouraged as part of major developments. This should be managed by an appropriate workspace provided and/or supported by an appropriate Management Scheme. The draft plan indicates that the affordable workspace should constitute a minimum of 10% of floorspace at a rental discount of at least 45%. This requirement will be applied on a 'subject to viability' basis.	Workspace requirement tested in the study.

Development context

- 2.60 Hounslow is an outer London borough covering 22 square miles, extending from Chiswick in the east to Heathrow Airport to the west. The Borough's areas and communities are diverse with significantly different public service requirements to cater for differences in needs.
- 2.61 The Borough's main town centres have high levels of public transport accessibility (4 or above) including Chiswick, Brentford, Hounslow and Feltham. Elsewhere, public transport accessibility is relatively low, as is typical for an outer London borough.
- 2.62 The Borough's position in relation to Heathrow Airport has given it a strong industrial market with North Feltham Trading Estate and the Great Western Road being prime locations for industrial development.
- 2.63 Hounslow is the Borough's main retail centre, with the smaller town centres of Chiswick, Feltham and Brentford identified as catering for more everyday needs, supplemented by local shops. The Borough's retail centres are performing well, with Chiswick being particularly strong and achieving the highest values. The on-going reduction in consumer spending and modal shift towards online retailing may adversely impact upon retail markets and there is likely to be a need for more diversity

of uses in town centres in the future.

- 2.64 Office development in Hounslow is concentrated in the areas of Brentford and Chiswick, situated along the M4 and A4 Great West Road. The major office occupiers comprise the Manufacturing, Utilities and Distribution (MUD) sector in line with the trend seen across the other core M25 West centres. The area is also a popular location for media and TV production firms.

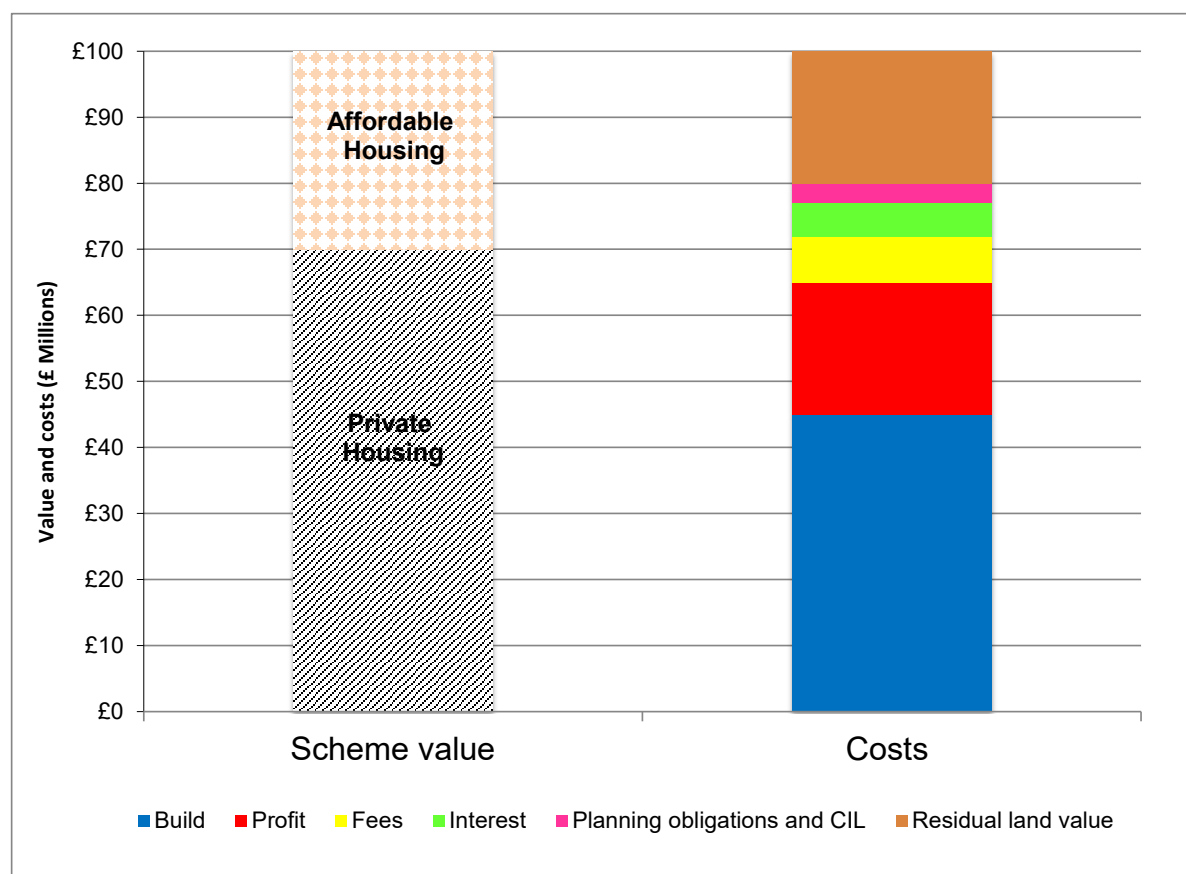
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Hounslow and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Hounslow, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁷ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor of London's Affordable Housing and Viability SPG (August 2017) focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.
- 3.9 The Local Housing Delivery Group published guidance⁸ in June 2012 which provides guidance on

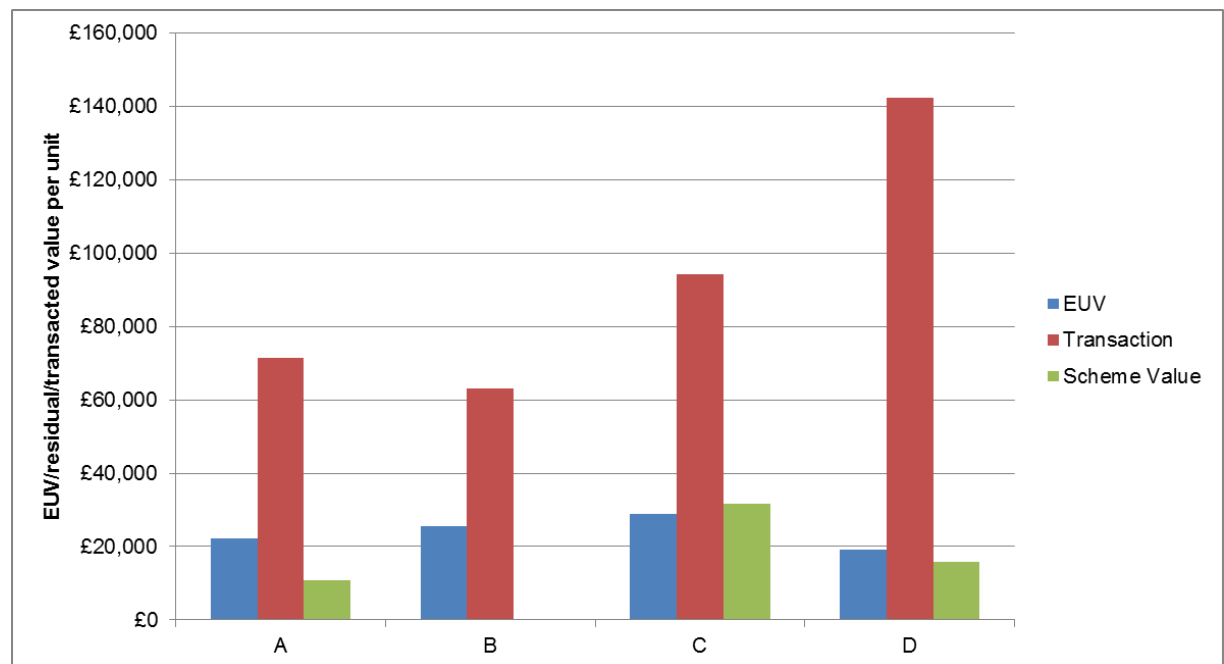
⁷ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁸ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

testing viability of Local Plan policies. The guidance notes that “*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*”.

- 3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, and exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Hounslow, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.12 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
 - Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.13 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.13.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.13.1: Comparison of residual values to existing use value and price paid for site



- 3.14 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.15 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

- 4.1 We have appraised 36 development typologies across the borough, these include a range of typologies which were formulated by the Council, informed by past development types and current pipeline sites, to reflect the development expected to come forward under the new Local Plan. In addition, we have tested 12 identified strategic development sites to assist the Council in assessing their viability and deliverability. The development typologies and strategic development sites are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 1). Floor areas for the strategic development sites are informed by high level capacity assessments undertaken by the Council. The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan (as supplemented by Policy SC5 in the adopted and emerging plans) as well as specific public open space requirements in the draft site allocations.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Hounslow, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 3,390 transactions recorded by the Land Registry between January 2022 and March 2024 but brought up to date by reference to changes in the House Price Index from the point of sale (attached as Appendix 2). This analysis indicates that developments in the borough will attract average sales values ranging from circa £6,495 per square metre (£600 per square foot) to circa £9,400 per square metre (£875 per square foot), as shown in Figure 2.16.1. As noted in Section 2, the highest sales values are achieved in the east (Chiswick). Developments in the western parts of the borough (which are most affected by close proximity to Heathrow Airport) are lowest.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.4.1: Growth scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028 and each year thereafter
Values	0.0%	1.5%	2.0%	3.0%	3.0%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.5 The emerging Local Plan indicates that the Council will require schemes capable of providing 10 or more units to provide 50% affordable housing (or relevant Fast Track percentage) with a tenure mix of 70% social rent and 30% intermediate.

Table 4.1.1: Development typologies and strategic development sites tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Industrial and Warehouse B8	Assembly/leisure	Community	Total Gross Internal Area
1	Small scheme - 8 houses (40 dph)	0.20	8	97	774	0	0	0	0	0	0	774
2	Small scheme - 8 houses and flats (50 dph)	0.16	8	97	774	0	0	0	0	0	0	774
3	Small scheme - 8 flats (70 dph)	0.11	8	97	774	0	0	0	0	0	0	774
4	Small scheme - 8 flats (90 dph)	0.09	8	97	774	0	0	0	0	0	0	774
5	Small scheme - 8 flats (170 dph)	0.05	8	97	774	0	0	0	0	0	0	774
6	Small scheme - 8 flats (190 dph)	0.04	8	97	774	0	0	0	0	0	0	774
7	Small scheme - 8 flats (220 dph)	0.04	8	97	774	0	0	0	0	0	0	774
8	Small scheme - 8 flats (350 dph)	0.02	8	97	774	0	0	0	0	0	0	774
9	Medium scheme - 20 houses (40 dph)	0.50	20	97	1,936	0	0	0	0	0	0	1,936
10	Medium scheme - 20 houses and flats (50 dph)	0.40	20	97	1,936	0	0	0	0	0	0	1,936
11	Medium scheme - 20 flats (70 dph)	0.29	20	97	1,936	0	0	0	0	0	0	1,936
12	Medium scheme - 20 flats (90 dph)	0.22	20	97	1,936	0	0	0	0	0	0	1,936
13	Medium scheme - 20 flats (170 dph)	0.12	20	97	1,936	0	0	0	0	0	0	1,936
14	Medium scheme - 20 flats (190 dph)	0.11	20	97	1,936	0	0	0	0	0	0	1,936
15	Medium scheme - 20 flats (220 dph)	0.09	20	97	1,936	0	0	0	0	0	0	1,936
16	Medium scheme - 20 flats (350 dph)	0.06	20	97	1,936	0	0	0	0	0	0	1,936
17	Large scheme - 50 houses (40 dph)	1.25	50	97	4,840	0	0	0	0	0	0	4,840
18	Large scheme - 50 houses and flats (50 dph)	1.00	50	97	4,840	0	0	0	0	0	0	4,840
19	Large scheme - 50 flats (70 dph)	0.71	50	97	4,840	0	0	0	0	0	0	4,840
20	Large scheme - 50 flats (90 dph)	0.56	50	97	4,840	0	0	0	0	0	0	4,840
21	Large scheme - 50 flats (170 dph)	0.29	50	97	4,840	0	0	0	0	0	0	4,840
22	Large scheme - 50 flats (190 dph)	0.26	50	97	4,840	0	0	0	0	0	0	4,840
23	Large scheme - 50 flats (220 dph)	0.23	50	92	4,596	0	0	0	0	0	0	4,596
24	Large scheme - 50 flats (350 dph)	0.14	50	92	4,596	0	0	0	0	0	0	4,596

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Industrial and Warehouse B8	Assembly/leisure	Community	Total Gross Internal Area
25	Large scheme - 100 flats and houses (70 dph)	1.43	100	97	9,680	0	0	0	0	0	0	9,680
26	Large scheme - 100 flats (90 dph)	1.11	100	97	9,680	0	0	0	0	0	0	9,680
27	Large scheme - 100 flats (170 dph)	0.59	100	97	9,680	0	0	0	0	0	0	9,680
28	Large scheme - 100 flats (190 dph)	0.53	100	97	9,680	0	0	0	0	0	0	9,680
29	Large scheme - 100 flats (220 dph)	0.45	100	97	9,680	0	0	0	0	0	0	9,680
30	Large scheme - 100 flats (350 dph)	0.29	100	97	9,680	0	0	0	0	0	0	9,680
31	Large scheme - 200 flats and houses (70 dph)	2.86	200	97	19,359	0	0	0	0	0	0	19,359
32	Large scheme - 200 flats (90 dph)	2.22	200	97	19,359	0	0	0	0	0	0	19,359
33	Large scheme - 200 flats (170 dph)	1.18	200	97	19,359	0	0	0	0	0	0	19,359
34	Large scheme - 200 flats (190 dph)	1.05	200	97	19,359	0	0	0	0	0	0	19,359
35	Large scheme - 200 flats (220 dph)	0.91	200	97	19,359	0	0	0	0	0	0	19,359
36	Large scheme - 200 flats (350 dph)	0.57	200	97	19,359	0	0	0	0	0	0	19,359
37	West Cross Industrial Estate (SA)	9.30	1,800	97	174,233	1,810	0	0	55,070	0	0	231,806
38	Phoenix Business Park (SA)	1.60	260	97	25,167	0	0	0	17,480	0	0	42,747
39	Kew Bridge District Centre (SA)	1.89	750	97	72,597	0	0	6,550	6,550	0	0	85,986
40	EMC Tower (SA)	1.50	420	97	40,654	0	0	13,230	0	0	0	54,046
41	Lidl Feltham (SA)	0.70	220	97	21,295	0	2,450	0	0	0	0	23,830
42	Land at Hatton Fields (SA)	56.4	0		0	0	0	0	63,450	0	0	63,450
43	MOD Feltham (SA)	14.10	1,370	97	132,611	0	0	0	0	0	11,310	137,478
44	Leisure West (SA)	4.50	310	97	30,007	0	0	0	0	11,640	0	45,666
45	Land south of West International (SA)	14.40	0		0	0	0	0	34,760	0	0	34,760
46	34 Staines Road (SA)	0.50	120	97	11,616	0	0	0	0	0	0	12,902
47	Hounslow Bus Garage (SA)	1.10	830	97	80,341	0	0	1,610	0	0	12,310	94,850
48	Sainsburys Chiswick (SA)	1.80	300	97	29,154	0	5,300	0	0	0	0	34,454

SA = Site allocation

- 4.6 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.6.1). This table also shows London Affordable Rents for comparison – these are not applied in the appraisals.

Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£98.47	£113.62	£131.48	£149.34
London Affordable Rent (2022/23) ⁹	£168.34	£178.23	£188.13	£198.03

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 Emerging Local Plan policy sets out an expected housing mix in new developments in terms of numbers of bedrooms. The housing mix applied to across the affordable tenures is included in Table 4.9.1.

Table 4.9.1: Housing mix sought by emerging Local Plan policy

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	12%	27%	61%	0.0%
Rented Units	36%	33%	22%	9%
Shared ownership	22%	20%	33%	25%

- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social Rent	£2,325	£2,216	£1,870	£1,762	£1,855
Shared ownership ¹⁰	£5,201	£5,201	£4,328	£3,746	£4,682

- 4.11 The GLA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning

⁹ The rents most recently published by the GLA.

¹⁰ Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £8,000 per square metre. Values will vary with unrestricted market value.

obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by 94 lettings of similar floorspace in the Borough recorded by CoStar since June 2021 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot	Rent per square metre	Investment yield	Rent free period (months)
Retail	£39	£416	7.00%	12
Supermarkets	£27	£290	5.00%	6
Offices	£46	£495	6.50%	12
Industrial and warehousing	£20	£212	5.00%	12

Build costs

- 4.13 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.13.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.13 Estate housing terraced 2-storey	£1,650	10%	£1,815
Flats – fewer than 6 storeys	816. Flats 3-5 storeys	£1,918	10%	£2,110
Flat – 6 or more storeys	816. Flats 6 storeys or above	£2,280	10%	£2,508
Retail	342 Shopping centres	£1,664	10%	£1,830
Supermarkets	344 Supermarkets generally	£1,885	10%	£2,074
Offices	320 Offices air conditioned generally	£2,476	10%	£2,724
B2 / B8	284 Warehouses, stores	£1,008	10%	£1,109
F1 / F2 floorspace	532 Community centres generally	£2,852	10%	£3,137

- 4.14 The base costs above are increased by 10% to account for external works (including car parking spaces).

Net Zero carbon and BREEAM

- 4.15 The Council has commissioned research on the costs of achieving reductions in carbon emissions from development (*'Delivering Net Zero: An evidence study to support planning policies which deliver*

Net Zero Carbon developments' (May 2023) by Levitt Bernstein, Introba, Inking, Currie & Brown and Etude.

- 4.16 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The study also identifies additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.
- 4.17 We have therefore tested a range of costs in our appraisals, as follows (these are applied to both domestic and non-domestic uses):
- Scenario 1: 3% uplift for net zero carbon;
 - Scenario 2: 5% uplift for net zero carbon.

Carbon offsetting

- 4.18 Emerging Policy EQ1 also requires that major developments that are not able to meet carbon reduction targets through on-site solutions will be required to make carbon offset payments of £370 per tonne of CO₂. Minor developments will be required to make a £95 per tonne contribution.
- 4.19 Analysis by other London boroughs indicates that the average CO₂ emissions per square metre of development in 2022/23 was 0.0254, equivalent to 2.54 tonnes of CO₂ for a 100 square metre flat. Offsetting is required for a period of 30 years, reflecting the lifetime of on-site technologies and the period beyond which the National Grid is due to be fully decarbonised.

Accessibility standards

- 4.20 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.20.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

Table 4.20.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

- 4.21 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

- 4.22 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.23 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing costs

- 4.24 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes

and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

- 4.25 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £69.27 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 4.26 As previously noted, the Council approved its CIL Charging Schedule on 14 July 2015 and it came into effect on 24 July 2015. Table 4.26.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For C3 residential developments, the borough is divided into three zones (Zone 1 covers the higher values areas in the east; Zone 2 covers the central areas; and Zone 3 covers the east of the borough where values are at the lower end of the range). There is a borough-wide charge for retail of £155 per square metre before indexation and an 'all other uses' rate of £20 per square metre. Developments for educational, healthcare or emergency services use are nil rated.

Table 4.26.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Development type	Zone 1 (East)	Zone 2 (Central)	Zone 3 (West)
Residential of all types (including ancillary covered car parking), excluding student housing	£200 <i>(£257)</i>	£110 <i>(£141.35)</i>	£70 <i>(£89.95)</i>
Supermarkets / retail in excess of 280 square metres	£155 <i>(£199.18)</i>		
All other uses	£20 <i>(£25.70)</i>		
Healthcare, education and emergency services facilities	Nil		

- 4.27 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Hounslow but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.28 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £2,000 per unit for residential development. This has been based on previous agreed S106 costs and discussions with the Council, however it is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.29 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Workspace and affordable workspace

- 4.30 Emerging Local Plan policies indicate that the Council is seeking affordable workspace in

developments of commercial floorspace.

- 4.31 The draft policies indicate that a minimum of 10% of qualifying floorspace should be let at a 45% discount to market rent. We have tested a range of discounts, ranging from the emerging policy requirement of 45% and higher discounts of up to 80%. In line with the emerging policy, our appraisals assume that the discounted space will be secured by a planning obligation as affordable in perpetuity.

Urban Greening Factor / green roofs

- 4.32 The emerging Local Plan requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential developments and 0.3 for commercial, reflecting 2021 London Plan requirements. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies¹¹ on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index¹², increasing costs to £112.80 per square metre.

Biodiversity Net Gain

- 4.33 The Council's emerging policy requirement reflects the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.1% of build costs¹³. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low. For the purposes of testing a 20% requirement, we have applied a cost increase of 0.5%.

Development and sales periods

- 4.34 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that some schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Hounslow are towards the lower end of the London-wide range and at a level which is achieving relatively good rates of sale.

Developer's profit

- 4.35 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.36 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in

¹¹ See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

¹² BCIS Qtr 3 2018 = 327; Qtr 2 2024 = 391. Change = 19.57%

¹³ Central Estimate – see Table 20 of DEFRA Impact Assessment

profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.

- 4.37 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up. Profit rates applied to rented housing (BTR, co-living and student housing) are set at 15% of GDV. Profit on commercial development is also set at 15% of GDV.
- 4.38 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.39 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.40 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.42 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and in Table 4.42.1.

Table 4.40.1: Benchmark land values (£ millions per hectare)

Use	EUV	Premium	BLV
Offices	£7.70	£1.54	£9.24
Retail	£6.70	£1.34	£8.04
Industrial	£5.59	£5.59	£6.71
Open land	£3.98	£3.98	£4.78

- 4.43 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.44 A recent appeal decision¹⁴ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

¹⁴ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7 and 8. We have appraised 36 development typologies, reflecting different densities and types of development across the Borough and an additional 12 strategic development sites. These sites include both residential and non-residential uses, including offices, retail, industrial and community uses.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies, with two alternative tenure mixes:
- 0% affordable to 50% affordable; 70% Social Rent and 30% Shared Ownership;
 - 0% affordable to 50% affordable; 60% Social Rent and 40% Shared Ownership.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement (either as on-site provision, if practical, or as a payment in lieu). If the Council decides to seek affordable housing contributions from schemes providing fewer than 10 units, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing¹⁵.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 The 12 strategic development sites are tested only with the value prevailing in their actual locations. However, these sites are tested against all four benchmark land values and we have commented on the most relevant benchmark in each case.
- 5.6 For other policy requirements (provision of affordable workspace; bio-diversity net gain and so on), we have used selected data from the results to test the impact of emerging policies.
- 5.7 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 9.

¹⁵ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the Mayor of London's SPG on viability.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable workspace

- 6.2 As noted in Section 2, the Council's emerging policy seeks 10% affordable workspace on major employment schemes, to be let at a discount to market rent of at least 45%. It is our understanding that the Council's intention is that this requirement will remain in place in perpetuity.
- 6.3 For testing purposes, we have assumed that the emerging policy will apply to all commercial uses, although in practice it may be that the Council decides to exclude certain uses if it is considered impractical to separate an affordable workspace element from the whole. We have tested the following discounts.

Table 6.3.1: Affordable workspace options tested

Option	% of floorspace discounted	Discount to market rents
1	10%	45%
2	10%	50%
3	10%	55%
4	10%	60%
5	10%	65%
6	10%	75%
7	10%	80%

- 6.4 We have applied the various discounts in Table 6.2.1 to all of the strategic site allocations which incorporate office, warehouse or industrial floorspace and the results are summarised in tables 6.4.1 to 6.4.4, which shows the starting residual value with no discount (column headed "Starting Residual (no discount)") and then the residual values with the discounts applied. Where these schemes include residential, we have assumed that affordable housing is applied at 35% (in line with the Fast Track route) and the residential values for the market housing reflect the specific location of each Site.
- 6.5 Some of the residual values generated by the typologies are lower than the sites' benchmark land values and some of the residual land values are negative, even before taking account of benchmark land value. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a 'no-discount' outcome. In some cases, limited weight should be placed upon the results compared to a particular Benchmark Land Value. For example, it is unlikely that existing secondary office sites would be brought forward as industrial developments.
- 6.6 In most cases, the requirement for affordable workspace has a relatively modest impact on residual land values generated by the developments envisaged on the site allocations. The precise discounts depends partly on the balance of uses and, in particular, the amounts of workspace relative to residential development. For example, Phoenix Business Park generates a residual land value of £21.97 million with no discount applied and this falls to £20.41 million after a 45% discount is applied to 10% of the workspace. With an 80% discount, the residual land value falls to £19.19 million. In percentage terms, the change in residual ranges from 7% to 13% in comparison with the base position.

**Table 6.4.1: Impact of affordable workspace requirement on developments including office, warehousing and industrial floorspace
BLV 1 (Secondary offices)**

All appraisals assume 35% AH (where relevant)

£9,240,000								Residual land values with affordable workspace								
LP Ref	Site	Industrial and logistics (sqm GIA)	Office floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£85,932,000	£68,167,966	£64,356,432	£63,932,926	£63,509,424	£63,085,920	£62,662,416	£62,238,912	£61,815,407	£61,391,903
38	Phoenix Business Park	17,480	-	-	260	1.60	£14,784,000	£21,970,879	£20,411,026	£20,236,980	£20,062,933	£19,888,887	£19,714,840	£19,540,793	£19,366,747	£19,192,699
39	Kew Bridge District Centre	6,550	6,550	-	750	1.89	£17,463,600	£15,390,465	£13,912,027	£13,747,756	£13,583,485	£13,419,215	£13,254,943	£13,090,673	£12,926,402	£12,762,130
40	EMC Tower	-	13,230	-	420	1.50	£13,860,000	£14,283,136	£12,307,905	£12,088,434	£11,868,964	£11,649,494	£11,430,024	£11,210,554	£10,991,082	£10,771,612
41	Lidi Feltham	-	-	2,450	220	0.70	£6,468,000	£7,370,362	£7,697,411	£7,735,746	£7,770,085	£7,806,422	£7,842,759	£7,879,094	£7,915,431	£7,951,766
42	Land at Hatton Fields	63,450	-	-	-	56.40	£521,136,000	£51,884,593	£45,873,632	£45,207,968	£44,542,306	£43,876,644	£43,210,981	£42,545,319	£41,879,657	£41,213,994
43	MOD Feltham	-	4,340	-	1,370	14.10	£130,284,000	£20,681,678	£20,145,064	£20,085,441	£20,025,817	£19,966,193	£19,906,569	£19,846,946	£19,787,322	£19,727,698
44	Leisure West	-	480	15,060	310	4.50	£41,580,000	£7,161,553	£2,228,009	£173,503	£118,997	£84,491	£9,984	£45,200	£10,559	£15,576
45	Land south of West International	34,760	-	-	-	14.40	£133,056,000	£26,376,526	£25,096,461	£24,791,809	£24,507,137	£24,002,466	£23,537,794	£23,273,122	£22,908,450	£22,543,778
46	34 Staines Road	-	-	1,240	120	0.50	£4,620,000	£2,522,298	£2,367,705	£2,350,526	£2,333,351	£2,316,174	£2,298,997	£2,281,820	£2,264,644	£2,247,467
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£10,164,000	£24,443,591	£24,680,351	£24,706,657	£24,732,964	£24,759,271	£24,785,577	£24,811,884	£24,838,191	£24,864,497
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£16,632,000	£16,598,468	£15,923,076	£15,847,964	£15,772,849	£15,697,734	£15,622,619	£15,547,505	£15,472,390	£15,397,276

Percentage change in residual land values

									Residual land values as a percentage of starting residual land value							
LP Ref	Site	Other floorspace (sqm GIA)	B1 floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£85,932,000	100%	-6%	-6%	-7%	-7%	-8%	-9%	-9%	-10%
38	Phoenix Business Park	17,480	-	-	260	1.60	£14,784,000	100%	-7%	-8%	-9%	-9%	-10%	-11%	-12%	-13%
39	Kew Bridge District Centre	6,550	6,550	-	750	1.89	£17,463,600	100%	-10%	-11%	-12%	-13%	-14%	-15%	-16%	-17%
40	EMC Tower	-	13,230	-	420	1.50	£13,860,000	100%	-14%	-15%	-17%	-18%	-20%	-22%	-23%	-25%
41	Lidl Feltham	-	-	2,450	220	0.70	£6,468,000	100%	-4%	-5%	-5%	-6%	-6%	-7%	-7%	-8%
42	Land at Hatton Fields	63,450	-	-	-	56.40	£521,136,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
43	MOD Feltham	-	4,340	-	1,370	14.10	£130,284,000	100%	-3%	-3%	-3%	-3%	-4%	-4%	-4%	-5%
44	Leisure West	-	480	15,060	310	4.50	£41,580,000	100%	-68%	-76%	-83%	-91%	-99%	106%	114%	122%
45	Land south of West International	34,760	-	-	-	14.40	£85,932,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
46	34 Staines Road	-	-	1,240	120	0.50	£14,784,000	100%	-6%	-7%	-7%	-8%	-9%	-10%	-10%	-11%
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£17,463,600	100%	-1%	-1%	-1%	-1%	-1%	-2%	-2%	-2%
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£13,860,000	100%	-4%	-5%	-5%	-5%	-6%	-6%	-7%	-7%

**Table 6.3.2: Impact of affordable workspace requirement on developments including office, warehousing and industrial floorspace
BLV2 – Secondary retail**

All appraisals assume 35% AH (where relevant)

£8,040,000								Residual land values with affordable workspace									
LP Ref	Site	Industrial and logistics (sqm GIA)	Office floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount	
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£74,772,000	£68,167,968	£64,356,432	£63,932,928	£63,509,424	£63,085,920	£62,662,416	£62,238,912	£61,815,407	£61,391,903	
38	Phoenix Business Park	17,480	-		260	1.60	£12,864,000	£21,970,879	£20,411,026	£20,236,980	£20,062,933	£19,888,887	£19,714,840	£19,540,793	£19,366,747	£19,192,699	
39	Kew Bridge District Centre	6,550	6,550		750	1.89	£15,195,600	£15,390,465	£13,912,027	£13,747,756	£13,583,485	£13,419,215	£13,254,943	£13,090,675	£12,926,402	£12,762,130	
40	EMC Tower	-	13,230		420	1.50	£12,060,000	£14,283,138	£12,307,905	£12,088,434	£11,868,964	£11,649,494	£11,430,024	£11,210,554	£10,991,082	£10,771,612	
41	Lidl Feltham	-	-	2,450	220	0.70	£5,628,000	£7,370,382	£7,697,411	£7,733,748	£7,770,085	£7,806,422	£7,842,759	£7,879,094	£7,915,431	£7,951,768	
42	Land at Hatton Fields	63,450	-		-	56.40	£453,456,000	£51,854,593	£45,873,932	£45,207,993	£44,542,053	£43,876,644	£43,210,981	£42,545,315	£41,879,650	£41,213,984	
43	MOD Feltham	-	4,340		1,370	14.10	£113,364,000	£20,681,676	£20,145,064	£20,085,441	£20,025,817	£19,966,193	£19,906,569	£19,846,945	£19,787,322	£19,727,698	
44	Leisure West	-	480	15,060	310	4.50	£36,180,000	£7,185,663	£228,009	£173,503	£118,997	£64,491	£9,984	£-45,200	£-100,539	£-155,876	
45	Land south of West International	34,760	-		-	14.40	£115,776,000	£23,378,528	£25,098,481	£24,731,809	£24,367,137	£24,002,466	£23,637,794	£23,273,122	£22,908,450	£22,543,778	
46	34 Staines Road	-	-	1,240	120	0.50	£4,020,000	£2,522,286	£2,367,705	£2,350,526	£2,333,347	£2,316,174	£2,298,997	£2,281,820	£2,264,644	£2,247,467	
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£8,844,000	£24,443,591	£24,680,351	£24,706,657	£24,732,964	£24,759,271	£24,785,577	£24,811,884	£24,838,191	£24,864,497	
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£14,472,000	£16,598,488	£15,923,078	£15,847,964	£15,772,849	£15,697,734	£15,622,619	£15,547,505	£15,472,390	£15,397,276	

Percentage change in residual land values

								Residual land values as a percentage of starting residual land value								
		Other floorspace (sqm GIA)	B1 floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount
LP Ref	Site															
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£74,772,000	100%	-6%	-6%	-7%	-7%	-8%	-9%	-9%	-10%
38	Phoenix Business Park	17,480	-	-	260	1.60	£12,864,000	100%	-7%	-8%	-9%	-9%	-10%	-11%	-12%	-13%
39	Kew Bridge District Centre	6,550	6,550	-	750	1.89	£15,195,600	100%	-10%	-11%	-12%	-13%	-14%	-15%	-16%	-17%
40	EMC Tower	-	13,230	-	420	1.50	£12,060,000	100%	-14%	-15%	-17%	-18%	-20%	-22%	-23%	-25%
41	Lidl Feltham	-	-	2,450	220	0.70	£5,628,000	100%	-4%	-5%	-5%	-6%	-6%	-7%	-7%	-8%
42	Land at Hatton Fields	63,450	-	-	-	56.40	£453,456,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
43	MOD Feltham	-	4,340	-	1,370	14.10	£113,364,000	100%	-3%	-3%	-3%	-3%	-4%	-4%	-4%	-5%
44	Leisure West	-	480	15,060	310	4.50	£36,180,000	100%	-68%	-76%	-83%	-91%	-99%	106%	114%	122%
45	Land south of West International	34,760	-	-	-	14.40	£74,772,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
46	34 Staines Road	-	-	1,240	120	0.50	£12,864,000	100%	-6%	-7%	-7%	-8%	-9%	-10%	-10%	-11%
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£15,195,600	100%	-1%	-1%	-1%	-1%	-1%	-2%	-2%	-2%
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£12,060,000	100%	-4%	-5%	-5%	-5%	-6%	-6%	-7%	-7%

Table 6.3.3: Impact of affordable workspace requirement on developments including office, warehousing and industrial floorspace – BLV3 (Secondary industrial)

All appraisals assume 35% AH (where relevant)

£6,710,000								Residual land values with affordable workspace									
LP Ref	Site	Industrial and logistics (sqm GIA)	Office floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount	
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£62,403,000	£68,167,968	£64,356,432	£63,932,928	£63,509,424	£63,085,920	£62,662,416	£62,238,912	£61,815,407	£61,391,903	
38	Phoenix Business Park	17,480	-	-	260	1.60	£10,736,000	£21,970,879	£20,411,026	£20,236,980	£20,062,933	£19,888,887	£19,714,840	£19,540,793	£19,366,747	£19,192,699	
39	Kew Bridge District Centre	6,550	6,550	-	750	1.89	£12,681,900	£15,912,027	£13,912,027	£13,747,756	£13,583,485	£13,419,215	£13,254,943	£13,090,673	£12,926,402	£12,762,130	
40	EMC Tower	-	13,230	-	420	1.50	£10,065,000	£14,283,138	£12,307,905	£12,088,434	£11,868,964	£11,649,494	£11,430,024	£11,210,554	£10,991,082	£10,771,612	
41	Lidl Feltham	-	-	2,450	220	0.70	£4,697,000	£7,370,382	£7,697,411	£7,733,748	£7,770,085	£7,806,422	£7,842,759	£7,879,094	£7,915,431	£7,951,768	
42	Land at Hatton Fields	63,450	-	-	-	56.40	£378,444,000	£51,854,593	£45,873,932	£45,207,993	£44,542,053	£43,876,114	£43,210,174	£42,544,234	£41,878,294	£41,212,354	
43	MOD Feltham	-	4,340	-	1,370	14.10	£94,611,000	£20,681,676	£20,145,064	£20,085,441	£20,025,817	£19,966,193	£19,906,569	£19,846,946	£19,787,322	£19,727,698	
44	Leisure West	-	480	15,060	310	4.50	£30,195,000	£7,185,633	£228,009	£173,503	£118,997	£64,491	£9,984	£-45,200	£-100,539	£-155,876	
45	Land south of West International	34,760	-	-	-	14.40	£96,624,000	£23,378,528	£25,098,481	£24,731,809	£24,365,137	£24,002,466	£23,637,794	£23,273,122	£22,908,450	£22,543,778	
46	34 Staines Road	-	-	1,240	120	0.50	£3,355,000	£2,522,286	£2,367,705	£2,350,526	£2,333,351	£2,316,174	£2,298,997	£2,281,820	£2,264,644	£2,247,467	
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£7,381,000	£24,443,591	£24,680,351	£24,706,657	£24,732,964	£24,759,271	£24,785,577	£24,811,884	£24,838,191	£24,864,497	
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£12,078,000	£16,598,488	£15,923,078	£15,847,964	£15,772,849	£15,697,734	£15,622,619	£15,547,505	£15,472,390	£15,397,276	

Percentage change in residual land values

								Residual land values as a percentage of starting residual land value								
		Other floorspace (sqm GIA)	B1 floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount
LP Ref	Site															
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£62,403,000	100%	-6%	-6%	-7%	-7%	-8%	-9%	-9%	-10%
38	Phoenix Business Park	17,480	-	-	260	1.60	£10,736,000	100%	-7%	-8%	-9%	-9%	-10%	-11%	-12%	-13%
39	Kew Bridge District Centre	6,550	6,550	-	750	1.89	£12,681,900	100%	-10%	-11%	-12%	-13%	-14%	-15%	-16%	-17%
40	EMC Tower	-	13,230	-	420	1.50	£10,065,000	100%	-14%	-15%	-17%	-18%	-20%	-22%	-23%	-25%
41	Lidl Feltham	-	-	2,450	220	0.70	£4,697,000	100%	-4%	-5%	-5%	-6%	-6%	-7%	-7%	-8%
42	Land at Hatton Fields	63,450	-	-	-	56.40	£378,444,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
43	MOD Feltham	-	4,340	-	1,370	14.10	£94,611,000	100%	-3%	-3%	-3%	-3%	-4%	-4%	-4%	-5%
44	Leisure West	-	480	15,060	310	4.50	£30,195,000	100%	-68%	-76%	-83%	-91%	-99%	106%	114%	122%
45	Land south of West International	34,760	-	-	-	14.40	£62,403,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
46	34 Staines Road	-	-	1,240	120	0.50	£10,736,000	100%	-6%	-7%	-7%	-8%	-9%	-10%	-10%	-11%
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£12,681,900	100%	-1%	-1%	-1%	-1%	-1%	-2%	-2%	-2%
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£10,065,000	100%	-4%	-5%	-5%	-5%	-6%	-6%	-7%	-7%

Table 6.3.4: Impact of affordable workspace requirement on developments including office, warehousing and industrial floorspace – BLV4 (vacant land)

All appraisals assume 35% AH (where relevant)

£4,780,000								Residual land values with affordable workspace								
LP Ref	Site	Industrial and logistics (sqm GIA)	Office floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£44,454,000	£68,167,968	£64,356,432	£63,932,928	£63,509,424	£63,085,920	£62,662,416	£62,238,912	£61,815,407	£61,391,903
38	Phoenix Business Park	17,480	-	-	260	1.60	£7,648,000	£21,970,879	£20,411,026	£20,236,990	£20,062,953	£19,888,917	£19,714,840	£19,540,763	£19,366,687	£19,192,610
39	Kew Bridge District Centre	6,550	6,550	-	750	1.89	£9,034,200	£15,390,465	£13,912,027	£13,747,750	£13,583,473	£13,419,215	£13,254,943	£13,090,673	£12,926,402	£12,762,130
40	EMC Tower	-	13,230	-	420	1.50	£7,170,000	£14,283,138	£12,307,905	£12,088,434	£11,868,964	£11,649,494	£11,430,024	£11,210,554	£10,991,082	£10,771,612
41	Lidl Feltham	-	-	2,450	220	0.70	£3,346,000	£7,370,382	£7,697,411	£7,733,748	£7,770,085	£7,806,422	£7,842,759	£7,879,094	£7,915,431	£7,951,768
42	Land at Hatton Fields	63,450	-	-	-	56.40	£269,592,000	£51,854,593	£45,873,932	£45,207,993	£44,542,053	£43,876,114	£43,210,174	£42,544,234	£41,878,294	£41,212,354
43	MOD Feltham	-	4,340	-	1,370	14.10	£67,398,000	£20,681,676	£20,145,064	£20,085,441	£20,025,817	£19,966,193	£19,906,569	£19,846,946	£19,787,322	£19,727,698
44	Leisure West	-	480	15,060	310	4.50	£21,510,000	£7,185,632	£228,009	£173,503	£118,997	£64,491	£9,984	£-45,200	£-100,539	£-155,876
45	Land south of West International	34,760	-	-	-	14.40	£68,832,000	£23,378,528	£25,096,481	£24,731,809	£24,367,137	£24,002,466	£23,637,794	£23,273,122	£22,908,450	£22,543,778
46	34 Staines Road	-	-	1,240	120	0.50	£2,390,000	£2,522,298	£2,367,705	£2,350,526	£2,333,351	£2,316,174	£2,298,997	£2,281,820	£2,264,644	£2,247,467
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£5,258,000	£24,443,591	£24,680,351	£24,706,657	£24,732,964	£24,759,271	£24,785,577	£24,811,884	£24,838,191	£24,864,497
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£8,604,000	£16,598,488	£15,923,078	£15,847,964	£15,772,849	£15,697,734	£15,622,619	£15,547,505	£15,472,390	£15,397,276

Percentage change in residual land values

								Residual land values as a percentage of starting residual land value								
		Other floorspace (sqm GIA)	B1 floorspace (sqm GIA)	Other non-res floorspace (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	10% FS, 45% discount	10% FS, 50% discount	10% FS, 55% discount	10% FS, 60% discount	10% FS, 65% discount	10% FS, 70% discount	10% FS, 75% discount	10% FS, 80% discount
LP Ref	Site															
37	West Cross Industrial Estate	55,070	-	1,810	1,800	9.30	£44,454,000	100%	-6%	-6%	-7%	-7%	-8%	-9%	-9%	-10%
38	Phoenix Business Park	17,480	-	-	260	1.60	£7,648,000	100%	-7%	-8%	-9%	-9%	-10%	-11%	-12%	-13%
39	Kew Bridge District Centre	6,550	6,550	-	750	1.89	£9,034,200	100%	-10%	-11%	-12%	-13%	-14%	-15%	-16%	-17%
40	EMC Tower	-	13,230	-	420	1.50	£7,170,000	100%	-14%	-15%	-17%	-18%	-20%	-22%	-23%	-25%
41	Lidl Feltham	-	-	2,450	220	0.70	£3,346,000	100%	-4%	-5%	-5%	-6%	-6%	-7%	-7%	-8%
42	Land at Hatton Fields	63,450	-	-	-	56.40	£269,592,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
43	MOD Feltham	-	4,340	-	1,370	14.10	£67,398,000	100%	-3%	-3%	-3%	-3%	-4%	-4%	-4%	-5%
44	Leisure West	-	480	15,060	310	4.50	£21,510,000	100%	-68%	-76%	-83%	-91%	-99%	106%	114%	122%
45	Land south of West International	34,760	-	-	-	14.40	£44,454,000	100%	-12%	-13%	-14%	-15%	-17%	-18%	-19%	-21%
46	34 Staines Road	-	-	1,240	120	0.50	£7,648,000	100%	-6%	-7%	-7%	-8%	-9%	-10%	-10%	-11%
47	Hounslow Bus Garage	-	1,610	12,310	830	1.10	£9,034,200	100%	-1%	-1%	-1%	-1%	-1%	-2%	-2%	-2%
48	Sainsburys Chiswick	-	-	5,300	300	1.80	£7,170,000	100%	-4%	-5%	-5%	-5%	-6%	-6%	-7%	-7%

- 6.7 Although the impact of this discount should be relatively modest in most cases, as can be noted in the outputs of our appraisals above, there will be exceptions. Consequently, the affordable workspace requirement may need to be applied flexibly in some circumstances (similar to the way in which affordable housing requirements are applied flexibly). Any policy adopted should therefore provide clarity on the flexible nature of the policy and that lower discounts (or quanta of floorspace to which a discount is applied) may be accepted on the basis of a proven viability case. The policy may also need to make provision for a late stage review of viability of the workspace to test whether a payment in lieu is possible after construction and sale of the workspace element. As an example, the London Borough of Lambeth have adopted this type of approach in their Local Plan.

Affordable housing

- 6.8 As noted in Section 5, we have tested two tenure scenarios, as follows:
- 70% Social Rent and 30% shared ownership;
 - 60% Social Rent and 40% shared ownership.
- 6.9 The Council's preferred tenure mix for the emerging plan is 70% Social Rent and 30% shared ownership and the appraisal results for this tenure mix are summarised in tables 6.9.1 to 6.9.9 and Appendix 7. The appraisal results with an alternative tenure mix of 60% social rent and 40% shared ownership are attached as Appendix 8. Each table shows the results with sales values reflecting the Borough-wide range (£6,495 per square metre to £9,400 per square metre). The appraisals assume an affordable housing unit mix of 22% one beds, 20% two beds, 33% three beds and 25% four beds for rented housing and 36% one beds, 33% two beds, 22% three beds and 9% four beds for Shared Ownership.
- 6.10 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area.
- 6.11 Where sales values are at the lower end of the tested range (£6,495 per square metre), many schemes are unviable at zero affordable housing when tested against secondary office benchmark land values. This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against secondary industrial and open land benchmark land values, schemes of a range of scales can viably provide 40% affordable housing due to the existing use value being far lower although this is not universally the case.
- 6.12 As sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£9,400 per square metre). Even at the highest sales values in the range, the viable level of affordable housing does not universally reach 50% when schemes are tested against the lowest benchmark land values.
- 6.13 As can be noted from the summary tables 6.13.1 to 6.13.4, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging policy target of 50% would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.9.1: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £6,495 per square metre)

BENCHMARK LAND PLAN VIABILITY		Sales value £6,495 psm		AH tenure		Rented 70%		SO 30%		Fst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,719,599	1,635,168	1,551,433	1,468,255	1,385,811	1,303,618	1,222,161	1,141,277	1,060,965	981,221	902,962
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,176	1,170,557	1,084,192	1,004,399	1,481,180	1,398,534	1,316,461	1,234,962	1,154,035	1,073,683	993,902	914,696
3 Small scheme - 8 flats (70 dph)	8	£684,245	664,200	644,155	624,110	604,065	584,020	563,975	543,930	523,885	503,840	483,795	463,750
4 Small scheme - 8 flats (90 dph)	8	£684,245	664,200	644,155	624,110	604,065	584,020	563,975	543,930	523,885	503,840	483,795	463,750
5 Small scheme - 8 flats (170 dph)	8	£684,245	664,200	644,155	624,110	604,065	584,020	563,975	543,930	523,885	503,840	483,795	463,750
6 Small scheme - 8 flats (190 dph)	8	£684,245	664,200	644,155	624,110	604,065	584,020	563,975	543,930	523,885	503,840	483,795	463,750
7 Small scheme - 8 flats (220 dph)	8	£684,245	664,200	644,155	624,110	604,065	584,020	563,975	543,930	523,885	503,840	483,795	463,750
8 Small scheme - 8 flats (350 dph)	8	£684,245	664,200	644,155	624,110	604,065	584,020	563,975	543,930	523,885	503,840	483,795	463,750
9 Medium scheme - 20 houses (40 dph)	20	£4,620,588	4,345,546	4,154,879	3,965,344	3,775,243	3,585,708	3,396,173	3,206,638	3,017,103	2,827,568	2,638,033	2,448,498
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	3,421,427	3,230,760	3,040,093	2,849,426	2,658,759	2,468,092	2,277,425	2,086,758	1,896,091	1,705,424	1,514,757
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,365,293	2,174,626	1,979,283	1,787,245	1,595,207	1,403,169	1,211,131	1,019,093	827,055	635,017	443,979
12 Medium scheme - 20 flats (90 dph)	20	£2,640,335	2,365,293	2,174,626	1,979,283	1,787,245	1,595,207	1,403,169	1,211,131	1,019,093	827,055	635,017	443,979
13 Medium scheme - 20 flats (170 dph)	20	£2,640,335	2,365,293	2,174,626	1,979,283	1,787,245	1,595,207	1,403,169	1,211,131	1,019,093	827,055	635,017	443,979
14 Medium scheme - 20 flats (190 dph)	20	£2,640,335	2,365,293	2,174,626	1,979,283	1,787,245	1,595,207	1,403,169	1,211,131	1,019,093	827,055	635,017	443,979
15 Medium scheme - 20 flats (220 dph)	20	£2,640,335	2,365,293	2,174,626	1,979,283	1,787,245	1,595,207	1,403,169	1,211,131	1,019,093	827,055	635,017	443,979
16 Medium scheme - 20 flats (350 dph)	20	£2,640,335	2,365,293	2,174,626	1,979,283	1,787,245	1,595,207	1,403,169	1,211,131	1,019,093	827,055	635,017	443,979
17 Large scheme - 50 houses (40 dph)	50	£11,561,466	10,801,940	10,042,414	9,282,888	8,523,362	7,763,836	7,004,310	6,244,784	5,485,258	4,725,732	3,966,206	3,206,680
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	8,481,647	7,722,121	6,962,595	6,203,069	5,443,543	4,684,017	3,924,491	3,164,965	2,405,439	1,645,913	886,387
19 Large scheme - 50 flats (70 dph)	50	£6,840,638	6,081,112	5,321,586	4,562,060	3,802,534	3,043,008	2,283,482	1,523,956	864,430	204,904	44,378	-335,148
20 Large scheme - 50 flats (90 dph)	50	£6,840,638	6,081,112	5,321,586	4,562,060	3,802,534	3,043,008	2,283,482	1,523,956	864,430	204,904	44,378	-335,148
21 Large scheme - 50 flats (170 dph)	50	£6,840,638	6,081,112	5,321,586	4,562,060	3,802,534	3,043,008	2,283,482	1,523,956	864,430	204,904	44,378	-335,148
22 Large scheme - 50 flats (190 dph)	50	£6,840,638	6,081,112	5,321,586	4,562,060	3,802,534	3,043,008	2,283,482	1,523,956	864,430	204,904	44,378	-335,148
23 Large scheme - 50 flats (220 dph)	50	£6,840,638	6,081,112	5,321,586	4,562,060	3,802,534	3,043,008	2,283,482	1,523,956	864,430	204,904	44,378	-335,148
24 Large scheme - 50 flats (350 dph)	50	£6,840,638	6,081,112	5,321,586	4,562,060	3,802,534	3,043,008	2,283,482	1,523,956	864,430	204,904	44,378	-335,148
25 Large scheme - 100 flats and houses (70 dph)	100	£13,102,913	12,102,913	11,102,913	10,102,913	9,102,913	8,102,913	7,102,913	6,102,913	5,102,913	4,102,913	3,102,913	2,102,913
26 Large scheme - 100 flats (90 dph)	100	£13,102,913	12,102,913	11,102,913	10,102,913	9,102,913	8,102,913	7,102,913	6,102,913	5,102,913	4,102,913	3,102,913	2,102,913
27 Large scheme - 100 flats (170 dph)	100	£13,102,913	12,102,913	11,102,913	10,102,913	9,102,913	8,102,913	7,102,913	6,102,913	5,102,913	4,102,913	3,102,913	2,102,913
28 Large scheme - 100 flats (190 dph)	100	£13,102,913	12,102,913	11,102,913	10,102,913	9,102,913	8,102,913	7,102,913	6,102,913	5,102,913	4,102,913	3,102,913	2,102,913
29 Large scheme - 100 flats (220 dph)	100	£13,102,913	12,102,913	11,102,913	10,102,913	9,102,913	8,102,913	7,102,913	6,102,913	5,102,913	4,102,913	3,102,913	2,102,913
30 Large scheme - 100 flats (350 dph)	100	£13,102,913	12,102,913	11,102,913	10,102,913	9,102,913	8,102,913	7,102,913	6,102,913	5,102,913	4,102,913	3,102,913	2,102,913
31 Large scheme - 200 flats and houses (70 dph)	200	£26,205,826	24,205,826	22,205,826	20,205,826	18,205,826	16,205,826	14,205,826	12,205,826	10,205,826	8,205,826	6,205,826	4,205,826
32 Large scheme - 200 flats (90 dph)	200	£26,205,826	24,205,826	22,205,826	20,205,826	18,205,826	16,205,826	14,205,826	12,205,826	10,205,826	8,205,826	6,205,826	4,205,826
33 Large scheme - 200 flats (170 dph)	200	£26,205,826	24,205,826	22,205,826	20,205,826	18,205,826	16,205,826	14,205,826	12,205,826	10,205,826	8,205,826	6,205,826	4,205,826
34 Large scheme - 200 flats (190 dph)	200	£26,205,826	24,205,826	22,205,826	20,205,826	18,205,826	16,205,826	14,205,826	12,205,826	10,205,826	8,205,826	6,205,826	4,205,826
35 Large scheme - 200 flats (220 dph)	200	£26,205,826	24,205,826	22,205,826	20,205,826	18,205,826	16,205,826	14,205,826	12,205,826	10,205,826	8,205,826	6,205,826	4,205,826
36 Large scheme - 200 flats (350 dph)	200	£26,205,826	24,205,826	22,205,826	20,205,826	18,205,826	16,205,826	14,205,826	12,205,826	10,205,826	8,205,826	6,205,826	4,205,826
37 West Cross Industrial Estate	1,800	£74,758,905	68,495,364	62,232,823	55,970,282	49,707,741	43,445,199	37,182,658	30,920,117	24,657,576	18,395,035	12,132,494	5,869,953
38 Phoenix Business Park	260	£12,861,747	11,861,747	10,861,747	9,861,747	8,861,747	7,861,747	6,861,747	5,861,747	4,861,747	3,861,747	2,861,747	1,861,747
39 New Bridge District Centre	750	£15,152,939	13,652,939	12,152,939	10,652,939	9,152,939	7,652,939	6,152,939	4,652,939	3,152,939	1,652,939	602,939	-247,061
40 EHC Tower	420	£10,969,944	9,969,944	8,969,944	7,969,944	6,969,944	5,969,944	4,969,944	3,969,944	2,969,944	1,969,944	969,944	-469,944
41 Lidl Fetham	220	£6,499,911	5,499,911	4,499,911	3,499,911	2,499,911	1,499,911	499,911	-499,911	-1,499,911	-2,499,911	-3,499,911	-4,499,911
42 Land at Hutton Fields		£643,376,584	45,873,487	45,873,487	45,873,487	45,873,487	45,873,487	45,873,487	45,873,487	45,873,487	45,873,487	45,873,487	45,873,487
43 MOD Fetham	1,370	£94,657,944	79,645,000	71,035,210	62,425,420	53,815,630	45,205,840	36,596,050	27,986,260	19,376,470	10,766,680	2,156,890	-333,100
44 Leisure West	120	£41,569,724	35,096,306	28,622,918	22,149,530	15,676,142	9,202,754	2,728,366	-2,728,366	-9,202,754	-17,728,366	-26,228,978	-34,729,590
45 Land south of West International	120	£41,569,724	35,096,306	28,622,918	22,149,530	15,676,142	9,202,754	2,728,366	-2,728,366	-9,202,754	-17,728,366	-26,228,978	-34,729,590
46 Staines Road	830	£15,152,939	13,652,939	12,152,939	10,652,939	9,152,939	7,652,939	6,152,939	4,652,939	3,152,939	1,652,939	602,939	-247,061
47 Houslow Bus Garage	300	£10,969,944	9,969,944	8,969,944	7,969,944	6,969,944	5,969,944	4,969,944	3,969,944	2,969,944	1,969,944	969,944	-469,944
48 Sainsbury's Chickwick	300	£10,969,944	9,969,944	8,969,944	7,969,944	6,969,944	5,969,944	4,969,944	3,969,944	2,969,944	1,969,944	969,944	-469,944

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,719,599										

Table 6.9.2: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £6,858 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £6,858 psm		AH tenure		Rented 70%		SO 30%		Frst hrs 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£9,241,173 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,908,008	1,814,594	1,720,775	1,627,598	1,535,068	1,443,174	1,351,907	1,261,321	1,171,359	1,082,039	993,392
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,922,105	1,827,801	1,733,741	1,640,523	1,547,948	1,456,016	1,364,727	1,274,009	1,184,076	1,094,715	1,005,907
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,143,008	1,066,524	989,977	913,965	838,408	763,540	688,142	613,273	541,939	469,140	396,877
4 Small scheme - 8 flats (90 dph)	8	£631,706	1,028,589	1,034,054	1,740,182	1,646,944	1,554,348	1,462,394	1,371,084	1,280,415	1,190,391	1,101,008	1,012,226
5 Small scheme - 8 flats (170 dph)	8	£462,959	964,615	964,615	964,615	964,615	964,615	964,615	964,615	964,615	964,615	964,615	964,615
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,028,940	1,034,416	1,740,533	1,647,295	1,554,699	1,462,745	1,371,435	1,280,767	1,190,742	1,101,360	1,012,621
7 Small scheme - 8 flats (220 dph)	8	£369,647	458,344	392,980	320,095	253,656	189,697	126,204	73,161	16,624	52,249	114,809	176,995
8 Small scheme - 8 flats (350 dph)	8	£154,533	1,931,921	1,836,359	1,742,561	1,648,254	1,554,682	1,464,691	1,373,373	1,282,696	1,192,685	1,103,278	1,014,538
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,816,662	2,699,699	2,436,404	2,268,907	2,060,191	1,860,488	1,674,969	1,490,448	1,316,929	1,144,809	978,829
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	4,819,712	4,583,402	4,348,098	4,115,000	3,884,110	3,654,220	3,425,951	3,199,281	2,974,219	2,750,764	2,529,915
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,892,437	2,509,431	2,327,098	2,147,237	1,968,048	1,790,131	1,613,486	1,438,113	1,264,013	1,091,185	919,829
12 Medium scheme - 20 flats (90 dph)	20	£2,653,584	1,813,982	1,448,127	1,263,074	1,120,792	988,884	798,146	638,560	486,187	322,968	166,918	12,039
13 Medium scheme - 20 flats (170 dph)	20	£1,987,187	1,493,804	1,298,311	1,120,803	964,698	799,979	626,251	468,715	308,370	147,216	10,910	170,072
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,197,126	1,037,159	878,336	720,658	564,119	408,725	254,474	101,366	51,371	204,495	356,457
15 Medium scheme - 20 flats (220 dph)	20	£640,107	1,024,936	869,990	716,154	563,429	411,815	261,312	111,820	36,917	166,333	324,622	481,782
16 Medium scheme - 20 flats (350 dph)	20	£528,607	552,201	449,874	360,915	288,168	26,890	111,047	250,378	368,685	525,954	802,999	797,248
17 Large scheme - 50 houses (40 dph)	50	£11,551,468	6,896,297	6,494,874	5,898,905	5,408,905	4,918,905	4,428,905	3,938,905	3,448,905	2,958,905	2,468,905	1,978,905
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	8,451,279	8,010,556	5,572,099	5,138,308	4,706,778	4,275,314	3,843,850	3,412,386	2,980,922	2,549,458	2,118,994
19 Large scheme - 50 flats (70 dph)	50	£6,858,592	6,066,207	5,848,195	5,233,091	4,820,893	4,411,604	4,005,223	3,601,750	3,201,185	2,800,528	2,400,778	2,019,908
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	6,119,999	6,119,999	3,391,143	2,886,079	2,483,922	2,082,274	1,682,908	1,282,299	882,692	511,968	124,244
21 Large scheme - 50 flats (170 dph)	50	£2,717,962	2,714,118	2,714,118	2,714,118	2,714,118	2,714,118	2,714,118	2,714,118	2,714,118	2,714,118	2,714,118	2,714,118
22 Large scheme - 50 flats (190 dph)	50	£2,413,888	2,406,359	2,413,888	2,413,888	2,413,888	2,413,888	2,413,888	2,413,888	2,413,888	2,413,888	2,413,888	2,413,888
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,972,433	1,825,811	1,284,428	948,276	617,363	291,686	29,183	349,207	663,908	973,289	1,277,355
24 Large scheme - 50 flats (350 dph)	50	£1,320,160	1,931,921	1,836,359	1,742,561	1,648,254	1,554,682	1,464,691	1,373,373	1,282,696	1,192,685	1,103,278	1,014,538
25 Large scheme - 100 flats and houses (70 dph)	100	£1,981,471	1,836,544	1,836,544	1,836,544	1,836,544	1,836,544	1,836,544	1,836,544	1,836,544	1,836,544	1,836,544	1,836,544
26 Large scheme - 100 flats (90 dph)	100	£1,026,970	1,967,793	1,761,272	1,390,471	1,120,792	988,884	838,408	688,142	537,856	387,564	237,272	14,039
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	5,949,424	5,199,925	4,455,773	3,716,965	2,983,504	2,250,389	1,531,718	808,172	60,035	638,288	1,358,434
28 Large scheme - 100 flats (190 dph)	100	£4,963,715	4,745,128	4,029,794	3,319,555	2,814,505	1,914,552	1,212,217	514,734	169,272	877,688	1,570,199	2,257,296
29 Large scheme - 100 flats (220 dph)	100	£4,290,533	4,290,533	4,290,533	4,290,533	4,290,533	4,290,533	4,290,533	4,290,533	4,290,533	4,290,533	4,290,533	4,290,533
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	1,913,120	1,270,456	832,460	680	639,130	1,272,640	1,901,410	2,535,440	3,144,730	3,759,201	4,369,990
31 Large scheme - 200 flats and houses (70 dph)	200	£2,653,584	21,587,961	20,957,827	18,558,207	17,089,097	15,590,501	14,122,415	12,664,842	11,217,781	9,761,232	8,305,195	6,839,879
32 Large scheme - 200 flats (90 dph)	200	£2,653,584	21,587,961	20,957,827	18,558,207	17,089,097	15,590,501	14,122,415	12,664,842	11,217,781	9,761,232	8,305,195	6,839,879
33 Large scheme - 200 flats (170 dph)	200	£1,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529
34 Large scheme - 200 flats (190 dph)	200	£972,755	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529
35 Large scheme - 200 flats (220 dph)	200	£640,107	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529
36 Large scheme - 200 flats (350 dph)	200	£528,607	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529	11,016,529
37 West Cross Industrial Estate	1,800	£55,942,969	154,568,264	141,563,964	128,653,803	115,898,148	102,998,434	90,222,190	77,429,967	64,598,432	50,937,233	37,353,918	23,457,579
38 Phoenix Business Park	260	£14,785,877	38,895,300	34,491,869	32,105,424	29,735,968	27,385,495	25,042,786	22,718,388	20,411,029	18,102,701	15,847,410	13,591,158
39 New Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,287,023	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,681	1,211,125	£2,252,213
40 EHC Tower	420	£12,057,888	39,430,868	35,490,240	31,577,626	27,679,085	23,794,571	19,937,471	16,108,582	12,307,995	8,535,440	4,768,171	1,025,354
41 Lidl Fetham	220	£5,627,014	238,002	80,9415	2,049,961	3,182,093	4,321,505	5,455,400	6,580,701	7,697,411	8,805,529	9,905,598	10,999,989
42 Land at Hatton Fields	1,370	£34,657,944	45,873,467	45,873,467	45,873,467	45,873,467	45,873,467	45,873,467	45,873,467	45,873,467	45,873,467	45,873,467	45,873,467
43 Leisure West	310	£30,269,962	78,645,000	78,645,000	78,645,000	78,645,000	78,645,000	78,645,000	78,645,000	78,645,000	78,645,000	78,645,000	78,645,000
44 Land south of West International	120	£115,755,724	25,096,335	25,096,335	25,096,335	25,096,335	25,096,335	25,096,335	25,096,335	25,096,335	25,096,335	25,096,335	25,096,335
45 34 Staines Road	120	£7,384,662	19,312,013	12,970,311	6,674,157	423,552	5,869,725	12,123,221	18,417,891	24,689,351	30,895,811	37,064,274	43,185,738
46 Hounslow Bus Garage	830	£27,386,662	19,312,013	12,970,311	6,674,157	423,552	5,869,725	12,123,221	18,417,891	24,689,351	30,895,811	37,064,274	43,185,738
47 Sainsbury's Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,469,532	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£8,038,592 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,342,666	1,908,008	1,814,594	1,720,775	1,627,598	1,53						

Table 6.9.3: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,221 per square metre)

BENCHMARK LOCAL PLAN VIABILITY		Sales value £7,221/sqm		A/Renture		Rented 70%		SO 30%		First time 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£9,241.173 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 0 houses (40 dph)	0	£1,342,735	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
2 Small scheme - 0 houses and flats (50 dph)	0	£1,478,538	2,111,651	2,007,911	1,993,083	1,990,969	1,997,362	1,998,571	1,994,492	1,994,125	1,994,470	1,998,820	1,997,207
3 Small scheme - 0 flats (70 dph)	0	£1,016,529	1,394,723	1,219,722	1,133,917	1,049,490	995,490	962,196	926,442	917,310	920,172	954,831	944,400
4 Small scheme - 0 flats (90 dph)	0	£601,706	2,116,126	2,013,472	1,899,524	1,806,287	1,703,761	1,601,949	1,500,940	1,400,469	1,300,794	1,201,621	1,101,509
5 Small scheme - 0 flats (170 dph)	0	£460,059	1,176,203	1,026,999	890,942	770,124	659,490	550,442	450,442	350,442	250,442	150,442	50,442
6 Small scheme - 0 flats (190 dph)	0	£209,647	2,116,400	2,013,625	1,899,675	1,806,438	1,704,114	1,602,301	1,501,200	1,400,692	1,301,150	1,202,152	1,101,509
7 Small scheme - 8 flats (220 dph)	8	£269,647	899,593	822,537	755,080	687,164	619,708	552,252	484,796	417,340	349,884	282,428	214,972
8 Small scheme - 8 flats (250 dph)	8	£184,823	2,125,468	2,018,798	1,911,912	1,805,026	1,700,598	1,603,216	1,502,113	1,402,741	1,303,091	1,204,008	1,104,523
9 Medium scheme - 20 houses (40 dph)	20	£4,620,588	2,924,899	2,924,899	2,924,899	2,924,899	2,924,899	2,924,899	2,924,899	2,924,899	2,924,899	2,924,899	2,924,899
10 Medium scheme - 20 houses and flats (50 dph)	20	£2,896,499	2,825,879	2,825,879	2,825,879	2,825,879	2,825,879	2,825,879	2,825,879	2,825,879	2,825,879	2,825,879	2,825,879
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,640,335	2,640,335	2,640,335	2,640,335	2,640,335	2,640,335	2,640,335	2,640,335	2,640,335	2,640,335	2,640,335
12 Medium scheme - 20 flats (90 dph)	20	£2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594
13 Medium scheme - 20 flats (170 dph)	20	£1,587,187	2,587,187	2,587,187	2,587,187	2,587,187	2,587,187	2,587,187	2,587,187	2,587,187	2,587,187	2,587,187	2,587,187
14 Medium scheme - 20 flats (190 dph)	20	£2,672,765	1,589,426	1,371,567	1,153,708	935,849	717,990	500,131	282,272	63,413	15,554	1,571	103,824
15 Medium scheme - 20 flats (220 dph)	20	£2,604,101	1,399,960	1,180,796	961,632	742,468	523,304	304,140	94,976	19,812	10,648	1,480	1,480
16 Medium scheme - 20 flats (250 dph)	20	£2,620,967	917,445	733,176	548,902	364,633	180,364	95,195	47,598	23,799	11,899	5,949	5,949
17 Large scheme - 50 houses (40 dph)	50	£11,515,468	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
19 Large scheme - 50 flats (70 dph)	50	£8,680,638	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
20 Large scheme - 50 flats (90 dph)	50	£5,235,865	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
21 Large scheme - 50 flats (170 dph)	50	£2,717,983	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
22 Large scheme - 50 flats (190 dph)	50	£2,451,368	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
23 Large scheme - 50 flats (220 dph)	50	£2,160,267	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
24 Large scheme - 50 flats (250 dph)	50	£2,160,267	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
25 Large scheme - 100 flats (70 dph)	100	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
26 Large scheme - 100 flats (90 dph)	100	£10,267,507	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
27 Large scheme - 100 flats (170 dph)	100	£4,425,904	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
28 Large scheme - 100 flats (190 dph)	100	£4,363,715	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
29 Large scheme - 100 flats (220 dph)	100	£4,200,520	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
30 Large scheme - 100 flats (250 dph)	100	£2,640,335	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,350	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
32 Large scheme - 200 flats (90 dph)	200	£26,403,350	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
33 Large scheme - 200 flats (170 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
34 Large scheme - 200 flats (190 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
35 Large scheme - 200 flats (220 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
36 Large scheme - 200 flats (250 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
37 Large scheme - 200 flats and houses (70 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
38 Large scheme - 200 flats (90 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
39 Large scheme - 200 flats (170 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
40 Large scheme - 200 flats (190 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
41 Large scheme - 200 flats (220 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
42 Large scheme - 200 flats (250 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
43 Large scheme - 200 flats and houses (70 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
44 Large scheme - 200 flats (90 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
45 Large scheme - 200 flats (170 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
46 Large scheme - 200 flats (190 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
47 Large scheme - 200 flats (220 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
48 Large scheme - 200 flats (250 dph)	200	£13,201,626	2,989,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
49 Large scheme - 200 flats and houses (													

Table 6.9.4: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,584 per square metre)

BENCHMARK LOCAL PLAN VIABILITY		Sales value £7,584 gsm		All tenure		Rented 70%		SO 30%		First time 5%		
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£9,241.173 PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,343,735	2,202,709	2,136,915	2,072,995	2,010,534	1,949,786	1,890,226	1,837,226	1,781,996	1,731,334	1,684,941
2 Small scheme - 8 houses and flats (50 dph)	8	£1,476,529	2,205,807	2,152,922	2,104,505	2,052,458	2,001,458	1,951,976	1,903,036	1,855,641	1,808,795	1,762,501
3 Small scheme - 8 flats (70 dph)	8	£1,016,029	1,430,446	1,338,022	1,240,239	1,150,091	1,064,558	974,734	892,674	819,935	756,935	705,995
4 Small scheme - 8 flats (90 dph)	8	£601,706	2,272,281	2,138,584	2,047,247	1,933,978	1,822,273	1,715,445	1,606,350	1,495,091	1,390,595	1,283,059
5 Small scheme - 8 flats (170 dph)	8	£460,059	1,222,840	1,128,829	1,046,346	971,945	904,145	844,145	794,145	744,145	694,145	644,145
6 Small scheme - 8 flats (190 dph)	8	£209,647	2,272,642	2,135,730	2,047,590	1,936,238	1,825,030	1,715,799	1,606,736	1,496,445	1,390,910	1,284,561
7 Small scheme - 8 flats (220 dph)	8	£269,647	777,272	626,836	550,478	472,829	396,929	319,435	242,800	169,277	95,315	17,815
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,274,821	2,181,715	2,049,595	1,935,195	1,827,532	1,717,744	1,609,874	1,504,371	1,395,941	1,288,017
9 Medium scheme - 20 houses (40 dph)	20	£4,820,588	6,859,795	6,587,795	6,315,795	6,043,795	5,771,795	5,500,000	5,228,205	4,956,410	4,684,615	4,412,820
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,896,699	6,875,965	6,588,723	6,316,358	6,044,358	5,772,358	5,500,358	5,228,358	4,956,358	4,684,358	4,412,358
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,364,145	3,154,145	2,944,145	2,734,145	2,524,145	2,314,145	2,104,145	1,894,145	1,684,145	1,474,145
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,214,959	2,016,203	1,878,447	1,740,635	1,602,823	1,465,011	1,327,199	1,189,387	1,051,575	913,763
13 Medium scheme - 20 flats (170 dph)	20	£1,087,187	2,066,639	1,907,838	1,749,037	1,590,236	1,431,435	1,272,634	1,113,833	955,032	796,231	637,430
14 Medium scheme - 20 flats (190 dph)	20	£692,765	1,815,424	1,602,391	1,390,728	1,176,432	962,136	747,840	533,544	319,248	104,952	-168,048
15 Medium scheme - 20 flats (220 dph)	20	£604,101	1,024,961	1,437,049	1,222,140	1,007,177	784,735	562,300	339,865	117,430	-303,049	-503,049
16 Medium scheme - 20 flats (350 dph)	20	£269,667	1,740,321	1,614,354	1,512,176	1,409,962	1,307,748	1,205,534	1,103,320	898,892	694,464	490,036
17 Large scheme - 50 houses (40 dph)	50	£11,515,468	16,889,780	16,480,556	16,071,332	15,662,108	15,252,884	14,843,660	14,434,436	14,025,212	13,615,988	13,206,764
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	16,889,780	16,480,556	16,071,332	15,662,108	15,252,884	14,843,660	14,434,436	14,025,212	13,615,988	13,206,764
19 Large scheme - 50 flats (70 dph)	50	£6,889,228	7,889,228	7,184,411	6,683,190	6,181,969	5,680,748	5,179,527	4,678,306	4,177,085	3,675,864	3,174,643
20 Large scheme - 50 flats (90 dph)	50	£5,133,885	6,743,814	5,245,322	4,751,153	4,258,982	3,766,811	3,274,640	2,782,469	2,290,298	1,798,127	1,305,956
21 Large scheme - 50 flats (170 dph)	50	£2,717,962	6,812,927	6,118,883	5,424,839	4,730,795	4,036,751	3,342,707	2,648,663	1,954,619	1,260,575	566,531
22 Large scheme - 50 flats (190 dph)	50	£2,517,962	3,943,833	3,508,724	3,073,615	2,638,506	2,203,397	1,768,288	1,333,179	898,070	462,961	34,961
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	3,524,754	2,963,650	2,402,546	1,841,442	1,280,338	719,234	158,130	-102,970	-302,970	-602,970
24 Large scheme - 50 flats (350 dph)	50	£1,535,168	2,745,168	2,365,168	1,985,168	1,605,168	1,225,168	845,168	465,168	85,168	-195,168	-385,168
25 Large scheme - 100 flats (70 dph)	100	£10,320,626	13,620,626	12,520,626	11,420,626	10,320,626	9,220,626	8,120,626	7,020,626	5,920,626	4,820,626	3,720,626
26 Large scheme - 100 flats (90 dph)	100	£7,620,626	10,320,626	9,220,626	8,120,626	7,020,626	5,920,626	4,820,626	3,720,626	2,620,626	1,520,626	420,626
27 Large scheme - 100 flats (170 dph)	100	£3,920,626	6,820,626	6,020,626	5,220,626	4,420,626	3,620,626	2,820,626	2,020,626	1,220,626	420,626	-380,626
28 Large scheme - 100 flats (190 dph)	100	£3,520,626	5,420,626	4,820,626	4,220,626	3,620,626	3,020,626	2,420,626	1,820,626	1,220,626	620,626	-480,626
29 Large scheme - 100 flats (220 dph)	100	£3,120,626	4,020,626	3,420,626	2,820,626	2,220,626	1,620,626	1,020,626	420,626	-180,626	-580,626	-980,626
30 Large scheme - 100 flats (350 dph)	100	£2,320,626	3,220,626	2,620,626	2,020,626	1,420,626	820,626	220,626	-380,626	-780,626	-1,180,626	-1,580,626
31 West Cross Industrial Estate	1,800	£44,520,571	14,900,364	14,900,364	12,853,031	11,806,148	10,759,454	9,722,168	8,684,882	7,647,596	6,610,310	5,573,024
32 Kew Business Park	260	£1,748,871	3,809,500	3,441,880	3,106,424	2,775,969	2,445,514	2,115,059	1,784,604	1,454,149	1,123,694	793,239
33 Kew Bridge District Centre	420	£1,603,994	3,809,500	3,441,880	3,106,424	2,775,969	2,445,514	2,115,059	1,784,604	1,454,149	1,123,694	793,239
34 E10C Feltan	-	£2,699,321	2,399,999	2,399,999	2,399,999	2,399,999	2,399,999	2,399,999	2,399,999	2,399,999	2,399,999	2,399,999
35 Land and station fields	-	£2,678,013,777	£4,073,442	£4,073,442	£4,073,442	£4,073,442	£4,073,442	£4,073,442	£4,073,442	£4,073,442	£4,073,442	£4,073,442
36 E10C Feltan	1,370	£13,344,348	£13,344,348	£13,344,348	£13,344,348	£13,344,348	£13,344,348	£13,344,348	£13,344,348	£13,344,348	£13,344,348	£13,344,348
37 Land south of West International	310	£3,347,664	£1,800,487	£1,800,487	£1,800,487	£1,800,487	£1,800,487	£1,800,487	£1,800,487	£1,800,487	£1,800,487	£1,800,487
38 34 Staines Road	120	£4,071,296	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000
39 Hourston Bus Garage	20	£36,882,451	£13,021,311	£12,970,311	£10,741,311	£8,512,311	£6,283,311	£4,054,311	£1,825,311	£-395,689	£-1,764,244	£-3,593,489
40 Sainsbury's Cheilwick	300	£14,489,488	£6,208,144	£6,028,973	£5,849,803	£5,670,633	£5,491,463	£5,312,293	£5,133,123	£4,953,953	£4,774,783	£4,595,613

BENCHMARK LAND VALU 2 (SECONDARY RETAIL)		£8,038,592 PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,007,710	2,250,719	2,136,915	2,057,995	1,978,074	1,899,154	1,820,234	1,741,314	1,662,394	1,583,474	1,504,554
2 Small scheme - 8 houses and flats (50 dph)	8	£1,238,170	2,250,719	2,136,915	2,057,995	1,978,074	1,899,154	1,820,234	1,741,314	1,662,394	1,583,474	1,504,554
3 Small scheme - 8 flats (70 dph)	8	£684,245	1,130,449	1,039,022	948,595	858,168	767,741	677,314	586,887	496,460	406,033	315,606
4 Small scheme - 8 flats (90 dph)	8	£722,473	2,272,281	2,138,584	2,047,247	1,933,978	1,822,273	1,715,445	1,606,350	1,495,091	1,384,795	1,273,501
5 Small scheme - 8 flats (170 dph)	8	£461,801	1,230,446	1,138,022	1,046,346	954,945	863,518	772,091	680,664	589,237	497,810	406,383
6 Small scheme - 8 flats (190 dph)	8	£231,544	2,272,642	2,135,730	2,047,590	1,936,238	1,825,030	1,715,799	1,606,736	1,496,445	1,386,154	1,275,863
7 Small scheme - 8 flats (220 dph)	8	£231,544	777,272	626,836	550,478	472,829	396,929	319,435	242,800	169,277	95,315	17,815
8 Small scheme - 8 flats (350 dph)	8	£160,722	2,274,821	2,181,715	2,049,595	1,935,195	1,827,532	1,717,744	1,609,874	1,504,371	1,395,941	1,288,017
9 Medium scheme - 20 houses (40 dph)	20	£4,010,296	6,820,588	6,548,588	6,276,588	6,004,588	5,732,588	5,460,588	5,188,588	4,916,588	4,644,588	4,372,588
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,210,415	6,840,588	6,568,588	6,296,588	6,024,588	5,752,588	5,480,588	5,208,588	4,936,588	4,664,588	4,392,588
11 Medium scheme - 20 flats (70 dph)	20	£2,206,741	3,304,149	3,104,149	2,904,149	2,704,149	2,504,149	2,304,149	2,104,149	1,904,149	1,704,149	1,504,149
12 Medium scheme - 20 flats (90 dph)	20	£1,700,354	2,210,959	2,010,959	1,810,959	1,610,959	1,410,959	1,210,959	1,010,959	810,959	610,959	410,959
13 Medium scheme - 20 flats (170 dph)	20	£940,171	2,066,639	1,907,838	1,749,037	1,590,236	1,431,435	1,272,634	1,113,833	955,032	796,231	637,430
14 Medium scheme - 20 flats (190 dph)	20	£640,171	1,815,424	1,602,391	1,390,728	1,176,432	962,136	747,840	533,544	319,248	104,952	-168,048
15 Medium scheme - 20 flats (220 dph)	20	£539,781	1,024,961	1,437,049	1,222,140	1,007,177	784,735	562,300	339,865	117,430	-303,049	-503,049
16 Medium scheme - 20 flats (350 dph)	20	£230,267	1,740,321	1,614,354	1,512,176	1,409,962	1,307,748	1,205,534	1,103,320	898,892	694,464	490,036
17 Large scheme - 50 houses (40 dph)	50	£13,440,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
18 Large scheme - 50 houses and flats (50 dph)	50	£10,740,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
19 Large scheme - 50 flats (70 dph)	50	£7,040,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
20 Large scheme - 50 flats (90 dph)	50	£5,340,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
21 Large scheme - 50 flats (170 dph)	50	£2,640,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
22 Large scheme - 50 flats (190 dph)	50	£2,440,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
23 Large scheme - 50 flats (220 dph)	50	£2,240,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
24 Large scheme - 50 flats (350 dph)	50	£1,640,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
25 Large scheme - 100 flats (70 dph)	100	£6,740,320	22,400,590	21,400,590	20,400,590	19,400,590	18,400,590	17,400,590	16,400,590	15,400,590	14,400,590	13,400,590
26 Large scheme - 100 flats (90 dph)	100											

Table 6.9.5: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,948 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £7,948 sqm		Aftersure		Rented 70%		SO 30%		First time 9%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£9,241,173 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 0 houses (40 dph)	0	£1,343,735	2,442,353	2,332,331	2,219,147	2,088,801	1,958,294	1,848,824	1,729,793	1,611,999	1,494,944	1,378,528	1,262,850
2 Small scheme - 0 houses and flats (50 dph)	0	£1,476,558	2,455,553	2,332,331	2,219,147	2,088,801	1,958,294	1,848,824	1,729,793	1,611,999	1,494,944	1,378,528	1,262,850
3 Small scheme - 0 flats (70 dph)	0	£1,016,029	1,591,561	1,490,320	1,390,150	1,290,038	1,191,097	1,092,356	995,014	898,913	802,920	707,360	612,640
4 Small scheme - 0 flats (90 dph)	0	£601,706	2,461,837	2,338,793	2,210,389	2,095,222	1,974,693	1,855,902	1,730,158	1,608,138	1,486,993	1,364,022	1,240,522
5 Small scheme - 0 flats (170 dph)	0	£460,059	1,394,130	1,299,139	1,196,270	1,103,021	1,010,399	918,399	826,400	734,939	644,493	559,391	474,129
6 Small scheme - 0 flats (190 dph)	0	£209,537	2,402,100	2,338,140	2,270,340	2,095,373	1,975,044	1,855,254	1,730,501	1,605,497	1,501,311	1,394,973	1,289,473
7 Small scheme - 8 flats (220 dph)	8	£269,647	849,452	783,152	877,484	892,427	507,901	424,147	340,923	268,311	178,370	84,820	14,141
8 Small scheme - 8 flats (250 dph)	8	£184,823	2,454,170	2,341,120	2,218,907	2,087,533	1,976,987	1,857,286	1,730,138	1,626,418	1,502,235	1,388,698	1,271,353
9 Medium scheme - 20 houses (40 dph)	20	£4,820,588	2,892,001	2,808,826	2,698,938	2,591,484	2,486,999	2,401,939	2,308,988	2,209,696	2,104,969	2,000,496	1,896,384
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,896,699	6,152,835	5,945,238	5,538,714	5,158,287	4,804,979	4,435,748	4,058,818	3,643,882	3,250,945	2,855,797	2,471,040
11 Medium scheme - 20 flats (70 dph)	20	£2,640,336	3,774,187	3,553,560	3,294,110	3,095,586	2,820,738	2,566,555	2,354,942	2,123,188	1,894,673	1,666,800	1,440,608
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,058,967	2,008,413	2,171,394	1,955,312	1,742,989	1,574,000	1,401,690	1,268,341	1,161,242	1,061,274	961,642
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,468,991	2,345,438	2,204,933	1,968,979	1,591,416	1,374,002	1,188,855	1,047,862	928,474	825,428	730,359
14 Medium scheme - 20 flats (190 dph)	20	£292,765	2,108,726	1,964,707	1,748,368	1,537,437	1,338,606	1,124,975	919,639	716,708	515,270	314,334	116,007
15 Medium scheme - 20 flats (220 dph)	20	£640,107	1,969,800	1,703,570	1,559,590	1,407,807	1,150,001	950,391	750,230	561,542	386,262	212,320	60,236
16 Medium scheme - 20 flats (250 dph)	20	£320,967	1,867,508	1,678,576	1,590,462	1,473,967	1,310,522	1,125,325	920,293	717,480	510,710	309,469	109,238
17 Large scheme - 50 houses (40 dph)	50	£11,515,468	10,308,782	10,008,428	9,702,800	9,397,405	9,092,919	8,788,434	8,483,949	8,179,464	7,874,979	7,570,494	7,266,009
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	9,084,007	8,902,500	8,720,002	8,537,502	8,355,002	8,172,502	7,990,002	7,807,502	7,625,002	7,442,502	7,260,002
19 Large scheme - 50 flats (70 dph)	50	£8,800,838	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832
20 Large scheme - 50 flats (90 dph)	50	£8,800,838	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832
21 Large scheme - 50 flats (170 dph)	50	£2,717,862	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832
22 Large scheme - 50 flats (190 dph)	50	£2,717,862	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832
23 Large scheme - 50 flats (220 dph)	50	£2,717,862	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832
24 Large scheme - 50 flats (250 dph)	50	£2,717,862	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832	8,809,832
25 Large scheme - 100 flats (70 dph)	100	£13,201,676	16,952,926	16,785,698	16,618,470	16,451,242	16,284,014	16,116,786	15,949,558	15,782,330	15,615,102	15,447,874	15,280,646
26 Large scheme - 100 flats (90 dph)	100	£10,267,507	13,007,833	13,011,772	13,015,711	13,019,650	13,023,589	13,027,528	13,031,467	13,035,406	13,039,345	13,043,284	13,047,223
27 Large scheme - 100 flats (170 dph)	100	£5,425,904	10,007,343	9,905,713	9,804,083	9,702,453	9,600,823	9,499,193	9,397,563	9,295,933	9,194,303	9,092,673	8,991,043
28 Large scheme - 100 flats (190 dph)	100	£4,209,520	9,270,900	9,272,732	9,274,564	9,276,396	9,278,228	9,280,060	9,281,892	9,283,724	9,285,556	9,287,388	9,289,220
29 Large scheme - 100 flats (220 dph)	100	£4,209,520	9,270,900	9,272,732	9,274,564	9,276,396	9,278,228	9,280,060	9,281,892	9,283,724	9,285,556	9,287,388	9,289,220
30 Large scheme - 100 flats (250 dph)	100	£2,640,336	9,984,346	9,984,346	9,984,346	9,984,346	9,984,346	9,984,346	9,984,346	9,984,346	9,984,346	9,984,346	9,984,346
31 Large scheme - 200 flats and houses (70 dph)	200	£28,403,351	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531
32 Large scheme - 200 flats (90 dph)	200	£28,403,351	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531	31,058,531
33 Large scheme - 200 flats (170 dph)	200	£13,201,676	16,952,926	16,785,698	16,618,470	16,451,242	16,284,014	16,116,786	15,949,558	15,782,330	15,615,102	15,447,874	15,280,646
34 Large scheme - 200 flats (190 dph)	200	£8,757,565	16,408,586	16,401,376	16,394,166	16,386,956	16,379,746	16,372,536	16,365,326	16,358,116	16,350,906	16,343,696	16,336,486
35 Large scheme - 200 flats (220 dph)	200	£8,481,068	14,711,569	14,708,139	14,704,709	14,701,279	14,697,849	14,694,419	14,690,989	14,687,559	14,684,129	14,680,699	14,677,269
36 Large scheme - 200 flats (250 dph)	200	£5,760,070	12,760,070	12,760,070	12,760,070	12,760,070	12,760,070	12,760,070	12,760,070	12,760,070	12,760,070	12,760,070	12,760,070
37 West Cross Industrial Estate	1,800	£58,542,509	154,505,304	141,953,303	129,401,302	116,849,301	104,297,300	91,745,299	79,193,298	66,641,297	54,089,296	41,537,295	28,985,294
38 Phoenix Business Park	260	£14,785,877	38,995,300	34,401,860	32,195,424	29,989,988	27,784,552	25,579,116	23,373,680	21,168,244	18,962,808	16,757,372	14,551,936
39 New Bridge District Centre	760	£17,465,817	59,502,130	52,881,209	46,260,288	39,639,367	33,018,446	26,397,525	19,776,604	13,155,683	6,534,762	2,913,841	£2,225,278
40 ELC Tower	420	£15,031,719	39,430,390	34,960,209	30,490,028	25,999,847	21,509,666	17,019,485	12,529,304	8,039,123	3,548,942	£1,058,761	£1,058,761
41 Lidl Fetham	220	£6,699,321	25,950,413	25,950,413	25,950,413	25,950,413	25,950,413	25,950,413	25,950,413	25,950,413	25,950,413	25,950,413	25,950,413
42 Land at Hutton Fields	-	£2,021,202,151	£8,073,453	£8,073,453	£8,073,453	£8,073,453	£8,073,453	£8,073,453	£8,073,453	£8,073,453	£8,073,453	£8,073,453	£8,073,453
43 MOD Fetham	1,370	£130,500,539	£98,640,000	£131,625,219	£2,406,353	£3,945,231	£5,484,110	£7,023,000	£8,561,889	£10,100,778	£11,639,667	£13,178,556	£14,717,445
44 Leisure View	310	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270	£14,688,270
45 Land south of West International	150	£153,072,891	£23,086,306	£23,086,306	£23,086,306	£23,086,306	£23,086,306	£23,086,306	£23,086,306	£23,086,306	£23,086,306	£23,086,306	£23,086,306
46 34 Staines Road	120	£3,588,665	£7,085,118	£7,375,210	£8,666,187	£10,957,169	£13,248,151	£15,539,133	£17,830,115	£20,121,097	£22,412,079	£24,703,061	£26,994,043
47 Hounslow Bus Garage	830	£10,165,250	£10,312,013	£10,375,311	£10,438,609	£10,501,907	£10,565,205	£10,628,503	£10,691,801	£10,755,099	£10,818,397	£10,881,695	£10,944,993
48 Sainsbury's Chiswick	300	£14,889,485	£9,226,144	£9,326,873	£9,427,602	£9,528,331	£9,629,060	£9,729,789	£9,830,518	£9,931,247			

Table 6.9.6: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,311 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £8,311 per sqm		Aftersure		Rented 70%		SO 30%		First time 5%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£9,241.173 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 0 houses (40 dph)	0	£1,343,735	2,881,991	2,949,735	3,018,479	3,087,223	3,155,967	3,224,711	3,293,455	3,362,199	3,430,943	3,500,000	3,569,057
2 Small scheme - 0 houses and flats (50 dph)	0	£1,478,558	2,844,300	2,911,740	2,979,180	3,046,620	3,114,060	3,181,500	3,248,940	3,316,380	3,383,820	3,451,260	3,518,700
3 Small scheme - 0 flats (70 dph)	0	£1,016,029	1,752,075	1,842,010	1,931,945	2,021,880	2,111,815	2,201,750	2,291,685	2,381,620	2,471,555	2,561,490	2,651,425
4 Small scheme - 0 flats (90 dph)	0	£601,706	2,051,703	2,110,220	2,168,737	2,227,254	2,285,771	2,344,288	2,402,805	2,461,322	2,519,839	2,578,356	2,636,873
5 Small scheme - 0 flats (170 dph)	0	£460,059	1,550,719	1,632,450	1,714,181	1,795,912	1,877,643	1,959,374	2,041,105	2,122,836	2,204,567	2,286,298	2,368,029
6 Small scheme - 0 flats (190 dph)	0	£209,573	2,051,735	2,110,220	2,168,737	2,227,254	2,285,771	2,344,288	2,402,805	2,461,322	2,519,839	2,578,356	2,636,873
7 Small scheme - 8 flats (220 dph)	8	£269,647	961,592	997,710	1,033,828	1,070,000	1,106,172	1,142,344	1,178,516	1,214,688	1,250,860	1,287,032	1,323,204
8 Small scheme - 8 flats (250 dph)	8	£184,823	2,853,716	2,920,228	2,986,740	3,053,252	3,119,764	3,186,276	3,252,788	3,319,300	3,385,812	3,452,324	3,518,836
9 Medium scheme - 20 houses (40 dph)	20	£4,820,588	4,332,557	4,408,876	4,485,195	4,561,514	4,637,833	4,714,152	4,790,471	4,866,790	4,943,109	5,019,428	5,095,747
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,896,099	4,026,791	4,103,110	4,179,429	4,255,748	4,332,067	4,408,386	4,484,705	4,561,024	4,637,343	4,713,662	4,789,981
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,164,165	4,302,445	4,440,725	4,579,005	4,717,285	4,855,565	4,993,845	5,132,125	5,270,405	5,408,685	5,546,965
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,996,776	2,757,562	2,518,348	2,279,134	2,039,920	1,799,706	1,559,492	1,319,278	1,079,064	838,850	598,636
13 Medium scheme - 20 flats (170 dph)	20	£1,087,167	2,851,767	2,952,470	3,053,173	3,153,876	3,254,579	3,355,282	3,455,985	3,556,688	3,657,391	3,758,094	3,858,797
14 Medium scheme - 20 flats (190 dph)	20	£292,765	2,923,927	2,291,704	2,062,058	1,832,412	1,602,766	1,373,120	1,143,474	913,828	684,182	454,536	224,890
15 Medium scheme - 20 flats (220 dph)	20	£240,107	2,313,131	2,029,291	1,807,052	1,584,813	1,362,574	1,140,335	918,096	695,857	473,618	251,379	31,031
16 Medium scheme - 20 flats (250 dph)	20	£230,967	1,700,096	1,502,215	1,304,334	1,106,453	908,572	710,691	512,810	314,929	117,048	-88,843	-289,902
17 Large scheme - 50 houses (40 dph)	50	£11,515,468	10,400,000	10,600,000	10,800,000	11,000,000	11,200,000	11,400,000	11,600,000	11,800,000	12,000,000	12,200,000	12,400,000
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	10,034,015	9,401,095	8,772,175	8,139,255	7,506,335	6,873,415	6,240,495	5,607,575	4,974,655	4,341,735	3,708,815
19 Large scheme - 50 flats (70 dph)	50	£8,600,638	9,528,838	9,308,840	9,088,842	8,868,844	8,648,846	8,428,848	8,208,850	7,988,852	7,768,854	7,548,856	7,328,858
20 Large scheme - 50 flats (90 dph)	50	£5,133,805	7,582,828	6,908,581	6,234,334	5,560,087	4,885,840	4,211,593	3,537,346	2,863,099	2,188,852	1,514,605	840,358
21 Large scheme - 50 flats (170 dph)	50	£2,717,862	5,344,323	5,758,798	6,227,173	6,695,548	7,163,923	7,632,298	8,100,673	8,569,048	9,037,423	9,505,798	9,974,173
22 Large scheme - 50 flats (190 dph)	50	£2,151,088	4,908,307	4,576,075	4,243,843	3,911,611	3,579,379	3,247,147	2,914,915	2,582,683	2,250,451	1,918,219	1,585,987
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,822,487	4,382,259	3,942,031	3,501,803	3,061,575	2,621,347	2,181,119	1,740,891	1,300,663	860,435	420,207
24 Large scheme - 50 flats (250 dph)	50	£2,100,267	4,822,487	4,382,259	3,942,031	3,501,803	3,061,575	2,621,347	2,181,119	1,740,891	1,300,663	860,435	420,207
25 Large scheme - 100 flats and houses (70 dph)	100	£10,267,507	14,832,106	13,555,481	12,453,083	11,350,610	10,248,137	9,145,664	8,043,191	6,940,718	5,838,245	4,735,772	3,633,299
26 Large scheme - 100 flats (170 dph)	100	£4,425,904	12,354,000	11,290,000	10,240,000	9,190,000	8,140,000	7,090,000	6,040,000	4,990,000	3,940,000	2,890,000	1,840,000
27 Large scheme - 100 flats (190 dph)	100	£4,363,775	10,922,000	9,976,000	9,030,000	8,084,000	7,138,000	6,192,000	5,246,000	4,300,000	3,354,000	2,408,000	1,462,000
28 Large scheme - 100 flats (220 dph)	100	£4,420,000	10,922,000	9,976,000	9,030,000	8,084,000	7,138,000	6,192,000	5,246,000	4,300,000	3,354,000	2,408,000	1,462,000
29 Large scheme - 100 flats (250 dph)	100	£2,640,335	7,496,862	6,903,099	6,309,336	5,715,573	5,121,810	4,528,047	3,934,284	3,340,521	2,746,758	2,153,000	1,559,247
30 Large scheme - 200 flats and houses (70 dph)	200	£26,422,351	34,477,494	32,200,000	30,000,000	27,800,000	25,600,000	23,400,000	21,200,000	19,000,000	16,800,000	14,600,000	12,400,000
31 Large scheme - 200 flats (190 dph)	200	£26,422,351	34,477,494	32,200,000	30,000,000	27,800,000	25,600,000	23,400,000	21,200,000	19,000,000	16,800,000	14,600,000	12,400,000
32 Large scheme - 200 flats (220 dph)	200	£26,422,351	34,477,494	32,200,000	30,000,000	27,800,000	25,600,000	23,400,000	21,200,000	19,000,000	16,800,000	14,600,000	12,400,000
33 Large scheme - 200 flats (250 dph)	200	£26,422,351	34,477,494	32,200,000	30,000,000	27,800,000	25,600,000	23,400,000	21,200,000	19,000,000	16,800,000	14,600,000	12,400,000
34 Large scheme - 200 flats (190 dph)	200	£26,422,351	34,477,494	32,200,000	30,000,000	27,800,000	25,600,000	23,400,000	21,200,000	19,000,000	16,800,000	14,600,000	12,400,000
35 Large scheme - 200 flats (220 dph)	200	£26,422,351	34,477,494	32,200,000	30,000,000	27,800,000	25,600,000	23,400,000	21,200,000	19,000,000	16,800,000	14,600,000	12,400,000
36 Large scheme - 200 flats (250 dph)	200	£26,422,351	34,477,494	32,200,000	30,000,000	27,800,000	25,600,000	23,400,000	21,200,000	19,000,000	16,800,000	14,600,000	12,400,000
37 West Cross Industrial Estate	1,000	£26,422,351	154,506,264	141,563,364	128,620,464	115,677,564	102,734,664	89,791,764	76,848,864	63,905,964	50,963,064	38,020,164	25,077,264
38 Pioneer Business Park	260	£14,785,977	36,995,300	34,401,960	31,908,620	29,415,280	26,921,940	24,428,600	21,935,260	19,441,920	16,948,580	14,455,240	11,961,900
39 New Bridge District Centre	760	£17,465,917	59,502,130	52,811,209	46,120,288	39,429,367	32,738,446	26,047,525	19,356,604	12,665,683	6,000,762	-7,688,159	-24,377,238
40 LHC Tower	420	£15,031,719	44,820,390	47,302,479	49,784,568	52,266,657	54,748,746	57,230,835	59,712,924	62,195,013	64,677,102	67,159,191	69,641,280
41 LHC Fetham	220	£6,099,321	23,963,961	23,963,961	23,963,961	23,963,961	23,963,961	23,963,961	23,963,961	23,963,961	23,963,961	23,963,961	23,963,961
42 Land at Hutton Fields	-	£2,021,202,155	40,873,453	40,873,453	40,873,453	40,873,453	40,873,453	40,873,453	40,873,453	40,873,453	40,873,453	40,873,453	40,873,453
43 MOD Fetham	1,370	£130,500,539	19,648,008	17,625,219	15,602,430	13,579,641	11,556,852	9,534,063	7,511,274	5,488,485	3,465,696	1,442,907	-6,580,882
44 Leisure View	310	£41,688,270	14,186,448	14,186,448	14,186,448	14,186,448	14,186,448	14,186,448	14,186,448	14,186,448	14,186,448	14,186,448	14,186,448
45 Land south of West International	150	£153,072,891	23,086,306	23,086,306	23,086,306	23,086,306	23,086,306	23,086,306	23,086,306	23,086,306	23,086,306	23,086,306	23,086,306
46 St James Road	120	£3,588,665	7,085,116	6,375,210	5,664,304	4,953,398	4,242,492	3,531,586	2,820,680	2,109,774	1,398,868	687,962	-23,030
47 Hounslow Bus Garage	830	£16,834,165	16,312,013	12,975,311	9,638,609	6,296,907	2,955,205	-1,393,503	-3,746,805	-6,098,107	-8,449,409	-10,800,711	-13,152,013
48 Sainsbury's Chiswick	300	£16,834,165	36,226,144	36,226,144	36,226,144	36,226,144	36,226,144	36,226,144	36,226,144	36,226,144	36,226,144	36,226,144	36,226,144

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£8,036.092 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 0 houses (40 dph)	0	£1,007,710	2,881,991	2,949,735	3,018,479	3,087,223	3,155,967	3,224,711	3,293,455	3,362,199	3,430,943	3,500,000	3,569,057
2 Small scheme - 0 houses and flats (50 dph)	0	£1,286,175	2,844,300	2,911,740	2,979,180	3,046,620	3,114,060	3,181,500	3,248,940	3,316,380,			

Table 6.9.7: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,674 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £8,674 per sqm		£9,241.173 PER HA		A1 tenure		Rented 70%		SO 30%		First time 0%	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 0 houses (40 dph)	0	£1,243,735	2,741,770	2,802,771	2,864,720	2,927,622	2,991,465	3,056,205	3,121,840	3,189,369	3,258,792	3,329,109	3,400,320
2 Small scheme - 0 houses and flats (50 dph)	0	£1,478,558	2,754,817	2,815,775	2,877,658	2,940,548	3,004,352	3,069,106	3,134,800	3,201,439	3,269,025	3,337,561	3,407,054
3 Small scheme - 0 flats (70 dph)	0	£1,016,029	1,024,100	1,026,159	1,028,219	1,030,278	1,032,337	1,034,396	1,036,455	1,038,514	1,040,573	1,042,632	1,044,691
4 Small scheme - 0 flats (90 dph)	0	£601,706	2,761,301	2,822,242	2,883,183	2,944,124	3,005,065	3,066,006	3,126,947	3,187,888	3,248,829	3,309,770	3,370,711
5 Small scheme - 0 flats (170 dph)	0	£460,259	1,061,701	1,071,006	1,080,311	1,089,616	1,098,921	1,108,226	1,117,531	1,126,836	1,136,141	1,145,446	1,154,751
6 Small scheme - 0 flats (190 dph)	0	£209,647	2,761,052	2,822,593	2,884,134	2,945,675	3,007,216	3,068,757	3,130,298	3,191,839	3,253,380	3,314,921	3,376,462
7 Small scheme - 8 flats (220 dph)	8	£269,647	1,064,123	1,066,886	1,069,649	1,072,412	1,075,175	1,077,938	1,080,701	1,083,464	1,086,227	1,088,990	1,091,753
8 Small scheme - 8 flats (250 dph)	8	£184,823	2,761,052	2,822,593	2,884,134	2,945,675	3,007,216	3,068,757	3,130,298	3,191,839	3,253,380	3,314,921	3,376,462
9 Medium scheme - 20 houses (40 dph)	20	£4,620,588	4,534,570	4,551,633	4,568,696	4,585,759	4,602,822	4,619,885	4,636,948	4,654,011	4,671,074	4,688,137	4,705,200
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,896,499	4,501,484	4,523,535	4,545,586	4,567,637	4,589,688	4,611,739	4,633,790	4,655,841	4,677,892	4,699,943	4,721,994
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,588,458	4,603,846	4,619,234	4,634,622	4,649,010	4,664,398	4,679,786	4,695,174	4,710,562	4,725,950	4,741,338
12 Medium scheme - 20 flats (90 dph)	20	£2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594	2,583,594
13 Medium scheme - 20 flats (170 dph)	20	£1,087,187	4,002,147	4,015,748	4,029,349	4,042,950	4,056,551	4,070,152	4,083,753	4,097,354	4,110,955	4,124,556	4,138,157
14 Medium scheme - 20 flats (190 dph)	20	£2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765
15 Medium scheme - 20 flats (220 dph)	20	£2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765
16 Medium scheme - 20 flats (250 dph)	20	£2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765	2,672,765
17 Large scheme - 50 houses and flats (50 dph)	50	£11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408
18 Large scheme - 50 houses and flats (70 dph)	50	£9,241,173	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408	11,515,408
19 Large scheme - 50 flats (70 dph)	50	£8,600,838	9,861,309	9,934,976	10,008,643	10,082,310	10,155,977	10,229,644	10,303,311	10,376,978	10,450,645	10,524,312	10,597,979
20 Large scheme - 50 flats (90 dph)	50	£5,153,865	8,818,982	8,882,649	8,946,316	9,010,000	9,073,684	9,137,368	9,201,052	9,264,736	9,328,420	9,392,104	9,455,788
21 Large scheme - 50 flats (170 dph)	50	£2,717,862	8,722,888	8,788,914	8,844,940	8,900,966	8,956,992	9,013,018	9,069,044	9,125,070	9,181,096	9,237,122	9,293,148
22 Large scheme - 50 flats (190 dph)	50	£2,717,862	8,722,888	8,788,914	8,844,940	8,900,966	8,956,992	9,013,018	9,069,044	9,125,070	9,181,096	9,237,122	9,293,148
23 Large scheme - 50 flats (220 dph)	50	£2,717,862	8,722,888	8,788,914	8,844,940	8,900,966	8,956,992	9,013,018	9,069,044	9,125,070	9,181,096	9,237,122	9,293,148
24 Large scheme - 50 flats (250 dph)	50	£2,717,862	8,722,888	8,788,914	8,844,940	8,900,966	8,956,992	9,013,018	9,069,044	9,125,070	9,181,096	9,237,122	9,293,148
25 Large scheme - 200 flats and houses (70 dph)	200	£26,423,351	36,544,739	37,764,311	38,984,883	40,205,455	41,426,027	42,646,599	43,867,171	45,087,743	46,308,315	47,528,887	48,749,459
26 Large scheme - 200 flats (90 dph)	200	£26,423,351	36,544,739	37,764,311	38,984,883	40,205,455	41,426,027	42,646,599	43,867,171	45,087,743	46,308,315	47,528,887	48,749,459
27 Large scheme - 200 flats (170 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
28 Large scheme - 200 flats (190 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
29 Large scheme - 200 flats (220 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
30 Large scheme - 200 flats (250 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
31 Large scheme - 200 flats and houses (70 dph)	200	£26,423,351	36,544,739	37,764,311	38,984,883	40,205,455	41,426,027	42,646,599	43,867,171	45,087,743	46,308,315	47,528,887	48,749,459
32 Large scheme - 200 flats (90 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
33 Large scheme - 200 flats (170 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
34 Large scheme - 200 flats (190 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
35 Large scheme - 200 flats (220 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
36 Large scheme - 200 flats (250 dph)	200	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
37 West Cross Industrial Estate	1,000	£55,422,509	154,506,264	141,953,364	129,400,464	116,847,564	104,294,664	91,741,764	79,188,864	66,635,964	54,083,064	41,530,164	28,977,264
38 Phoenix Business Park	260	£14,785,877	38,995,309	34,401,969	29,808,629	25,215,289	20,621,949	16,028,609	11,435,269	6,841,929	2,248,589	1,654,249	1,059,909
39 New Bridge District Centre	760	£17,468,917	59,502,139	52,861,209	46,220,279	39,579,349	32,938,419	26,297,489	19,656,559	13,015,629	6,374,699	2,733,769	1,092,839
40 LHC Tower	420	£15,031,719	45,426,909	39,833,269	34,239,629	28,645,989	23,052,349	17,458,709	11,865,069	6,271,429	2,677,789	1,084,149	423,509
41 Lidl Fetham	220	£6,699,321	23,935,961	20,841,461	17,746,961	14,652,461	11,557,961	8,463,461	5,368,961	2,274,461	1,179,961	575,461	270,961
42 Land at Hatton Fields	1,370	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
43 MOD Fetham	1,370	£13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676	13,211,676
44 Leisure Village	310	£38,452,413	10,951,109	10,951,109	10,951,109	10,951,109	10,951,109	10,951,109	10,951,109	10,951,109	10,951,109	10,951,109	10,951,109
45 Land south of West International	150	£153,072,891	23,086,308	23,086,308	23,086,308	23,086,308	23,086,308	23,086,308	23,086,308	23,086,308	23,086,308	23,086,308	23,086,308
46 34 Staines Road	120	£3,588,665	7,085,118	8,378,210	9,669,302	10,960,394	12,251,486	13,542,578	14,833,670	16,124,762	17,415,854	18,706,946	20,000,038
47 Hounslow Bus Garage	830	£16,854,250	16,312,013	12,975,311	9,638,609	6,296,907	2,955,205	1,612,503	2,955,205	2,955,205	2,955,205	2,955,205	2,955,205
48 Sainsbury's Chiswick	300	£16,854,250	38,226,144	38,226,144	38,226,144								

Table 6.9.8: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,037 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £9,037 sqm		£9,241.173 PER HA		Aft tenure		Rented 70%		SO 30%		First time 5%	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 0 houses (40 dph)	0	£1,243,735	2,091,911	2,702,101	2,919,095	2,989,969	2,994,969	2,996,969	2,997,974	2,998,974	2,999,974	2,999,974	2,999,974
2 Small scheme - 0 houses and flats (50 dph)	0	£1,473,558	2,044,303	2,705,180	2,947,030	2,990,050	2,983,787	2,986,862	2,984,574	2,981,503	2,977,450	2,973,413	2,969,386
3 Small scheme - 0 flats (70 dph)	0	£1,016,059	1,995,275	1,972,642	1,710,059	1,629,822	1,569,024	1,380,592	1,272,201	1,154,955	1,037,951	922,100	807,100
4 Small scheme - 0 flats (90 dph)	0	£601,706	2,359,047	2,501,051	2,653,472	2,596,310	2,396,190	2,215,344	2,070,930	1,927,628	1,785,794	1,644,707	1,504,001
5 Small scheme - 0 flats (170 dph)	0	£460,059	1,755,419	1,645,207	1,521,649	1,410,054	1,306,326	1,190,004	1,062,220	975,295	884,650	795,000	705,344
6 Small scheme - 0 flats (190 dph)	0	£209,647	2,951,199	2,802,092	2,653,523	2,596,092	2,396,517	2,215,391	2,071,201	1,928,190	1,786,110	1,645,050	1,505,010
7 Small scheme - 8 flats (220 dph)	8	£269,647	1,196,209	1,391,453	1,597,362	1,610,09	1,711,394	1,782,389	1,872,389	1,962,389	2,052,389	2,142,389	2,232,389
8 Small scheme - 8 flats (250 dph)	8	£184,823	2,853,169	2,803,876	2,656,781	2,599,822	2,392,170	2,217,138	2,072,223	1,928,121	1,786,039	1,644,974	1,504,923
9 Medium scheme - 20 houses (40 dph)	20	£4,620,588	1,939,396	1,922,822	1,702,623	1,606,448	1,528,269	1,449,864	1,371,864	1,293,864	1,215,864	1,137,864	1,059,864
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,896,499	1,735,350	1,702,370	1,617,322	1,514,916	1,436,856	1,358,816	1,279,816	1,199,816	1,119,816	1,039,816	959,816
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	1,748,459	1,452,856	1,411,004	1,373,152	1,335,300	1,297,448	1,259,596	1,221,744	1,183,892	1,146,040	1,108,188
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,379,621	1,119,744	1,061,009	1,023,447	1,011,026	1,000,000	989,000	978,000	967,000	956,000	945,000
13 Medium scheme - 20 flats (170 dph)	20	£1,087,987	1,369,214	1,499,281	2,012,242	2,256,008	2,361,844	2,438,496	2,478,016	2,517,536	2,557,056	2,596,576	2,636,096
14 Medium scheme - 20 flats (190 dph)	20	£692,765	1,809,945	2,771,957	2,514,754	2,361,426	2,068,881	1,758,152	1,589,237	1,420,137	1,251,037	1,081,937	912,837
15 Medium scheme - 20 flats (220 dph)	20	£640,107	2,602,696	2,552,672	2,364,411	2,057,912	1,813,170	1,570,201	1,326,969	1,083,737	840,505	597,273	354,041
16 Medium scheme - 20 flats (250 dph)	20	£269,607	2,892,261	2,672,794	1,546,524	1,321,744	1,106,104	970,217	852,301	734,385	616,469	498,553	380,637
17 Large scheme - 50 houses (40 dph)	50	£11,515,408	11,231,075	10,624,427	9,801,982	9,084,201	8,367,420	7,650,639	6,933,858	6,217,077	5,500,296	4,783,515	4,066,734
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	11,445,625	10,737,790	10,024,969	9,308,148	8,591,327	7,874,506	7,157,685	6,440,864	5,724,043	5,007,222	4,290,401
19 Large scheme - 50 flats (70 dph)	50	£8,680,638	10,881,111	10,268,591	9,554,743	8,840,892	8,127,041	7,413,190	6,699,339	5,985,488	5,271,637	4,557,786	3,843,935
20 Large scheme - 50 flats (90 dph)	50	£5,133,865	8,534,950	8,286,512	7,822,796	7,464,752	7,102,708	6,740,664	6,378,620	6,016,576	5,654,532	5,292,488	4,930,444
21 Large scheme - 50 flats (170 dph)	50	£2,717,982	1,588,390	1,488,323	1,348,624	1,232,382	1,126,326	1,020,270	914,214	808,158	702,102	596,046	490,000
22 Large scheme - 50 flats (190 dph)	50	£2,451,088	8,708,419	8,184,144	7,659,873	7,135,602	6,611,331	6,087,060	5,562,789	5,038,518	4,514,247	3,989,976	3,465,705
23 Large scheme - 50 flats (220 dph)	50	£2,160,267	1,665,597	1,563,533	1,418,980	1,293,266	1,174,963	1,056,660	938,357	820,054	701,751	583,448	465,145
24 Large scheme - 50 flats (250 dph)	50	£1,320,168	1,672,264	1,448,077	1,169,607	1,017,113	872,226	732,339	592,452	452,565	312,678	172,791	38,904
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,961	14,346,655	13,662,329	12,673,774	11,685,219	10,696,664	9,708,109	8,719,554	7,730,999	6,742,444	5,753,889	4,765,334
26 Large scheme - 100 flats (90 dph)	100	£10,267,070	17,506,421	16,100,244	14,802,773	13,504,907	12,207,041	11,015,507	9,823,973	8,632,439	7,440,905	6,249,371	5,057,837
27 Large scheme - 100 flats (170 dph)	100	£5,425,904	14,844,701	13,016,471	12,402,040	11,787,609	11,173,178	10,558,747	9,944,316	9,329,885	8,715,454	8,101,023	7,486,592
28 Large scheme - 100 flats (190 dph)	100	£4,963,753	13,224,000	12,003,032	10,921,022	9,839,012	8,757,002	7,669,992	6,587,982	5,505,972	4,423,962	3,341,952	2,259,942
29 Large scheme - 100 flats (220 dph)	100	£4,200,520	10,911,111	10,268,591	9,554,743	8,840,892	8,127,041	7,413,190	6,699,339	5,985,488	5,271,637	4,557,786	3,843,935
30 Large scheme - 100 flats (250 dph)	100	£2,640,335	9,527,946	8,406,420	7,609,400	6,822,923	6,037,446	5,242,969	4,448,492	3,653,015	2,858,538	2,063,061	1,268,584
31 Large scheme - 200 flats and houses (20 dph)	200	£26,402,351	39,465,709	37,002,316	34,555,974	32,103,673	29,714,414	27,319,155	24,941,026	22,546,897	20,152,768	17,758,639	15,364,510
32 Large scheme - 200 flats (50 dph)	200	£25,535,840	32,985,779	29,810,002	27,212,539	24,801,584	22,387,726	20,031,000	17,674,274	15,317,548	12,960,822	10,604,096	8,247,370
33 Large scheme - 200 flats (70 dph)	200	£10,971,961	27,939,802	24,758,602	22,125,828	19,714,873	17,309,918	14,904,963	12,500,008	10,095,053	7,690,098	5,285,143	2,880,188
34 Large scheme - 200 flats (90 dph)	200	£7,597,650	21,937,802	21,758,602	21,579,402	21,400,202	21,221,002	21,041,802	20,862,602	20,683,402	20,504,202	20,325,002	20,145,802
35 Large scheme - 200 flats (170 dph)	200	£7,597,650	21,937,802	21,758,602	21,579,402	21,400,202	21,221,002	21,041,802	20,862,602	20,683,402	20,504,202	20,325,002	20,145,802
36 Large scheme - 200 flats (190 dph)	200	£7,597,650	21,937,802	21,758,602	21,579,402	21,400,202	21,221,002	21,041,802	20,862,602	20,683,402	20,504,202	20,325,002	20,145,802
37 Large scheme - 200 flats (220 dph)	200	£6,461,066	21,501,564	19,555,495	17,791,910	16,027,325	14,262,740	12,500,155	10,737,570	8,974,985	7,212,400	5,449,815	3,687,230
38 Large scheme - 200 flats (250 dph)	200	£3,580,250	18,320,523	16,888,877	15,457,231	14,025,585	12,593,939	11,162,293	9,730,647	8,298,001	6,866,355	5,434,709	4,003,063
39 West Cross Industrial Estate	1,000	£55,542,509	154,556,264	141,953,364	128,053,003	115,506,148	102,960,434	90,422,108	77,879,682	65,342,256	52,800,830	40,259,404	27,717,978
40 Phoenix Business Park	260	£14,785,877	36,895,303	34,401,965	32,195,424	29,989,883	27,784,342	25,578,801	23,373,260	21,167,719	18,962,178	16,756,637	14,551,096
41 New Bridge District Centre	760	£17,465,917	59,502,130	52,881,209	46,267,823	39,652,447	33,037,071	26,421,695	20,006,319	13,590,943	7,175,567	3,760,191	3,225,273
42 ELC Tower	420	£15,031,719	45,429,395	40,992,099	35,557,703	29,122,307	22,686,911	16,251,515	10,000,119	3,748,723	1,497,327	38,900,000	1,000,000
43 Lidl Fetham	220	£6,099,321	29,959,415	26,949,415	23,939,415	20,929,415	17,919,415	14,909,415	11,899,415	8,889,415	5,879,415	2,869,415	1,859,415
44 Land at Hutton Fields	1,370	£13,201,961	14,346,655	13,662,329	12,673,774	11,685,219	10,696,664	9,708,109	8,719,554	7,730,999	6,742,444	5,753,889	4,765,334
45 MOD Fetham	220	£6,099,321	29,959,415	26,949,415	23,939,415	20,929,415	17,919,415	14,909,415	11,899,415	8,889,415	5,879,415	2,869,415	1,859,415
46 Leisure View	310	£13,344,146	16,190,407	13,889,870	11,889,870	9,889,870	7,889,870	5,889,870	3,889,870	1,889,870	1,889,870	1,889,870	1,889,870
47 Land south of West International	1	£115,725,724	20,696,326	20,696,326	20,696,326	20,696,326	20,696,326	20,696,326	20,696,326	20,696,326	20,696,326	20,696,326	20,696,326
48 34 Staines Road	120	£3,580,250	18,320,523	16,888,877	15,457,231	14,025,585	12,593,939	11,162,293	9,730,647	8,298,001	6,866,355	5,434,709	4,003,063
49 Land south of West International	1	£115,725,724	20,2										

Table 6.9.9: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,400 per square metre)

HOUSEHOLD LOCAL PLAN VARIATION		Sales value £9,000 and above		AM tenure		Refined 70%		50/50%		First time 0%	
BENCHMARK LOCAL PLAN 1 (SECONDARY OFFICES)		£294,217 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1 Small scheme - 8 houses (40 dph)	1	£1,848,235	1,298,961	1,358,407	1,417,853	1,477,299	1,536,745	1,596,191	1,655,637	1,715,083	1,774,529
2 Small scheme - 8 houses and flats (50 dph)	1	£4,178,588	£3,133,910	£3,274,592	£3,415,273	£3,555,954	£3,696,635	£3,837,316	£3,977,997	£4,118,678	£4,259,359
3 Small scheme - 8 flats (70 dph)	1	£1,016,529	£750,398	£785,241	£819,124	£853,007	£886,890	£920,773	£954,656	£988,539	£1,022,422
4 Small scheme - 8 flats (90 dph)	1	£1,021,700	£761,900	£796,900	£831,900	£866,900	£901,900	£936,900	£971,900	£1,006,900	£1,041,900
5 Small scheme - 8 flats (110 dph)	1	£1,021,700	£761,900	£796,900	£831,900	£866,900	£901,900	£936,900	£971,900	£1,006,900	£1,041,900
6 Small scheme - 8 flats (130 dph)	1	£1,021,700	£761,900	£796,900	£831,900	£866,900	£901,900	£936,900	£971,900	£1,006,900	£1,041,900
7 Small scheme - 8 flats (150 dph)	1	£1,021,700	£761,900	£796,900	£831,900	£866,900	£901,900	£936,900	£971,900	£1,006,900	£1,041,900
8 Small scheme - 8 flats (170 dph)	1	£1,021,700	£761,900	£796,900	£831,900	£866,900	£901,900	£936,900	£971,900	£1,006,900	£1,041,900
9 Medium scheme - 20 houses (40 dph)	20	£4,620,580	£3,468,360	£3,610,160	£3,751,960	£3,893,760	£4,035,560	£4,177,360	£4,319,160	£4,460,960	£4,602,760
10 Medium scheme - 20 houses and flats (50 dph)	20	£10,496,480	£7,872,360	£8,168,160	£8,463,960	£8,759,760	£9,055,560	£9,351,360	£9,647,160	£9,942,960	£10,238,760
11 Medium scheme - 20 flats (70 dph)	20	£2,846,330	£2,134,740	£2,226,540	£2,318,340	£2,410,140	£2,501,940	£2,593,740	£2,685,540	£2,777,340	£2,869,140
12 Medium scheme - 20 flats (90 dph)	20	£2,846,330	£2,134,740	£2,226,540	£2,318,340	£2,410,140	£2,501,940	£2,593,740	£2,685,540	£2,777,340	£2,869,140
13 Medium scheme - 20 flats (110 dph)	20	£2,846,330	£2,134,740	£2,226,540	£2,318,340	£2,410,140	£2,501,940	£2,593,740	£2,685,540	£2,777,340	£2,869,140
14 Medium scheme - 20 flats (130 dph)	20	£2,846,330	£2,134,740	£2,226,540	£2,318,340	£2,410,140	£2,501,940	£2,593,740	£2,685,540	£2,777,340	£2,869,140
15 Medium scheme - 20 flats (150 dph)	20	£2,846,330	£2,134,740	£2,226,540	£2,318,340	£2,410,140	£2,501,940	£2,593,740	£2,685,540	£2,777,340	£2,869,140
16 Medium scheme - 20 flats (170 dph)	20	£2,846,330	£2,134,740	£2,226,540	£2,318,340	£2,410,140	£2,501,940	£2,593,740	£2,685,540	£2,777,340	£2,869,140
17 Large scheme - 50 houses (40 dph)	50	£11,551,440	£8,668,400	£8,968,400	£9,268,400	£9,568,400	£9,868,400	£10,168,400	£10,468,400	£10,768,400	£11,068,400
18 Large scheme - 50 houses and flats (50 dph)	50	£26,241,120	£19,680,960	£20,160,960	£20,640,960	£21,120,960	£21,600,960	£22,080,960	£22,560,960	£23,040,960	£23,520,960
19 Large scheme - 50 flats (70 dph)	50	£4,860,830	£3,645,620	£3,791,420	£3,937,220	£4,083,020	£4,228,820	£4,374,620	£4,520,420	£4,666,220	£4,812,020
20 Large scheme - 50 flats (90 dph)	50	£4,860,830	£3,645,620	£3,791,420	£3,937,220	£4,083,020	£4,228,820	£4,374,620	£4,520,420	£4,666,220	£4,812,020
21 Large scheme - 50 flats (110 dph)	50	£4,860,830	£3,645,620	£3,791,420	£3,937,220	£4,083,020	£4,228,820	£4,374,620	£4,520,420	£4,666,220	£4,812,020
22 Large scheme - 50 flats (130 dph)	50	£4,860,830	£3,645,620	£3,791,420	£3,937,220	£4,083,020	£4,228,820	£4,374,620	£4,520,420	£4,666,220	£4,812,020
23 Large scheme - 50 flats (150 dph)	50	£4,860,830	£3,645,620	£3,791,420	£3,937,220	£4,083,020	£4,228,820	£4,374,620	£4,520,420	£4,666,220	£4,812,020
24 Large scheme - 50 flats (170 dph)	50	£4,860,830	£3,645,620	£3,791,420	£3,937,220	£4,083,020	£4,228,820	£4,374,620	£4,520,420	£4,666,220	£4,812,020
25 Large scheme - 100 flats (70 dph)	100	£11,201,676	£8,399,141	£8,798,842	£9,198,543	£9,598,244	£9,997,945	£10,397,646	£10,797,347	£11,197,048	£11,596,749
26 Large scheme - 100 flats (90 dph)	100	£11,201,676	£8,399,141	£8,798,842	£9,198,543	£9,598,244	£9,997,945	£10,397,646	£10,797,347	£11,197,048	£11,596,749
27 Large scheme - 100 flats (110 dph)	100	£11,201,676	£8,399,141	£8,798,842	£9,198,543	£9,598,244	£9,997,945	£10,397,646	£10,797,347	£11,197,048	£11,596,749
28 Large scheme - 100 flats (130 dph)	100	£11,201,676	£8,399,141	£8,798,842	£9,198,543	£9,598,244	£9,997,945	£10,397,646	£10,797,347	£11,197,048	£11,596,749
29 Large scheme - 100 flats (150 dph)	100	£11,201,676	£8,399,141	£8,798,842	£9,198,543	£9,598,244	£9,997,945	£10,397,646	£10,797,347	£11,197,048	£11,596,749
30 Large scheme - 100 flats (170 dph)	100	£11,201,676	£8,399,141	£8,798,842	£9,198,543	£9,598,244	£9,997,945	£10,397,646	£10,797,347	£11,197,048	£11,596,749
31 Large scheme - 200 flats (70 dph)	200	£22,403,352	£16,798,282	£17,597,684	£18,397,086	£19,196,488	£19,995,890	£20,795,292	£21,594,694	£22,394,096	£23,193,498
32 Large scheme - 200 flats (90 dph)	200	£22,403,352	£16,798,282	£17,597,684	£18,397,086	£19,196,488	£19,995,890	£20,795,292	£21,594,694	£22,394,096	£23,193,498
33 Large scheme - 200 flats (110 dph)	200	£22,403,352	£16,798,282	£17,597,684	£18,397,086	£19,196,488	£19,995,890	£20,795,292	£21,594,694	£22,394,096	£23,193,498
34 Large scheme - 200 flats (130 dph)	200	£22,403,352	£16,798,282	£17,597,684	£18,397,086	£19,196,488	£19,995,890	£20,795,292	£21,594,694	£22,394,096	£23,193,498
35 Large scheme - 200 flats (150 dph)	200	£22,403,352	£16,798,282	£17,597,684	£18,397,086	£19,196,488	£19,995,890	£20,795,292	£21,594,694	£22,394,096	£23,193,498
36 Large scheme - 200 flats (170 dph)	200	£22,403,352	£16,798,282	£17,597,684	£18,397,086	£19,196,488	£19,995,890	£20,795,292	£21,594,694	£22,394,096	£23,193,498
37 Large scheme - 400 flats (70 dph)	400	£44,806,704	£33,596,564	£35,195,368	£36,794,172	£38,392,976	£39,991,780	£41,590,584	£43,189,388	£44,788,192	£46,386,996
38 Large scheme - 400 flats (90 dph)	400	£44,806,704	£33,596,564	£35,195,368	£36,794,172	£38,392,976	£39,991,780	£41,590,584	£43,189,388	£44,788,192	£46,386,996
39 Large scheme - 400 flats (110 dph)	400	£44,806,704	£33,596,564	£35,195,368	£36,794,172	£38,392,976	£39,991,780	£41,590,584	£43,189,388	£44,788,192	£46,386,996
40 Large scheme - 400 flats (130 dph)	400	£44,806,704	£33,596,564	£35,195,368	£36,794,172	£38,392,976	£39,991,780	£41,590,584	£43,189,388	£44,788,192	£46,386,996
41 Large scheme - 400 flats (150 dph)	400	£44,806,704	£33,596,564	£35,195,368	£36,794,172	£38,392,976	£39,991,780	£41,590,584	£43,189,388	£44,788,192	£46,386,996
42 Large scheme - 400 flats (170 dph)	400	£44,806,704	£33,596,564	£35,195,368	£36,794,172	£38,392,976	£39,991,780	£41,590,584	£43,189,388	£44,788,192	£46,386,996
43 Phoenix Business Centre	1	£2,478,877	£9,999,300	£4,944,869	£23,195,424	£20,735,090	£25,482,788	£22,718,398	£27,465,988	£24,701,598	£29,449,188
44 New Bridge District Centre	1	£11,406,817	£59,962,190	£40,699,969	£29,426,763	£39,123,557	£48,821,351	£58,519,145	£68,216,939	£77,914,733	£87,612,527
45 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
46 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
47 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
48 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100	£13,081,775	£10,999,999	£11,499,999	£11,999,999	£12,499,999	£12,999,999	£13,499,999	£13,999,999	£14,499,999	£14,999,999
49 LDC 100	100										

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£/SQ.0.092 PER HA										Residual land values											
Description	No of units	BLV	0%	10%	15%	20%	25%	30%	35%	40%	45%	50%	0%	10%	15%	20%	25%	30%	35%	40%	45%	50%	
1 Small scheme - 8 houses (70 dph)	1	£ 1,607,776	1,268,881	1,391,196	1,503,467	1,606,996	1,706,296	1,801,376	1,891,376	1,976,376	2,056,376	2,131,376	2,201,376	2,266,376	2,326,376	2,381,376	2,431,376	2,476,376	2,521,376	2,566,376	2,611,376	2,656,376	2,701,376
2 Small scheme - 8 houses and flats (50 dph)	1	£ 1,726,078	1,377,987	1,500,302	1,612,573	1,716,102	1,815,402	1,910,482	1,995,482	2,075,482	2,155,482	2,230,482	2,305,482	2,380,482	2,455,482	2,530,482	2,605,482	2,680,482	2,755,482	2,830,482	2,905,482	2,980,482	3,055,482
3 Small scheme - 8 flats (70 dph)	1	£ 881,245	2,156,298	2,028,141	1,894,790	1,765,340	1,636,340	1,509,218	1,382,321	1,259,083	1,139,792	1,007,748	881,970										
4 Small scheme - 8 flats (90 dph)	1	£ 872,473	1,214,391	2,091,280	2,022,854	2,088,653	2,359,581	2,509,581	2,200,895	2,040,983	1,920,150	1,748,518	1,597,987										
5 Small scheme - 8 flats (170 dph)	1	£ 4,611,638	1,798,014	1,789,014	1,887,014	1,976,296	2,065,578	2,154,860	2,244,142	2,333,424	2,422,706	2,511,988	2,601,270										
6 Small scheme - 8 flats (190 dph)	1	£ 2,317,544	1,944,745	2,001,411	2,021,485	2,066,506	2,090,502	2,124,494	2,148,486	2,172,478	2,196,470	2,220,462	2,244,454										
7 Small scheme - 8 flats (220 dph)	1	£ 3,317,544	1,533,442	1,208,018	1,144,967	1,081,916	1,018,865	955,814	892,763	829,712	766,661	703,610	640,559										
8 Small scheme - 8 flats (350 dph)	1	£ 1,667,772	1,147,226	2,043,396	2,028,134	2,067,565	2,511,084	2,559,881	2,300,945	2,040,983	1,808,431	1,547,780	1,307,129										
9 Medium scheme - 20 houses (70 dph)	1	£ 2,419,228	6,242,412	5,842,412	5,462,412	5,082,412	4,702,412	4,322,412	3,942,412	3,562,412	3,182,412	2,802,412	2,422,412										
10 Medium scheme - 20 houses and flats (50 dph)	1	£ 3,215,473	7,949,220	7,459,993	6,970,766	6,481,539	5,992,312	5,503,085	5,013,858	4,524,631	4,035,404	3,546,177	3,056,950										
11 Medium scheme - 20 flats (70 dph)	1	£ 2,226,741	5,152,305	4,927,404	4,513,343	4,099,282	3,685,221	3,271,160	2,857,100	2,443,039	2,028,978	1,614,917	1,200,856										
12 Medium scheme - 20 flats (90 dph)	1	£ 2,176,374	3,709,629	3,604,994	3,216,121	2,827,248	2,438,375	2,049,502	1,660,629	1,271,756	882,883	493,910	104,937										
13 Medium scheme - 20 flats (170 dph)	1	£ 2,426,717	4,946,714	4,846,714	4,456,714	4,066,714	3,676,714	3,286,714	2,896,714	2,506,714	2,116,714	1,726,714	1,336,714										
14 Medium scheme - 20 flats (190 dph)	1	£ 2,484,188	3,383,247	3,158,383	2,811,424	2,558,129	2,277,379	2,012,272	1,751,111	1,489,852	1,228,618	961,286	767,863										
15 Medium scheme - 20 flats (220 dph)	1	£ 2,730,781	3,146,832	2,875,383	2,601,883	2,327,384	2,052,885	1,778,386	1,503,887	1,229,388	954,889	680,390	405,891										
16 Medium scheme - 20 flats (350 dph)	1	£ 4,655,340	2,968,563	2,038,072	2,067,781	2,107,490	2,147,200	2,186,910	2,226,620	2,266,330	2,306,040	2,345,750	2,385,460										
17 Large scheme - 50 houses (70 dph)	1	£ 1,545,240	1,545,240	1,545,240	1,545,240	1,545,240	1,545,240	1,545,240	1,545,240	1,545,240	1,545,240	1,545,240	1,545,240										
18 Large scheme - 50 houses and flats (50 dph)	1	£ 6,034,665	12,966,568	11,000,037	10,863,540	10,135,466	9,407,392	8,679,318	7,951,244	7,223,169	6,495,095	5,767,021	5,038,947										
19 Large scheme - 50 flats (70 dph)	1	£ 5,741,661	11,880,910	11,076,296	10,356,551	9,641,807	8,922,122	8,227,447	7,527,772	6,833,126	6,148,479	5,453,832	4,759,185										
20 Large scheme - 50 flats (90 dph)	1	£ 4,446,588	9,554,727	11,027,127	10,424,653	9,822,179	9,219,705	8,617,231	8,014,757	7,412,283	6,809,809	6,207,335	5,604,861										
21 Large scheme - 50 flats (170 dph)	1	£ 4,364,262	10,988,242	12,852,242	11,122,043	9,853,543	8,584,043	7,314,543	6,045,043	4,775,543	3,506,043	2,236,543	967,043										
22 Large scheme - 50 flats (190 dph)	1	£ 4,216,419	7,651,018	10,602,018	10,340,410	10,113,013	9,885,616	9,658,219	9,430,822	9,203,425	8,976,028	8,748,631	8,521,234										
23 Large scheme - 50 flats (220 dph)	1	£ 5,160,932	6,725,233	6,112,382	5,504,413	4,896,444	4,288,475	3,680,506	3,072,537	2,464,568	1,856,599	1,248,630	640,661										
24 Large scheme - 50 flats (350 dph)	1	£ 1,146,377	1,401,777	1,820,777	1,421,477	1,372,222	1,322,967	1,273,712	1,224,457	1,175,202	1,125,947	1,076,692	1,027,437										
25 Large scheme - 100 flats and houses (70 dph)	1	£ 1,411,403	703,123	2,321,962	2,011,476	1,658,509	1,305,542	952,575	600,108	247,641	1,100,144	1,000,144	900,144										
26 Large scheme - 100 flats (90 dph)	1	£ 881,789	18,312,328	17,906,178	16,508,905	15,110,631	13,712,357	12,314,083	10,915,809	9,517,535	8,119,261	6,720,987	5,322,713										
27 Large scheme - 100 flats (170 dph)	1	£ 7,424,583	16,981,064	15,244,007	13,506,798	12,636,189	11,348,447	10,060,705	8,772,963	7,485,221	6,197,479	4,909,737	3,621,995										
28 Large scheme - 100 flats (190 dph)	1	£ 6,423,638	16,981,064	15,244,007	13,506,798	12,636,189	11,348,447	10,060,705	8,772,963	7,485,221	6,197,479	4,909,737	3,621,995										
29 Large scheme - 100 flats (220 dph)	1	£ 2,653,965	13,900,545	12,541,007	11,308,798	10,438,189	9,567,580	8,696,971	7,826,362	6,955,753	6,085,144	5,214,535	4,343,926										
30 Large scheme - 100 flats (350 dph)	1	£ 2,296,741	11,930,145	10,494,539	8,792,808	7,685,777	6,578,746	5,469,715	4,359,684	3,249,653	2,139,622	1,029,591											
31 Large scheme - 200 flats and houses (70 dph)	1	£ 2,267,947	4,069,963	4,346,336	4,171,273	4,052,542	3,941,987	3,831,432	3,720,877	3,610,322	3,500,767	3,390,212	3,279,657										
32 Large scheme - 200 flats (90 dph)	1	£ 2,171,631	6,516,535	6,046,535	5,576,535	5,106,535	4,636,535	4,166,535	3,696,535	3,226,535	2,756,535	2,286,535	1,816,535										
33 Large scheme - 200 flats (170 dph)	1	£ 2,495,167	30,220,571	27,023,440	25,491,700	23,960,000	22,428,300	20,896,600	19,364,900	17,833,200	16,301,500	14,769,800	13,238,100										
34 Large scheme - 200 flats (190 dph)	1	£ 2,401,670	27,129,094	24,766,068	22,403,042	20,040,016	17,676,990	15,313,964	12,950,938	10,587,912	8,224,886	5,861,860	3,500,834										
35 Large scheme - 200 flats (220 dph)	1	£ 3,707,011	20,236,121	22,744,364	20,251,607	18,759,850	16,811,138	14,862,426	12,913,714	10,965,002	9,016,290	7,067,578	5,118,866										
36 Large scheme - 200 flats (350 dph)	1	£ 2,490,447	17,561,999	15,195,141	13,147,264	11,455,387	10,063,510	8,671,633	7,279,756	5,887,879	4,495,952	3,104,025	1,712,100										
37 West Coast Industrial Estate	1,000	£ 7,740,796	84,905,944	114,345,964	126,803,941	116,126,118	102,996,344	90,222,166	77,949,840	65,677,664	53,405,288	41,132,912	28,860,536										
38 Phoenix Business District	200	£ 1,261,747	30,885,100	34,181,889	32,105,424	29,738,466	27,371,908	24,998,950	22,625,992	20,253,034	17,878,076	15,503,118	13,128,160										
39 New Bridge District Centre	700	£ 1,162,589	10,188,150	12,881,586	10,866,622	9,387,723	7,922,466	6,457,209	4,991,952	3,526,695	2,061,438	529,181											
40 BNC Town	1	£ 2,107,888	39,249,228	37,177,622	34,779,612	32,381,602	29,983,592	27,585,582	25,187,572	22,789,562	20,391,552	17,993,542	15,595,532										
41 Liff Pools	298	£ 69,017,014	2,000,000	1,900,416	1,748,501	1,621,000	1,501,500	1,382,000	1,262,500	1,143,000	1,023,500	904,000	784,500										
42 Land at Hadden Fields		£ 4,453,356	45,651,471	46,471,442	46,875,879	48,011,811	48,699,496	49,387,181	49,675,866	49,963,551	50,251,236	50,538,921	50,826,606										
43 Land at Hadden Fields	1	£ 113,344,147	1,058,276	1,058,276	1,058,276	1,058,276	1,058,276	1,058,276	1,058,276	1,058,276	1,058,276	1,058,276	1,058,276										
44 Inshore West	1	£ 236,173,664	1,868,967	10,889,839	11,865,448	12,841,057	13,816,666	14,792,275	15,767,884	16,743,493	17,719,102	18,694,711	19,670,320										
45 Land south of West International		£ 11,755,724	22,696,266	22,696,321	22,696,356	22,696,391	22,696,426	22,696,461	22,696,496	22,696,531	22,696,566	22,696,601	22,696,636										
46 Staines Road	120	£ 404,296,900	7,900,176	6,375,270	5,105,117	3,919,935	3,434,071	3,044,124	2,654,177	2,264,230	1,874,283	1,484,336	1,094,389										
47 Inshore East	1	£ 10,467,415	1,020,071	1,020,071	1,020,071	1,020,071	1,020,071	1,020,071	1,020,071	1,020,071	1,020,071	1,020,071	1,020,071										
48 Baines Road	300	£ 614,468	36,226,144	32,598,571	32,180,873	30,919,551	28,771,233	26,622,915	24,474,597	22,326,279	20,177,961	18,029,643	15,881,325										

BENCHMARK LAND VALUE \$1 (SECONDARY INDUSTRIAL)		66.71,329 PER HA										
Description	No of units	N/E	15% A	25% A	35% A	45% A	55% A	65% A	75% A	85% A	95% A	100% A
1 Small scheme - 8 houses (40 dph)	8	1,342,683	1,236,687	1,130,691	1,024,695	918,699	812,703	706,707	600,711	494,715	388,719	282,723
2 Small scheme - 8 houses and flats (50 dph)	8	1,074,033	1,013,914	953,795	893,676	833,557	773,438	713,319	653,200	593,081	532,962	472,843
3 Small scheme - 8 flats (70 dph)	8	735,448	695,299	655,150	614,999	574,850	534,699	494,550	454,399	414,250	374,100	333,950
4 Small scheme - 8 flats (90 dph)	8	605,200	574,168	543,136	512,104	481,072	450,040	419,008	387,976	356,944	325,912	294,880
5 Small scheme - 8 flats (170 dph)	8	425,000	405,000	385,000	365,000	345,000	325,000	305,000	285,000	265,000	245,000	225,000
6 Small scheme - 8 flats (190 dph)	8	420,523	394,740	368,957	343,174	317,391	291,608	265,825	240,042	214,259	188,476	162,693
7 Small scheme - 8 flats (220 dph)	8	420,523	394,740	368,957	343,174	317,391	291,608	265,825	240,042	214,259	188,476	162,693
8 Small scheme - 8 flats (240 dph)	8	421,267	395,126	368,986	343,141	317,356	291,571	265,786	240,001	214,216	188,431	162,646
9 Medium scheme - 20 houses and flats (50 dph)	20	2,688,332	2,538,428	2,388,524	2,238,620	2,088,716	1,938,812	1,788,908	1,638,004	1,488,100	1,338,196	1,188,292
10 Medium scheme - 20 flats (70 dph)	20	2,191,924	2,088,588	1,985,252	1,881,916	1,778,580	1,675,244	1,571,908	1,468,572	1,365,236	1,261,900	1,158,564
11 Medium scheme - 20 flats (90 dph)	20	1,841,851	1,758,126	1,674,401	1,590,676	1,506,951	1,423,226	1,339,501	1,255,776	1,172,051	1,088,326	1,004,601
12 Medium scheme - 20 flats (170 dph)	20	1,298,882	1,248,882	1,198,882	1,148,882	1,098,882	1,048,882	998,882	948,882	898,882	848,882	798,882
13 Medium scheme - 20 flats (190 dph)	20	1,298,882	1,248,882	1,198,882	1,148,882	1,098,882	1,048,882	998,882	948,882	898,882	848,882	798,882
14 Medium scheme - 20 flats (220 dph)	20	1,298,882	1,248,882	1,198,882	1,148,882	1,098,882	1,048,882	998,882	948,882	898,882	848,882	798,882
15 Medium scheme - 20 flats (240 dph)	20	1,298,882	1,248,882	1,198,882	1,148,882	1,098,882	1,048,882	998,882	948,882	898,882	848,882	798,882
16 Large scheme - 50 houses and flats (50 dph)	50	6,871,329	6,429,329	5,987,329	5,545,329	5,103,329	4,661,329	4,219,329	3,777,329	3,335,329	2,893,329	2,451,329
17 Large scheme - 50 flats (70 dph)	50	5,497,252	5,197,252	4,897,252	4,597,252	4,297,252	3,997,252	3,697,252	3,397,252	3,097,252	2,797,252	2,497,252
18 Large scheme - 50 flats (90 dph)	50	4,729,625	4,479,625	4,229,625	3,979,625	3,729,625	3,479,625	3,229,625	2,979,625	2,729,625	2,479,625	2,229,625
19 Large scheme - 50 flats (170 dph)	50	3,197,558	3,047,558	2,897,558	2,747,558	2,597,558	2,447,558	2,297,558	2,147,558	2,000,558	1,850,558	1,700,558
20 Large scheme - 50 flats (190 dph)	50	3,197,558	3,047,558	2,897,558	2,747,558	2,597,558	2,447,558	2,297,558	2,147,558	2,000,558	1,850,558	1,700,558
21 Large scheme - 50 flats (220 dph)	50	3,197,558	3,047,558	2,897,558	2,747,558	2,597,558	2,447,558	2,297,558	2,147,558	2,000,558	1,850,558	1,700,558
22 Large scheme - 50 flats (240 dph)	50	3,197,558	3,047,558	2,897,558	2,747,558	2,597,558	2,447,558	2,297,558	2,147,558	2,000,558	1,850,558	1,700,558
23 Large scheme - 100 houses and houses (70 dph)	100	13,742,656	12,733,761	11,724,866	10,715,971	9,707,076	8,698,181	7,689,286	6,680,391	5,671,496	4,662,601	3,653,706
24 Large scheme - 100 flats (90 dph)	100	10,594,040	9,990,640	9,387,240	8,783,840	8,180,440	7,577,040	6,973,640	6,370,240	5,766,840	5,163,440	4,560,040
25 Large scheme - 100 flats (170 dph)	100	6,397,558	6,147,558	5,897,558	5,647,558	5,397,558	5,147,558	4,897,558	4,647,558	4,397,558	4,147,558	3,897,558
26 Large scheme - 100 flats (190 dph)	100	6,397,558	6,147,558	5,897,558	5,647,558	5,397,558	5,147,558	4,897,558	4,647,558	4,397,558	4,147,558	3,897,558
27 Large scheme - 100 flats (220 dph)	100	6,397,558	6,147,558	5,897,558	5,647,558	5,397,558	5,147,558	4,897,558	4,647,558	4,397,558	4,147,558	3,897,558
28 Large scheme - 100 flats (240 dph)	100	6,397,558	6,147,558	5,897,558	5,647,558	5,397,558	5,147,558	4,897,558	4,647,558	4,397,558	4,147,558	3,897,558
29 Large scheme - 200 flats (170 dph)	200	12,795,116	12,295,116	11,795,116	11,295,116	10,795,116	10,295,116	9,795,116	9,295,116	8,795,116	8,295,116	7,795,116
30 Large scheme - 200 flats (190 dph)	200	12,795,116	12,295,116	11,795,116	11,295,116	10,795,116	10,295,116	9,795,116	9,295,116	8,795,116	8,295,116	7,795,116
31 Large scheme - 200 flats (220 dph)	200	12,795,116	12,295,116	11,795,116	11,295,116	10,795,116	10,295,116	9,795,116	9,295,116	8,795,116	8,295,116	7,795,116
32 Large scheme - 200 flats (240 dph)	200	12,795,116	12,295,116	11,795,116	11,295,116	10,795,116	10,295,116	9,795,116	9,295,116	8,795,116	8,295,116	7,795,116
33 West Coast Industrial Estate	1,800	623,453,661	584,666,264	545,878,867	507,091,470	468,304,073	429,516,676	390,729,279	351,941,882	313,154,485	274,367,088	235,579,691
34 Phoenix Business Centre	360	110,741,321	104,899,556	99,057,791	93,216,026	87,374,261	81,532,496	75,690,731	69,848,966	64,007,201	58,165,436	52,323,671
35 The Grand District Centre	700	185,021,335	174,587,249	164,153,163	153,719,077	143,284,991	132,850,905	122,416,819	111,982,733	101,548,647	91,114,561	80,680,475
36 LRC - 200 houses	200	117,900,994	111,429,246	104,957,498	98,485,750	92,013,992	85,542,244	79,070,496	72,598,748	66,126,990	59,655,242	53,183,494
37 Ld1 Eft house	220	64,939,321	62,363,901	59,788,481	57,213,061	54,637,641	52,062,221	49,486,801	46,911,381	44,335,961	41,760,541	39,185,121
38 Land at Hutton Fields	1	67,603,677	63,977,877	60,352,077	56,726,277	53,100,477	49,474,677	45,848,877	42,223,077	38,597,277	34,971,477	31,345,677
39 Ld1	130	634,051,340	595,451,340	556,851,340	518,251,340	479,651,340	441,051,340	402,451,340	363,851,340	325,251,340	286,651,340	248,051,340
40 Leisure West	30	626,208,982	589,468,982	552,728,982	515,988,982	479,248,982	442,508,982	405,768,982	369,028,982	332,288,982	295,548,982	258,808,982
41 Land south of West International	30	668,671,943	629,671,943	590,671,943	551,671,943	512,671,943	473,671,943	434,671,943	395,671,943	356,671,943	317,671,943	278,671,943
42 St James Road	120	633,688,688	599,116,688	564,544,688	529,972,688	495,400,688	460,828,688	426,256,688	391,684,688	357,112,688	322,540,688	287,968,688
43 St James Road	120	633,688,688	599,116,688	564,544,688	529,972,688	495,400,688	460,828,688	426,256,688	391,684,688	357,112,688	322,540,688	287,968,688
44 Sainsbury Warehouse	300	610,953,953	572,264,444	533,574,935	494,885,426	456,195,917	417,506,408	378,816,900	339,127,391	300,437,882	261,748,373	223,058,864

BENCHMARK LAND VALUE £/ACRE (LAND)		£477,956 PER HA									
Description	No of units	NEW	10% ARI	20% ARI	10% ARI	20% ARI	25% ARI	30% ARI	40% ARI	50% ARI	
1 Small scheme - 0 houses (40 ph)	8	625,578	2,151,391	2,981,598	2,893,487	2,498,286	2,155,257	1,911,236	1,615,525	1,278,228	
2 Small scheme - 0 houses & flats (50 ph)	8	674,793	2,214,555	2,914,525	2,826,224	2,430,224	2,145,224	1,891,224	1,595,224	1,277,000	
3 Small scheme - 8 flats (70 ph)	8	625,785	2,150,398	2,925,141	1,887,789	1,788,388	1,628,388	1,509,216	1,382,551	1,284,881	
4 Small scheme - 8 flats (90 ph)	8	624,198	2,148,391	2,911,280	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
5 Small scheme - 8 flats (170 ph)	8	625,985	2,151,398	2,916,588	1,887,789	1,788,388	1,628,388	1,509,216	1,382,551	1,284,881	
6 Small scheme - 8 flats (190 ph)	8	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
7 Small scheme - 8 flats (220 ph)	8	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
8 Small scheme - 8 flats (350 ph)	8	626,599	2,148,391	2,911,280	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
9 Medium scheme - 20 houses (40 ph)	20	626,599	2,148,391	2,911,280	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
10 Medium scheme - 20 houses and flats (50 ph)	20	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
11 Medium scheme - 20 flats (70 ph)	20	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
12 Medium scheme - 20 flats (90 ph)	20	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
13 Medium scheme - 20 flats (170 ph)	20	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
14 Medium scheme - 20 flats (190 ph)	20	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
15 Medium scheme - 20 flats (220 ph)	20	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
16 Large scheme - 50 houses (40 ph)	50	626,599	2,148,391	2,911,280	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
17 Large scheme - 50 houses and flats (50 ph)	50	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
18 Large scheme - 50 flats (70 ph)	50	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
19 Large scheme - 50 flats (90 ph)	50	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
20 Large scheme - 50 flats (170 ph)	50	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
21 Large scheme - 50 flats (190 ph)	50	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
22 Large scheme - 50 flats (220 ph)	50	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
23 Large scheme - 100 houses (40 ph)	100	626,599	2,148,391	2,911,280	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
24 Large scheme - 100 houses and flats (50 ph)	100	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
25 Large scheme - 100 flats (70 ph)	100	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
26 Large scheme - 100 flats (90 ph)	100	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
27 Large scheme - 100 flats (170 ph)	100	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
28 Large scheme - 100 flats (190 ph)	100	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
29 Large scheme - 100 flats (220 ph)	100	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
30 Large scheme - 100 flats (350 ph)	100	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
31 Large scheme - 200 flats (70 ph) and houses (70 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
32 Large scheme - 200 flats (190 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
33 Large scheme - 200 flats (170 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
34 Large scheme - 200 flats (220 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
35 Large scheme - 200 flats (350 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
36 Large scheme - 200 flats (70 ph) and houses (70 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
37 Large scheme - 200 flats (190 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
38 Large scheme - 200 flats (170 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
39 Large scheme - 200 flats (220 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
40 Large scheme - 200 flats (350 ph)	200	619,188	2,147,345	2,911,211	2,822,814	2,433,653	2,055,581	1,820,220	1,595,220	1,277,000	
41 West Cross Industrial Estate	1,800	644,453.12	2,164,306.24	2,915,964.00	1,203,803.00	1,106,226.00	1,029,934.00	932,222.00	847,922.00	773,339.00	
42 Phoenix Business Centre	20	674,642.90	2,206,359.30	2,941,909.30	32,265.40	23,726.90	20,492.70	22,116.30	19,020.91	12,919.10	
43 New Bridge District Centre	760	69,034.11	69,842.10	68,881.00	68,762.83	68,717.32	68,222.40	68,779.88	68,224.22	68,829.23	
44 BIC	67	61,169.83	62,496.24	61,877.68	61,877.68	61,877.68	61,877.68	61,877.68	61,877.68	61,877.68	
45 Lidl Fifelet	62	34,346.93	34,562.02	34,814.18	34,814.18	34,814.18	34,814.18	34,814.18	34,814.18	34,814.18	
46 Land at Hadden Fields	628,589,387	67,872,467	67,472,462	68,873,879	65,871,871	65,873,879	65,873,879	65,873,879	65,873,879	65,873,879	
47 L107	2,370	287,339.74	285,046.36	287,078.45	284,453.45	284,453.45	284,453.45	284,453.45	284,453.45	284,453.45	
48 L108	310	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	
49 L109	310	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	221,529.76	
49 Land at West of West International	-	268,831.334	268,831.334	268,831.334	268,831.334	268,831.334	268,831.334	268,831.334	268,831.334	268,831.334	
49 Land at St James Road	100	32,069,077	7,960,146	6,575,246	6,668,057	6,619,058	6,631,714	6,624,124	6,623,405	6,623,405	
49 Land at St James Road	100	32,069,077	7,960,146	6,575,246	6,668,057	6,619,058	6,631,714	6,624,124	6,623,405	6,623,405	
49 Land at St James Road	100	32,069,077	7,960,146	6,575,246	6,668,057	6,619,058	6,631,714	6,624,124	6,623,405	6,623,405	
49 Land at St James Road	100	32,069,077	7,960,146	6,575,246	6,668,057	6,619,058	6,631,714	6,624,124	6,623,405	6,623,405	
49 Land at St James Road	100	32,069,077	7,960,146	6,575,246	6,668,057	6,619,058	6,631,714	6,624,124	6,623,405	6,623,405	

Table 6.13.1: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 1 (Secondary Offices)

LP Ref	Site	No of units	Gross site area	Maximum affordable housing percentages in each value zone (values per square metre)								
				£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	0%	0%	10%	15%	20%	25%	30%	35%	40%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	15%	20%	30%	35%	40%	45%	45%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	5%	15%	20%	25%	30%	35%	40%	40%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	25%	35%	40%	45%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	5%	15%	20%	25%	30%	35%	40%	40%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	0%	0%	5%	10%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	15%	20%	30%	35%	40%	45%	45%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	10%	15%	20%	25%	30%	35%	40%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	0%	0%	10%	15%	15%	25%	30%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	10%	15%	25%	30%	35%	35%	40%	45%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	5%	15%	20%	25%	30%	35%	40%	40%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	5%	15%	20%	25%	30%	35%	40%	40%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	10%	15%	25%	30%	30%	35%	40%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	0%	0%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	0%	5%	5%	15%	20%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	0%	10%	15%	20%	25%	30%	35%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	0%	5%	10%	20%	20%	25%	30%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	10%	20%	25%	30%	35%	40%	40%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	0%	10%	15%	20%	30%	30%	35%	40%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	5%	10%	20%	25%	30%	35%	35%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	5%	10%	15%	25%	25%	30%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	0%	5%	15%	20%	25%	30%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	10%	15%	20%	25%	30%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	10%	15%	25%	30%	30%	35%	40%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	5%	15%	20%	25%	30%	35%	40%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	5%	15%	20%	25%	30%	35%	40%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	5%	10%	15%	25%	25%	30%	35%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	0%	0%	10%	15%	20%	25%	30%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	0%	5%	15%	15%	20%	25%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	5%	15%	20%	25%	30%	35%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	10%	15%	25%	25%	30%	35%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	10%	15%	25%	25%	30%	35%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	5%	15%	20%	20%	30%	35%

Table 6.13.2: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 2 (Secondary Retail)

LP Ref	Site	No of units	Gross site area	Maximum affordable housing percentages in each value zone (values per square metre)								
				£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	5%	15%	20%	25%	30%	35%	40%	45%	45%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	25%	30%	40%	40%	45%	50%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	5%	15%	20%	30%	35%	40%	40%	45%	50%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	30%	40%	45%	45%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	10%	15%	20%	30%	35%	35%	40%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	5%	5%	15%	20%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	25%	30%	40%	40%	45%	50%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	10%	15%	25%	30%	35%	35%	40%	45%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	5%	10%	15%	25%	25%	30%	35%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	15%	20%	25%	35%	40%	40%	45%	45%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	10%	15%	25%	30%	35%	35%	40%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	5%	15%	20%	30%	35%	35%	40%	45%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	10%	20%	25%	30%	30%	35%	40%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	5%	10%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	5%	15%	15%	20%	25%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	10%	15%	25%	30%	30%	35%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	5%	10%	20%	25%	25%	30%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	5%	15%	20%	30%	35%	35%	40%	45%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	5%	10%	20%	25%	30%	35%	40%	40%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	10%	15%	25%	30%	30%	35%	40%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	5%	10%	20%	25%	30%	35%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	10%	15%	25%	30%	30%	35%	40%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	10%	15%	25%	25%	30%	35%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	5%	15%	20%	30%	35%	35%	40%	45%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	10%	15%	25%	30%	30%	35%	40%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	10%	15%	25%	30%	30%	35%	40%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	5%	10%	20%	25%	30%	35%	35%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	5%	10%	20%	25%	25%	30%	35%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	5%	10%	20%	20%	25%	30%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	10%	15%	25%	30%	30%	35%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	5%	15%	20%	25%	30%	35%	40%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	5%	10%	20%	25%	30%	35%	35%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	5%	15%	20%	25%	30%	35%

Table 6.13.3: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 3 (Secondary Industrial)

LP Ref	Site	No of units	Gross site area	Maximum affordable housing percentages in each value zone (values per square metre)								
				£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	20%	30%	35%	40%	45%	45%	50%	50%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	0%	0%	0%	0%	0%	0%	0%	5%	10%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	0%	0%	0%	5%	15%	15%	20%	25%
4	Small scheme - 8 flats (90 dph)	8	0.09	0%	0%	10%	15%	25%	30%	30%	35%	40%
5	Small scheme - 8 flats (170 dph)	8	0.05	0%	0%	5%	10%	20%	25%	25%	30%	35%
6	Small scheme - 8 flats (190 dph)	8	0.04	0%	5%	15%	20%	30%	35%	35%	40%	45%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	5%	10%	20%	25%	30%	35%	40%	40%
8	Small scheme - 8 flats (350 dph)	8	0.02	0%	0%	10%	15%	25%	30%	30%	35%	40%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	5%	10%	20%	25%	30%	35%	35%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	0%	0%	10%	15%	25%	30%	30%	35%	40%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	0%	10%	15%	25%	25%	30%	35%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	5%	15%	20%	30%	35%	35%	40%	45%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	0%	10%	15%	25%	30%	30%	35%	40%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	0%	10%	15%	25%	30%	30%	35%	40%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	0%	5%	10%	20%	25%	30%	35%	35%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	5%	10%	20%	25%	25%	30%	35%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	5%	10%	20%	20%	25%	30%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	10%	15%	25%	30%	30%	35%	40%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	5%	15%	20%	25%	30%	35%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	5%	10%	20%	25%	30%	35%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	0%	5%	15%	20%	25%	30%	35%
22	Large scheme - 50 flats (190 dph)	50	0.26	30%	30%	30%	30%	30%	30%	30%	30%	30%
23	Large scheme - 50 flats (220 dph)	50	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
24	Large scheme - 50 flats (350 dph)	50	0.14	30%	30%	30%	30%	30%	30%	30%	30%	30%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	35%	35%	35%	35%	35%	35%	35%	35%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	0%	0%	0%	0%	0%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	0%	0%	0%	0%	0%	0%	0%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	0%	0%	0%	0%	0%	0%	0%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	0%	0%	0%	0%	0%	0%	0%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	20%	20%	20%	20%	20%	20%	20%	20%	20%
32	Large scheme - 200 flats (90 dph)	200	2.22	5%	5%	5%	5%	5%	5%	5%	5%	5%
33	Large scheme - 200 flats (170 dph)	200	1.18	35%	35%	35%	35%	35%	35%	35%	35%	35%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 6.13.4: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 4 (Open/cleared Land)

LP Ref	Site	No of units	Gross site area	Maximum affordable housing percentages in each value zone (values per square metre)								
				£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	45%	50%	50%	50%	50%	50%	50%	50%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	30%	40%	45%	50%	50%	50%	50%	50%	50%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	45%	50%	50%	50%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	10%	20%	25%	30%	35%	40%	45%	45%	50%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	10%	15%	20%	30%	35%	35%	40%	45%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	50%	50%	50%	50%	50%	50%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	25%	35%	40%	45%	50%	50%	50%	50%	50%
12	Medium scheme - 20 flats (90 dph)	20	0.22	5%	15%	25%	25%	35%	40%	40%	45%	45%
13	Medium scheme - 20 flats (170 dph)	20	0.12	15%	25%	30%	35%	40%	45%	50%	50%	50%
14	Medium scheme - 20 flats (190 dph)	20	0.11	10%	20%	25%	30%	40%	45%	45%	50%	50%
15	Medium scheme - 20 flats (220 dph)	20	0.09	5%	15%	25%	30%	35%	40%	40%	45%	50%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	10%	20%	25%	30%	35%	35%	40%	45%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	10%	15%	25%	30%	30%	35%	40%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	5%	15%	25%	30%	35%	40%	40%	45%	50%
19	Large scheme - 50 flats (70 dph)	50	0.71	20%	30%	35%	40%	45%	50%	50%	50%	50%
20	Large scheme - 50 flats (90 dph)	50	0.56	5%	15%	25%	30%	35%	40%	40%	45%	50%
21	Large scheme - 50 flats (170 dph)	50	0.29	10%	20%	30%	35%	40%	45%	45%	50%	50%
22	Large scheme - 50 flats (190 dph)	50	0.26	5%	15%	25%	30%	35%	40%	40%	45%	50%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	10%	20%	25%	30%	35%	40%	45%	45%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	10%	20%	25%	30%	35%	40%	40%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	20%	30%	35%	40%	45%	50%	50%	50%	50%
26	Large scheme - 100 flats (90 dph)	100	1.11	5%	15%	25%	30%	35%	40%	40%	45%	50%
27	Large scheme - 100 flats (170 dph)	100	0.59	10%	20%	25%	30%	40%	45%	45%	50%	50%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	15%	20%	25%	35%	40%	40%	45%	50%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	10%	20%	25%	30%	35%	40%	45%	45%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	10%	20%	25%	30%	35%	40%	40%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	15%	25%	30%	35%	40%	45%	50%	50%	50%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	10%	20%	25%	30%	35%	40%	45%	45%
33	Large scheme - 200 flats (170 dph)	200	1.18	5%	15%	25%	30%	35%	40%	40%	45%	50%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	10%	20%	25%	30%	35%	40%	40%	45%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	5%	15%	20%	30%	35%	35%	40%	45%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	5%	15%	20%	30%	30%	35%	40%

- 6.14 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets a challenging affordable housing target of 50% but accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for a 50% target.
- 6.15 Our appraisals also test the impact of different approaches to tenure mixes. The emerging policy indicates that the Council will seek a tenure mix of 70% social rent and 30% shared ownership and the appraisal outputs reflecting this mix are provided at tables 6.9.1 to 6.9.9 and Appendix 7. We have also tested tenure mixes of 60% social rent and 40% shared ownership (attached as Appendix 8).
- 6.16 Clearly, including higher proportions of shared ownership (which has a higher value than social rented housing) will improve viability to a degree and this may be an option for the Council to consider on specific applications when viability is under pressure. However, the difference the tenure split makes on overall scheme viability declines as private sales values increase and at the highest sales values in the Borough range, varying the tenure mix has a far lower impact than varying the overall percentage of affordable housing.

Affordable housing small sites contribution

- 6.17 The Council is not currently proposing to seek financial contributions from developments providing fewer than 10 units. As noted previously, our development typologies include schemes providing fewer than 10 units and these typologies are incorporated within the testing of the affordable housing requirement.
- 6.18 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.9.1 to 6.9.9. Typologies 1 to 8 are all schemes providing fewer than 9 units and the appraisals indicate that in many cases, the emerging policy will be financially viable, should the Council wish to consider securing financial contributions from these sites.
- 6.19 There are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.20 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁶)

- 6.21 If it is established to the Council's satisfaction that a development proposal could not viably provide 50% of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for an 8 unit development would require 4 units (50%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 25% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 2 units of affordable housing.
- 6.22 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise.

Build for rent schemes

- 6.23 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.24 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- 6.25 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last few years. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.26 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet emerging Local Plan requirement to provide 50% affordable housing at rent levels that are equivalent to social rent. The results are attached as Appendix 10.

¹⁶ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

- 6.27 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 50% affordable housing is viable, but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route and will not be able to utilise the 35% Fast Track route.
- 6.28 The Mayor of London's SPG on viability and London Plan policy H11 indicate that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.

Impact of other emerging Local Plan policies

- 6.29 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 35% affordable housing (70% social rented and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.30 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy costs cannot be absorbed through a reduction to land value.
- 6.31 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£6,495 per square metre) to I (£9,400 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain

- 6.32 Table 6.32.2 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.1% of build costs, in line with the DEFRA Impact Assessment, which achieves 10% biodiversity net gain. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 0.5%. The impact can be more significant when the starting residual land value is very low and is therefore unlikely to either prevent schemes coming forward, or to have a significant impact on the percentages of affordable housing that can be provided.
- 6.33 We have also tested the impact of a 20% biodiversity net gain (through a cost uplift of 0.5%) and the outputs of these appraisals are summarised in Table 6.33.1. The average reduction in residual land value resulting from this requirement is slightly higher at 1.55%, but this is still unlikely to be of a sufficient magnitude to prevent schemes coming forward, or to adversely affect the percentage of affordable housing that can be delivered.

Table 6.32.1: Biodiversity Net Gain (10%) and Urban Greening

Biodiversity Net Gain			Sales value (£ psm):																							
BLV: SECONDARY OFFICES			BLV (£ m)		£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm					
Description	No of units	Site area	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG				
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.85	£1.19	£1.19	£1.31	£1.31	£1.50	£1.50	£1.53	£1.53	£1.65	£1.65	£1.77	£1.77	£1.84	£1.84	£1.96	£1.96	£2.08	£2.08	£2.08	£2.08			
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.48	£1.20	£1.20	£1.32	£1.32	£1.52	£1.51	£1.54	£1.54	£1.66	£1.66	£1.78	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	£2.09	£2.09			
3 Small scheme - 8 flats (70 dph)	8	0.11	£1.02	£0.57	£0.57	£0.67	£0.67	£0.84	£0.84	£0.85	£0.85	£0.96	£0.96	£1.06	£1.06	£1.11	£1.11	£1.21	£1.21	£1.31	£1.31	£1.31	£1.31			
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.83	£1.21	£1.21	£1.33	£1.33	£1.52	£1.52	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	£2.09	£2.09			
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.46	£0.43	£0.43	£0.53	£0.53	£0.69	£0.68	£0.70	£0.70	£0.80	£0.79	£0.89	£0.89	£0.94	£0.94	£1.03	£1.03	£1.13	£1.13	£1.13	£1.13			
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.37	£1.21	£1.21	£1.33	£1.33	£1.52	£1.52	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	£2.09	£2.09			
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.37	-£0.01	-£0.01	£0.08	£0.08	£0.23	£0.22	£0.24	£0.24	£0.33	£0.33	£0.42	£0.42	£0.46	£0.46	£0.55	£0.55	£0.64	£0.64	£0.64	£0.64			
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.18	£1.21	£1.21	£1.33	£1.33	£1.52	£1.52	£1.55	£1.55	£1.67	£1.67	£1.79	£1.79	£1.86	£1.86	£1.98	£1.98	£2.10	£2.10	£2.10	£2.10			
9 Medium scheme - 20 houses (40 dph)	20	0.50	£4.62	£1.39	£1.38	£1.64	£1.64	£2.05	£2.05	£2.10	£2.09	£2.35	£2.35	£2.61	£2.60	£2.73	£2.73	£2.99	£2.99	£3.25	£3.25	£3.24	£3.24			
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£3.70	£3.02	£3.02	£3.32	£3.32	£3.80	£3.80	£3.86	£3.86	£4.16	£4.16	£4.46	£4.46	£4.64	£4.64	£4.93	£4.93	£5.24	£5.24	£5.23	£5.23			
11 Medium scheme - 20 flats (70 dph)	20	0.29	£2.64	£1.33	£1.33	£1.58	£1.58	£1.98	£1.98	£2.02	£2.02	£2.27	£2.26	£2.51	£2.51	£2.63	£2.63	£2.88	£2.88	£3.13	£3.13	£3.12	£3.12			
12 Medium scheme - 20 flats (90 dph)	20	0.22	£2.05	£0.41	£0.41	£0.66	£0.66	£1.04	£1.04	£1.04	£1.04	£1.29	£1.29	£1.54	£1.53	£1.53	£1.53	£1.78	£1.78	£2.03	£2.02	£2.02	£2.02			
13 Medium scheme - 20 flats (170 dph)	20	0.12	£1.09	£0.25	£0.25	£0.49	£0.48	£0.85	£0.85	£0.90	£0.89	£1.13	£1.12	£1.36	£1.36	£1.47	£1.46	£1.70	£1.70	£1.93	£1.93	£1.93	£1.93			
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.97	£0.06	£0.05	£0.28	£0.28	£0.63	£0.63	£0.67	£0.67	£0.90	£0.89	£1.12	£1.12	£1.22	£1.21	£1.44	£1.44	£1.67	£1.66	£1.66	£1.66			
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.84	-£0.08	-£0.08	£0.14	£0.14	£0.49	£0.48	£0.52	£0.52	£0.74	£0.74	£0.96	£0.95	£1.05	£1.05	£1.27	£1.27	£1.49	£1.48	£1.48	£1.48			
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.53	-£0.41	-£0.42	-£0.21	-£0.21	£0.12	£0.12	£0.15	£0.14	£0.35	£0.35	£0.55	£0.55	£0.63	£0.63	£0.84	£0.83	£1.04	£1.04	£1.03	£1.03			
17 Large scheme - 50 houses (40 dph)	50	1.25	£11.55	£3.08	£3.07	£3.68	£3.68	£4.65	£4.65	£4.75	£4.74	£5.35	£5.34	£5.95	£5.94	£6.25	£6.24	£6.85	£6.84	£7.45	£7.44	£7.44	£7.44			
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£9.24	£3.18	£3.17	£3.78	£3.78	£4.76	£4.75	£4.85	£4.84	£5.45	£5.44	£6.05	£6.05	£6.36	£6.34	£6.95	£6.94	£7.55	£7.54	£7.54	£7.54			
19 Large scheme - 50 flats (70 dph)	50	0.71	£6.60	£2.96	£2.95	£3.55	£3.54	£4.49	£4.48	£4.57	£4.56	£5.16	£5.15	£5.74	£5.73	£6.01	£6.00	£6.59	£6.59	£7.18	£7.17	£7.17	£7.17			
20 Large scheme - 50 flats (90 dph)	50	0.56	£5.13	£1.15	£1.14	£1.74	£1.73	£2.66	£2.65	£2.77	£2.76	£3.35	£3.34	£3.93	£3.92	£4.21	£4.20	£4.79	£4.78	£5.37	£5.37	£5.36	£5.36			
21 Large scheme - 50 flats (170 dph)	50	0.29	£2.72	£0.35	£0.34	£0.91	£0.89	£1.78	£1.77	£1.88	£1.87	£2.43	£2.42	£2.97	£2.96	£3.21	£3.20	£3.76	£3.75	£4.31	£4.31	£4.30	£4.30			
22 Large scheme - 50 flats (190 dph)	50	0.26	£2.43	-£0.13	-£0.14	£0.41	£0.40	£1.26	£1.25	£1.34	£1.33	£1.87	£1.86	£2.40	£2.39	£2.62	£2.61	£3.15	£3.14	£3.68	£3.67	£3.67	£3.67			
23 Large scheme - 50 flats (220 dph)	50	0.23	£2.10	-£0.42	-£0.43	£0.06	£0.05	£0.84	£0.83	£0.90	£0.89	£1.38	£1.37	£1.86	£1.85	£2.05	£2.04	£2.53	£2.52	£3.00	£2.99	£2.99	£2.99			
24 Large scheme - 50 flats (350 dph)	50	0.14	£1.32	-£1.17	-£1.18	-£0.72	-£0.73	£0.01	£0.00	£0.06	£0.05	£0.51	£0.50	£0.96	£0.95	£1.12	£1.11	£1.57	£1.56	£2.02	£2.01	£2.01	£2.01			
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£13.20	£5.77	£5.75	£6.93	£6.91	£8.80	£8.78	£8.96	£8.95	£10.11	£10.09	£11.25	£11.24	£11.79	£11.77	£12.93	£12.92	£14.08	£14.06	£14.06	£14.06			
26 Large scheme - 100 flats (90 dph)	100	1.11	£10.27	£2.17	£2.15	£3.32	£3.30	£5.14	£5.12	£5.25	£5.24	£6.51	£6.49	£7.67	£7.65	£8.21	£8.19	£9.36	£9.36	£9.34	£10.52	£10.52	£10.50			
27 Large scheme - 100 flats (170 dph)	100	0.59	£5.44	£0.59	£0.57	£1.69	£1.67	£3.41	£3.38	£3.59	£3.57	£4.68	£4.65	£5.76	£5.74	£6.23	£6.21	£7.32	£7.32	£7.30	£8.41	£8.39	£8.39			
28 Large scheme - 100 flats (190 dph)	100	0.53	£4.86	-£0.36	-£0.38	£0.71	£0.69	£2.38	£2.36	£2.54	£2.52	£3.58	£3.56	£4.63	£4.61	£5.06	£5.04	£6.11	£6.09	£7.15	£7.15	£7.13	£7.13			
29 Large scheme - 100 flats (220 dph)	100	0.45	£4.20	-£1.00	-£1.02	£0.05	£0.03	£1.69	£1.67	£1.83	£1.81	£2.85	£2.83	£3.87	£3.85	£4.28	£4.25	£5.29	£5.27	£6.31	£6.29	£6.29	£6.29			
30 Large scheme - 100 flats (350 dph)	100	0.29	£2.64	-£2.61	-£2.63	£1.63	£1.65	-£0.06	-£0.08	£0.05	£0.02	£1.01	£0.99	£1.97	£1.95	£2.30	£2.28	£3.25	£3.23	£4.21	£4.19	£4.19	£4.19			
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£26.40	£10.42	£10.38	£12.60	£12.57	£16.17	£16.14	£16.45	£16.41	£18.62	£18.59	£20.79	£20.75	£21.78	£21.75	£23.95	£23.91	£26.11	£26.06	£26.06	£26.06			
32 Large scheme - 200 flats (90 dph)	200	2.22	£20.54	£3.35	£3.31	£5.56	£5.52	£9.05	£9.01	£9.45	£9.41	£11.65	£11.61	£13.83	£13.79	£14.83	£14.79	£17.01	£16.97	£19.20	£19.16	£19.16	£19.16			
33 Large scheme - 200 flats (170 dph)	200	1.18	£10.87	£0.30	£0.28	£2.41	£2.37	£5.72	£5.68	£6.04	£6.00	£8.12	£8.08	£10.21	£10.16	£11.07	£11.03	£13.13	£13.09	£15.19	£15.19	£15.15	£15.15			
34 Large scheme - 200 flats (190 dph)	200	1.05	£9.73	-£1.56	-£1.60	£0.49	£0.45	£3.72	£3.67	£3.99	£3.95	£6.00	£5.96	£8.00	£7.96	£8.89	£8.78	£10.80	£10.76	£12.78	£12.74	£12.74	£12.74			
35 Large scheme - 200 flats (220 dph)	200	0.91	£8.40	-£2.61	-£2.65	-£0.89	-£0.84	£2.38	£2.33	£2.63	£2.59	£4.56	£4.54	£6.53	£6.49	£7.28	£7.24	£9.23	£9.19	£11.18	£11.14	£11.14	£11.14			
36 Large scheme - 200 flats (350 dph)	200	0.57	£5.28	-£5.97	-£6.01	-£4.06	-£4.10	-£1.02	-£1.07	-£0.84	-£0.89	£1.02	£0.97	£2.86	£2.82	£3.48	£3.44	£5.30	£5.26	£7.12	£7.08	£7.08	£7.08			
37 West Cross Industrial Estate	1,800	9.30	£85.94	£75.96	£75.65	£75.96	£75.65	£84.12	£83.80	£75.96	£75.65	£75.96	£75.65	£75.96	£75.65	£75.96	£75.65	£75.96	£75.65	£75.96	£75.65	£75.65	£75.65			
38 Phoenix Business Park	260																									

Table 6.32.1: Biodiversity Net Gain (10%) and Urban Greening (continued)

BLV: SECONDARY INDUSTRIAL					£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm		
Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.34	£1.19	£1.19	£1.31	£1.31	£1.50	£1.50	£1.53	£1.53	£1.65	£1.65	£1.77	£1.77	£1.84	£1.84	£1.96	£1.96	£2.08	£2.08	£2.08	£2.08
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.07	£1.20	£1.20	£1.32	£1.32	£1.52	£1.51	£1.54	£1.54	£1.66	£1.66	£1.78	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	£2.09	£2.09
3 Small scheme - 8 flats (70 dph)	8	0.11	£0.74	£0.57	£0.57	£0.67	£0.67	£0.84	£0.84	£0.85	£0.85	£0.96	£0.96	£1.06	£1.06	£1.11	£1.11	£1.21	£1.21	£1.31	£1.31	£1.31	£1.31
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.60	£1.21	£1.21	£1.33	£1.33	£1.52	£1.52	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	£2.09	£2.09
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.34	£0.43	£0.43	£0.53	£0.53	£0.69	£0.68	£0.70	£0.70	£0.80	£0.79	£0.89	£0.89	£0.94	£0.94	£1.03	£1.03	£1.13	£1.13	£1.13	£1.13
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.27	£1.21	£1.21	£1.33	£1.33	£1.52	£1.52	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	£2.09	£2.09
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.27	-£0.01	-£0.01	£0.08	£0.08	£0.23	£0.22	£0.24	£0.24	£0.33	£0.33	£0.42	£0.42	£0.46	£0.46	£0.55	£0.55	£0.64	£0.64	£0.64	£0.64
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.13	£1.21	£1.21	£1.33	£1.33	£1.52	£1.52	£1.55	£1.55	£1.67	£1.67	£1.79	£1.79	£1.86	£1.86	£1.98	£1.98	£2.10	£2.10	£2.10	£2.10
9 Medium scheme - 20 houses (40 dph)	20	0.50	£3.36	£1.39	£1.38	£1.64	£1.64	£2.05	£2.05	£2.10	£2.09	£2.35	£2.35	£2.61	£2.60	£2.73	£2.73	£2.99	£2.99	£3.25	£3.25	£3.25	£3.25
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£2.69	£3.02	£3.02	£3.32	£3.32	£3.80	£3.80	£3.86	£3.86	£4.16	£4.16	£4.46	£4.46	£4.64	£4.63	£4.94	£4.93	£5.24	£5.24	£5.23	£5.23
11 Medium scheme - 20 flats (70 dph)	20	0.29	£1.92	£1.33	£1.33	£1.58	£1.58	£1.98	£1.98	£2.02	£2.02	£2.27	£2.26	£2.51	£2.51	£2.63	£2.63	£2.88	£2.88	£3.13	£3.13	£3.12	£3.12
12 Medium scheme - 20 flats (90 dph)	20	0.22	£1.49	£0.41	£0.41	£0.66	£0.66	£1.04	£1.04	£1.04	£1.04	£1.29	£1.29	£1.54	£1.53	£1.53	£1.53	£1.78	£1.78	£2.03	£2.03	£2.02	£2.02
13 Medium scheme - 20 flats (170 dph)	20	0.12	£0.79	£0.25	£0.25	£0.49	£0.49	£0.85	£0.85	£0.90	£0.89	£1.13	£1.12	£1.36	£1.36	£1.47	£1.46	£1.70	£1.70	£1.93	£1.93	£1.93	£1.93
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.71	£0.06	£0.06	£0.28	£0.28	£0.63	£0.63	£0.67	£0.67	£0.90	£0.89	£1.12	£1.12	£1.22	£1.21	£1.44	£1.44	£1.67	£1.67	£1.66	£1.66
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.61	-£0.08	-£0.08	£0.14	£0.14	£0.49	£0.48	£0.52	£0.52	£0.74	£0.74	£0.96	£0.95	£1.05	£1.05	£1.27	£1.27	£1.49	£1.49	£1.48	£1.48
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.38	-£0.41	-£0.42	-£0.21	-£0.21	£0.12	£0.12	£0.15	£0.14	£0.35	£0.35	£0.55	£0.55	£0.63	£0.63	£0.84	£0.83	£1.04	£1.04	£1.04	£1.04
17 Large scheme - 50 houses (40 dph)	50	1.25	£8.39	£3.08	£3.07	£3.68	£3.68	£4.66	£4.65	£4.75	£4.74	£5.35	£5.34	£5.95	£5.94	£6.25	£6.24	£6.85	£6.84	£7.45	£7.45	£7.44	£7.44
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£6.71	£3.18	£3.17	£3.78	£3.78	£4.76	£4.75	£4.85	£4.84	£5.45	£5.44	£6.05	£6.05	£6.35	£6.34	£6.95	£6.94	£7.55	£7.55	£7.54	£7.54
19 Large scheme - 50 flats (70 dph)	50	0.71	£4.80	£2.96	£2.95	£3.55	£3.54	£4.49	£4.48	£4.57	£4.56	£5.16	£5.15	£5.74	£5.73	£6.01	£6.00	£6.59	£6.59	£7.18	£7.18	£7.17	£7.17
20 Large scheme - 50 flats (90 dph)	50	0.56	£3.73	£1.15	£1.14	£1.74	£1.73	£2.66	£2.65	£2.77	£2.76	£3.35	£3.34	£3.93	£3.92	£4.21	£4.20	£4.79	£4.78	£5.37	£5.37	£5.36	£5.36
21 Large scheme - 50 flats (170 dph)	50	0.29	£1.97	£0.35	£0.34	£0.91	£0.89	£1.78	£1.77	£1.88	£1.87	£2.43	£2.42	£2.97	£2.96	£3.21	£3.20	£3.76	£3.75	£4.31	£4.31	£4.30	£4.30
22 Large scheme - 50 flats (190 dph)	50	0.26	£1.77	-£0.13	-£0.14	£0.41	£0.40	£1.26	£1.25	£1.34	£1.33	£1.87	£1.86	£2.40	£2.39	£2.62	£2.61	£3.15	£3.14	£3.68	£3.68	£3.67	£3.67
23 Large scheme - 50 flats (220 dph)	50	0.23	£1.53	-£0.42	-£0.43	£0.06	£0.05	£0.84	£0.83	£0.90	£0.89	£1.38	£1.37	£1.86	£1.86	£1.85	£2.05	£2.04	£2.53	£2.52	£3.00	£2.99	£2.99
24 Large scheme - 50 flats (350 dph)	50	0.14	£0.96	-£1.17	-£1.18	-£0.72	-£0.73	£0.01	£0.00	£0.06	£0.05	£0.51	£0.50	£0.96	£0.95	£1.12	£1.11	£1.57	£1.56	£2.02	£2.02	£2.01	£2.01
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£9.59	£5.77	£5.75	£6.93	£6.91	£8.80	£8.78	£8.96	£8.95	£10.11	£10.09	£11.25	£11.24	£11.79	£11.77	£12.93	£12.92	£14.08	£14.08	£14.06	£14.06
26 Large scheme - 100 flats (90 dph)	100	1.11	£7.46	£2.17	£2.15	£3.32	£3.30	£5.14	£5.12	£5.36	£5.34	£6.51	£6.49	£7.67	£7.65	£8.21	£8.19	£9.36	£9.34	£10.52	£10.52	£10.50	£10.50
27 Large scheme - 100 flats (170 dph)	100	0.59	£3.95	£0.59	£0.57	£1.69	£1.67	£3.41	£3.38	£3.59	£3.57	£4.66	£4.65	£5.76	£5.74	£6.23	£6.21	£7.32	£7.30	£8.41	£8.41	£8.39	£8.39
28 Large scheme - 100 flats (190 dph)	100	0.53	£3.53	-£0.36	-£0.38	£0.71	£0.69	£2.38	£2.36	£2.54	£2.52	£3.58	£3.56	£4.63	£4.61	£5.06	£5.04	£6.11	£6.09	£7.15	£7.15	£7.13	£7.13
29 Large scheme - 100 flats (220 dph)	100	0.45	£3.05	-£1.00	-£1.02	£0.05	£0.03	£1.69	£1.67	£1.83	£1.81	£2.85	£2.83	£3.87	£3.85	£4.28	£4.25	£5.29	£5.27	£6.31	£6.31	£6.29	£6.29
30 Large scheme - 100 flats (350 dph)	100	0.29	£1.92	-£2.61	-£2.63	-£1.63	-£1.65	-£0.66	-£0.68	£0.05	£0.02	£1.01	£0.99	£1.97	£1.95	£2.30	£2.28	£3.25	£3.23	£4.21	£4.21	£4.19	£4.19
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£19.18	£10.42	£10.38	£12.60	£12.57	£16.17	£16.14	£16.45	£16.41	£18.82	£18.59	£20.79	£20.75	£21.78	£21.75	£23.95	£23.91	£26.11	£26.08	£26.08	£26.08
32 Large scheme - 200 flats (90 dph)	200	2.22	£14.92	£3.35	£3.31	£5.56	£5.52	£9.05	£9.01	£9.45	£9.41	£11.65	£11.61	£13.83	£13.79	£14.83	£14.79	£17.01	£16.97	£19.20	£19.19	£19.16	£19.16
33 Large scheme - 200 flats (170 dph)	200	1.18	£7.90	£0.30	£0.28	£2.41	£2.37	£5.72	£5.68	£6.04	£6.00	£8.12	£8.08	£10.21	£10.16	£11.07	£11.03	£13.13	£13.09	£15.19	£15.19	£15.15	£15.15
34 Large scheme - 200 flats (190 dph)	200	1.05	£7.07	-£1.56	-£1.60	£0.49	£0.45	£3.72	£3.67	£3.99	£3.95	£6.00	£5.96	£8.00	£7.96	£8.80	£8.76	£10.80	£10.76	£12.78	£12.78	£12.74	£12.74
35 Large scheme - 200 flats (220 dph)	200	0.91	£6.10	-£2.81	-£2.85	-£0.80	-£0.84	£2.38	£2.33	£2.63	£2.59	£4.58	£4.54	£6.53	£6.49	£7.28	£7.24	£9.23	£9.19	£11.18	£11.18	£11.14	£11.14
36 Large scheme - 200 flats (350 dph)	200	0.57	£3.84	-£5.97	-£6.01	-£4.06	-£4.10	-£1.02	-£1.07	-£0.84	-£0.89	£1.02	£0.97	£2.86	£2.82	£3.48	£3.44	£5.30	£5.26	£7.12	£7.12	£7.08	£7.08
37 West Cross Industrial Estate	1,800	9.30	£62.43	£75.95	£75.65	£75.95	£75.65	£84.12	£83.80	£75.95	£75.65	£75.95	£75.65	£75.95	£75.65	£75.95	£75.65	£75.95	£75.65	£75.95	£75.65	£75.65	£75.65
38 Phoenix Business Park	260	1.60	£10.74	£22.48	£22.41	£22.48	£22.41	£23.91	£23.84	£22.48	£22.41	£22.48	£22.41	£22.48	£22.41	£22.48	£22.41	£22.48	£22.41	£22.48	£22.41	£22.48	£22.41
39 Kew Bridge District Centre	750	1.89	£12.69																				

Table 6.33.1: Biodiversity Net Gain (20%) and Urban Greening

Biodiversity Net Gain

Sales value (£ psm):

BLV: SECONDARY OFFICES

Description	No of units	Site area	BLV (£ m)	£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm	
				Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.85	£1.19	£1.18	£1.31	£1.30	£1.43	£1.42	£1.53	£1.52	£1.65	£1.64	£1.77	£1.76	£1.84	£1.83	£1.96	£1.95	£2.08	£2.07
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.48	£1.20	£1.20	£1.32	£1.32	£1.44	£1.44	£1.54	£1.53	£1.66	£1.65	£1.78	£1.77	£1.85	£1.84	£1.97	£1.96	£2.09	£2.08
3 Small scheme - 8 flats (70 dph)	8	0.11	£1.02	£0.57	£0.56	£0.67	£0.67	£0.78	£0.77	£0.85	£0.85	£0.96	£0.95	£1.06	£1.05	£1.11	£1.10	£1.21	£1.21	£1.31	£1.31
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.83	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.46	£0.43	£0.43	£0.53	£0.52	£0.63	£0.62	£0.70	£0.69	£0.80	£0.79	£0.89	£0.88	£0.94	£0.93	£1.03	£1.03	£1.13	£1.12
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.37	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.37	£0.01	£0.02	£0.08	£0.06	£0.17	£0.17	£0.24	£0.23	£0.33	£0.32	£0.42	£0.41	£0.46	£0.45	£0.55	£0.54	£0.64	£0.63
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.16	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.86	£1.85	£1.98	£1.97	£2.10	£2.09
9 Medium scheme - 20 houses (40 dph)	20	0.50	£4.62	£1.39	£1.37	£1.64	£1.62	£1.90	£1.88	£2.10	£2.08	£2.35	£2.33	£2.61	£2.59	£2.73	£2.72	£2.99	£2.97	£3.25	£3.24
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£3.70	£3.02	£3.00	£3.32	£3.30	£3.62	£3.60	£3.86	£3.85	£4.16	£4.15	£4.46	£4.45	£4.64	£4.62	£4.94	£4.92	£5.24	£5.22
11 Medium scheme - 20 flats (70 dph)	20	0.29	£2.64	£1.33	£1.32	£1.58	£1.56	£1.83	£1.81	£2.02	£2.00	£2.27	£2.25	£2.51	£2.49	£2.63	£2.62	£2.88	£2.86	£3.13	£3.11
12 Medium scheme - 20 flats (90 dph)	20	0.22	£2.05	£0.41	£0.39	£0.66	£0.64	£0.91	£0.89	£1.04	£1.02	£1.29	£1.27	£1.54	£1.52	£1.53	£1.51	£1.78	£1.76	£2.03	£2.00
13 Medium scheme - 20 flats (170 dph)	20	0.12	£1.09	£0.25	£0.23	£0.49	£0.47	£0.72	£0.70	£0.90	£0.87	£1.13	£1.11	£1.36	£1.34	£1.47	£1.45	£1.70	£1.68	£1.93	£1.91
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.97	£0.06	£0.04	£0.28	£0.26	£0.50	£0.48	£0.67	£0.65	£0.90	£0.88	£1.12	£1.10	£1.22	£1.20	£1.44	£1.42	£1.67	£1.64
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.84	£0.08	£0.10	£0.14	£0.12	£0.36	£0.34	£0.52	£0.50	£0.74	£0.72	£0.96	£0.94	£1.05	£1.03	£1.27	£1.25	£1.49	£1.47
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.53	£0.41	£0.43	£0.21	£0.23	£0.00	£0.02	£0.15	£0.13	£0.35	£0.33	£0.55	£0.53	£0.63	£0.61	£0.84	£0.81	£1.04	£1.02
17 Large scheme - 50 houses (40 dph)	50	1.25	£11.55	£3.08	£3.04	£3.68	£3.64	£4.29	£4.24	£4.75	£4.71	£5.35	£5.31	£5.95	£5.91	£6.25	£6.20	£6.85	£6.80	£7.45	£7.40
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£9.24	£3.18	£3.14	£3.78	£3.74	£4.39	£4.34	£4.85	£4.81	£5.45	£5.41	£6.05	£6.01	£6.35	£6.30	£6.95	£6.90	£7.55	£7.51
19 Large scheme - 50 flats (70 dph)	50	0.71	£6.60	£2.96	£2.92	£3.55	£3.50	£4.13	£4.08	£4.57	£4.53	£5.16	£5.11	£5.74	£5.69	£6.01	£5.97	£6.59	£6.55	£7.16	£7.13
20 Large scheme - 50 flats (90 dph)	50	0.56	£5.13	£1.15	£1.10	£1.74	£1.69	£2.32	£2.27	£2.77	£2.72	£3.35	£3.30	£3.93	£3.88	£4.21	£4.16	£4.79	£4.74	£5.37	£5.32
21 Large scheme - 50 flats (170 dph)	50	0.29	£2.72	£0.35	£0.30	£0.91	£0.85	£1.46	£1.41	£1.88	£1.82	£2.43	£2.37	£2.97	£2.92	£3.21	£3.16	£3.76	£3.71	£4.31	£4.26
22 Large scheme - 50 flats (190 dph)	50	0.26	£2.43	£0.13	£0.18	£0.41	£0.36	£0.95	£0.89	£1.34	£1.29	£1.87	£1.82	£2.40	£2.35	£2.63	£2.57	£3.15	£3.10	£3.68	£3.63
23 Large scheme - 50 flats (220 dph)	50	0.23	£2.10	£0.42	£0.47	£0.06	£0.02	£0.55	£0.50	£0.90	£0.85	£1.36	£1.33	£1.85	£1.81	£2.05	£2.00	£2.53	£2.48	£3.00	£2.95
24 Large scheme - 50 flats (350 dph)	50	0.14	£1.32	£1.17	£1.22	£0.72	£0.77	£0.26	£0.31	£0.06	£0.02	£0.51	£0.46	£0.96	£0.91	£1.12	£1.07	£1.57	£1.52	£2.02	£1.97
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£13.20	£5.77	£5.68	£6.93	£6.84	£8.08	£8.00	£9.95	£9.88	£10.11	£10.02	£11.25	£11.17	£11.79	£11.70	£12.93	£12.85	£14.08	£13.99
26 Large scheme - 100 flats (90 dph)	100	1.11	£10.27	£2.17	£2.06	£3.32	£3.22	£4.48	£4.37	£5.36	£5.26	£6.51	£6.41	£7.67	£7.57	£8.21	£8.11	£9.36	£9.26	£10.52	£10.42
27 Large scheme - 100 flats (170 dph)	100	0.59	£5.44	£0.59	£0.48	£1.69	£1.58	£2.77	£2.67	£3.59	£3.48	£4.68	£4.57	£5.76	£5.66	£6.23	£6.13	£7.32	£7.22	£8.41	£8.30
28 Large scheme - 100 flats (190 dph)	100	0.53	£4.86	£0.36	£0.47	£0.71	£0.60	£1.76	£1.66	£2.54	£2.43	£3.58	£3.48	£4.63	£4.53	£5.06	£4.96	£6.11	£6.00	£7.15	£7.05
29 Large scheme - 100 flats (220 dph)	100	0.45	£4.20	£1.00	£1.11	£0.05	£0.06	£1.08	£0.98	£1.83	£1.73	£2.85	£2.75	£3.87	£3.77	£4.28	£4.17	£5.29	£5.19	£6.31	£6.21
30 Large scheme - 100 flats (350 dph)	100	0.29	£2.64	£2.61	£2.72	£1.63	£1.74	£0.65	£0.76	£0.05	£0.06	£1.01	£0.90	£1.97	£1.86	£2.30	£2.20	£3.25	£3.15	£4.21	£4.10
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£26.40	£10.42	£10.25	£12.60	£12.44	£14.79	£14.62	£16.45	£16.28	£18.62	£18.45	£20.79	£20.62	£21.78	£21.61	£23.95	£23.78	£26.11	£25.95
32 Large scheme - 200 flats (90 dph)	200	2.22	£20.54	£3.35	£3.15	£5.56	£5.36	£7.76	£7.57	£9.45	£9.25	£11.65	£11.45	£13.83	£13.63	£14.83	£14.63	£17.01	£16.81	£19.20	£19.00
33 Large scheme - 200 flats (170 dph)	200	1.18	£10.87	£0.30	£0.09	£2.41	£2.20	£4.50	£4.29	£6.04	£5.84	£8.12	£7.92	£10.21	£10.00	£11.07	£10.87	£13.13	£12.93	£15.19	£14.99
34 Large scheme - 200 flats (190 dph)	200	1.05	£9.73	£1.56	£1.77	£0.49	£0.29	£2.53	£2.32	£3.99	£3.79	£6.00	£5.80	£8.00	£7.80	£8.80	£8.59	£10.80	£10.60	£12.78	£12.58
35 Large scheme - 200 flats (220 dph)	200	0.91	£8.40	£2.81	£3.02	£0.80	£1.01	£1.19	£0.99	£2.63	£2.42	£4.58	£4.38	£6.53	£6.33	£7.28	£7.07	£9.23	£9.03	£11.18	£10.98
36 Large scheme - 200 flats (350 dph)	200	0.57	£5.28	£5.97	£6.16	£4.06	£4.27	£2.17	£2.37	£0.84	£1.05	£1.02	£0.81	£2.86	£2.66	£3.48	£3.27	£5.30	£5.10	£7.12	£6.92
37 West Cross Industrial Estate	1,800	9.30	£85.94	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35
38 Phoenix Business Park	260	1.60	£14.79	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13
39 Kew Bridge District Centre	750	1.89	£17.47	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67
40 EMC Tower	420	1.50	£13.86	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25
41 Lidl Feltham	220	0.70	£6.47	£5.63	£5.89	£5.63	£5.89	£5.63	£5.89	£5.63	£5.89	£5.63	£5.89	£5.63	£5.89	£5.63	£5.89	£5.63	£5.89	£5.63	£5.89
42 Land at Hatton Fields	-	56.40	£521.20	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15
43 MOD Feltham	1,370	14.10	£130.30	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48
44 Leisure West	310	4.50	£41.59	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09
45 Land south of West International	-	14.40	£133.07	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70
46 34 Staines Road	120	0.50	£4.62	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11
47 Hounslow Bus Garage	830	1.10	£10.17	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28
48 Sainsburys Chiswick	300	1.80	£16.63	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31

BLV: SECONDARY RETAIL

ALV: SECONDARY RETAIL					£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm			
Description			No of units	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG		
1	Small scheme - 8 houses (40 dph)		8	0.20	£1.61	£1.19	£1.18	£1.31	£1.30	£1.43	£1.42	£1.53	£1.52	£1.65	£1.64	£1.77	£1.76	£1.84	£1.83	£1.96	£1.95	£2.08	£2.07	
2	Small scheme - 8 houses and flats (50 dph)		8	0.16	£1.29	£1.20	£1.20	£1.32	£1.32	£1.44	£1.44	£1.54	£1.53	£1.66	£1.65	£1.78	£1.77	£1.85	£1.84	£1.97	£1.96	£2.09	£2.08	
3	Small scheme - 8 flats (70 dph)		8	0.11	£0.88	£0.57	£0.56	£0.67	£0.67	£0.76	£0.77	£0.85	£0.85	£0.96	£0.95	£1.06	£1.05	£1.11	£1.10	£1.21	£1.21	£1.31	£1.31	
4	Small scheme - 8 flats (90 dph)		8	0.09	£0.72	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	
5	Small scheme - 8 flats (170 dph)		8	0.05	£0.40	£0.43	£0.43	£0.53	£0.52	£0.63	£0.62	£0.70	£0.69	£0.80	£0.79	£0.89	£0.88	£0.94	£0.93	£1.03	£1.03	£1.13	£1.12	
6	Small scheme - 8 flats (190 dph)		8	0.04	£0.32	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	
7	Small scheme - 8 flats (220 dph)		8	0.04	£0.32	£0.01	£0.02	£0.08	£0.08	£0.17	£0.17	£0.24	£0.23	£0.33	£0.32	£0.42	£0.41	£0.46	£0.45	£0.55	£0.54	£0.64	£0.63	
8	Small scheme - 8 flats (350 dph)		8	0.02	£0.16	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.86	£1.85	£1.98	£1.97	£2.10	£2.10	
9	Medium scheme - 20 houses (40 dph)		20	0.50	£4.02	£1.39	£1.37	£1.64	£1.62	£1.90	£1.88	£2.10	£2.08	£2.35	£2.33	£2.61	£2.59	£2.73	£2.72	£2.99	£2.97	£3.25	£3.23	
10	Medium scheme - 20 houses and flats (50 dph)		20	0.40	£3.22	£3.02	£3.00	£3.32	£3.30	£3.62	£3.60	£3.86	£3.85	£4.16	£4.15	£4.46	£4.45	£4.64	£4.62	£4.94	£4.92	£5.24	£5.22	
11	Medium scheme - 20 flats (70 dph)		20	0.29	£2.30	£1.33	£1.32	£1.58	£1.56	£1.83	£1.81	£2.02	£2.00	£2.27	£2.25	£2.51	£2.49	£2.63	£2.62	£2.89	£2.88	£3.13	£3.11	
12	Medium scheme - 20 flats (90 dph)		20	0.22	£1.79	£0.41	£0.39	£0.66	£0.64	£0.91	£0.89	£1.04	£1.02	£1.29	£1.27	£1.54	£1.52	£1.53	£1.51	£1.78	£1.76	£2.03	£2.00	
13	Medium scheme - 20 flats (170 dph)		20	0.12	£0.95	£0.25	£0.23	£0.49	£0.47	£0.72	£0.70	£0.90	£0.87	£1.13	£1.11	£1.36	£1.34	£1.47	£1.45	£1.70	£1.68	£1.93	£1.91	
14	Medium scheme - 20 flats (190 dph)		20	0.11	£0.85	£0.06	£0.04	£0.26	£0.26	£0.50	£0.48	£0.67	£0.65	£0.90	£0.88	£1.12	£1.10	£1.22	£1.20	£1.44	£1.42	£1.67	£1.64	
15	Medium scheme - 20 flats (220 dph)		20	0.09	£0.73	£0.08	£0.10	£0.14	£0.12	£0.36	£0.34	£0.52	£0.50	£0.74	£0.72	£0.96	£0.94	£1.05	£1.03	£1.27	£1.25	£1.49	£1.47	
16	Medium scheme - 20 flats (350 dph)		20	0.06	£0.46	£0.41	£0.43	£0.21	£0.23	£0.00	£0.02	£0.15	£0.13	£0.35	£0.33	£0.55	£0.53	£0.63	£0.61	£0.84	£0.81	£1.04	£1.02	
17	Large scheme - 50 houses (40 dph)		50	1.25	£10.05	£3.08	£3.04	£3.68	£3.64	£4.29	£4.24	£4.75	£4.71	£5.35	£5.31	£5.95	£5.91	£6.25	£6.20	£6.85	£6.80	£7.45	£7.40	
18	Large scheme - 50 houses and flats (50 dph)		50	1.00	£8.04	£3.18	£3.14	£3.78	£3.74	£4.39	£4.34	£4.85	£4.81	£5.45	£5.41	£6.05	£6.01	£6.35	£6.30	£6.95	£6.90	£7.55	£7.51	
19	Large scheme - 50 flats (70 dph)		50	0.71	£5.74	£2.96	£2.92	£3.55	£3.50	£4.13	£4.08	£4.57	£4.53	£5.16	£5.11	£5.74	£5.69	£6.01	£5.97	£6.59	£6.55	£7.18	£7.13	
20	Large scheme - 50 flats (90 dph)		50	0.56	£4.47	£1.15	£1.10	£1.74	£1.69	£2.32	£2.27	£2.77	£2.72	£3.35	£3.30	£3.93	£3.88	£4.21	£4.16	£4.79	£4.74	£5.37	£5.32	
21	Large scheme - 50 flats (170 dph)		50	0.29	£2.36	£0.35	£0.30	£1.01	£0.85	£1.46	£1.41	£1.88	£1.82	£2.43	£2.37	£2.97	£2.92	£3.21	£3.16	£3.76	£3.71	£4.31	£4.26	
22	Large scheme - 50 flats (190 dph)		50	0.26	£2.12	£0.13	£0.18	£0.41	£0.36	£0.95	£0.89	£1.34	£1.29	£1.87	£1.82	£2.40	£2.35	£2.62	£2.57	£3.15	£3.10	£3.68	£3.63	
23	Large scheme - 50 flats (220 dph)		50	0.23	£1.83	£0.42	£0.47	£0.06	£0.02	£0.55	£0.50	£0.90	£0.85	£1.38	£1.33	£1.66	£1.61	£2.05	£2.00	£2.53	£2.48	£3.00	£2.95	
24	Large scheme - 50 flats (350 dph)		50	0.14	£1.15	£0.17	£0.12	£0.72	£0.77	£0.26	£0.31	£0.06	£0.02	£0.51	£0.46	£0.96	£0.91	£1.12	£1.07	£1.57	£1.52	£2.02	£1.97	
25	Large scheme - 100 flats and houses (70 dph)		100	1.43	£11.48	£5.77	£5.68	£6.93	£6.84	£8.08	£8.00	£8.96	£8.88	£10.11	£10.02	£11.25	£11.17	£11.79	£11.70	£12.93	£12.85	£14.08	£13.99	
26	Large scheme - 100 flats (90 dph)		100	1.11	£8.93	£2.17	£2.08	£3.32	£3.22	£4.48	£4.37	£5.36	£5.28	£6.51	£6.41	£7.67	£7.57	£8.21	£8.11	£9.36	£9.26	£10.52	£10.42	
27	Large scheme - 100 flats (170 dph)		100	0.59	£4.73	£0.59	£0.48	£1.69	£1.58	£2.77	£2.67	£3.59	£3.48	£4.68	£4.57	£5.76	£5.66	£6.23	£6.13	£7.32	£7.22	£8.41	£8.30	
28	Large scheme - 100 flats (190 dph)		100	0.53	£4.23	£0.36	£0.47	£0.71	£0.60	£1.76	£1.66	£2.54	£2.43	£3.58	£3.48	£4.63	£4.53	£5.06	£4.96	£6.11	£6.00	£7.15	£7.05	
29	Large scheme - 100 flats (220 dph)		100	0.45	£3.65	£1.00	£1.11	£0.05	£0.06	£1.08	£0.98	£1.83	£1.73	£2.85	£2.75	£3.87	£3.77	£4.28	£4.17	£5.29	£5.19	£6.31	£6.21	
30	Large scheme - 100 flats (350 dph)		100	0.29	£2.30	£0.21	£0.22	£0.72	£0.63	£1.74	£0.65	£0.76	£0.05	£0.06	£1.01	£0.90	£1.97	£1.86	£2.30	£2.20	£3.25	£3.15	£4.21	£4.10
31	Large scheme - 200 flats and houses (70 dph)		200	2.86	£22.97	£10.42	£10.25	£12.60	£12.44	£14.79	£14.62	£16.45	£16.28	£18.62	£18.45	£20.79	£20.62	£21.78	£21.61	£23.95	£23.78	£26.11	£25.95	
32	Large scheme - 200 flats (90 dph)		200	2.22	£17.86	£3.35	£3.15	£5.56	£5.36	£7.78	£7.57	£9.45	£9.25	£11.65	£11.45	£13.83	£13.63	£14.83	£14.63	£17.01	£16.81	£19.20	£19.00	
33	Large scheme - 200 flats (170 dph)		200	1.18	£9.46	£0.30	£0.09	£2.41	£2.20	£4.50	£4.29	£6.04	£5.84	£6.12	£7.92	£10.21	£10.00	£11.07	£10.87	£13.13	£12.93	£15.19	£14.99	
34	Large scheme - 200 flats (190 dph)		200	1.05	£8.46	£0.56	£0.77	£0.49	£0.29	£2.53	£2.32	£3.99	£3.79	£6.00	£5.80	£8.00	£7.80	£8.80	£8.59	£10.80	£10.60	£12.78	£12.58	
35	Large scheme - 200 flats (220 dph)		200	0.91	£7.31	£0.81	£0.02	£0.80	£1.01	£1.19	£0.99	£2.63	£2.42	£4.58	£4.38	£6.53	£6.33	£7.28	£7.07	£9.23	£9.03	£11.18	£10.98	
36	Large scheme - 200 flats (350 dph)		200	0.57	£4.59	£0.57	£0.18	£0.08	£0.47	£0.27	£0.37	£0.84	£1.05	£1.02	£0.81	£2.96	£2.66	£3.48	£3.27	£5.30	£5.10	£7.12	£6.92	
37	West Cross Industrial Estate		1800	9.3	£74.76	£75.98	£74.35	£75.96	£74.36	£75.98	£74.35	£75.98	£74.35	£75.96	£74.36	£75.98	£74.35	£75.98	£74.35	£75.99	£74.35	£75.98	£74.35	
38	Phoenix Business Park		260	1.6	£12.86	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	
39	Kew Bridge District Centre		750	1.89	£15.19	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	
40	EMC Tower		420	1.5	£12.06	£16.84	£18.25	£16.84	£18.25	£16.84	£18.25	£16.84	£18.25	£16.84	£18.25	£16.84	£18.25	£16.84	£18.25	£16.84	£18.25	£16.84	£18.25	
41	Lidl Feltham		220	0.7	£5.63	£45.83	£45.89	£45.63	£45.89	£45.63	£45.89	£45.63	£45.89	£45.63	£45.89	£45.63	£45.89	£45.63	£45.89	£45.63	£45.89	£45.63	£45.89	
42	Land at Hatton Fields		0	56.4	£453.38	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	£45.50	£45.15	
43	MOD Feltham		1370	14.1	£113.34	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	£30.76	£29.48	
44	Leisure West		310	4.5	£36.17	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	£3.55	£3.09	
45	Land south of West International		0	14.4	£115.76	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	£24.89	£24.70	
46	34 Staines Road		120	0.5	£4.02	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	£3.22	£3.11	
47	Hounslow Bus Garage		830	1.1	£6.84	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	£16.23	£17.28	
48	Sainsbury's Chiswick		300	1.8	£14.47	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	£18.66	£18.31	

Table 6.33.1: Biodiversity Net Gain (20%) and Urban Greening (continued)

BLV: SECONDARY INDUSTRIAL					£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm	
Description	No of units		BLV (£/m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.34	£1.19	£1.18	£1.31	£1.30	£1.43	£1.42	£1.53	£1.52	£1.65	£1.64	£1.77	£1.76	£1.84	£1.83	£1.96	£1.95	£2.08	£2.07	
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.07	£1.20	£1.20	£1.32	£1.32	£1.44	£1.44	£1.54	£1.53	£1.66	£1.65	£1.78	£1.77	£1.85	£1.84	£1.97	£1.96	£2.09	£2.08	
3 Small scheme - 8 flats (70 dph)	8	0.11	£0.74	£0.57	£0.56	£0.67	£0.67	£0.78	£0.77	£0.85	£0.85	£0.96	£0.95	£1.06	£1.05	£1.11	£1.10	£1.21	£1.21	£1.31	£1.31	
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.60	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.34	£0.43	£0.43	£0.53	£0.52	£0.63	£0.62	£0.70	£0.69	£0.80	£0.79	£0.89	£0.88	£0.94	£0.93	£1.03	£1.03	£1.13	£1.12	
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.27	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.85	£1.85	£1.97	£1.97	£2.09	£2.09	
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.27	-£0.01	-£0.02	£0.08	£0.08	£0.17	£0.17	£0.24	£0.23	£0.33	£0.32	£0.42	£0.41	£0.46	£0.45	£0.55	£0.54	£0.64	£0.63	
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.13	£1.21	£1.20	£1.33	£1.32	£1.45	£1.44	£1.55	£1.54	£1.67	£1.66	£1.79	£1.78	£1.86	£1.85	£1.98	£1.97	£2.10	£2.09	
9 Medium scheme - 20 houses (40 dph)	20	0.50	£3.36	£1.39	£1.37	£1.64	£1.62	£1.90	£1.88	£2.10	£2.08	£2.35	£2.33	£2.61	£2.59	£2.73	£2.72	£2.99	£2.97	£3.25	£3.23	
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£2.69	£3.02	£3.00	£3.32	£3.30	£3.62	£3.60	£3.86	£3.85	£4.16	£4.15	£4.46	£4.45	£4.64	£4.62	£4.94	£4.92	£5.24	£5.22	
11 Medium scheme - 20 flats (70 dph)	20	0.29	£1.92	£1.33	£1.32	£1.58	£1.56	£1.83	£1.81	£2.02	£2.00	£2.27	£2.25	£2.51	£2.49	£2.63	£2.62	£2.88	£2.86	£3.13	£3.11	
12 Medium scheme - 20 flats (90 dph)	20	0.22	£1.49	£0.41	£0.39	£0.66	£0.64	£0.91	£0.89	£1.04	£1.02	£1.29	£1.27	£1.54	£1.52	£1.53	£1.51	£1.78	£1.76	£2.03	£2.00	
13 Medium scheme - 20 flats (170 dph)	20	0.12	£0.79	£0.25	£0.23	£0.49	£0.47	£0.72	£0.70	£0.90	£0.87	£1.13	£1.11	£1.36	£1.34	£1.47	£1.45	£1.70	£1.68	£1.93	£1.91	
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.71	£0.06	£0.04	£0.28	£0.26	£0.50	£0.48	£0.67	£0.65	£0.90	£0.88	£1.12	£1.10	£1.22	£1.20	£1.44	£1.42	£1.67	£1.64	
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.61	-£0.08	-£0.10	£0.14	£0.12	£0.36	£0.34	£0.52	£0.50	£0.74	£0.72	£0.96	£0.94	£1.05	£1.03	£1.27	£1.25	£1.49	£1.47	
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.38	-£0.41	-£0.43	-£0.21	-£0.23	£0.00	-£0.02	£0.15	£0.13	£0.35	£0.33	£0.55	£0.53	£0.63	£0.61	£0.84	£0.81	£1.04	£1.01	
17 Large scheme - 50 houses (40 dph)	50	1.25	£8.39	£3.08	£3.04	£3.68	£3.64	£4.29	£4.24	£4.75	£4.71	£5.35	£5.31	£5.95	£5.91	£6.25	£6.20	£6.85	£6.80	£7.45	£7.40	
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£6.71	£3.18	£3.14	£3.78	£3.74	£4.39	£4.34	£4.85	£4.81	£5.45	£5.41	£6.05	£6.01	£6.35	£6.30	£6.95	£6.90	£7.55	£7.51	
19 Large scheme - 50 flats (70 dph)	50	0.71	£4.80	£2.96	£2.92	£3.55	£3.50	£4.13	£4.08	£4.57	£4.53	£5.16	£5.11	£5.74	£5.69	£6.01	£5.97	£6.59	£6.55	£7.18	£7.13	
20 Large scheme - 50 flats (90 dph)	50	0.56	£3.73	£1.15	£1.10	£1.74	£1.69	£2.32	£2.27	£2.77	£2.72	£3.35	£3.30	£3.93	£3.88	£4.21	£4.16	£4.79	£4.74	£5.37	£5.32	
21 Large scheme - 50 flats (170 dph)	50	0.29	£1.97	£0.35	£0.30	£0.91	£0.85	£1.46	£1.41	£1.88	£1.82	£2.43	£2.37	£2.97	£2.92	£3.21	£3.16	£3.76	£3.71	£4.31	£4.26	
22 Large scheme - 50 flats (190 dph)	50	0.26	£1.77	-£0.13	-£0.18	£0.41	£0.36	£0.95	£0.89	£1.34	£1.29	£1.87	£1.82	£2.40	£2.35	£2.62	£2.57	£3.15	£3.10	£3.68	£3.63	
23 Large scheme - 50 flats (220 dph)	50	0.23	£1.53	-£0.42	-£0.47	£0.06	£0.02	£0.55	£0.50	£0.90	£0.85	£1.38	£1.33	£1.86	£1.81	£2.05	£2.00	£2.53	£2.48	£3.00	£2.95	
24 Large scheme - 50 flats (350 dph)	50	0.14	£0.96	-£1.17	-£1.22	-£0.72	-£0.77	-£0.26	-£0.31	£0.06	£0.02	£0.51	£0.46	£0.96	£0.91	£1.12	£1.07	£1.57	£1.52	£2.02	£1.97	
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£9.59	£5.77	£5.68	£6.93	£6.84	£8.08	£8.00	£8.96	£8.88	£10.11	£10.02	£11.25	£11.17	£11.79	£11.70	£12.93	£12.85	£14.08	£13.99	
26 Large scheme - 100 flats (90 dph)	100	1.11	£7.46	£2.17	£2.06	£3.32	£3.22	£4.48	£4.37	£5.36	£5.28	£6.51	£6.41	£7.67	£7.57	£8.21	£8.11	£9.36	£9.26	£10.52	£10.42	
27 Large scheme - 100 flats (170 dph)	100	0.59	£3.95	£0.59	£0.48	£1.69	£1.58	£2.77	£2.67	£3.58	£3.48	£4.68	£4.57	£5.76	£5.66	£6.23	£6.13	£7.32	£7.22	£8.41	£8.30	
28 Large scheme - 100 flats (190 dph)	100	0.53	£3.52	-£0.36	-£0.47	£0.71	£0.60	£1.76	£1.66	£2.54	£2.43	£3.58	£3.48	£4.63	£4.53	£5.06	£4.96	£6.11	£6.00	£7.15	£7.05	
29 Large scheme - 100 flats (220 dph)	100	0.45	£2.17	-£1.00	-£1.11	£0.05	-£0.06	£1.08	£0.98	£1.83	£1.73	£2.85	£2.75	£3.87	£3.77	£4.28	£4.17	£5.29	£5.19	£6.31	£6.21	
30 Large scheme - 100 flats (350 dph)	100	0.29	£1.92	-£2.61	-£2.72	-£1.63	-£1.74	-£0.65	-£0.76	£0.05	-£0.06	£1.01	£0.90	£1.97	£1.86	£2.30	£2.20	£3.25	£3.15	£4.21	£4.10	
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£19.18	£10.42	£10.25	£12.60	£12.44	£14.79	£14.62	£16.45	£16.28	£18.62	£18.45	£20.79	£20.62	£21.78	£21.61	£23.95	£23.78	£26.11	£25.95	
32 Large scheme - 200 flats (90 dph)	200	2.22	£14.92	£3.35	£3.15	£5.56	£5.36	£7.78	£7.57	£9.45	£9.25	£11.65	£11.45	£13.83	£13.63	£14.83	£14.63	£17.01	£16.81	£19.20	£19.00	
33 Large scheme - 200 flats (170 dph)	200	1.18	£7.90	£0.30	£0.09	£2.41	£2.20	£4.50	£4.29	£6.04	£5.84	£8.12	£7.92	£10.21	£10.00	£11.07	£10.87	£13.13	£12.93	£15.19	£14.99	
34 Large scheme - 200 flats (190 dph)	200	1.05	£7.07	-£1.56	-£1.77	£0.49	£0.29	£2.53	£2.32	£3.99	£3.79	£6.00	£5.80	£8.00	£7.80	£8.80	£8.59	£10.80	£10.60	£12.78	£12.58	
35 Large scheme - 200 flats (220 dph)	200	0.91	£6.10	-£2.81	-£3.02	-£0.80	-£1.01	£1.19	£0.99	£2.63	£2.42	£4.58	£4.38	£6.53	£6.33	£7.28	£7.07	£9.23	£9.03	£11.18	£10.98	
36 Large scheme - 200 flats (350 dph)	200	0.57	£3.84	-£5.97	-£6.18	-£4.06	-£4.27	-£2.17	-£2.37	-£0.84	-£1.05	£1.02	£0.81	£2.86	£2.66	£3.48	£3.27	£5.30	£5.10	£7.12	£6.92	
37 West Cross Industrial Estate	1,800	9.30	£62.43	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	£75.98	£74.35	
38 Phoenix Business Park	260	1.60	£10.74	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	£22.48	£22.13	
39 Kew Bridge District Centre	750	1.89	£12.69	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	£20.52	£19.67	
40 EMC Tower	420	1.50	£10.07	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	£16.84	£16.25	

Net Zero Carbon – on-site approach

- 6.34 We have tested the viability implications of a policy approach seeking to implement a range of options to achieve net zero carbon development in line with the Mayor of London's energy hierarchy (London Plan Policy SI2). As noted in Section 4, the Council has commissioned Levitt Bernstein et al to consider how this policy objective can be achieved and the additional costs of doing so.
- 6.35 Our appraisals test two scenarios, based on the outputs of the Levitt Bernstein study. Scenario 1 applies a 3% cost uplift and Scenario 2 applies a 5% uplift. The residual land values for these two scenarios are summarised in Table 6.35.1 (Scenario 1) and Table 6.35.2 (Scenario 2). Table 6.35.3 provides a summary of the change in residual land values for schemes assuming a price point of £9,400 per square metre (the middle of the Borough-wide range) which indicates that the reduction in residual land values is typically circa 15% for Scenario 1 and circa 26% for Scenario 2, but with higher reductions on larger schemes and some mixed use developments. Where schemes are on the margins of viability, and developers are unable to pass back the cost of NZC to landowners through a lower land price, it is possible that developers will seek to offset the additional cost by reducing the provision of affordable housing. However, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

Table 6.35.1: Net Zero Carbon (on-site solutions) – Scenario 1 (3% cost uplift)

Net zero carbon Scenario 1			Sales value (£ psm):																							
BLV: SECONDARY OFFICES				£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm						
Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1					
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.85	£1.19	£1.15	£1.31	£1.27	£1.43	£1.39	£1.53	£1.49	£1.65	£1.61	£1.77	£1.73	£1.84	£1.80	£1.96	£1.92	£2.08	£2.04					
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.48	£1.20	£1.16	£1.32	£1.28	£1.44	£1.40	£1.54	£1.50	£1.66	£1.62	£1.78	£1.74	£1.85	£1.81	£1.97	£1.93	£2.09	£2.05					
3 Small scheme - 8 flats (70 dph)	8	0.11	£1.02	£0.57	£0.52	£0.67	£0.62	£0.78	£0.73	£0.85	£0.81	£0.96	£0.91	£1.06	£1.01	£1.11	£1.06	£1.21	£1.16	£1.31	£1.27					
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.83	£1.21	£1.17	£1.33	£1.29	£1.45	£1.41	£1.55	£1.50	£1.67	£1.62	£1.79	£1.74	£1.85	£1.81	£1.97	£1.93	£2.09	£2.05					
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.46	£0.43	£0.39	£0.53	£0.48	£0.63	£0.58	£0.70	£0.65	£0.80	£0.75	£0.89	£0.84	£0.94	£0.89	£1.03	£0.99	£1.13	£1.08					
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.37	£1.21	£1.17	£1.33	£1.29	£1.45	£1.41	£1.55	£1.50	£1.67	£1.62	£1.79	£1.74	£1.85	£1.81	£1.97	£1.93	£2.09	£2.05					
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.37	£0.01	£0.06	£0.08	£0.03	£0.17	£0.12	£0.24	£0.18	£0.33	£0.27	£0.42	£0.36	£0.46	£0.40	£0.55	£0.49	£0.64	£0.58					
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.18	£1.21	£1.17	£1.33	£1.29	£1.45	£1.41	£1.55	£1.51	£1.67	£1.63	£1.79	£1.75	£1.86	£1.82	£1.98	£1.94	£2.10	£2.06					
9 Medium scheme - 20 houses (40 dph)	20	0.50	£4.62	£1.39	£1.27	£1.64	£1.52	£1.90	£1.78	£2.10	£1.97	£2.35	£2.23	£2.61	£2.48	£2.73	£2.61	£2.99	£2.87	£3.25	£3.12					
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£3.70	£3.02	£2.91	£3.32	£3.21	£3.62	£3.51	£3.86	£3.76	£4.16	£4.06	£4.46	£4.36	£4.64	£4.53	£4.94	£4.83	£5.24	£5.13					
11 Medium scheme - 20 flats (70 dph)	20	0.29	£2.64	£1.33	£1.21	£1.58	£1.46	£1.83	£1.71	£2.02	£1.90	£2.27	£2.15	£2.51	£2.39	£2.63	£2.51	£2.88	£2.76	£3.13	£3.01					
12 Medium scheme - 20 flats (90 dph)	20	0.22	£2.05	£0.41	£0.27	£0.66	£0.52	£0.91	£0.77	£1.04	£0.90	£1.29	£1.15	£1.54	£1.40	£1.53	£1.39	£1.78	£1.64	£2.03	£1.88					
13 Medium scheme - 20 flats (170 dph)	20	0.12	£1.09	£0.25	£0.11	£0.49	£0.35	£0.72	£0.58	£0.90	£0.75	£1.13	£0.99	£1.36	£1.22	£1.47	£1.33	£1.70	£1.56	£1.93	£1.79					
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.97	£0.06	£0.09	£0.26	£0.14	£0.50	£0.36	£0.67	£0.53	£0.90	£0.75	£1.12	£0.98	£1.22	£1.08	£1.44	£1.30	£1.67	£1.53					
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.84	£0.08	£0.22	£0.14	£0.00	£0.36	£0.22	£0.52	£0.38	£0.74	£0.60	£0.96	£0.82	£1.05	£0.91	£1.27	£1.13	£1.49	£1.35					
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.53	£0.41	£0.56	£0.21	£0.35	£0.00	£0.14	£0.15	£0.01	£0.35	£0.21	£0.55	£0.41	£0.63	£0.49	£0.84	£0.69	£1.04	£0.90					
17 Large scheme - 50 houses (40 dph)	50	1.25	£11.55	£3.08	£2.79	£3.68	£3.39	£4.29	£3.99	£4.75	£4.46	£5.35	£5.06	£5.95	£5.66	£6.25	£5.95	£6.85	£6.55	£7.45	£7.16					
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£9.24	£3.18	£2.89	£3.78	£3.49	£4.39	£4.09	£4.85	£4.56	£5.45	£5.16	£6.05	£5.76	£6.35	£6.05	£6.95	£6.66	£7.55	£7.26					
19 Large scheme - 50 flats (70 dph)	50	0.71	£6.60	£2.96	£2.68	£3.55	£3.26	£4.13	£3.84	£4.57	£4.29	£5.16	£4.87	£5.74	£5.45	£6.01	£5.72	£6.59	£6.31	£7.18	£6.89					
20 Large scheme - 50 flats (90 dph)	50	0.56	£5.13	£1.15	£0.80	£1.74	£1.39	£2.32	£1.98	£2.77	£2.43	£3.35	£3.01	£3.93	£3.59	£4.21	£3.87	£4.79	£4.45	£5.37	£5.03					
21 Large scheme - 50 flats (170 dph)	50	0.29	£2.72	£0.35	£0.00	£0.91	£0.56	£1.46	£1.11	£1.88	£1.53	£2.43	£2.08	£2.97	£2.63	£3.21	£2.87	£3.76	£3.42	£4.31	£3.97					
22 Large scheme - 50 flats (190 dph)	50	0.26	£2.43	£0.13	£0.48	£0.41	£0.06	£0.95	£0.60	£1.34	£0.99	£1.87	£1.53	£2.40	£2.06	£2.62	£2.28	£3.15	£2.81	£3.68	£3.34					
23 Large scheme - 50 flats (220 dph)	50	0.23	£2.10	£0.42	£0.75	£0.06	£0.26	£0.55	£0.22	£0.90	£0.58	£1.38	£1.06	£1.86	£1.54	£2.05	£1.73	£2.53	£2.21	£3.00	£2.68					
24 Large scheme - 50 flats (350 dph)	50	0.14	£1.32	£1.17	£1.50	£0.72	£1.04	£0.26	£0.59	£0.06	£0.26	£0.51	£0.19	£0.86	£0.64	£1.12	£0.80	£1.57	£1.25	£2.02	£1.70					
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£13.20	£5.77	£5.20	£6.93	£6.35	£8.08	£7.51	£8.96	£8.39	£10.11	£9.54	£11.25	£10.69	£11.79	£11.22	£12.93	£12.37	£14.06	£13.51					
26 Large scheme - 100 flats (90 dph)	100	1.11	£10.27	£2.17	£1.46	£3.32	£2.64	£4.48	£3.79	£5.36	£4.68	£6.51	£5.83	£7.67	£6.99	£8.21	£7.53	£9.36	£8.68	£10.52	£9.84					
27 Large scheme - 100 flats (170 dph)	100	0.59	£5.44	£0.59	£0.11	£1.69	£1.00	£2.77	£2.09	£3.59	£2.90	£4.68	£3.99	£5.76	£5.08	£6.23	£5.55	£7.32	£6.64	£8.41	£7.73					
28 Large scheme - 100 flats (190 dph)	100	0.53	£4.86	£0.36	£0.06	£0.71	£0.01	£1.76	£1.08	£2.54	£1.85	£3.56	£2.90	£4.63	£3.95	£5.06	£4.38	£6.11	£5.42	£7.15	£6.47					
29 Large scheme - 100 flats (220 dph)	100	0.45	£4.20	£1.00	£1.70	£0.05	£0.65	£1.08	£0.39	£1.83	£1.15	£2.65	£2.17	£3.87	£3.19	£4.28	£3.59	£5.29	£4.61	£6.31	£5.63					
30 Large scheme - 100 flats (350 dph)	100	0.29	£2.64	£0.21	£0.31	£1.63	£0.24	£0.65	£0.36	£0.05	£0.68	£1.01	£0.32	£1.97	£1.28	£2.30	£1.62	£2.35	£2.57	£4.21	£3.52					
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£26.40	£10.42	£9.31	£12.60	£11.49	£14.79	£13.68	£16.45	£15.34	£18.62	£17.52	£20.79	£19.69	£21.78	£20.68	£23.95	£22.85	£26.11	£25.02					
32 Large scheme - 200 flats (90 dph)	200	2.22	£20.54	£3.35	£2.00	£5.56	£4.22	£7.78	£6.44	£9.45	£8.11	£11.65	£10.32	£13.83	£12.51	£14.83	£13.51	£17.01	£15.69	£19.20	£17.88					
33 Large scheme - 200 flats (170 dph)	200	1.18	£10.87	£0.30	£1.08	£2.41	£1.05	£4.50	£3.16	£6.04	£4.70	£8.12	£6.78	£10.21	£8.86	£11.07	£9.74	£13.13	£11.81	£15.19	£13.87					
34 Large scheme - 200 flats (190 dph)	200	1.05	£9.73	£1.56	£0.94	£0.49	£0.88	£2.53	£1.16	£3.99	£2.65	£6.00	£4.66	£6.00	£6.66	£8.80	£7.46	£10.80	£9.46	£12.78	£11.46					
35 Large scheme - 200 flats (220 dph)	200	0.91	£8.40	£0.28	£1.41	£0.80	£2.18	£1.19	£0.17	£2.63	£1.27	£4.58	£3.24	£6.53	£5.19	£7.28	£5.94	£9.23	£7.89	£11.18	£9.84					
36 Large scheme - 200 flats (350 dph)	200	0.57	£5.28	£0.57	£0.37	£0.48	£0.56	£2.17	£0.58	£0.84	£0.23	£1.02	£0.35	£2.86	£1.50	£3.48	£2.12	£5.30	£3.96	£7.12	£5.78					
37 West Cross Industrial Estate	1,800	9.30	£85.94	£75.90	£65.27	£75.90	£65.27	£75.90	£65.27	£75.90	£65.27	£75.90	£65.27	£75.90	£65.27	£75.90	£65.27	£75.90	£65.27	£75.90	£65.27					
38 Phoenix Business Park	260	1.60	£14.79	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23					
39 New Bridge District Centre	750	1.89	£17.47	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96					
40 EMC Tower	420	1.50	£13.86	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00					
41 Lidi Feltham	220	0.70	£6.47	£5.63	£7.33	£5.63	£7.33	£5.63	£7.33	£5.63	£7.33	£5.63	£7.33	£5.63	£7.33	£5.63	£7.33	£5.63	£7.33	£5.63	£7.33					
42 Airport Business Park		47.10	£521.20	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42					
43 MOD Feltham	1,370	14.10	£130.30	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35					
44 Leisure West	310	4.50	£41.59	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53					
45 Land south of West International	-	14.40	£133.07	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75					
46 34 Staines Road	120	0.50	£4.62	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47					
47 Hounslow Bus Garage	830	1.10	£10.17	£16.23	£23.12	£16.23	£23.12	£16.23	£23.12	£16.23	£23.12	£16.23	£23.12	£16.23	£23.12	£16.23	£23.12	£16.23	£23.12	£16.23	£23.12					
48 Sainsburys Chiswick	390	1.80	£16.63	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37					
BLV: SECONDARY RETAIL																										
Description	No of units	Site area	BLV (£ m)	£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm						
				Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1					
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.61	£1.19	£1.15	£1.31	£1.27	£1.43	£1.39	£1.53	£1.49	£1.65	£1.61	£1.77	£1.73	£1.84	£1.80	£1.96	£1.92	£2.08	£2.04					
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.29	£1.20	£1.16	£1.32	£1.28	£1.44	£1.40	£1.54	£1.50	£1.66	£1.62	£1.78	£1.74	£1.85	£1.81	£1.97	£1.93	£2.09	£2.05					
3 Small scheme - 8 flats (70 dph)	8																									

Table 6.35.1: Net Zero Carbon (on-site solutions) – Scenario 1 (3% cost uplift) – continued

BLV: SECONDARY INDUSTRIAL					BLV (£ m)	£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm		
Description	No of units				Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1
1 Small scheme - 8 houses (40 dph)	8	0.20		£1.34	£1.19	£1.15	£1.31	£1.27	£1.43	£1.39	£1.53	£1.49	£1.65	£1.61	£1.77	£1.73	£1.84	£1.80	£1.96	£1.92	£2.08	£2.04		
2 Small scheme - 8 houses and flats (50 dph)	8	0.16		£1.07	£1.20	£1.16	£1.32	£1.28	£1.44	£1.40	£1.54	£1.50	£1.66	£1.62	£1.78	£1.74	£1.85	£1.81	£1.97	£1.93	£2.09	£2.05		
3 Small scheme - 8 flats (70 dph)	8	0.11		£0.74	£0.57	£0.52	£0.67	£0.62	£0.78	£0.73	£0.85	£0.81	£0.96	£0.91	£1.06	£1.01	£1.11	£1.06	£1.21	£1.16	£1.31	£1.27		
4 Small scheme - 8 flats (90 dph)	8	0.09		£0.60	£1.21	£1.17	£1.33	£1.29	£1.45	£1.41	£1.55	£1.50	£1.67	£1.62	£1.79	£1.74	£1.85	£1.81	£1.97	£1.93	£2.09	£2.05		
5 Small scheme - 8 flats (170 dph)	8	0.05		£0.34	£0.43	£0.39	£0.53	£0.48	£0.63	£0.58	£0.70	£0.65	£0.80	£0.75	£0.89	£0.84	£0.94	£0.89	£1.03	£0.99	£1.13	£1.08		
6 Small scheme - 8 flats (190 dph)	8	0.04		£0.27	£1.21	£1.17	£1.33	£1.29	£1.45	£1.41	£1.55	£1.50	£1.67	£1.62	£1.79	£1.74	£1.85	£1.81	£1.97	£1.93	£2.09	£2.05		
7 Small scheme - 8 flats (220 dph)	8	0.04		£0.27	-£0.01	-£0.06	£0.08	£0.03	£0.17	£0.12	£0.24	£0.18	£0.33	£0.27	£0.42	£0.36	£0.46	£0.40	£0.55	£0.49	£0.64	£0.58		
8 Small scheme - 8 flats (350 dph)	8	0.02		£0.13	£1.21	£1.17	£1.33	£1.29	£1.45	£1.41	£1.55	£1.51	£1.67	£1.63	£1.79	£1.75	£1.86	£1.82	£1.98	£1.94	£2.10	£2.06		
9 Medium scheme - 20 houses (40 dph)	20	0.50		£3.36	£1.39	£1.27	£1.64	£1.52	£1.90	£1.78	£2.10	£1.97	£2.35	£2.23	£2.61	£2.48	£2.73	£2.61	£2.99	£2.87	£3.25	£3.12		
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40		£2.69	£3.02	£2.91	£3.32	£3.21	£3.62	£3.51	£3.86	£3.76	£4.16	£4.06	£4.46	£4.36	£4.64	£4.53	£4.94	£4.83	£5.24	£5.13		
11 Medium scheme - 20 flats (70 dph)	20	0.29		£1.92	£1.33	£1.21	£1.58	£1.46	£1.83	£1.71	£2.02	£1.90	£2.27	£2.15	£2.51	£2.39	£2.63	£2.51	£2.88	£2.76	£3.13	£3.01		
12 Medium scheme - 20 flats (90 dph)	20	0.22		£1.49	£0.41	£0.27	£0.66	£0.52	£0.91	£0.77	£1.04	£0.90	£1.29	£1.15	£1.54	£1.40	£1.53	£1.39	£1.78	£1.64	£2.03	£1.88		
13 Medium scheme - 20 flats (170 dph)	20	0.12		£0.79	£0.25	£0.11	£0.49	£0.35	£0.72	£0.58	£0.90	£0.75	£1.13	£0.99	£1.36	£1.22	£1.47	£1.33	£1.70	£1.56	£1.93	£1.79		
14 Medium scheme - 20 flats (190 dph)	20	0.11		£0.71	£0.06	-£0.09	£0.28	£0.14	£0.50	£0.36	£0.67	£0.53	£0.90	£0.75	£1.12	£0.98	£1.22	£1.08	£1.44	£1.30	£1.67	£1.52		
15 Medium scheme - 20 flats (220 dph)	20	0.09		£0.61	-£0.08	-£0.22	£0.14	£0.00	£0.38	£0.22	£0.52	£0.38	£0.74	£0.60	£0.96	£0.82	£1.05	£0.91	£1.27	£1.13	£1.49	£1.35		
16 Medium scheme - 20 flats (350 dph)	20	0.06		£0.38	-£0.41	-£0.56	-£0.21	-£0.35	£0.00	-£0.14	£0.15	£0.01	£0.35	£0.21	£0.55	£0.41	£0.63	£0.49	£0.84	£0.69	£1.04	£0.90		
17 Large scheme - 50 houses (40 dph)	50	1.25		£8.39	£3.08	£2.79	£3.68	£3.39	£4.29	£3.99	£4.75	£4.46	£5.35	£5.06	£5.95	£5.66	£6.25	£5.95	£6.85	£6.55	£7.45	£7.16		
18 Large scheme - 50 houses and flats (50 dph)	50	1.00		£6.71	£3.18	£2.89	£3.78	£3.49	£4.39	£4.09	£4.85	£4.56	£5.45	£5.16	£6.05	£5.76	£6.35	£6.05	£6.95	£6.66	£7.55	£7.26		
19 Large scheme - 50 flats (70 dph)	50	0.71		£4.80	£2.96	£2.68	£3.55	£3.26	£4.13	£3.84	£4.57	£4.29	£5.16	£4.87	£5.74	£5.45	£6.01	£5.72	£6.59	£6.31	£7.18	£6.89		
20 Large scheme - 50 flats (90 dph)	50	0.58		£3.73	£1.15	£0.80	£1.74	£1.39	£2.32	£1.98	£2.77	£2.43	£3.35	£3.01	£3.93	£3.59	£4.21	£3.87	£4.79	£4.45	£5.37	£5.03		
21 Large scheme - 50 flats (170 dph)	50	0.29		£1.97	£0.35	£0.00	£0.91	£0.56	£1.46	£1.11	£1.88	£1.53	£2.43	£2.08	£2.97	£2.63	£3.21	£2.87	£3.76	£3.42	£4.31	£3.97		
22 Large scheme - 50 flats (190 dph)	50	0.26		£1.77	-£0.13	-£0.48	£0.41	£0.06	£0.95	£0.60	£1.34	£0.99	£1.87	£1.53	£2.40	£2.06	£2.62	£2.28	£3.15	£2.81	£3.68	£3.34		
23 Large scheme - 50 flats (220 dph)	50	0.23		£1.53	-£0.42	-£0.75	£0.05	-£0.26	£0.55	£0.22	£0.90	£0.58	£1.38	£1.06	£1.86	£1.54	£2.05	£1.73	£2.53	£2.21	£3.00	£2.68		
24 Large scheme - 50 flats (350 dph)	50	0.14		£0.96	-£1.17	-£1.50	-£0.72	-£1.04	-£0.26	-£0.59	£0.06	-£0.26	£0.51	£0.19	£0.96	£0.64	£1.12	£0.80	£1.57	£1.25	£2.02	£1.70		
25 Large scheme - 100 flats and houses (70 dph)	100	1.43		£9.59	£5.77	£5.20	£6.93	£6.35	£8.08	£7.51	£8.96	£8.39	£10.11	£9.54	£11.25	£10.69	£11.79	£11.22	£12.93	£12.37	£14.08	£13.51		
26 Large scheme - 100 flats (90 dph)	100	1.11		£7.46	£2.17	£1.48	£3.32	£2.64	£4.48	£3.79	£5.36	£4.68	£6.51	£5.83	£7.67	£6.99	£8.21	£7.53	£9.36	£8.68	£10.52	£9.84		
27 Large scheme - 100 flats (170 dph)	100	0.59		£3.95	£0.59	-£0.11	£1.69	£1.00	£2.77	£2.09	£3.59	£2.90	£4.68	£3.99	£5.76	£5.08	£6.23	£5.55	£7.32	£6.64	£8.41	£7.73		
28 Large scheme - 100 flats (190 dph)	100	0.53		£3.53	-£0.36	-£1.06	£0.71	£0.01	£1.76	£1.06	£2.54	£1.85	£3.58	£2.90	£4.63	£3.95	£5.06	£4.38	£6.11	£5.42	£7.15	£6.47		
29 Large scheme - 100 flats (220 dph)	100	0.45		£3.05	-£1.00	-£1.70	£0.05	-£0.65	£1.08	£0.39	£1.83	£1.15	£2.85	£2.17	£3.87	£3.19	£4.28	£3.59	£5.29	£4.61	£6.31	£5.63		
30 Large scheme - 100 flats (350 dph)	100	0.29		£1.92	-£2.61	-£3.31	-£1.63	-£2.34	-£0.65	-£1.36	£0.05	-£0.66	£1.01	£0.32	£1.97	£1.28	£2.30	£1.62	£3.25	£2.57	£4.21	£3.52		
31 Large scheme - 200 flats and houses (70 dph)	200	2.86		£19.18	£10.42	£9.31	£12.60	£11.49	£14.79	£13.68	£16.45	£15.34	£18.62	£17.52	£20.79	£19.69	£21.78	£20.68	£23.95	£22.85	£26.11	£25.02		
32 Large scheme - 200 flats (90 dph)	200	2.22		£14.92	£3.35	£2.00	£5.56	£4.22	£7.78	£6.44	£9.45	£8.11	£11.65	£10.32	£13.83	£12.51	£14.83	£13.51	£17.01	£15.69	£19.20	£17.88		
33 Large scheme - 200 flats (170 dph)	200	1.18		£7.90	£0.30	-£1.08	£2.41	£1.05	£4.50	£3.16	£6.04	£4.70	£8.12	£6.70	£10.21	£8.86	£11.07	£9.74	£13.13	£11.81	£15.19	£13.87		
34 Large scheme - 200 flats (190 dph)	200	1.05		£7.07	-£1.56	-£2.94	£0.49	-£0.88	£2.53	£1.16	£3.99	£2.65	£6.00	£4.66	£6.00	£6.66	£8.80	£7.46	£10.80	£9.46	£12.78	£11.46		
35 Large scheme - 200 flats (220 dph)	200	0.91		£6.10	-£2.81	-£4.21	-£0.80	-£2.18	£1.19	-£0.17	£2.63	£1.27	£4.58	£3.24	£6.53	£5.19	£7.28	£5.94	£9.23	£7.89	£11.18	£9.84		
36 Large scheme - 200 flats (350 dph)	200	0.57		£3.84	-£5.97	-£7.37	-£4.06	-£5.46	-£2.17	-£3.56	-£0.84	-£2.23	£1.02	-£0.35	£2.86	£1.50	£3.48	£2.12	£5.30	£3.96	£7.12	£5.78		
37 West Cross Industrial Estate	1,800	9.30		£62.43	£75.98	£65.27	£75.98	£65.27	£75.98	£65.27	£75.98	£65.27	£75.98	£65.27	£75.98	£65.27	£75.98	£65.27	£75.98	£65.27	£75.98	£65.27		
38 Phoenix Business Park	260	1.60		£10.74	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23	£22.48	£20.23		
39 Kew Bridge District Centre	750	1.89		£12.69	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96	£20.52	£14.96		
40 EMC Tower	420	1.50		£10.07	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00	£16.84	£13.00		
41 Lidl Feltham	220	0.70		£4.70	-£5.63	-£7.33	-£5.63	-£7.33	-£5.63	-£7.33	-£5.63	-£7.33	-£5.63	-£7.33	-£5.63	-£7.33	-£5.63	-£7.33	-£5.63	-£7.33	-£5.63	-£7.33		
42 Land at Hutton Fields	-	56.40		£378.63	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42	£45.50	£43.42		
43 MOD Feltham	1,370	14.10		£94.66	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35	£30.76	£22.35		
44 Leisure West	310	4.50		£30.21	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53	£3.55	£0.53		
45 Land south of West International	-	14.40		£96.67	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75	£24.89	£23.75		
46 34 Staines Road	120	0.50		£3.36	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47	£3.22	£2.47		
47 Hounslow Bus Garage	830	1.10		£7.38	-£16.23	-£23.12	-£16.23	-£23.12	-£16.23	-£23.12	-£16.23	-£23.12	-£16.23	-£23.12	-£16.23	-£23.12	-£16.23	-£23.12	-£16.23	-£23.12	-£16.23	-£23.12		
48 Sainsbury's Chiswick	300	1.80		£12.08	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37	£18.66	£16.37		

BLV: CLEARED LAND/VACANT SITES					BLV (£ m)	£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm		
Description	No of units				Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1	Baseline	NZC Sc 1
1 Small scheme - 8 houses (40 dph)	8	0.20		£0.96	£1.19	£1.15	£1.31	£1.27	£1.43	£1.39	£1.53	£1.49	£1.65	£1.61	£1.77	£1.73	£1.84	£1.80	£1.96	£1.92	£2.08	£2.04		
2 Small scheme - 8 houses and flats (50 dph)	8	0.16		£0.76																				

Table 6.35.2: Net Zero Carbon (on-site solutions) – Scenario 2 (5% cost uplift)

Net zero carbon Scenario 2

Sales value (£ psfm):

BLV: SECONDARY OFFICES				£6,495 psf		£6,858 psf		£7,221 psf		£7,584 psf		£7,948 psf		£8,311 psf		£8,674 psf		£9,037 psf		£9,400 psf	
Description	No of units	Site area	BLV (£/m)	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.85	£1.19	£1.12	£1.31	£1.24	£1.43	£1.36	£1.53	£1.46	£1.65	£1.58	£1.77	£1.70	£1.84	£1.77	£1.96	£1.89	£2.08	£2.01
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.48	£1.20	£1.13	£1.32	£1.25	£1.44	£1.37	£1.54	£1.47	£1.66	£1.59	£1.78	£1.71	£1.85	£1.78	£1.97	£1.90	£2.09	£2.02
3 Small scheme - 8 flats (70 dph)	8	0.11	£1.02	£0.57	£0.49	£0.67	£0.59	£0.76	£0.69	£0.85	£0.77	£0.96	£0.88	£1.06	£0.98	£1.11	£1.03	£1.21	£1.13	£1.31	£1.23
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.83	£1.21	£1.14	£1.33	£1.26	£1.45	£1.38	£1.55	£1.48	£1.67	£1.60	£1.79	£1.72	£1.85	£1.79	£1.97	£1.91	£2.09	£2.03
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.46	£0.43	£0.35	£0.53	£0.45	£0.63	£0.55	£0.70	£0.62	£0.80	£0.72	£0.89	£0.81	£0.94	£0.86	£1.03	£0.95	£1.13	£1.05
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.37	£1.21	£1.14	£1.33	£1.26	£1.45	£1.38	£1.55	£1.48	£1.67	£1.60	£1.79	£1.72	£1.85	£1.79	£1.97	£1.91	£2.09	£2.03
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.37	£0.01	£0.10	£0.08	£0.01	£0.17	£0.08	£0.24	£0.15	£0.33	£0.24	£0.42	£0.33	£0.46	£0.37	£0.55	£0.46	£0.64	£0.55
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.18	£1.21	£1.14	£1.33	£1.26	£1.45	£1.38	£1.55	£1.48	£1.67	£1.60	£1.79	£1.72	£1.86	£1.79	£1.98	£1.91	£2.10	£2.03
9 Medium scheme - 20 houses (40 dph)	20	0.50	£4.62	£1.39	£1.18	£1.64	£1.44	£1.90	£1.69	£2.10	£1.89	£2.35	£2.15	£2.61	£2.40	£2.73	£2.53	£2.99	£2.79	£3.25	£3.04
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£3.70	£3.02	£2.84	£3.32	£3.15	£3.62	£3.45	£3.96	£3.69	£4.16	£3.99	£4.46	£4.29	£4.64	£4.46	£4.94	£4.76	£5.24	£5.06
11 Medium scheme - 20 flats (70 dph)	20	0.29	£2.64	£1.33	£1.14	£1.58	£1.38	£1.83	£1.63	£2.02	£1.82	£2.27	£2.07	£2.51	£2.31	£2.63	£2.44	£2.88	£2.68	£3.13	£2.93
12 Medium scheme - 20 flats (90 dph)	20	0.22	£2.05	£0.41	£0.18	£0.66	£0.42	£0.91	£0.67	£1.04	£0.81	£1.29	£1.05	£1.54	£1.30	£1.53	£1.30	£1.78	£1.54	£2.03	£1.79
13 Medium scheme - 20 flats (170 dph)	20	0.12	£1.09	£0.25	£0.02	£0.49	£0.25	£0.72	£0.48	£0.90	£0.66	£1.13	£0.89	£1.36	£1.13	£1.47	£1.23	£1.70	£1.46	£1.93	£1.70
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.97	£0.06	£0.18	£0.28	£0.05	£0.50	£0.27	£0.67	£0.44	£0.90	£0.66	£1.12	£0.88	£1.22	£0.98	£1.44	£1.21	£1.67	£1.43
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.84	£0.08	£0.32	£0.14	£0.09	£0.36	£0.13	£0.52	£0.29	£0.74	£0.51	£0.96	£0.72	£1.05	£0.82	£1.27	£1.03	£1.49	£1.25
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.53	£0.41	£0.65	£0.21	£0.45	£0.00	£0.24	£0.15	£0.09	£0.35	£0.12	£0.55	£0.32	£0.63	£0.40	£0.84	£0.60	£1.04	£0.80
17 Large scheme - 50 houses (40 dph)	50	1.25	£11.55	£3.08	£2.60	£3.68	£3.20	£4.29	£3.80	£4.75	£4.28	£5.35	£4.86	£5.95	£5.47	£6.25	£5.76	£6.85	£6.36	£7.45	£6.96
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£9.24	£3.18	£2.70	£3.78	£3.30	£4.39	£3.90	£4.85	£4.36	£5.45	£4.96	£6.05	£5.57	£6.35	£5.86	£6.95	£6.46	£7.55	£7.06
19 Large scheme - 50 flats (70 dph)	50	0.71	£6.60	£2.96	£2.48	£3.55	£3.07	£4.13	£3.65	£4.57	£4.09	£5.16	£4.68	£5.74	£5.26	£6.01	£5.53	£6.59	£6.12	£7.16	£6.70
20 Large scheme - 50 flats (90 dph)	50	0.56	£5.13	£1.15	£0.57	£1.74	£1.16	£2.32	£1.75	£2.77	£2.20	£3.35	£2.78	£3.93	£3.36	£4.21	£3.64	£4.79	£4.22	£5.37	£4.80
21 Large scheme - 50 flats (170 dph)	50	0.29	£2.72	£0.35	£0.23	£0.91	£0.33	£1.46	£0.88	£1.88	£1.30	£2.43	£1.85	£2.97	£2.40	£3.21	£2.64	£3.76	£3.19	£4.31	£3.74
22 Large scheme - 50 flats (190 dph)	50	0.26	£2.43	£0.13	£0.71	£0.41	£0.17	£0.95	£0.37	£1.34	£0.76	£1.87	£1.30	£2.40	£1.83	£2.62	£2.05	£3.15	£2.58	£3.68	£3.11
23 Large scheme - 50 flats (220 dph)	50	0.23	£2.10	£0.42	£0.97	£0.06	£0.46	£0.55	£0.01	£0.90	£0.36	£1.38	£0.84	£1.86	£1.33	£2.05	£1.52	£2.53	£2.00	£3.00	£2.47
24 Large scheme - 50 flats (350 dph)	50	0.14	£1.32	£1.17	£1.72	£0.72	£1.26	£0.26	£0.80	£0.06	£0.48	£0.51	£0.02	£0.96	£0.43	£1.12	£0.59	£1.57	£1.04	£2.02	£1.48
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£13.20	£5.77	£4.81	£6.93	£5.97	£8.06	£7.12	£8.96	£8.01	£10.11	£9.16	£11.25	£10.31	£11.79	£10.85	£12.93	£11.99	£14.08	£13.14
26 Large scheme - 100 flats (90 dph)	100	1.11	£10.27	£2.17	£1.02	£3.32	£2.18	£4.46	£3.34	£5.36	£4.22	£6.51	£5.36	£7.67	£6.53	£8.21	£7.07	£9.36	£8.23	£10.52	£9.38
27 Large scheme - 100 flats (170 dph)	100	0.59	£5.44	£0.59	£0.58	£1.69	£0.54	£2.77	£1.64	£3.59	£2.45	£4.68	£3.54	£5.76	£4.62	£6.23	£5.09	£7.32	£6.18	£8.41	£7.27
28 Large scheme - 100 flats (190 dph)	100	0.53	£4.86	£0.36	£1.53	£0.71	£0.46	£1.76	£0.61	£2.54	£1.40	£3.58	£2.44	£4.63	£3.49	£5.06	£3.92	£6.11	£4.97	£7.15	£6.01
29 Large scheme - 100 flats (220 dph)	100	0.45	£4.20	£1.00	£2.17	£0.05	£1.12	£1.08	£0.07	£1.83	£0.68	£2.85	£1.71	£3.87	£2.73	£4.28	£3.14	£5.29	£4.16	£6.31	£5.18
30 Large scheme - 100 flats (350 dph)	100	0.29	£2.64	£2.61	£3.78	£1.63	£2.80	£0.65	£1.83	£0.05	£1.13	£1.01	£0.15	£1.97	£0.82	£2.30	£1.16	£3.25	£2.12	£4.21	£3.07
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£26.40	£10.42	£8.57	£12.60	£10.75	£14.79	£12.94	£16.45	£14.60	£18.62	£16.76	£20.79	£18.96	£21.78	£19.95	£23.95	£22.12	£26.11	£24.29
32 Large scheme - 200 flats (90 dph)	200	2.22	£20.54	£3.35	£1.09	£5.56	£3.33	£7.76	£5.54	£9.45	£7.22	£11.65	£9.43	£13.83	£11.63	£14.83	£12.63	£17.01	£14.81	£19.20	£17.00
33 Large scheme - 200 flats (170 dph)	200	1.18	£10.87	£0.30	£2.00	£2.41	£0.14	£4.50	£2.25	£6.04	£3.81	£8.12	£5.89	£10.21	£7.97	£11.07	£8.84	£13.13	£10.93	£15.19	£12.99
34 Large scheme - 200 flats (190 dph)	200	1.05	£9.73	£1.56	£3.88	£0.49	£1.80	£2.53	£0.26	£3.99	£1.74	£6.00	£3.76	£6.00	£5.77	£6.80	£6.56	£10.80	£8.57	£12.78	£10.57
35 Large scheme - 200 flats (220 dph)	200	0.91	£8.40	£2.81	£5.14	£0.89	£3.10	£1.19	£1.09	£2.63	£0.36	£4.58	£2.34	£6.53	£4.30	£7.28	£5.04	£9.23	£6.99	£11.18	£8.95
36 Large scheme - 200 flats (350 dph)	200	0.57	£5.28	£5.97	£8.31	£4.06	£6.40	£2.17	£4.49	£0.84	£3.15	£1.02	£1.27	£2.86	£0.60	£3.48	£1.21	£5.30	£3.06	£7.12	£4.89
37 West Cross Industrial Estate	1,800	9.30	£85.94	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97
38 Phoenix Business Park	260	1.60	£14.79	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73
39 Kew Bridge District Centre	750	1.89	£17.47	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25
40 EMC Tower	420	1.50	£13.86	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44
41 Lidl Feltham	220	0.70	£6.47	£5.63	£8.46	£5.63	£8.46	£5.63	£8.46	£5.63	£8.46	£5.63	£8.46	£5.63	£8.46	£5.63	£8.46	£5.63	£8.46	£5.63	£8.46
42 AirportBusiness Park	-	47.10	£521.20	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04
43 MOD Feltham	1,370	14.10	£130.30	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66
44 Leisure West	310	4.50	£41.59	£3.55	£1.51	£3.55	£1.51	£3.55	£1.51	£3.55	£1.51	£3.55	£1.51	£3.55	£1.51	£3.55	£1.51	£3.55	£1.51	£3.55	£1.51
45 Land south of West International	-	14.40	£133.07	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00
46 34 Staines Road	120	0.50	£4.62	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97
47 Hounslow Bus Garage	830	1.10	£10.17	£16.23	£27.72	£16.23	£27.72	£16.23</													

BLV: SECONDARY RETAIL		
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Table 6.35.2: Net Zero Carbon (on-site solutions) – Scenario 2 (5% cost uplift) - continued

Description			No of units	BLV (£ m)	£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm			
					Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2		
1	Small scheme - 8 houses (40 dph)			8	0.20	£1.34	£1.19	£1.12	£1.31	£1.24	£1.43	£1.36	£1.53	£1.46	£1.65	£1.58	£1.77	£1.70	£1.84	£1.77	£1.96	£1.89	£2.08	£2.01
2	Small scheme - 8 houses and flats (50 dph)			8	0.16	£1.07	£1.20	£1.13	£1.32	£1.25	£1.44	£1.37	£1.54	£1.47	£1.66	£1.59	£1.78	£1.71	£1.85	£1.78	£1.97	£1.90	£2.09	£2.02
3	Small scheme - 8 flats (70 dph)			8	0.11	£0.74	£0.57	£0.49	£0.67	£0.59	£0.78	£0.69	£0.85	£0.77	£0.96	£0.88	£1.06	£0.98	£1.11	£1.03	£1.21	£1.13	£1.31	£1.23
4	Small scheme - 8 flats (90 dph)			8	0.09	£0.60	£1.21	£1.14	£1.33	£1.26	£1.45	£1.38	£1.55	£1.48	£1.67	£1.60	£1.79	£1.72	£1.85	£1.79	£1.97	£1.91	£2.09	£2.03
5	Small scheme - 8 flats (170 dph)			8	0.05	£0.34	£0.43	£0.35	£0.53	£0.45	£0.63	£0.55	£0.70	£0.62	£0.80	£0.72	£0.89	£0.81	£0.94	£0.86	£1.03	£0.95	£1.13	£1.05
6	Small scheme - 8 flats (190 dph)			8	0.04	£0.27	£1.21	£1.14	£1.33	£1.26	£1.45	£1.38	£1.55	£1.48	£1.67	£1.60	£1.79	£1.72	£1.85	£1.79	£1.97	£1.91	£2.09	£2.03
7	Small scheme - 8 flats (220 dph)			8	0.04	£0.27	-£0.01	-£0.10	£0.08	-£0.01	£0.17	£0.08	£0.24	£0.15	£0.33	£0.24	£0.42	£0.33	£0.46	£0.37	£0.55	£0.46	£0.64	£0.55
8	Small scheme - 8 flats (350 dph)			8	0.02	£0.13	£1.21	£1.14	£1.33	£1.26	£1.45	£1.38	£1.55	£1.48	£1.67	£1.60	£1.79	£1.72	£1.86	£1.79	£1.98	£1.91	£2.10	£2.03
9	Medium scheme - 20 houses (40 dph)			20	0.50	£3.36	£1.39	£1.18	£1.64	£1.44	£1.90	£1.69	£2.10	£1.89	£2.35	£2.15	£2.61	£2.40	£2.73	£2.53	£2.99	£2.79	£3.25	£3.04
10	Medium scheme - 20 houses and flats (50 dph)			20	0.40	£2.69	£3.02	£2.84	£3.32	£3.15	£3.62	£3.45	£3.86	£3.69	£4.16	£3.99	£4.46	£4.29	£4.64	£4.46	£4.94	£4.76	£5.24	£5.06
11	Medium scheme - 20 flats (70 dph)			20	0.29	£1.92	£1.33	£1.14	£1.58	£1.38	£1.83	£1.63	£2.02	£1.82	£2.27	£2.07	£2.51	£2.31	£2.63	£2.44	£2.88	£2.68	£3.13	£2.93
12	Medium scheme - 20 flats (90 dph)			20	0.22	£1.49	£0.41	£0.18	£0.66	£0.42	£0.91	£0.67	£1.04	£0.81	£1.29	£1.05	£1.54	£1.30	£1.53	£1.30	£1.78	£1.54	£2.03	£1.79
13	Medium scheme - 20 flats (170 dph)			20	0.12	£0.79	£0.25	£0.02	£0.49	£0.25	£0.72	£0.48	£0.90	£0.66	£1.13	£0.89	£1.36	£1.13	£1.47	£1.23	£1.70	£1.46	£1.93	£1.70
14	Medium scheme - 20 flats (190 dph)			20	0.11	£0.71	£0.06	-£0.18	£0.28	£0.05	£0.50	£0.27	£0.67	£0.44	£0.90	£0.66	£1.12	£0.88	£1.22	£0.98	£1.44	£1.21	£1.67	£1.43
15	Medium scheme - 20 flats (220 dph)			20	0.09	£0.61	-£0.08	-£0.32	£0.14	-£0.09	£0.36	£0.13	£0.52	£0.29	£0.74	£0.51	£0.96	£0.72	£1.05	£0.82	£1.27	£1.03	£1.49	£1.25
16	Medium scheme - 20 flats (350 dph)			20	0.06	£0.38	-£0.41	-£0.65	-£0.21	-£0.45	£0.00	-£0.24	£0.15	-£0.09	£0.35	£0.12	£0.55	£0.32	£0.63	£0.40	£0.84	£0.60	£1.04	£0.80
17	Large scheme - 50 houses (40 dph)			50	1.25	£8.39	£3.08	£2.60	£3.68	£3.20	£4.29	£3.80	£4.75	£4.26	£5.35	£4.86	£5.95	£5.47	£6.25	£5.76	£6.85	£6.36	£7.45	£6.96
18	Large scheme - 50 houses and flats (50 dph)			50	1.00	£6.71	£3.18	£2.70	£3.78	£3.30	£4.39	£3.90	£4.85	£4.36	£5.45	£4.96	£6.05	£5.57	£6.35	£5.86	£6.95	£6.46	£7.55	£7.06
19	Large scheme - 50 flats (70 dph)			50	0.71	£4.80	£2.96	£2.48	£3.55	£3.07	£4.13	£3.65	£4.57	£4.09	£5.16	£4.68	£5.74	£5.26	£6.01	£5.53	£6.59	£6.12	£7.18	£6.70
20	Large scheme - 50 flats (90 dph)			50	0.56	£3.73	£1.15	£0.57	£1.74	£1.16	£2.32	£1.75	£2.77	£2.20	£3.35	£2.78	£3.93	£3.36	£4.21	£3.64	£4.79	£4.22	£5.37	£4.80
21	Large scheme - 50 flats (170 dph)			50	0.29	£1.97	£0.35	-£0.23	£0.91	£0.33	£1.48	£0.88	£1.88	£1.30	£2.43	£1.85	£2.97	£2.40	£3.21	£2.64	£3.76	£3.19	£4.31	£3.74
22	Large scheme - 50 flats (190 dph)			50	0.26	£1.77	-£0.13	-£0.71	£0.41	-£0.17	£0.95	£0.37	£1.34	£0.76	£1.87	£1.30	£2.40	£1.83	£2.62	£2.05	£3.15	£2.58	£3.68	£3.11
23	Large scheme - 50 flats (220 dph)			50	0.23	£1.53	-£0.42	-£0.97	£0.06	-£0.48	£0.55	£0.01	£0.90	£0.36	£1.38	£0.84	£1.86	£1.33	£2.05	£1.52	£2.53	£2.00	£3.00	£2.47
24	Large scheme - 50 flats (350 dph)			50	0.14	£0.96	-£1.17	-£1.72	-£0.72	-£1.26	-£0.26	-£0.80	£0.06	-£0.48	£0.51	-£0.02	£0.96	£0.43	£1.12	£0.59	£1.57	£1.04	£2.02	£1.48
25	Large scheme - 100 flats and houses (70 dph)			100	1.43	£9.59	£5.77	£4.81	£6.93	£5.97	£8.08	£7.12	£8.96	£8.01	£10.11	£9.16	£11.25	£10.31	£11.79	£10.85	£12.93	£11.99	£14.06	£13.14
26	Large scheme - 100 flats (90 dph)			100	1.11	£7.46	£2.17	£1.02	£3.32	£2.18	£4.48	£3.34	£5.36	£4.22	£6.51	£5.38	£7.67	£6.53	£8.21	£7.07	£9.36	£8.23	£10.52	£9.38
27	Large scheme - 100 flats (170 dph)			100	0.59	£3.95	£0.59	-£0.58	£1.69	£0.54	£2.77	£1.64	£3.59	£2.45	£4.68	£3.54	£5.76	£4.62	£6.23	£5.09	£7.32	£6.18	£8.41	£7.27
28	Large scheme - 100 flats (190 dph)			100	0.53	£3.53	-£0.36	-£1.53	£0.71	-£0.46	£1.76	£0.61	£2.54	£1.40	£3.58	£2.44	£4.63	£3.49	£5.06	£3.92	£6.11	£4.97	£7.15	£6.01
29	Large scheme - 100 flats (220 dph)			100	0.45	£3.05	-£1.00	-£2.17	£0.05	-£1.12	£1.08	-£0.07	£1.83	£0.68	£2.85	£1.71	£3.87	£2.73	£4.28	£3.14	£5.29	£4.16	£6.31	£5.18
30	Large scheme - 100 flats (350 dph)			100	0.29	£1.92	-£2.61	-£3.78	-£1.63	-£2.80	-£0.65	-£1.83	£0.05	-£1.13	£1.01	-£0.15	£1.97	£0.82	£2.30	£1.16	£3.25	£2.12	£4.21	£3.07
31	Large scheme - 200 flats and houses (70 dph)			200	2.86	£19.18	£10.42	£8.57	£12.60	£10.75	£14.79	£12.94	£16.45	£14.60	£18.62	£16.78	£20.79	£18.96	£21.78	£19.95	£23.95	£22.12	£26.11	£24.29
32	Large scheme - 200 flats (90 dph)			200	2.22	£14.92	£3.35	£1.09	£5.56	£3.33	£7.78	£5.54	£9.45	£7.22	£11.65	£9.43	£13.83	£11.63	£14.83	£12.63	£17.01	£14.81	£19.20	£17.00
33	Large scheme - 200 flats (170 dph)			200	1.18	£7.90	£0.30	-£2.00	£2.41	£0.14	£4.50	£2.25	£6.04	£3.81	£8.12	£5.89	£10.21	£7.97	£11.07	£8.84	£13.13	£10.93	£15.19	£12.99
34	Large scheme - 200 flats (190 dph)			200	1.05	£7.07	-£1.56	-£3.88	£0.49	-£1.80	£2.53	£0.26	£3.99	£1.74	£6.00	£3.76	£6.00	£5.77	£8.80	£6.58	£10.80	£8.57	£12.78	£10.57
35	Large scheme - 200 flats (220 dph)			200	0.91	£6.10	-£2.81	-£5.14	-£0.80	-£3.10	£1.19	-£1.09	£2.63	£0.36	£4.58	£2.34	£6.53	£4.30	£7.28	£5.04	£9.23	£6.99	£11.18	£8.95
36	Large scheme - 200 flats (350 dph)			200	0.57	£3.84	-£5.97	-£8.31	-£4.06	-£6.40	-£2.17	-£4.49	-£0.84	-£3.15	£1.02	-£1.27	£2.86	£0.80	£3.48	£1.21	£5.30	£3.06	£7.12	£4.89
37	West Cross Industrial Estate			1,800	9.30	£62.43	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97	£75.98	£57.97
38	Phoenix Business Park			260	1.60	£10.74	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73	£22.48	£18.73
39	Kew Bridge District Centre			750	1.89	£12.69	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25	£20.52	£11.25
40	EMC Tower			420	1.50	£10.07	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44	£16.84	£10.44
41	Lidi Feltham			220	0.70	£4.70	-£5.63	-£8.46	-£5.63	-£8.46	-£5.63	-£8.46	-£5.63	-£8.46	-£5.63	-£8.46	-£5.63	-£8.46	-£5.63	-£8.46	-£5.63	-£8.46	-£5.63	-£8.46
42	Land at Hutton Fields			-	56.40	£378.63	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04	£45.50	£42.04
43	MOD Feltham			1,370	14.10	£94.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66	£30.76	£16.66
44	Leisure West			310	4.50	£30.21	£3.55	-£1.51	£3.55	-£1.51	£3.55	-£1.51	£3.55	-£1.51	£3.55	-£1.51	£3.55	-£1.51	£3.55	-£1.51	£3.55	-£1.51	£3.55	-£1.51
45	Land south of West International			-	14.40	£96.67	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00	£24.89	£23.00
46	34 Staines Road			120	0.50	£3.36	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97	£3.22	£1.97
47	Hounslow Bus Garage			830	1.10	£7.38	-£16.23	-£27.72	-£16.23	-£27.72	-£16.23	-£27.72	-£16.23	-£27.72	-£16.23	-£27.72	-£16.23	-£27.72	-£16.23	-£27.72	-£16.23	-£27.72	-£16.23	-£27.72
48	Sainsbury's Chiswick			300	1.80	£12.08	£18.66	£14.82	£18.66	£14.82	£18.66	£14.82	£18.66	£14.82	£18.66	£14.82	£18.66	£14.82	£18.66	£14.82	£18.66	£14.82	£18.66	£14.82

Description			No of units	BLV (£ m)	£6,495 psm		£6,858 psm		£7,221 psm		£7,584 psm		£7,948 psm		£8,311 psm		£8,674 psm		£9,037 psm		£9,400 psm	
					Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2	Baseline	NZC Sc 2
1	Small scheme - 8 houses (40 dph)			8	0.20	£0.96	£1.19	£1.12	£1.31	£1.24	£1.43	£1.36	£1.53	£1.46	£1.65	£1.58	£1.7					

Table 6.35.3: Percentage change in residual land values with NZC on-site cost allowances (Scenario 1 – 3% cost uplift)

	Description	No of units	Site area ha	Baseline residual value £ m	Residual value reflecting NZC (3% cost uplift)	% change
1	Small scheme - 8 houses (40 dph)	8	0.20	£2.078	£2.037	2.00%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	£2.089	£2.048	1.99%
3	Small scheme - 8 flats (70 dph)	8	0.11	£1.315	£1.266	3.68%
4	Small scheme - 8 flats (90 dph)	8	0.09	£2.095	£2.053	1.99%
5	Small scheme - 8 flats (170 dph)	8	0.05	£1.130	£1.081	4.29%
6	Small scheme - 8 flats (190 dph)	8	0.04	£2.095	£2.053	1.99%
7	Small scheme - 8 flats (220 dph)	8	0.04	£0.641	£0.584	8.98%
8	Small scheme - 8 flats (350 dph)	8	0.02	£2.097	£2.055	1.99%
9	Medium scheme - 20 houses (40 dph)	20	0.50	£3.245	£3.124	3.73%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	£5.237	£5.133	1.99%
11	Medium scheme - 20 flats (70 dph)	20	0.29	£3.128	£3.009	3.81%
12	Medium scheme - 20 flats (90 dph)	20	0.22	£2.026	£1.885	6.98%
13	Medium scheme - 20 flats (170 dph)	20	0.12	£1.933	£1.791	7.32%
14	Medium scheme - 20 flats (190 dph)	20	0.11	£1.666	£1.524	8.50%
15	Medium scheme - 20 flats (220 dph)	20	0.09	£1.487	£1.346	9.51%
16	Medium scheme - 20 flats (350 dph)	20	0.06	£1.039	£0.898	13.62%
17	Large scheme - 50 houses (40 dph)	50	1.25	£7.449	£7.157	3.93%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	£7.550	£7.257	3.88%
19	Large scheme - 50 flats (70 dph)	50	0.71	£7.177	£6.890	4.01%
20	Large scheme - 50 flats (90 dph)	50	0.56	£5.373	£5.031	6.36%
21	Large scheme - 50 flats (170 dph)	50	0.29	£4.310	£3.968	7.93%
22	Large scheme - 50 flats (190 dph)	50	0.26	£3.678	£3.336	9.30%
23	Large scheme - 50 flats (220 dph)	50	0.23	£3.001	£2.685	10.54%
24	Large scheme - 50 flats (350 dph)	50	0.14	£2.019	£1.699	15.88%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	£14.080	£13.513	4.02%
26	Large scheme - 100 flats (90 dph)	100	1.11	£10.519	£9.836	6.50%
27	Large scheme - 100 flats (170 dph)	100	0.59	£8.408	£7.725	8.13%
28	Large scheme - 100 flats (190 dph)	100	0.53	£7.153	£6.470	9.55%
29	Large scheme - 100 flats (220 dph)	100	0.45	£6.314	£5.631	10.82%
30	Large scheme - 100 flats (350 dph)	100	0.29	£4.206	£3.523	16.25%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	£26.112	£25.017	4.19%
32	Large scheme - 200 flats (90 dph)	200	2.22	£19.201	£17.881	6.88%
33	Large scheme - 200 flats (170 dph)	200	1.18	£15.190	£13.870	8.69%
34	Large scheme - 200 flats (190 dph)	200	1.05	£12.784	£11.463	10.33%
35	Large scheme - 200 flats (220 dph)	200	0.91	£11.179	£9.841	11.97%
36	Large scheme - 200 flats (350 dph)	200	0.57	£7.121	£5.780	18.83%
37	West Cross Industrial Estate	1,800	9.30	£75.980	£65.271	14.09%
38	Phoenix Business Park	260	1.60	£22.479	£20.235	9.98%
39	Kew Bridge District Centre	750	1.89	£20.521	£14.960	27.10%
40	EMC Tower	420	1.50	£16.838	£13.000	22.79%
41	Lidl Feltham	220	0.70	-£5.632	-£7.326	30.08%
42	Land at Hatton Fields	-	56.40	£45.496	£43.424	4.55%
43	MOD Feltham	1,370	14.10	£30.761	£22.350	27.34%
44	Leisure West	310	4.50	£3.554	£0.530	85.08%
45	Land south of West International	-	14.40	£24.889	£23.755	4.56%
46	34 Staines Road	120	0.50	£3.223	£2.474	23.26%
47	Hounslow Bus Garage	830	1.10	-£16.230	-£23.123	42.47%
48	Sainsburys Chiswick	300	1.80	£18.663	£16.372	12.27%

Net Zero Carbon – offsetting

- 6.36 As noted in Section 4, the Council has received advice on the cost of offsetting carbon generated by developments, which now exceeds the £95 per tonne identified in the London Plan and that an offset of £370 per tonne is now required. The Council is proposing that the increased offsetting amount will apply to major schemes (i.e. those providing 10 or more residential units), with the offsetting rate for schemes of 9 or fewer units remaining at its current amount of £95 per tonne.
- 6.37 We have tested £95 per tonne offsetting as a baseline and increased amounts of £170, £270, £370, £470 and £570 per tonne. The residual land values for these scenarios are summarised in Table 6.37.1. Table 6.37.2 provides a summary of the change in residual land values for schemes assuming a price point of £9,400 per square metre.
- 6.38 The impact of increased carbon offsetting payments on the residual land values ranges from an average reduction of 10.19% (assuming £170 per tonne) to an average reduction of 38% (assuming £370 per tonne) and 65.14% (assuming £570 per tonne). The latter is clearly a significant reduction that may not always be possible for developers to pass on to landowners through reduced land offers. In these cases, developers may opt not to use the affordable housing 'Fast Track' route and opt to use the 'viability tested' route to offset the higher costs of offsetting against affordable housing. The summary table below shows the change in viable/unviable scenarios as the carbon offset payment increases.

Table 6.38.1: Viable scenarios from Table 6.37.1 with various carbon offsetting figures

BLV	No of cases	£95 per tonne -baseline	£170 per tonne	£270 per tonne	£370 per tonne	£470 per tonne	£570 per tonne
Secondary offices	Viable	33	29	26	20	14	11
	Unviable	15	19	22	28	34	37
Secondary retail	Viable	37	35	31	25	22	15
	Unviable	11	13	17	23	26	33
Secondary industrial	Viable	39	39	36	33	28	23
	Unviable	9	9	12	15	20	25
Cleared/ vacant land	Viable	42	41	40	38	37	33
	Unviable	6	7	8	10	11	15

Table 6.37.1: Net zero carbon (offsetting)

LB HOUNSLOW - CARBON OFFSETTING				Sales value (£ psm):	£9,400	AH tenure (rent / SO):		70%	30%	
						AH %		35%		
BLV: SECONDARY OFFICES					Carbon offset per tonne					
Description	No of units	Site area	BLV (£ m)	£95	£170	£270	£370	£470	£570	
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.85	£2.05	£2.05	£2.05	£2.05	£2.05	£2.05	
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.48	£2.06	£2.06	£2.06	£2.06	£2.06	£2.06	
3 Small scheme - 8 flats (70 dph)	8	0.11	£1.02	£1.28	£1.28	£1.28	£1.28	£1.28	£1.28	
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.83	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.46	£1.10	£1.10	£1.10	£1.10	£1.10	£1.10	
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.37	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.37	£0.61	£0.61	£0.61	£0.61	£0.61	£0.61	
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.18	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	
9 Medium scheme - 20 houses (40 dph)	20	0.50	£4.62	£3.16	£3.07	£2.94	£2.82	£2.69	£2.56	
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£3.70	£5.16	£5.07	£4.94	£4.81	£4.69	£4.56	
11 Medium scheme - 20 flats (70 dph)	20	0.29	£2.64	£3.05	£2.96	£2.84	£2.71	£2.59	£2.46	
12 Medium scheme - 20 flats (90 dph)	20	0.22	£2.05	£1.95	£1.86	£1.73	£1.61	£1.48	£1.36	
13 Medium scheme - 20 flats (170 dph)	20	0.12	£1.09	£1.86	£1.76	£1.64	£1.51	£1.39	£1.27	
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.97	£1.59	£1.50	£1.37	£1.25	£1.12	£1.00	
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.84	£1.41	£1.32	£1.19	£1.07	£0.95	£0.82	
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.53	£0.96	£0.87	£0.75	£0.62	£0.50	£0.37	
17 Large scheme - 50 houses (40 dph)	50	1.25	£11.55	£7.25	£7.02	£6.72	£6.41	£6.11	£5.81	
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£9.24	£7.36	£7.14	£6.83	£6.53	£6.22	£5.92	
19 Large scheme - 50 flats (70 dph)	50	0.71	£6.60	£7.00	£6.77	£6.47	£6.18	£5.88	£5.58	
20 Large scheme - 50 flats (90 dph)	50	0.56	£5.13	£5.19	£4.96	£4.66	£4.36	£4.06	£3.76	
21 Large scheme - 50 flats (170 dph)	50	0.29	£2.72	£4.12	£3.90	£3.60	£3.30	£3.00	£2.70	
22 Large scheme - 50 flats (190 dph)	50	0.26	£2.43	£3.49	£3.27	£2.97	£2.67	£2.37	£2.07	
23 Large scheme - 50 flats (220 dph)	50	0.23	£2.10	£2.83	£2.62	£2.35	£2.07	£1.79	£1.50	
24 Large scheme - 50 flats (350 dph)	50	0.14	£1.32	£1.85	£1.64	£1.35	£1.07	£0.79	£0.51	
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£13.20	£13.70	£13.26	£12.67	£12.08	£11.49	£10.89	
26 Large scheme - 100 flats (90 dph)	100	1.11	£10.27	£10.14	£9.69	£9.09	£8.49	£7.89	£7.29	
27 Large scheme - 100 flats (170 dph)	100	0.59	£5.44	£6.04	£5.59	£6.99	£6.39	£5.79	£5.19	
28 Large scheme - 100 flats (190 dph)	100	0.53	£4.86	£6.78	£6.33	£5.73	£5.13	£4.53	£3.94	
29 Large scheme - 100 flats (220 dph)	100	0.45	£4.20	£5.94	£5.49	£4.89	£4.29	£3.70	£3.10	
30 Large scheme - 100 flats (350 dph)	100	0.29	£2.64	£3.84	£3.39	£2.79	£2.19	£1.59	£0.98	
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£26.40	£25.38	£24.52	£23.38	£22.24	£21.10	£19.95	
32 Large scheme - 200 flats (90 dph)	200	2.22	£20.54	£18.46	£17.61	£16.46	£15.30	£14.14	£12.98	
33 Large scheme - 200 flats (170 dph)	200	1.18	£10.87	£14.47	£13.60	£12.45	£11.28	£10.10	£8.93	
34 Large scheme - 200 flats (190 dph)	200	1.05	£9.73	£12.07	£11.20	£10.02	£8.84	£7.67	£6.49	
35 Large scheme - 200 flats (220 dph)	200	0.91	£8.40	£10.46	£9.58	£8.40	£7.23	£6.05	£4.88	
36 Large scheme - 200 flats (350 dph)	200	0.57	£5.28	£6.40	£5.52	£4.34	£3.16	£1.97	£0.78	
37 West Cross Industrial Estate	1,800	9.30	£85.94	£70.78	£62.55	£51.34	£39.99	£28.50	£16.85	
38 Phoenix Business Park	260	1.60	£14.79	£21.46	£19.54	£16.97	£14.39	£11.79	£9.17	
39 Kew Bridge District Centre	750	1.89	£17.47	£17.79	£13.99	£8.93	£3.87	£-1.26	£-6.48	
40 EMC Tower	420	1.50	£13.86	£15.16	£12.69	£9.40	£6.09	£2.75	£-0.60	
41 Lidl Feltham	220	0.70	£6.47	£6.49	£7.62	£9.14	£10.65	£12.16	£13.68	
42 Land at Hatton Fields	-	47.10	£521.20	£45.15	£45.15	£45.15	£45.15	£45.15	£45.15	
43 MOD Feltham	1,370	14.10	£130.30	£26.35	£20.81	£13.35	£5.78	£-1.82	£-9.51	
44 Leisure West	310	4.50	£41.59	£2.28	£0.19	£-2.64	£-5.48	£-8.36	£-11.24	
45 Land south of West International	-	14.40	£133.07	£24.70	£24.70	£24.70	£24.70	£24.70	£24.70	
46 34 Staines Road	120	0.50	£4.62	£2.80	£2.21	£1.43	£0.63	£-0.16	£-0.97	
47 Hounslow Bus Garage	830	1.10	£10.17	£-19.46	£-23.84	£-29.68	£-35.52	£-41.36	£-47.20	
48 Sainsburys Chiswick	300	1.80	£16.63	£17.54	£15.99	£13.89	£11.80	£9.71	£7.61	
BLV: SECONDARY RETAIL					Carbon offset per tonne					
Description	No of units		BLV (£ m)	£95	£170	£270	£370	£470	£570	
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.61	£2.05	£2.05	£2.05	£2.05	£2.05	£2.05	
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.29	£2.06	£2.06	£2.06	£2.06	£2.06	£2.06	
3 Small scheme - 8 flats (70 dph)	8	0.11	£0.88	£1.28	£1.28	£1.28	£1.28	£1.28	£1.28	
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.72	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.40	£1.10	£1.10	£1.10	£1.10	£1.10	£1.10	
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.32	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.32	£0.61	£0.61	£0.61	£0.61	£0.61	£0.61	
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.16	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	
9 Medium scheme - 20 houses (40 dph)	20	0.50	£4.02	£3.16	£3.07	£2.94	£2.82	£2.69	£2.56	
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£3.22	£5.16	£5.07	£4.94	£4.81	£4.69	£4.56	
11 Medium scheme - 20 flats (70 dph)	20	0.29	£2.30	£3.05	£2.96	£2.84	£2.71	£2.59	£2.46	
12 Medium scheme - 20 flats (90 dph)	20	0.22	£1.79	£1.95	£1.86	£1.73	£1.61	£1.48	£1.36	
13 Medium scheme - 20 flats (170 dph)	20	0.12	£0.95	£1.86	£1.76	£1.64	£1.51	£1.39	£1.27	
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.85	£1.59	£1.50	£1.37	£1.25	£1.12	£1.00	
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.73	£1.41	£1.32	£1.19	£1.07	£0.95	£0.82	
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.46	£0.96	£0.87	£0.75	£0.62	£0.50	£0.37	
17 Large scheme - 50 houses (40 dph)	50	1.25	£10.05	£7.25	£7.02	£6.72	£6.41	£6.11	£5.81	
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£8.04	£7.36	£7.14	£6.83	£6.53	£6.22	£5.92	
19 Large scheme - 50 flats (70 dph)	50	0.71	£5.74	£7.00	£6.77	£6.47	£6.18	£5.88	£5.58	
20 Large scheme - 50 flats (90 dph)	50	0.56	£4.47	£5.19	£4.96	£4.66	£4.36	£4.06	£3.76	
21 Large scheme - 50 flats (170 dph)	50	0.29	£2.36	£4.12	£3.90	£3.60	£3.30	£3.00	£2.70	
22 Large scheme - 50 flats (190 dph)	50	0.26	£2.12	£3.49	£3.27	£2.97	£2.67	£2.37	£2.07	
23 Large scheme - 50 flats (220 dph)	50	0.23	£1.83	£2.83	£2.62	£2.35	£2.07	£1.79	£1.50	
24 Large scheme - 50 flats (350 dph)	50	0.14	£1.15	£1.85	£1.64	£1.35	£1.07	£0.79	£0.51	
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£11.48	£13.70	£13.26	£12.67	£12.08	£11.49	£10.89	
26 Large scheme - 100 flats (90 dph)	100	1.11	£8.93	£10.14	£9.69	£9.09	£8.49	£7.89	£7.29	
27 Large scheme - 100 flats (170 dph)	100	0.59	£4.73	£6.04	£5.59	£6.99	£6.39	£5.79	£5.19	
28 Large scheme - 100 flats (190 dph)	100	0.53	£4.23	£6.78	£6.33	£5.73	£5.13	£4.53	£3.94	
29 Large scheme - 100 flats (220 dph)	100	0.45	£3.65	£5.94	£5.49	£4.89	£4.29	£3.70	£3.10	
30 Large scheme - 100 flats (350 dph)	100	0.29	£2.30	£3.84	£3.39	£2.79	£2.19	£1.59	£0.98	
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£22.97	£25.38	£24.52	£23.38	£22.24	£21.10	£19.95	
32 Large scheme - 200 flats (90 dph)	200	2.22	£17.86	£18.48	£17.61	£16.46	£15.30	£14.14	£12.98	
33 Large scheme - 200 flats (170 dph)	200	1.18	£9.46	£14.47	£13.60	£12.45	£11.28	£10.10	£8.93	
34 Large scheme - 200 flats (190 dph)	200	1.05	£8.46	£12.07	£11.20	£10.02	£8.84	£7.67	£6.49	
35 Large scheme - 200 flats (220 dph)	200	0.91	£7.31	£10.46	£9.58	£8.40	£7.23	£6.05	£4.88	
36 Large scheme - 200 flats (350 dph)	200	0.57	£4.59	£6.40	£5.52	£4.34	£3.16	£1.97	£0.78	
37 West Cross Industrial Estate	1,800	9.30	£74.76	£70.78	£62.55	£51.34	£39.99	£28.50	£16.85	
38 Phoenix Business Park	260	1.60	£12.86	£21.48	£19.54	£16.97	£14.39	£11.79	£9.17	
39 Kew Bridge District Centre	750	1.89	£15.19	£17.79	£13.99	£8.93	£3.87	£-1.26	£-6.48	
40 EMC Tower	420	1.50	£12.06	£15.16	£12.69	£9.40	£6.09	£2.75	£-0.60	
41 Lidl Feltham	220	0.70	£5.63	£6.49	£7.62	£9.14	£10.65	£12.16		

Table 6.37.1: Net zero carbon (offsetting) – continued

BLV: SECONDARY INDUSTRIAL			Carbon offset per tonne							
Description	No of units	BLV (£ m)	£95	£170	£270	£370	£470	£570		
1 Small scheme - 8 houses (40 dph)	8	0.20	£1.34	£2.05	£2.05	£2.05	£2.05	£2.05	£2.05	£2.05
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£1.07	£2.06	£2.06	£2.06	£2.06	£2.06	£2.06	£2.06
3 Small scheme - 8 flats (70 dph)	8	0.11	£0.74	£1.28	£1.28	£1.28	£1.28	£1.28	£1.28	£1.28
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.60	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.34	£1.10	£1.10	£1.10	£1.10	£1.10	£1.10	£1.10
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.27	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.27	£0.61	£0.61	£0.61	£0.61	£0.61	£0.61	£0.61
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.13	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07
9 Medium scheme - 20 houses (40 dph)	20	0.50	£3.36	£3.16	£3.07	£2.94	£2.82	£2.69	£2.56	£2.56
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£2.69	£5.16	£5.07	£4.94	£4.81	£4.69	£4.56	£4.56
11 Medium scheme - 20 flats (70 dph)	20	0.29	£1.92	£3.05	£2.96	£2.84	£2.71	£2.59	£2.46	£2.46
12 Medium scheme - 20 flats (90 dph)	20	0.22	£1.49	£1.95	£1.86	£1.73	£1.61	£1.48	£1.36	£1.36
13 Medium scheme - 20 flats (170 dph)	20	0.12	£0.79	£1.86	£1.76	£1.64	£1.51	£1.39	£1.27	£1.27
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.71	£1.59	£1.50	£1.37	£1.25	£1.12	£1.00	£1.00
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.61	£1.41	£1.32	£1.19	£1.07	£0.95	£0.82	£0.82
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.38	£0.96	£0.87	£0.75	£0.62	£0.50	£0.37	£0.37
17 Large scheme - 50 houses (40 dph)	50	1.25	£8.39	£7.25	£7.02	£6.72	£6.41	£6.11	£5.81	£5.81
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£6.71	£7.36	£7.14	£6.83	£6.53	£6.22	£5.92	£5.92
19 Large scheme - 50 flats (70 dph)	50	0.71	£4.80	£7.00	£6.77	£6.47	£6.18	£5.88	£5.58	£5.58
20 Large scheme - 50 flats (90 dph)	50	0.56	£3.73	£5.19	£4.96	£4.66	£4.36	£4.06	£3.76	£3.76
21 Large scheme - 50 flats (170 dph)	50	0.29	£1.97	£4.12	£3.90	£3.60	£3.30	£3.00	£2.70	£2.70
22 Large scheme - 50 flats (190 dph)	50	0.26	£1.77	£3.49	£3.27	£2.97	£2.67	£2.37	£2.07	£2.07
23 Large scheme - 50 flats (220 dph)	50	0.23	£1.53	£2.83	£2.62	£2.35	£2.07	£1.79	£1.50	£1.50
24 Large scheme - 50 flats (350 dph)	50	0.14	£0.96	£1.85	£1.64	£1.35	£1.07	£0.79	£0.51	£0.51
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£9.59	£13.70	£13.26	£12.67	£12.08	£11.49	£10.89	£10.89
26 Large scheme - 100 flats (90 dph)	100	1.11	£7.46	£10.14	£9.69	£9.09	£8.49	£7.89	£7.29	£7.29
27 Large scheme - 100 flats (170 dph)	100	0.59	£3.95	£8.04	£7.59	£6.99	£6.39	£5.79	£5.19	£5.19
28 Large scheme - 100 flats (190 dph)	100	0.53	£3.53	£6.78	£6.33	£5.73	£5.13	£4.53	£3.94	£3.94
29 Large scheme - 100 flats (220 dph)	100	0.45	£3.05	£5.94	£5.49	£4.89	£4.29	£3.70	£3.10	£3.10
30 Large scheme - 100 flats (350 dph)	100	0.29	£1.92	£3.84	£3.39	£2.79	£2.19	£1.59	£0.98	£0.98
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£19.18	£25.38	£24.52	£23.38	£22.24	£21.10	£19.95	£19.95
32 Large scheme - 200 flats (90 dph)	200	2.22	£14.92	£18.48	£17.61	£16.46	£15.30	£14.14	£12.98	£12.98
33 Large scheme - 200 flats (170 dph)	200	1.18	£7.90	£14.47	£13.60	£12.45	£11.28	£10.10	£8.93	£8.93
34 Large scheme - 200 flats (190 dph)	200	1.05	£7.07	£12.07	£11.20	£10.02	£8.84	£7.67	£6.49	£6.49
35 Large scheme - 200 flats (220 dph)	200	0.91	£6.10	£10.46	£9.58	£8.40	£7.23	£6.05	£4.88	£4.88
36 Large scheme - 200 flats (350 dph)	200	0.57	£3.84	£6.40	£5.52	£4.34	£3.16	£1.97	£0.78	£0.78
37 West Cross Industrial Estate	1,800	9.30	£62.43	£70.78	£62.55	£51.34	£39.99	£28.50	£16.85	£16.85
38 Phoenix Business Park	260	1.60	£10.74	£21.48	£19.54	£16.97	£14.39	£11.79	£9.17	£9.17
39 Kew Bridge District Centre	750	1.89	£12.69	£17.79	£13.99	£8.93	£3.87	£-1.26	£-6.48	£-6.48
40 EMC Tower	420	1.50	£10.07	£15.16	£12.68	£3.40	£6.08	£2.75	£-0.60	£-0.60
41 Lidl Feltham	220	0.70	£4.70	£6.49	£7.62	£9.14	£10.65	£12.16	£13.68	£13.68
42 Land at Hatton Fields	-	56.40	£378.63	£45.15	£45.15	£45.15	£45.15	£45.15	£45.15	£45.15
43 MOD Feltham	1,370	14.10	£94.66	£26.35	£20.81	£13.35	£5.78	£-1.82	£-9.51	£-9.51
44 Leisure West	310	4.50	£30.21	£2.28	£0.19	£2.64	£5.48	£8.36	£11.24	£11.24
45 Land south of West International	-	14.40	£96.67	£24.70	£24.70	£24.70	£24.70	£24.70	£24.70	£24.70
46 34 Staines Road	120	0.50	£3.36	£2.80	£2.21	£1.43	£0.63	£-0.16	£-0.97	£-0.97
47 Hounslow Bus Garage	830	1.10	£7.38	£-19.46	£-23.84	£-29.68	£-35.52	£-41.36	£-47.20	£-47.20
48 Sainsburys Chiswick	300	1.80	£12.08	£17.54	£15.99	£13.89	£11.80	£9.71	£7.61	£7.61

BLV: CLEARED LAND			Carbon offset per tonne							
Description	No of units	BLV (£ m)	£95	£170	£270	£370	£470	£570		
1 Small scheme - 8 houses (40 dph)	8	0.20	£0.96	£2.05	£2.05	£2.05	£2.05	£2.05	£2.05	£2.05
2 Small scheme - 8 houses and flats (50 dph)	8	0.16	£0.76	£2.06	£2.06	£2.06	£2.06	£2.06	£2.06	£2.06
3 Small scheme - 8 flats (70 dph)	8	0.11	£0.53	£1.28	£1.28	£1.28	£1.28	£1.28	£1.28	£1.28
4 Small scheme - 8 flats (90 dph)	8	0.09	£0.43	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07
5 Small scheme - 8 flats (170 dph)	8	0.05	£0.24	£1.10	£1.10	£1.10	£1.10	£1.10	£1.10	£1.10
6 Small scheme - 8 flats (190 dph)	8	0.04	£0.19	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07
7 Small scheme - 8 flats (220 dph)	8	0.04	£0.19	£0.61	£0.61	£0.61	£0.61	£0.61	£0.61	£0.61
8 Small scheme - 8 flats (350 dph)	8	0.02	£0.10	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07	£2.07
9 Medium scheme - 20 houses (40 dph)	20	0.50	£2.39	£3.16	£3.07	£2.94	£2.82	£2.69	£2.56	£2.56
10 Medium scheme - 20 houses and flats (50 dph)	20	0.40	£1.91	£5.16	£5.07	£4.94	£4.81	£4.69	£4.56	£4.56
11 Medium scheme - 20 flats (70 dph)	20	0.29	£1.37	£3.05	£2.96	£2.84	£2.71	£2.59	£2.46	£2.46
12 Medium scheme - 20 flats (90 dph)	20	0.22	£1.06	£1.95	£1.86	£1.73	£1.61	£1.48	£1.36	£1.36
13 Medium scheme - 20 flats (170 dph)	20	0.12	£0.56	£1.86	£1.76	£1.64	£1.51	£1.39	£1.27	£1.27
14 Medium scheme - 20 flats (190 dph)	20	0.11	£0.50	£1.59	£1.50	£1.37	£1.25	£1.12	£1.00	£1.00
15 Medium scheme - 20 flats (220 dph)	20	0.09	£0.43	£1.41	£1.32	£1.19	£1.07	£0.95	£0.82	£0.82
16 Medium scheme - 20 flats (350 dph)	20	0.06	£0.27	£0.96	£0.87	£0.75	£0.62	£0.50	£0.37	£0.37
17 Large scheme - 50 houses (40 dph)	50	1.25	£5.97	£7.25	£7.02	£6.72	£6.41	£6.11	£5.81	£5.81
18 Large scheme - 50 houses and flats (50 dph)	50	1.00	£4.78	£7.36	£7.14	£6.83	£6.53	£6.22	£5.92	£5.92
19 Large scheme - 50 flats (70 dph)	50	0.71	£3.41	£7.00	£6.77	£6.47	£6.18	£5.88	£5.58	£5.58
20 Large scheme - 50 flats (90 dph)	50	0.56	£2.66	£5.19	£4.96	£4.66	£4.36	£4.06	£3.76	£3.76
21 Large scheme - 50 flats (170 dph)	50	0.29	£1.41	£4.12	£3.90	£3.60	£3.30	£3.00	£2.70	£2.70
22 Large scheme - 50 flats (190 dph)	50	0.26	£1.26	£3.49	£3.27	£2.97	£2.67	£2.37	£2.07	£2.07
23 Large scheme - 50 flats (220 dph)	50	0.23	£1.09	£2.83	£2.62	£2.35	£2.07	£1.79	£1.50	£1.50
24 Large scheme - 50 flats (350 dph)	50	0.14	£0.68	£1.85	£1.64	£1.35	£1.07	£0.79	£0.51	£0.51
25 Large scheme - 100 flats and houses (70 dph)	100	1.43	£6.83	£13.70	£13.26	£12.67	£12.08	£11.49	£10.89	£10.89
26 Large scheme - 100 flats (90 dph)	100	1.11	£5.31	£10.14	£9.69	£9.09	£8.49	£7.89	£7.29	£7.29
27 Large scheme - 100 flats (170 dph)	100	0.59	£2.81	£8.04	£7.59	£6.99	£6.39	£5.79	£5.19	£5.19
28 Large scheme - 100 flats (190 dph)	100	0.53	£2.52	£6.78	£6.33	£5.73	£5.13	£4.53	£3.94	£3.94
29 Large scheme - 100 flats (220 dph)	100	0.45	£2.17	£5.94	£5.49	£4.89	£4.29	£3.70	£3.10	£3.10
30 Large scheme - 100 flats (350 dph)	100	0.29	£1.37	£3.84	£3.39	£2.79	£2.19	£1.59	£0.98	£0.98
31 Large scheme - 200 flats and houses (70 dph)	200	2.86	£13.66	£25.38	£24.52	£23.38	£22.24	£21.10	£19.95	£19.95
32 Large scheme - 200 flats (90 dph)	200	2.22	£10.62	£18.48	£17.61	£16.46	£15.30	£14.14	£12.98	£12.98
33 Large scheme - 200 flats (170 dph)	200	1.18	£5.62	£14.47	£13.60	£12.45	£11.28	£10.10	£8.93	£8.93
34 Large scheme - 200 flats (190 dph)	200	1.05	£5.03	£12.07	£11.20	£10.02	£8.84	£7.67	£6.49	£6.49
35 Large scheme - 200 flats (220 dph)	200	0.91	£4.35	£10.46	£9.58	£8.40	£7.23	£6.05	£4.88	£4.88
36 Large scheme - 200 flats (350 dph)	200	0.57	£2.73	£6.40	£5.52	£4.34	£3.16	£1.97	£0.78	£0.78
37 West Cross Industrial Estate	1,800	9.30	£44.45	£70.78	£62.55	£51.34	£39.99	£28.50	£16.85	£16.85
38 Phoenix Business Park	260	1.60	£7.65	£21.48	£19.54	£16.97	£14.39	£11.79	£9.17	£9.17
39 Kew Bridge District Centre	750	1.89	£9.03	£17.79	£13.99	£8.93	£3.87	£-1.26	£-6.48	£-6.48
40 EMC Tower	420	1.50	£7.17	£15.16	£12.68	£3.40	£6.08	£2.75	£-0.60	£-0.60
41 Lidl Feltham	220	0.70	£3.35	£6.49	£7.62	£9.14	£10.65	£12.16	£13.68	£13.68
42 Land at Hatton Fields	-	56.40	£269.59	£45.15	£45.15	£45.15	£45.15	£45.15	£45.15	£45.15
43 MOD Feltham	1,370	14.10	£67.40	£26.35	£20.81	£13.35	£5.78	£-1.82	£-9.51	£-9.51
44 Leisure West	310	4.50	£21.51	£2.28	£0.19	£2.64	£5.48	£8.36	£11.24	£11.24
45 Land south of West International	-	14.40	£68.83	£24.70	£24.70	£24.70	£24.70	£24.70	£24.70	£24.70
46 34 Staines Road	120	0.50	£2.39	£2.80	£2.21	£1.43	£0.63	£-0.16	£-0.97	£-0.97
47 Hounslow Bus Garage	830	1.10	£5.26	£-19.46	£-23.84	£-29.68	£-35.52	£-41.36	£-47.20	£-47.20
48 Sainsburys Chiswick	300	1.80	£8.60	£17.54	£15.99	£13.89	£11.80	£9.71	£7.61	£7.61

Table 6.53.2: Percentage change in residual land values with carbon offsetting

	Description	No of units	Site area ha	Baseline residual value - £95 per tonne £ m	Residual value reflecting - £370 per tonne £ m	% change
1	Small scheme - 8 houses (40 dph)	8	0.20	£2.05	£2.05	0.00%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	£2.06	£2.06	0.00%
3	Small scheme - 8 flats (70 dph)	8	0.11	£1.29	£1.29	0.00%
4	Small scheme - 8 flats (90 dph)	8	0.09	£2.07	£2.07	0.00%
5	Small scheme - 8 flats (170 dph)	8	0.05	£1.11	£1.11	0.00%
6	Small scheme - 8 flats (190 dph)	8	0.04	£2.07	£2.07	0.00%
7	Small scheme - 8 flats (220 dph)	8	0.04	£0.62	£0.62	0.00%
8	Small scheme - 8 flats (350 dph)	8	0.02	£2.07	£2.07	0.00%
9	Medium scheme - 20 houses (40 dph)	20	0.50	£3.18	£2.83	10.92%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	£5.17	£4.83	6.71%
11	Medium scheme - 20 flats (70 dph)	20	0.29	£3.07	£2.73	11.12%
12	Medium scheme - 20 flats (90 dph)	20	0.22	£1.97	£1.63	17.35%
13	Medium scheme - 20 flats (170 dph)	20	0.12	£1.87	£1.53	18.22%
14	Medium scheme - 20 flats (190 dph)	20	0.11	£1.61	£1.27	21.24%
15	Medium scheme - 20 flats (220 dph)	20	0.09	£1.43	£1.09	23.89%
16	Medium scheme - 20 flats (350 dph)	20	0.06	£0.98	£0.64	34.81%
17	Large scheme - 50 houses (40 dph)	50	1.25	£7.29	£6.45	11.50%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	£7.40	£6.56	11.33%
19	Large scheme - 50 flats (70 dph)	50	0.71	£7.03	£6.21	11.72%
20	Large scheme - 50 flats (90 dph)	50	0.56	£5.23	£4.40	15.77%
21	Large scheme - 50 flats (170 dph)	50	0.29	£4.17	£3.34	19.79%
22	Large scheme - 50 flats (190 dph)	50	0.26	£3.54	£2.71	23.32%
23	Large scheme - 50 flats (220 dph)	50	0.23	£2.87	£2.11	26.60%
24	Large scheme - 50 flats (350 dph)	50	0.14	£1.89	£1.11	41.05%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	£13.77	£12.15	11.79%
26	Large scheme - 100 flats (90 dph)	100	1.11	£10.22	£8.57	16.12%
27	Large scheme - 100 flats (170 dph)	100	0.59	£8.12	£6.47	20.29%
28	Large scheme - 100 flats (190 dph)	100	0.53	£6.86	£5.22	24.00%
29	Large scheme - 100 flats (220 dph)	100	0.45	£6.03	£4.38	27.34%
30	Large scheme - 100 flats (350 dph)	100	0.29	£3.92	£2.27	42.02%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	£25.51	£22.38	12.29%
32	Large scheme - 200 flats (90 dph)	200	2.22	£18.64	£15.46	17.08%
33	Large scheme - 200 flats (170 dph)	200	1.18	£14.63	£11.44	21.80%
34	Large scheme - 200 flats (190 dph)	200	1.05	£12.23	£9.01	26.33%
35	Large scheme - 200 flats (220 dph)	200	0.91	£10.62	£7.39	30.43%
36	Large scheme - 200 flats (350 dph)	200	0.57	£6.56	£3.33	49.27%
37	West Cross Industrial Estate	1,800	9.30	£72.10	£41.36	42.63%
38	Phoenix Business Park	260	1.60	£21.76	£14.67	32.59%
39	Kew Bridge District Centre	750	1.89	£18.47	£4.55	75.39%
40	EMC Tower	420	1.50	£15.63	£6.57	57.96%
41	Lidl Feltham	220	0.70	-£6.28	-£10.44	66.27%
42	Land at Hatton Fields	-	56.40	£45.43	£45.43	0.00%
43	MOD Feltham	1,370	14.10	£27.37	£6.83	75.03%
44	Leisure West	310	4.50	£2.66	-£5.10	291.90%
45	Land south of West International	-	14.40	£24.85	£24.85	0.00%
46	34 Staines Road	120	0.50	£2.89	£0.73	74.83%
47	Hounslow Bus Garage	830	1.10	-£18.62	-£34.68	86.23%
48	Sainsburys Chiswick	300	1.80	£17.83	£12.09	32.20%

6.39 **Review mechanisms**

- 6.40 Draft policy SC2 seeks to maximise the provision of affordable housing in line with the London Plan strategic target of 50% from all sources of supply. Policy SC2 is aligned with the 'threshold' approach in London Plan Policy H5, which explicitly acknowledges that not all schemes will be able to meet the 35% threshold, thus necessitating a 'viability tested' route to allow these schemes to come forward with lower levels of affordable housing, reflecting scheme-specific viability.
- 6.41 Schemes that follow the viability tested route (and Fast Track schemes that are not implemented within an agreed timescale from the point planning permission is granted) are subject to viability reviews at various points over the development period. The purpose of these reviews is to consider whether scheme viability has improved to a point where there is a surplus above a normal level of developer return. If a review identifies that a surplus has been generated, this surplus can be used either for the provision of additional affordable housing on-site, or for a payment in lieu paid to the planning authority for affordable housing provision elsewhere within the borough.
- 6.42 Policy SC2 indicates that the Council will use the review mechanisms set out in Part F of the London Plan Policy H5 (as further detailed in the Mayor of London's 'Affordable housing and viability SPG' (2017) which provides a series of formulae for use at the review stage). Policy SC2 indicates that the Council will follow the review trigger points in Policy H5 (F) which indicates that the early stage review should be undertaken if an agreed level of progress on scheme implementation has not been achieved within two years of grant of planning permission. It further indicates that the late stage review will be triggered by the sale (or let) of 75% of the residential units.
- 6.43 The Council has recently experienced issues with applications for purpose built rented accommodation (student housing, co-living and senior accommodation) where the principle of late stage review provisions appears to be causing issues for investors and funders. This is possibly associated with the potential for large payments becoming due at the late stage, necessitating additional borrowing being required, which will then be recouped from the future rental income over extended periods of time. In contrast, on build for sale schemes, all receipts would be received over a far faster period of time.
- 6.44 The Council is therefore considering whether this may represent a barrier to the delivering of purpose built accommodation developments and, if so, how late stage reviews could be restructured.
- 6.45 Late stage reviews are typically triggered fairly soon after practical completion, as the units in a rented housing schemes can be let very quickly (typically a Build to Rent scheme is let within the first year after practical completion and student housing scheme can let prior to the commencement of a new academic year, assuming practical completion is timed correctly).
- 6.46 It is possible that, over the construction period, rents will have increased which will increase the review stage GDV, potentially resulting in a surplus being generated. If this presents difficulties for the operator (in terms of funding any payment to the Council in advance of long term cashflows being received), the Council could offer an alternative option, which is summarised below:
- A breakeven annual income is calculated. This is the annual rental income required to generate a sufficient GDV to cover the development costs (including construction, fees, finance, normal level of developer's return and any Section 106 obligations and CIL).
 - As an alternative to a single late stage, potentially resulting in a large capital payment becoming due, the review could be structured so that it operates on an annual basis after the scheme has been fully let.
 - At the end of each year, the actual rental income received would be compared to the 'breakeven net income'. If income at the end of each year exceeded the 'breakeven net income' any surplus would be used to fund a payment to the Council. These annual payments could continue for an agreed period of time, until a payment equivalent to the full policy affordable housing target has been reached.

- 6.47 An illustration of how this review mechanism could operate is provided below. In years 1, 2, 3 and 4, actual revenue is lower than the breakeven revenue, so no surplus would be triggered in these years. However, from years 5 onwards, there is a surplus income which could be split between the Owner and the Authority (using a pre-agreed percentage split). The review could also be structured to give the Owner the option of a lump sum payment as an alternative to annual payments (this could use the standard formulae provided in the GLA's Affordable Housing and Viability SPD (2017)).

Table 6.48.1: Illustration of BTR late stage review

Break-even rental income calculation

[A1] Total annual revenue at application stage	£1,172,589	
[B1] M&M deductions	-£234,518	20%
[C1] Net rent	£938,071	
[D1] Capitalisation yield	20	5%
[E1] Capital value	£18,761,422	
[F1] Affordable housing value	£2,042,790	
[G1] Affordable housing grant	£249,280	
[H1] Total scheme value	£21,053,492	
Development costs		
[I1] Construction - private	£15,073,900	
[J1] Construction - affordable	£1,914,000	
[L1] Fees	£632,688	
[M1] Finance	£783,411	
[N1] Outturn profit	£2,649,493	14.12%

Target profit

14.12%

Annual Surplus calculation

Year	Breakeven revenue	Actual revenue	Surplus in year	Cumulative surplus
1	£1,172,589	£1,110,000	-£62,589	-£62,589
2	£1,172,589	£1,154,400	-£18,189	-£80,778
3	£1,172,589	£1,189,032	£16,443	-£64,335
4	£1,172,589	£1,212,813	£40,224	-£24,111
5	£1,172,589	£1,249,197	£76,608	£52,497
6	£1,172,589	£1,286,673	£114,084	£166,581
7	£1,172,589	£1,325,273	£152,684	£319,266
8	£1,172,589	£1,365,031	£192,442	£511,708
9	£1,172,589	£1,405,982	£233,393	£745,101
10	£1,172,589	£1,448,162	£275,573	£1,020,674
11	£1,172,589	£1,491,607	£319,018	£1,339,692
12	£1,172,589	£1,536,355	£363,766	£1,703,458
13	£1,172,589	£1,582,445	£409,857	£2,113,314
14	£1,172,589	£1,629,919	£457,330	£2,570,644
15	£1,172,589	£1,678,816	£506,227	£3,076,872

Total surplus by year 15: £3,076,872

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Hounslow Borough to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The tenure mix of the affordable housing also has a bearing on viability and we have tested the Council’s preferred mix (70% social rent and 30% shared ownership) and an alternative mix (60% social rent and 40% shared ownership). The alternative tenure mix of 60% / 40% could be deployed where viability is under pressure as an alternative to reducing the overall percentage of affordable housing.
 - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the emerging target is broadly deliverable over the plan period (recognising also that the policy incorporates the London Plan ‘fast track’ target of 35%), and applied on a ‘maximum viable proportion’ basis taking site-specific circumstances into account. This reflects the Council’s current practice and also the approach in the 2021 London Plan.
 - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council has indicated that its plan will reflect the ‘Fast Track’ route in London Plan policies H4 and H5.
 - The differences in residual land values between 70% social rent / 30% intermediate, and 60% social rent / 40% intermediate are relatively narrow in most cases, but applying a varied tenure mix can assist in helping improve viability where schemes are on the margins of viability.
 - **Affordable workspace:** we have tested emerging requirements on schemes which provide new employment floorspace (10% of floorspace at a discount to market rent of at least 45%). The results of our analysis indicate that a requirement for 10% of floorspace discounted by 45% will not have a significant bearing on the viability of the schemes tested. Typically, this requirement will reduce residual land values by circa 7% on average in comparison to residual land values with employment floorspace let at full market rents. If an 80% discount is applied to 10% of floorspace, the average reduction in residual land value would increase to 12%. These reductions in residual land value are unlikely to prevent schemes from coming forward, all other factors being equal. The precise impact on individual schemes will depend on scheme-specific composition, including the extent of other floorspace which is not discounted (e.g. residential uses in mixed use schemes). The affordable workspace policy will therefore need to be applied with a degree of flexibility, including having regard to site-specific viability issues that may emerge on individual
 - **Biodiversity Net gain and Urban Greening Factor:** emerging policies GB4 requires that developments achieve urban greening factor of 0.4 on residential elements and 0.3 on non-residential elements. We have tested the impact of the Council’s emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed. A 10% biodiversity net gain results in a reduction in residual land values of 0.5%, while a 20% biodiversity net gain reduces residual land values by 1.55%, neither of which are of sufficient magnitude to prevent schemes coming forward.
 - **Net Zero Carbon (on-site solutions):** the Council’s emerging policy seeks that developments

should aim to achieve 65% reductions in carbon emissions over Part L 2021. Depending on the approach adopted, the Council's evidence indicates that this can be achieved at a cost of somewhere between 3% and 5% of construction costs. The impact of this requirement (in terms of average reduction in residual land values) ranges from 15% to 26%. Clearly, where schemes are on the margins of viability, it is possible that this reduction in residual land value may result in reductions in affordable housing in the short term. However, it can be reasonably expected that the cost will fall as more developers integrate low carbon technologies into their developments in response to changes to policy requirements at local and national levels.

- **Net Zero Carbon (offsetting):** in common with other councils, Hounslow is facing higher costs for offsetting the carbon emissions generated by developments than the £95 per tonne London Plan offsetting charge. The Council's evidence indicates that an offset charge of £370 per tonne is required. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall on average by circa 10% (assuming an offset cost of £170 per tonne) to circa 38% for an offset of £370 per tonne.

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Site details

LB HOUNSLOW LOCAL PLAN VIABILITY TESTING		2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Site ref	Typology description	Gross Site area	Net site area	Heights			Floor areas - proposed (sqm)										Total resi units	Total resi FS					
					No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats		Retail A1-A4	Retail S'Mark	Note: B1 office includes B1(b) B1 office	B1(c) and B8 storage	C1 Hotel			C2 resi inst	D1	D2		
1	Small scheme - 8 houses (40 dph)	0.20	0.20	2	8		1,650	1,918	745	-	-	-	-	-	-	-	-	-	-	-	-	8	745
2	Small scheme - 8 houses and flats (50 dph)	0.16	0.16	3	8		1,650	1,918	745	-	-	-	-	-	-	-	-	-	-	-	-	8	745
3	Small scheme - 8 flats (70 dph)	0.11	0.11	5		8	1,650	1,918	-	745	-	-	-	-	-	-	-	-	-	-	-	8	745
4	Small scheme - 8 flats (90 dph)	0.09	0.09	5	8		1,650	1,918	745	-	-	-	-	-	-	-	-	-	-	-	-	8	745
5	Small scheme - 8 flats (170 dph)	0.05	0.05	5		8	1,650	1,918	-	745	-	-	-	-	-	-	-	-	-	-	-	8	745
6	Small scheme - 8 flats (190 dph)	0.04	0.04	5	8		1,650	1,918	745	-	-	-	-	-	-	-	-	-	-	-	-	8	745
7	Small scheme - 8 flats (220 dph)	0.04	0.04	6		8	1,650	2,280	-	745	-	-	-	-	-	-	-	-	-	-	-	8	745
8	Small scheme - 8 flats (350 dph)	0.02	0.02	8	8		1,650	2,280	745	-	-	-	-	-	-	-	-	-	-	-	-	8	745
9	Medium scheme - 20 houses (40 dph)	0.50	0.50	2		20	1,650	1,918	-	1,863	-	-	-	-	-	-	-	-	-	-	-	20	1,863
10	Medium scheme - 20 houses and flats (50 dph)	0.40	0.40	5	20		1,650	1,918	1,863	-	-	-	-	-	-	-	-	-	-	-	-	20	1,863
11	Medium scheme - 20 flats (70 dph)	0.29	0.29	5		20	1,650	1,918	-	1,863	-	-	-	-	-	-	-	-	-	-	-	20	1,863
12	Medium scheme - 20 flats (90 dph)	0.22	0.22	6		20	1,650	2,280	1,863	1,863	-	-	-	-	-	-	-	-	-	-	-	20	3,726
13	Medium scheme - 20 flats (170 dph)	0.12	0.12	6		20	1,650	2,280	-	1,863	-	-	-	-	-	-	-	-	-	-	-	20	1,863
14	Medium scheme - 20 flats (190 dph)	0.11	0.11	8		20	1,650	2,280	-	1,863	-	-	-	-	-	-	-	-	-	-	-	20	1,863
15	Medium scheme - 20 flats (220 dph)	0.09	0.09	10		20	1,650	2,280	-	1,863	-	-	-	-	-	-	-	-	-	-	-	20	1,863
16	Medium scheme - 20 flats (350 dph)	0.06	0.06	12		20	1,650	2,280	-	1,863	-	-	-	-	-	-	-	-	-	-	-	20	1,863
17	Large scheme - 50 houses (40 dph)	1.25	1.25	2		50	1,650	1,918	-	4,658	-	-	-	-	-	-	-	-	-	-	-	50	4,658
18	Large scheme - 50 houses and flats (50 dph)	1.00	1.00	5		50	1,650	1,918	-	4,658	-	-	-	-	-	-	-	-	-	-	-	50	4,658
19	Large scheme - 50 flats (70 dph)	0.71	0.71	5		50	1,650	1,918	-	4,658	-	-	-	-	-	-	-	-	-	-	-	50	4,658
20	Large scheme - 50 flats (90 dph)	0.56	0.56	6		50	1,650	2,280	-	4,658	-	-	-	-	-	-	-	-	-	-	-	50	4,658
21	Large scheme - 50 flats (170 dph)	0.29	0.29	6		50	1,650	2,280	-	4,658	-	-	-	-	-	-	-	-	-	-	-	50	4,658
22	Large scheme - 50 flats (190 dph)	0.26	0.26	8		50	1,650	2,280	-	4,658	-	-	-	-	-	-	-	-	-	-	-	50	4,658
23	Large scheme - 50 flats (220 dph)	0.23	0.23	10		50	1,650	2,280	-	4,247	-	-	-	-	-	-	-	-	-	-	-	50	4,247
24	Large scheme - 50 flats (350 dph)	0.14	0.14	12		50	1,650	2,280	-	4,247	-	-	-	-	-	-	-	-	-	-	-	50	4,247
25	Large scheme - 100 flats and houses (70 dph)	1.43	1.43	5		100	1,650	1,918	-	9,316	-	-	-	-	-	-	-	-	-	-	-	100	9,316
26	Large scheme - 100 flats (90 dph)	1.11	1.11	6		100	1,650	2,280	-	9,316	-	-	-	-	-	-	-	-	-	-	-	100	9,316
27	Large scheme - 100 flats (170 dph)	0.59	0.59	6		100	1,650	2,280	-	9,316	-	-	-	-	-	-	-	-	-	-	-	100	9,316
28	Large scheme - 100 flats (190 dph)	0.53	0.53	8		100	1,650	2,280	-	9,316	-	-	-	-	-	-	-	-	-	-	-	100	9,316
29	Large scheme - 100 flats (220 dph)	0.45	0.45	10		100	1,650	2,280	-	9,316	-	-	-	-	-	-	-	-	-	-	-	100	9,316
30	Large scheme - 100 flats (350 dph)	0.29	0.29	12		100	1,650	2,280	-	9,316	-	-	-	-	-	-	-	-	-	-	-	100	9,316
31	Large scheme - 200 flats and houses (70 dph)	2.86	2.86	5		200	1,650	1,918	-	18,631	-	-	-	-	-	-	-	-	-	-	-	200	18,631
32	Large scheme - 200 flats (90 dph)	2.22	2.22	6		200	1,650	2,280	-	18,631	-	-	-	-	-	-	-	-	-	-	-	200	18,631
33	Large scheme - 200 flats (170 dph)	1.18	1.18	6		200	1,650	2,280	-	18,631	-	-	-	-	-	-	-	-	-	-	-	200	18,631
34	Large scheme - 200 flats (190 dph)	1.05	1.05	8		200	1,650	2,280	-	18,631	-	-	-	-	-	-	-	-	-	-	-	200	18,631
35	Large scheme - 200 flats (220 dph)	0.91	0.91	10		200	1,650	2,280	-	18,631	-	-	-	-	-	-	-	-	-	-	-	200	18,631
36	Large scheme - 200 flats (350 dph)	0.57	0.57	12		200	1,650	2,280	-	18,631	-	-	-	-	-	-	-	-	-	-	-	200	18,631
37	West Cross Industrial Estate	9.30	9.30	8		1,800	1,650	2,280	-	167,681	1,810	-	-	-	55,070	-	-	-	-	-	-	1,800	167,681
38	Phoenix Business Park	1.60	1.60	6		260	1,650	2,280	-	24,221	-	-	-	-	17,480	-	-	-	-	-	-	260	24,221
39	Kew Bridge District Centre	1.89	1.89	12		750	1,650	2,280	-	69,867	-	-	6,550	-	6,550	-	-	-	-	-	-	750	69,867
40	EMC Tower	1.50	1.50	10		420	1,650	2,280	-	39,126	-	-	13,230	-	-	-	-	-	-	-	-	420	39,126
41	Lidl Feltham	0.70	0.70	10		220	1,650	2,280	-	20,494	-	2,450	-	-	-	-	-	-	-	-	-	220	20,494
42	Land at Hatton Fields	56.40	56.40	1		-	1,650	1,918	-	-	-	-	-	-	63,450	-	-	-	-	-	-	-	-
43	MOD Feltham	14.10	14.10	18		1,370	1,650	2,280	-	127,624	-	-	4,340	-	-	-	-	-	-	-	-	1,370	127,624
44	Leisure West	4.50	4.50	5		310	1,650	1,918	-	28,878	3,420	-	480	-	-	-	-	-	11,640	-	-	310	28,878
45	Land south of West International	14.40	14.40	1		-	1,650	1,918	-	-	-	-	-	-	34,760	-	-	-	-	-	-	-	-
46	34 Staines Road	0.50	0.50	5		120	1,650	1,918	-	11,179	1,240	-	-	-	-	-	-	-	-	-	-	120	11,179
47	Hounslow Bus Garage	1.10	1.10	25		830	1,650	2,280	-	77,320	-	-	1,610	-	-	-	-	-	-	12,310	-	830	77,320
48	Sainsburys Chiswick	1.80	1.80	10		300	1,650	2,280	-	27,947	-	5,300	-	-	-	-	-	-	-	-	-	300	27,947

29		30		31		32		33		34		35		36		37		38		48		49		50		51		52		53		54		55		56		57		58	
LB HOUNSLC		CIL (rate per sqm)		S106 (per sqm for commercial; per unit for resi																																					
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	E&T cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi																				
1	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
2	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
3	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
4	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
5	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
6	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
7	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
8	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
9	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
10	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
11	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
12	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
13	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
14	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
15	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
16	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
17	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
18	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
19	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
20	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
21	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
22	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
23	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
24	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
25	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
26	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
27	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
28	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
29	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
30	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
31	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
32	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
33	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
34	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
35	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
36	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	-	25	25	25	25	25	25	25	25	25	2,000																				
37	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	210.62	630,614	25	25	25	25	25	25	25	25	25	2,000																				
38	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	210.62	178,546	25	25	25	25	25	25	25	25	25	2,000																				
39	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	457,174	25	25	25	25	25	25	25	25	25	2,000																				
40	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	788,288	25	25	25	25	25	25	25	25	25	2,000																				
41	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	159.22	103,044	25	25	25	25	25	25	25	25	25	2,000																				
42	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	159.22	648,096	25	25	25	25	25	25	25	25	25	2,000																				
43	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	159.22	258,592	25	25	25	25	25	25	25	25	25	2,000																				
44	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	159.22	157,300	25	25	25	25	25	25	25	25	25	2,000																				
45	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	159.22	355,049	25	25	25	25	25	25	25	25	25	2,000																				
46	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	159.22	46,663	25	25	25	25	25	25	25	25	25	2,000																				
47	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	159.22	95,929	25	25	25	25	25	25	25	25	25	2,000																				
48	94.97	268.45	94.97	94.97	94.97	94.97	94.97	94.97	94.97	326.27	222,912	25	25	25	25	25	25	25	25	25	2,000																				

	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	
LB HOUNSLC Rents				Cap val Yields																	n/a
Site ref	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	
1	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
2	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
3	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
4	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
5	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
6	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
7	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
8	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
9	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
10	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
11	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
12	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
13	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
14	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
15	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
16	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
17	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
18	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
19	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
20	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
21	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
22	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
23	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
24	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
25	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
26	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
27	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
28	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
29	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
30	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
31	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
32	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
33	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
34	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
35	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
36	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
37	416	290	460	212	212	425	496	250	250	7,948	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
38	416	290	460	212	212	425	496	250	250	7,948	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
39	416	290	460	212	212	425	496	250	250	8,674	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
40	416	290	460	212	212	425	496	250	250	8,674	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
41	416	290	460	212	212	425	496	250	250	6,495	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
42	416	290	460	212	212	425	496	250	250	6,495	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
43	416	290	460	212	212	425	496	250	250	6,495	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
44	416	290	460	212	212	425	496	250	250	6,495	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
45	416	290	460	212	212	425	496	250	250	6,858	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
46	416	290	460	212	212	425	496	250	250	6,495	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
47	416	290	460	212	212	425	496	250	250	7,221	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		
48	416	290	460	212	212	425	496	250	250	9,400	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%		

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
LB HOUNSLC(Build costs																						
Net to gross																						
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra % costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
1	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	745	8,000
2	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	745	8,000
3	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	745	8,000
4	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	745	8,000
5	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	745	8,000
6	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	745	8,000
7	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	745	8,000
8	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	745	8,000
9	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,863	20,000
10	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,863	20,000
11	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,863	20,000
12	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,726	20,000
13	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	1,863	20,000
14	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	1,863	20,000
15	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	1,863	20,000
16	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	1,863	20,000
17	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,658	50,000
18	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,658	50,000
19	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,658	50,000
20	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,658	50,000
21	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	4,658	50,000
22	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,658	50,000
23	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,247	50,000
24	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	4,247	50,000
25	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,316	100,000
26	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,316	100,000
27	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	9,316	100,000
28	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	9,316	100,000
29	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	9,316	100,000
30	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	9,316	100,000
31	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,631	200,000
32	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,631	200,000
33	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	18,631	200,000
34	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	18,631	200,000
35	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	18,631	200,000
36	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	18,631	200,000
37	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	224,561	2,653,200
38	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	41,701	522,200
39	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	82,967	946,500
40	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	52,356	618,450
41	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	22,944	256,750
42	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	63,450	951,750
43	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	131,964	1,435,100
44	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	44,418	543,100
45	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	34,760	556,160
46	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	12,419	139,840
47	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	91,240	1,052,720
48	1,979	1,979	2,600	1,261	1,058		2,718	2,995	2,995	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	33,247	384,800

	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
LB HOUNSLC	Build start (QUARTERS)					Build period (QUARTERS)														
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
6	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
7	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
8	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
9	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
10	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
12	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
13	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
14	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
15	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
16	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
17	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
18	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
19	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
20	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
21	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
22	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
23	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
24	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
25	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
26	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
27	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
28	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
29	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
30	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
31	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
32	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
33	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
34	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
35	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
36	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
37	2	2	2	2	2	2	2	2	2	2	30	30	30	30	30	30	30	30	30	30
38	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
39	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12
40	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
41	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
42	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
43	2	2	2	2	2	2	2	2	2	2	20	20	20	20	20	20	20	20	20	20
44	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10
45	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
46	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
47	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12
48	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175
LB HOUNSLC(Investment sale (QUARTERS))											Resi sales period (qtrs)	Sales period start	Area	On-site AH		% AH rented	Roof area	BNG cost	Car parking spaces	Carbon offset
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS units						
1	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		186.31	0.5%	100%	-
2	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		82.81	0.5%	50%	-
3	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		29.81	0.5%	30%	-
4	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		29.81	0.5%	30%	-
5	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		29.81	0.5%	30%	-
6	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		29.81	0.5%	20%	-
7	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		20.70	0.5%	20%	-
8	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		11.64	0.5%	20%	-
9	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		465.78	0.5%	100%	-
10	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	70%		74.53	0.5%	50%	-
11	8	8	8	8	8	8	8	8	8		1	8	0.00%	50%	70%		74.53	0.5%	30%	-
12	8	8	8	8	8	8	8	8	8		1	8	0.00%	50%	70%		51.75	0.5%	30%	-
13	8	8	8	8	8	8	8	8	8		1	8	0.00%	50%	70%		51.75	0.5%	30%	-
14	8	8	8	8	8	8	8	8	8		1	8	0.00%	50%	70%		29.11	0.5%	20%	-
15	8	8	8	8	8	8	8	8	8		1	8	0.00%	50%	70%		18.63	0.5%	20%	-
16	8	8	8	8	8	8	8	8	8		1	8	0.00%	50%	70%		12.94	0.5%	20%	-
17	8	8	8	8	8	8	8	8	8		3	8	0.00%	50%	70%		1,164.45	0.5%	100%	-
18	8	8	8	8	8	8	8	8	8		3	8	0.00%	50%	70%		186.31	0.5%	50%	-
19	10	10	10	10	10	10	10	10	10		3	10	0.00%	50%	70%		186.31	0.5%	30%	-
20	10	10	10	10	10	10	10	10	10		3	10	0.00%	50%	70%		129.38	0.5%	30%	-
21	10	10	10	10	10	10	10	10	10		3	10	0.00%	50%	70%		129.38	0.5%	30%	-
22	10	10	10	10	10	10	10	10	10		3	10	0.00%	50%	70%		72.78	0.5%	20%	-
23	10	10	10	10	10	10	10	10	10		3	10	0.00%	50%	70%		42.47	0.5%	20%	-
24	10	10	10	10	10	10	10	10	10		3	10	0.00%	50%	70%		29.49	0.5%	20%	-
25	10	10	10	10	10	10	10	10	10		4	10	0.00%	50%	70%		372.63	0.5%	100%	-
26	10	10	10	10	10	10	10	10	10		4	10	0.00%	50%	70%		258.77	0.5%	50%	-
27	10	10	10	10	10	10	10	10	10		4	10	0.00%	50%	70%		258.77	0.5%	30%	-
28	10	10	10	10	10	10	10	10	10		4	10	0.00%	50%	70%		145.56	0.5%	30%	-
29	10	10	10	10	10	10	10	10	10		4	10	0.00%	50%	70%		93.16	0.5%	30%	-
30	10	10	10	10	10	10	10	10	10		4	10	0.00%	50%	70%		64.69	0.5%	20%	-
31	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		745.25	0.5%	100%	-
32	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		517.53	0.5%	30%	-
33	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		517.53	0.5%	30%	-
34	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		291.11	0.5%	30%	-
35	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		186.31	0.5%	20%	-
36	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		129.38	0.5%	20%	-
37	32	32	32	32	32	32	32	32	32		20	10	0.00%	50%	70%		3,508.77	0.5%	20%	-
38	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		1,158.35	0.5%	20%	-
39	14	14	14	14	14	14	14	14	14		10	10	0.00%	50%	70%		576.16	0.5%	20%	-
40	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		523.56	0.5%	20%	-
41	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		229.44	0.5%	20%	-
42	10	10	10	10	10	10	10	10	10		8	10	0.00%	0%	70%		63,450.00	0.5%	20%	-
43	22	22	22	22	22	22	22	22	22		15	10	0.00%	50%	70%		407.30	0.5%	20%	-
44	12	12	12	12	12	12	12	12	12		8	10	0.00%	50%	70%		1,776.74	0.5%	20%	-
45	10	10	10	10	10	10	10	10	10		8	10	0.00%	0%	70%		34,760.00	0.5%	20%	-
46	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		496.75	0.5%	20%	-
47	14	14	14	14	14	14	14	14	14		8	10	0.00%	50%	70%		145.98	0.5%	20%	-
48	10	10	10	10	10	10	10	10	10		8	10	0.00%	50%	70%		332.47	0.5%	20%	-

Appendix 2 - Land Registry sales data

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
37, Varsity Drive, Twickenham TW1 1AG	TW1 1AG	TW1 1	16/03/2022	250,000	260,107	FALSE	Flat		1	1	47	5,319	5,534	Leasehold
29, Varsity Drive, Twickenham TW1 1AG	TW1 1AG	TW1 1	14/04/2023	264,000	261,923	FALSE	Flat		1	1	45	5,867	5,821	Leasehold
46, Varsity Drive, Twickenham TW1 1AG	TW1 1AG	TW1 1	17/08/2022	340,000	331,329	FALSE	Flat		2	2	52	6,538	6,372	Leasehold
85, Varsity Drive, Twickenham TW1 1AH	TW1 1AH	TW1 1	14/03/2022	261,000	271,552	FALSE	Flat		1	1	46	5,674	5,903	Leasehold
114, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	28/09/2023	282,500	269,669	FALSE	Flat		2	2	51	5,539	5,288	Leasehold
116, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	02/03/2022	287,500	299,123	FALSE	Flat		2	2	51	5,637	5,865	Leasehold
103, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	28/01/2022	280,000	290,840	FALSE	Flat		2	2	48	5,833	6,059	Leasehold
122, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	08/11/2023	325,000	318,930	FALSE	Flat		2	2	52	6,250	6,133	Leasehold
109, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	26/09/2022	328,000	313,102	FALSE	Flat		2	2	51	6,431	6,139	Leasehold
110, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	21/04/2023	325,000	322,443	FALSE	Flat		2	2	52	6,250	6,201	Leasehold
105, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	30/05/2022	315,000	323,465	FALSE	Flat		2	2	52	6,058	6,220	Leasehold
120, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	22/08/2022	319,500	311,352	FALSE	Flat		2	2	50	6,390	6,227	Leasehold
126, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	20/07/2022	329,950	327,612	FALSE	Flat		2	2	50	6,599	6,552	Leasehold
111, Varsity Drive, Twickenham TW1 1AJ	TW1 1AJ	TW1 1	08/03/2023	345,000	338,556	FALSE	Flat		2	2	51	6,765	6,638	Leasehold
166, Varsity Drive, Twickenham TW1 1AL	TW1 1AL	TW1 1	26/04/2022	312,000	326,414	FALSE	Flat		2	2	58	5,379	5,628	Leasehold
193, Varsity Drive, Twickenham TW1 1AL	TW1 1AL	TW1 1	03/02/2024	274,500	274,500	FALSE	Flat		1	1	44	6,239	6,239	Leasehold
164, Varsity Drive, Twickenham TW1 1AL	TW1 1AL	TW1 1	12/07/2023	325,000	325,258	FALSE	Flat		2	2	51	6,373	6,378	Leasehold
224, Varsity Drive, Twickenham TW1 1AN	TW1 1AN	TW1 1	16/03/2023	320,000	314,023	FALSE	Flat		2	2	54	5,926	5,815	Leasehold
238, Varsity Drive, Twickenham TW1 1AN	TW1 1AN	TW1 1	20/04/2022	296,000	304,699	FALSE	Flat		2	2	52	5,692	5,860	Leasehold
212, Varsity Drive, Twickenham TW1 1AN	TW1 1AN	TW1 1	24/03/2023	320,000	314,023	FALSE	Flat		2	2	53	6,038	5,925	Leasehold
233, Varsity Drive, Twickenham TW1 1AN	TW1 1AN	TW1 1	27/05/2022	370,000	386,500	FALSE	Terraced		2	2	55	6,727	7,027	Freehold
256, Varsity Drive, Twickenham TW1 1AP	TW1 1AP	TW1 1	11/08/2023	455,000	439,113	FALSE	Terraced		2	2	57	7,982	7,704	Freehold
258, Varsity Drive, Twickenham TW1 1AP	TW1 1AP	TW1 1	03/04/2023	457,000	455,024	FALSE	Terraced		2	2	56	8,161	8,125	Freehold
8, Butterfield Close, Twickenham TW1 1DX	TW1 1DX	TW1 1	15/01/2024	190,000	190,000	FALSE	Flat		1	1	40	4,750	4,750	Leasehold
		TW1 1 Average		Twickenham								6,184	6,183	
Flat 2, Millennium House, 51, High Street, Feltham TW13 4AB	TW13 4AB	TW13 4	26/09/2022	250,000	238,645	FALSE	Flat				45	5,556	5,303	Leasehold
43, Highfield Road, Feltham TW13 4DA	TW13 4DA	TW13 4	29/04/2022	438,000	462,780	FALSE	Terraced		3	3	68	6,441	6,806	Freehold
41, Highfield Road, Feltham TW13 4DA	TW13 4DA	TW13 4	19/02/2024	403,000	403,000	FALSE	Terraced		2	3	59	6,831	6,831	Freehold
57, Highfield Road, Feltham TW13 4DY	TW13 4DY	TW13 4	20/05/2022	359,500	375,532	FALSE	Terraced		2	3	60	5,992	6,259	Freehold
1, Francis Avenue, Feltham TW13 4EB	TW13 4EB	TW13 4	29/09/2023	570,000	534,786	FALSE	Terraced				124	4,597	4,313	Freehold
31, Francis Avenue, Feltham TW13 4EB	TW13 4EB	TW13 4	10/05/2023	445,000	451,535	FALSE	Terraced		3	3	85	5,235	5,312	Freehold
17, Francis Avenue, Feltham TW13 4EB	TW13 4EB	TW13 4	17/06/2022	470,000	474,810	FALSE	Terraced		3	3	87	5,402	5,458	Freehold
43, Cravan Avenue, Feltham TW13 4EE	TW13 4EE	TW13 4	28/07/2022	408,000	409,184	FALSE	Terraced		3	4	87	4,690	4,703	Freehold
61, Cravan Avenue, Feltham TW13 4EE	TW13 4EE	TW13 4	24/11/2023	390,000	378,497	FALSE	Terraced		2	3	76	5,132	4,980	Freehold
11, Cravan Avenue, Feltham TW13 4EE	TW13 4EE	TW13 4	21/01/2022	320,000	340,971	FALSE	Terraced		2	3	62	5,161	5,500	Freehold
7, Cravan Avenue, Feltham TW13 4EE	TW13 4EE	TW13 4	19/12/2022	395,000	382,008	FALSE	Terraced		3	3	63	6,270	6,064	Freehold
52, Southcote Avenue, Feltham TW13 4EG	TW13 4EG	TW13 4	08/11/2023	400,000	388,202	FALSE	Terraced		3	3	74	5,405	5,246	Freehold
179, Rochester Avenue, Feltham TW13 4EH	TW13 4EH	TW13 4	06/04/2022	381,000	402,555	FALSE	Terraced		2	3	67	5,687	6,008	Freehold
102, Rochester Avenue, Feltham TW13 4EJ	TW13 4EJ	TW13 4	22/08/2023	440,000	424,637	FALSE	Terraced		3	4	101	4,356	4,204	Freehold
106, Rochester Avenue, Feltham TW13 4EJ	TW13 4EJ	TW13 4	14/01/2022	365,000	388,921	FALSE	Terraced		2	3	64	5,703	6,077	Freehold
132, Rochester Avenue, Feltham TW13 4EJ	TW13 4EJ	TW13 4	25/07/2022	586,817	588,520	FALSE	Terraced		3	4	87	6,745	6,765	Freehold
102, Guildford Avenue, Feltham TW13 4EL	TW13 4EL	TW13 4	16/11/2023	325,000	314,907	FALSE	Semi_Detached		2	3	84	3,869	3,749	Freehold
128, Guildford Avenue, Feltham TW13 4EL	TW13 4EL	TW13 4	28/10/2022	325,000	304,922	FALSE	Terraced		2	2	57	5,702	5,350	Freehold
122, Guildford Avenue, Feltham TW13 4EL	TW13 4EL	TW13 4	25/08/2023	450,000	434,288	FALSE	Terraced		2	3	79	5,696	5,497	Freehold
73, Guildford Avenue, Feltham TW13 4EN	TW13 4EN	TW13 4	18/08/2023	350,000	337,779	FALSE	Terraced		2	2	61	5,738	5,537	Freehold
11, Southcote Avenue, Feltham TW13 4EQ	TW13 4EQ	TW13 4	20/05/2022	372,000	388,590	FALSE	Terraced		2	3	73	5,096	5,323	Freehold
70, Guildford Avenue, Feltham TW13 4EW	TW13 4EW	TW13 4	12/07/2022	410,000	411,190	FALSE	Terraced		2	3	70	5,857	5,874	Freehold
20, Guildford Avenue, Feltham TW13 4EW	TW13 4EW	TW13 4	16/11/2022	400,000	375,652	FALSE	Semi_Detached		2	3	51	7,843	7,366	Freehold
Flat 8, Goulding House, Manor Lane, Feltham TW13 4FD	TW13 4FD	TW13 4	18/08/2023	320,000	312,806	FALSE	Flat				74	4,324	4,227	Leasehold
Flat 22, Hamlyn House, High Street, Feltham TW13 4GA	TW13 4GA	TW13 4	09/06/2023	232,000	230,537	FALSE	Flat		2	2	58	4,000	3,975	Leasehold
Flat 52, Hamlyn House, High Street, Feltham TW13 4GA	TW13 4GA	TW13 4	21/02/2023	265,000	256,852	FALSE	Flat		2	2	55	4,818	4,670	Leasehold
Flat 89, Hamlyn House, High Street, Feltham TW13 4GA	TW13 4GA	TW13 4	30/03/2022	265,000	275,714	FALSE	Flat		2	2	57	4,649	4,837	Leasehold
Flat 3, Hamlyn House, High Street, Feltham TW13 4GA	TW13 4GA	TW13 4	12/09/2022	215,000	205,235	FALSE	Flat		1	1	42	5,119	4,887	Leasehold
Flat 75, Hamlyn House, High Street, Feltham TW13 4GA	TW13 4GA	TW13 4	21/03/2023	209,500	205,587	FALSE	Flat		1	1	42	4,988	4,895	Leasehold
Flat 84, Hamlyn House, High Street, Feltham TW13 4GA	TW13 4GA	TW13 4	04/11/2022	215,000	203,235	FALSE	Flat		1	1	41	5,244	4,957	Leasehold
Flat 16, Hamlyn House, High Street, Feltham TW13 4GA	TW13 4GA	TW13 4	27/01/2022	203,500	211,379	FALSE	Flat		1	1	41	4,963	5,156	Leasehold
Flat 9, Azalea House, Bedfont Lane, Feltham TW13 4GB	TW13 4GB	TW13 4	17/08/2022	265,000	258,242	FALSE	Flat		2	2	63	4,206	4,099	Leasehold
Flat 1, Azalea House, Bedfont Lane, Feltham TW13 4GB	TW13 4GB	TW13 4	16/09/2022	255,000	243,418	FALSE	Flat		2	2	59	4,322	4,126	Leasehold
Flat 62, Bergenia House, Bedfont Lane, Feltham TW13 4GE	TW13 4GE	TW13 4	16/09/2022	198,000	189,007	FALSE	Flat		1	1	42	4,714	4,500	Leasehold
Flat 92, Bergenia House, Bedfont Lane, Feltham TW13 4GE	TW13 4GE	TW13 4	27/06/2023	215,000	213,645	FALSE	Flat		1	1	46	4,674	4,644	Leasehold
Flat 46, Bergenia House, Bedfont Lane, Feltham TW13 4GE	TW13 4GE	TW13 4	27/01/2023	205,000	198,545	FALSE	Flat		1	1	42	4,881	4,727	Leasehold
Flat 28, Camellia House, Tilley Road, Feltham TW13 4GJ	TW13 4GJ	TW13 4	18/08/2023	280,000	273,705	FALSE	Flat		2	2	62	4,516	4,415	Leasehold
Flat 12, Camellia House, Tilley Road, Feltham TW13 4GJ	TW13 4GJ	TW13 4	21/01/2022	185,000	192,162	FALSE	Flat		1	1	43	4,302	4,469	Leasehold
Flat 57, Camellia House, Tilley Road, Feltham TW13 4GJ	TW13 4GJ	TW13 4	05/05/2022	270,000	277,256	FALSE	Flat		2	2	54	5,000	5,134	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 77, Berberis House, Highfield Road, Feltham TW13 4GP	TW13 4GP	TW13 4	09/12/2022	206,000	200,437	FALSE	Flat		1	1	46	4,478	4,357	Leasehold
Flat 97, Berberis House, Highfield Road, Feltham TW13 4GQ	TW13 4GQ	TW13 4	23/01/2023	260,000	251,813	FALSE	Flat		2	2	56	4,643	4,497	Leasehold
Flat 165, Berberis House, Highfield Road, Feltham TW13 4GR	TW13 4GR	TW13 4	18/01/2023	320,000	309,923	FALSE	Flat		2	2	70	4,571	4,427	Leasehold
Flat 152, Berberis House, Highfield Road, Feltham TW13 4GR	TW13 4GR	TW13 4	29/09/2023	284,000	271,101	FALSE	Flat		2	2	59	4,814	4,595	Leasehold
Flat 130, Berberis House, Highfield Road, Feltham TW13 4GR	TW13 4GR	TW13 4	01/06/2023	215,000	213,645	FALSE	Flat		1	1	41	5,244	5,211	Leasehold
Flat 229, Berberis House, Highfield Road, Feltham TW13 4GS	TW13 4GS	TW13 4	28/01/2022	273,000	283,569	FALSE	Flat		2	2	69	3,957	4,110	Leasehold
Flat 194, Berberis House, Highfield Road, Feltham TW13 4GS	TW13 4GS	TW13 4	25/05/2022	268,000	275,202	FALSE	Flat		2	2	57	4,702	4,828	Leasehold
Flat 237, Berberis House, High Street, Feltham TW13 4GT	TW13 4GT	TW13 4	27/10/2023	285,000	274,759	FALSE	Flat		2	2	74	3,851	3,713	Leasehold
Flat 236, Berberis House, High Street, Feltham TW13 4GT	TW13 4GT	TW13 4	17/01/2024	318,000	315,746	FALSE	Flat		2	3	82	3,878	3,851	Leasehold
3, The Vineyards, High Street, Feltham TW13 4HH	TW13 4HH	TW13 4	15/12/2023	290,000	294,911	FALSE	Flat		2	2	52	5,577	5,671	Leasehold
15, Vineyard Road, Feltham TW13 4HQ	TW13 4HQ	TW13 4	23/01/2023	295,000	284,510	FALSE	Flat		2	2	51	5,784	5,579	Leasehold
236, High Street, Feltham TW13 4HX	TW13 4HX	TW13 4	22/09/2023	450,000	422,200	FALSE	Terraced		3	3	74	6,081	5,705	Freehold
220, High Street, Feltham TW13 4HX	TW13 4HX	TW13 4	10/05/2023	475,000	481,975	FALSE	Terraced		3	3	80	5,938	6,025	Freehold
Flat 1, Crescott Hall, Ryland Close, Feltham TW13 4JB	TW13 4JB	TW13 4	07/01/2022	260,000	270,066	FALSE	Flat		2	2	57	4,561	4,738	Leasehold
4, Granville Avenue, Feltham TW13 4JJ	TW13 4JJ	TW13 4	16/11/2023	440,000	426,335	FALSE	Semi_Detached		3	3	77	5,714	5,537	Freehold
22, Granville Avenue, Feltham TW13 4JJ	TW13 4JJ	TW13 4	22/03/2023	465,000	457,388	FALSE	Terraced		3	3	80	5,813	5,717	Freehold
71, Granville Avenue, Feltham TW13 4JL	TW13 4JL	TW13 4	19/11/2022	480,558	451,307	FALSE	Semi_Detached		3	3	80	6,007	5,641	Freehold
21, Granville Avenue, Feltham TW13 4JL	TW13 4JL	TW13 4	24/11/2023	372,500	361,513	FALSE	Terraced		3	3	64	5,820	5,649	Freehold
59, Granville Avenue, Feltham TW13 4JL	TW13 4JL	TW13 4	21/11/2023	391,600	380,050	FALSE	Terraced		2	2	63	6,216	6,033	Freehold
116, Granville Avenue, Feltham TW13 4JN	TW13 4JN	TW13 4	24/10/2022	410,000	384,671	FALSE	Terraced		2	3	53	7,736	7,258	Freehold
108a, Hanover Avenue, Feltham TW13 4JP	TW13 4JP	TW13 4	19/04/2023	617,000	606,630	FALSE	Semi_Detached		3	3	131	4,710	4,631	Freehold
64, Hanover Avenue, Feltham TW13 4JP	TW13 4JP	TW13 4	16/09/2022	360,000	342,881	FALSE	Terraced		2	3	65	5,538	5,275	Freehold
1, Hanover Avenue, Feltham TW13 4JR	TW13 4JR	TW13 4	18/07/2022	465,000	466,350	FALSE	Terraced		3	3	101	4,604	4,617	Freehold
30, St Dunstans Road, Feltham TW13 4JU	TW13 4JU	TW13 4	04/11/2022	550,000	516,522	FALSE	Semi_Detached		3	3	102	5,392	5,064	Freehold
42, Hanover Avenue, Feltham TW13 4JW	TW13 4JW	TW13 4	11/11/2022	430,000	404,534	FALSE	Terraced		2	3	68	6,324	5,949	Freehold
31a, St Dunstans Road, Feltham TW13 4JY	TW13 4JY	TW13 4	26/05/2023	230,000	232,024	FALSE	Flat		1	1	49	4,694	4,735	Leasehold
118, Vernon Road, Feltham TW13 4JZ	TW13 4JZ	TW13 4	16/02/2024	405,000	405,000	FALSE	Semi_Detached		2	3	83	4,880	4,880	Freehold
97, Vernon Road, Feltham TW13 4LA	TW13 4LA	TW13 4	18/01/2022	415,000	439,081	FALSE	Semi_Detached		2	3	74	5,608	5,934	Freehold
66, Princes Road, Feltham TW13 4LB	TW13 4LB	TW13 4	21/10/2022	506,000	474,565	FALSE	Semi_Detached		2	3	93	5,441	5,103	Freehold
60, Princes Road, Feltham TW13 4LB	TW13 4LB	TW13 4	21/10/2022	478,000	448,305	FALSE	Semi_Detached		2	3	73	6,548	6,141	Freehold
45, Raleigh Road, Feltham TW13 4LE	TW13 4LE	TW13 4	09/06/2023	420,000	416,441	FALSE	Semi_Detached		2	3	91	4,615	4,576	Freehold
43, Raleigh Road, Feltham TW13 4LE	TW13 4LE	TW13 4	25/07/2022	647,776	646,855	FALSE	Semi_Detached		3	4	110	5,889	5,881	Freehold
68, Vernon Road, Feltham TW13 4LH	TW13 4LH	TW13 4	08/02/2023	450,000	431,852	FALSE	Semi_Detached		2	3	77	5,844	5,608	Freehold
4, Lancing Road, Feltham TW13 4LN	TW13 4LN	TW13 4	28/09/2023	445,000	418,193	FALSE	Semi_Detached		2	3	74	6,014	5,651	Freehold
89, Percival Road, Feltham TW13 4LQ	TW13 4LQ	TW13 4	08/12/2022	510,000	491,786	FALSE	Semi_Detached				114	4,474	4,314	Freehold
66, Raleigh Road, Feltham TW13 4LS	TW13 4LS	TW13 4	23/09/2022	470,000	447,680	FALSE	Semi_Detached		3	3	98	4,796	4,568	Freehold
38, Bedfont Road, Feltham TW13 4LT	TW13 4LT	TW13 4	24/11/2023	425,000	411,801	FALSE	Semi_Detached		2	3	73	5,822	5,641	Freehold
28, Bedfont Road, Feltham TW13 4LT	TW13 4LT	TW13 4	19/01/2022	485,000	513,142	FALSE	Semi_Detached		3	4	90	5,389	5,702	Freehold
109, Raleigh Road, Feltham TW13 4LW	TW13 4LW	TW13 4	22/07/2022	465,000	464,339	FALSE	Semi_Detached		3	3	71	6,549	6,540	Freehold
37, Westbourne Road, Feltham TW13 4LX	TW13 4LX	TW13 4	18/07/2023	470,000	468,000	FALSE	Semi_Detached		2	3	74	6,351	6,324	Freehold
3a, Sunbury Road, Feltham TW13 4PE	TW13 4PE	TW13 4	11/12/2023	286,000	286,000	FALSE	Detached		2	2	63	4,540	4,540	Leasehold
5, Sunbury Road, Feltham TW13 4PE	TW13 4PE	TW13 4	05/04/2022	303,500	312,419	FALSE	Flat		2	2	64	4,742	4,882	Leasehold
20, Sunbury Crescent, Feltham TW13 4PF	TW13 4PF	TW13 4	06/05/2022	300,000	308,062	FALSE	Flat		2	3	71	4,225	4,339	Leasehold
16, Sunbury Road, Feltham TW13 4PG	TW13 4PG	TW13 4	14/07/2023	430,000	428,759	FALSE	Terraced		3	3	70	6,143	6,125	Freehold
96, Sunbury Road, Feltham TW13 4PQ	TW13 4PQ	TW13 4	14/02/2022	450,000	476,917	FALSE	Terraced		3	4	90	5,000	5,299	Leasehold
59, Hamilton Road, Feltham TW13 4PR	TW13 4PR	TW13 4	13/06/2022	460,000	464,708	FALSE	Terraced		2	3	107	4,299	4,343	Freehold
6, Hamilton Close, Feltham TW13 4PS	TW13 4PS	TW13 4	21/07/2022	420,000	421,219	FALSE	Terraced		3	3	92	4,565	4,578	Freehold
27, Hamilton Close, Feltham TW13 4PS	TW13 4PS	TW13 4	21/06/2022	432,000	436,421	FALSE	Terraced		2	3	81	5,333	5,388	Freehold
44, Hamilton Road, Feltham TW13 4PW	TW13 4PW	TW13 4	04/03/2022	410,000	433,464	FALSE	Semi_Detached		2	3	75	5,467	5,780	Freehold
10, Hamilton Road, Feltham TW13 4PW	TW13 4PW	TW13 4	06/10/2023	430,000	408,747	FALSE	Semi_Detached		2	2	62	6,935	6,593	Freehold
112, Hamilton Road, Feltham TW13 4PX	TW13 4PX	TW13 4	03/01/2023	427,000	411,803	FALSE	Terraced		2	3	78	5,474	5,280	Freehold
70, Hamilton Road, Feltham TW13 4PX	TW13 4PX	TW13 4	11/03/2022	495,950	524,333	FALSE	Semi_Detached		3	3	98	5,061	5,350	Leasehold
17, Denison Road, Feltham TW13 4PY	TW13 4PY	TW13 4	20/07/2022	485,000	486,408	FALSE	Terraced		3	4	103	4,709	4,722	Freehold
7, Denison Road, Feltham TW13 4PY	TW13 4PY	TW13 4	28/04/2023	480,000	477,925	FALSE	Terraced		3	3	101	4,752	4,732	Freehold
15, Denison Road, Feltham TW13 4PY	TW13 4PY	TW13 4	25/09/2023	500,000	469,111	FALSE	Terraced		3	4	97	5,155	4,836	Freehold
7, Cranleigh Road, Feltham TW13 4PZ	TW13 4PZ	TW13 4	20/02/2023	450,000	435,199	FALSE	Terraced		2	2	77	5,844	5,652	Freehold
13, Cranleigh Road, Feltham TW13 4PZ	TW13 4PZ	TW13 4	16/03/2023	380,000	373,779	FALSE	Terraced		2	2	61	6,230	6,128	Freehold
65, Cranleigh Road, Feltham TW13 4QA	TW13 4QA	TW13 4	19/04/2023	475,000	472,947	FALSE	Terraced		3	3	95	5,000	4,978	Freehold
117, Cranleigh Road, Feltham TW13 4QA	TW13 4QA	TW13 4	09/09/2022	417,000	397,170	FALSE	Terraced		2	2	79	5,278	5,027	Freehold
106, Cranleigh Road, Feltham TW13 4QB	TW13 4QB	TW13 4	10/03/2023	425,000	418,043	FALSE	Terraced		2	3	77	5,519	5,429	Freehold
76, Cranleigh Road, Feltham TW13 4QB	TW13 4QB	TW13 4	13/10/2023	450,000	427,423	FALSE	Terraced		3	3	61	7,377	7,007	Freehold
44, Cranleigh Road, Feltham TW13 4QD	TW13 4QD	TW13 4	08/08/2023	411,000	396,649	FALSE	Terraced		2	3	93	4,419	4,265	Freehold
34, Cranleigh Road, Feltham TW13 4QD	TW13 4QD	TW13 4	15/08/2022	400,000	391,086	FALSE	Semi_Detached		3	3	74	5,405	5,285	Freehold
47, Denison Road, Feltham TW13 4QE	TW13 4QE	TW13 4	11/02/2022	382,000	402,045	FALSE	Semi_Detached		2	3	94	4,064	4,277	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
45, Denison Road, Feltham TW13 4QE	TW13 4QE	TW13 4	21/02/2022	405,000	429,225	FALSE	Terraced		2	2	62	6,532	6,923	Freehold
31, Denison Road, Feltham TW13 4QE	TW13 4QE	TW13 4	11/03/2022	425,000	454,605	FALSE	Terraced		3	3	64	6,641	7,103	Freehold
8, Denison Road, Feltham TW13 4QF	TW13 4QF	TW13 4	21/07/2023	390,000	388,874	FALSE	Terraced		3	3	77	5,065	5,050	Freehold
70, Denison Road, Feltham TW13 4QG	TW13 4QG	TW13 4	25/04/2023	366,000	359,849	FALSE	Semi_Detached		2	2	66	5,545	5,452	Freehold
52, Denison Road, Feltham TW13 4QG	TW13 4QG	TW13 4	14/07/2023	423,000	421,200	FALSE	Semi_Detached		2	3	71	5,958	5,932	Freehold
4, Ryland Close, Feltham TW13 4QH	TW13 4QH	TW13 4	04/02/2022	432,000	457,840	FALSE	Terraced		3	4	90	4,800	5,087	Freehold
34, Briarwood Close, Feltham TW13 4QL	TW13 4QL	TW13 4	21/01/2022	240,000	255,729	FALSE	Terraced		1	1	44	5,455	5,812	Freehold
28, Briarwood Close, Feltham TW13 4QL	TW13 4QL	TW13 4	05/07/2023	340,000	339,019	FALSE	Terraced		2	3	54	6,296	6,278	Freehold
19, Larkham Close, Feltham TW13 4QN	TW13 4QN	TW13 4	17/08/2022	260,000	253,369	FALSE	Flat		2	2	55	4,727	4,607	Leasehold
42, Larkham Close, Feltham TW13 4QN	TW13 4QN	TW13 4	28/04/2022	417,000	440,592	FALSE	Terraced		2	3	75	5,560	5,875	Freehold
13, Highland Park, Feltham TW13 4QQ	TW13 4QQ	TW13 4	29/07/2022	410,000	411,190	FALSE	Terraced		2	3	78	5,256	5,272	Freehold
8, Highland Park, Feltham TW13 4QQ	TW13 4QQ	TW13 4	29/04/2022	405,000	427,913	FALSE	Terraced		2	3	73	5,548	5,862	Freehold
67, Shelson Avenue, Feltham TW13 4QS	TW13 4QS	TW13 4	15/12/2022	550,000	531,910	FALSE	Terraced		3	3	126	4,365	4,222	Freehold
33, Shelson Avenue, Feltham TW13 4QS	TW13 4QS	TW13 4	01/08/2023	425,000	410,161	FALSE	Terraced		3	4	95	4,474	4,317	Freehold
55, Shelson Avenue, Feltham TW13 4QS	TW13 4QS	TW13 4	12/04/2023	430,000	428,141	FALSE	Terraced		2	3	85	5,059	5,037	Freehold
57, Shelson Avenue, Feltham TW13 4QS	TW13 4QS	TW13 4	11/08/2023	455,000	439,113	FALSE	Terraced		2	3	84	5,417	5,228	Freehold
69, Shelson Avenue, Feltham TW13 4QT	TW13 4QT	TW13 4	25/07/2022	655,306	654,374	FALSE	Semi_Detached		3	3	101	6,488	6,479	Freehold
32, Shelson Avenue, Feltham TW13 4QU	TW13 4QU	TW13 4	28/01/2022	475,000	506,130	FALSE	Terraced		3	3	107	4,439	4,730	Freehold
2a, Shelson Parade, Feltham TW13 4QZ	TW13 4QZ	TW13 4	23/11/2023	385,000	373,043	FALSE	Flat		2	2	64	6,016	5,829	Freehold
11, Chertsey Road, Feltham TW13 4RA	TW13 4RA	TW13 4	27/04/2022	480,000	502,176	FALSE	Semi_Detached		2	3	88	5,455	5,707	Freehold
24, Chertsey Road, Feltham TW13 4RA	TW13 4RA	TW13 4	24/01/2022	315,000	335,644	FALSE	Terraced		2	2	45	7,000	7,459	Freehold
32, Chertsey Road, Feltham TW13 4RA	TW13 4RA	TW13 4	19/01/2022	310,000	330,316	FALSE	Terraced		2	2	44.24	7,007	7,466	Freehold
29, Chertsey Road, Feltham TW13 4RB	TW13 4RB	TW13 4	17/02/2023	535,000	517,404	FALSE	Terraced		3	4	122	4,385	4,241	Freehold
Flat 11, Ochre Court, Elvedon Road, Feltham TW13 4RF	TW13 4RF	TW13 4	24/02/2023	260,000	252,006	FALSE	Flat		2	2	60	4,333	4,200	Leasehold
Flat 4, Ochre Court, Elvedon Road, Feltham TW13 4RF	TW13 4RF	TW13 4	29/04/2022	259,750	267,383	FALSE	Flat		2	2	52	4,995	5,142	Leasehold
74, Ellington Road, Feltham TW13 4RG	TW13 4RG	TW13 4	28/04/2022	430,000	454,327	FALSE	Terraced		2	3	76	5,658	5,978	Freehold
73, Ellington Road, Feltham TW13 4RH	TW13 4RH	TW13 4	14/04/2023	465,000	462,990	FALSE	Terraced		3	4	79	5,886	5,861	Leasehold
Flat 11, Phoenix Court, Chertsey Road, Feltham TW13 4RN	TW13 4RN	TW13 4	20/09/2022	281,000	268,237	FALSE	Flat		2	2	71	3,958	3,778	Leasehold
37, Elvedon Road, Feltham TW13 4RP	TW13 4RP	TW13 4	15/02/2022	365,000	384,153	FALSE	Semi_Detached		2	2	63	5,794	6,098	Freehold
11, Ellington Road, Feltham TW13 4RQ	TW13 4RQ	TW13 4	09/12/2022	380,000	367,502	FALSE	Terraced		3	3	88	4,318	4,176	Freehold
47, Ellington Road, Feltham TW13 4RQ	TW13 4RQ	TW13 4	05/10/2023	470,000	446,419	FALSE	Terraced		2	3	65	7,231	6,868	Leasehold
Flat 43, Azure Court, Elvedon Road, Feltham TW13 4RR	TW13 4RR	TW13 4	08/12/2022	252,500	245,681	FALSE	Flat		2	2	51	4,951	4,817	Leasehold
71, Elvedon Road, Feltham TW13 4RT	TW13 4RT	TW13 4	23/06/2023	434,000	432,124	FALSE	Terraced		2	3	84	5,167	5,144	Freehold
17, Southgate Avenue, Feltham TW13 4RX	TW13 4RX	TW13 4	25/07/2022	445,500	446,793	FALSE	Terraced		3	4	99	4,500	4,513	Freehold
15, Southgate Avenue, Feltham TW13 4RX	TW13 4RX	TW13 4	26/08/2022	440,000	430,652	FALSE	Terraced		3	3	92	4,783	4,681	Freehold
10, Portland Crescent, Feltham TW13 4RY	TW13 4RY	TW13 4	15/08/2023	465,000	449,010	FALSE	Semi_Detached		3	3	90	5,167	4,989	Freehold
Flat 87, Topaz Court, Elvedon Road, Feltham TW13 4SB	TW13 4SB	TW13 4	09/12/2022	217,500	211,626	FALSE	Flat		1	1	44	4,943	4,810	Leasehold
Flat 2, Viridian Court, Ashford Road, Feltham TW13 4SD	TW13 4SD	TW13 4	23/08/2022	238,000	231,930	FALSE	Flat		2	2	52	4,577	4,460	Leasehold
Flat 48, Indigo Court, Ashford Road, Feltham TW13 4SE	TW13 4SE	TW13 4	10/06/2022	255,000	253,993	FALSE	Flat		2	2	50	5,100	5,080	Leasehold
Flat 120, Sienna Court, Elvedon Road, Feltham TW13 4SG	TW13 4SG	TW13 4	28/01/2022	250,000	259,679	FALSE	Flat		2	2	61	4,098	4,257	Leasehold
Flat 115, Sienna Court, Elvedon Road, Feltham TW13 4SG	TW13 4SG	TW13 4	25/11/2022	276,000	260,897	FALSE	Flat		2	2	58	4,759	4,498	Leasehold
Flat 40, Ruby Court, Norbury Road, Feltham TW13 4SN	TW13 4SN	TW13 4	21/03/2022	265,000	275,714	FALSE	Flat		2	2	71	3,732	3,883	Leasehold
57, Norbury Road, Feltham TW13 4SP	TW13 4SP	TW13 4	10/02/2023	425,000	411,022	FALSE	Terraced		2	3	75	5,667	5,480	Freehold
Flat 64, Vermillion Court, Elvedon Road, Feltham TW13 4SQ	TW13 4SQ	TW13 4	01/04/2022	255,000	262,494	FALSE	Flat		2	2	64	3,984	4,101	Leasehold
Flat 56, Vermillion Court, Elvedon Road, Feltham TW13 4SQ	TW13 4SQ	TW13 4	20/01/2022	251,000	260,717	FALSE	Flat		2	2	61	4,115	4,274	Leasehold
Flat 57, Vermillion Court, Elvedon Road, Feltham TW13 4SQ	TW13 4SQ	TW13 4	29/07/2022	280,000	278,016	FALSE	Flat		2	2	62	4,516	4,484	Leasehold
28, Redford Close, Feltham TW13 4TA	TW13 4TA	TW13 4	21/01/2022	403,000	426,384	FALSE	Semi_Detached		2	3	80	5,038	5,330	Freehold
50, Redford Close, Feltham TW13 4TB	TW13 4TB	TW13 4	25/02/2022	190,000	195,904	FALSE	Flat		2	2	49	3,878	3,998	Leasehold
34, Redford Close, Feltham TW13 4TB	TW13 4TB	TW13 4	17/03/2023	168,000	164,862	FALSE	Flat		1	1	30	5,600	5,495	Leasehold
102, Redford Close, Feltham TW13 4TD	TW13 4TD	TW13 4	13/06/2022	157,000	156,380	FALSE	Flat		1	1	34	4,618	4,599	Leasehold
94, Redford Close, Feltham TW13 4TD	TW13 4TD	TW13 4	20/04/2022	197,500	203,304	FALSE	Flat		1	1	43	4,593	4,728	Leasehold
155, Redford Close, Feltham TW13 4TE	TW13 4TE	TW13 4	18/11/2022	246,000	232,538	FALSE	Flat		2	3	62	3,968	3,751	Leasehold
150, Redford Close, Feltham TW13 4TE	TW13 4TE	TW13 4	25/03/2022	255,000	265,309	FALSE	Flat		2	2	54	4,722	4,913	Leasehold
184, Redford Close, Feltham TW13 4TF	TW13 4TF	TW13 4	28/10/2022	180,000	169,641	FALSE	Flat		1	1	37	4,865	4,585	Leasehold
178, Redford Close, Feltham TW13 4TF	TW13 4TF	TW13 4	25/07/2023	270,000	270,214	FALSE	Flat		2	2	49	5,510	5,515	Leasehold
164, Redford Close, Feltham TW13 4TF	TW13 4TF	TW13 4	01/03/2024	152,000	152,000	FALSE	Flat		1	1	26	5,846	5,846	Leasehold
211, Redford Close, Feltham TW13 4TG	TW13 4TG	TW13 4	29/07/2022	160,000	158,866	FALSE	Flat		2	2	36	4,444	4,413	Leasehold
246, Redford Close, Feltham TW13 4TG	TW13 4TG	TW13 4	19/09/2022	220,000	210,008	FALSE	Flat		1	1	46	4,783	4,565	Leasehold
239, Redford Close, Feltham TW13 4TG	TW13 4TG	TW13 4	06/10/2023	200,000	192,813	FALSE	Flat		1	1	42	4,762	4,591	Leasehold
286, Redford Close, Feltham TW13 4TH	TW13 4TH	TW13 4	29/09/2022	200,000	190,916	FALSE	Flat		1	1	41	4,878	4,656	Leasehold
288, Redford Close, Feltham TW13 4TH	TW13 4TH	TW13 4	11/03/2022	250,000	260,107	FALSE	Flat		2	2	52	4,808	5,002	Leasehold
289, Redford Close, Feltham TW13 4TH	TW13 4TH	TW13 4	06/05/2022	195,000	200,240	FALSE	Flat		1	1	39	5,000	5,134	Leasehold
336, Redford Close, Feltham TW13 4TJ	TW13 4TJ	TW13 4	10/02/2022	260,000	268,078	FALSE	Flat		2	2	44	5,909	6,093	Leasehold
351, Redford Close, Feltham TW13 4TL	TW13 4TL	TW13 4	29/11/2023	205,000	201,171	FALSE	Flat		1	1	41	5,000	4,907	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
359, Redford Close, Feltham TW13 4TL	TW13 4TL	TW13 4	06/07/2022	165,000	163,831	FALSE	Flat		1	1	28	5,893	5,851	Leasehold
362, Redford Close, Feltham TW13 4TL	TW13 4TL	TW13 4	16/12/2022	175,000	170,274	FALSE	Flat		1	1	28	6,250	6,081	Leasehold
368, Redford Close, Feltham TW13 4TL	TW13 4TL	TW13 4	15/12/2022	285,000	277,303	FALSE	Flat		2	2	37	7,703	7,495	Leasehold
447, Redford Close, Feltham TW13 4TN	TW13 4TN	TW13 4	28/01/2022	251,000	260,717	FALSE	Flat		2	2	49	5,122	5,321	Leasehold
407, Redford Close, Feltham TW13 4TN	TW13 4TN	TW13 4	10/03/2023	205,000	201,171	FALSE	Flat		1	1	37	5,541	5,437	Leasehold
443, Redford Close, Feltham TW13 4TN	TW13 4TN	TW13 4	23/11/2022	200,000	189,055	FALSE	Flat		1	1	34	5,882	5,560	Leasehold
437, Redford Close, Feltham TW13 4TN	TW13 4TN	TW13 4	30/05/2023	210,000	211,848	FALSE	Flat		1	1	38	5,526	5,575	Leasehold
445, Redford Close, Feltham TW13 4TN	TW13 4TN	TW13 4	20/07/2023	170,000	170,135	FALSE	Flat		1	1	29	5,862	5,867	Leasehold
486, Redford Close, Feltham TW13 4TP	TW13 4TP	TW13 4	07/01/2022	430,000	454,951	FALSE	Semi_Detached		2	3	85	5,059	5,352	Freehold
459, Redford Close, Feltham TW13 4TP	TW13 4TP	TW13 4	21/10/2022	570,000	534,589	FALSE	Semi_Detached		2	3	75	7,600	7,128	Freehold
475, Redford Close, Feltham TW13 4TP	TW13 4TP	TW13 4	29/04/2022	460,000	473,824	FALSE	Detached		2	2	64	7,188	7,404	Freehold
		TW13 4 Average		Feltham								5,279	5,248	
20, Hanworth Road, Feltham TW13 5AB	TW13 5AB	TW13 5	15/08/2023	330,000	322,581	FALSE	Flat		2	2	74	4,459	4,359	Leasehold
18, Hanworth Road, Feltham TW13 5AB	TW13 5AB	TW13 5	18/08/2022	370,000	360,564	FALSE	Flat		2	2	74	5,000	4,872	Leasehold
3, Cardinal Road, Feltham TW13 5AL	TW13 5AL	TW13 5	21/02/2024	430,000	430,000	FALSE	Semi_Detached		3	3	97	4,433	4,433	Freehold
15, Florence Road, Feltham TW13 5AN	TW13 5AN	TW13 5	12/08/2022	295,000	288,732	FALSE	Terraced		3	3	84	3,512	3,437	Leasehold
11, Florence Road, Feltham TW13 5AN	TW13 5AN	TW13 5	24/10/2022	307,000	289,333	FALSE	Flat		2	3	81	3,790	3,572	Leasehold
28, Queens Road, Feltham TW13 5AR	TW13 5AR	TW13 5	18/11/2022	545,000	511,826	FALSE	Semi_Detached				113	4,823	4,529	Freehold
20, Queens Road, Feltham TW13 5AR	TW13 5AR	TW13 5	12/08/2022	605,000	587,017	FALSE	Detached		2	3	87	6,954	6,747	Freehold
5, Cromwell Road, Feltham TW13 5AS	TW13 5AS	TW13 5	06/01/2023	600,000	574,233	FALSE	Semi_Detached		3	4	127	4,724	4,522	Freehold
43, Cromwell Road, Feltham TW13 5AS	TW13 5AS	TW13 5	28/04/2022	510,000	533,562	FALSE	Semi_Detached		2	3	95	5,368	5,616	Freehold
33, Cromwell Road, Feltham TW13 5AS	TW13 5AS	TW13 5	21/02/2022	525,000	541,999	FALSE	Detached		2	3	94	5,585	5,766	Freehold
28, Cromwell Road, Feltham TW13 5AT	TW13 5AT	TW13 5	22/06/2023	365,000	363,422	FALSE	Terraced		2	3	83	4,398	4,379	Freehold
17, Kings Road, Feltham TW13 5AU	TW13 5AU	TW13 5	16/08/2023	600,000	575,245	FALSE	Detached		3	3	134	4,478	4,293	Freehold
21, Kings Road, Feltham TW13 5AU	TW13 5AU	TW13 5	12/10/2022	560,000	525,404	FALSE	Terraced		3	3	92	6,087	5,711	Freehold
15, Queens Road, Feltham TW13 5AW	TW13 5AW	TW13 5	16/09/2022	450,000	428,630	FALSE	Semi_Detached		2	3	89	5,056	4,816	Freehold
45, Queens Road, Feltham TW13 5AW	TW13 5AW	TW13 5	21/01/2022	490,000	522,113	FALSE	Terraced		3	3	87	5,632	6,001	Freehold
57, Hanworth Road, Feltham TW13 5AX	TW13 5AX	TW13 5	13/04/2022	810,000	834,343	FALSE	Detached				204	3,971	4,090	Freehold
51, Hanworth Road, Feltham TW13 5AX	TW13 5AX	TW13 5	15/03/2022	726,000	755,194	FALSE	Detached		3	4	145	5,007	5,208	Freehold
42, Hanworth Road, Feltham TW13 5AY	TW13 5AY	TW13 5	21/09/2023	700,000	657,831	FALSE	Semi_Detached				157	4,459	4,190	Freehold
5, Camden Avenue, Feltham TW13 5AZ	TW13 5AZ	TW13 5	07/12/2023	536,000	536,000	FALSE	Detached		3	3	102	5,255	5,255	Freehold
2, Briden Villas, Feltham TW13 5BB	TW13 5BB	TW13 5	21/04/2022	561,450	587,389	FALSE	Semi_Detached				116	4,840	5,064	Freehold
6, Southern Down, Ashfield Avenue, Feltham TW13 5BE	TW13 5BE	TW13 5	28/07/2022	320,000	317,732	FALSE	Flat		2	2	51	6,275	6,230	Leasehold
40, Danesbury Road, Feltham TW13 5BH	TW13 5BH	TW13 5	07/08/2023	400,000	386,034	FALSE	Terraced		2	3	80	5,000	4,825	Freehold
22, Danesbury Road, Feltham TW13 5BH	TW13 5BH	TW13 5	04/09/2023	485,000	455,037	FALSE	Terraced		2	3	92	5,272	4,946	Freehold
64, Harlington Road East, Feltham TW13 5BN	TW13 5BN	TW13 5	02/06/2023	505,000	500,720	FALSE	Semi_Detached		3	4	96	5,260	5,216	Freehold
42, Hereford Road, Feltham TW13 5BS	TW13 5BS	TW13 5	24/10/2022	480,000	450,180	FALSE	Semi_Detached		3	3	83	5,783	5,424	Freehold
24, Hereford Road, Feltham TW13 5BT	TW13 5BT	TW13 5	21/04/2022	490,000	512,638	FALSE	Semi_Detached		3	3	82	5,976	6,252	Freehold
27, Hereford Road, Feltham TW13 5BU	TW13 5BU	TW13 5	20/10/2023	525,000	499,052	FALSE	Semi_Detached		3	4	92	5,707	5,424	Freehold
81, Hereford Road, Feltham TW13 5BU	TW13 5BU	TW13 5	13/04/2022	466,200	492,575	FALSE	Terraced		3	3	84	5,550	5,864	Freehold
71, Hereford Road, Feltham TW13 5BU	TW13 5BU	TW13 5	23/09/2022	396,000	377,194	FALSE	Semi_Detached		2	2	60	6,600	6,287	Freehold
37b, Harlington Road East, Feltham TW13 5BW	TW13 5BW	TW13 5	13/11/2023	267,000	260,149	FALSE	Flat		2	2	47	5,681	5,535	Leasehold
17, Norfolk Road, Feltham TW13 5BX	TW13 5BX	TW13 5	17/11/2022	500,000	470,388	FALSE	Terraced		2	3	97	5,155	4,849	Freehold
1, Norfolk Road, Feltham TW13 5BX	TW13 5BX	TW13 5	29/07/2022	385,000	386,118	FALSE	Terraced		2	3	68	5,662	5,678	Freehold
7, Gloucester Road, Feltham TW13 5BY	TW13 5BY	TW13 5	12/08/2022	400,000	391,501	FALSE	Terraced		2	3	65	6,154	6,023	Freehold
2, Lafone Avenue, Feltham TW13 5DH	TW13 5DH	TW13 5	14/08/2023	472,000	455,769	FALSE	Semi_Detached		3	4	84	5,619	5,426	Freehold
18, Alfred Road, Feltham TW13 5DJ	TW13 5DJ	TW13 5	05/07/2022	475,000	476,379	FALSE	Terraced		3	3	97	4,897	4,911	Freehold
42, Alfred Road, Feltham TW13 5DJ	TW13 5DJ	TW13 5	12/01/2023	500,000	478,528	FALSE	Semi_Detached		3	3	91	5,495	5,259	Freehold
2, Salisbury Road, Feltham TW13 5DP	TW13 5DP	TW13 5	14/01/2022	382,500	404,695	FALSE	Semi_Detached		3	3	92	4,158	4,399	Freehold
6, Salisbury Road, Feltham TW13 5DP	TW13 5DP	TW13 5	28/07/2023	540,000	537,702	FALSE	Semi_Detached		3	4	94	5,745	5,720	Freehold
21, Alfred Road, Feltham TW13 5DQ	TW13 5DQ	TW13 5	16/08/2023	575,000	555,227	FALSE	Semi_Detached		3	4	117	4,915	4,746	Freehold
23a, Alfred Road, Feltham TW13 5DQ	TW13 5DQ	TW13 5	24/03/2022	515,000	544,473	FALSE	Semi_Detached		3	3	88	5,852	6,187	Freehold
75, Boundaries Road, Feltham TW13 5DR	TW13 5DR	TW13 5	13/05/2022	630,000	643,614	FALSE	Detached		3	4	187	3,369	3,442	Freehold
19, Boundaries Road, Feltham TW13 5DR	TW13 5DR	TW13 5	17/08/2023	535,000	516,602	FALSE	Semi_Detached		3	3	84	6,369	6,150	Freehold
10, Elthorne Court, Boundaries Road, Feltham TW13 5DX	TW13 5DX	TW13 5	26/01/2024	306,000	303,831	FALSE	Flat		2	2	53	5,774	5,733	Leasehold
164, Uxbridge Road, Feltham TW13 5DY	TW13 5DY	TW13 5	27/05/2022	548,000	572,438	FALSE	Terraced		3	3	123	4,455	4,654	Freehold
168, Uxbridge Road, Feltham TW13 5DY	TW13 5DY	TW13 5	08/12/2023	523,000	525,621	FALSE	Semi_Detached		3	4	109	4,798	4,822	Freehold
126, Uxbridge Road, Feltham TW13 5EA	TW13 5EA	TW13 5	04/08/2023	505,000	487,634	FALSE	Semi_Detached		3	3	106	4,764	4,600	Freehold
136, Uxbridge Road, Feltham TW13 5EA	TW13 5EA	TW13 5	30/08/2022	629,950	615,912	FALSE	Semi_Detached		3	4	125	5,040	4,927	Freehold
112, Uxbridge Road, Feltham TW13 5EA	TW13 5EA	TW13 5	24/03/2023	545,000	528,804	FALSE	Semi_Detached		2	3	102	5,343	5,184	Freehold
150, Uxbridge Road, Feltham TW13 5EA	TW13 5EA	TW13 5	14/10/2022	585,000	548,657	FALSE	Semi_Detached		2	3	79	7,405	6,945	Freehold
50, Uxbridge Road, Feltham TW13 5ED	TW13 5ED	TW13 5	18/08/2022	499,950	488,809	FALSE	Semi_Detached				131	3,816	3,731	Freehold
91, Uxbridge Road, Feltham TW13 5EH	TW13 5EH	TW13 5	21/07/2022	415,000	416,205	FALSE	Terraced		2	3	57	7,281	7,302	Freehold
159, Uxbridge Road, Feltham TW13 5EJ	TW13 5EJ	TW13 5	02/06/2023	375,000	373,379	FALSE	Terraced		3	3	73	5,137	5,115	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
215, Uxbridge Road, Feltham TW13 5EL	TW13 5EL	TW13 5	10/06/2022	425,000	429,349	FALSE	Terraced		2	2	68	6,250	6,314	Freehold
48, Eastbourne Road, Feltham TW13 5EY	TW13 5EY	TW13 5	09/08/2023	500,555	483,342	FALSE	Semi_Detached		2	3	88	5,688	5,493	Freehold
5, Pevensey Road, Feltham TW13 5HA	TW13 5HA	TW13 5	16/09/2022	470,000	447,680	FALSE	Semi_Detached		2	3	85	5,529	5,267	Freehold
135, Wigley Road, Feltham TW13 5HB	TW13 5HB	TW13 5	29/01/2024	423,000	416,182	FALSE	Semi_Detached		2	3	92	4,598	4,524	Freehold
49, Wigley Road, Feltham TW13 5HD	TW13 5HD	TW13 5	08/08/2023	510,000	492,193	FALSE	Terraced		3	4	113	4,513	4,356	Freehold
39, Wigley Road, Feltham TW13 5HD	TW13 5HD	TW13 5	24/11/2023	370,000	359,087	FALSE	Terraced		3	3	76	4,868	4,725	Freehold
45, Wigley Road, Feltham TW13 5HD	TW13 5HD	TW13 5	10/06/2022	495,000	500,066	FALSE	Terraced		3	4	92	5,380	5,436	Freehold
47, Wigley Road, Feltham TW13 5HD	TW13 5HD	TW13 5	23/03/2022	471,158	498,122	FALSE	Semi_Detached		2	3	71	6,636	7,016	Freehold
54, Wigley Road, Feltham TW13 5HE	TW13 5HE	TW13 5	11/08/2022	528,000	516,234	FALSE	Semi_Detached		3	3	103	5,126	5,012	Freehold
26, Wigley Road, Feltham TW13 5HE	TW13 5HE	TW13 5	28/09/2023	469,500	441,217	FALSE	Semi_Detached		2	3	73	6,432	6,044	Freehold
104, Wigley Road, Feltham TW13 5HF	TW13 5HF	TW13 5	18/03/2022	440,000	470,650	FALSE	Terraced		3	3	75	5,867	6,275	Freehold
41, Amesbury Road, Feltham TW13 5HH	TW13 5HH	TW13 5	24/08/2022	295,000	287,477	FALSE	Flat		2	2	54	5,463	5,324	Leasehold
64, Amesbury Road, Feltham TW13 5HJ	TW13 5HJ	TW13 5	02/10/2023	265,000	255,478	FALSE	Flat		2	2	46	5,761	5,554	Leasehold
60, Amesbury Road, Feltham TW13 5HJ	TW13 5HJ	TW13 5	17/02/2023	295,000	285,930	FALSE	Flat		2	2	51	5,784	5,606	Leasehold
30, Amesbury Road, Feltham TW13 5HJ	TW13 5HJ	TW13 5	12/12/2023	310,000	315,250	FALSE	Flat		2	2	51	6,078	6,181	Leasehold
52, Amesbury Road, Feltham TW13 5HJ	TW13 5HJ	TW13 5	05/04/2022	280,000	292,936	FALSE	Semi_Detached		2	2	46	6,087	6,368	Leasehold
7, Marlborough Road, Feltham TW13 5HN	TW13 5HN	TW13 5	16/09/2022	164,072	156,620	FALSE	Flat		2	2	45	3,646	3,480	Leasehold
41, Marlborough Road, Feltham TW13 5HN	TW13 5HN	TW13 5	25/11/2022	290,000	274,130	FALSE	Flat		2	2	49	5,918	5,594	Leasehold
36, Westbury Road, Feltham TW13 5HQ	TW13 5HQ	TW13 5	17/03/2023	305,000	299,304	FALSE	Flat		2	2	51	5,980	5,869	Leasehold
22, Westbury Road, Feltham TW13 5HQ	TW13 5HQ	TW13 5	26/08/2022	318,000	309,890	FALSE	Flat		2	2	48	6,625	6,456	Leasehold
22, Woodlawn Drive, Feltham TW13 5HX	TW13 5HX	TW13 5	10/10/2023	480,000	456,276	FALSE	Semi_Detached		3	3	102	4,706	4,473	Freehold
9, Little Park Drive, Feltham TW13 5HY	TW13 5HY	TW13 5	25/07/2022	653,865	652,935	FALSE	Semi_Detached		3	4	113	5,786	5,778	Freehold
18, Meadow Road, Feltham TW13 5JA	TW13 5JA	TW13 5	17/06/2022	480,000	484,912	FALSE	Terraced		2	3	85	5,647	5,705	Freehold
44, Meadow Road, Feltham TW13 5JA	TW13 5JA	TW13 5	20/05/2022	492,000	513,941	FALSE	Terraced		3	3	82	6,000	6,268	Freehold
24, Meadow Road, Feltham TW13 5JA	TW13 5JA	TW13 5	26/09/2022	489,000	465,746	FALSE	Terraced		2	2	73	6,699	6,380	Freehold
16, Meadow Road, Feltham TW13 5JA	TW13 5JA	TW13 5	18/10/2023	485,000	460,667	FALSE	Terraced		3	3	72	6,736	6,398	Freehold
18, Oaks Avenue, Feltham TW13 5JD	TW13 5JD	TW13 5	22/12/2022	575,500	548,686	FALSE	Detached		3	4	142	4,053	3,864	Freehold
14, Oaks Avenue, Feltham TW13 5JD	TW13 5JD	TW13 5	25/01/2023	455,000	435,460	FALSE	Semi_Detached		3	3	98	4,643	4,443	Freehold
1, Saxon Avenue, Feltham TW13 5JJ	TW13 5JJ	TW13 5	02/05/2023	300,000	301,072	FALSE	Semi_Detached		2	3	79	3,797	3,811	Freehold
83a, Saxon Avenue, Feltham TW13 5JL	TW13 5JL	TW13 5	11/08/2022	255,000	249,582	FALSE	Terraced		2	2	51	5,000	4,894	Leasehold
107, Saxon Avenue, Feltham TW13 5JL	TW13 5JL	TW13 5	08/07/2022	455,107	454,460	FALSE	Semi_Detached		3	3	77	5,910	5,902	Freehold
57, Saxon Avenue, Feltham TW13 5JL	TW13 5JL	TW13 5	18/05/2022	353,000	368,742	FALSE	Terraced		2	2	62	5,694	5,947	Freehold
2, Saxon Avenue, Feltham TW13 5JN	TW13 5JN	TW13 5	28/01/2022	465,000	491,982	FALSE	Semi_Detached		3	4	99	4,697	4,970	Freehold
32, Saxon Avenue, Feltham TW13 5JN	TW13 5JN	TW13 5	16/12/2022	310,000	298,929	FALSE	Semi_Detached		2	2	57	5,439	5,244	Freehold
68, Saxon Avenue, Feltham TW13 5JN	TW13 5JN	TW13 5	09/12/2022	430,000	415,857	FALSE	Terraced		2	3	79	5,443	5,264	Freehold
72, Saxon Avenue, Feltham TW13 5JN	TW13 5JN	TW13 5	05/01/2023	377,500	361,288	FALSE	Semi_Detached		2	3	61	6,189	5,923	Freehold
224, Hounslow Road, Hanworth, Feltham TW13 5JP	TW13 5JP	TW13 5	18/05/2023	523,000	530,680	FALSE	Terraced		2	3	129	4,054	4,114	Freehold
268, Hounslow Road, Hanworth, Feltham TW13 5JP	TW13 5JP	TW13 5	04/01/2024	296,000	291,986	FALSE	Terraced		2	2	65	4,554	4,492	Freehold
226, Hounslow Road, Hanworth, Feltham TW13 5JP	TW13 5JP	TW13 5	29/09/2023	370,000	347,142	FALSE	Terraced		2	3	63	5,873	5,510	Freehold
311, Hounslow Road, Hanworth, Feltham TW13 5JQ	TW13 5JQ	TW13 5	26/07/2022	495,000	494,296	FALSE	Semi_Detached		3	3	83	5,964	5,955	Freehold
33, Sunningdale Avenue, Feltham TW13 5JR	TW13 5JR	TW13 5	26/09/2022	525,000	500,034	FALSE	Terraced		3	3	118	4,449	4,238	Freehold
37, Sunningdale Avenue, Feltham TW13 5JR	TW13 5JR	TW13 5	22/09/2022	495,000	471,461	FALSE	Terraced		3	3	94	5,266	5,016	Freehold
103, Sunningdale Avenue, Feltham TW13 5JS	TW13 5JS	TW13 5	13/12/2022	405,000	391,679	FALSE	Terraced		3	3	70	5,786	5,595	Freehold
304, Hounslow Road, Hanworth, Feltham TW13 5JW	TW13 5JW	TW13 5	06/10/2023	405,000	384,680	FALSE	Terraced		3	3	77	5,260	4,996	Freehold
336, Hounslow Road, Hanworth, Feltham TW13 5JW	TW13 5JW	TW13 5	14/03/2023	400,000	393,452	FALSE	Terraced		2	3	75	5,333	5,246	Freehold
312, Hounslow Road, Hanworth, Feltham TW13 5JW	TW13 5JW	TW13 5	05/09/2023	440,000	413,494	FALSE	Semi_Detached		3	3	72	6,111	5,743	Freehold
302, Hounslow Road, Hanworth, Feltham TW13 5JW	TW13 5JW	TW13 5	29/04/2022	365,000	381,863	FALSE	Semi_Detached		2	3	52	7,019	7,344	Freehold
27, Winchester Road, Feltham TW13 5JX	TW13 5JX	TW13 5	06/06/2023	435,000	431,314	FALSE	Semi_Detached		2	3	74	5,878	5,829	Freehold
22, Lincoln Road, Feltham TW13 5JZ	TW13 5JZ	TW13 5	27/10/2023	462,000	439,166	FALSE	Semi_Detached		3	3	81	5,704	5,422	Freehold
2, Newgate Close, Feltham TW13 5LG	TW13 5LG	TW13 5	21/01/2022	370,000	391,469	FALSE	Semi_Detached		3	3	105	3,524	3,728	Freehold
22, Norman Avenue, Feltham TW13 5LN	TW13 5LN	TW13 5	20/12/2023	390,000	393,703	FALSE	Terraced		3	3	93	4,194	4,233	Freehold
2, Towfield Road, Feltham TW13 5LR	TW13 5LR	TW13 5	09/08/2023	415,000	400,510	FALSE	Terraced		2	3	84	4,940	4,768	Freehold
122a, Saxon Avenue, Feltham TW13 5LU	TW13 5LU	TW13 5	27/01/2023	325,000	314,766	FALSE	Flat		2	2	70	4,643	4,497	Leasehold
144, Saxon Avenue, Feltham TW13 5LX	TW13 5LX	TW13 5	14/10/2022	445,000	417,508	FALSE	Terraced		3	3	87	5,115	4,799	Freehold
173, Saxon Avenue, Feltham TW13 5LY	TW13 5LY	TW13 5	25/10/2022	396,000	371,399	FALSE	Semi_Detached		3	3	99	4,000	3,752	Freehold
20, Saxon House, Saxon Avenue, Feltham TW13 5NA	TW13 5NA	TW13 5	05/12/2022	270,000	262,708	FALSE	Flat		2	2	75	3,600	3,503	Leasehold
109, Saxon Avenue, Feltham TW13 5NB	TW13 5NB	TW13 5	07/01/2022	420,000	447,525	FALSE	Terraced		3	4	117	3,590	3,825	Freehold
22, Watermill Way, Feltham TW13 5NG	TW13 5NG	TW13 5	29/11/2023	525,000	509,515	FALSE	Terraced		3	4	115	4,565	4,431	Freehold
28, Watermill Way, Feltham TW13 5NG	TW13 5NG	TW13 5	26/08/2022	450,000	440,439	FALSE	Terraced		3	3	88	5,114	5,005	Freehold
3, Exeter House, Watermill Way, Feltham TW13 5NH	TW13 5NH	TW13 5	13/01/2023	220,000	213,072	FALSE	Flat		1	1	45	4,889	4,735	Leasehold
15, Exeter House, Watermill Way, Feltham TW13 5NH	TW13 5NH	TW13 5	30/11/2023	207,500	203,625	FALSE	Flat		2	2	42	4,940	4,848	Leasehold
42a, Churchfields Avenue, Feltham TW13 5NT	TW13 5NT	TW13 5	24/03/2023	342,000	335,612	FALSE	Flat		2	2	66	5,182	5,085	Leasehold
16, Fountains Avenue, Feltham TW13 5NU	TW13 5NU	TW13 5	29/04/2022	315,000	324,257	FALSE	Flat		2	2	69	4,565	4,699	Leasehold
55a, Exeter Road, Feltham TW13 5NY	TW13 5NY	TW13 5	03/05/2022	295,000	302,928	FALSE	Flat		2	3	69	4,275	4,390	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
19, Churchfields Avenue, Feltham TW13 5PB	TW13 5PB	TW13 5	28/06/2022	580,000	582,073	FALSE	Semi_Detached				152	3,816	3,829	Freehold
9, Churchfields Avenue, Feltham TW13 5PB	TW13 5PB	TW13 5	24/03/2023	330,000	323,837	FALSE	Flat		2	3	64	5,156	5,060	Leasehold
109, Nene Gardens, Feltham TW13 5PJ	TW13 5PJ	TW13 5	15/12/2022	310,000	301,628	FALSE	Flat		2	2	61	5,082	4,945	Leasehold
23, Nene Gardens, Feltham TW13 5PQ	TW13 5PQ	TW13 5	29/04/2022	296,000	304,699	FALSE	Flat		2	2	60	4,933	5,078	Leasehold
		TW13 5 Average		Feltham								5,235	5,163	
170, Hounslow Road, Hanworth, Feltham TW13 6AA	TW13 6AA	TW13 6	12/01/2023	456,000	436,417	FALSE	Semi_Detached		3	3	80	5,700	5,455	Freehold
185, Hounslow Road, Hanworth, Feltham TW13 6AD	TW13 6AD	TW13 6	16/01/2023	400,000	385,764	FALSE	Terraced		2	3	66.5	6,015	5,801	Freehold
223, Hounslow Road, Hanworth, Feltham TW13 6AD	TW13 6AD	TW13 6	23/11/2023	383,000	371,704	FALSE	Terraced		2	3	92	4,163	4,040	Freehold
2a, Market Parade, Feltham TW13 6AJ	TW13 6AJ	TW13 6	06/05/2022	400,000	417,838	FALSE	Flat		3	3	79	5,063	5,289	Freehold
Flat 11, Rex House, Hampton Road West, Feltham TW13 6AP	TW13 6AP	TW13 6	03/03/2023	250,000	245,331	FALSE	Flat		2	2	71	3,521	3,455	Leasehold
Flat 21, Rex House, Hampton Road West, Feltham TW13 6AP	TW13 6AP	TW13 6	03/03/2023	250,000	245,331	FALSE	Flat		2	2	64	3,906	3,833	Leasehold
Flat 11, Katherine Court, 22 - 24, Park Road, Feltham TW13 6AQ	TW13 6AQ	TW13 6	28/03/2022	269,950	280,864	FALSE	Flat				51	5,293	5,507	Leasehold
132, Hampton Road West, Feltham TW13 6BB	TW13 6BB	TW13 6	20/10/2023	425,000	403,677	FALSE	Terraced		2	3	82	5,183	4,923	Freehold
134, Hampton Road West, Feltham TW13 6BB	TW13 6BB	TW13 6	16/08/2022	440,000	430,652	FALSE	Terraced		2	2	79	5,570	5,451	Freehold
144, Hampton Road West, Feltham TW13 6BB	TW13 6BB	TW13 6	17/11/2023	455,500	442,065	FALSE	Terraced		3	3	81	5,623	5,458	Freehold
182, Hampton Road West, Feltham TW13 6BE	TW13 6BE	TW13 6	28/10/2022	445,000	417,508	FALSE	Terraced		2	3	70	6,357	5,964	Freehold
194, Hampton Road West, Feltham TW13 6BE	TW13 6BE	TW13 6	07/06/2023	400,000	398,271	FALSE	Terraced		2	2	62	6,452	6,424	Freehold
9, York Way, Feltham TW13 6BN	TW13 6BN	TW13 6	04/11/2022	455,000	427,304	FALSE	Semi_Detached		3	3	72	6,319	5,935	Freehold
15, Butts Cottages, Hampton Road West, Feltham TW13 6BW	TW13 6BW	TW13 6	20/03/2023	500,000	491,815	FALSE	Terraced		2	3	95	5,263	5,177	Freehold
Flat 1, 26, Bel Lane, Hanworth, Feltham TW13 6BY	TW13 6BY	TW13 6	18/03/2022	275,000	286,118	FALSE	Flat		2	2	49	5,612	5,839	Leasehold
51, Hampton Road East, Feltham TW13 6JB	TW13 6JB	TW13 6	24/03/2022	270,000	280,916	FALSE	Flat		2	3	65	4,154	4,322	Leasehold
39, Stourton Avenue, Feltham TW13 6LB	TW13 6LB	TW13 6	08/07/2022	390,000	391,132	FALSE	Terraced		3	3	81	4,815	4,829	Freehold
95, Stourton Avenue, Feltham TW13 6LD	TW13 6LD	TW13 6	26/09/2023	300,000	286,374	FALSE	Flat		2	2	54	5,556	5,303	Leasehold
113, Stourton Avenue, Feltham TW13 6LD	TW13 6LD	TW13 6	21/07/2022	183,000	181,703	FALSE	Flat		1	1	32	5,719	5,678	Leasehold
135, Stourton Avenue, Feltham TW13 6LD	TW13 6LD	TW13 6	20/04/2022	175,000	180,143	FALSE	Flat		1	1	30	5,833	6,005	Leasehold
139, Stourton Avenue, Feltham TW13 6LD	TW13 6LD	TW13 6	15/03/2022	177,500	184,676	FALSE	Flat		1	1	30	5,917	6,156	Leasehold
158, Stourton Avenue, Feltham TW13 6LE	TW13 6LE	TW13 6	30/08/2023	324,000	312,687	FALSE	Terraced		2	3	77	4,208	4,061	Freehold
144, Stourton Avenue, Feltham TW13 6LE	TW13 6LE	TW13 6	28/11/2023	287,500	282,130	FALSE	Flat		2	2	57	5,044	4,950	Leasehold
166, Stourton Avenue, Feltham TW13 6LE	TW13 6LE	TW13 6	05/03/2024	397,000	397,000	FALSE	Terraced		2	2	69	5,754	5,754	Freehold
168, Stourton Avenue, Feltham TW13 6LE	TW13 6LE	TW13 6	13/04/2022	400,000	422,630	FALSE	Terraced		3	3	71	5,634	5,953	Freehold
60, Stourton Avenue, Feltham TW13 6LF	TW13 6LF	TW13 6	21/11/2022	245,000	231,593	FALSE	Flat		2	2	60	4,083	3,860	Leasehold
74, Stourton Avenue, Feltham TW13 6LF	TW13 6LF	TW13 6	24/10/2022	249,950	235,566	FALSE	Flat		2	2	45	5,554	5,235	Leasehold
62, Stourton Avenue, Feltham TW13 6LF	TW13 6LF	TW13 6	27/01/2023	258,000	249,876	FALSE	Flat		1	1	46	5,609	5,432	Leasehold
32, Stourton Avenue, Feltham TW13 6LG	TW13 6LG	TW13 6	13/12/2022	386,000	373,304	FALSE	Terraced		3	3	77	5,013	4,848	Freehold
33, Augustus Court, Fairlawn Close, Feltham TW13 6LH	TW13 6LH	TW13 6	27/07/2023	205,000	205,163	FALSE	Flat		1	1	38	5,395	5,399	Leasehold
27, Fairlawn Close, Feltham TW13 6LQ	TW13 6LQ	TW13 6	13/12/2022	390,000	377,777	FALSE	Other		3	3	76	5,132	4,971	Freehold
135, Swan Road, Feltham TW13 6LT	TW13 6LT	TW13 6	15/07/2022	388,100	389,227	FALSE	Terraced		3	3	96	4,043	4,054	Freehold
54, Grove Crescent, Feltham TW13 6LY	TW13 6LY	TW13 6	07/07/2022	437,000	438,269	FALSE	Terraced		3	3	87	5,023	5,038	Freehold
3, The Cygnets, Feltham TW13 6NA	TW13 6NA	TW13 6	15/09/2022	489,000	465,746	FALSE	Terraced		2	3	73	6,699	6,380	Freehold
52, Swan Road, Feltham TW13 6ND	TW13 6ND	TW13 6	03/11/2022	512,500	482,148	FALSE	Terraced		2	3	100	5,125	4,821	Freehold
58, Swan Road, Feltham TW13 6ND	TW13 6ND	TW13 6	16/12/2022	555,000	535,179	FALSE	Semi_Detached		3	4	91	6,099	5,881	Freehold
6, Swan Road, Feltham TW13 6NE	TW13 6NE	TW13 6	28/03/2022	315,000	327,735	FALSE	Flat		2	2	61	5,164	5,373	Leasehold
6a, Swan Road, Feltham TW13 6NE	TW13 6NE	TW13 6	29/11/2022	320,000	302,489	FALSE	Flat		2	2	56	5,714	5,402	Leasehold
34, Swan Road, Feltham TW13 6NE	TW13 6NE	TW13 6	15/05/2023	432,000	438,344	FALSE	Terraced		3	4	71	6,085	6,174	Freehold
23, Swan Road, Feltham TW13 6NF	TW13 6NF	TW13 6	23/09/2022	405,000	385,741	FALSE	Terraced		3	3	85	4,765	4,538	Freehold
37, Swan Road, Feltham TW13 6NF	TW13 6NF	TW13 6	18/08/2022	515,000	503,524	FALSE	Semi_Detached		3	3	83	6,205	6,067	Freehold
37, Millbourne Road, Feltham TW13 6NJ	TW13 6NJ	TW13 6	11/02/2022	490,000	515,712	FALSE	Semi_Detached		3	3	109	4,495	4,731	Freehold
Ground Floor Flat, 9, Millbourne Road, Feltham TW13 6NJ	TW13 6NJ	TW13 6	19/07/2022	240,000	238,299	FALSE	Flat		1	1	44	5,455	5,416	Leasehold
13, Hampton Lane, Feltham TW13 6NN	TW13 6NN	TW13 6	02/05/2023	285,000	287,508	FALSE	Flat		1	1	39	7,308	7,372	Leasehold
6, Millbourne Road, Feltham TW13 6NQ	TW13 6NQ	TW13 6	16/11/2023	200,000	196,265	FALSE	Flat		2	2	56	3,571	3,505	Leasehold
16, Riverdale Road, Feltham TW13 6NS	TW13 6NS	TW13 6	27/01/2023	448,500	432,538	FALSE	Terraced		2	3	81	5,537	5,340	Freehold
19, The Alders, Feltham TW13 6NU	TW13 6NU	TW13 6	04/08/2023	394,000	380,243	FALSE	Terraced		3	3	101	3,901	3,765	Freehold
43, The Alders, Feltham TW13 6NU	TW13 6NU	TW13 6	10/11/2023	399,000	387,232	FALSE	Terraced		2	2	64	6,234	6,051	Freehold
2a, St Johns Road, Hanworth, Feltham TW13 6NW	TW13 6NW	TW13 6	18/05/2022	600,000	626,757	FALSE	Terraced				94	6,383	6,668	Freehold
67, The Alders, Feltham TW13 6NX	TW13 6NX	TW13 6	23/02/2022	390,000	413,328	FALSE	Terraced		2	3	72	5,417	5,741	Freehold
125, The Alders, Feltham TW13 6NX	TW13 6NX	TW13 6	08/07/2022	435,000	436,263	FALSE	Terraced		3	3	65	6,692	6,712	Freehold
64, The Alders, Feltham TW13 6NY	TW13 6NY	TW13 6	09/12/2022	476,000	460,344	FALSE	Terraced		2	3	88	5,409	5,231	Freehold
2, Swan Close, Feltham TW13 6PA	TW13 6PA	TW13 6	23/02/2023	450,000	435,199	FALSE	Terraced		3	3	101	4,455	4,309	Freehold
20, Swan Close, Feltham TW13 6PA	TW13 6PA	TW13 6	30/11/2023	389,950	378,449	FALSE	Terraced		2	3	76	5,131	4,980	Freehold
22, The Alders, Feltham TW13 6PB	TW13 6PB	TW13 6	16/09/2022	471,500	449,079	FALSE	Terraced		3	3	88	5,358	5,103	Freehold
34, Hampton Lane, Hanworth, Feltham TW13 6PD	TW13 6PD	TW13 6	05/12/2023	364,000	367,457	FALSE	Terraced		2	3	63	5,778	5,833	Freehold
103, Swan Road, Feltham TW13 6PE	TW13 6PE	TW13 6	28/07/2023	427,000	425,183	FALSE	Semi_Detached		2	2	74	5,770	5,746	Freehold
93, Swan Road, Feltham TW13 6PE	TW13 6PE	TW13 6	16/12/2022	415,000	401,351	FALSE	Terraced		2	2	68	6,103	5,902	Freehold
71, Swan Road, Feltham TW13 6PE	TW13 6PE	TW13 6	12/04/2023	397,500	395,782	FALSE	Terraced		2	3	63	6,310	6,282	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
47, Swan Road, Feltham TW13 6PE	TW13 6PE	TW13 6	16/10/2023	430,000	408,426	FALSE	Terraced		2	2	63	6,825	6,483	Freehold
91, Swan Road, Feltham TW13 6PE	TW13 6PE	TW13 6	15/06/2022	425,000	429,349	FALSE	Terraced		2	3	65	6,538	6,605	Freehold
77, Swan Road, Feltham TW13 6PE	TW13 6PE	TW13 6	17/08/2023	440,000	424,637	FALSE	Terraced		3	3	63	6,984	6,740	Freehold
13, Shepherd Close, Hanworth, Feltham TW13 6PG	TW13 6PG	TW13 6	14/10/2022	415,000	389,362	FALSE	Terraced		3	3	86	4,826	4,527	Freehold
8, Park Road, Feltham TW13 6PW	TW13 6PW	TW13 6	27/04/2023	445,000	443,076	FALSE	Terraced		3	4	91	4,890	4,869	Freehold
125, Hounslow Road, Hanworth, Feltham TW13 6PX	TW13 6PX	TW13 6	08/07/2022	430,000	431,248	FALSE	Terraced		3	3	64	6,719	6,738	Freehold
87, Hounslow Road, Hanworth, Feltham TW13 6QA	TW13 6QA	TW13 6	14/10/2022	557,092	522,483	FALSE	Semi_Detached		3	4	92	6,055	5,679	Freehold
85, Hounslow Road, Hanworth, Feltham TW13 6QA	TW13 6QA	TW13 6	04/03/2022	481,000	508,527	FALSE	Semi_Detached				84	5,726	6,054	Freehold
108, Hounslow Road, Hanworth, Feltham TW13 6QB	TW13 6QB	TW13 6	05/09/2022	380,000	361,930	FALSE	Terraced		2	3	69	5,507	5,245	Freehold
47, Winslow Way, Feltham TW13 6QF	TW13 6QF	TW13 6	07/12/2023	370,000	373,514	FALSE	Terraced		2	2	70	5,286	5,336	Freehold
46, Hounslow Road, Hanworth, Feltham TW13 6QH	TW13 6QH	TW13 6	04/07/2023	490,000	487,915	FALSE	Semi_Detached		3	3	89	5,506	5,482	Freehold
7, Cross Road, Feltham TW13 6QP	TW13 6QP	TW13 6	07/09/2023	425,000	398,744	FALSE	Terraced		3	4	88	4,830	4,531	Freehold
11, Cross Road, Feltham TW13 6QP	TW13 6QP	TW13 6	22/09/2023	415,000	389,362	FALSE	Terraced		2	3	67	6,194	5,811	Freehold
69, Swift Road, Feltham TW13 6QS	TW13 6QS	TW13 6	20/09/2022	360,000	342,881	FALSE	Terraced		2	3	63	5,714	5,443	Freehold
14, Devonshire Road, Feltham TW13 6QT	TW13 6QT	TW13 6	11/11/2022	435,000	409,238	FALSE	Terraced		3	3	79	5,506	5,180	Freehold
1, Hazlitt Close, Feltham TW13 6QU	TW13 6QU	TW13 6	10/07/2023	330,000	328,596	FALSE	Semi_Detached		2	2	56	5,893	5,868	Leasehold
44, Bear Road, Feltham TW13 6RA	TW13 6RA	TW13 6	04/07/2023	187,500	187,649	FALSE	Flat		2	2	42	4,464	4,468	Leasehold
5, St Georges Road, Feltham TW13 6RD	TW13 6RD	TW13 6	24/06/2022	507,500	509,314	FALSE	Semi_Detached		3	4	112	4,531	4,547	Freehold
25, St Georges Road, Feltham TW13 6RD	TW13 6RD	TW13 6	08/12/2022	450,000	433,929	FALSE	Semi_Detached		2	3	90	5,000	4,821	Freehold
42, St Georges Road, Feltham TW13 6RE	TW13 6RE	TW13 6	02/03/2023	399,950	393,403	FALSE	Terraced		2	3	55	7,272	7,153	Freehold
33, Bear Road, Feltham TW13 6RF	TW13 6RF	TW13 6	06/05/2022	352,000	367,698	FALSE	Terraced		3	3	85	4,141	4,326	Freehold
12, Malthouse Drive, Feltham TW13 6RN	TW13 6RN	TW13 6	25/07/2022	683,259	682,287	FALSE	Semi_Detached		2	3	83	8,232	8,220	Freehold
1, Malvern Drive, Feltham TW13 6RP	TW13 6RP	TW13 6	25/07/2022	535,000	529,592	FALSE	Detached		2	3	95	5,632	5,575	Freehold
9, Manor Drive, Feltham TW13 6RR	TW13 6RR	TW13 6	11/02/2022	535,000	563,073	FALSE	Semi_Detached		3	4	116	4,612	4,854	Freehold
6, Lebanon Avenue, Feltham TW13 6RS	TW13 6RS	TW13 6	15/07/2022	706,000	698,864	FALSE	Detached		3	4	148	4,770	4,722	Freehold
25, Lebanon Avenue, Feltham TW13 6RS	TW13 6RS	TW13 6	02/05/2023	499,950	501,737	FALSE	Semi_Detached		3	3	97	5,154	5,173	Freehold
13, Henley Way, Feltham TW13 6RT	TW13 6RT	TW13 6	24/02/2023	465,000	446,247	FALSE	Semi_Detached		2	3	87	5,345	5,129	Freehold
5, Henley Way, Feltham TW13 6RT	TW13 6RT	TW13 6	17/04/2023	390,000	383,445	FALSE	Semi_Detached		2	2	74	5,270	5,182	Freehold
152, Oxford Way, Feltham TW13 6RX	TW13 6RX	TW13 6	03/11/2022	582,500	547,043	FALSE	Semi_Detached		3	3	86	6,773	6,361	Freehold
61, Oxford Way, Feltham TW13 6RY	TW13 6RY	TW13 6	25/07/2022	803,971	802,827	FALSE	Semi_Detached				207	3,884	3,878	Freehold
45, Oxford Way, Feltham TW13 6RY	TW13 6RY	TW13 6	15/09/2022	490,000	466,730	FALSE	Semi_Detached		2	3	82	5,976	5,692	Freehold
55, Oxford Way, Feltham TW13 6RY	TW13 6RY	TW13 6	18/02/2022	480,000	505,187	FALSE	Semi_Detached		2	3	88	5,455	5,741	Freehold
37, Osborne Close, Feltham TW13 6SR	TW13 6SR	TW13 6	14/10/2022	475,000	445,491	FALSE	Semi_Detached		3	4	105	4,524	4,243	Freehold
Felsenheim, Main Street, Feltham TW13 6SU	TW13 6SU	TW13 6	13/12/2022	620,000	591,113	FALSE	Detached				158	3,924	3,741	Freehold
29, Dickenson Road, Feltham TW13 6SW	TW13 6SW	TW13 6	18/03/2022	205,000	213,288	FALSE	Flat		1	1	49	4,184	4,353	Leasehold
11, Dickenson Road, Feltham TW13 6SW	TW13 6SW	TW13 6	17/08/2022	420,000	411,076	FALSE	Terraced		2	3	86	4,884	4,780	Freehold
53, Dickenson Road, Feltham TW13 6SW	TW13 6SW	TW13 6	03/11/2022	402,500	378,662	FALSE	Terraced		2	2	77	5,227	4,918	Freehold
6, Chestnut Court, Main Street, Feltham TW13 6SX	TW13 6SX	TW13 6	26/01/2022	300,000	311,614	FALSE	Flat		2	3	83	3,614	3,754	Leasehold
87, Main Street, Feltham TW13 6SZ	TW13 6SZ	TW13 6	24/07/2023	600,000	597,447	FALSE	Semi_Detached		3	3	113	5,310	5,287	Freehold
37, Conway Road, Feltham TW13 6TE	TW13 6TE	TW13 6	29/07/2022	405,000	404,424	FALSE	Semi_Detached		2	3	56	7,232	7,222	Freehold
18, Conway Road, Feltham TW13 6TF	TW13 6TF	TW13 6	03/02/2023	521,000	499,989	FALSE	Semi_Detached		2	3	82	6,354	6,097	Freehold
2, Conway Road, Feltham TW13 6TF	TW13 6TF	TW13 6	14/10/2022	545,000	511,142	FALSE	Semi_Detached		2	3	77	7,078	6,638	Freehold
65, New Road, Hanworth, Feltham TW13 6TG	TW13 6TG	TW13 6	17/03/2023	420,000	407,519	FALSE	Semi_Detached		2	2	73	5,753	5,582	Freehold
29, New Road, Hanworth, Feltham TW13 6TG	TW13 6TG	TW13 6	25/10/2023	394,000	374,232	FALSE	Terraced		2	2	64	6,156	5,847	Freehold
27, New Road, Hanworth, Feltham TW13 6TG	TW13 6TG	TW13 6	20/01/2023	400,000	385,776	FALSE	Other		2	2	63.59	6,290	6,067	Freehold
16, Green Close, Feltham TW13 6TJ	TW13 6TJ	TW13 6	05/12/2023	600,000	603,006	FALSE	Semi_Detached		3	4	137	4,380	4,402	Freehold
8, Green Close, Feltham TW13 6TJ	TW13 6TJ	TW13 6	16/08/2022	327,500	320,202	FALSE	Semi_Detached		2	3	71	4,613	4,510	Freehold
18, New Road, Hanworth, Feltham TW13 6TQ	TW13 6TQ	TW13 6	20/06/2023	380,000	378,357	FALSE	Terraced		2	3	72	5,278	5,255	Freehold
20, New Road, Hanworth, Feltham TW13 6TQ	TW13 6TQ	TW13 6	20/07/2023	400,000	398,298	FALSE	Semi_Detached		2	2	71	5,634	5,610	Freehold
42, New Road, Hanworth, Feltham TW13 6TQ	TW13 6TQ	TW13 6	12/06/2023	417,000	413,466	FALSE	Semi_Detached		2	2	64	6,516	6,460	Freehold
46, Mccarthy Road, Feltham TW13 6UB	TW13 6UB	TW13 6	10/06/2022	280,000	278,894	FALSE	Flat		2	2	66	4,242	4,226	Leasehold
44, South Road, Feltham TW13 6UD	TW13 6UD	TW13 6	13/12/2023	265,000	269,488	FALSE	Flat		2	2	65	4,077	4,146	Leasehold
7, South Road, Feltham TW13 6UE	TW13 6UE	TW13 6	14/10/2022	460,000	431,423	FALSE	Semi_Detached		2	3	90	5,111	4,794	Freehold
11, South Road, Feltham TW13 6UE	TW13 6UE	TW13 6	22/03/2023	445,000	431,776	FALSE	Semi_Detached		2	3	90	4,944	4,798	Freehold
69, South Road, Feltham TW13 6UG	TW13 6UG	TW13 6	03/05/2022	511,000	528,309	FALSE	Semi_Detached				81	6,309	6,522	Freehold
32, Forge Lane, Feltham TW13 6UW	TW13 6UW	TW13 6	19/12/2022	431,000	415,607	FALSE	Semi_Detached		2	3	87	4,954	4,777	Freehold
12, Sunbury Way, Hanworth, Feltham TW13 6XJ	TW13 6XJ	TW13 6	13/10/2023	520,000	494,299	FALSE	Semi_Detached		3	4	105	4,952	4,708	Freehold
4, Burgess Close, Feltham TW13 6YB	TW13 6YB	TW13 6	12/08/2022	190,000	185,155	FALSE	Flat		1	1	50	3,800	3,703	Leasehold
10, Burgess Close, Feltham TW13 6YB	TW13 6YB	TW13 6	16/08/2022	237,000	230,956	FALSE	Flat		2	3	62	3,823	3,725	Leasehold
24, Burgess Close, Feltham TW13 6YB	TW13 6YB	TW13 6	17/07/2023	217,000	217,172	FALSE	Flat		1	1	46	4,717	4,721	Leasehold
13, Gabriel Close, Feltham TW13 6YE	TW13 6YE	TW13 6	24/08/2023	365,000	352,256	FALSE	Terraced		2	3	84	4,345	4,194	Freehold
		TW13 6 Average		Hanworth								5,379	5,294	
48, Elmwood Avenue, Feltham TW13 7AN	TW13 7AN	TW13 7	28/04/2023	245,000	243,941	FALSE	Terraced		2	3	69	3,551	3,535	Freehold
47, Elmwood Avenue, Feltham TW13 7AN	TW13 7AN	TW13 7	14/07/2023	418,000	416,794	FALSE	Terraced		2	2	68	6,147	6,129	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
50, Elmwood Avenue, Feltham TW13 7AN	TW13 7AN	TW13 7	27/05/2022	425,000	443,953	FALSE	Terraced		2	3	71	5,986	6,253	Freehold
Flat 11, Sopwith House, Elmwood Avenue, Feltham TW13 7AT	TW13 7AT	TW13 7	14/01/2022	312,000	328,304	FALSE	Flat		2	2	76	4,105	4,320	Leasehold
28, Ordnance Close, Feltham TW13 7AU	TW13 7AU	TW13 7	13/09/2023	430,750	404,139	FALSE	Terraced		2	2	69	6,243	5,857	Freehold
1, Ordnance Close, Feltham TW13 7AU	TW13 7AU	TW13 7	23/03/2022	400,000	427,864	FALSE	Terraced		2	2	72	5,556	5,943	Freehold
79, Sandalwood Road, Feltham TW13 7BB	TW13 7BB	TW13 7	25/07/2022	359,099	356,554	FALSE	Flat		2	3	89	4,035	4,006	Leasehold
18, Elmwood Avenue, Feltham TW13 7BE	TW13 7BE	TW13 7	22/11/2022	475,000	446,087	FALSE	Semi_Detached		3	3	99	4,798	4,506	Freehold
29, Rookeries Close, Feltham TW13 7BG	TW13 7BG	TW13 7	20/12/2022	315,000	306,493	FALSE	Flat		2	3	78	4,038	3,929	Leasehold
13, Fernside Avenue, Feltham TW13 7BJ	TW13 7BJ	TW13 7	19/08/2022	340,000	332,776	FALSE	Terraced		2	3	56	6,071	5,942	Freehold
9, Fernside Avenue, Feltham TW13 7BJ	TW13 7BJ	TW13 7	25/03/2022	348,000	367,916	FALSE	Semi_Detached		2	2	57	6,105	6,455	Freehold
46, Fernside Avenue, Feltham TW13 7BL	TW13 7BL	TW13 7	08/09/2022	369,950	352,381	FALSE	Semi_Detached		2	3	64	5,780	5,506	Leasehold
92, Fernside Avenue, Feltham TW13 7BN	TW13 7BN	TW13 7	07/06/2022	410,000	414,196	FALSE	Terraced		2	3	63	6,508	6,575	Freehold
68, Fernside Avenue, Feltham TW13 7BN	TW13 7BN	TW13 7	06/04/2022	355,000	375,084	FALSE	Terraced		3	3	56	6,339	6,698	Freehold
153, Fernside Avenue, Feltham TW13 7BQ	TW13 7BQ	TW13 7	16/09/2022	400,000	380,979	FALSE	Terraced		2	2	64	6,250	5,953	Freehold
23, Clifton Avenue, Feltham TW13 7BT	TW13 7BT	TW13 7	08/09/2022	470,000	447,680	FALSE	Semi_Detached		3	3	87	5,402	5,146	Freehold
12, Elmgate Avenue, Feltham TW13 7BU	TW13 7BU	TW13 7	21/04/2023	365,000	363,422	FALSE	Terraced		3	3	86	4,244	4,226	Freehold
3, Elmgate Avenue, Feltham TW13 7BU	TW13 7BU	TW13 7	20/05/2022	380,000	396,946	FALSE	Terraced		3	3	75	5,067	5,293	Freehold
12, Camrose Avenue, Feltham TW13 7DA	TW13 7DA	TW13 7	25/04/2023	380,000	378,357	FALSE	Terraced		2	2	53	7,170	7,139	Freehold
24, Huntsmans Close, Feltham TW13 7DF	TW13 7DF	TW13 7	05/01/2022	157,844	163,955	FALSE	Flat		1	1	41	3,850	3,999	Leasehold
7, Beagle Close, Feltham TW13 7DJ	TW13 7DJ	TW13 7	12/05/2023	565,000	573,297	FALSE	Terraced		3	4	127	4,449	4,514	Freehold
25, Foxwood Close, Feltham TW13 7DN	TW13 7DN	TW13 7	20/05/2022	278,000	285,471	FALSE	Flat		2	2	56	4,964	5,098	Leasehold
9, Foxwood Close, Feltham TW13 7DN	TW13 7DN	TW13 7	03/11/2023	300,000	294,397	FALSE	Flat		2	2	55	5,455	5,353	Leasehold
59, Foxwood Close, Feltham TW13 7DN	TW13 7DN	TW13 7	25/07/2023	385,000	383,889	FALSE	Terraced		2	3	67	5,746	5,730	Freehold
83, Foxwood Close, Feltham TW13 7DW	TW13 7DW	TW13 7	14/01/2022	354,950	378,212	FALSE	Terraced		2	2	61	5,819	6,200	Freehold
Flat 21, Dene Court, 34, Spring Road, Feltham TW13 7ED	TW13 7ED	TW13 7	03/05/2023	318,500	321,303	FALSE	Flat				74	4,304	4,342	Leasehold
Flat 10, Dene Court, 34, Spring Road, Feltham TW13 7ED	TW13 7ED	TW13 7	28/10/2022	240,000	226,188	FALSE	Flat				52	4,615	4,350	Leasehold
Flat 17, Dene Court, 34, Spring Road, Feltham TW13 7ED	TW13 7ED	TW13 7	16/11/2022	245,000	231,593	FALSE	Flat				52	4,712	4,454	Leasehold
Flat 9, Dene Court, 34, Spring Road, Feltham TW13 7ED	TW13 7ED	TW13 7	27/01/2023	250,000	242,127	FALSE	Flat				52	4,808	4,656	Leasehold
Flat 4, Astrid House, Browells Lane, Feltham TW13 7EG	TW13 7EG	TW13 7	28/07/2022	280,000	278,016	FALSE	Flat		2	2	65	4,308	4,277	Leasehold
24, Badger Close, Feltham TW13 7HA	TW13 7HA	TW13 7	24/02/2023	180,000	174,466	FALSE	Flat		1	1	27	6,667	6,462	Leasehold
26, Tanglewood Way, Feltham TW13 7HB	TW13 7HB	TW13 7	26/05/2022	215,000	220,778	FALSE	Flat		1	1	43	5,000	5,134	Leasehold
47, Tanglewood Way, Feltham TW13 7HB	TW13 7HB	TW13 7	05/01/2024	423,000	417,263	FALSE	Terraced		2	3	68	6,221	6,136	Freehold
48, Tanglewood Way, Feltham TW13 7HB	TW13 7HB	TW13 7	27/01/2023	460,000	443,629	FALSE	Terraced		2	3	68	6,765	6,524	Freehold
4, Sycamore Close, Feltham TW13 7HP	TW13 7HP	TW13 7	17/08/2023	385,000	371,761	FALSE	Semi_Detached		2	3	68	5,662	5,467	Freehold
25, Brookside Close, Feltham TW13 7HR	TW13 7HR	TW13 7	18/08/2023	435,000	420,041	FALSE	Semi_Detached		2	3	69	6,304	6,088	Freehold
19, Brookside Close, Feltham TW13 7HR	TW13 7HR	TW13 7	19/05/2023	422,500	428,704	FALSE	Terraced		2	2	56	7,545	7,655	Freehold
62, Deerhurst Close, Feltham TW13 7HT	TW13 7HT	TW13 7	24/10/2023	275,000	265,119	FALSE	Flat		2	2	57	4,825	4,651	Leasehold
81, Deerhurst Close, Feltham TW13 7HT	TW13 7HT	TW13 7	30/03/2022	202,000	210,167	FALSE	Flat		1	1	45	4,489	4,670	Leasehold
80, Deerhurst Close, Feltham TW13 7HT	TW13 7HT	TW13 7	21/10/2022	165,000	155,504	FALSE	Flat		1	1	27	6,111	5,759	Leasehold
72, Deerhurst Close, Feltham TW13 7HT	TW13 7HT	TW13 7	03/11/2022	170,000	160,697	FALSE	Flat		1	1	27	6,296	5,952	Leasehold
27, Deerhurst Close, Feltham TW13 7HU	TW13 7HU	TW13 7	28/09/2023	228,000	217,644	FALSE	Flat		1	1	45	5,067	4,837	Leasehold
44, Harvest Road, Feltham TW13 7JG	TW13 7JG	TW13 7	14/01/2022	492,500	524,776	FALSE	Terraced		3	4	114	4,320	4,603	Freehold
10, Harvest Road, Feltham TW13 7JG	TW13 7JG	TW13 7	24/07/2023	410,000	408,817	FALSE	Terraced		3	3	86	4,767	4,754	Freehold
20, Harvest Road, Feltham TW13 7JG	TW13 7JG	TW13 7	23/02/2024	400,000	400,000	FALSE	Terraced		3	3	78	5,128	5,128	Freehold
59, Harvest Road, Feltham TW13 7JH	TW13 7JH	TW13 7	28/09/2023	660,000	620,241	FALSE	Semi_Detached				174	3,793	3,565	Freehold
25, Harvest Road, Feltham TW13 7JH	TW13 7JH	TW13 7	27/09/2022	500,000	476,255	FALSE	Semi_Detached		2	3	94	5,319	5,067	Freehold
5, Harvest Road, Feltham TW13 7JH	TW13 7JH	TW13 7	10/11/2022	505,000	474,261	FALSE	Semi_Detached		2	3	78	6,474	6,080	Freehold
18, Hayling Avenue, Feltham TW13 7JN	TW13 7JN	TW13 7	19/01/2022	490,000	518,433	FALSE	Semi_Detached		3	3	95	5,158	5,457	Freehold
34, Craigwell Avenue, Feltham TW13 7JP	TW13 7JP	TW13 7	16/01/2024	475,000	467,344	FALSE	Semi_Detached		3	3	94	5,053	4,972	Freehold
16, Craigwell Avenue, Feltham TW13 7JP	TW13 7JP	TW13 7	25/11/2022	494,000	463,930	FALSE	Semi_Detached		3	3	83	5,952	5,590	Freehold
73, Craigwell Avenue, Feltham TW13 7JR	TW13 7JR	TW13 7	28/10/2022	455,000	426,733	FALSE	Semi_Detached		3	3	75	6,067	5,690	Freehold
15, Sherringham Avenue, Feltham TW13 7JW	TW13 7JW	TW13 7	25/10/2022	500,000	468,938	FALSE	Semi_Detached		3	3	110	4,545	4,263	Freehold
2, Parkfield Crescent, Feltham TW13 7LA	TW13 7LA	TW13 7	17/07/2023	287,686	286,462	FALSE	Semi_Detached		1	1	59	4,876	4,855	Freehold
22, Parkfield Crescent, Feltham TW13 7LA	TW13 7LA	TW13 7	03/11/2023	402,500	390,000	FALSE	Semi_Detached		2	3	51	7,892	7,647	Freehold
45, Parkfield Crescent, Feltham TW13 7LB	TW13 7LB	TW13 7	17/03/2023	400,000	388,113	FALSE	Semi_Detached		2	3	68	5,882	5,708	Freehold
49, Parkfield Crescent, Feltham TW13 7LB	TW13 7LB	TW13 7	22/08/2023	472,297	456,056	FALSE	Semi_Detached		2	3	73	6,470	6,247	Freehold
23, Parkfield Crescent, Feltham TW13 7LB	TW13 7LB	TW13 7	15/06/2022	415,000	416,483	FALSE	Semi_Detached		2	3	54	7,685	7,713	Freehold
93, Parkfield Road, Feltham TW13 7LE	TW13 7LE	TW13 7	07/01/2022	365,000	388,921	FALSE	Terraced		2	2	60	6,083	6,482	Freehold
2, Parkfield Avenue, Feltham TW13 7LF	TW13 7LF	TW13 7	04/05/2022	390,000	403,211	FALSE	Semi_Detached		2	2	61	6,393	6,610	Freehold
12, Tawny Close, Feltham TW13 7LH	TW13 7LH	TW13 7	28/09/2022	216,000	206,189	FALSE	Flat		1	1	44	4,909	4,686	Leasehold
4, Charleston Close, Feltham TW13 7LJ	TW13 7LJ	TW13 7	08/03/2023	260,000	255,144	FALSE	Flat		2	2	57	4,561	4,476	Leasehold
41, Charleston Close, Feltham TW13 7LJ	TW13 7LJ	TW13 7	09/11/2022	351,000	330,212	FALSE	Terraced		1	1	57	6,158	5,793	Freehold
4, Chervil Close, Feltham TW13 7LL	TW13 7LL	TW13 7	07/11/2022	255,000	239,898	FALSE	Terraced		1	1	38	6,711	6,313	Freehold
49, Parkfield Road, Feltham TW13 7LQ	TW13 7LQ	TW13 7	24/10/2022	478,000	443,695	FALSE	Detached		2	3	92	5,196	4,823	Freehold
68, Bertelli Place, Feltham TW13 7NF	TW13 7NF	TW13 7	30/08/2023	380,000	371,457	FALSE	Flat		2	3	85	4,471	4,370	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
71, Queens Avenue, Feltham TW13 7NT	TW13 7NT	TW13 7	18/02/2022	675,000	710,420	FALSE	Semi_Detached		3	4	130	5,192	5,465	Freehold
59, Queens Avenue, Feltham TW13 7NT	TW13 7NT	TW13 7	23/03/2022	670,000	708,343	FALSE	Semi_Detached		3	4	121	5,537	5,854	Freehold
46, Queens Avenue, Feltham TW13 7NU	TW13 7NU	TW13 7	11/04/2022	560,000	585,872	FALSE	Semi_Detached		2	3	98	5,714	5,978	Freehold
38, Queens Avenue, Feltham TW13 7NU	TW13 7NU	TW13 7	06/09/2022	850,000	802,583	FALSE	Detached		3	4	116	7,328	6,919	Freehold
25, Elizabeth Way, Feltham TW13 7PF	TW13 7PF	TW13 7	25/11/2022	660,000	612,219	FALSE	Detached		2	3	102	6,471	6,002	Freehold
28, Elizabeth Way, Feltham TW13 7PH	TW13 7PH	TW13 7	06/05/2022	752,000	777,473	FALSE	Semi_Detached				106	7,094	7,335	Freehold
9, Seymour Gardens, Feltham TW13 7PQ	TW13 7PQ	TW13 7	18/05/2022	875,000	893,908	FALSE	Detached				162	5,401	5,518	Freehold
220, Elmwood Avenue, Feltham TW13 7QA	TW13 7QA	TW13 7	06/05/2022	310,000	318,331	FALSE	Flat		2	3	78	3,974	4,081	Leasehold
8, Parr Court, Castle Way, Feltham TW13 7QF	TW13 7QF	TW13 7	07/11/2022	315,000	297,762	FALSE	Flat		2	3	71	4,437	4,194	Leasehold
15, Tudor Court, Castle Way, Feltham TW13 7QQ	TW13 7QQ	TW13 7	20/12/2022	515,000	498,062	FALSE	Terraced		3	4	116	4,440	4,294	Freehold
23, Tudor Court, Castle Way, Feltham TW13 7QQ	TW13 7QQ	TW13 7	25/07/2022	646,871	648,749	FALSE	Terraced		3	3	114	5,674	5,691	Freehold
		TW13 7 Average		Feltham								5,487	5,428	
10, Durham Road, Feltham TW14 0AD	TW14 0AD	TW14 0	20/10/2022	525,000	492,566	FALSE	Terraced		3	4	115	4,565	4,283	Freehold
62, Durham Road, Feltham TW14 0AD	TW14 0AD	TW14 0	19/05/2022	425,000	439,396	FALSE	Semi_Detached		3	3	74	5,743	5,938	Freehold
30, Durham Road, Feltham TW14 0AD	TW14 0AD	TW14 0	29/04/2022	385,000	402,787	FALSE	Semi_Detached		2	3	62	6,210	6,497	Freehold
14, Durham Road, Feltham TW14 0AD	TW14 0AD	TW14 0	05/07/2023	490,000	487,915	FALSE	Semi_Detached		2	3	67	7,313	7,282	Freehold
128, Durham Road, Feltham TW14 0AE	TW14 0AE	TW14 0	23/09/2022	409,000	389,577	FALSE	Semi_Detached		3	3	78	5,244	4,995	Freehold
86, Durham Road, Feltham TW14 0AE	TW14 0AE	TW14 0	09/12/2022	391,000	377,036	FALSE	Semi_Detached		2	2	52	7,519	7,251	Freehold
127, The Drive, Feltham TW14 0AH	TW14 0AH	TW14 0	24/06/2022	400,000	401,430	FALSE	Semi_Detached		2	3	90	4,444	4,460	Freehold
61, The Drive, Feltham TW14 0AQ	TW14 0AQ	TW14 0	10/02/2023	495,000	478,719	FALSE	Terraced		2	3	76	6,513	6,299	Freehold
35, Hounslow Road, Feltham TW14 0AU	TW14 0AU	TW14 0	17/11/2022	625,000	586,957	FALSE	Semi_Detached		3	3	101	6,188	5,811	Freehold
35, Brainton Avenue, Feltham TW14 0AZ	TW14 0AZ	TW14 0	30/10/2023	380,000	361,219	FALSE	Semi_Detached		2	3	61	6,230	5,922	Freehold
55, Brainton Avenue, Feltham TW14 0AZ	TW14 0AZ	TW14 0	18/03/2022	385,000	411,819	FALSE	Terraced		2	3	64	6,016	6,435	Freehold
43, Brainton Avenue, Feltham TW14 0AZ	TW14 0AZ	TW14 0	18/03/2022	355,000	379,729	FALSE	Terraced		2	3	56	6,339	6,781	Freehold
45, Brainton Avenue, Feltham TW14 0AZ	TW14 0AZ	TW14 0	07/09/2022	410,000	390,503	FALSE	Terraced		2	2	55	7,455	7,100	Freehold
103, Hounslow Road, Feltham TW14 0BB	TW14 0BB	TW14 0	19/08/2022	458,000	447,794	FALSE	Semi_Detached		2	3	86	5,326	5,207	Freehold
115, Hounslow Road, Feltham TW14 0BB	TW14 0BB	TW14 0	21/12/2022	550,000	524,374	FALSE	Detached		3	3	90	6,111	5,826	Freehold
81, Hounslow Road, Feltham TW14 0BB	TW14 0BB	TW14 0	12/05/2023	530,000	531,894	FALSE	Semi_Detached		3	3	87	6,092	6,114	Freehold
56, Becketts Close, Feltham TW14 0BG	TW14 0BG	TW14 0	06/01/2022	280,000	290,840	FALSE	Flat		2	2	61	4,590	4,768	Leasehold
34, Becketts Close, Feltham TW14 0BG	TW14 0BG	TW14 0	27/01/2023	430,000	414,696	FALSE	Terraced		3	3	82	5,244	5,057	Freehold
25, Becketts Close, Feltham TW14 0BG	TW14 0BG	TW14 0	17/01/2022	395,000	417,920	FALSE	Semi_Detached		2	3	73	5,411	5,725	Freehold
54, Field Road, Feltham TW14 0BH	TW14 0BH	TW14 0	17/02/2022	315,000	324,787	FALSE	Flat		2	3	76	4,145	4,274	Leasehold
116, Field Road, Feltham TW14 0BJ	TW14 0BJ	TW14 0	29/07/2022	450,000	449,360	FALSE	Semi_Detached		2	3	83	5,422	5,414	Freehold
64, Becketts Close, Feltham TW14 0BP	TW14 0BP	TW14 0	30/03/2023	275,000	269,864	FALSE	Flat		2	2	57	4,825	4,734	Leasehold
209, Field Road, Feltham TW14 0BQ	TW14 0BQ	TW14 0	10/03/2023	285,000	279,677	FALSE	Flat		2	2	57	5,000	4,907	Leasehold
143, Field Road, Feltham TW14 0BQ	TW14 0BQ	TW14 0	18/08/2023	295,000	288,368	FALSE	Flat		2	3	55	5,364	5,243	Leasehold
210, Hounslow Road, Feltham TW14 0BW	TW14 0BW	TW14 0	20/07/2023	350,000	348,990	FALSE	Terraced		2	3	67	5,224	5,209	Freehold
12, Denham Road, Feltham TW14 0DB	TW14 0DB	TW14 0	21/06/2023	420,000	418,184	FALSE	Terraced		3	3	97	4,330	4,311	Freehold
42, Denham Road, Feltham TW14 0DB	TW14 0DB	TW14 0	15/02/2022	495,000	524,609	FALSE	Terraced		3	3	112	4,420	4,684	Freehold
7, Denham Road, Feltham TW14 0DB	TW14 0DB	TW14 0	24/05/2022	480,000	501,406	FALSE	Terraced		2	3	70	6,857	7,163	Freehold
7, Chichester Way, Feltham TW14 0DF	TW14 0DF	TW14 0	11/11/2022	387,000	364,080	FALSE	Terraced		2	2	69	5,609	5,277	Freehold
161, Sparrow Farm Drive, Feltham TW14 0DG	TW14 0DG	TW14 0	15/12/2022	505,000	488,390	FALSE	Terraced		3	3	87	5,805	5,614	Freehold
107, Sparrow Farm Drive, Feltham TW14 0DJ	TW14 0DJ	TW14 0	27/07/2023	450,000	448,701	FALSE	Terraced		2	3	87	5,172	5,157	Freehold
124, Sparrow Farm Drive, Feltham TW14 0DN	TW14 0DN	TW14 0	25/08/2022	509,950	499,115	FALSE	Terraced		3	4	108	4,722	4,621	Freehold
116, Sparrow Farm Drive, Feltham TW14 0DN	TW14 0DN	TW14 0	01/09/2023	425,000	398,744	FALSE	Terraced		2	3	86	4,942	4,637	Freehold
94, Sparrow Farm Drive, Feltham TW14 0DN	TW14 0DN	TW14 0	01/06/2023	510,000	505,678	FALSE	Semi_Detached		2	2	72	7,083	7,023	Freehold
146, Cygnet Avenue, Feltham TW14 0DT	TW14 0DT	TW14 0	06/09/2022	525,000	500,034	FALSE	Terraced				141	3,723	3,546	Freehold
153, Cygnet Avenue, Feltham TW14 0DU	TW14 0DU	TW14 0	22/09/2023	370,000	347,142	FALSE	Terraced		2	3	86	4,302	4,037	Freehold
97, Cygnet Avenue, Feltham TW14 0DU	TW14 0DU	TW14 0	07/06/2022	435,000	436,555	FALSE	Semi_Detached		3	3	91	4,780	4,797	Freehold
10, Cygnet Avenue, Feltham TW14 0DX	TW14 0DX	TW14 0	25/01/2022	445,000	474,163	FALSE	Terraced		3	4	112	3,973	4,234	Freehold
11, Cygnet Avenue, Feltham TW14 0DZ	TW14 0DZ	TW14 0	23/02/2024	425,000	425,000	FALSE	Terraced		3	4	97	4,381	4,381	Freehold
25, Cygnet Avenue, Feltham TW14 0DZ	TW14 0DZ	TW14 0	24/01/2022	450,000	479,491	FALSE	Terraced		3	3	82	5,488	5,847	Freehold
29, Sparrow Farm Drive, Feltham TW14 0EA	TW14 0EA	TW14 0	18/02/2022	405,000	426,252	FALSE	Semi_Detached		2	3	93	4,355	4,583	Freehold
8, Carlton Avenue, Feltham TW14 0EF	TW14 0EF	TW14 0	05/05/2023	496,000	497,773	FALSE	Semi_Detached		3	3	89	5,573	5,593	Freehold
73, Carlton Avenue, Feltham TW14 0EJ	TW14 0EJ	TW14 0	04/04/2022	465,000	486,483	FALSE	Semi_Detached		3	3	115	4,043	4,230	Freehold
3, Fareham Road, Feltham TW14 0EQ	TW14 0EQ	TW14 0	24/10/2023	611,000	580,802	FALSE	Semi_Detached		3	3	153	3,993	3,796	Freehold
79, Beeston Way, Feltham TW14 0EU	TW14 0EU	TW14 0	16/05/2022	444,000	463,800	FALSE	Terraced		2	3	78	5,692	5,946	Freehold
49, Beeston Way, Feltham TW14 0EU	TW14 0EU	TW14 0	29/09/2022	440,000	419,076	FALSE	Terraced		3	3	64	6,875	6,548	Freehold
72, Viola Avenue, Feltham TW14 0EW	TW14 0EW	TW14 0	27/04/2023	340,000	334,286	FALSE	Semi_Detached		2	2	55	6,182	6,078	Freehold
17, Baber Drive, Feltham TW14 0EX	TW14 0EX	TW14 0	15/09/2023	415,000	389,362	FALSE	Terraced		3	3	89	4,663	4,375	Freehold
23, Baber Drive, Feltham TW14 0EX	TW14 0EX	TW14 0	28/04/2023	460,000	452,269	FALSE	Semi_Detached		3	3	95	4,842	4,761	Freehold
10, Baber Drive, Feltham TW14 0EX	TW14 0EX	TW14 0	16/12/2022	460,000	443,571	FALSE	Semi_Detached		2	3	71	6,479	6,247	Freehold
5, Baber Drive, Feltham TW14 0EX	TW14 0EX	TW14 0	27/06/2022	510,000	515,219	FALSE	Terraced		3	3	74	6,892	6,962	Freehold
26, Byward Avenue, Feltham TW14 0EY	TW14 0EY	TW14 0	13/07/2022	454,000	455,318	FALSE	Terraced		2	3	61	7,443	7,464	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
22, Staines Road, Feltham TW14 0HD	TW14 0HD	TW14 0	17/11/2023	212,500	208,531	FALSE	Flat		2	2	50	4,250	4,171	Leasehold
18, Roman Close, Feltham TW14 0HF	TW14 0HF	TW14 0	22/11/2022	320,000	302,489	FALSE	Flat		2	3	59	5,424	5,127	Leasehold
13, Roman Close, Feltham TW14 0HF	TW14 0HF	TW14 0	07/06/2023	330,000	327,920	FALSE	Flat		2	2	62	5,323	5,289	Leasehold
5, Clymping Dene, Feltham TW14 0JA	TW14 0JA	TW14 0	24/03/2022	505,000	540,178	FALSE	Terraced		3	4	121	4,174	4,464	Freehold
18, Clymping Dene, Feltham TW14 0JA	TW14 0JA	TW14 0	30/01/2023	310,000	296,687	FALSE	Semi_Detached		2	2	58	5,345	5,115	Leasehold
Westburra, Walsham Road, Feltham TW14 0JD	TW14 0JD	TW14 0	25/02/2022	350,000	361,333	FALSE	Detached		3	3	105	3,333	3,441	Freehold
4, The Dell, Feltham TW14 0JF	TW14 0JF	TW14 0	28/01/2022	265,000	275,259	FALSE	Flat		2	2	69	3,841	3,989	Leasehold
61, Harlington Road West, Feltham TW14 0JG	TW14 0JG	TW14 0	26/02/2024	520,000	520,000	FALSE	Semi_Detached		3	3	95	5,474	5,474	Freehold
76a, Harlington Road West, Feltham TW14 0JJ	TW14 0JJ	TW14 0	10/01/2022	290,000	301,227	FALSE	Flat		2	3	52	5,577	5,793	Leasehold
35, Lansbury Avenue, Feltham TW14 0JN	TW14 0JN	TW14 0	21/01/2022	460,000	490,146	FALSE	Terraced		3	3	72	6,389	6,808	Freehold
28a, Lansbury Avenue, Feltham TW14 0JP	TW14 0JP	TW14 0	11/09/2023	300,000	286,374	FALSE	Flat		2	3	61	4,918	4,695	Leasehold
110, Lansbury Avenue, Feltham TW14 0JR	TW14 0JR	TW14 0	18/07/2023	455,000	453,687	FALSE	Terraced		3	3	72	6,319	6,301	Freehold
139, Staines Road, Feltham TW14 0JS	TW14 0JS	TW14 0	12/10/2022	510,000	478,493	FALSE	Terraced		2	2	81	6,296	5,907	Freehold
56, Staines Road, Feltham TW14 0JT	TW14 0JT	TW14 0	13/01/2023	544,000	520,638	FALSE	Semi_Detached		3	4	110	4,945	4,733	Freehold
79, Lansbury Avenue, Feltham TW14 0JW	TW14 0JW	TW14 0	08/09/2023	468,000	439,088	FALSE	Terraced		2	3	80	5,850	5,489	Freehold
75, The Vale, Feltham TW14 0JY	TW14 0JY	TW14 0	29/07/2022	292,000	289,931	FALSE	Flat		2	2	62	4,710	4,676	Leasehold
4, The Vale, Feltham TW14 0JY	TW14 0JY	TW14 0	27/09/2023	309,500	295,442	FALSE	Flat		2	2	60	5,158	4,924	Leasehold
31, The Vale, Feltham TW14 0JZ	TW14 0JZ	TW14 0	22/07/2022	300,000	297,874	FALSE	Flat		2	2	59	5,085	5,049	Leasehold
9, The Vale, Feltham TW14 0JZ	TW14 0JZ	TW14 0	04/03/2022	300,000	312,129	FALSE	Flat		2	2	61	4,918	5,117	Leasehold
138, Faggs Road, Feltham TW14 0NB	TW14 0NB	TW14 0	18/02/2022	563,000	592,543	FALSE	Semi_Detached		2	3	90	6,256	6,584	Freehold
24, Dockwell Close, Feltham TW14 0QA	TW14 0QA	TW14 0	24/02/2022	215,000	221,680	FALSE	Flat		2	2	58	3,707	3,822	Leasehold
6, River Gardens, Feltham TW14 0RE	TW14 0RE	TW14 0	08/06/2022	228,000	227,100	FALSE	Flat		2	2	43	5,302	5,281	Leasehold
		TW14 0 Average		Feltham								5,375	5,347	
45, Colonial Road, Feltham TW14 8AA	TW14 8AA	TW14 8	23/09/2022	560,000	533,406	FALSE	Semi_Detached		3	3	132	4,242	4,041	Freehold
23, Colonial Road, Feltham TW14 8AA	TW14 8AA	TW14 8	20/02/2023	565,000	536,437	FALSE	Detached		3	3	126	4,484	4,257	Freehold
13, Colonial Road, Feltham TW14 8AA	TW14 8AA	TW14 8	23/06/2023	460,000	458,012	FALSE	Terraced		2	3	83	5,542	5,518	Freehold
43, Colonial Road, Feltham TW14 8AA	TW14 8AA	TW14 8	17/11/2022	510,000	478,957	FALSE	Semi_Detached		2	3	86	5,930	5,569	Freehold
35, Colonial Road, Feltham TW14 8AA	TW14 8AA	TW14 8	07/09/2023	575,000	536,276	FALSE	Detached		3	3	78	7,372	6,875	Freehold
3, Gould Road, Feltham TW14 8AB	TW14 8AB	TW14 8	26/04/2022	586,000	603,611	FALSE	Detached		3	4	109	5,376	5,538	Freehold
11, Imperial Road, Feltham TW14 8AF	TW14 8AF	TW14 8	04/12/2023	260,000	264,403	FALSE	Flat		1	1	43	6,047	6,149	Leasehold
4, Imperial Road, Feltham TW14 8AG	TW14 8AG	TW14 8	15/09/2023	425,000	398,744	FALSE	Terraced		3	3	86	4,942	4,637	Freehold
30, Imperial Road, Feltham TW14 8AG	TW14 8AG	TW14 8	02/05/2023	500,000	501,787	FALSE	Semi_Detached		3	4	107	4,673	4,690	Freehold
23, Beech Road, Feltham TW14 8AH	TW14 8AH	TW14 8	28/01/2022	430,050	455,004	FALSE	Semi_Detached		3	3	78	5,513	5,833	Freehold
85, Beech Road, Feltham TW14 8AJ	TW14 8AJ	TW14 8	07/07/2022	465,000	464,339	FALSE	Semi_Detached		3	3	88	5,284	5,277	Freehold
81, Beech Road, Feltham TW14 8AJ	TW14 8AJ	TW14 8	06/07/2023	515,000	512,809	FALSE	Semi_Detached		3	3	91	5,659	5,635	Freehold
2, Bridlepath Way, Feltham TW14 8AL	TW14 8AL	TW14 8	21/11/2023	465,000	450,559	FALSE	Semi_Detached		3	3	97	4,794	4,645	Freehold
35, Bridlepath Way, Feltham TW14 8AL	TW14 8AL	TW14 8	25/07/2022	624,987	624,098	FALSE	Semi_Detached		3	3	92	6,793	6,784	Freehold
4, Ash Grove, Feltham TW14 8AR	TW14 8AR	TW14 8	03/03/2023	490,000	475,439	FALSE	Semi_Detached		3	3	91	5,385	5,225	Freehold
12, Oak Way, Feltham TW14 8AS	TW14 8AS	TW14 8	23/06/2023	553,000	548,314	FALSE	Semi_Detached		3	3	84	6,583	6,528	Freehold
2, Oak Way, Feltham TW14 8AS	TW14 8AS	TW14 8	14/02/2022	489,750	515,449	FALSE	Semi_Detached		2	2	76	6,444	6,782	Freehold
71, Oak Way, Feltham TW14 8AT	TW14 8AT	TW14 8	08/08/2023	295,000	288,368	FALSE	Flat		2	2	57	5,175	5,059	Leasehold
51, Oak Way, Feltham TW14 8AT	TW14 8AT	TW14 8	29/03/2022	300,000	312,129	FALSE	Flat		2	2	58	5,172	5,382	Leasehold
49, Oak Way, Feltham TW14 8AT	TW14 8AT	TW14 8	08/11/2022	295,000	278,857	FALSE	Flat		2	2	49	6,020	5,691	Leasehold
7, Southville Road, Feltham TW14 8AX	TW14 8AX	TW14 8	22/03/2023	505,000	489,993	FALSE	Semi_Detached		2	3	111	4,550	4,414	Freehold
60, Sandy Drive, Feltham TW14 8BE	TW14 8BE	TW14 8	17/03/2023	245,000	240,424	FALSE	Flat		2	3	69	3,551	3,484	Leasehold
32, Sandy Drive, Feltham TW14 8BE	TW14 8BE	TW14 8	19/12/2022	315,000	306,493	FALSE	Flat		2	3	82	3,841	3,738	Leasehold
44, Wooldridge Close, Feltham TW14 8BF	TW14 8BF	TW14 8	28/10/2022	260,000	245,037	FALSE	Flat		2	2	58	4,483	4,225	Leasehold
75, Wooldridge Close, Feltham TW14 8BF	TW14 8BF	TW14 8	14/02/2022	220,000	226,836	FALSE	Flat		1	1	48	4,583	4,726	Leasehold
72, Wooldridge Close, Feltham TW14 8BF	TW14 8BF	TW14 8	03/11/2023	200,000	196,265	FALSE	Flat		1	1	38	5,263	5,165	Leasehold
177, Wooldridge Close, Feltham TW14 8BH	TW14 8BH	TW14 8	29/04/2022	220,000	226,465	FALSE	Flat		1	1	47	4,681	4,818	Leasehold
230, Wooldridge Close, Feltham TW14 8BJ	TW14 8BJ	TW14 8	25/08/2022	180,000	175,410	FALSE	Flat		2	2	45	4,000	3,898	Leasehold
206, Wooldridge Close, Feltham TW14 8BJ	TW14 8BJ	TW14 8	04/02/2022	214,000	220,649	FALSE	Flat		1	1	53	4,038	4,163	Leasehold
180, Wooldridge Close, Feltham TW14 8BJ	TW14 8BJ	TW14 8	28/10/2022	218,000	205,454	FALSE	Flat		1	1	43	5,070	4,778	Leasehold
354, Staines Road, Feltham TW14 8DA	TW14 8DA	TW14 8	09/01/2023	475,000	454,601	FALSE	Semi_Detached		3	3	74	6,419	6,143	Freehold
514, Staines Road, Feltham TW14 8DF	TW14 8DF	TW14 8	13/07/2023	550,000	548,413	FALSE	Terraced		3	4	103	5,340	5,324	Freehold
9, East Road, Feltham TW14 8DG	TW14 8DG	TW14 8	20/12/2022	392,500	379,591	FALSE	Terraced		2	3	62	6,331	6,122	Freehold
209, Page Road, Feltham TW14 8DL	TW14 8DL	TW14 8	18/11/2022	512,000	480,835	FALSE	Semi_Detached		3	3	98	5,224	4,906	Freehold
210, Page Road, Feltham TW14 8DN	TW14 8DN	TW14 8	21/09/2023	552,500	519,217	FALSE	Semi_Detached				148	3,733	3,508	Freehold
16, East Road, Feltham TW14 8DQ	TW14 8DQ	TW14 8	30/08/2023	388,000	374,657	FALSE	Semi_Detached		3	4	70	5,543	5,352	Freehold
4, East Road, Feltham TW14 8DQ	TW14 8DQ	TW14 8	17/06/2022	385,000	388,940	FALSE	Terraced		2	2	68	5,662	5,720	Freehold
56, East Road, Feltham TW14 8DQ	TW14 8DQ	TW14 8	18/02/2022	380,000	399,940	FALSE	Semi_Detached		3	3	56	6,786	7,142	Freehold
95, Hatchett Road, Feltham TW14 8DX	TW14 8DX	TW14 8	17/02/2023	305,000	295,623	FALSE	Flat		2	2	76	4,013	3,890	Leasehold
69, Hatchett Road, Feltham TW14 8DX	TW14 8DX	TW14 8	17/02/2023	435,000	420,693	FALSE	Terraced		2	3	89	4,888	4,727	Freehold
88, Hatchett Road, Feltham TW14 8DX	TW14 8DX	TW14 8	25/02/2022	400,000	423,926	FALSE	Terraced		2	3	85	4,706	4,987	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
40, Dudley Road, Feltham TW14 8EH	TW14 8EH	TW14 8	24/01/2023	565,000	540,736	FALSE	Semi_Detached		3	4	135	4,185	4,005	Freehold
32, Dudley Road, Feltham TW14 8EH	TW14 8EH	TW14 8	27/07/2023	450,000	448,085	FALSE	Semi_Detached		2	3	86	5,233	5,210	Freehold
5, Dudley Road, Feltham TW14 8EJ	TW14 8EJ	TW14 8	17/05/2023	440,000	441,573	FALSE	Semi_Detached		3	3	91	4,835	4,852	Freehold
7, Fawns Manor Close, Feltham TW14 8EN	TW14 8EN	TW14 8	07/01/2022	335,000	356,955	FALSE	Terraced		2	2	55	6,091	6,490	Freehold
26, Fawns Manor Close, Feltham TW14 8EN	TW14 8EN	TW14 8	21/12/2022	378,000	365,568	FALSE	Terraced		2	2	55	6,873	6,647	Freehold
13, Sherborne Road, Bedfont, Feltham TW14 8ES	TW14 8ES	TW14 8	28/01/2022	440,000	465,531	FALSE	Semi_Detached		3	3	92	4,783	5,060	Freehold
32, Sherborne Road, Bedfont, Feltham TW14 8ES	TW14 8ES	TW14 8	24/03/2022	495,000	523,328	FALSE	Semi_Detached		2	3	86	5,756	6,085	Freehold
10, Peacock Avenue, Feltham TW14 8ET	TW14 8ET	TW14 8	28/04/2022	470,000	496,590	FALSE	Terraced		3	4	117	4,017	4,244	Freehold
38, Grovestile Waye, Feltham TW14 8EX	TW14 8EX	TW14 8	13/10/2022	465,000	436,273	FALSE	Terraced		3	3	111	4,189	3,930	Freehold
36, Grovestile Waye, Feltham TW14 8EX	TW14 8EX	TW14 8	14/04/2023	490,000	487,882	FALSE	Terraced		2	3	87	5,632	5,608	Freehold
67, Grovestile Waye, Feltham TW14 8EZ	TW14 8EZ	TW14 8	10/06/2022	445,000	446,590	FALSE	Semi_Detached		3	4	94	4,734	4,751	Freehold
Flat 2, 22, Lewin Terrace, Feltham TW14 8FD	TW14 8FD	TW14 8	06/12/2022	265,000	257,843	FALSE	Flat		2	2	52	5,096	4,959	Leasehold
91, Bethany Waye, Feltham TW14 8HH	TW14 8HH	TW14 8	15/07/2022	180,000	178,724	FALSE	Flat		1	1	51	3,529	3,504	Leasehold
105, Bethany Waye, Feltham TW14 8HH	TW14 8HH	TW14 8	03/05/2023	250,000	252,200	FALSE	Flat		2	2	62	4,032	4,068	Leasehold
30, New Road, Bedfont, Feltham TW14 8HN	TW14 8HN	TW14 8	06/05/2022	495,000	511,767	FALSE	Semi_Detached		3	3	83	5,964	6,166	Freehold
20, New Road, Bedfont, Feltham TW14 8HN	TW14 8HN	TW14 8	04/11/2022	487,000	458,158	FALSE	Terraced		2	3	73	6,671	6,276	Freehold
1, Dorchester Drive, Feltham TW14 8HP	TW14 8HP	TW14 8	16/05/2022	470,000	480,156	FALSE	Detached		3	3	89	5,281	5,395	Freehold
3, Dorchester Drive, Feltham TW14 8HP	TW14 8HP	TW14 8	11/03/2022	480,000	507,470	FALSE	Semi_Detached		3	3	70	6,857	7,250	Freehold
73, New Road, Bedfont, Feltham TW14 8HR	TW14 8HR	TW14 8	11/11/2022	435,000	408,522	FALSE	Semi_Detached		2	3	78	5,577	5,237	Freehold
Flat 2, Bramley Court, 59 - 61, New Road, Bedfont, Feltham TW14 8HR	TW14 8HR	TW14 8	11/08/2022	285,000	277,732	FALSE	Flat		2	2	52	5,481	5,341	Leasehold
88, New Road, Bedfont, Feltham TW14 8HT	TW14 8HT	TW14 8	28/04/2022	400,000	418,480	FALSE	Semi_Detached		3	3	102	3,922	4,103	Freehold
84, New Road, Bedfont, Feltham TW14 8HT	TW14 8HT	TW14 8	06/05/2022	351,000	362,890	FALSE	Semi_Detached		2	3	70	5,014	5,184	Freehold
120, New Road, Bedfont, Feltham TW14 8HT	TW14 8HT	TW14 8	27/06/2022	396,500	400,558	FALSE	Terraced		2	2	72	5,507	5,563	Freehold
43, New Road, Bedfont, Feltham TW14 8HW	TW14 8HW	TW14 8	09/12/2022	445,000	429,107	FALSE	Semi_Detached		2	3	98	4,541	4,379	Freehold
19, New Road, Bedfont, Feltham TW14 8HW	TW14 8HW	TW14 8	05/07/2022	460,000	459,346	FALSE	Semi_Detached		3	3	95	4,842	4,835	Freehold
17, New Road, Bedfont, Feltham TW14 8HW	TW14 8HW	TW14 8	15/08/2023	375,000	361,906	FALSE	Flat		1	1	45	8,333	8,042	Freehold
Flat 50, Bensington Court, New Road, Bedfont, Feltham TW14 8HX	TW14 8HX	TW14 8	15/03/2022	240,000	249,703	FALSE	Flat		2	2	68	3,529	3,672	Leasehold
Flat 49, Bensington Court, New Road, Bedfont, Feltham TW14 8HX	TW14 8HX	TW14 8	24/02/2023	285,000	276,238	FALSE	Flat		2	2	69	4,130	4,003	Leasehold
Flat 7, Rowan House, Hatton Road, Feltham TW14 8JA	TW14 8JA	TW14 8	18/05/2023	225,000	226,980	FALSE	Flat		1	1	44	5,114	5,159	Leasehold
25, North Road, Feltham TW14 8JB	TW14 8JB	TW14 8	21/06/2022	445,000	446,590	FALSE	Semi_Detached		3	4	103	4,320	4,336	Freehold
46, West Road, Feltham TW14 8JE	TW14 8JE	TW14 8	08/02/2023	433,000	415,538	FALSE	Semi_Detached		2	3	74	5,851	5,615	Freehold
48, West Road, Feltham TW14 8JE	TW14 8JE	TW14 8	29/08/2023	520,000	502,118	FALSE	Semi_Detached		3	4	85	6,118	5,907	Freehold
54, West Road, Feltham TW14 8JE	TW14 8JE	TW14 8	01/04/2022	496,000	518,915	FALSE	Semi_Detached		3	3	85	5,835	6,105	Freehold
66, West Road, Feltham TW14 8JE	TW14 8JE	TW14 8	14/10/2022	492,500	461,904	FALSE	Semi_Detached		3	3	75	6,567	6,159	Freehold
80, West Road, Feltham TW14 8JE	TW14 8JE	TW14 8	28/07/2023	485,000	482,936	FALSE	Semi_Detached		2	3	71	6,831	6,802	Freehold
35, West Road, Feltham TW14 8JG	TW14 8JG	TW14 8	08/03/2023	450,000	436,628	FALSE	Semi_Detached		3	3	84	5,357	5,198	Freehold
67, West Road, Feltham TW14 8JG	TW14 8JG	TW14 8	26/09/2023	460,000	432,289	FALSE	Semi_Detached		2	3	65	7,077	6,651	Freehold
18, Pates Manor Drive, Feltham TW14 8JJ	TW14 8JJ	TW14 8	08/03/2024	665,000	665,000	FALSE	Detached				157	4,236	4,236	Leasehold
23, Pates Manor Drive, Feltham TW14 8JJ	TW14 8JJ	TW14 8	26/05/2023	560,000	557,560	FALSE	Detached		3	3	112	5,000	4,978	Freehold
32, Pates Manor Drive, Feltham TW14 8JJ	TW14 8JJ	TW14 8	10/08/2023	590,000	569,399	FALSE	Terraced				114	5,175	4,995	Freehold
12, Benedict Drive, Feltham TW14 8JL	TW14 8JL	TW14 8	27/03/2023	640,000	620,981	FALSE	Semi_Detached				148	4,324	4,196	Freehold
6, Benedict Drive, Feltham TW14 8JL	TW14 8JL	TW14 8	19/12/2023	640,950	644,162	FALSE	Semi_Detached		3	3	97	6,608	6,641	Freehold
37, Hatton Road, Feltham TW14 8JN	TW14 8JN	TW14 8	02/03/2022	585,000	618,479	FALSE	Semi_Detached		3	4	125	4,680	4,948	Freehold
7, St Marys Drive, Feltham TW14 8JT	TW14 8JT	TW14 8	15/08/2022	470,000	459,526	FALSE	Semi_Detached		2	3	81	5,802	5,673	Freehold
44, Bedfont Close, Feltham TW14 8LE	TW14 8LE	TW14 8	15/12/2023	470,000	474,463	FALSE	Terraced		3	3	96	4,896	4,942	Freehold
106, Bedfont Close, Feltham TW14 8LF	TW14 8LF	TW14 8	09/03/2022	420,000	444,036	FALSE	Semi_Detached		2	2	62	6,774	7,162	Freehold
120, Bedfont Close, Feltham TW14 8LG	TW14 8LG	TW14 8	13/10/2022	450,000	422,044	FALSE	Semi_Detached		2	3	97	4,639	4,351	Freehold
111, Bedfont Close, Feltham TW14 8LH	TW14 8LH	TW14 8	30/03/2023	325,000	318,930	FALSE	Flat		2	3	67	4,851	4,760	Leasehold
107, Bedfont Close, Feltham TW14 8LH	TW14 8LH	TW14 8	25/01/2022	282,000	292,918	FALSE	Flat		2	2	40	7,050	7,323	Leasehold
43, Horsham Road, Feltham TW14 8LN	TW14 8LN	TW14 8	28/06/2022	475,000	476,698	FALSE	Semi_Detached		3	3	95	5,000	5,018	Freehold
11, Horsham Road, Feltham TW14 8LN	TW14 8LN	TW14 8	26/04/2023	400,000	393,277	FALSE	Semi_Detached		2	3	65	6,154	6,050	Freehold
15, Horsham Road, Feltham TW14 8LN	TW14 8LN	TW14 8	15/07/2022	400,000	399,431	FALSE	Semi_Detached		2	2	60	6,667	6,657	Freehold
45, Horsham Road, Feltham TW14 8LN	TW14 8LN	TW14 8	24/06/2022	435,000	436,555	FALSE	Semi_Detached		2	2	57	7,632	7,659	Freehold
6, Montrose Road, Feltham TW14 8LP	TW14 8LP	TW14 8	08/08/2023	320,000	308,996	FALSE	Flat		2	2	59	5,424	5,237	Leasehold
185, Bedfont Close, Feltham TW14 8LQ	TW14 8LQ	TW14 8	05/07/2022	280,000	278,016	FALSE	Flat		2	2	57	4,912	4,877	Leasehold
181, Bedfont Close, Feltham TW14 8LQ	TW14 8LQ	TW14 8	17/11/2023	265,000	260,051	FALSE	Flat		2	2	51	5,196	5,099	Leasehold
Flat 7, 127, Hatton Road, Feltham TW14 8LR	TW14 8LR	TW14 8	13/04/2022	150,000	154,408	FALSE	Flat		1	1	40	3,750	3,860	Leasehold
26, Bishops Drive, Feltham TW14 8LT	TW14 8LT	TW14 8	20/12/2022	240,000	233,519	FALSE	Flat		1	1	30	8,000	7,784	Leasehold
Flat 9, Thackeray Lodge, Hatton Road, Feltham TW14 8LU	TW14 8LU	TW14 8	20/04/2022	188,500	194,040	FALSE	Flat		1	1	26	7,250	7,463	Leasehold
2, Horsham Road, Feltham TW14 8LW	TW14 8LW	TW14 8	25/07/2023	600,000	594,794	FALSE	Detached		3	3	139	4,317	4,279	Freehold
30, Horsham Road, Feltham TW14 8LW	TW14 8LW	TW14 8	21/10/2022	465,000	436,273	FALSE	Terraced		2	2	98	4,745	4,452	Freehold
19, Stanwell Road, Feltham TW14 8NA	TW14 8NA	TW14 8	28/04/2023	467,500	459,643	FALSE	Semi_Detached		3	3	88	5,313	5,223	Freehold
600, Staines Road, Feltham TW14 8PG	TW14 8PG	TW14 8	08/04/2022	400,000	418,480	FALSE	Semi_Detached		2	3	83	4,819	5,042	Freehold
13, Spinney Drive, Feltham TW14 8PL	TW14 8PL	TW14 8	29/08/2023	465,000	448,764	FALSE	Terraced		2	3	89	5,225	5,042	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
4, Saffron Court, 564, Staines Road, Feltham TW14 8PQ	TW14 8PQ	TW14 8	25/04/2022	200,000	205,878	FALSE	Flat		1	1	40	5,000	5,147	Leasehold
6, Saffron Court, 564, Staines Road, Feltham TW14 8PQ	TW14 8PQ	TW14 8	29/07/2022	213,000	211,491	FALSE	Flat		1	1	38	5,605	5,566	Leasehold
624, Staines Road, Feltham TW14 8RX	TW14 8RX	TW14 8	14/07/2023	453,000	451,072	FALSE	Semi_Detached		3	3	85	5,329	5,307	Freehold
118, Kilross Road, Feltham TW14 8SA	TW14 8SA	TW14 8	04/01/2024	200,000	198,583	FALSE	Flat		1	1	37	5,405	5,367	Leasehold
114, Kilross Road, Feltham TW14 8SA	TW14 8SA	TW14 8	12/05/2022	215,000	220,778	FALSE	Flat		1	1	41	5,244	5,385	Leasehold
60, Kilross Road, Feltham TW14 8SA	TW14 8SA	TW14 8	04/11/2022	347,000	328,011	FALSE	Flat		2	2	58	5,983	5,655	Freehold
37, Kilross Road, Feltham TW14 8SB	TW14 8SB	TW14 8	14/08/2023	375,000	361,906	FALSE	Terraced		1	1	62	6,048	5,837	Freehold
38, Bowden Close, Feltham TW14 8SE	TW14 8SE	TW14 8	22/12/2022	291,000	281,429	FALSE	Terraced		2	2	57	5,105	4,937	Freehold
37, Bowden Close, Feltham TW14 8SE	TW14 8SE	TW14 8	04/11/2022	370,000	347,478	FALSE	Semi_Detached		2	2	61	6,066	5,696	Freehold
36, Bowden Close, Feltham TW14 8SE	TW14 8SE	TW14 8	14/01/2022	250,000	259,679	FALSE	Flat		1	1	44	5,682	5,902	Freehold
47, Elsworth Close, Feltham TW14 8SF	TW14 8SF	TW14 8	14/12/2023	255,000	257,421	FALSE	Terraced		1	1	46	5,543	5,596	Freehold
8, Elsworth Close, Feltham TW14 8SF	TW14 8SF	TW14 8	24/11/2023	374,999	363,939	FALSE	Terraced		2	2	59	6,356	6,168	Freehold
45, Elsworth Close, Feltham TW14 8SF	TW14 8SF	TW14 8	26/05/2023	297,000	298,061	FALSE	Semi_Detached		1	1	43	6,907	6,932	Freehold
8, Eldrick Court, Feltham TW14 8SG	TW14 8SG	TW14 8	28/04/2023	372,000	370,392	FALSE	Terraced		2	2	58	6,414	6,386	Freehold
8, Routh Court, Feltham TW14 8SJ	TW14 8SJ	TW14 8	17/06/2022	345,000	348,531	FALSE	Terraced		2	2	59	5,847	5,907	Freehold
13, Routh Court, Feltham TW14 8SJ	TW14 8SJ	TW14 8	24/11/2022	305,000	286,937	FALSE	Terraced		2	3	46	6,630	6,238	Freehold
17, Grafton Court, Feltham TW14 8SL	TW14 8SL	TW14 8	18/02/2022	204,000	210,339	FALSE	Flat		2	2	59	3,458	3,565	Leasehold
14, Grafton Court, Feltham TW14 8SL	TW14 8SL	TW14 8	01/06/2022	190,000	189,250	FALSE	Flat		1	1	43	4,419	4,401	Leasehold
24, Grafton Court, Feltham TW14 8SL	TW14 8SL	TW14 8	22/06/2022	217,000	216,143	FALSE	Flat		1	1	43	5,047	5,027	Leasehold
41, Loxwood Close, Feltham TW14 8SQ	TW14 8SQ	TW14 8	26/06/2023	375,000	371,822	FALSE	Semi_Detached		2	3	59	6,356	6,302	Freehold
56, Padbury Close, Bedfont, Feltham TW14 8SW	TW14 8SW	TW14 8	22/03/2022	360,000	385,077	FALSE	Terraced		2	2	57	6,316	6,756	Freehold
40, Padbury Close, Bedfont, Feltham TW14 8SW	TW14 8SW	TW14 8	28/04/2022	180,000	185,290	FALSE	Flat		1	1	27	6,667	6,863	Leasehold
32, Padbury Close, Bedfont, Feltham TW14 8SW	TW14 8SW	TW14 8	30/08/2022	190,000	185,155	FALSE	Flat		1	1	26	7,308	7,121	Leasehold
		TW14 8 Average		Feltham								5,414	5,376	
18, Sandycombe Road, Feltham TW14 9BJ	TW14 9BJ	TW14 9	28/03/2022	500,000	528,614	FALSE	Semi_Detached		3	3	111	4,505	4,762	Freehold
11, Sandycombe Road, Feltham TW14 9BJ	TW14 9BJ	TW14 9	25/07/2022	651,687	650,760	FALSE	Semi_Detached				110	5,924	5,916	Freehold
9, Frank Towell Court, Glebelands Road, Feltham TW14 9BL	TW14 9BL	TW14 9	27/04/2023	315,000	312,522	FALSE	Flat		2	3	79	3,987	3,956	Leasehold
36, Hounslow Road, Feltham TW14 9DG	TW14 9DG	TW14 9	11/11/2022	321,000	303,434	FALSE	Flat		2	2	54	5,944	5,619	Leasehold
17, Park Way, Feltham TW14 9DH	TW14 9DH	TW14 9	15/07/2022	313,000	310,782	FALSE	Flat		1	1	70	4,471	4,440	Leasehold
27, Park Way, Feltham TW14 9DH	TW14 9DH	TW14 9	15/06/2022	315,000	313,756	FALSE	Flat		2	2	62	5,081	5,061	Leasehold
33, Park Way, Feltham TW14 9DH	TW14 9DH	TW14 9	28/03/2022	490,000	518,042	FALSE	Semi_Detached		3	3	96	5,104	5,396	Freehold
30, Park Way, Feltham TW14 9DJ	TW14 9DJ	TW14 9	06/10/2023	555,000	527,569	FALSE	Semi_Detached				113	4,912	4,669	Freehold
42, Park Way, Feltham TW14 9DJ	TW14 9DJ	TW14 9	06/10/2023	430,000	408,747	FALSE	Semi_Detached		2	3	77	5,584	5,308	Freehold
36, Park Way, Feltham TW14 9DJ	TW14 9DJ	TW14 9	20/02/2023	425,000	407,861	FALSE	Semi_Detached		2	3	66	6,439	6,180	Freehold
10, Cambria Court, Hounslow Road, Feltham TW14 9DL	TW14 9DL	TW14 9	09/09/2022	270,000	257,737	FALSE	Flat		2	2	64	4,219	4,027	Leasehold
11, Cambria Court, Hounslow Road, Feltham TW14 9DL	TW14 9DL	TW14 9	06/07/2023	280,000	280,222	FALSE	Flat		2	2	61	4,590	4,594	Leasehold
17, Cambria Court, Hounslow Road, Feltham TW14 9DL	TW14 9DL	TW14 9	28/04/2023	290,000	287,718	FALSE	Flat		2	2	62	4,677	4,641	Leasehold
179, Staines Road, Feltham TW14 9EA	TW14 9EA	TW14 9	16/03/2023	345,000	339,352	FALSE	Terraced		2	2	54	6,389	6,284	Freehold
219, Staines Road, Feltham TW14 9EB	TW14 9EB	TW14 9	18/08/2023	485,000	468,322	FALSE	Semi_Detached		3	4	121	4,008	3,870	Freehold
172, Staines Road, Feltham TW14 9ED	TW14 9ED	TW14 9	18/08/2023	537,000	518,534	FALSE	Semi_Detached		3	4	111	4,838	4,671	Freehold
148a, Staines Road, Feltham TW14 9ED	TW14 9ED	TW14 9	16/08/2023	600,000	582,044	FALSE	Flat		2	2	77	7,792	7,559	Freehold
18, Pentelow Gardens, Feltham TW14 9EE	TW14 9EE	TW14 9	18/09/2023	195,000	186,143	FALSE	Flat		2	2	46	4,239	4,047	Leasehold
13, Pentelow Gardens, Feltham TW14 9EE	TW14 9EE	TW14 9	02/02/2022	395,000	418,627	FALSE	Terraced		2	3	99	3,990	4,229	Freehold
23, Vantage Place, Feltham TW14 9EH	TW14 9EH	TW14 9	16/06/2022	435,000	439,452	FALSE	Terraced		2	3	101	4,307	4,351	Leasehold
8, Minimax Close, Feltham TW14 9EQ	TW14 9EQ	TW14 9	22/05/2023	208,000	209,830	FALSE	Flat		1	1	46	4,522	4,562	Leasehold
465a, Staines Road, Feltham TW14 9HA	TW14 9HA	TW14 9	06/07/2023	260,000	260,206	FALSE	Flat		1	1	48	5,417	5,421	Leasehold
331, Staines Road, Feltham TW14 9HF	TW14 9HF	TW14 9	08/12/2022	460,000	444,871	FALSE	Terraced		3	3	99	4,646	4,494	Freehold
307, Staines Road, Feltham TW14 9HF	TW14 9HF	TW14 9	06/12/2022	540,000	520,714	FALSE	Semi_Detached		2	3	83	6,506	6,274	Freehold
238a, Staines Road, Feltham TW14 9HG	TW14 9HG	TW14 9	22/09/2023	155,000	147,960	FALSE	Flat		1	1	36	4,306	4,110	Leasehold
276, Staines Road, Feltham TW14 9HG	TW14 9HG	TW14 9	23/06/2023	541,000	536,415	FALSE	Semi_Detached		3	3	100	5,410	5,364	Freehold
282, Staines Road, Feltham TW14 9HG	TW14 9HG	TW14 9	04/02/2022	390,000	410,465	FALSE	Semi_Detached		2	3	71	5,493	5,781	Freehold
14, Whitebridge Close, Feltham TW14 9HQ	TW14 9HQ	TW14 9	06/05/2022	580,000	599,647	FALSE	Semi_Detached		3	3	87	6,667	6,892	Freehold
13, Shakespeare Avenue, Feltham TW14 9HT	TW14 9HT	TW14 9	25/11/2022	296,000	279,802	FALSE	Flat		1	1	59	5,017	4,742	Leasehold
48, Shakespeare Avenue, Feltham TW14 9HX	TW14 9HX	TW14 9	15/09/2022	315,000	300,693	FALSE	Flat		2	2	63	5,000	4,773	Leasehold
53, Ruskin Avenue, Feltham TW14 9HY	TW14 9HY	TW14 9	13/07/2022	460,000	459,346	FALSE	Semi_Detached		2	3	100	4,600	4,593	Freehold
32, Ruskin Avenue, Feltham TW14 9HY	TW14 9HY	TW14 9	25/02/2022	450,000	473,613	FALSE	Semi_Detached		3	3	98	4,592	4,833	Freehold
14, Ruskin Avenue, Feltham TW14 9HY	TW14 9HY	TW14 9	09/01/2023	481,000	460,344	FALSE	Semi_Detached		3	4	94	5,117	4,897	Freehold
22, Ruskin Avenue, Feltham TW14 9HY	TW14 9HY	TW14 9	14/07/2023	571,000	568,570	FALSE	Semi_Detached		3	4	112	5,098	5,077	Freehold
65, Cassiobury Avenue, Feltham TW14 9JE	TW14 9JE	TW14 9	26/05/2022	450,000	470,068	FALSE	Terraced		3	3	94	4,787	5,001	Freehold
51, Cassiobury Avenue, Feltham TW14 9JE	TW14 9JE	TW14 9	16/12/2022	425,000	409,821	FALSE	Semi_Detached		2	2	70	6,071	5,855	Freehold
8, Cassiobury Avenue, Feltham TW14 9JF	TW14 9JF	TW14 9	07/07/2022	478,000	477,320	FALSE	Semi_Detached		3	3	76	6,289	6,281	Freehold
69, Helen Avenue, Feltham TW14 9LA	TW14 9LA	TW14 9	14/07/2023	455,000	453,064	FALSE	Semi_Detached		3	3	98	4,643	4,623	Freehold
39, Helen Avenue, Feltham TW14 9LA	TW14 9LA	TW14 9	23/06/2023	475,000	470,975	FALSE	Semi_Detached		3	3	78	6,090	6,038	Freehold
32, Helen Avenue, Feltham TW14 9LB	TW14 9LB	TW14 9	07/06/2023	465,000	461,059	FALSE	Semi_Detached		3	3	86	5,407	5,361	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
42, Buckingham Avenue, Feltham TW14 9LE	TW14 9LE	TW14 9	26/04/2023	460,000	452,269	FALSE	Semi_Detached		3	3	90	5,111	5,025	Freehold
46, Buckingham Avenue, Feltham TW14 9LE	TW14 9LE	TW14 9	08/06/2023	404,950	401,518	FALSE	Semi_Detached		2	3	68	5,955	5,905	Freehold
5, Buckingham Avenue, Feltham TW14 9LF	TW14 9LF	TW14 9	11/11/2022	492,000	462,052	FALSE	Semi_Detached		3	3	71	6,930	6,508	Freehold
15, Buckingham Avenue, Feltham TW14 9LF	TW14 9LF	TW14 9	18/03/2022	500,000	528,614	FALSE	Semi_Detached		3	3	71	7,042	7,445	Freehold
71, Gladstone Avenue, Feltham TW14 9LJ	TW14 9LJ	TW14 9	27/07/2023	490,000	487,915	FALSE	Semi_Detached		3	3	75	6,533	6,506	Freehold
58, Gladstone Avenue, Feltham TW14 9LL	TW14 9LL	TW14 9	11/02/2022	435,000	457,826	FALSE	Semi_Detached		3	3	83	5,241	5,516	Freehold
28, Gladstone Avenue, Feltham TW14 9LL	TW14 9LL	TW14 9	15/09/2022	490,000	466,730	FALSE	Semi_Detached		3	3	84	5,833	5,556	Freehold
20, Gladstone Avenue, Feltham TW14 9LL	TW14 9LL	TW14 9	10/03/2022	430,000	459,954	FALSE	Terraced		3	3	82	5,244	5,609	Freehold
59, Shaftesbury Avenue, Feltham TW14 9LN	TW14 9LN	TW14 9	26/08/2022	445,000	435,084	FALSE	Semi_Detached		3	3	83	5,361	5,242	Freehold
57, Shaftesbury Avenue, Feltham TW14 9LN	TW14 9LN	TW14 9	10/11/2023	375,000	363,354	FALSE	Semi_Detached		3	3	69	5,435	5,266	Freehold
23, Shaftesbury Avenue, Feltham TW14 9LN	TW14 9LN	TW14 9	04/07/2023	415,000	413,234	FALSE	Semi_Detached		2	3	68	6,103	6,077	Freehold
16, Shaftesbury Avenue, Feltham TW14 9LP	TW14 9LP	TW14 9	24/04/2023	465,000	457,185	FALSE	Semi_Detached		3	3	76	6,118	6,016	Freehold
82, Shaftesbury Avenue, Feltham TW14 9LP	TW14 9LP	TW14 9	12/10/2022	460,000	431,423	FALSE	Semi_Detached		2	3	68	6,765	6,344	Freehold
26, Rosslyn Avenue, Feltham TW14 9LQ	TW14 9LQ	TW14 9	23/02/2023	395,000	379,070	FALSE	Semi_Detached		3	3	83	4,759	4,567	Freehold
59, Burns Avenue, Feltham TW14 9LZ	TW14 9LZ	TW14 9	22/12/2022	515,000	496,607	FALSE	Semi_Detached		3	3	99	5,202	5,016	Freehold
50, Southern Avenue, Feltham TW14 9ND	TW14 9ND	TW14 9	19/04/2022	215,000	221,318	FALSE	Flat		1	1	49	4,388	4,517	Leasehold
6, Southern Avenue, Feltham TW14 9ND	TW14 9ND	TW14 9	27/01/2023	440,000	424,341	FALSE	Terraced		3	3	92	4,783	4,612	Freehold
85, Southern Avenue, Feltham TW14 9NE	TW14 9NE	TW14 9	16/06/2023	325,000	322,951	FALSE	Flat		3	3	80	4,063	4,037	Leasehold
20, Eldridge Close, Feltham TW14 9NF	TW14 9NF	TW14 9	25/01/2022	305,000	316,808	FALSE	Flat		2	3	86	3,547	3,684	Leasehold
7, Eldridge Close, Feltham TW14 9NF	TW14 9NF	TW14 9	04/04/2023	417,500	415,695	FALSE	Terraced				88	4,744	4,724	Freehold
36a, Fruen Road, Feltham TW14 9NR	TW14 9NR	TW14 9	10/02/2022	335,000	345,409	FALSE	Flat				70	4,786	4,934	Leasehold
33, Fruen Road, Feltham TW14 9NT	TW14 9NT	TW14 9	15/12/2022	378,000	364,500	FALSE	Semi_Detached		2	3	74	5,108	4,926	Freehold
7, Fruen Road, Feltham TW14 9NT	TW14 9NT	TW14 9	09/09/2022	365,000	347,643	FALSE	Terraced		2	2	64	5,703	5,432	Freehold
284, Bedfont Lane, Feltham TW14 9NU	TW14 9NU	TW14 9	03/03/2023	458,000	444,390	FALSE	Semi_Detached		2	3	104	4,404	4,273	Freehold
218, Bedfont Lane, Feltham TW14 9NW	TW14 9NW	TW14 9	23/12/2022	430,000	415,857	FALSE	Terraced		3	3	88	4,886	4,726	Freehold
6a, Tachbrook Road, Feltham TW14 9NX	TW14 9NX	TW14 9	21/10/2022	295,000	278,023	FALSE	Flat		2	2	62	4,758	4,484	Leasehold
108, Tachbrook Road, Feltham TW14 9NX	TW14 9NX	TW14 9	12/08/2022	455,000	441,476	FALSE	Detached		2	3	89	5,112	4,960	Freehold
55, Ruscombe Way, Feltham TW14 9NY	TW14 9NY	TW14 9	10/05/2023	437,500	443,924	FALSE	Terraced		2	2	74	5,912	5,999	Freehold
47, Ruscombe Way, Feltham TW14 9NY	TW14 9NY	TW14 9	28/04/2023	442,000	440,089	FALSE	Terraced		2	3	72	6,139	6,112	Freehold
7, Tachbrook Road, Feltham TW14 9PD	TW14 9PD	TW14 9	21/06/2023	450,000	446,186	FALSE	Semi_Detached		3	4	129	3,488	3,459	Freehold
35, Tachbrook Road, Feltham TW14 9PD	TW14 9PD	TW14 9	11/02/2022	385,000	405,202	FALSE	Semi_Detached		2	2	67	5,746	6,048	Freehold
35, Stone Crescent, Feltham TW14 9PH	TW14 9PH	TW14 9	14/07/2023	465,000	463,658	FALSE	Terraced		3	3	114	4,079	4,067	Freehold
41, The Gardens, Feltham TW14 9PP	TW14 9PP	TW14 9	25/11/2022	524,999	493,043	FALSE	Semi_Detached		3	4	93	5,645	5,302	Freehold
45, The Gardens, Feltham TW14 9PP	TW14 9PP	TW14 9	23/03/2022	495,000	523,328	FALSE	Semi_Detached		3	3	91	5,440	5,751	Freehold
10, Pope Close, Feltham TW14 9PQ	TW14 9PQ	TW14 9	04/03/2022	471,158	503,979	FALSE	Terraced		2	2	80	5,889	6,300	Freehold
187, Hatton Road, Feltham TW14 9PR	TW14 9PR	TW14 9	25/10/2023	460,000	437,265	FALSE	Semi_Detached		3	3	120	3,833	3,644	Freehold
10, The Gardens, Feltham TW14 9PW	TW14 9PW	TW14 9	14/12/2022	325,000	316,223	FALSE	Flat		2	2	57	5,702	5,548	Leasehold
54, Marriott Close, Feltham TW14 9PZ	TW14 9PZ	TW14 9	06/07/2022	380,000	381,103	FALSE	Terraced		2	2	80	4,750	4,764	Freehold
2, Kendal Close, Feltham TW14 9QG	TW14 9QG	TW14 9	17/03/2022	330,000	348,886	FALSE	Semi_Detached		3	3	64	5,156	5,451	Freehold
1, Kendal Close, Feltham TW14 9QG	TW14 9QG	TW14 9	29/09/2022	385,000	366,716	FALSE	Semi_Detached		2	2	55	7,000	6,668	Freehold
11, Kendal Close, Feltham TW14 9QG	TW14 9QG	TW14 9	18/05/2023	377,000	378,347	FALSE	Semi_Detached		2	2	55	6,855	6,879	Freehold
10, Derwent Close, Feltham TW14 9QL	TW14 9QL	TW14 9	27/10/2023	373,000	354,286	FALSE	Terraced		2	3	58	6,431	6,108	Freehold
365, Hatton Road, Feltham TW14 9QS	TW14 9QS	TW14 9	14/11/2023	485,000	470,695	FALSE	Terraced		2	3	88	5,511	5,349	Freehold
30, Myrtle Avenue, Feltham TW14 9QU	TW14 9QU	TW14 9	03/08/2023	450,000	434,288	FALSE	Terraced		3	3	88	5,114	4,935	Freehold
5, Myrtle Avenue, Feltham TW14 9QU	TW14 9QU	TW14 9	07/09/2022	490,000	466,699	FALSE	Terraced		3	3	89	5,506	5,244	Freehold
17, Myrtle Avenue, Feltham TW14 9QU	TW14 9QU	TW14 9	18/10/2022	533,000	500,072	FALSE	Terraced		3	4	93	5,731	5,377	Freehold
41, Grasmere Close, Feltham TW14 9QW	TW14 9QW	TW14 9	29/03/2022	375,000	401,122	FALSE	Terraced		3	3	78	4,808	5,143	Freehold
24, Grasmere Close, Feltham TW14 9QW	TW14 9QW	TW14 9	04/11/2022	375,000	352,791	FALSE	Terraced		3	3	65	5,769	5,428	Freehold
7, Orchard Avenue, Feltham TW14 9RD	TW14 9RD	TW14 9	19/05/2023	550,000	551,966	FALSE	Semi_Detached		3	3	108	5,093	5,111	Freehold
7, Iverna Gardens, Feltham TW14 9RQ	TW14 9RQ	TW14 9	29/07/2022	501,000	500,287	FALSE	Semi_Detached		2	3	85	5,894	5,886	Freehold
15, Beattie Close, Feltham TW14 9RR	TW14 9RR	TW14 9	05/05/2022	477,500	498,794	FALSE	Terraced		3	3	95	5,026	5,250	Freehold
376, Bedfont Lane, Feltham TW14 9SA	TW14 9SA	TW14 9	10/11/2023	485,000	469,938	FALSE	Semi_Detached		2	3	93	5,215	5,053	Freehold
348, Bedfont Lane, Feltham TW14 9SA	TW14 9SA	TW14 9	21/03/2022	436,000	460,952	FALSE	Semi_Detached		2	3	80	5,450	5,762	Freehold
321, Bedfont Lane, Feltham TW14 9SB	TW14 9SB	TW14 9	20/10/2022	476,000	446,429	FALSE	Semi_Detached		3	3	113	4,212	3,951	Freehold
53, Kingston Avenue, Feltham TW14 9SH	TW14 9SH	TW14 9	02/10/2023	466,000	442,968	FALSE	Semi_Detached		3	4	95	4,905	4,663	Freehold
19, Welwyn Avenue, Feltham TW14 9SJ	TW14 9SJ	TW14 9	12/10/2023	750,000	712,932	FALSE	Semi_Detached		3	4	153	4,902	4,660	Freehold
82, Kingston Avenue, Feltham TW14 9SN	TW14 9SN	TW14 9	21/07/2023	500,000	497,872	FALSE	Semi_Detached		2	3	96	5,208	5,186	Freehold
58, Kingston Avenue, Feltham TW14 9SN	TW14 9SN	TW14 9	09/06/2023	450,000	446,186	FALSE	Semi_Detached		2	3	83	5,422	5,376	Freehold
80, Kingston Avenue, Feltham TW14 9SN	TW14 9SN	TW14 9	30/03/2022	465,000	491,611	FALSE	Semi_Detached		3	4	61	7,623	8,059	Freehold
36, Richmond Avenue, Feltham TW14 9SQ	TW14 9SQ	TW14 9	19/12/2022	720,000	694,286	FALSE	Semi_Detached				163	4,417	4,259	Freehold
2, Richmond Avenue, Feltham TW14 9SQ	TW14 9SQ	TW14 9	17/03/2023	415,000	402,668	FALSE	Semi_Detached		2	3	74	5,608	5,441	Freehold
57, Peninsular Close, Feltham TW14 9ST	TW14 9ST	TW14 9	05/07/2022	375,000	376,089	FALSE	Terraced		2	3	83	4,518	4,531	Freehold
56, Peninsular Close, Feltham TW14 9ST	TW14 9ST	TW14 9	28/01/2022	365,000	388,921	FALSE	Terraced		2	2	70	5,214	5,556	Freehold
146, Northumberland Crescent, Feltham TW14 9SW	TW14 9SW	TW14 9	22/09/2023	455,000	427,590	FALSE	Semi_Detached		2	2	67	6,791	6,382	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
84, Northumberland Crescent, Feltham TW14 9SW	TW14 9SW	TW14 9	18/02/2022	382,500	402,571	FALSE	Semi_Detached		2	3	60	6,375	6,710	Freehold
39, Northumberland Crescent, Feltham TW14 9SY	TW14 9SY	TW14 9	18/09/2023	517,000	485,060	FALSE	Terraced		3	4	105	4,924	4,620	Freehold
51, Northumberland Crescent, Feltham TW14 9SY	TW14 9SY	TW14 9	19/05/2023	395,000	400,800	FALSE	Terraced		2	2	72	5,486	5,567	Freehold
15, Northumberland Crescent, Feltham TW14 9SY	TW14 9SY	TW14 9	13/03/2023	422,500	415,584	FALSE	Terraced		2	3	59	7,161	7,044	Freehold
54, Northumberland Crescent, Feltham TW14 9SZ	TW14 9SZ	TW14 9	07/07/2022	431,000	430,387	FALSE	Semi_Detached		2	3	71	6,070	6,062	Freehold
16a, Northumberland Crescent, Feltham TW14 9SZ	TW14 9SZ	TW14 9	17/06/2022	380,000	381,358	FALSE	Semi_Detached		2	2	59	6,441	6,464	Freehold
60, Northumberland Crescent, Feltham TW14 9SZ	TW14 9SZ	TW14 9	23/12/2022	420,000	405,000	FALSE	Semi_Detached		3	3	56	7,500	7,232	Freehold
6, Northumberland Crescent, Feltham TW14 9SZ	TW14 9SZ	TW14 9	08/09/2023	505,000	473,802	FALSE	Terraced		2	3	58	8,707	8,169	Freehold
4, Target Close, Feltham TW14 9TF	TW14 9TF	TW14 9	14/04/2022	438,000	462,780	FALSE	Terraced		2	3	94	4,660	4,923	Freehold
19, Target Close, Feltham TW14 9TF	TW14 9TF	TW14 9	26/01/2022	413,000	440,066	FALSE	Terraced		2	3	89	4,640	4,945	Freehold
12, Target Close, Feltham TW14 9TF	TW14 9TF	TW14 9	21/02/2022	415,000	436,777	FALSE	Semi_Detached		3	3	86	4,826	5,079	Freehold
1, Target Close, Feltham TW14 9TF	TW14 9TF	TW14 9	27/06/2022	410,000	414,196	FALSE	Terraced		3	3	80	5,125	5,177	Freehold
49, Longford Avenue, Feltham TW14 9TH	TW14 9TH	TW14 9	28/01/2022	430,000	458,180	FALSE	Terraced		3	3	100	4,300	4,582	Freehold
45, Longford Avenue, Feltham TW14 9TH	TW14 9TH	TW14 9	28/10/2022	396,500	372,005	FALSE	Terraced		2	2	48	8,260	7,750	Freehold
272, Westmacott Drive, Feltham TW14 9XA	TW14 9XA	TW14 9	26/10/2022	475,000	445,491	FALSE	Semi_Detached		2	3	74	6,419	6,020	Freehold
270, Westmacott Drive, Feltham TW14 9XA	TW14 9XA	TW14 9	03/11/2022	463,000	434,817	FALSE	Semi_Detached		2	3	64	7,234	6,794	Freehold
276, Westmacott Drive, Feltham TW14 9XA	TW14 9XA	TW14 9	12/04/2022	485,000	499,576	FALSE	Detached		2	3	70	6,929	7,137	Freehold
288, Westmacott Drive, Feltham TW14 9XA	TW14 9XA	TW14 9	03/11/2023	410,000	397,907	FALSE	Terraced		2	3	55	7,455	7,235	Freehold
Flat 4, 225, Westmacott Drive, Feltham TW14 9XB	TW14 9XB	TW14 9	05/12/2022	220,000	214,059	FALSE	Flat		1	1	48	4,583	4,460	Leasehold
30, Westminster Close, Feltham TW14 9XD	TW14 9XD	TW14 9	14/12/2022	375,000	362,666	FALSE	Terraced		2	2	50	7,500	7,253	Freehold
18, Westminster Close, Feltham TW14 9XD	TW14 9XD	TW14 9	17/03/2023	315,000	305,639	FALSE	Semi_Detached		1	1	42	7,500	7,277	Freehold
23, Westminster Close, Feltham TW14 9XD	TW14 9XD	TW14 9	24/07/2023	320,000	318,638	FALSE	Semi_Detached		1	1	43	7,442	7,410	Freehold
1, Churchill Close, Feltham TW14 9XF	TW14 9XF	TW14 9	03/02/2022	480,000	495,542	FALSE	Detached		2	3	91	5,275	5,446	Freehold
7, Churchill Close, Feltham TW14 9XF	TW14 9XF	TW14 9	20/07/2022	407,713	407,133	FALSE	Semi_Detached		2	2	62	6,576	6,567	Freehold
64, Trevithick Close, Feltham TW14 9XJ	TW14 9XJ	TW14 9	20/07/2023	387,000	385,883	FALSE	Terraced		2	3	78	4,962	4,947	Freehold
49, Trevithick Close, Feltham TW14 9XJ	TW14 9XJ	TW14 9	17/02/2023	282,500	273,814	FALSE	Flat		2	2	54	5,231	5,071	Leasehold
14, Nine Elms Close, Feltham TW14 9XL	TW14 9XL	TW14 9	24/05/2022	385,000	402,169	FALSE	Terraced		2	3	58	6,638	6,934	Freehold
13, Missenden Close, Feltham TW14 9XN	TW14 9XN	TW14 9	25/10/2022	380,000	356,393	FALSE	Semi_Detached		2	2	81	4,691	4,400	Freehold
		TW14 9 Average		Feltham								5,481	5,428	
Craneshaw House, 8, Douglas Road, Hounslow TW3 1DA	TW3 1DA	TW3 1	20/06/2022	115,000	115,347	FALSE	Flat		1	1	29	3,966	3,977	Freehold
Flat 10, Goodwin House, 2, Selbourne Avenue, Hounslow TW3 1DU	TW3 1DU	TW3 1	25/03/2022	325,000	338,139	TRUE	Flat				52	6,250	6,503	Leasehold
Flat 23, Bissenden House, 4, Selbourne Avenue, Hounslow TW3 1D	TW3 1DY	TW3 1	18/03/2022	340,000	353,746	TRUE	Flat				52	6,538	6,803	Leasehold
Flat 6, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ER	TW3 1ER	TW3 1	28/06/2022	407,000	405,393	TRUE	Flat				72	5,653	5,630	Leasehold
Flat 69, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	14/06/2022	422,587	420,918	TRUE	Flat				73	5,789	5,766	Leasehold
Flat 21, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	23/05/2022	445,000	456,958	TRUE	Flat				78	5,705	5,858	Leasehold
Flat 66, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	23/09/2022	473,000	451,516	TRUE	Flat				77	6,143	5,864	Leasehold
Flat 72, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	14/06/2022	305,101	303,896	TRUE	Flat				51	5,982	5,959	Leasehold
Flat 71, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	14/06/2022	306,011	304,802	TRUE	Flat				51	6,000	5,977	Leasehold
Flat 1, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ER	TW3 1ER	TW3 1	22/08/2022	440,000	428,779	TRUE	Flat				71	6,197	6,039	Leasehold
Flat 45, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	22/08/2022	447,000	435,600	TRUE	Flat				72	6,208	6,050	Leasehold
Flat 5, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ER	TW3 1ER	TW3 1	08/07/2022	470,000	466,669	TRUE	Flat				77	6,104	6,061	Leasehold
Flat 19, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	22/06/2022	310,420	309,194	TRUE	Flat				51	6,087	6,063	Leasehold
Flat 3, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ER	TW3 1ER	TW3 1	28/06/2022	312,000	310,768	TRUE	Flat				51	6,118	6,093	Leasehold
Flat 26, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	15/06/2022	313,225	311,988	TRUE	Flat				51	6,142	6,117	Leasehold
Flat 27, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	15/06/2022	313,225	311,988	TRUE	Flat				51	6,142	6,117	Leasehold
Flat 60, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	11/07/2022	458,500	455,251	TRUE	Flat				74	6,196	6,152	Leasehold
Flat 2, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ER	TW3 1ER	TW3 1	28/06/2022	319,500	318,238	TRUE	Flat				51	6,265	6,240	Leasehold
Flat 18, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	26/05/2022	310,420	318,762	TRUE	Flat				51	6,087	6,250	Leasehold
Flat 43, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	16/11/2022	340,600	321,961	TRUE	Flat				51	6,678	6,313	Leasehold
Flat 13, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	29/06/2022	497,000	495,037	TRUE	Flat				78	6,372	6,347	Leasehold
Flat 62, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	14/06/2022	470,000	468,144	TRUE	Flat				73	6,438	6,413	Leasehold
Flat 54, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	28/06/2022	322,000	320,728	TRUE	Flat				50	6,440	6,415	Leasehold
Flat 15, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	27/06/2022	333,000	331,685	TRUE	Flat				51	6,529	6,504	Leasehold
Flat 34, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	20/06/2022	334,000	332,681	TRUE	Flat				51	6,549	6,523	Leasehold
Flat 61, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	07/06/2022	328,000	326,705	TRUE	Flat				50	6,560	6,534	Leasehold
Flat 79, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	20/06/2022	337,000	335,669	TRUE	Flat				51	6,608	6,582	Leasehold
Flat 76, Barratt House, 20, Prince Regent Road, Hounslow TW3 1EF	TW3 1ER	TW3 1	20/06/2022	490,000	488,065	TRUE	Flat				73	6,712	6,686	Leasehold
Flat 175, Barratt House, 20, Prince Regent Road, Hounslow TW3 1E	TW3 1ET	TW3 1	23/05/2022	533,000	547,323	TRUE	Flat				113	4,717	4,844	Leasehold
Flat 146, Barratt House, 20, Prince Regent Road, Hounslow TW3 1E	TW3 1ET	TW3 1	29/06/2022	600,000	597,630	TRUE	Flat				106	5,660	5,638	Leasehold
Flat 128, Barratt House, 20, Prince Regent Road, Hounslow TW3 1E	TW3 1ET	TW3 1	10/06/2022	600,000	597,630	TRUE	Flat				106	5,660	5,638	Leasehold
Flat 173, Barratt House, 20, Prince Regent Road, Hounslow TW3 1E	TW3 1ET	TW3 1	22/08/2022	649,000	632,449	TRUE	Flat				110	5,900	5,750	Leasehold
Flat 97, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	24/06/2022	434,000	432,286	TRUE	Flat				73	5,945	5,922	Leasehold
Flat 104, Barratt House, 20, Prince Regent Road, Hounslow TW3 1E	TW3 1ET	TW3 1	20/06/2022	437,000	435,274	TRUE	Flat				73	5,986	5,963	Leasehold
Flat 152, Barratt House, 20, Prince Regent Road, Hounslow TW3 1E	TW3 1ET	TW3 1	27/05/2022	620,000	636,661	TRUE	Flat				106	5,849	6,006	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 164, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	19/08/2022	658,320	641,531	TRUE	Flat				106	6,211	6,052	Leasehold
Flat 144, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	30/05/2022	594,000	609,963	TRUE	Flat				100	5,940	6,100	Leasehold
Flat 113, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	15/09/2023	328,000	313,102	FALSE	Flat				51	6,431	6,139	Leasehold
Flat 111, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	20/06/2022	451,000	449,219	TRUE	Flat				73	6,178	6,154	Leasehold
Flat 84, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	15/06/2022	458,000	456,191	TRUE	Flat				74	6,189	6,165	Leasehold
Flat 94, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	24/06/2022	480,000	478,104	TRUE	Flat				77	6,234	6,209	Leasehold
Flat 105, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	24/06/2022	470,000	468,144	TRUE	Flat				74	6,351	6,326	Leasehold
Flat 129, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	14/06/2022	493,000	491,053	TRUE	Flat				77	6,403	6,377	Leasehold
Flat 103, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	19/10/2022	340,000	320,433	TRUE	Flat				50	6,800	6,409	Leasehold
Flat 125, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	17/06/2022	473,000	471,132	TRUE	Flat				73	6,479	6,454	Leasehold
Flat 83, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	17/06/2022	473,100	471,232	TRUE	Flat				73	6,481	6,455	Leasehold
Flat 122, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	14/06/2022	488,897	486,966	TRUE	Flat				74	6,607	6,581	Leasehold
Flat 112, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	25/07/2022	493,660	490,162	TRUE	Flat				74	6,671	6,624	Leasehold
Flat 92, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	24/06/2022	350,000	348,618	TRUE	Flat				51	6,863	6,836	Leasehold
Flat 161, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	24/05/2022	497,500	510,869	TRUE	Flat				73	6,815	6,998	Leasehold
Flat 87, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	20/06/2022	559,000	556,792	TRUE	Flat				77	7,260	7,231	Leasehold
Flat 127, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	11/08/2022	372,000	362,513	TRUE	Flat				50	7,440	7,250	Leasehold
Flat 139, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	21/09/2022	381,000	363,695	TRUE	Flat				50	7,620	7,274	Leasehold
Flat 109, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	27/07/2022	555,000	551,067	TRUE	Flat				74	7,500	7,447	Leasehold
Flat 145, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	27/05/2022	371,070	381,042	TRUE	Flat				50	7,421	7,621	Leasehold
Flat 151, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	27/05/2022	372,930	382,952	TRUE	Flat				50	7,459	7,659	Leasehold
Flat 157, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	23/05/2022	374,790	384,862	TRUE	Flat				50	7,496	7,697	Leasehold
Flat 163, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	23/05/2022	376,650	386,772	TRUE	Flat				50	7,533	7,735	Leasehold
Flat 166, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	23/05/2022	381,300	391,547	TRUE	Flat				50	7,626	7,831	Leasehold
Flat 116, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	24/06/2022	615,000	612,571	TRUE	Flat				74	8,311	8,278	Leasehold
Flat 135, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	24/06/2022	499,000	497,029	TRUE	Flat				50	9,980	9,941	Leasehold
Flat 165, Barratt House, 20, Prince Regent Road, Hounslow TW3 1ET	TW3 1ET	TW3 1	23/05/2022	497,500	510,869	TRUE	Flat				50	9,950	10,217	Leasehold
Flat 59, Croxby House, 34, Prince Regent Road, Hounslow TW3 1EW	TW3 1EW	TW3 1	19/01/2023	600,000	581,106	TRUE	Flat				98	6,122	5,930	Leasehold
Flat 7, Hooper House, 5a, Smithy Lane, Hounslow TW3 1EY	TW3 1EY	TW3 1	28/04/2023	415,000	411,735	FALSE	Flat				78	5,321	5,279	Leasehold
Flat 3, Hooper House, 5a, Smithy Lane, Hounslow TW3 1EY	TW3 1EY	TW3 1	12/05/2022	439,000	450,797	TRUE	Flat				77	5,701	5,855	Leasehold
Flat 37, Hooper House, 5a, Smithy Lane, Hounslow TW3 1EY	TW3 1EY	TW3 1	27/05/2022	458,000	470,308	TRUE	Flat				74	6,189	6,356	Leasehold
Flat 2, Hooper House, 5a, Smithy Lane, Hounslow TW3 1EY	TW3 1EY	TW3 1	30/03/2022	318,000	330,856	TRUE	Flat				51	6,235	6,487	Leasehold
Flat 18, Hooper House, 5a, Smithy Lane, Hounslow TW3 1EY	TW3 1EY	TW3 1	19/01/2022	323,000	335,505	TRUE	Flat				51	6,333	6,579	Leasehold
Flat 34, Hooper House, 5a, Smithy Lane, Hounslow TW3 1EY	TW3 1EY	TW3 1	14/01/2022	341,000	354,202	TRUE	Flat				51	6,686	6,945	Leasehold
Flat 44, Silverhall House, 1d, Alexandra Road, Hounslow TW3 1FZ	TW3 1FZ	TW3 1	12/09/2022	585,000	558,429	TRUE	Flat				119	4,916	4,693	Leasehold
Flat 34, Silverhall House, 1d, Alexandra Road, Hounslow TW3 1FZ	TW3 1FZ	TW3 1	05/09/2022	418,000	399,014	TRUE	Flat				72	5,806	5,542	Leasehold
42, Montague Road, Hounslow TW3 1LD	TW3 1LD	TW3 1	06/10/2023	270,000	260,298	FALSE	Flat		2	2	58	4,655	4,488	Leasehold
60, Montague Road, Hounslow TW3 1LD	TW3 1LD	TW3 1	16/12/2022	350,000	340,548	FALSE	Flat		2	2	59	5,932	5,772	Leasehold
Flat 9, 2b, Alexandra Road, Hounslow TW3 1LX	TW3 1LX	TW3 1	21/07/2023	327,000	327,260	FALSE	Flat		2	2	76	4,303	4,306	Leasehold
Flat 6, 2b, Alexandra Road, Hounslow TW3 1LX	TW3 1LX	TW3 1	17/11/2023	325,000	318,930	FALSE	Flat		2	2	66	4,924	4,832	Leasehold
Flat 224, The Blenheim Centre, Prince Regent Road, Hounslow TW3 1NB	TW3 1NB	TW3 1	11/02/2022	220,000	226,836	FALSE	Flat		1	1	45	4,889	5,041	Leasehold
Flat 538, The Blenheim Centre, Prince Regent Road, Hounslow TW3 1ND	TW3 1ND	TW3 1	12/05/2023	280,000	282,464	FALSE	Flat		2	2	66	4,242	4,280	Leasehold
First Floor Flat, 14, Cecil Road, Hounslow TW3 1NT	TW3 1NT	TW3 1	27/07/2023	176,000	176,140	FALSE	Flat		1	1	37	4,757	4,761	Leasehold
45, Cecil Road, Hounslow TW3 1NU	TW3 1NU	TW3 1	25/08/2022	250,000	243,624	FALSE	Flat		2	2	55	4,545	4,430	Leasehold
63b, Cecil Road, Hounslow TW3 1NX	TW3 1NX	TW3 1	18/08/2023	330,000	322,581	FALSE	Flat		1	1	59	5,593	5,467	Leasehold
29, Kingsley Road, Hounslow TW3 1PA	TW3 1PA	TW3 1	02/12/2022	322,000	311,409	FALSE	Terraced		2	2	51	6,314	6,106	Freehold
Flat 5, 662, London Road, Hounslow TW3 1PG	TW3 1PG	TW3 1	19/05/2023	168,500	169,983	FALSE	Flat		1	1	38	4,434	4,473	Leasehold
12, Richens Close, Hounslow TW3 1PL	TW3 1PL	TW3 1	13/06/2022	205,000	204,190	FALSE	Flat		1	1	28	7,321	7,293	Leasehold
15, Worton Way, Hounslow TW3 1PN	TW3 1PN	TW3 1	15/08/2023	530,000	511,774	FALSE	Semi_Detached		3	4	111	4,775	4,611	Freehold
21, Worton Way, Hounslow TW3 1PN	TW3 1PN	TW3 1	28/10/2022	655,000	614,309	FALSE	Semi_Detached		3	3	98	6,684	6,268	Freehold
47, Dominion Close, Hounslow TW3 1PQ	TW3 1PQ	TW3 1	30/01/2024	355,000	352,484	FALSE	Flat		2	2	61.32	5,789	5,748	Leasehold
71, North Drive, Hounslow TW3 1PT	TW3 1PT	TW3 1	07/07/2022	494,000	495,434	FALSE	Terraced				144	3,431	3,441	Freehold
41, North Drive, Hounslow TW3 1PT	TW3 1PT	TW3 1	26/05/2023	550,000	551,966	FALSE	Semi_Detached		2	3	92	5,978	6,000	Freehold
68, North Drive, Hounslow TW3 1PU	TW3 1PU	TW3 1	18/05/2022	555,000	579,751	FALSE	Terraced		3	3	91	6,099	6,371	Freehold
128, The Drive, Hounslow TW3 1PW	TW3 1PW	TW3 1	04/01/2023	540,000	516,810	FALSE	Semi_Detached		3	3	88	6,136	5,873	Freehold
54, Myrtle Road, Hounslow TW3 1QD	TW3 1QD	TW3 1	19/06/2023	415,000	413,206	FALSE	Terraced		3	3	78	5,321	5,298	Freehold
2, Myrtle Road, Hounslow TW3 1QD	TW3 1QD	TW3 1	03/02/2023	375,000	362,666	FALSE	Terraced		2	3	62	6,048	5,849	Freehold
43, Myrtle Road, Hounslow TW3 1QE	TW3 1QE	TW3 1	04/11/2022	462,000	434,639	FALSE	Terraced		3	3	77	6,000	5,645	Freehold
49, Myrtle Road, Hounslow TW3 1QE	TW3 1QE	TW3 1	14/04/2022	368,000	388,820	FALSE	Terraced		2	2	64	5,750	6,075	Freehold
29, Stirling Grove, Hounslow TW3 1QG	TW3 1QG	TW3 1	15/03/2023	297,000	291,453	FALSE	Flat		2	2	56	5,304	5,205	Leasehold
6, Renaissance Court, Prince Regent Road, Hounslow TW3 1QH	TW3 1QH	TW3 1	01/08/2023	320,000	312,806	FALSE	Flat		2	2	68	4,706	4,600	Leasehold
42, Renaissance Court, Prince Regent Road, Hounslow TW3 1QH	TW3 1QH	TW3 1	18/09/2023	315,000	300,693	FALSE	Flat		2	2	65	4,846	4,626	Leasehold
69, Baroque Court, Prince Regent Road, Hounslow TW3 1QQ	TW3 1QQ	TW3 1	03/11/2023	220,000	215,891	FALSE	Flat		1	1	48	4,583	4,498	Leasehold
Flat 2, Devonshire House, School Road, Hounslow TW3 1QX	TW3 1QX	TW3 1	10/06/2022	250,000	249,013	FALSE	Flat		2	2	49	5,102	5,082	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
57, High Street, Hounslow TW3 1RB	TW3 1RB	TW3 1	14/09/2022	350,000	333,680	FALSE	Flat				49	7,143	6,810	Leasehold
Flat 12, Dominion Court, 763, London Road, Hounslow TW3 1SE	TW3 1SE	TW3 1	30/01/2024	265,000	263,122	FALSE	Flat				50	5,300	5,262	Leasehold
First Floor Flat, 757, London Road, Hounslow TW3 1SE	TW3 1SE	TW3 1	07/09/2022	360,000	343,649	FALSE	Flat		2	3	55	6,545	6,248	Leasehold
737, London Road, Hounslow TW3 1SE	TW3 1SE	TW3 1	25/07/2022	275,000	273,051	FALSE	Flat		1	1	41	6,707	6,660	Leasehold
126, Pears Road, Hounslow TW3 1SJ	TW3 1SJ	TW3 1	03/02/2022	445,000	471,618	FALSE	Terraced		2	2	75	5,933	6,288	Freehold
124, Pears Road, Hounslow TW3 1SJ	TW3 1SJ	TW3 1	20/07/2022	450,000	451,306	FALSE	Terraced		2	2	70	6,429	6,447	Freehold
2, Pears Road, Hounslow TW3 1SY	TW3 1SY	TW3 1	25/04/2023	435,000	433,120	FALSE	Terraced		3	3	71	6,127	6,100	Freehold
Flat 59, Madison Heights, 17 - 27, High Street, Hounslow TW3 1TA	TW3 1TA	TW3 1	13/09/2023	212,000	202,371	FALSE	Flat		2	2	49	4,327	4,130	Leasehold
Flat 24, Madison Heights, 17 - 27, High Street, Hounslow TW3 1TA	TW3 1TA	TW3 1	03/02/2023	260,000	252,006	FALSE	Flat		2	2	60	4,333	4,200	Leasehold
Flat 64, Madison Heights, 17 - 27, High Street, Hounslow TW3 1TA	TW3 1TA	TW3 1	21/01/2022	285,000	296,034	FALSE	Flat		2	2	40	7,125	7,401	Leasehold
142, Hanworth Road, Hounslow TW3 1UG	TW3 1UG	TW3 1	20/05/2022	405,000	418,719	FALSE	Semi_Detached		3	3	73	5,548	5,736	Freehold
46, Chapel Road, Hounslow TW3 1UL	TW3 1UL	TW3 1	12/07/2022	550,000	549,218	FALSE	Flat				50	11,000	10,984	Freehold
11, Holly Road, Hounslow TW3 1UN	TW3 1UN	TW3 1	14/04/2022	445,000	470,176	FALSE	Terraced		3	3	86	5,174	5,467	Freehold
4, Holly Road, Hounslow TW3 1UN	TW3 1UN	TW3 1	14/01/2022	400,000	426,214	FALSE	Terraced		2	2	66	6,061	6,458	Freehold
26, Bristow Road, Hounslow TW3 1UP	TW3 1UP	TW3 1	11/02/2022	430,000	455,721	FALSE	Terraced		2	3	96	4,479	4,747	Freehold
Flat 3, Jubilee Court, 39, Bristow Road, Hounslow TW3 1UP	TW3 1UP	TW3 1	26/07/2022	260,000	258,157	FALSE	Flat		1	1	52	5,000	4,965	Leasehold
Flat 1, Jubilee Court, 39, Bristow Road, Hounslow TW3 1UP	TW3 1UP	TW3 1	23/09/2022	307,500	293,533	FALSE	Flat		2	2	55	5,591	5,337	Leasehold
34, Inwood Avenue, Hounslow TW3 1XG	TW3 1XG	TW3 1	19/06/2023	625,000	619,703	FALSE	Semi_Detached				173	3,613	3,582	Freehold
10, Inwood Avenue, Hounslow TW3 1XG	TW3 1XG	TW3 1	22/08/2022	570,000	557,890	FALSE	Terraced				111	5,135	5,026	Freehold
80, Inwood Road, Hounslow TW3 1XL	TW3 1XL	TW3 1	28/07/2023	507,500	506,035	FALSE	Terraced		3	3	112	4,531	4,518	Freehold
60, Inwood Road, Hounslow TW3 1XL	TW3 1XL	TW3 1	19/06/2023	430,000	428,141	FALSE	Terraced		2	3	93	4,624	4,604	Freehold
104, Inwood Road, Hounslow TW3 1XL	TW3 1XL	TW3 1	04/03/2022	515,000	544,473	FALSE	Semi_Detached		3	3	91	5,659	5,983	Freehold
5, Gordon Road, Hounslow TW3 1XP	TW3 1XP	TW3 1	05/07/2023	465,000	463,658	FALSE	Terraced		3	3	90	5,167	5,152	Freehold
5, Livingstone Road, Hounslow TW3 1XX	TW3 1XX	TW3 1	28/11/2022	410,800	386,471	FALSE	Terraced		3	4	91	4,514	4,247	Freehold
11, Livingstone Road, Hounslow TW3 1XX	TW3 1XX	TW3 1	23/01/2023	455,000	438,807	FALSE	Terraced		2	3	80	5,688	5,485	Freehold
18, Livingstone Road, Hounslow TW3 1XX	TW3 1XX	TW3 1	26/08/2022	450,000	440,439	FALSE	Terraced		3	3	78	5,769	5,647	Freehold
49, Stanborough Road, Hounslow TW3 1YE	TW3 1YE	TW3 1	05/07/2023	505,000	503,543	FALSE	Terraced		2	2	85	5,941	5,924	Freehold
59, Stanborough Road, Hounslow TW3 1YG	TW3 1YG	TW3 1	07/03/2023	230,000	225,704	FALSE	Flat		1	1	55	4,182	4,104	Leasehold
2, Layton Road, Hounslow TW3 1YH	TW3 1YH	TW3 1	22/03/2022	340,000	363,684	FALSE	Terraced		2	3	67	5,075	5,428	Freehold
15a, Layton Road, Hounslow TW3 1YJ	TW3 1YJ	TW3 1	15/07/2022	580,000	574,137	FALSE	Detached		2	3	116	5,000	4,949	Freehold
14, Pownall Road, Hounslow TW3 1YN	TW3 1YN	TW3 1	17/05/2023	270,000	272,376	FALSE	Flat		2	2	60	4,500	4,540	Leasehold
14a, Pownall Road, Hounslow TW3 1YN	TW3 1YN	TW3 1	17/11/2023	350,000	343,463	FALSE	Flat		2	2	62	5,645	5,540	Leasehold
24, Pownall Road, Hounslow TW3 1YN	TW3 1YN	TW3 1	24/06/2022	850,000	853,038	FALSE	Flat		3	3	136	6,250	6,272	Freehold
24, Stanborough Road, Hounslow TW3 1YQ	TW3 1YQ	TW3 1	13/10/2022	500,000	469,111	FALSE	Terraced		3	3	90	5,556	5,212	Freehold
150, Stanley Road, Hounslow TW3 1YT	TW3 1YT	TW3 1	07/01/2022	436,000	464,574	FALSE	Terraced		3	4	119	3,664	3,904	Freehold
154, Stanley Road, Hounslow TW3 1YT	TW3 1YT	TW3 1	24/05/2023	497,500	504,805	FALSE	Terraced		3	4	89	5,590	5,672	Freehold
		TW3 1 Average		Hounslow								5,964	5,947	
44, Cross Lances Road, Hounslow TW3 2AA	TW3 2AA	TW3 2	25/08/2023	523,000	505,015	FALSE	Semi_Detached		2	3	121	4,322	4,174	Freehold
Flat 1, 32, Cross Lances Road, Hounslow TW3 2AA	TW3 2AA	TW3 2	21/07/2022	325,000	322,697	FALSE	Flat				73	4,452	4,421	Leasehold
Flat 2, 32, Cross Lances Road, Hounslow TW3 2AA	TW3 2AA	TW3 2	21/07/2022	225,000	223,406	FALSE	Flat				37	6,081	6,038	Leasehold
56, Station Road, Hounslow TW3 2AH	TW3 2AH	TW3 2	15/07/2022	414,000	415,202	FALSE	Terraced		3	3	106	3,906	3,917	Freehold
1, Station Road, Hounslow TW3 2AL	TW3 2AL	TW3 2	28/01/2022	210,000	218,130	FALSE	Flat		2	2	44	4,773	4,958	Leasehold
12, New Road, Hounslow TW3 2AN	TW3 2AN	TW3 2	12/07/2022	430,000	431,248	FALSE	Terraced		3	3	79	5,443	5,459	Freehold
15, New Road, Hounslow TW3 2AN	TW3 2AN	TW3 2	08/12/2022	325,000	314,311	FALSE	Terraced		2	2	56	5,804	5,613	Freehold
13, New Road, Hounslow TW3 2AN	TW3 2AN	TW3 2	03/02/2023	384,000	371,370	FALSE	Terraced		2	2	56	6,857	6,632	Freehold
37, Station Road, Hounslow TW3 2AP	TW3 2AP	TW3 2	06/07/2023	510,000	507,830	FALSE	Semi_Detached		2	3	103	4,951	4,930	Freehold
5, Argyle Road, Hounslow TW3 2BE	TW3 2BE	TW3 2	11/11/2022	580,000	545,650	FALSE	Terraced		3	3	126	4,603	4,331	Freehold
2, Argyle Road, Hounslow TW3 2BE	TW3 2BE	TW3 2	26/08/2022	575,000	562,783	FALSE	Terraced		3	3	125	4,600	4,502	Freehold
3, The Avenue, Hounslow TW3 2BG	TW3 2BG	TW3 2	28/04/2022	600,000	618,032	FALSE	Detached		2	3	76	7,895	8,132	Freehold
21a, St Stephens Road, Hounslow TW3 2BH	TW3 2BH	TW3 2	01/12/2023	285,000	289,827	FALSE	Flat		2	2	52	5,481	5,574	Leasehold
101, St Stephens Road, Hounslow TW3 2BL	TW3 2BL	TW3 2	07/06/2022	625,000	620,474	FALSE	Detached		2	3	92	6,793	6,744	Freehold
104, St Stephens Road, Hounslow TW3 2BN	TW3 2BN	TW3 2	04/03/2022	710,000	750,633	FALSE	Semi_Detached				159	4,465	4,721	Freehold
Flat 3, 86, St Stephens Road, Hounslow TW3 2BN	TW3 2BN	TW3 2	07/01/2022	265,000	275,259	FALSE	Flat		1	1	45	5,889	6,117	Leasehold
46, St Stephens Road, Hounslow TW3 2BQ	TW3 2BQ	TW3 2	21/10/2022	905,000	848,778	FALSE	Semi_Detached				182	4,973	4,664	Freehold
46, Angelfield, St Stephens Road, Hounslow TW3 2BT	TW3 2BT	TW3 2	07/09/2023	285,000	272,055	FALSE	Flat		1	1	56	5,089	4,858	Leasehold
142, St Stephens Road, Hounslow TW3 2BW	TW3 2BW	TW3 2	25/08/2023	810,000	776,580	FALSE	Detached		3	3	160	5,063	4,854	Freehold
148, St Stephens Road, Hounslow TW3 2BW	TW3 2BW	TW3 2	02/11/2023	580,000	561,988	FALSE	Semi_Detached		3	4	102	5,686	5,510	Freehold
30a, Whitton Road, Hounslow TW3 2DA	TW3 2DA	TW3 2	27/11/2023	262,500	254,758	FALSE	Flat		1	1	51	5,147	4,995	Leasehold
34b, Whitton Road, Hounslow TW3 2DA	TW3 2DA	TW3 2	16/09/2022	287,500	274,442	FALSE	Flat		1	1	51	5,637	5,381	Leasehold
18, Whitton Road, Hounslow TW3 2DA	TW3 2DA	TW3 2	15/08/2023	330,000	318,478	FALSE	Terraced		2	2	43	7,674	7,406	Freehold
64, Whitton Road, Hounslow TW3 2DD	TW3 2DD	TW3 2	20/10/2023	335,000	320,299	FALSE	Flat		2	2	52	6,442	6,160	Freehold
22, Ivy Road, Hounslow TW3 2DH	TW3 2DH	TW3 2	07/09/2022	460,000	438,125	FALSE	Terraced		2	2	73	6,301	6,002	Freehold
37a, Maswell Park Road, Hounslow TW3 2DL	TW3 2DL	TW3 2	17/01/2022	270,000	280,453	FALSE	Flat		1	1	56	4,821	5,008	Leasehold
75, Maswell Park Road, Hounslow TW3 2DP	TW3 2DP	TW3 2	02/02/2022	581,500	612,013	FALSE	Semi_Detached		3	3	96	6,057	6,375	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
43, Maswell Park Crescent, Hounslow TW3 2DR	TW3 2DR	TW3 2	14/07/2023	500,000	498,557	FALSE	Terraced		3	3	84	5,952	5,935	Freehold
36, Maswell Park Crescent, Hounslow TW3 2DT	TW3 2DT	TW3 2	09/10/2023	455,000	432,512	FALSE	Semi_Detached		2	2	73	6,233	5,925	Freehold
22, Maswell Park Crescent, Hounslow TW3 2DT	TW3 2DT	TW3 2	27/01/2023	576,000	555,500	FALSE	Terraced		3	3	92	6,261	6,038	Freehold
Flat 2, 18, Maswell Park Road, Hounslow TW3 2DW	TW3 2DW	TW3 2	04/02/2022	222,000	228,898	FALSE	Flat		2	2	59	3,763	3,880	Leasehold
Flat 3, 18, Maswell Park Road, Hounslow TW3 2DW	TW3 2DW	TW3 2	14/10/2022	330,000	311,009	FALSE	Flat		2	2	74	4,459	4,203	Leasehold
43, Hounslow Avenue, Hounslow TW3 2DZ	TW3 2DZ	TW3 2	11/03/2022	465,000	497,392	FALSE	Terraced		3	3	91	5,110	5,466	Freehold
83b, Whitton Road, Hounslow TW3 2EH	TW3 2EH	TW3 2	01/09/2023	293,500	280,169	FALSE	Flat		1	1	50	5,870	5,603	Leasehold
Flat 1, 133, Whitton Road, Hounslow TW3 2EL	TW3 2EL	TW3 2	30/11/2023	285,000	279,677	FALSE	Flat		1	1	44	6,477	6,356	Leasehold
24, Park Road, Hounslow TW3 2EU	TW3 2EU	TW3 2	28/01/2022	510,000	543,423	FALSE	Terraced		2	2	78	6,538	6,967	Freehold
27, Park Road, Hounslow TW3 2EX	TW3 2EX	TW3 2	12/10/2023	585,000	555,649	FALSE	Terraced		3	3	108	5,417	5,145	Freehold
15, Dean Road, Hounslow TW3 2EY	TW3 2EY	TW3 2	09/12/2022	527,000	509,667	FALSE	Terraced		3	3	87	6,057	5,858	Freehold
22, Dean Road, Hounslow TW3 2EZ	TW3 2EZ	TW3 2	24/02/2023	650,000	628,621	FALSE	Terraced		2	3	94	6,915	6,687	Freehold
110, Park Road, Hounslow TW3 2HB	TW3 2HB	TW3 2	05/09/2023	687,000	645,614	FALSE	Semi_Detached				141	4,872	4,579	Freehold
76, Park Road, Hounslow TW3 2HB	TW3 2HB	TW3 2	04/03/2024	555,000	555,000	FALSE	Semi_Detached		2	3	91	6,099	6,099	Freehold
41, Shirley Drive, Hounslow TW3 2HD	TW3 2HD	TW3 2	09/11/2023	635,000	615,280	FALSE	Semi_Detached		3	3	131	4,847	4,697	Freehold
9, Shirley Drive, Hounslow TW3 2HD	TW3 2HD	TW3 2	27/01/2023	612,000	585,718	FALSE	Semi_Detached		2	3	81	7,556	7,231	Freehold
15, Shirley Close, Hounslow TW3 2HF	TW3 2HF	TW3 2	24/06/2022	640,000	642,287	FALSE	Semi_Detached				144	4,444	4,460	Freehold
130, Park Road, Hounslow TW3 2HP	TW3 2HP	TW3 2	07/11/2022	585,000	549,391	FALSE	Semi_Detached		3	3	101	5,792	5,440	Freehold
148, Park Road, Hounslow TW3 2HP	TW3 2HP	TW3 2	20/06/2022	527,600	529,486	FALSE	Semi_Detached		2	3	88	5,995	6,017	Freehold
27, Millwood Road, Hounslow TW3 2HQ	TW3 2HQ	TW3 2	22/12/2022	570,000	549,643	FALSE	Semi_Detached		3	4	113	5,044	4,864	Freehold
10, Whitton Dene, Hounslow TW3 2JT	TW3 2JT	TW3 2	10/11/2022	488,000	459,099	FALSE	Terraced		2	3	97	5,031	4,733	Freehold
106, Whitton Dene, Hounslow TW3 2JU	TW3 2JU	TW3 2	11/08/2022	620,000	606,184	FALSE	Semi_Detached		3	3	113	5,487	5,364	Freehold
92, Whitton Dene, Hounslow TW3 2JU	TW3 2JU	TW3 2	04/02/2022	587,500	618,328	FALSE	Semi_Detached		2	3	50	11,750	12,367	Freehold
64, Argyle Avenue, Hounslow TW3 2LF	TW3 2LF	TW3 2	22/08/2022	780,000	762,618	FALSE	Semi_Detached				179	4,358	4,260	Freehold
60, Argyle Avenue, Hounslow TW3 2LF	TW3 2LF	TW3 2	19/01/2022	540,000	571,334	FALSE	Semi_Detached		2	3	93	5,806	6,143	Freehold
1, Sandra Close, Hounslow TW3 2LH	TW3 2LH	TW3 2	06/05/2022	530,000	541,453	FALSE	Detached		3	4	107	4,953	5,060	Freehold
109, Argyle Avenue, Hounslow TW3 2LL	TW3 2LL	TW3 2	25/10/2022	615,000	576,794	FALSE	Semi_Detached		3	4	107	5,748	5,391	Freehold
5, Murray Avenue, Hounslow TW3 2LQ	TW3 2LQ	TW3 2	08/02/2023	790,000	750,062	FALSE	Detached				130	6,077	5,770	Freehold
33, Park Avenue, Hounslow TW3 2LY	TW3 2LY	TW3 2	16/01/2023	615,000	582,699	FALSE	Detached		3	3	104	5,913	5,603	Freehold
8, Heathwood Court, Heath Road, Hounslow TW3 2NE	TW3 2NE	TW3 2	28/01/2022	224,000	232,672	FALSE	Flat		1	1	41	5,463	5,675	Leasehold
1, Heath Road, Hounslow TW3 2NJ	TW3 2NJ	TW3 2	10/03/2023	560,000	550,833	FALSE	Terraced		3	4	114	4,912	4,832	Freehold
91, Heath Road, Hounslow TW3 2NP	TW3 2NP	TW3 2	05/03/2024	536,000	536,000	FALSE	Semi_Detached		3	3	93	5,763	5,763	Freehold
183, Heath Road, Hounslow TW3 2NR	TW3 2NR	TW3 2	29/09/2023	600,000	563,855	FALSE	Semi_Detached		2	3	95	6,316	5,935	Freehold
152, Heath Road, Hounslow TW3 2NS	TW3 2NS	TW3 2	17/07/2023	610,000	607,404	FALSE	Semi_Detached		3	3	111	5,496	5,472	Freehold
21, Dalmeny Crescent, Hounslow TW3 2NT	TW3 2NT	TW3 2	09/10/2023	535,000	508,558	FALSE	Semi_Detached		3	3	126	4,246	4,036	Freehold
124, Heath Road, Hounslow TW3 2NW	TW3 2NW	TW3 2	03/03/2023	620,000	601,576	FALSE	Semi_Detached		2	3	114	5,439	5,277	Freehold
7, Heldmann Close, Hounslow TW3 2PA	TW3 2PA	TW3 2	09/03/2023	555,000	538,507	FALSE	Semi_Detached		3	3	79	7,025	6,817	Freehold
9, Chatsworth Crescent, Hounslow TW3 2PE	TW3 2PE	TW3 2	22/05/2023	600,000	602,144	FALSE	Semi_Detached				165	3,636	3,649	Freehold
19, Chatsworth Crescent, Hounslow TW3 2PE	TW3 2PE	TW3 2	27/02/2023	630,000	604,593	FALSE	Semi_Detached		3	3	138	4,565	4,381	Freehold
35, Chatsworth Crescent, Hounslow TW3 2PE	TW3 2PE	TW3 2	04/11/2022	550,000	516,522	FALSE	Semi_Detached		2	2	76	7,237	6,796	Freehold
83, Chatsworth Crescent, Hounslow TW3 2PF	TW3 2PF	TW3 2	16/03/2023	475,000	460,885	FALSE	Semi_Detached		3	3	75	6,333	6,145	Freehold
24, Ellerdine Road, Hounslow TW3 2PL	TW3 2PL	TW3 2	15/09/2023	665,000	624,940	FALSE	Semi_Detached		3	4	131	5,076	4,771	Freehold
19, Catherine Gardens, Hounslow TW3 2PP	TW3 2PP	TW3 2	28/04/2022	600,000	633,945	FALSE	Terraced		2	2	133	4,511	4,767	Freehold
13, Catherine Gardens, Hounslow TW3 2PP	TW3 2PP	TW3 2	03/04/2023	575,000	572,514	FALSE	Terraced		3	3	108	5,324	5,301	Freehold
66, Catherine Gardens, Hounslow TW3 2PR	TW3 2PR	TW3 2	14/01/2022	435,000	463,508	FALSE	Terraced		2	3	85	5,118	5,453	Freehold
126, Ellerdine Road, Hounslow TW3 2PS	TW3 2PS	TW3 2	15/01/2024	510,000	501,780	FALSE	Semi_Detached		2	3	94	5,426	5,338	Freehold
187, Ellerdine Road, Hounslow TW3 2PU	TW3 2PU	TW3 2	25/05/2023	625,000	634,178	FALSE	Terraced		3	4	137	4,562	4,629	Freehold
145, Ellerdine Road, Hounslow TW3 2PU	TW3 2PU	TW3 2	09/09/2022	550,000	523,881	FALSE	Semi_Detached		2	3	79	6,962	6,631	Freehold
120, Catherine Gardens, Hounslow TW3 2PW	TW3 2PW	TW3 2	21/03/2022	555,000	586,762	FALSE	Semi_Detached		3	3	78	7,115	7,523	Freehold
308, Ellerdine Road, Hounslow TW3 2PY	TW3 2PY	TW3 2	03/11/2023	540,000	523,230	FALSE	Semi_Detached		3	3	83	6,506	6,304	Freehold
207, Ellerdine Road, Hounslow TW3 2PZ	TW3 2PZ	TW3 2	20/12/2023	400,000	402,004	FALSE	Semi_Detached		2	3	77	5,195	5,221	Freehold
17, Lyncroft Gardens, Hounslow TW3 2QT	TW3 2QT	TW3 2	01/06/2022	620,000	622,216	FALSE	Semi_Detached		3	4	135	4,593	4,609	Freehold
52, Lyncroft Gardens, Hounslow TW3 2QX	TW3 2QX	TW3 2	24/03/2023	530,000	514,250	FALSE	Semi_Detached		3	3	86	6,163	5,980	Freehold
5, Priory Road, Hounslow TW3 2RA	TW3 2RA	TW3 2	03/11/2023	495,000	480,400	FALSE	Terraced		2	3	81	6,111	5,931	Freehold
37, Rosebery Road, Hounslow TW3 2RD	TW3 2RD	TW3 2	20/07/2023	670,000	667,149	FALSE	Semi_Detached		3	4	128	5,234	5,212	Freehold
7, Southland Way, Hounslow TW3 2RH	TW3 2RH	TW3 2	03/05/2023	450,000	456,608	FALSE	Terraced		3	4	115	3,913	3,971	Freehold
15, Southland Way, Hounslow TW3 2RH	TW3 2RH	TW3 2	20/12/2022	475,000	459,377	FALSE	Terraced		3	3	95	5,000	4,836	Freehold
8, Southland Way, Hounslow TW3 2RH	TW3 2RH	TW3 2	28/04/2022	595,000	628,662	FALSE	Terraced		3	3	130	4,577	4,836	Freehold
6, Southland Way, Hounslow TW3 2RH	TW3 2RH	TW3 2	03/11/2023	590,000	572,598	FALSE	Terraced		3	3	110	5,364	5,205	Freehold
18, Southland Way, Hounslow TW3 2RH	TW3 2RH	TW3 2	18/11/2022	550,000	517,427	FALSE	Terraced		2	3	86	6,395	6,017	Freehold
124, Central Avenue, Hounslow TW3 2RJ	TW3 2RJ	TW3 2	16/11/2023	555,000	537,764	FALSE	Semi_Detached		3	3	82	6,768	6,558	Freehold
		TW3 2 Average	Hounslow									5,618	5,540	
88, Bulstrode Avenue, Hounslow TW3 3AD	TW3 3AD	TW3 3	26/07/2022	475,000	474,324	FALSE	Semi_Detached		3	3	101	4,703	4,696	Freehold
105, Bulstrode Avenue, Hounslow TW3 3AE	TW3 3AE	TW3 3	10/03/2022	530,000	560,331	FALSE	Semi_Detached		3	4	110	4,818	5,094	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
129, Bulstrode Avenue, Hounslow TW3 3AE	TW3 3AE	TW3 3	14/11/2022	609,000	571,930	FALSE	Semi_Detached		3	4	105	5,800	5,447	Freehold
205, Bulstrode Avenue, Hounslow TW3 3AF	TW3 3AF	TW3 3	06/04/2023	590,000	580,084	FALSE	Semi_Detached		3	3	110	5,364	5,273	Freehold
108, Bulstrode Avenue, Hounslow TW3 3AG	TW3 3AG	TW3 3	27/01/2022	575,000	608,365	FALSE	Semi_Detached				137	4,197	4,441	Freehold
98, Bulstrode Avenue, Hounslow TW3 3AG	TW3 3AG	TW3 3	19/05/2023	567,000	569,026	FALSE	Semi_Detached		3	3	90	6,300	6,323	Freehold
37, Dene Avenue, Hounslow TW3 3AQ	TW3 3AQ	TW3 3	15/12/2023	690,000	696,552	FALSE	Terraced		3	3	137	5,037	5,084	Freehold
59, Dene Avenue, Hounslow TW3 3AQ	TW3 3AQ	TW3 3	22/07/2022	660,000	659,061	FALSE	Semi_Detached		3	3	117	5,641	5,633	Freehold
27, Dene Avenue, Hounslow TW3 3AQ	TW3 3AQ	TW3 3	06/01/2023	640,500	612,994	FALSE	Semi_Detached		3	4	108	5,931	5,676	Freehold
51, Dene Avenue, Hounslow TW3 3AQ	TW3 3AQ	TW3 3	10/05/2022	580,662	600,331	FALSE	Semi_Detached		3	3	102	5,693	5,886	Freehold
10, Corban Road, Hounslow TW3 3AS	TW3 3AS	TW3 3	15/02/2022	470,000	498,113	FALSE	Terraced		2	3	69	6,812	7,219	Freehold
6b, Bulstrode Road, Hounslow TW3 3AT	TW3 3AT	TW3 3	29/06/2022	380,000	378,499	FALSE	Flat			3	110	3,455	3,441	Leasehold
21a, Bulstrode Road, Hounslow TW3 3AW	TW3 3AW	TW3 3	30/08/2023	323,250	315,983	FALSE	Flat		2	2	62	5,214	5,097	Leasehold
25a, Bulstrode Road, Hounslow TW3 3AW	TW3 3AW	TW3 3	14/04/2023	330,500	329,071	FALSE	Flat		2	2	54	6,120	6,094	Leasehold
42, Sutton Lane, Hounslow TW3 3BD	TW3 3BD	TW3 3	06/01/2023	650,000	622,086	FALSE	Semi_Detached		3	4	99	6,566	6,284	Freehold
73, Bath Road, Hounslow TW3 3BN	TW3 3BN	TW3 3	30/10/2023	380,000	361,219	FALSE	Semi_Detached		2	2	70	5,429	5,160	Freehold
91a, Bath Road, Hounslow TW3 3BT	TW3 3BT	TW3 3	29/03/2022	375,000	390,161	FALSE	Flat		2	3	101	3,713	3,863	Leasehold
187, Bath Road, Hounslow TW3 3BU	TW3 3BU	TW3 3	25/05/2023	682,500	684,939	FALSE	Semi_Detached		3	3	109	6,261	6,284	Freehold
29, St Pauls Close, Hounslow TW3 3DE	TW3 3DE	TW3 3	15/09/2023	670,000	628,608	FALSE	Terraced		3	4	141	4,752	4,458	Freehold
64, St Pauls Close, Hounslow TW3 3DF	TW3 3DF	TW3 3	13/06/2022	710,000	712,538	FALSE	Semi_Detached		3	4	134	5,299	5,317	Freehold
69, St Pauls Close, Hounslow TW3 3DF	TW3 3DF	TW3 3	04/02/2022	680,000	715,682	FALSE	Semi_Detached				132	5,152	5,422	Freehold
50, St Pauls Close, Hounslow TW3 3DF	TW3 3DF	TW3 3	11/01/2023	657,000	628,785	FALSE	Semi_Detached		3	3	100	6,570	6,288	Freehold
22, Cranston Close, Hounslow TW3 3DQ	TW3 3DQ	TW3 3	18/01/2024	175,000	173,760	FALSE	Flat		1	1	41	4,268	4,238	Leasehold
3, Cranston Close, Hounslow TW3 3DQ	TW3 3DQ	TW3 3	19/04/2023	310,000	307,561	FALSE	Flat		2	2	70	4,429	4,394	Leasehold
70, Cranston Close, Hounslow TW3 3DQ	TW3 3DQ	TW3 3	21/01/2022	310,000	322,002	FALSE	Flat		2	2	72	4,306	4,472	Leasehold
57, Cranston Close, Hounslow TW3 3DQ	TW3 3DQ	TW3 3	12/05/2022	353,000	362,486	FALSE	Flat		2	3	78	4,526	4,647	Leasehold
73, Cranston Close, Hounslow TW3 3DQ	TW3 3DQ	TW3 3	11/03/2022	216,000	224,733	FALSE	Flat		1	1	42	5,143	5,351	Leasehold
50, Cranston Close, Hounslow TW3 3DQ	TW3 3DQ	TW3 3	26/08/2022	240,000	233,879	FALSE	Flat		1	1	41	5,854	5,704	Leasehold
11, Ambassador Close, Hounslow TW3 3DW	TW3 3DW	TW3 3	25/10/2022	300,000	281,466	FALSE	Flat		2	2	71	4,225	3,964	Leasehold
14, Strafford Road, Hounslow TW3 3EN	TW3 3EN	TW3 3	09/02/2023	447,500	429,453	FALSE	Semi_Detached		3	3	83	5,392	5,174	Freehold
12, Osborne Road, Hounslow TW3 3EP	TW3 3EP	TW3 3	01/06/2022	440,000	444,503	FALSE	Terraced		3	4	101	4,356	4,401	Freehold
13, Osborne Road, Hounslow TW3 3EP	TW3 3EP	TW3 3	09/06/2023	382,500	380,847	FALSE	Terraced		2	3	72	5,313	5,290	Freehold
Flat 1, Duke Court, Pontes Avenue, Hounslow TW3 3FL	TW3 3FL	TW3 3	27/01/2022	300,000	311,614	FALSE	Flat		2	2	82	3,659	3,800	Leasehold
Flat 10, Duke Court, Pontes Avenue, Hounslow TW3 3FL	TW3 3FL	TW3 3	11/02/2022	232,000	239,209	FALSE	Flat		1	1	55	4,218	4,349	Leasehold
Flat 6, Duke Court, Pontes Avenue, Hounslow TW3 3FL	TW3 3FL	TW3 3	13/05/2022	230,000	236,181	FALSE	Flat		1	1	49	4,694	4,820	Leasehold
Flat 11, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3FY	TW3 3FY	TW3 3	23/06/2022	174,000	173,313	FALSE	Flat				31	5,613	5,591	Leasehold
Flat 86, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3GD	TW3 3GD	TW3 3	15/03/2023	185,000	181,545	FALSE	Flat				51	3,627	3,560	Leasehold
Flat 79, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3GD	TW3 3GD	TW3 3	15/12/2023	185,000	188,133	FALSE	Flat				37	5,000	5,085	Leasehold
Flat 67, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3GD	TW3 3GD	TW3 3	29/04/2022	183,000	188,378	FALSE	Flat				33	5,545	5,708	Leasehold
Flat 133, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3GE	TW3 3GE	TW3 3	28/10/2022	147,000	138,540	FALSE	Flat				36	4,083	3,848	Leasehold
Flat 113, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3GE	TW3 3GE	TW3 3	17/06/2022	197,000	196,222	FALSE	Flat		1	1	48	4,104	4,088	Leasehold
Flat 125, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3GE	TW3 3GE	TW3 3	21/01/2022	147,000	152,691	FALSE	Flat				31	4,742	4,926	Leasehold
Flat 168, Trinity Square, 23 - 59, Staines Road, Hounslow TW3 3GF	TW3 3GF	TW3 3	21/03/2022	250,000	260,107	FALSE	Flat				39	6,410	6,669	Leasehold
Flat 32, Bellvue Court, 141 - 149, Staines Road, Hounslow TW3 3JB	TW3 3JB	TW3 3	25/08/2022	280,000	272,859	FALSE	Flat		2	2	76	3,684	3,590	Leasehold
Flat 49, Bellvue Court, 141 - 149, Staines Road, Hounslow TW3 3JB	TW3 3JB	TW3 3	21/12/2022	350,000	340,548	FALSE	Flat		2	3	92	3,804	3,702	Leasehold
23, Wivenhoe Court, 263, Staines Road, Hounslow TW3 3JW	TW3 3JW	TW3 3	14/04/2023	190,000	188,505	FALSE	Flat		1	1	41	4,634	4,598	Leasehold
12, Wivenhoe Court, 263, Staines Road, Hounslow TW3 3JW	TW3 3JW	TW3 3	07/01/2022	265,000	275,259	FALSE	Flat		1	1	49	5,408	5,618	Leasehold
10, Orchid Gardens, Hounslow TW3 3JY	TW3 3JY	TW3 3	25/02/2022	256,000	263,954	FALSE	Flat		2	2	60	4,267	4,399	Leasehold
12, Orchid Gardens, Hounslow TW3 3JY	TW3 3JY	TW3 3	04/03/2022	260,000	270,512	FALSE	Flat		2	2	60	4,333	4,509	Leasehold
21, Orchid Gardens, Hounslow TW3 3JY	TW3 3JY	TW3 3	28/01/2022	272,000	282,530	FALSE	Flat		2	2	60	4,533	4,709	Leasehold
26, Inverness Road, Hounslow TW3 3LS	TW3 3LS	TW3 3	08/12/2023	400,000	403,798	FALSE	Terraced		3	4	100	4,000	4,038	Freehold
4, Inverness Road, Hounslow TW3 3LS	TW3 3LS	TW3 3	05/06/2023	373,000	369,839	FALSE	Semi_Detached		2	2	49	7,612	7,548	Freehold
3, Laburnum Grove, Hounslow TW3 3LU	TW3 3LU	TW3 3	21/09/2022	525,000	500,068	FALSE	Semi_Detached		2	3	108	4,861	4,630	Freehold
3, Bell Grove Mansions, Bell Road, Hounslow TW3 3NT	TW3 3NT	TW3 3	11/11/2022	202,000	190,946	FALSE	Flat		1	1	53	3,811	3,603	Leasehold
Flat 7, Maple Leaf Court, 62, Bell Road, Hounslow TW3 3PB	TW3 3PB	TW3 3	29/08/2023	315,000	307,919	FALSE	Flat		2	2	74	4,257	4,161	Leasehold
Flat 3, Maple Leaf Court, 62, Bell Road, Hounslow TW3 3PB	TW3 3PB	TW3 3	11/02/2022	230,300	237,456	FALSE	Flat		1	1	55	4,187	4,317	Leasehold
14, Enton Place, Vine Place, Hounslow TW3 3PE	TW3 3PE	TW3 3	10/11/2022	230,000	217,414	FALSE	Flat		1	1	39	5,897	5,575	Leasehold
Flat 3, Henry House, 62a, Grove Road, Hounslow TW3 3PJ	TW3 3PJ	TW3 3	09/12/2022	210,000	203,418	FALSE	Flat		1	1	38	5,526	5,353	Leasehold
115, Grove Road, Hounslow TW3 3PR	TW3 3PR	TW3 3	27/04/2023	520,000	517,752	FALSE	Terraced		3	4	126	4,127	4,109	Freehold
Flat 2, 64, Grove Road, Hounslow TW3 3PT	TW3 3PT	TW3 3	28/04/2022	255,000	262,494	FALSE	Flat		2	2	50	5,100	5,250	Leasehold
86, Grove Road, Hounslow TW3 3PT	TW3 3PT	TW3 3	24/02/2023	560,000	537,416	FALSE	Semi_Detached		3	3	95	5,895	5,657	Freehold
5, Cromwell Road, Hounslow TW3 3QD	TW3 3QD	TW3 3	02/03/2022	220,000	228,894	FALSE	Flat		2	2	46	4,783	4,976	Leasehold
25, Cromwell Road, Hounslow TW3 3QE	TW3 3QE	TW3 3	07/01/2022	495,000	527,440	FALSE	Terraced		3	3	84	5,893	6,279	Freehold
47, Cromwell Road, Hounslow TW3 3QG	TW3 3QG	TW3 3	21/12/2022	460,000	444,871	FALSE	Terraced		3	3	81	5,679	5,492	Freehold
2a, Rossindel Road, Hounslow TW3 3QN	TW3 3QN	TW3 3	27/10/2023	116,000	110,909	FALSE	Other		1	1	26	4,462	4,266	Freehold
40, Cromwell Road, Hounslow TW3 3QQ	TW3 3QQ	TW3 3	15/08/2022	580,000	567,677	FALSE	Terraced		3	4	127	4,567	4,470	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
6, Penderel Road, Hounslow TW3 3QR	TW3 3QR	TW3 3	12/04/2022	490,000	512,638	FALSE	Semi_Detached		2	3	100	4,900	5,126	Freehold
30, Penderel Road, Hounslow TW3 3QR	TW3 3QR	TW3 3	15/03/2023	525,000	509,399	FALSE	Semi_Detached		3	3	93	5,645	5,477	Freehold
207, Cromwell Road, Hounslow TW3 3QW	TW3 3QW	TW3 3	28/03/2022	555,000	593,661	FALSE	Terraced		3	4	126	4,405	4,712	Freehold
44, Benson Close, Hounslow TW3 3QY	TW3 3QY	TW3 3	26/01/2024	280,000	278,016	FALSE	Flat		2	2	74	3,784	3,757	Leasehold
57, Estridge Close, Hounslow TW3 3RD	TW3 3RD	TW3 3	06/01/2023	265,000	256,655	FALSE	Flat		2	2	74	3,581	3,468	Leasehold
Flat 28, Smoothfield Court, Hibernia Road, Hounslow TW3 3RJ	TW3 3RJ	TW3 3	02/05/2023	335,000	337,948	FALSE	Flat		2	2	62	5,403	5,451	Leasehold
82, Hibernia Road, Hounslow TW3 3RP	TW3 3RP	TW3 3	07/02/2023	585,000	561,408	FALSE	Semi_Detached				160	3,656	3,509	Freehold
9, Cambria Close, Hounslow TW3 3RR	TW3 3RR	TW3 3	13/05/2022	330,000	338,868	FALSE	Flat		2	3	73	4,521	4,642	Leasehold
5, Albert Road, Hounslow TW3 3RW	TW3 3RW	TW3 3	06/09/2023	610,000	568,918	FALSE	Detached		3	3	107	5,701	5,317	Freehold
14, Mauveine Gardens, Hounslow TW3 3RX	TW3 3RX	TW3 3	14/01/2022	395,000	420,887	FALSE	Terraced		2	2	64	6,172	6,576	Freehold
339, Hanworth Road, Hounslow TW3 3SE	TW3 3SE	TW3 3	17/06/2022	660,000	662,359	FALSE	Flat				61	10,820	10,858	Freehold
6, Rollit Crescent, Hounslow TW3 3SF	TW3 3SF	TW3 3	26/07/2022	475,000	476,379	FALSE	Terraced		3	3	99	4,798	4,812	Freehold
324, Hanworth Road, Hounslow TW3 3SH	TW3 3SH	TW3 3	23/06/2022	600,000	602,144	FALSE	Flat		2	3	47	12,766	12,812	Freehold
56, Victoria Avenue, Hounslow TW3 3ST	TW3 3ST	TW3 3	09/08/2023	540,000	521,431	FALSE	Semi_Detached		3	3	93	5,806	5,607	Freehold
63, Victoria Avenue, Hounslow TW3 3SU	TW3 3SU	TW3 3	16/06/2022	535,000	540,475	FALSE	Terraced				108	4,954	5,004	Freehold
1, Victoria Avenue, Hounslow TW3 3SU	TW3 3SU	TW3 3	30/08/2023	497,000	479,647	FALSE	Terraced		3	3	87	5,713	5,513	Freehold
24, Granville Avenue, Hounslow TW3 3TF	TW3 3TF	TW3 3	13/07/2022	482,000	481,314	FALSE	Semi_Detached		3	3	83	5,807	5,799	Freehold
46, Granville Avenue, Hounslow TW3 3TF	TW3 3TF	TW3 3	21/07/2023	590,000	587,489	FALSE	Semi_Detached		3	3	87	6,782	6,753	Freehold
23, St Aubyns Avenue, Hounslow TW3 3TG	TW3 3TG	TW3 3	06/11/2023	570,000	553,188	FALSE	Terraced		3	3	120	4,750	4,610	Freehold
Flat 30, Juniper Court, Grove Road, Hounslow TW3 3TJ	TW3 3TJ	TW3 3	12/07/2022	225,000	223,406	FALSE	Flat		1	1	44	5,114	5,077	Leasehold
Flat 64, Juniper Court, Hanworth Road, Hounslow TW3 3TL	TW3 3TL	TW3 3	14/10/2022	299,950	282,688	FALSE	Flat		2	2	66	4,545	4,283	Leasehold
Flat 90, Juniper Court, Hanworth Road, Hounslow TW3 3TL	TW3 3TL	TW3 3	22/06/2023	235,000	233,519	FALSE	Flat		1	1	41	5,732	5,696	Leasehold
216, Hanworth Road, Hounslow TW3 3TU	TW3 3TU	TW3 3	04/09/2023	335,000	314,304	FALSE	Terraced		2	2	66	5,076	4,762	Freehold
268, Hanworth Road, Hounslow TW3 3TY	TW3 3TY	TW3 3	29/11/2023	425,000	408,608	FALSE	Detached		2	3	102	4,167	4,006	Freehold
276b, Hanworth Road, Hounslow TW3 3TY	TW3 3TY	TW3 3	08/03/2022	203,000	217,141	FALSE	Flat		1	1	29	7,000	7,488	Leasehold
Ground Floor Flat, 203, Hanworth Road, Hounslow TW3 3UA	TW3 3UA	TW3 3	28/04/2023	168,500	167,174	FALSE	Flat		1	1	42	4,012	3,980	Leasehold
203a, Hanworth Road, Hounslow TW3 3UA	TW3 3UA	TW3 3	28/04/2023	168,500	167,174	FALSE	Flat		1	1	41	4,110	4,077	Leasehold
9, Vine Place, Hounslow TW3 3UE	TW3 3UE	TW3 3	16/12/2022	290,000	282,168	FALSE	Flat		2	2	45	6,444	6,270	Leasehold
31, Derby Road, Hounslow TW3 3UQ	TW3 3UQ	TW3 3	12/05/2022	440,000	454,904	FALSE	Semi_Detached		3	3	74	5,946	6,147	Freehold
		TW3 3 Average		Hounslow								5,176	5,168	
144, Kingsley Road, Hounslow TW3 4AD	TW3 4AD	TW3 4	25/07/2022	655,762	654,829	FALSE	Semi_Detached				113	5,803	5,795	Freehold
34, Taunton Avenue, Hounslow TW3 4AF	TW3 4AF	TW3 4	02/03/2022	430,000	459,954	FALSE	Terraced		3	4	111	3,874	4,144	Freehold
35, Taunton Avenue, Hounslow TW3 4AG	TW3 4AG	TW3 4	12/06/2023	507,000	504,808	FALSE	Terraced		2	3	105	4,829	4,808	Freehold
95a, Kingsley Road, Hounslow TW3 4AH	TW3 4AH	TW3 4	30/11/2023	500,000	485,253	FALSE	Flat		2	2	43	11,628	11,285	Freehold
117a, Kingsley Road, Hounslow TW3 4AJ	TW3 4AJ	TW3 4	20/10/2022	250,000	235,613	FALSE	Flat		1	1	46	5,435	5,122	Leasehold
115a, Kingsley Road, Hounslow TW3 4AJ	TW3 4AJ	TW3 4	05/01/2023	500,000	482,221	FALSE	Flat		2	3	75	6,667	6,430	Freehold
15, Addison Avenue, Hounslow TW3 4AP	TW3 4AP	TW3 4	05/01/2022	565,000	597,784	FALSE	Semi_Detached		3	4	104	5,433	5,748	Freehold
14, Addison Avenue, Hounslow TW3 4AP	TW3 4AP	TW3 4	06/07/2022	480,000	479,317	FALSE	Semi_Detached		3	3	82	5,854	5,845	Freehold
2, Kingsley Avenue, Hounslow TW3 4AQ	TW3 4AQ	TW3 4	07/03/2023	645,000	634,441	FALSE	Terraced				181	3,564	3,505	Freehold
3, Brackendale Close, Hounslow TW3 4AZ	TW3 4AZ	TW3 4	05/01/2022	500,000	532,768	FALSE	Terraced		3	3	92	5,435	5,791	Freehold
131, Spring Grove Road, Hounslow TW3 4BD	TW3 4BD	TW3 4	27/04/2023	480,000	471,933	FALSE	Semi_Detached		3	3	82	5,854	5,755	Freehold
39, Spring Grove Road, Hounslow TW3 4BF	TW3 4BF	TW3 4	24/10/2023	451,786	429,457	FALSE	Semi_Detached		3	3	80	5,647	5,368	Freehold
17, Spring Grove Road, Hounslow TW3 4BF	TW3 4BF	TW3 4	08/03/2022	410,000	438,560	FALSE	Terraced		2	3	79	5,190	5,551	Freehold
47, Sefton Court, Jersey Road, Hounslow TW3 4BG	TW3 4BG	TW3 4	07/07/2022	230,576	228,942	FALSE	Flat		2	2	61	3,780	3,753	Leasehold
52b, Spring Grove Road, Hounslow TW3 4BN	TW3 4BN	TW3 4	14/10/2022	335,000	315,721	FALSE	Flat		2	2	47	7,128	6,717	Leasehold
136, Spring Grove Road, Hounslow TW3 4BP	TW3 4BP	TW3 4	03/02/2023	565,000	542,215	FALSE	Semi_Detached		2	3	84	6,726	6,455	Freehold
46, Gresham Road, Hounslow TW3 4BU	TW3 4BU	TW3 4	14/12/2023	570,000	572,856	FALSE	Semi_Detached		2	3	123	4,634	4,657	Freehold
Flat 2, Marygold House, Taylor Close, Hounslow TW3 4BZ	TW3 4BZ	TW3 4	30/05/2022	285,000	292,659	FALSE	Flat		2	2	61	4,672	4,798	Leasehold
Flat 10, Marygold House, Taylor Close, Hounslow TW3 4BZ	TW3 4BZ	TW3 4	22/02/2022	280,000	288,700	FALSE	Flat		2	2	60	4,667	4,812	Leasehold
12, Spring Grove Crescent, Hounslow TW3 4DB	TW3 4DB	TW3 4	15/09/2023	550,000	516,867	FALSE	Semi_Detached		3	3	82	6,707	6,303	Freehold
23, Spring Grove Crescent, Hounslow TW3 4DD	TW3 4DD	TW3 4	21/04/2022	545,250	561,636	FALSE	Detached		3	4	105	5,193	5,349	Freehold
Flat 4, The Beeches, 200, Lampton Road, Hounslow TW3 4DF	TW3 4DF	TW3 4	06/06/2022	175,000	174,309	FALSE	Flat		1	1	38	4,605	4,587	Leasehold
Flat 37, The Beeches, 200, Lampton Road, Hounslow TW3 4DF	TW3 4DF	TW3 4	18/03/2022	220,000	228,894	FALSE	Flat		1	1	41	5,366	5,583	Leasehold
7, Denbigh Road, Hounslow TW3 4DU	TW3 4DU	TW3 4	18/02/2022	530,000	561,702	FALSE	Terraced		3	4	123	4,309	4,567	Freehold
13, Denbigh Road, Hounslow TW3 4DU	TW3 4DU	TW3 4	29/09/2022	575,000	547,657	FALSE	Terraced		3	3	106	5,425	5,167	Freehold
39, Avonwick Road, Hounslow TW3 4DX	TW3 4DX	TW3 4	15/09/2022	620,000	590,517	FALSE	Terraced				169	3,669	3,494	Freehold
35, Avonwick Road, Hounslow TW3 4DX	TW3 4DX	TW3 4	21/09/2022	590,000	561,943	FALSE	Terraced		3	4	113	5,221	4,973	Freehold
8, Lampton Avenue, Hounslow TW3 4EN	TW3 4EN	TW3 4	29/03/2023	800,000	776,227	FALSE	Semi_Detached		3	4	159	5,031	4,882	Freehold
6, North Dene, Hounslow TW3 4ER	TW3 4ER	TW3 4	10/02/2022	760,000	799,880	FALSE	Semi_Detached		3	4	146	5,205	5,479	Freehold
15, Berwyn Avenue, Hounslow TW3 4ET	TW3 4ET	TW3 4	12/08/2022	785,000	768,322	FALSE	Terraced				160	4,906	4,802	Freehold
12, Lampton Court, Lampton Road, Hounslow TW3 4EU	TW3 4EU	TW3 4	19/01/2022	305,000	316,808	FALSE	Flat		2	2	54.84	5,562	5,777	Leasehold
Flat 26, Harriot House, 9, Clarke Avenue, Hounslow TW3 4FE	TW3 4FE	TW3 4	21/10/2022	410,000	386,405	FALSE	Flat				76	5,395	5,084	Leasehold
Flat 64, Brecon Court, 30, Civic Street, Hounslow TW3 4FG	TW3 4FG	TW3 4	10/11/2023	505,000	495,568	TRUE	Flat				71	7,113	6,980	Leasehold
63, Brookwood Road, Hounslow TW3 4HE	TW3 4HE	TW3 4	28/07/2022	295,000	292,909	FALSE	Flat		2	3	73	4,041	4,012	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
106, Brookwood Road, Hounslow TW3 4HF	TW3 4HF	TW3 4	13/06/2022	260,000	260,929	FALSE	Semi_Detached		2	2	68	3,824	3,837	Leasehold
59, Tiverton Road, Hounslow TW3 4JE	TW3 4JE	TW3 4	27/01/2022	580,000	613,655	FALSE	Semi_Detached		3	4	112	5,179	5,479	Freehold
10, Stratton Close, Hounslow TW3 4JP	TW3 4JP	TW3 4	11/11/2022	500,000	469,565	FALSE	Semi_Detached		3	3	93	5,376	5,049	Leasehold
16, Willow Gardens, Hounslow TW3 4JS	TW3 4JS	TW3 4	27/01/2022	415,000	439,081	FALSE	Semi_Detached		3	3	102	4,069	4,305	Freehold
1, Willow Gardens, Hounslow TW3 4JS	TW3 4JS	TW3 4	24/01/2022	462,500	489,337	FALSE	Semi_Detached		3	3	80	5,781	6,117	Freehold
40, Harris Close, Hounslow TW3 4JU	TW3 4JU	TW3 4	24/03/2022	185,000	192,479	FALSE	Flat		1	1	45	4,111	4,277	Leasehold
48, Harris Close, Hounslow TW3 4JU	TW3 4JU	TW3 4	16/11/2022	215,000	203,235	FALSE	Flat		1	1	47	4,574	4,324	Leasehold
71, Sutton Lane, Hounslow TW3 4LA	TW3 4LA	TW3 4	15/11/2022	630,000	591,652	FALSE	Semi_Detached		3	4	115	5,478	5,145	Freehold
19b, Harte Road, Hounslow TW3 4LD	TW3 4LD	TW3 4	12/02/2024	495,000	495,000	FALSE	Terraced		2	3	88	5,625	5,625	Freehold
21c, Harte Road, Hounslow TW3 4LD	TW3 4LD	TW3 4	15/11/2023	430,000	417,317	FALSE	Terraced		2	2	67	6,418	6,229	Freehold
17a, Harte Road, Hounslow TW3 4LD	TW3 4LD	TW3 4	25/01/2022	445,000	470,821	FALSE	Semi_Detached		2	2	67	6,642	7,027	Freehold
17, George Street, Hounslow TW3 4NA	TW3 4NA	TW3 4	03/02/2023	550,000	527,820	FALSE	Semi_Detached		3	4	108	5,093	4,887	Freehold
21, George Street, Hounslow TW3 4NA	TW3 4NA	TW3 4	04/04/2022	450,000	475,459	FALSE	Terraced		3	3	97	4,639	4,902	Freehold
26, Palmerston Road, Hounslow TW3 4NE	TW3 4NE	TW3 4	20/10/2023	495,000	470,165	FALSE	Terraced		2	3	62	7,984	7,583	Freehold
Flat 3, Henlys Court, 65, Vicarage Farm Road, Hounslow TW3 4NH	TW3 4NH	TW3 4	14/09/2022	424,500	405,219	FALSE	Flat				77	5,513	5,263	Leasehold
Flat 1, Henlys Court, 65, Vicarage Farm Road, Hounslow TW3 4NH	TW3 4NH	TW3 4	29/07/2022	385,000	382,272	FALSE	Flat				70	5,500	5,461	Leasehold
6, Widmer Court, Vicarage Farm Road, Hounslow TW3 4NL	TW3 4NL	TW3 4	15/12/2023	325,000	330,504	FALSE	Flat		2	2	65	5,000	5,085	Leasehold
40, Vicarage Farm Road, Hounslow TW3 4NW	TW3 4NW	TW3 4	09/05/2023	613,888	616,082	FALSE	Semi_Detached		3	4	111	5,531	5,550	Freehold
Flat 4, 42, Vicarage Farm Road, Hounslow TW3 4NW	TW3 4NW	TW3 4	16/11/2022	262,000	247,663	FALSE	Flat				42	6,238	5,897	Leasehold
8, Vicarage Farm Road, Hounslow TW3 4NW	TW3 4NW	TW3 4	13/02/2023	520,000	499,029	FALSE	Semi_Detached		2	3	80	6,500	6,238	Freehold
		TW3 4 Average		Hounslow								5,438	5,401	
7, Bennett Close, Hounslow TW4 5AE	TW4 5AE	TW4 5	03/11/2022	240,000	226,867	FALSE	Flat		2	2	58	4,138	3,912	Leasehold
6, Bennett Close, Hounslow TW4 5AE	TW4 5AE	TW4 5	28/03/2023	257,000	252,200	FALSE	Flat		2	2	57	4,509	4,425	Leasehold
8, Bennett Close, Hounslow TW4 5AE	TW4 5AE	TW4 5	23/09/2022	285,000	272,055	FALSE	Flat		2	2	59	4,831	4,611	Leasehold
17, Bennett Close, Hounslow TW4 5AE	TW4 5AE	TW4 5	29/06/2023	312,500	310,530	FALSE	Flat		2	2	60	5,208	5,176	Leasehold
54, Blackburn Way, Hounslow TW4 5AH	TW4 5AH	TW4 5	29/03/2023	270,000	264,957	FALSE	Flat		2	2	63	4,286	4,206	Leasehold
2, Blackburn Way, Hounslow TW4 5AH	TW4 5AH	TW4 5	16/03/2022	263,000	273,633	FALSE	Flat		2	2	59	4,458	4,638	Leasehold
53, Blackburn Way, Hounslow TW4 5AH	TW4 5AH	TW4 5	30/03/2023	285,000	279,677	FALSE	Flat		1	1	57	5,000	4,907	Leasehold
3, Blackburn Way, Hounslow TW4 5AH	TW4 5AH	TW4 5	22/03/2023	275,000	269,864	FALSE	Flat		2	2	55	5,000	4,907	Leasehold
74, Blackburn Way, Hounslow TW4 5AH	TW4 5AH	TW4 5	06/04/2023	320,000	317,482	FALSE	Flat		2	3	51	6,275	6,225	Leasehold
165, Midsummer Avenue, Hounslow TW4 5AZ	TW4 5AZ	TW4 5	08/08/2023	278,000	271,750	FALSE	Flat		3	3	73	3,808	3,723	Leasehold
31, Munster Avenue, Hounslow TW4 5BG	TW4 5BG	TW4 5	03/02/2023	635,000	609,392	FALSE	Semi_Detached		3	3	118	5,381	5,164	Freehold
26, Munster Avenue, Hounslow TW4 5BQ	TW4 5BQ	TW4 5	20/12/2022	462,000	445,500	FALSE	Semi_Detached		3	3	97	4,763	4,593	Freehold
70, Munster Avenue, Hounslow TW4 5BQ	TW4 5BQ	TW4 5	14/03/2022	495,000	523,328	FALSE	Semi_Detached		3	3	100	4,950	5,233	Freehold
9, Heathlands Way, Hounslow TW4 5BU	TW4 5BU	TW4 5	18/03/2022	394,950	417,553	FALSE	Semi_Detached		2	2	56	7,053	7,456	Freehold
1c, Islay Gardens, Hounslow TW4 5DR	TW4 5DR	TW4 5	16/05/2022	650,000	678,987	FALSE	Terraced				157	4,140	4,325	Freehold
1b, Islay Gardens, Hounslow TW4 5DR	TW4 5DR	TW4 5	05/01/2022	575,000	612,683	FALSE	Terraced				97	5,928	6,316	Freehold
11a, Islay Gardens, Hounslow TW4 5DR	TW4 5DR	TW4 5	11/02/2022	280,000	288,700	FALSE	Flat		2	2	45	6,222	6,416	Leasehold
Flat 56, Bishopsgate House, 527 - 529, Staines Road, Hounslow TW	TW4 5DZ	TW4 5	26/08/2022	280,000	272,859	TRUE	Flat				50	5,600	5,457	Leasehold
Flat 50, Bishopsgate House, 527 - 529, Staines Road, Hounslow TW	TW4 5DZ	TW4 5	02/02/2022	290,000	299,011	TRUE	Flat				50	5,800	5,980	Leasehold
Flat 58, Bishopsgate House, 527 - 529, Staines Road, Hounslow TW	TW4 5DZ	TW4 5	01/06/2022	306,000	304,791	TRUE	Flat				50	6,120	6,096	Leasehold
Flat 60, Bishopsgate House, 527 - 529, Staines Road, Hounslow TW	TW4 5DZ	TW4 5	28/04/2022	305,000	313,963	TRUE	Flat				50	6,100	6,279	Leasehold
8, Dorney Way, Hounslow TW4 5EB	TW4 5EB	TW4 5	27/03/2023	225,500	221,288	FALSE	Flat		1	1	46	4,902	4,811	Leasehold
23, Pickwick Close, Hounslow TW4 5ED	TW4 5ED	TW4 5	24/06/2022	240,000	239,052	FALSE	Flat		1	1	42	5,714	5,692	Leasehold
17, Sheridan Court, Vickers Way, Hounslow TW4 5EE	TW4 5EE	TW4 5	22/03/2022	197,500	205,485	FALSE	Flat		1	1	48	4,115	4,281	Leasehold
16, Sheridan Court, Vickers Way, Hounslow TW4 5EE	TW4 5EE	TW4 5	24/10/2023	230,000	221,735	FALSE	Flat		1	1	45	5,111	4,927	Leasehold
4, Sheridan Court, Vickers Way, Hounslow TW4 5EE	TW4 5EE	TW4 5	25/08/2022	213,000	207,568	FALSE	Flat		1	1	38	5,605	5,462	Leasehold
3, Crestwood Way, Hounslow TW4 5EQ	TW4 5EQ	TW4 5	28/01/2022	372,000	396,379	FALSE	Terraced		2	2	56	6,643	7,078	Freehold
33, Crestwood Way, Hounslow TW4 5EQ	TW4 5EQ	TW4 5	29/07/2022	408,000	409,184	FALSE	Terraced		2	2	52	7,846	7,869	Freehold
31, Beaulieu Close, Hounslow TW4 5EW	TW4 5EW	TW4 5	15/07/2022	215,000	213,476	FALSE	Flat		1	1	43	5,000	4,965	Leasehold
46, Frampton Road, Hounslow TW4 5EX	TW4 5EX	TW4 5	01/04/2022	435,000	455,097	FALSE	Semi_Detached		3	3	78	5,577	5,835	Freehold
31, Frampton Road, Hounslow TW4 5EX	TW4 5EX	TW4 5	20/05/2022	385,000	402,169	FALSE	Terraced		2	2	57	6,754	7,056	Freehold
48, Garrison Close, Hounslow TW4 5EZ	TW4 5EZ	TW4 5	12/05/2022	317,000	325,519	FALSE	Flat		2	3	66	4,803	4,932	Leasehold
8, Garrison Close, Hounslow TW4 5EZ	TW4 5EZ	TW4 5	24/06/2022	413,500	417,732	FALSE	Terraced		2	3	65	6,362	6,427	Freehold
37, Garrison Close, Hounslow TW4 5EZ	TW4 5EZ	TW4 5	25/02/2022	430,000	452,564	FALSE	Semi_Detached		3	3	65	6,615	6,963	Freehold
10, Garrison Close, Hounslow TW4 5EZ	TW4 5EZ	TW4 5	22/03/2023	435,000	427,879	FALSE	Terraced		2	2	59	7,373	7,252	Freehold
8, Brompton Close, Hounslow TW4 5HP	TW4 5HP	TW4 5	20/09/2022	440,000	419,076	FALSE	Terraced		2	3	76	5,789	5,514	Freehold
1, Yew Tree Walk, Hounslow TW4 5HT	TW4 5HT	TW4 5	27/06/2022	475,000	476,698	FALSE	Semi_Detached		3	3	89	5,337	5,356	Freehold
12, Avondale Gardens, Hounslow TW4 5HX	TW4 5HX	TW4 5	18/08/2023	645,000	622,479	FALSE	Terraced				145	4,448	4,293	Freehold
134, Wellington Road South, Hounslow TW4 5JH	TW4 5JH	TW4 5	12/08/2022	495,000	483,969	FALSE	Semi_Detached		3	4	96	5,156	5,041	Freehold
146, Wellington Road South, Hounslow TW4 5JH	TW4 5JH	TW4 5	22/12/2023	920,000	930,502	FALSE	Other		2	3	72	12,778	12,924	Freehold
196, Wellington Road South, Hounslow TW4 5JL	TW4 5JL	TW4 5	13/02/2023	1,037,587	1,002,146	FALSE	Other		3	4	137	7,574	7,315	Freehold
338, Wellington Road South, Hounslow TW4 5JU	TW4 5JU	TW4 5	21/12/2022	660,000	636,429	FALSE	Semi_Detached				148	4,459	4,300	Freehold
20, Orchard Road, Hounslow TW4 5JW	TW4 5JW	TW4 5	26/01/2024	417,000	411,345	FALSE	Terraced		3	3	99	4,212	4,155	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
32a, Orchard Road, Hounslow TW4 5JW	TW4 5JW	TW4 5	28/10/2022	365,000	342,451	FALSE	Terraced				64	5,703	5,351	Freehold
26, Benham Gardens, Hounslow TW4 5JZ	TW4 5JZ	TW4 5	10/08/2023	550,000	530,796	FALSE	Terraced		3	3	84	6,548	6,319	Freehold
438, Hanworth Road, Hounslow TW4 5LE	TW4 5LE	TW4 5	08/06/2023	675,000	670,961	FALSE	Other		3	4	96	7,031	6,989	Freehold
		TW4 5 Average		Hounslow								5,674	5,677	
2, Gloucester Road, Hounslow TW4 6AB	TW4 6AB	TW4 6	24/10/2022	490,000	459,728	FALSE	Terraced		2	3	104	4,712	4,420	Freehold
11, Barrack Road, Hounslow TW4 6AF	TW4 6AF	TW4 6	22/06/2023	555,000	550,297	FALSE	Semi_Detached				104	5,337	5,291	Freehold
6, Cardington Square, Hounslow TW4 6AH	TW4 6AH	TW4 6	17/11/2023	585,000	566,832	FALSE	Semi_Detached		3	4	120	4,875	4,724	Freehold
33, Cardington Square, Hounslow TW4 6AH	TW4 6AH	TW4 6	09/06/2023	535,000	530,466	FALSE	Semi_Detached		3	3	93	5,753	5,704	Freehold
78, Cardington Square, Hounslow TW4 6AJ	TW4 6AJ	TW4 6	11/07/2023	510,000	507,830	FALSE	Semi_Detached		3	3	97	5,258	5,235	Freehold
88, Cardington Square, Hounslow TW4 6AJ	TW4 6AJ	TW4 6	13/01/2022	528,000	558,638	FALSE	Semi_Detached		3	3	94	5,617	5,943	Freehold
79, Barrack Road, Hounslow TW4 6AN	TW4 6AN	TW4 6	02/02/2022	499,000	525,184	FALSE	Semi_Detached		3	3	102	4,892	5,149	Freehold
5, Laurel Gardens, Hounslow TW4 6AQ	TW4 6AQ	TW4 6	02/02/2024	585,000	585,000	FALSE	Terraced		3	4	121	4,835	4,835	Freehold
28, Hinton Avenue, Hounslow TW4 6AR	TW4 6AR	TW4 6	14/12/2022	530,000	511,071	FALSE	Semi_Detached				100	5,300	5,111	Freehold
26, Hinton Avenue, Hounslow TW4 6AR	TW4 6AR	TW4 6	15/09/2023	470,000	441,687	FALSE	Semi_Detached		2	3	86	5,465	5,136	Freehold
22, Hinton Avenue, Hounslow TW4 6AR	TW4 6AR	TW4 6	19/08/2022	750,000	733,287	FALSE	Semi_Detached		3	4	142	5,282	5,164	Freehold
52, Barrack Road, Hounslow TW4 6AW	TW4 6AW	TW4 6	27/04/2022	345,000	360,939	FALSE	Semi_Detached		3	3	82	4,207	4,402	Freehold
2, Mansion Court, Fusiliers Way, Hounslow TW4 6DT	TW4 6DT	TW4 6	24/02/2023	315,000	305,315	FALSE	Flat		2	2	69	4,565	4,425	Leasehold
4, Brooker Court, Fusiliers Way, Hounslow TW4 6DW	TW4 6DW	TW4 6	24/10/2022	285,000	268,599	FALSE	Flat		2	2	62	4,597	4,332	Leasehold
43, Clements Court, Green Lane, Hounslow TW4 6EB	TW4 6EB	TW4 6	17/02/2022	220,000	226,836	FALSE	Flat		2	2	52	4,231	4,362	Leasehold
51, Beavers Lane, Hounslow TW4 6EH	TW4 6EH	TW4 6	07/06/2022	499,999	501,786	FALSE	Semi_Detached		3	3	96	5,208	5,227	Freehold
48, Beavers Lane, Hounslow TW4 6EL	TW4 6EL	TW4 6	11/04/2022	511,000	526,357	FALSE	Detached		3	3	96	5,323	5,483	Freehold
24a, Beavers Lane, Hounslow TW4 6EN	TW4 6EN	TW4 6	25/03/2022	495,000	523,328	FALSE	Semi_Detached		2	3	95	5,211	5,509	Freehold
28, Beavers Lane, Hounslow TW4 6EN	TW4 6EN	TW4 6	28/04/2022	445,000	465,559	FALSE	Semi_Detached		2	3	69	6,449	6,747	Freehold
Flat 20, Datchet House, Chester Road, Hounslow TW4 6FB	TW4 6FB	TW4 6	22/07/2022	317,500	315,250	FALSE	Flat				65	4,885	4,850	Leasehold
201, Beavers Lane, Hounslow TW4 6HG	TW4 6HG	TW4 6	24/11/2022	335,000	316,668	FALSE	Flat		2	2	65	5,154	4,872	Leasehold
215, Beavers Lane, Hounslow TW4 6HG	TW4 6HG	TW4 6	04/03/2022	320,000	332,937	FALSE	Flat		2	2	68	4,706	4,896	Leasehold
169, Beavers Lane, Hounslow TW4 6HG	TW4 6HG	TW4 6	26/05/2022	435,000	449,735	FALSE	Semi_Detached		2	3	76	5,724	5,918	Freehold
30, Lichfield Road, Hounslow TW4 6HS	TW4 6HS	TW4 6	24/08/2022	470,000	460,014	FALSE	Terraced		3	3	77	6,104	5,974	Freehold
21, Lichfield Road, Hounslow TW4 6HT	TW4 6HT	TW4 6	18/02/2022	410,000	431,514	FALSE	Semi_Detached		3	3	78	5,256	5,532	Freehold
14, Chester Road, Hounslow TW4 6HX	TW4 6HX	TW4 6	20/05/2022	535,000	558,859	FALSE	Terraced				110	4,864	5,081	Freehold
6, Warwick Road, Hounslow TW4 6HY	TW4 6HY	TW4 6	11/07/2023	195,000	195,155	FALSE	Flat		1	1	37	5,270	5,274	Leasehold
36, Green Lane, Hounslow TW4 6JF	TW4 6JF	TW4 6	20/01/2022	392,000	407,176	FALSE	Flat		3	3	108	3,630	3,770	Leasehold
8, Green Lane, Hounslow TW4 6JF	TW4 6JF	TW4 6	14/10/2022	370,000	348,707	FALSE	Flat		2	3	58	6,379	6,012	Leasehold
54, Berkeley Avenue, Hounslow TW4 6LA	TW4 6LA	TW4 6	29/07/2022	460,000	461,335	FALSE	Terraced		3	3	103	4,466	4,479	Freehold
107, Berkeley Avenue, Hounslow TW4 6LD	TW4 6LD	TW4 6	09/03/2022	520,000	556,223	FALSE	Terraced		2	3	93	5,591	5,981	Freehold
51, Berkeley Avenue, Hounslow TW4 6LE	TW4 6LE	TW4 6	25/08/2023	590,000	569,399	FALSE	Terraced				151	3,907	3,771	Freehold
97, Berkeley Avenue, Hounslow TW4 6LF	TW4 6LF	TW4 6	21/06/2022	492,000	497,035	FALSE	Terraced		3	3	93	5,290	5,344	Freehold
5, Regent Close, Hounslow TW4 6LJ	TW4 6LJ	TW4 6	13/03/2023	715,000	703,295	FALSE	Terraced				147	4,864	4,784	Freehold
4, Regent Close, Hounslow TW4 6LJ	TW4 6LJ	TW4 6	30/01/2023	500,000	482,205	FALSE	Terraced		3	3	90	5,556	5,358	Freehold
27, Field Close, Hounslow TW4 6LN	TW4 6LN	TW4 6	14/06/2023	458,000	456,020	FALSE	Terraced		3	3	94	4,872	4,851	Freehold
10, Burnham Gardens, Hounslow TW4 6LR	TW4 6LR	TW4 6	21/03/2022	470,000	502,740	FALSE	Terraced		3	3	97	4,845	5,183	Freehold
13, Byron Avenue, Hounslow TW4 6LT	TW4 6LT	TW4 6	06/04/2022	475,000	501,873	FALSE	Terraced		3	3	83	5,723	6,047	Freehold
81, Chaucer Avenue, Hounslow TW4 6NA	TW4 6NA	TW4 6	10/03/2023	510,000	501,651	FALSE	Terraced		3	3	80	6,375	6,271	Freehold
22, Chaucer Avenue, Hounslow TW4 6NB	TW4 6NB	TW4 6	24/02/2023	520,000	499,029	FALSE	Semi_Detached		3	4	107	4,860	4,664	Freehold
		TW4 6 Average		Hounslow								5,136	5,153	
44, Wellington Road North, Hounslow TW4 7AE	TW4 7AE	TW4 7	21/03/2022	450,000	481,347	FALSE	Terraced		3	4	99	4,545	4,862	Freehold
77, Standard Road, Hounslow TW4 7AR	TW4 7AR	TW4 7	30/03/2022	470,000	502,740	FALSE	Terraced		3	3	100	4,700	5,027	Freehold
38, Standard Road, Hounslow TW4 7AS	TW4 7AS	TW4 7	27/09/2022	525,000	500,034	FALSE	Terraced				94	5,585	5,320	Freehold
67, Clare Road, Hounslow TW4 7AT	TW4 7AT	TW4 7	11/02/2022	399,950	423,873	FALSE	Terraced		2	3	76	5,263	5,577	Freehold
32, Clare Road, Hounslow TW4 7AU	TW4 7AU	TW4 7	06/04/2022	340,000	359,235	FALSE	Terraced		3	3	95	3,579	3,781	Freehold
149, Standard Road, Hounslow TW4 7AY	TW4 7AY	TW4 7	16/03/2023	433,000	425,912	FALSE	Terraced		3	3	90	4,811	4,732	Freehold
90, Cambridge Close, Hounslow TW4 7BG	TW4 7BG	TW4 7	09/06/2023	612,000	606,814	FALSE	Semi_Detached		3	3	146	4,192	4,156	Freehold
6, Cambridge Close, Hounslow TW4 7BG	TW4 7BG	TW4 7	29/09/2022	588,000	560,076	FALSE	Semi_Detached		3	4	134	4,388	4,180	Freehold
40, Cambridge Close, Hounslow TW4 7BG	TW4 7BG	TW4 7	18/08/2022	615,000	601,295	FALSE	Semi_Detached				139	4,424	4,326	Freehold
34, Bowness Drive, Hounslow TW4 7BL	TW4 7BL	TW4 7	03/05/2023	525,000	532,709	FALSE	Terraced		2	2	71	7,394	7,503	Freehold
5, Noel Court, Bath Road, Hounslow TW4 7DD	TW4 7DD	TW4 7	05/05/2023	320,000	322,816	FALSE	Flat		2	3	68	4,706	4,747	Leasehold
Flat 14, 210, Bath Road, Hounslow TW4 7DE	TW4 7DE	TW4 7	23/06/2023	230,000	228,550	FALSE	Flat		1	1	41	5,610	5,574	Leasehold
Flat 2, 210, Bath Road, Hounslow TW4 7DE	TW4 7DE	TW4 7	18/03/2022	230,000	239,299	FALSE	Flat		1	1	42	5,476	5,698	Leasehold
Flat 11, 210, Bath Road, Hounslow TW4 7DE	TW4 7DE	TW4 7	12/10/2022	245,000	230,901	FALSE	Flat		1	1	39	6,282	5,921	Leasehold
30, Solway Close, Hounslow TW4 7DH	TW4 7DH	TW4 7	25/02/2022	330,000	340,253	FALSE	Flat		2	3	68	4,853	5,004	Leasehold
50, Maitland Close, Hounslow TW4 7DR	TW4 7DR	TW4 7	14/09/2023	440,000	412,817	FALSE	Terraced		3	3	87	5,057	4,745	Freehold
49, Maitland Close, Hounslow TW4 7DR	TW4 7DR	TW4 7	08/12/2023	467,000	471,435	FALSE	Terraced		3	3	85	5,494	5,546	Freehold
1, Dale Avenue, Hounslow TW4 7ER	TW4 7ER	TW4 7	17/03/2023	690,000	669,496	FALSE	Semi_Detached				116	5,948	5,772	Freehold
27, Ferndale Avenue, Hounslow TW4 7ES	TW4 7ES	TW4 7	08/12/2022	521,000	502,393	FALSE	Semi_Detached		2	3	87	5,989	5,775	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
29, Ravensdale Road, Hounslow TW4 7EU	TW4 7EU	TW4 7	14/04/2023	610,000	607,363	FALSE	Terraced		3	4	79	7,722	7,688	Freehold
5, Martindale Road, Hounslow TW4 7EW	TW4 7EW	TW4 7	20/10/2023	504,000	481,882	FALSE	Other		3	3	122	4,131	3,950	Freehold
101, Martindale Road, Hounslow TW4 7EZ	TW4 7EZ	TW4 7	07/11/2022	310,000	291,641	FALSE	Terraced		2	3	80	3,875	3,646	Freehold
141, Martindale Road, Hounslow TW4 7EZ	TW4 7EZ	TW4 7	25/05/2022	390,000	407,392	FALSE	Terraced		3	3	91	4,286	4,477	Freehold
177a, Martindale Road, Hounslow TW4 7EZ	TW4 7EZ	TW4 7	26/10/2022	297,600	280,474	FALSE	Flat		2	2	60	4,960	4,675	Leasehold
117, Martindale Road, Hounslow TW4 7EZ	TW4 7EZ	TW4 7	26/09/2022	525,000	500,034	FALSE	Terraced		3	4	104	5,048	4,808	Freehold
45, Heathdale Avenue, Hounslow TW4 7HD	TW4 7HD	TW4 7	10/03/2023	600,000	575,647	FALSE	Detached				158	3,797	3,643	Freehold
3, Heathdale Avenue, Hounslow TW4 7HD	TW4 7HD	TW4 7	18/03/2022	515,000	544,473	FALSE	Semi_Detached		3	3	89	5,787	6,118	Freehold
102, Martindale Road, Hounslow TW4 7HE	TW4 7HE	TW4 7	26/04/2022	475,000	496,945	FALSE	Semi_Detached		2	3	84	5,655	5,916	Freehold
1a, Fir Tree Road, Hounslow TW4 7HH	TW4 7HH	TW4 7	28/11/2022	638,000	603,087	FALSE	Flat				116	5,500	5,199	Freehold
28, Ivanhoe Road, Hounslow TW4 7JJ	TW4 7JJ	TW4 7	30/03/2022	485,000	518,785	FALSE	Terraced		2	3	95	5,105	5,461	Freehold
42, Manor Avenue, Hounslow TW4 7JL	TW4 7JL	TW4 7	04/04/2023	590,000	587,450	FALSE	Terraced				136	4,338	4,319	Freehold
65, Manor Avenue, Hounslow TW4 7JN	TW4 7JN	TW4 7	25/02/2022	500,000	529,908	FALSE	Terraced		3	3	97	5,155	5,463	Freehold
31, Rosemary Avenue, Hounslow TW4 7JQ	TW4 7JQ	TW4 7	08/06/2023	480,000	475,932	FALSE	Semi_Detached		3	3	80	6,000	5,949	Freehold
14, Manor Avenue, Hounslow TW4 7JR	TW4 7JR	TW4 7	03/05/2022	661,000	690,478	FALSE	Terraced				155	4,265	4,455	Freehold
19, Francis Road, Hounslow TW4 7JU	TW4 7JU	TW4 7	01/06/2023	570,000	567,536	FALSE	Terraced		3	3	99	5,758	5,733	Freehold
120, Rosemary Avenue, Hounslow TW4 7JW	TW4 7JW	TW4 7	12/10/2023	510,000	484,412	FALSE	Terraced		2	3	77	6,623	6,291	Freehold
28, Francis Road, Hounslow TW4 7JX	TW4 7JX	TW4 7	23/06/2023	530,000	527,709	FALSE	Terraced		3	4	118	4,492	4,472	Freehold
35, Vincent Road, Hounslow TW4 7LH	TW4 7LH	TW4 7	29/07/2022	515,000	516,495	FALSE	Terraced		2	3	91	5,659	5,676	Freehold
2, Wilton Road, Hounslow TW4 7LP	TW4 7LP	TW4 7	28/09/2022	500,000	472,107	FALSE	Detached		3	3	93	5,376	5,076	Freehold
7, Wilton Road, Hounslow TW4 7LP	TW4 7LP	TW4 7	26/05/2022	513,000	535,878	FALSE	Terraced		3	3	105	4,886	5,104	Freehold
30, Lancaster Place, Hounslow TW4 7NE	TW4 7NE	TW4 7	25/04/2022	314,950	324,206	FALSE	Flat		2	2	64	4,921	5,066	Leasehold
52, Great South West Road, Hounslow TW4 7NF	TW4 7NF	TW4 7	11/05/2022	750,000	775,405	FALSE	Semi_Detached				193	3,886	4,018	Freehold
93, Great South West Road, Hounslow TW4 7NH	TW4 7NH	TW4 7	26/10/2022	650,000	609,619	FALSE	Semi_Detached				144	4,514	4,233	Freehold
87, Travellers Way, Hounslow TW4 7QB	TW4 7QB	TW4 7	08/04/2022	327,500	337,124	FALSE	Flat		2	3	60	5,458	5,619	Leasehold
19, Stansfield Road, Hounslow TW4 7QD	TW4 7QD	TW4 7	25/02/2022	335,000	352,579	FALSE	Semi_Detached		3	4	81	4,136	4,353	Freehold
2, Rectory Road, Hounslow TW4 7QE	TW4 7QE	TW4 7	14/03/2023	670,000	659,032	FALSE	Terraced				140	4,786	4,707	Freehold
3, Rectory Court, Rectory Road, Hounslow TW4 7QF	TW4 7QF	TW4 7	04/03/2024	280,000	280,000	FALSE	Flat		2	2	63	4,444	4,444	Leasehold
46, Stansfield Road, Hounslow TW4 7QR	TW4 7QR	TW4 7	07/07/2023	372,000	370,417	FALSE	Semi_Detached		3	3	93	4,000	3,983	Freehold
2, Poole Court, Poole Court Road, Hounslow TW4 7RE	TW4 7RE	TW4 7	29/11/2022	297,000	280,747	FALSE	Flat		2	2	64	4,641	4,387	Leasehold
8, Springwell Court, Springwell Road, Hounslow TW4 7RJ	TW4 7RJ	TW4 7	14/02/2023	300,000	290,776	FALSE	Flat		2	3	52	5,769	5,592	Leasehold
8, Renfrew Road, Hounslow TW4 7RN	TW4 7RN	TW4 7	18/01/2023	475,000	458,095	FALSE	Terraced		2	3	91	5,220	5,034	Freehold
44, Renfrew Road, Hounslow TW4 7RN	TW4 7RN	TW4 7	18/02/2022	510,000	540,506	FALSE	Terraced		3	4	83	6,145	6,512	Leasehold
6, Legrace Avenue, Hounslow TW4 7RS	TW4 7RS	TW4 7	16/11/2023	586,000	567,801	FALSE	Semi_Detached		3	3	96	6,104	5,915	Freehold
50, Legrace Avenue, Hounslow TW4 7RS	TW4 7RS	TW4 7	15/05/2023	705,000	707,520	FALSE	Semi_Detached		2	3	98	7,194	7,220	Freehold
55a, Legrace Avenue, Hounslow TW4 7RT	TW4 7RT	TW4 7	13/03/2023	400,000	393,452	FALSE	Terraced				67	5,970	5,872	Freehold
18, Kevin Close, Hounslow TW4 7RX	TW4 7RX	TW4 7	19/12/2022	540,000	520,714	FALSE	Semi_Detached		2	3	90	6,000	5,786	Freehold
4, Lela Avenue, Hounslow TW4 7RY	TW4 7RY	TW4 7	13/01/2022	375,000	399,576	FALSE	Terraced		3	3	77	4,870	5,189	Freehold
		TW4 7 Average		Hounslow								5,171	5,163	
106, Vicarage Farm Road, Hounslow TW5 0AE	TW5 0AE	TW5 0	19/12/2022	500,000	482,143	FALSE	Semi_Detached		3	3	93	5,376	5,184	Freehold
Flat 9, Duett Court, St Giles Close, Hounslow TW5 0AF	TW5 0AF	TW5 0	28/03/2023	265,000	260,051	FALSE	Flat		1	1	55	4,818	4,728	Leasehold
237, Vicarage Farm Road, Hounslow TW5 0AQ	TW5 0AQ	TW5 0	27/04/2022	525,000	549,255	FALSE	Semi_Detached		2	3	89	5,899	6,171	Freehold
Flat 7, Fenton Court, St Giles Close, Hounslow TW5 0AW	TW5 0AW	TW5 0	14/02/2023	312,500	302,892	FALSE	Flat		2	2	65	4,808	4,660	Leasehold
Flat 11, Passingham House, Ferraro Close, Hounslow TW5 0BF	TW5 0BF	TW5 0	20/12/2023	240,000	242,740	FALSE	Flat				51	4,706	4,760	Leasehold
82, Greencroft Road, Hounslow TW5 0BH	TW5 0BH	TW5 0	20/10/2023	650,000	617,874	FALSE	Semi_Detached		3	3	93	6,989	6,644	Freehold
266, Great West Road, Hounslow TW5 0BJ	TW5 0BJ	TW5 0	25/03/2022	582,000	615,307	FALSE	Semi_Detached		2	3	84	6,929	7,325	Freehold
6, Greencroft Road, Hounslow TW5 0BQ	TW5 0BQ	TW5 0	09/11/2023	742,500	719,441	FALSE	Semi_Detached		3	4	144	5,156	4,996	Freehold
50, Greencroft Road, Hounslow TW5 0BQ	TW5 0BQ	TW5 0	11/11/2022	960,000	890,501	FALSE	Detached				153	6,275	5,820	Freehold
511, Great West Road, Hounslow TW5 0BS	TW5 0BS	TW5 0	03/05/2022	695,000	718,542	FALSE	Semi_Detached		3	3	135	5,148	5,323	Freehold
279, Great West Road, Hounslow TW5 0DE	TW5 0DE	TW5 0	27/05/2022	575,000	594,477	FALSE	Semi_Detached		3	4	103	5,583	5,772	Freehold
247, Great West Road, Hounslow TW5 0DG	TW5 0DG	TW5 0	06/07/2022	690,000	689,018	FALSE	Semi_Detached				124	5,565	5,557	Freehold
Flat 7, Vicarage Farm Court, Vicarage Farm Road, Hounslow TW5 0	TW5 0DR	TW5 0	30/11/2023	205,000	201,171	FALSE	Flat		2	2	54	3,796	3,725	Leasehold
Flat 9, Vicarage Farm Court, Vicarage Farm Road, Hounslow TW5 0	TW5 0DR	TW5 0	23/05/2023	185,000	186,628	FALSE	Flat		2	2	49	3,776	3,809	Leasehold
295, Vicarage Farm Road, Hounslow TW5 0DR	TW5 0DR	TW5 0	30/05/2022	566,000	585,172	FALSE	Semi_Detached		3	3	109	5,193	5,369	Freehold
The Manse, Vicarage Farm Court, Vicarage Farm Road, Hounslow T	TW5 0DR	TW5 0	15/03/2022	442,500	467,824	FALSE	Semi_Detached		2	2	54	8,194	8,663	Freehold
74, Orchard Avenue, Hounslow TW5 0DX	TW5 0DX	TW5 0	07/11/2022	590,000	554,087	FALSE	Semi_Detached		3	3	101	5,842	5,486	Freehold
94, Orchard Avenue, Hounslow TW5 0DX	TW5 0DX	TW5 0	23/11/2023	535,000	518,385	FALSE	Semi_Detached		3	3	70	7,643	7,406	Freehold
56, Orchard Avenue, Hounslow TW5 0DX	TW5 0DX	TW5 0	26/08/2022	546,500	534,322	FALSE	Semi_Detached		2	2	62	8,815	8,618	Freehold
15, Houstoun Court, Vicarage Farm Road, Hounslow TW5 0DY	TW5 0DY	TW5 0	16/03/2023	210,000	206,078	FALSE	Flat		2	2	49	4,286	4,206	Leasehold
Flat 4, Sycamore Court, 359, Vicarage Farm Road, Hounslow TW5 0	TW5 0DZ	TW5 0	04/05/2022	315,000	323,465	FALSE	Flat		2	2	61	5,164	5,303	Leasehold
72, Winchester Avenue, Hounslow TW5 0HA	TW5 0HA	TW5 0	23/12/2022	610,000	588,214	FALSE	Semi_Detached		3	4	106	5,755	5,549	Freehold
42, Eton Avenue, Hounslow TW5 0HB	TW5 0HB	TW5 0	30/11/2023	740,000	717,019	FALSE	Semi_Detached				114	6,491	6,290	Freehold
25, Eton Avenue, Hounslow TW5 0HB	TW5 0HB	TW5 0	04/10/2023	605,000	575,098	FALSE	Semi_Detached		2	3	65	9,308	8,848	Freehold
111, Fern Lane, Hounslow TW5 0HH	TW5 0HH	TW5 0	20/12/2022	545,000	527,075	FALSE	Terraced		2	3	100	5,450	5,271	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
116, Fern Lane, Hounslow TW5 0HJ	TW5 0HJ	TW5 0	14/01/2022	692,000	732,154	FALSE	Semi_Detached				128	5,406	5,720	Freehold
54, Fern Lane, Hounslow TW5 0HJ	TW5 0HJ	TW5 0	09/01/2023	528,000	509,209	FALSE	Terraced		2	3	81	6,519	6,287	Freehold
90, Fern Lane, Hounslow TW5 0HJ	TW5 0HJ	TW5 0	04/03/2022	590,000	631,099	FALSE	Terraced		3	3	81	7,284	7,791	Freehold
56, Fern Lane, Hounslow TW5 0HJ	TW5 0HJ	TW5 0	10/06/2022	610,000	616,243	FALSE	Terraced		2	2	76	8,026	8,108	Freehold
62, Fern Lane, Hounslow TW5 0HJ	TW5 0HJ	TW5 0	15/02/2023	650,000	623,787	FALSE	Semi_Detached		3	3	72	9,028	8,664	Freehold
12, Fern Lane, Hounslow TW5 0HL	TW5 0HL	TW5 0	01/12/2023	775,000	782,359	FALSE	Terraced				130	5,962	6,018	Freehold
20, Fern Lane, Hounslow TW5 0HL	TW5 0HL	TW5 0	13/05/2022	670,000	692,695	FALSE	Semi_Detached		3	3	107	6,262	6,474	Freehold
35, Fern Lane, Hounslow TW5 0HN	TW5 0HN	TW5 0	06/05/2022	480,000	501,406	FALSE	Terraced		3	3	82	5,854	6,115	Freehold
65, Fern Lane, Hounslow TW5 0HN	TW5 0HN	TW5 0	21/03/2023	525,000	516,406	FALSE	Terraced		3	3	76	6,908	6,795	Freehold
7, The Alders, Hounslow TW5 0HP	TW5 0HP	TW5 0	13/01/2023	460,000	440,245	FALSE	Semi_Detached		2	3	81	5,679	5,435	Freehold
43, Sutton Square, Hounslow TW5 0JB	TW5 0JB	TW5 0	16/09/2022	575,000	547,693	FALSE	Semi_Detached		3	3	84	6,845	6,520	Freehold
9, West Way, Hounslow TW5 0JD	TW5 0JD	TW5 0	01/06/2023	635,000	629,619	FALSE	Semi_Detached		2	3	102	6,225	6,173	Freehold
117e, West Way, Hounslow TW5 0JE	TW5 0JE	TW5 0	18/11/2022	800,000	742,084	FALSE	Detached				210	3,810	3,534	Freehold
117, West Way, Hounslow TW5 0JE	TW5 0JE	TW5 0	25/01/2023	675,000	639,547	FALSE	Detached				150	4,500	4,264	Freehold
131, The Crossways, Hounslow TW5 0JJ	TW5 0JJ	TW5 0	17/03/2023	600,000	582,170	FALSE	Semi_Detached		3	4	119	5,042	4,892	Freehold
101, The Crossways, Hounslow TW5 0JJ	TW5 0JJ	TW5 0	18/03/2022	570,000	602,620	FALSE	Semi_Detached		2	3	102	5,588	5,908	Freehold
56, The Warren, Hounslow TW5 0JN	TW5 0JN	TW5 0	01/12/2023	557,000	559,791	FALSE	Semi_Detached		3	3	83	6,711	6,744	Freehold
36, The Crossways, Hounslow TW5 0JP	TW5 0JP	TW5 0	28/04/2023	475,000	467,017	FALSE	Semi_Detached		2	2	60	7,917	7,784	Freehold
7, The Warren, Hounslow TW5 0JW	TW5 0JW	TW5 0	23/06/2022	630,000	632,252	FALSE	Semi_Detached		2	3	103	6,117	6,138	Freehold
22, Church Road, Heston, Hounslow TW5 0LA	TW5 0LA	TW5 0	02/12/2022	460,000	444,871	FALSE	Terraced		2	2	98	4,694	4,540	Freehold
50, Church Road, Heston, Hounslow TW5 0LA	TW5 0LA	TW5 0	13/07/2022	465,000	466,350	FALSE	Terraced		3	3	87	5,345	5,360	Freehold
64, Church Road, Heston, Hounslow TW5 0LA	TW5 0LA	TW5 0	04/08/2023	450,000	434,288	FALSE	Terraced		2	2	70	6,429	6,204	Freehold
Flat 1, Yeoman Court, New Heston Road, Hounslow TW5 0LF	TW5 0LF	TW5 0	06/12/2022	180,000	175,139	FALSE	Flat		1	1	38	4,737	4,609	Leasehold
112, New Heston Road, Hounslow TW5 0LF	TW5 0LF	TW5 0	13/01/2023	615,000	593,112	FALSE	Terraced		3	4	128	4,805	4,634	Freehold
44, New Heston Road, Hounslow TW5 0LJ	TW5 0LJ	TW5 0	28/09/2023	755,000	709,518	FALSE	Semi_Detached		3	3	151	5,000	4,699	Freehold
56, New Heston Road, Hounslow TW5 0LJ	TW5 0LJ	TW5 0	30/03/2023	580,000	562,764	FALSE	Semi_Detached		2	3	86	6,744	6,544	Freehold
48, New Heston Road, Hounslow TW5 0LJ	TW5 0LJ	TW5 0	28/09/2023	710,000	662,184	FALSE	Detached		3	3	79	8,987	8,382	Freehold
20, Memorial Close, Hounslow TW5 0LN	TW5 0LN	TW5 0	23/09/2022	270,000	257,737	FALSE	Flat		2	2	62	4,355	4,157	Leasehold
49, Memorial Close, Hounslow TW5 0LN	TW5 0LN	TW5 0	12/10/2022	295,000	276,673	FALSE	Flat		2	2	63	4,683	4,392	Leasehold
45, Memorial Close, Hounslow TW5 0LN	TW5 0LN	TW5 0	14/12/2023	255,000	259,319	FALSE	Flat		2	2	57	4,474	4,549	Leasehold
35, Memorial Close, Hounslow TW5 0LN	TW5 0LN	TW5 0	26/01/2022	285,000	296,034	FALSE	Flat		2	2	63	4,524	4,699	Leasehold
7, Walnut Tree Road, Hounslow TW5 0LP	TW5 0LP	TW5 0	20/09/2022	635,000	604,844	FALSE	Semi_Detached				144	4,410	4,200	Freehold
37, Walnut Tree Road, Hounslow TW5 0LP	TW5 0LP	TW5 0	01/09/2023	540,000	507,470	FALSE	Semi_Detached		2	3	90	6,000	5,639	Freehold
25, Walnut Tree Road, Hounslow TW5 0LP	TW5 0LP	TW5 0	16/03/2023	650,000	630,684	FALSE	Semi_Detached		3	4	109	5,963	5,786	Freehold
32, Walnut Tree Road, Hounslow TW5 0LR	TW5 0LR	TW5 0	06/04/2023	545,000	535,840	FALSE	Semi_Detached		3	3	82	6,646	6,535	Freehold
45, Church Road, Hounslow TW5 0LU	TW5 0LU	TW5 0	30/03/2022	485,000	518,785	FALSE	Terraced		3	3	88	5,511	5,895	Freehold
18, Sonia Court, Sonia Gardens, Hounslow TW5 0LY	TW5 0LY	TW5 0	16/12/2022	310,000	301,628	FALSE	Flat		2	2	62	5,000	4,865	Leasehold
2, Dorset Waye, Hounslow TW5 0ND	TW5 0ND	TW5 0	19/12/2023	497,000	497,000	FALSE	Detached		2	3	103	4,825	4,825	Freehold
10, Devon Waye, Hounslow TW5 0NE	TW5 0NE	TW5 0	05/10/2023	575,000	546,581	FALSE	Semi_Detached		3	3	105	5,476	5,206	Freehold
70, Westbrook Road, Hounslow TW5 0NG	TW5 0NG	TW5 0	16/08/2023	525,000	506,946	FALSE	Semi_Detached		3	4	109	4,817	4,651	Freehold
Flat 5, Mayfair Court, Hunting Place, Hounslow TW5 0NP	TW5 0NP	TW5 0	01/08/2023	350,000	342,132	FALSE	Flat				73	4,795	4,687	Leasehold
Flat 7, Mayfair Court, Hunting Place, Hounslow TW5 0NP	TW5 0NP	TW5 0	06/07/2022	345,000	342,555	FALSE	Flat				71	4,859	4,825	Leasehold
Flat 39, Mayfair Court, Hunting Place, Hounslow TW5 0NP	TW5 0NP	TW5 0	19/01/2022	350,000	363,550	FALSE	Flat				74	4,730	4,913	Leasehold
88, Westbrook Road, Hounslow TW5 0NQ	TW5 0NQ	TW5 0	04/02/2022	675,000	710,420	FALSE	Semi_Detached		3	4	140	4,821	5,074	Freehold
90, Westbrook Road, Hounslow TW5 0NQ	TW5 0NQ	TW5 0	22/03/2023	475,000	460,885	FALSE	Semi_Detached		3	3	87	5,460	5,298	Freehold
13, Hunting Place, Hounslow TW5 0NR	TW5 0NR	TW5 0	19/10/2023	500,000	474,914	FALSE	Terraced				105	4,762	4,523	Freehold
392, Great West Road, Hounslow TW5 0PB	TW5 0PB	TW5 0	19/12/2022	600,000	578,571	FALSE	Semi_Detached				165	3,636	3,506	Freehold
442, Great West Road, Hounslow TW5 0PD	TW5 0PD	TW5 0	07/07/2023	843,750	840,160	FALSE	Semi_Detached		3	4	165	5,114	5,092	Freehold
18, Sutton Road, Hounslow TW5 0PF	TW5 0PF	TW5 0	03/02/2023	480,000	460,643	FALSE	Semi_Detached		2	3	98	4,898	4,700	Freehold
36, Sutton Road, Hounslow TW5 0PF	TW5 0PF	TW5 0	11/12/2023	650,000	653,257	FALSE	Semi_Detached		2	3	127	5,118	5,144	Freehold
42, Guernsey Close, Hounslow TW5 0PH	TW5 0PH	TW5 0	29/03/2023	365,000	358,183	FALSE	Flat		2	2	57	6,404	6,284	Leasehold
27, Guernsey Close, Hounslow TW5 0PH	TW5 0PH	TW5 0	20/05/2022	445,000	464,845	FALSE	Terraced		2	3	68	6,544	6,836	Freehold
87, Sutton Road, Hounslow TW5 0PN	TW5 0PN	TW5 0	25/05/2022	740,000	765,066	FALSE	Semi_Detached		3	4	141	5,248	5,426	Freehold
16, Guernsey Close, Hounslow TW5 0PQ	TW5 0PQ	TW5 0	18/02/2022	323,777	333,837	FALSE	Flat		2	2	58	5,582	5,756	Leasehold
45, Upper Sutton Lane, Hounslow TW5 0PS	TW5 0PS	TW5 0	25/10/2022	590,000	553,347	FALSE	Semi_Detached		3	3	120	4,917	4,611	Freehold
26, Upper Sutton Lane, Hounslow TW5 0PT	TW5 0PT	TW5 0	09/02/2022	452,000	479,037	FALSE	Terraced		2	3	84	5,381	5,703	Freehold
11, Camborne Way, Hounslow TW5 0PW	TW5 0PW	TW5 0	17/02/2023	770,000	731,073	FALSE	Detached				151	5,099	4,842	Freehold
19, Camborne Way, Hounslow TW5 0PW	TW5 0PW	TW5 0	27/10/2022	725,000	679,960	FALSE	Semi_Detached		3	4	118	6,144	5,762	Freehold
9, Camborne Way, Hounslow TW5 0PW	TW5 0PW	TW5 0	27/09/2022	900,000	849,793	FALSE	Detached		3	3	103	8,738	8,250	Freehold
64, Sutton Hall Road, Hounslow TW5 0PY	TW5 0PY	TW5 0	20/05/2022	460,000	480,514	FALSE	Terraced		3	3	65	7,077	7,393	Freehold
32, Sark Close, Hounslow TW5 0PZ	TW5 0PZ	TW5 0	20/01/2023	386,000	372,262	FALSE	Terraced		2	3	66	5,848	5,640	Freehold
20, Sark Close, Hounslow TW5 0PZ	TW5 0PZ	TW5 0	15/02/2023	450,000	435,199	FALSE	Terraced		3	3	70	6,429	6,217	Freehold
10, Old Park Mews, Hounslow TW5 0QD	TW5 0QD	TW5 0	18/11/2022	296,500	280,275	FALSE	Flat		2	2	49	6,051	5,720	Leasehold
47, Old Park Mews, Hounslow TW5 0QF	TW5 0QF	TW5 0	04/04/2022	250,000	257,347	FALSE	Flat		2	2	54	4,630	4,766	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
52, Old Park Mews, Hounslow TW5 0QF	TW5 0QF	TW5 0	02/08/2023	250,000	244,380	FALSE	Flat		2	2	49	5,102	4,987	Leasehold
31, Heston Road, Hounslow TW5 0QH	TW5 0QH	TW5 0	28/01/2022	455,000	481,402	FALSE	Semi_Detached		3	3	85	5,353	5,664	Freehold
54, Heston Road, Hounslow TW5 0QP	TW5 0QP	TW5 0	17/07/2023	590,000	587,489	FALSE	Semi_Detached		3	3	120	4,917	4,896	Freehold
80, Heston Road, Hounslow TW5 0QP	TW5 0QP	TW5 0	29/04/2022	755,000	789,881	FALSE	Semi_Detached				129	5,853	6,123	Freehold
Flat 19, Nuffield Court, Old Park Mews, Hounslow TW5 0QX	TW5 0QX	TW5 0	26/01/2022	280,000	290,840	FALSE	Flat		2	2	52	5,385	5,593	Leasehold
Flat 18, Nuffield Court, Old Park Mews, Hounslow TW5 0QX	TW5 0QX	TW5 0	26/08/2022	235,000	229,007	FALSE	Flat		1	1	39	6,026	5,872	Leasehold
Flat 20, Nuffield Court, Old Park Mews, Hounslow TW5 0QX	TW5 0QX	TW5 0	13/05/2022	240,000	246,450	FALSE	Flat		1	1	39	6,154	6,319	Leasehold
7, The Gables, 290, Heston Road, Hounslow TW5 0RP	TW5 0RP	TW5 0	16/09/2022	227,500	217,167	FALSE	Flat		1	1	48	4,740	4,524	Leasehold
15, The Gables, 290, Heston Road, Hounslow TW5 0RP	TW5 0RP	TW5 0	22/07/2022	145,000	143,972	FALSE	Flat		1	1	29	5,000	4,965	Leasehold
260, Heston Road, Hounslow TW5 0RT	TW5 0RT	TW5 0	26/09/2022	250,000	238,343	FALSE	Other		2	2	66	3,788	3,611	Leasehold
26, Old Cote Drive, Hounslow TW5 0RW	TW5 0RW	TW5 0	02/02/2022	735,000	773,568	FALSE	Semi_Detached		3	4	144	5,104	5,372	Freehold
13, Old Cote Drive, Hounslow TW5 0RW	TW5 0RW	TW5 0	04/03/2022	475,000	502,184	FALSE	Semi_Detached		2	3	84	5,655	5,978	Freehold
36, Wheatlands, Hounslow TW5 0SA	TW5 0SA	TW5 0	20/10/2023	335,000	322,963	FALSE	Flat		2	2	70	4,786	4,614	Leasehold
63, Wheatlands, Hounslow TW5 0SG	TW5 0SG	TW5 0	24/08/2022	470,000	460,014	FALSE	Terraced		3	3	108	4,352	4,259	Leasehold
Flat 11, Westbourne House, Wheatlands, Hounslow TW5 0SJ	TW5 0SJ	TW5 0	20/05/2022	330,000	338,868	FALSE	Flat		2	2	65	5,077	5,213	Leasehold
2, Ashmore Court, Heston Road, Hounslow TW5 0SW	TW5 0SW	TW5 0	07/01/2022	340,000	353,163	FALSE	Flat		2	2	68	5,000	5,194	Leasehold
12, Ashmore Court, Heston Road, Hounslow TW5 0SW	TW5 0SW	TW5 0	15/06/2023	345,000	342,825	FALSE	Flat		1	1	61	5,656	5,620	Leasehold
38, Lime Tree Road, Hounslow TW5 0TD	TW5 0TD	TW5 0	06/05/2022	543,000	561,393	FALSE	Semi_Detached		2	3	82	6,622	6,846	Freehold
578, Great West Road, Hounslow TW5 0TH	TW5 0TH	TW5 0	29/06/2023	790,000	783,305	FALSE	Semi_Detached				139	5,683	5,635	Freehold
Flat 38, West Court, Great West Road, Hounslow TW5 0TL	TW5 0TL	TW5 0	12/05/2023	372,500	375,778	FALSE	Flat		2	3	78	4,776	4,818	Leasehold
550, Great West Road, Hounslow TW5 0TQ	TW5 0TQ	TW5 0	25/01/2024	750,000	737,912	FALSE	Semi_Detached		3	4	184	4,076	4,010	Freehold
51, Jersey Road, Hounslow TW5 0TR	TW5 0TR	TW5 0	04/02/2022	1,150,000	1,187,236	FALSE	Detached				265	4,340	4,480	Freehold
87, Jersey Road, Hounslow TW5 0TW	TW5 0TW	TW5 0	28/07/2023	1,050,000	1,045,532	FALSE	Semi_Detached				212	4,953	4,932	Freehold
85, Jersey Road, Hounslow TW5 0TW	TW5 0TW	TW5 0	11/07/2022	865,000	867,511	FALSE	Terraced		3	4	122	7,090	7,111	Freehold
38, Jersey Road, Hounslow TW5 0TX	TW5 0TX	TW5 0	23/03/2022	470,000	496,898	FALSE	Semi_Detached				129	3,643	3,852	Freehold
32, Jersey Road, Hounslow TW5 0TX	TW5 0TX	TW5 0	24/06/2022	700,000	702,502	FALSE	Semi_Detached		3	4	114	6,140	6,162	Freehold
20, Ferraro Close, Hounslow TW5 0UL	TW5 0UL	TW5 0	13/12/2023	570,000	575,413	FALSE	Terraced				166	3,434	3,466	Freehold
1, Ferraro Close, Hounslow TW5 0UQ	TW5 0UQ	TW5 0	05/04/2023	480,000	477,925	FALSE	Terraced		2	3	99	4,848	4,828	Freehold
39, Bostock House, 14, Biscoe Close, Hounslow TW5 0UW	TW5 0UW	TW5 0	17/02/2023	270,000	261,699	FALSE	Flat		2	2	72	3,750	3,635	Leasehold
		TW5 0 Average		Hounslow								5,590	5,549	
27, Broad Walk, Hounslow TW5 9AA	TW5 9AA	TW5 9	21/03/2023	795,000	771,375	FALSE	Semi_Detached				162	4,907	4,762	Freehold
42, Clairvale Road, Hounslow TW5 9AE	TW5 9AE	TW5 9	10/07/2023	480,000	477,957	FALSE	Semi_Detached		3	3	90	5,333	5,311	Leasehold
20, Clairvale Road, Hounslow TW5 9AE	TW5 9AE	TW5 9	24/06/2022	600,000	602,144	FALSE	Semi_Detached		3	4	103	5,825	5,846	Freehold
9, Adelaide Road, Hounslow TW5 9AG	TW5 9AG	TW5 9	15/08/2023	672,500	649,374	FALSE	Semi_Detached		3	4	134	5,019	4,846	Freehold
23, Adelaide Road, Hounslow TW5 9AG	TW5 9AG	TW5 9	20/03/2023	530,000	514,250	FALSE	Semi_Detached		3	3	93	5,699	5,530	Freehold
146, Great West Road, Hounslow TW5 9AP	TW5 9AP	TW5 9	22/09/2023	550,000	516,867	FALSE	Semi_Detached		3	4	122	4,508	4,237	Freehold
11, Parklands Court, Great West Road, Hounslow TW5 9AU	TW5 9AU	TW5 9	16/05/2023	240,000	242,112	FALSE	Flat		2	2	69	3,478	3,509	Leasehold
20, Parklands Court, Great West Road, Hounslow TW5 9AU	TW5 9AU	TW5 9	18/08/2023	251,000	243,488	FALSE	Flat		2	2	69	3,638	3,529	Leasehold
6, Parklands Court, Great West Road, Hounslow TW5 9AU	TW5 9AU	TW5 9	19/05/2023	264,500	266,828	FALSE	Flat		2	2	69	3,833	3,867	Leasehold
8, Parklands Court, Great West Road, Hounslow TW5 9AU	TW5 9AU	TW5 9	22/04/2022	265,000	272,788	FALSE	Flat		2	2	69	3,841	3,953	Leasehold
5, Parklands Court, Great West Road, Hounslow TW5 9AU	TW5 9AU	TW5 9	21/07/2023	290,000	290,230	FALSE	Flat		2	2	55	5,273	5,277	Leasehold
86, Burns Way, Hounslow TW5 9BB	TW5 9BB	TW5 9	06/12/2022	810,000	783,359	FALSE	Terraced				166	4,880	4,719	Freehold
69, Burns Way, Hounslow TW5 9BD	TW5 9BD	TW5 9	19/01/2023	830,000	794,356	FALSE	Semi_Detached		3	4	164	5,061	4,844	Freehold
46, Browning Way, Hounslow TW5 9BE	TW5 9BE	TW5 9	28/10/2022	586,000	549,595	FALSE	Semi_Detached		3	3	94	6,234	5,847	Freehold
2, Browning Way, Hounslow TW5 9BE	TW5 9BE	TW5 9	19/09/2023	730,000	686,024	FALSE	Semi_Detached		3	3	117	6,239	5,863	Freehold
20, Browning Way, Hounslow TW5 9BE	TW5 9BE	TW5 9	18/02/2022	460,000	487,515	FALSE	Terraced		3	3	80	5,750	6,094	Freehold
7, Browning Way, Hounslow TW5 9BG	TW5 9BG	TW5 9	27/03/2023	530,000	519,064	FALSE	Other		3	3	79	6,709	6,570	Freehold
99, Shelley Crescent, Hounslow TW5 9BH	TW5 9BH	TW5 9	15/02/2022	610,000	642,009	FALSE	Semi_Detached		3	3	127	4,803	5,055	Freehold
14, Shelley Crescent, Hounslow TW5 9BJ	TW5 9BJ	TW5 9	03/02/2023	530,000	508,626	FALSE	Semi_Detached		3	4	124	4,274	4,102	Freehold
64a, Shelley Crescent, Hounslow TW5 9BJ	TW5 9BJ	TW5 9	29/08/2023	600,000	575,245	FALSE	Detached		2	3	108	5,556	5,326	Freehold
24, Shelley Crescent, Hounslow TW5 9BJ	TW5 9BJ	TW5 9	07/06/2023	603,000	597,890	FALSE	Semi_Detached		2	3	90	6,700	6,643	Freehold
31, Burns Way, Hounslow TW5 9BL	TW5 9BL	TW5 9	20/07/2023	670,000	667,149	FALSE	Semi_Detached		3	3	123	5,447	5,424	Freehold
9, Burns Way, Hounslow TW5 9BL	TW5 9BL	TW5 9	03/03/2022	670,000	708,343	FALSE	Semi_Detached		3	3	106	6,321	6,682	Freehold
187, Springwell Road, Hounslow TW5 9BN	TW5 9BN	TW5 9	10/01/2022	450,000	476,112	FALSE	Semi_Detached		2	3	126	3,571	3,779	Leasehold
179, Springwell Road, Hounslow TW5 9BN	TW5 9BN	TW5 9	25/07/2022	680,000	681,974	FALSE	Terraced		3	4	147	4,626	4,639	Freehold
104, Springwell Road, Hounslow TW5 9BP	TW5 9BP	TW5 9	15/07/2022	530,000	531,538	FALSE	Terraced		3	3	91	5,824	5,841	Freehold
43, Shelley Crescent, Hounslow TW5 9BQ	TW5 9BQ	TW5 9	20/12/2022	630,000	607,500	FALSE	Semi_Detached		2	3	107	5,888	5,678	Freehold
35, Shelley Crescent, Hounslow TW5 9BQ	TW5 9BQ	TW5 9	27/05/2022	590,000	609,985	FALSE	Semi_Detached		2	2	105	5,619	5,809	Freehold
31, Shelley Crescent, Hounslow TW5 9BQ	TW5 9BQ	TW5 9	25/11/2022	735,000	690,261	FALSE	Semi_Detached		2	3	116	6,336	5,951	Freehold
178, Springwell Road, Hounslow TW5 9BS	TW5 9BS	TW5 9	20/05/2022	705,000	728,881	FALSE	Semi_Detached		3	4	143	4,930	5,097	Freehold
24, Victoria Gardens, Hounslow TW5 9DE	TW5 9DE	TW5 9	29/06/2022	500,000	501,787	FALSE	Semi_Detached		3	3	83	6,024	6,046	Freehold
79, Summerhouse Avenue, Heston, Hounslow TW5 9DG	TW5 9DG	TW5 9	11/05/2022	545,000	563,461	FALSE	Semi_Detached		3	3	99	5,505	5,692	Freehold
87, Summerhouse Avenue, Heston, Hounslow TW5 9DG	TW5 9DG	TW5 9	08/03/2022	525,000	555,045	FALSE	Semi_Detached		3	3	79	6,646	7,026	Freehold
20, St Leonards Gardens, Hounslow TW5 9DH	TW5 9DH	TW5 9	29/09/2023	460,000	432,289	FALSE	Semi_Detached		2	3	86	5,349	5,027	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
12, St Leonards Gardens, Hounslow TW5 9DH	TW5 9DH	TW5 9	13/12/2022	578,000	557,357	FALSE	Semi_Detached		3	3	83	6,964	6,715	Freehold
15, Summerhouse Avenue, Heston, Hounslow TW5 9DJ	TW5 9DJ	TW5 9	14/09/2022	535,000	509,593	FALSE	Semi_Detached		2	3	102	5,245	4,996	Freehold
3, Summerhouse Avenue, Heston, Hounslow TW5 9DJ	TW5 9DJ	TW5 9	18/04/2023	525,000	516,176	FALSE	Semi_Detached		3	3	87	6,034	5,933	Freehold
59, Ash Grove, Hounslow TW5 9DU	TW5 9DU	TW5 9	15/06/2022	640,000	642,287	FALSE	Semi_Detached				97	6,598	6,622	Freehold
45, Springwell Road, Hounslow TW5 9EA	TW5 9EA	TW5 9	28/01/2022	565,000	602,028	FALSE	Terraced		3	4	119	4,748	5,059	Freehold
18, Speart Lane, Hounslow TW5 9EF	TW5 9EF	TW5 9	26/10/2022	735,000	689,339	FALSE	Semi_Detached				143	5,140	4,821	Freehold
33, Blackberry Farm Close, Hounslow TW5 9EH	TW5 9EH	TW5 9	17/05/2022	307,000	317,399	FALSE	Flat		2	2	59	5,203	5,380	Leasehold
35, Blackberry Farm Close, Hounslow TW5 9EH	TW5 9EH	TW5 9	23/11/2022	336,000	317,613	FALSE	Flat		2	2	59	5,695	5,383	Leasehold
94, Springwell Road, Hounslow TW5 9EJ	TW5 9EJ	TW5 9	13/02/2023	530,000	508,626	FALSE	Semi_Detached		3	3	80	6,625	6,358	Freehold
20, All Saints Court, Springwell Road, Hounslow TW5 9EN	TW5 9EN	TW5 9	25/05/2023	340,000	342,992	FALSE	Flat		2	3	76	4,474	4,513	Leasehold
6, All Saints Court, Springwell Road, Hounslow TW5 9EN	TW5 9EN	TW5 9	07/03/2022	236,000	245,541	FALSE	Flat		1	1	47	5,021	5,224	Leasehold
10, Broadwell Court, Springwell Road, Hounslow TW5 9EQ	TW5 9EQ	TW5 9	10/08/2023	293,000	286,413	FALSE	Flat		2	2	59	4,966	4,854	Leasehold
18, Cranford Lane, Hounslow TW5 9ET	TW5 9ET	TW5 9	11/02/2022	360,000	378,891	FALSE	Semi_Detached		2	3	86	4,186	4,406	Freehold
69, Heston Avenue, Hounslow TW5 9EU	TW5 9EU	TW5 9	04/02/2022	550,000	578,861	FALSE	Semi_Detached		2	3	99	5,556	5,847	Freehold
71, Heston Avenue, Hounslow TW5 9EU	TW5 9EU	TW5 9	20/01/2022	550,000	581,914	FALSE	Semi_Detached		3	3	88	6,250	6,613	Freehold
43, Heston Avenue, Hounslow TW5 9EU	TW5 9EU	TW5 9	23/02/2024	800,000	800,000	FALSE	Semi_Detached		3	3	99	8,081	8,081	Freehold
50, Heston Avenue, Hounslow TW5 9EX	TW5 9EX	TW5 9	15/09/2023	765,000	718,916	FALSE	Semi_Detached		3	4	129	5,930	5,573	Freehold
18, Heston Avenue, Hounslow TW5 9EX	TW5 9EX	TW5 9	08/09/2023	625,000	587,349	FALSE	Semi_Detached		3	3	100	6,250	5,873	Freehold
Flat 5, Blanchard Court, Cranford Lane, Hounslow TW5 9GU	TW5 9GU	TW5 9	26/10/2022	345,000	325,146	FALSE	Flat				76	4,539	4,278	Leasehold
Flat 9, Halton Court, Cranford Lane, Hounslow TW5 9GU	TW5 9GU	TW5 9	28/07/2023	340,000	340,270	FALSE	Flat				75	4,533	4,537	Leasehold
16, Whytecroft, Hounslow TW5 9HH	TW5 9HH	TW5 9	23/05/2022	450,000	470,068	FALSE	Terraced		2	3	72	6,250	6,529	Freehold
25, Whytecroft, Hounslow TW5 9HH	TW5 9HH	TW5 9	04/02/2022	450,000	476,917	FALSE	Terraced		2	3	66	6,818	7,226	Leasehold
27, Berkeley Waye, Hounslow TW5 9HJ	TW5 9HJ	TW5 9	30/08/2023	680,000	656,616	FALSE	Semi_Detached		3	3	132	5,152	4,974	Freehold
101, The Vale, Hounslow TW5 9HS	TW5 9HS	TW5 9	10/02/2023	570,000	541,184	FALSE	Detached		2	3	88	6,477	6,150	Freehold
4, Beechcroft Close, Hounslow TW5 9HW	TW5 9HW	TW5 9	23/09/2022	440,000	419,484	FALSE	Other		2	3	72	6,111	5,826	Freehold
196, Cranford Lane, Hounslow TW5 9JD	TW5 9JD	TW5 9	24/02/2023	540,000	518,223	FALSE	Semi_Detached		3	4	110	4,909	4,711	Freehold
66, Northfield Road, Hounslow TW5 9JF	TW5 9JF	TW5 9	18/12/2023	500,000	502,505	FALSE	Semi_Detached				98	5,102	5,128	Freehold
5, Armytage Road, Hounslow TW5 9JH	TW5 9JH	TW5 9	10/08/2022	570,000	557,298	FALSE	Semi_Detached		3	3	84	6,786	6,635	Leasehold
110, Norman Crescent, Hounslow TW5 9JP	TW5 9JP	TW5 9	08/09/2022	350,000	333,356	FALSE	Terraced		2	3	71	4,930	4,695	Freehold
47, Northfield Road, Hounslow TW5 9JQ	TW5 9JQ	TW5 9	21/04/2023	515,000	512,774	FALSE	Terraced		2	3	101	5,099	5,077	Freehold
46, Norman Crescent, Hounslow TW5 9JS	TW5 9JS	TW5 9	15/08/2022	315,000	308,307	FALSE	Terraced		2	3	86	3,663	3,585	Freehold
10, Norman Crescent, Hounslow TW5 9JS	TW5 9JS	TW5 9	27/04/2022	449,000	469,744	FALSE	Semi_Detached		2	3	81	5,543	5,799	Freehold
41, Cobham Road, Hounslow TW5 9LD	TW5 9LD	TW5 9	28/10/2022	440,000	412,817	FALSE	Terraced		2	3	70	6,286	5,897	Freehold
36, Johnson Road, Hounslow TW5 9LJ	TW5 9LJ	TW5 9	12/05/2023	400,000	401,430	FALSE	Semi_Detached		2	3	69	5,797	5,818	Freehold
157, Brabazon Road, Hounslow TW5 9LN	TW5 9LN	TW5 9	04/05/2022	330,000	344,717	FALSE	Terraced		2	3	83	3,976	4,153	Freehold
2, Wright Road, Hounslow TW5 9LR	TW5 9LR	TW5 9	10/07/2023	470,000	468,644	FALSE	Terraced		2	2	67	7,015	6,995	Freehold
Flat 8, Landelle Court, Brabazon Road, Hounslow TW5 9LS	TW5 9LS	TW5 9	27/01/2023	335,000	324,451	FALSE	Flat				74	4,527	4,384	Leasehold
Flat 12, Landelle Court, Brabazon Road, Hounslow TW5 9LS	TW5 9LS	TW5 9	27/05/2022	340,000	349,137	FALSE	Flat		2	3	70	4,857	4,988	Leasehold
50, Brabazon Road, Hounslow TW5 9LT	TW5 9LT	TW5 9	10/03/2022	535,000	565,617	FALSE	Semi_Detached		3	3	79	6,772	7,160	Freehold
239, Brabazon Road, Hounslow TW5 9LW	TW5 9LW	TW5 9	16/10/2023	622,500	591,733	FALSE	Semi_Detached		3	3	127	4,902	4,659	Freehold
5, Redwood Estate, Hounslow TW5 9PL	TW5 9PL	TW5 9	14/02/2022	345,000	365,637	FALSE	Terraced		2	3	90	3,833	4,063	Freehold
35, Harlech Gardens, Hounslow TW5 9PR	TW5 9PR	TW5 9	18/11/2022	293,000	276,966	FALSE	Flat		2	2	70	4,186	3,957	Leasehold
48, Harlech Gardens, Hounslow TW5 9PR	TW5 9PR	TW5 9	28/06/2022	270,000	268,934	FALSE	Flat		1	1	66	4,091	4,075	Leasehold
16, Harlech Gardens, Hounslow TW5 9PR	TW5 9PR	TW5 9	09/12/2022	343,000	333,737	FALSE	Flat		2	3	71	4,831	4,701	Leasehold
100, Harlech Gardens, Hounslow TW5 9PS	TW5 9PS	TW5 9	24/02/2023	288,000	279,145	FALSE	Flat		2	2	70	4,114	3,988	Leasehold
130, Harlech Gardens, Hounslow TW5 9PT	TW5 9PT	TW5 9	22/04/2022	245,000	252,200	FALSE	Flat		2	2	63	3,889	4,003	Leasehold
89, Redwood Estate, Hounslow TW5 9PW	TW5 9PW	TW5 9	18/05/2023	270,000	272,376	FALSE	Flat		2	3	75	3,600	3,632	Leasehold
8, Lynchen Close, Hounslow TW5 9QF	TW5 9QF	TW5 9	12/05/2023	435,000	441,388	FALSE	Terraced		2	3	71	6,127	6,217	Freehold
1, Avenue Close, Hounslow TW5 9QG	TW5 9QG	TW5 9	16/03/2023	505,000	494,580	FALSE	Other		3	3	83	6,084	5,959	Freehold
16, The Avenue, Cranford, Hounslow TW5 9RA	TW5 9RA	TW5 9	09/12/2022	475,000	459,377	FALSE	Terraced		3	4	120	3,958	3,828	Leasehold
8, Avenue Gardens, Hounslow TW5 9RF	TW5 9RF	TW5 9	08/09/2022	563,000	536,263	FALSE	Semi_Detached		3	3	80	7,038	6,703	Freehold
22, Sheepcote Close, Hounslow TW5 9RH	TW5 9RH	TW5 9	20/07/2022	448,000	449,300	FALSE	Terraced		2	3	96	4,667	4,680	Freehold
1a, High Street, Cranford, Hounslow TW5 9RN	TW5 9RN	TW5 9	25/01/2023	365,000	349,325	FALSE	Flat		3	3	78	4,679	4,479	Freehold
71, High Street, Cranford, Hounslow TW5 9RX	TW5 9RX	TW5 9	25/11/2022	615,000	577,565	FALSE	Semi_Detached		3	3	108	5,694	5,348	Freehold
120, Waye Avenue, Hounslow TW5 9SF	TW5 9SF	TW5 9	22/09/2022	550,000	523,846	FALSE	Terraced		3	3	101	5,446	5,187	Freehold
116, Waye Avenue, Hounslow TW5 9SF	TW5 9SF	TW5 9	07/03/2023	450,000	442,633	FALSE	Terraced		3	3	79	5,696	5,603	Freehold
3, Sandown Close, Hounslow TW5 9SG	TW5 9SG	TW5 9	04/01/2023	275,000	266,340	FALSE	Flat		2	2	54	5,093	4,932	Leasehold
209, Waye Avenue, Hounslow TW5 9SH	TW5 9SH	TW5 9	21/04/2023	440,000	438,098	FALSE	Terraced		3	4	85	5,176	5,154	Freehold
229, Waye Avenue, Hounslow TW5 9SJ	TW5 9SJ	TW5 9	26/05/2023	500,000	501,787	FALSE	Semi_Detached		3	3	93	5,376	5,396	Freehold
127, Waye Avenue, Hounslow TW5 9SQ	TW5 9SQ	TW5 9	14/10/2022	430,000	403,435	FALSE	Terraced		2	3	70	6,143	5,763	Freehold
123, Mornington Crescent, Hounslow TW5 9SU	TW5 9SU	TW5 9	23/03/2022	450,000	481,347	FALSE	Terraced		3	3	96	4,688	5,014	Freehold
107, Mornington Crescent, Hounslow TW5 9SU	TW5 9SU	TW5 9	11/08/2023	525,000	506,669	FALSE	Terraced		3	3	99	5,303	5,118	Freehold
8, Trefusis Court, Bath Road, Hounslow TW5 9SY	TW5 9SY	TW5 9	25/11/2023	285,000	279,677	FALSE	Flat		2	2	58	4,914	4,822	Leasehold
6, Trefusis Court, Bath Road, Hounslow TW5 9SY	TW5 9SY	TW5 9	01/04/2022	275,000	283,082	FALSE	Flat		2	2	58	4,741	4,881	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
21, Firs Drive, Hounslow TW5 9TA	TW5 9TA	TW5 9	22/06/2023	1,375,000	1,355,230	FALSE	Detached				176	7,813	7,700	Freehold
151, Firs Drive, Hounslow TW5 9TB	TW5 9TB	TW5 9	24/02/2023	610,000	585,400	FALSE	Semi_Detached		3	4	96	6,354	6,098	Freehold
113, Firs Drive, Hounslow TW5 9TB	TW5 9TB	TW5 9	11/08/2023	615,000	589,626	FALSE	Detached		3	3	86	7,151	6,856	Freehold
80, Firs Drive, Hounslow TW5 9TD	TW5 9TD	TW5 9	20/05/2022	550,000	574,528	FALSE	Terraced				148	3,716	3,882	Freehold
22, Clevedon Gardens, Hounslow TW5 9TS	TW5 9TS	TW5 9	04/03/2022	500,000	534,830	FALSE	Terraced		2	3	88	5,682	6,078	Freehold
49, Clevedon Gardens, Hounslow TW5 9TT	TW5 9TT	TW5 9	30/11/2023	560,000	542,609	FALSE	Semi_Detached		3	3	97	5,773	5,594	Freehold
774a, Bath Road, Hounslow TW5 9TY	TW5 9TY	TW5 9	15/02/2022	680,000	711,031	FALSE	Flat		2	3	80	8,500	8,888	Freehold
508, Bath Road, Hounslow TW5 9UP	TW5 9UP	TW5 9	22/07/2022	700,000	699,004	FALSE	Semi_Detached		3	4	161	4,348	4,342	Freehold
		TW5 9 Average		Hounslow								5,390	5,347	
49, The Drive, Isleworth TW7 4AA	TW7 4AA	TW7 4	18/07/2022	750,000	748,933	FALSE	Semi_Detached		3	3	128	5,859	5,851	Freehold
7, The Drive, Isleworth TW7 4AB	TW7 4AB	TW7 4	26/09/2023	725,000	681,325	FALSE	Semi_Detached		3	3	80	9,063	8,517	Freehold
217b, Spring Grove Road, Isleworth TW7 4AF	TW7 4AF	TW7 4	27/10/2023	285,000	274,759	FALSE	Flat		2	2	57	5,000	4,820	Leasehold
209, Spring Grove Road, Isleworth TW7 4AH	TW7 4AH	TW7 4	14/07/2022	980,000	970,094	FALSE	Detached				164	5,976	5,915	Freehold
11, Witham Road, Isleworth TW7 4AJ	TW7 4AJ	TW7 4	29/11/2022	975,000	915,652	FALSE	Semi_Detached				195	5,000	4,696	Freehold
Flat 57, Westgate House, London Road, Isleworth TW7 4AS	TW7 4AS	TW7 4	29/09/2022	260,000	248,191	FALSE	Flat		2	2	61	4,262	4,069	Leasehold
Flat 95, Westgate House, London Road, Isleworth TW7 4AS	TW7 4AS	TW7 4	08/06/2022	315,000	313,756	FALSE	Flat		2	2	66	4,773	4,754	Leasehold
Flat 52, Westgate House, London Road, Isleworth TW7 4AS	TW7 4AS	TW7 4	10/11/2023	306,000	300,285	FALSE	Flat		2	2	62	4,935	4,843	Leasehold
Flat 68, Westgate House, London Road, Isleworth TW7 4AS	TW7 4AS	TW7 4	08/06/2022	315,000	313,756	FALSE	Flat		2	2	62	5,081	5,061	Leasehold
Flat 71, Westgate House, London Road, Isleworth TW7 4AS	TW7 4AS	TW7 4	17/05/2023	252,500	254,722	FALSE	Flat		1	1	46	5,489	5,537	Leasehold
Flat 105, Westgate House, London Road, Isleworth TW7 4AS	TW7 4AS	TW7 4	04/11/2022	270,000	255,225	FALSE	Flat		1	1	46	5,870	5,548	Leasehold
Flat 126, Westgate House, London Road, Isleworth TW7 4AS	TW7 4AS	TW7 4	15/09/2022	283,500	270,623	FALSE	Flat		1	1	46	6,163	5,883	Leasehold
Flat 8, Copper Beeches, 6, Witham Road, Isleworth TW7 4AW	TW7 4AW	TW7 4	08/11/2023	338,000	331,687	FALSE	Flat		2	2	65	5,200	5,103	Leasehold
Flat 13, Copper Beeches, Witham Road, Isleworth TW7 4AW	TW7 4AW	TW7 4	17/11/2023	340,000	333,650	FALSE	Flat		2	2	60	5,667	5,561	Leasehold
Flat 5, Alderman House, 181, Spring Grove Road, Isleworth TW7 4B	TW7 4BA	TW7 4	22/04/2022	387,500	398,888	FALSE	Flat		2	3	114	3,399	3,499	Leasehold
171, Spring Grove Road, Isleworth TW7 4BA	TW7 4BA	TW7 4	25/11/2022	487,500	457,826	FALSE	Semi_Detached		3	3	106	4,599	4,319	Freehold
44a, Worton Gardens, Isleworth TW7 4BB	TW7 4BB	TW7 4	20/01/2022	435,000	451,123	FALSE	Detached		2	2	53	8,208	8,512	Freehold
25, Worton Gardens, Isleworth TW7 4BD	TW7 4BD	TW7 4	08/11/2023	760,000	736,398	FALSE	Semi_Detached		3	4	134	5,672	5,496	Freehold
Flat 4, Atlas House, 466, London Road, Isleworth TW7 4BF	TW7 4BF	TW7 4	11/05/2022	300,000	308,062	FALSE	Flat		1	1	53	5,660	5,812	Leasehold
194, Spring Grove Road, Isleworth TW7 4BG	TW7 4BG	TW7 4	14/07/2023	1,080,000	1,076,883	FALSE	Terraced				214	5,047	5,032	Freehold
85, Spencer Road, Isleworth TW7 4BN	TW7 4BN	TW7 4	18/01/2023	232,000	224,694	FALSE	Flat		1	1	50	4,640	4,494	Leasehold
57, Spencer Road, Isleworth TW7 4BN	TW7 4BN	TW7 4	23/10/2023	535,000	508,558	FALSE	Semi_Detached		3	3	99	5,404	5,137	Freehold
Flat 149, Westgate House, London Road, Isleworth TW7 4DJ	TW7 4DJ	TW7 4	03/10/2023	243,000	234,268	FALSE	Flat		1	1	46	5,283	5,093	Leasehold
Flat 139, Westgate House, London Road, Isleworth TW7 4DJ	TW7 4DJ	TW7 4	20/10/2023	328,000	316,214	FALSE	Flat		2	2	62	5,290	5,100	Leasehold
Flat 184, Westgate House, London Road, Isleworth TW7 4DJ	TW7 4DJ	TW7 4	24/06/2022	365,000	363,558	FALSE	Flat		2	2	64	5,703	5,681	Leasehold
Flat 164, Westgate House, London Road, Isleworth TW7 4DJ	TW7 4DJ	TW7 4	02/11/2022	285,000	269,404	FALSE	Flat		1	1	46	6,196	5,857	Leasehold
Flat 181, Westgate House, London Road, Isleworth TW7 4DJ	TW7 4DJ	TW7 4	23/11/2023	274,999	269,863	FALSE	Flat		1	1	46	5,978	5,867	Leasehold
Flat 174, Westgate House, London Road, Isleworth TW7 4DJ	TW7 4DJ	TW7 4	28/07/2023	277,000	277,220	FALSE	Flat		1	1	45	6,156	6,160	Leasehold
9, Crawford Close, Isleworth TW7 4DP	TW7 4DP	TW7 4	30/08/2022	640,000	625,738	FALSE	Semi_Detached		3	3	102	6,275	6,135	Freehold
66, Sidmouth Avenue, Isleworth TW7 4DR	TW7 4DR	TW7 4	09/02/2024	750,000	750,000	FALSE	Terraced				150	5,000	5,000	Freehold
43, Sidmouth Avenue, Isleworth TW7 4DR	TW7 4DR	TW7 4	21/09/2023	715,000	670,828	FALSE	Terraced		3	3	98	7,296	6,845	Freehold
12, Sidmouth Avenue, Isleworth TW7 4DW	TW7 4DW	TW7 4	26/10/2022	740,000	694,284	FALSE	Terraced		3	4	141	5,248	4,924	Freehold
20, Sidmouth Avenue, Isleworth TW7 4DW	TW7 4DW	TW7 4	20/05/2022	660,000	689,433	FALSE	Terraced		3	4	121	5,455	5,698	Freehold
19, Sidmouth Avenue, Isleworth TW7 4DW	TW7 4DW	TW7 4	09/12/2022	530,000	512,568	FALSE	Terraced		2	3	79	6,709	6,488	Freehold
23, Sidmouth Avenue, Isleworth TW7 4DW	TW7 4DW	TW7 4	24/03/2023	585,000	575,423	FALSE	Terraced		2	3	77	7,597	7,473	Freehold
Flat 2, 539, London Road, Isleworth TW7 4EA	TW7 4EA	TW7 4	05/09/2023	360,000	343,649	FALSE	Flat		2	2	61	5,902	5,634	Leasehold
37, Golden Court, London Road, Isleworth TW7 4EQ	TW7 4EQ	TW7 4	25/08/2022	338,000	329,380	FALSE	Flat		2	2	72	4,694	4,575	Leasehold
3, Golden Court, London Road, Isleworth TW7 4EQ	TW7 4EQ	TW7 4	02/12/2022	250,000	243,248	FALSE	Flat		1	1	47	5,319	5,175	Leasehold
5, Golden Court, London Road, Isleworth TW7 4EQ	TW7 4EQ	TW7 4	21/10/2022	270,000	254,462	FALSE	Flat		2	2	27	10,000	9,425	Leasehold
586, London Road, Isleworth TW7 4EY	TW7 4EY	TW7 4	14/04/2022	815,000	852,653	FALSE	Semi_Detached				110	7,409	7,751	Freehold
Flat 1, Heath House, 565, London Road, Isleworth TW7 4FA	TW7 4FA	TW7 4	04/01/2023	400,000	387,404	FALSE	Flat				80	5,000	4,843	Leasehold
Flat 16, Heath House, 565, London Road, Isleworth TW7 4FA	TW7 4FA	TW7 4	18/02/2022	400,000	412,428	FALSE	Flat				75	5,333	5,499	Leasehold
Flat 2, Banks House, 2, Clifton Road, Isleworth TW7 4FH	TW7 4FH	TW7 4	04/12/2023	170,000	172,879	FALSE	Flat				48	3,542	3,602	Leasehold
Flat 7, Banks House, 2, Clifton Road, Isleworth TW7 4FH	TW7 4FH	TW7 4	28/04/2023	195,000	193,466	FALSE	Flat				49	3,980	3,948	Leasehold
Flat 8, Banks House, 2, Clifton Road, Isleworth TW7 4FH	TW7 4FH	TW7 4	10/05/2022	310,000	318,331	FALSE	Flat				48	6,458	6,632	Leasehold
Flat 7, Fairbanks House, Samuelson Place, Isleworth TW7 4FL	TW7 4FL	TW7 4	25/07/2023	445,000	445,353	FALSE	Flat				72	6,181	6,185	Leasehold
Flat 29, Grove House, 76, Sidmouth Avenue, Isleworth TW7 4FQ	TW7 4FQ	TW7 4	12/01/2024	400,000	397,165	FALSE	Flat				43	9,302	9,236	Leasehold
Flat 27, Silchester Apartments, 632 - 654, London Road, Isleworth T	TW7 4FR	TW7 4	24/06/2022	305,000	303,795	FALSE	Flat				53	5,755	5,732	Leasehold
32, Star Road, Isleworth TW7 4HB	TW7 4HB	TW7 4	10/03/2023	575,000	565,587	FALSE	Terraced		3	4	111	5,180	5,095	Freehold
11, Clifton Road, Isleworth TW7 4HL	TW7 4HL	TW7 4	13/09/2023	590,000	553,551	FALSE	Terraced		2	3	81	7,284	6,834	Freehold
2, Villiers Road, Isleworth TW7 4HW	TW7 4HW	TW7 4	27/05/2022	595,000	610,989	FALSE	Flat		3	3	116	5,129	5,267	Leasehold
9, Villiers Road, Isleworth TW7 4HW	TW7 4HW	TW7 4	27/07/2022	580,000	579,175	FALSE	Semi_Detached		2	2	73	7,945	7,934	Freehold
Flat 1, Dudley House, The Grove, Isleworth TW7 4JF	TW7 4JF	TW7 4	11/02/2022	305,000	314,477	TRUE	Flat				50	6,100	6,290	Leasehold
40, Ravenswood Gardens, Isleworth TW7 4JG	TW7 4JG	TW7 4	17/10/2022	322,000	303,469	FALSE	Flat		1	1	57	5,649	5,324	Leasehold
36, Ravenswood Gardens, Isleworth TW7 4JG	TW7 4JG	TW7 4	29/06/2022	360,000	358,578	FALSE	Flat		2	2	64	5,625	5,603	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
8, Ravenswood Gardens, Isleworth TW7 4JG	TW7 4JG	TW7 4	29/11/2023	338,400	332,080	FALSE	Flat		2	2	59	5,736	5,628	Leasehold
22, Grove Road, Isleworth TW7 4JH	TW7 4JH	TW7 4	14/02/2022	935,000	990,928	FALSE	Terraced				211	4,431	4,696	Freehold
6, Avenue Road, Isleworth TW7 4JN	TW7 4JN	TW7 4	15/09/2023	558,000	523,527	FALSE	Terraced		3	4	115	4,852	4,552	Freehold
14a, Avenue Road, Isleworth TW7 4JN	TW7 4JN	TW7 4	20/09/2023	445,000	424,788	FALSE	Flat		2	2	62	7,177	6,851	Leasehold
18, Naseby Close, Isleworth TW7 4JQ	TW7 4JQ	TW7 4	09/03/2022	725,000	754,154	FALSE	Detached		3	3	108	6,713	6,983	Freehold
2, Naseby Close, Isleworth TW7 4JQ	TW7 4JQ	TW7 4	12/05/2022	730,000	745,775	FALSE	Detached		3	3	98	7,449	7,610	Freehold
24, Naseby Close, Isleworth TW7 4JQ	TW7 4JQ	TW7 4	14/10/2022	760,000	705,457	FALSE	Detached		3	3	90	8,444	7,838	Freehold
45, The Grove, Isleworth TW7 4JT	TW7 4JT	TW7 4	09/09/2022	1,200,000	1,133,058	FALSE	Detached		3	4	126	9,524	8,993	Freehold
Flat 7, Sloane Court, 28, The Grove, Isleworth TW7 4JU	TW7 4JU	TW7 4	09/02/2023	435,000	421,626	FALSE	Flat		2	2	66	6,591	6,388	Leasehold
Flat 3, More House, 26, The Grove, Isleworth TW7 4JU	TW7 4JU	TW7 4	11/02/2022	221,000	227,867	FALSE	Flat		1	1	28	7,893	8,138	Leasehold
1, Lampton Lodge, The Grove, Isleworth TW7 4JY	TW7 4JY	TW7 4	14/02/2022	349,950	360,823	FALSE	Flat		2	2	64	5,468	5,638	Leasehold
17, Fairways, Thornbury Road, Isleworth TW7 4LB	TW7 4LB	TW7 4	30/05/2022	345,000	354,271	FALSE	Flat		2	2	66	5,227	5,368	Leasehold
First Floor Flat, 41, Thornbury Road, Isleworth TW7 4LE	TW7 4LE	TW7 4	21/12/2022	243,000	236,438	FALSE	Flat		1	1	41	5,927	5,767	Leasehold
8, Weston Gardens, Isleworth TW7 4LF	TW7 4LF	TW7 4	09/01/2023	375,000	363,191	FALSE	Flat		2	3	75	5,000	4,843	Leasehold
1, Stanleycroft Close, Isleworth TW7 4LG	TW7 4LG	TW7 4	26/10/2022	380,000	358,132	FALSE	Flat		2	2	59	6,441	6,070	Leasehold
86, Thornbury Road, Isleworth TW7 4LN	TW7 4LN	TW7 4	18/02/2022	480,000	494,914	FALSE	Flat		2	3	79	6,076	6,265	Leasehold
21, Eversley Crescent, Isleworth TW7 4LR	TW7 4LR	TW7 4	16/10/2023	855,000	812,742	FALSE	Semi_Detached		3	3	112	7,634	7,257	Freehold
3, Burlington Road, Isleworth TW7 4LU	TW7 4LU	TW7 4	13/10/2022	725,000	679,960	FALSE	Semi_Detached		3	4	145	5,000	4,689	Freehold
20, Burlington Road, Isleworth TW7 4LY	TW7 4LY	TW7 4	13/12/2023	930,000	938,831	FALSE	Terraced		3	4	115	8,087	8,164	Freehold
6, Kilberry Close, Isleworth TW7 4LZ	TW7 4LZ	TW7 4	26/08/2022	452,000	441,928	FALSE	Semi_Detached		2	2	71	6,366	6,224	Freehold
19, Kilberry Close, Isleworth TW7 4LZ	TW7 4LZ	TW7 4	21/10/2022	205,000	193,203	FALSE	Flat		1	1	29	7,069	6,662	Leasehold
24, Kilberry Close, Isleworth TW7 4LZ	TW7 4LZ	TW7 4	19/12/2022	200,000	194,599	FALSE	Flat		1	1	27	7,407	7,207	Leasehold
15, Kilberry Close, Isleworth TW7 4LZ	TW7 4LZ	TW7 4	28/10/2022	225,000	212,052	FALSE	Flat		1	1	29	7,759	7,312	Leasehold
6, St Marys Crescent, Isleworth TW7 4NA	TW7 4NA	TW7 4	12/09/2023	1,225,000	1,151,205	FALSE	Semi_Detached				216	5,671	5,330	Freehold
117, Thornbury Road, Isleworth TW7 4ND	TW7 4ND	TW7 4	17/03/2023	1,010,000	979,986	FALSE	Semi_Detached				200	5,050	4,900	Freehold
128, Thornbury Road, Isleworth TW7 4NE	TW7 4NE	TW7 4	04/11/2022	835,000	784,174	FALSE	Semi_Detached		3	3	161	5,186	4,871	Freehold
21, Thornbury Avenue, Isleworth TW7 4NF	TW7 4NF	TW7 4	19/08/2022	700,000	684,401	FALSE	Semi_Detached		3	4	169	4,142	4,050	Freehold
116, Thornbury Road, Isleworth TW7 4NH	TW7 4NH	TW7 4	17/03/2023	930,000	902,364	FALSE	Semi_Detached				160	5,813	5,640	Freehold
89, Thornbury Road, Isleworth TW7 4NL	TW7 4NL	TW7 4	20/04/2022	945,000	973,400	FALSE	Detached				149	6,342	6,533	Freehold
91, Thornbury Road, Isleworth TW7 4NL	TW7 4NL	TW7 4	03/11/2022	625,000	586,957	FALSE	Flat		2	2	63	9,921	9,317	Freehold
14, Thornbury Avenue, Isleworth TW7 4NQ	TW7 4NQ	TW7 4	28/10/2022	900,000	844,088	FALSE	Semi_Detached				190	4,737	4,443	Freehold
20, Thornbury Avenue, Isleworth TW7 4NQ	TW7 4NQ	TW7 4	15/02/2024	720,000	720,000	FALSE	Semi_Detached				131	5,496	5,496	Freehold
28, Thornbury Avenue, Isleworth TW7 4NQ	TW7 4NQ	TW7 4	13/01/2023	797,000	762,773	FALSE	Semi_Detached				119	6,697	6,410	Freehold
1, Moreton Avenue, Isleworth TW7 4NW	TW7 4NW	TW7 4	25/07/2022	652,487	654,381	FALSE	Terraced		2	3	137	4,763	4,777	Freehold
38, Moreton Avenue, Isleworth TW7 4NW	TW7 4NW	TW7 4	28/01/2022	305,000	324,988	FALSE	Terraced		1	1	40	7,625	8,125	Freehold
24, Deborah Close, Isleworth TW7 4NY	TW7 4NY	TW7 4	07/03/2023	535,000	526,242	FALSE	Terraced		2	3	78	6,859	6,747	Freehold
14, St Andrews Close, Isleworth TW7 4PG	TW7 4PG	TW7 4	28/04/2022	442,000	454,989	FALSE	Flat		3	3	81	5,457	5,617	Leasehold
Flat 22, Thornbury Court, Church Road, Isleworth TW7 4PP	TW7 4PP	TW7 4	29/02/2024	258,000	258,000	FALSE	Flat		2	2	52	4,962	4,962	Leasehold
Flat 24, Thornbury Court, Church Road, Isleworth TW7 4PP	TW7 4PP	TW7 4	22/08/2022	365,000	355,692	FALSE	Flat		2	2	67	5,448	5,309	Leasehold
Flat 16, Osterley Lodge, Church Road, Isleworth TW7 4PQ	TW7 4PQ	TW7 4	16/01/2023	328,000	317,671	FALSE	Flat		2	2	61	5,377	5,208	Leasehold
Flat 20a, Osterley Lodge, Church Road, Isleworth TW7 4PQ	TW7 4PQ	TW7 4	11/11/2022	355,000	335,573	FALSE	Flat		2	3	58	6,121	5,786	Leasehold
715, Great West Road, Isleworth TW7 4PS	TW7 4PS	TW7 4	16/08/2022	609,000	595,429	FALSE	Semi_Detached		3	3	110	5,536	5,413	Freehold
701, Great West Road, Isleworth TW7 4PS	TW7 4PS	TW7 4	13/03/2023	625,000	606,427	FALSE	Semi_Detached		3	4	110	5,682	5,513	Freehold
152, Thornbury Road, Isleworth TW7 4QE	TW7 4QE	TW7 4	07/06/2022	1,100,000	1,103,931	FALSE	Semi_Detached				231	4,762	4,779	Freehold
170, Thornbury Road, Isleworth TW7 4QE	TW7 4QE	TW7 4	06/03/2023	405,000	396,643	FALSE	Other		2	2	74	5,473	5,360	Leasehold
175, Thornbury Road, Isleworth TW7 4QG	TW7 4QG	TW7 4	07/06/2023	475,000	472,006	FALSE	Flat		2	2	68	6,985	6,941	Leasehold
155, Jersey Road, Isleworth TW7 4QL	TW7 4QL	TW7 4	12/10/2022	1,150,000	1,078,557	FALSE	Semi_Detached				136	8,456	7,931	Freehold
13, Thistleworth Close, Isleworth TW7 4QQ	TW7 4QQ	TW7 4	20/09/2023	400,000	381,832	FALSE	Flat		2	2	88	4,545	4,339	Leasehold
20, Thistleworth Close, Isleworth TW7 4QQ	TW7 4QQ	TW7 4	23/06/2023	401,000	398,472	FALSE	Flat		2	3	76	5,276	5,243	Leasehold
6, Pevensey Close, Isleworth TW7 4QS	TW7 4QS	TW7 4	16/09/2022	475,000	452,412	FALSE	Terraced		2	3	92	5,163	4,918	Freehold
11, Pevensey Close, Isleworth TW7 4QS	TW7 4QS	TW7 4	09/11/2022	490,000	460,980	FALSE	Terraced		2	3	84	5,833	5,488	Freehold
27, Pevensey Close, Isleworth TW7 4QS	TW7 4QS	TW7 4	11/01/2024	435,000	431,917	FALSE	Flat		2	3	72	6,042	5,999	Freehold
18, Pevensey Close, Isleworth TW7 4QS	TW7 4QS	TW7 4	18/03/2022	430,000	459,954	FALSE	Terraced		2	3	76	5,658	6,052	Freehold
16, Cranmore Avenue, Isleworth TW7 4QW	TW7 4QW	TW7 4	18/01/2023	975,000	940,300	FALSE	Terraced				157	6,210	5,989	Freehold
3, Cranmore Avenue, Isleworth TW7 4QW	TW7 4QW	TW7 4	06/05/2022	1,100,000	1,137,261	FALSE	Semi_Detached				187	5,882	6,082	Freehold
24, Cranmore Avenue, Isleworth TW7 4QW	TW7 4QW	TW7 4	16/11/2022	1,100,000	1,034,854	FALSE	Terraced				169	6,509	6,123	Freehold
2a, Penwerris Avenue, Isleworth TW7 4QX	TW7 4QX	TW7 4	25/08/2022	642,500	628,182	FALSE	Semi_Detached				90	7,139	6,980	Freehold
62, Bassett Gardens, Isleworth TW7 4QY	TW7 4QY	TW7 4	11/11/2022	856,750	804,600	FALSE	Semi_Detached		3	4	128	6,693	6,286	Freehold
209, Jersey Road, Isleworth TW7 4RE	TW7 4RE	TW7 4	17/03/2023	990,000	960,581	FALSE	Semi_Detached				162	6,111	5,930	Freehold
233, Jersey Road, Isleworth TW7 4RE	TW7 4RE	TW7 4	17/01/2024	1,350,000	1,328,241	FALSE	Semi_Detached		3	4	136	9,926	9,766	Freehold
277, Jersey Road, Isleworth TW7 4RF	TW7 4RF	TW7 4	18/01/2023	881,000	843,166	FALSE	Semi_Detached		3	4	142	6,204	5,938	Freehold
Flat 12, Wyndham Lodge, 24, The Grove, Isleworth TW7 4RW	TW7 4RW	TW7 4	25/02/2022	142,500	146,928	FALSE	Flat		2	2	40	3,563	3,673	Leasehold
Flat 8, Wyndham Lodge, 24, The Grove, Isleworth TW7 4RW	TW7 4RW	TW7 4	07/04/2022	285,000	293,376	FALSE	Flat		1	1	47	6,064	6,242	Leasehold
Flat 38, Kingfisher Court, Draper Close, Isleworth TW7 4SX	TW7 4SX	TW7 4	02/06/2023	230,950	229,494	FALSE	Flat		2	2	59	3,914	3,890	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 32, Kingfisher Court, Draper Close, Isleworth TW7 4SX	TW7 4SX	TW7 4	12/10/2022	260,000	245,037	FALSE	Flat		2	2	58	4,483	4,225	Leasehold
Flat 30, Kingfisher Court, Draper Close, Isleworth TW7 4SX	TW7 4SX	TW7 4	27/02/2023	280,000	271,391	FALSE	Flat		2	2	61	4,590	4,449	Leasehold
Flat 16, Kingfisher Court, Draper Close, Isleworth TW7 4SX	TW7 4SX	TW7 4	18/02/2022	237,000	244,364	FALSE	Flat		2	2	52	4,558	4,699	Leasehold
47, Draper Close, Isleworth TW7 4SX	TW7 4SX	TW7 4	26/01/2023	685,000	660,621	FALSE	Terraced				130	5,269	5,082	Freehold
57, Draper Close, Isleworth TW7 4SX	TW7 4SX	TW7 4	04/11/2022	383,000	362,041	FALSE	Flat		2	2	65	5,892	5,570	Leasehold
66, Draper Close, Isleworth TW7 4SX	TW7 4SX	TW7 4	25/04/2023	380,000	377,010	FALSE	Flat		2	2	66	5,758	5,712	Leasehold
		TW7 4 Average		Iselworth								5,976	5,861	
446, London Road, Isleworth TW7 5AD	TW7 5AD	TW7 5	14/04/2022	500,000	528,287	FALSE	Terraced		2	3	86	5,814	6,143	Freehold
354, London Road, Isleworth TW7 5AJ	TW7 5AJ	TW7 5	10/08/2023	355,000	347,019	FALSE	Flat		2	2	73	4,863	4,754	Leasehold
348a, London Road, Isleworth TW7 5AJ	TW7 5AJ	TW7 5	25/11/2022	371,500	349,498	FALSE	Flat		2	3	71	5,232	4,923	Leasehold
Flat 12, Poynder Lodge, London Road, Isleworth TW7 5AJ	TW7 5AJ	TW7 5	26/09/2022	340,000	324,557	FALSE	Flat		2	2	64	5,313	5,071	Leasehold
Flat 15, Poynder Lodge, London Road, Isleworth TW7 5AJ	TW7 5AJ	TW7 5	17/08/2022	330,000	321,584	FALSE	Flat		2	2	61	5,410	5,272	Leasehold
358, London Road, Isleworth TW7 5AJ	TW7 5AJ	TW7 5	14/02/2022	385,000	405,202	FALSE	Flat		2	2	74	5,203	5,476	Leasehold
334a, London Road, Isleworth TW7 5AJ	TW7 5AJ	TW7 5	18/02/2022	367,000	378,403	FALSE	Flat		3	3	64	5,734	5,913	Leasehold
Flat 2, 364, London Road, Isleworth TW7 5AJ	TW7 5AJ	TW7 5	16/06/2022	300,000	298,815	FALSE	Flat		1	1	31	9,677	9,639	Leasehold
47, Old Pound Close, Isleworth TW7 5AL	TW7 5AL	TW7 5	11/02/2022	450,000	476,917	FALSE	Terraced		3	4	123	3,659	3,877	Freehold
25, Primrose Place, Isleworth TW7 5BA	TW7 5BA	TW7 5	31/01/2024	258,000	256,172	FALSE	Flat		1	1	46	5,609	5,569	Leasehold
19, Primrose Place, Isleworth TW7 5BA	TW7 5BA	TW7 5	04/11/2022	370,000	349,753	FALSE	Flat		2	2	48	7,708	7,287	Leasehold
126, London Road, Isleworth TW7 5BG	TW7 5BG	TW7 5	18/08/2023	525,000	506,669	FALSE	Terraced		3	3	80	6,563	6,333	Freehold
22, Abbey Mews, Isleworth TW7 5BJ	TW7 5BJ	TW7 5	06/11/2023	363,393	356,606	FALSE	Flat		2	2	75	4,845	4,755	Leasehold
16, Abbey Mews, Isleworth TW7 5BJ	TW7 5BJ	TW7 5	12/12/2022	783,600	757,827	FALSE	Terraced		3	3	130	6,028	5,829	Freehold
2, Abbey Mews, Isleworth TW7 5BJ	TW7 5BJ	TW7 5	15/09/2023	799,950	750,530	FALSE	Terraced		3	3	118	6,779	6,360	Freehold
38, Epworth Road, Isleworth TW7 5BN	TW7 5BN	TW7 5	03/03/2022	575,000	615,054	FALSE	Terraced		2	3	79	7,278	7,785	Freehold
2, Lodge Close, Isleworth TW7 5BP	TW7 5BP	TW7 5	06/01/2022	525,000	559,406	FALSE	Terraced		3	3	97	5,412	5,767	Freehold
25, Syon Lane, Isleworth TW7 5BU	TW7 5BU	TW7 5	15/03/2022	466,000	492,669	FALSE	Semi_Detached		2	3	85	5,482	5,796	Freehold
29, Syon Lane, Isleworth TW7 5BU	TW7 5BU	TW7 5	06/06/2022	475,000	479,861	FALSE	Terraced		2	3	77	6,169	6,232	Freehold
30, Brambles Close, Isleworth TW7 5BX	TW7 5BX	TW7 5	12/01/2023	380,000	368,034	FALSE	Flat		2	2	63	6,032	5,842	Leasehold
67, Marlborough Road, Isleworth TW7 5BZ	TW7 5BZ	TW7 5	06/05/2022	550,000	574,528	FALSE	Terraced		2	3	72	7,639	7,980	Freehold
31, College Road, Isleworth TW7 5DJ	TW7 5DJ	TW7 5	17/02/2023	900,000	863,705	FALSE	Semi_Detached				126	7,143	6,855	Freehold
101, College Road, Isleworth TW7 5DP	TW7 5DP	TW7 5	15/11/2022	845,000	793,565	FALSE	Semi_Detached		3	4	136	6,213	5,835	Freehold
81, College Road, Isleworth TW7 5DP	TW7 5DP	TW7 5	03/11/2023	625,000	606,566	FALSE	Terraced		2	3	84	7,440	7,221	Freehold
24, Henley Close, Isleworth TW7 5DQ	TW7 5DQ	TW7 5	28/01/2022	352,500	366,147	FALSE	Flat		2	2	62	5,685	5,906	Leasehold
76, College Road, Isleworth TW7 5DR	TW7 5DR	TW7 5	19/05/2023	857,000	869,584	FALSE	Terraced				172	4,983	5,056	Freehold
33, Borough Road, Isleworth TW7 5DT	TW7 5DT	TW7 5	09/02/2024	775,000	775,000	FALSE	Semi_Detached				142	5,458	5,458	Freehold
50, Wood Lane, Isleworth TW7 5ED	TW7 5ED	TW7 5	16/02/2022	700,000	722,666	FALSE	Detached		2	3	116	6,034	6,230	Freehold
115, Wood Lane, Isleworth TW7 5EG	TW7 5EG	TW7 5	07/02/2022	860,500	911,972	FALSE	Terraced				171	5,032	5,333	Freehold
109, Wood Lane, Isleworth TW7 5EG	TW7 5EG	TW7 5	07/01/2022	911,000	963,861	FALSE	Semi_Detached				170	5,359	5,670	Freehold
107, Wood Lane, Isleworth TW7 5EG	TW7 5EG	TW7 5	03/05/2022	752,500	777,990	FALSE	Semi_Detached		3	4	136	5,533	5,721	Freehold
20, Braybourne Drive, Isleworth TW7 5EL	TW7 5EL	TW7 5	13/04/2023	257,000	254,978	FALSE	Flat		2	2	51	5,039	5,000	Leasehold
22, Braybourne Drive, Isleworth TW7 5EL	TW7 5EL	TW7 5	27/04/2023	307,500	305,081	FALSE	Flat		2	2	59	5,212	5,171	Leasehold
14, Braybourne Drive, Isleworth TW7 5EL	TW7 5EL	TW7 5	05/07/2023	206,000	206,163	FALSE	Flat		1	1	25	8,240	8,247	Leasehold
30, Deepwell Close, Isleworth TW7 5EN	TW7 5EN	TW7 5	18/02/2022	450,000	476,917	FALSE	Terraced		2	2	78	5,769	6,114	Freehold
14, Hartham Road, Isleworth TW7 5ES	TW7 5ES	TW7 5	11/10/2023	490,000	465,416	FALSE	Terraced		3	3	85	5,765	5,475	Freehold
80, Hartham Road, Isleworth TW7 5ET	TW7 5ET	TW7 5	27/10/2023	640,000	608,368	FALSE	Semi_Detached		3	3	113	5,664	5,384	Freehold
13, Hartham Road, Isleworth TW7 5EU	TW7 5EU	TW7 5	13/10/2023	710,000	674,378	FALSE	Terraced		2	3	118	6,017	5,715	Freehold
5, Hartham Road, Isleworth TW7 5EU	TW7 5EU	TW7 5	04/02/2022	543,000	575,480	FALSE	Terraced		2	3	95	5,716	6,058	Freehold
47, Hartham Road, Isleworth TW7 5EU	TW7 5EU	TW7 5	21/06/2022	540,000	541,930	FALSE	Semi_Detached		3	4	88	6,136	6,158	Freehold
51, Braybourne Drive, Isleworth TW7 5EW	TW7 5EW	TW7 5	08/07/2022	250,000	248,228	FALSE	Flat		1	1	52	4,808	4,774	Leasehold
33, Braybourne Drive, Isleworth TW7 5EW	TW7 5EW	TW7 5	17/03/2023	350,000	343,463	FALSE	Flat		2	2	52	6,731	6,605	Leasehold
99, Hartham Road, Isleworth TW7 5EY	TW7 5EY	TW7 5	12/01/2023	695,000	670,265	FALSE	Terraced		3	3	112	6,205	5,985	Freehold
77, Hartham Road, Isleworth TW7 5EY	TW7 5EY	TW7 5	03/11/2022	600,000	564,466	FALSE	Terraced		3	4	88	6,818	6,414	Freehold
115, Hartham Road, Isleworth TW7 5EZ	TW7 5EZ	TW7 5	13/04/2022	606,500	634,520	FALSE	Semi_Detached		3	4	91	6,665	6,973	Freehold
11, Academy Place, Isleworth TW7 5FD	TW7 5FD	TW7 5	06/01/2022	600,000	639,322	FALSE	Terraced		3	3	131	4,580	4,880	Freehold
35, Academy Place, Isleworth TW7 5FD	TW7 5FD	TW7 5	07/07/2023	750,000	747,835	FALSE	Terraced		3	4	125	6,000	5,983	Freehold
107, Academy Place, Isleworth TW7 5FE	TW7 5FE	TW7 5	10/06/2022	376,000	374,515	FALSE	Flat		2	2	63	5,968	5,945	Leasehold
Flat 64, Lancaster House, Borough Road, Isleworth TW7 5FJ	TW7 5FJ	TW7 5	30/05/2022	325,000	333,734	FALSE	Flat		1	1	65	5,000	5,134	Leasehold
Flat 69, Lancaster House, Borough Road, Isleworth TW7 5FJ	TW7 5FJ	TW7 5	11/03/2022	303,000	315,250	FALSE	Flat		1	1	58	5,224	5,435	Leasehold
Flat 49, Lancaster House, Borough Road, Isleworth TW7 5FJ	TW7 5FJ	TW7 5	14/07/2022	327,000	324,683	FALSE	Flat		1	1	56	5,839	5,798	Leasehold
Apartment 15, John Busch House, 277, London Road, Isleworth TW7 5FN	TW7 5FN	TW7 5	17/03/2023	435,000	426,875	FALSE	Flat		2	2	64	6,797	6,670	Leasehold
Flat 13, Aldington House, Frazer Nash Close, Isleworth TW7 5FP	TW7 5FP	TW7 5	14/09/2023	450,000	429,561	FALSE	Flat				72	6,250	5,966	Leasehold
Flat 31, Aldington House, Frazer Nash Close, Isleworth TW7 5FP	TW7 5FP	TW7 5	13/10/2022	467,500	440,596	FALSE	Flat				71	6,585	6,206	Leasehold
Flat 15, Aldington House, Frazer Nash Close, Isleworth TW7 5FP	TW7 5FP	TW7 5	24/11/2022	325,000	307,215	FALSE	Flat				49	6,633	6,270	Leasehold
Flat 21, Aldington House, Frazer Nash Close, Isleworth TW7 5FP	TW7 5FP	TW7 5	25/02/2022	455,000	469,137	FALSE	Flat				72	6,319	6,516	Leasehold
Flat 19, Aldington House, Frazer Nash Close, Isleworth TW7 5FP	TW7 5FP	TW7 5	20/12/2023	465,000	472,875	FALSE	Flat				71	6,549	6,660	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 11, Aldington House, Frazer Nash Close, Isleworth TW7 5FP	TW7 5FP	TW7 5	26/05/2022	365,000	374,809	FALSE	Flat				51	7,157	7,349	Leasehold
Flat 6, Aldington House, Frazer Nash Close, Isleworth TW7 5FP	TW7 5FP	TW7 5	16/02/2023	675,000	654,247	FALSE	Flat				72	9,375	9,087	Leasehold
Flat 19, Colmore House, Frazer Nash Close, Isleworth TW7 5FR	TW7 5FR	TW7 5	14/10/2022	470,000	442,952	FALSE	Flat				72	6,528	6,152	Leasehold
Flat 7, Colmore House, Frazer Nash Close, Isleworth TW7 5FR	TW7 5FR	TW7 5	25/07/2023	320,000	320,254	FALSE	Flat				52	6,154	6,159	Leasehold
Flat 16, Colmore House, Frazer Nash Close, Isleworth TW7 5FR	TW7 5FR	TW7 5	16/12/2022	329,500	320,601	FALSE	Flat				52	6,337	6,165	Leasehold
Flat 12, Exeter House, Frazer Nash Close, Isleworth TW7 5FT	TW7 5FT	TW7 5	13/10/2022	545,000	513,636	FALSE	Flat				89	6,124	5,771	Leasehold
Flat 8, Nurburg House, Frazer Nash Close, Isleworth TW7 5FU	TW7 5FU	TW7 5	23/11/2022	435,000	411,196	FALSE	Flat				70	6,214	5,874	Leasehold
Flat 1, Anzani House, Frazer Nash Close, Isleworth TW7 5FW	TW7 5FW	TW7 5	13/11/2023	330,000	323,837	FALSE	Flat				71	4,648	4,561	Leasehold
Flat 1, Shelsley House, Frazer Nash Close, Isleworth TW7 5FX	TW7 5FX	TW7 5	27/11/2023	325,000	318,930	FALSE	Flat		1	1	47	6,915	6,786	Leasehold
49, Greenbank Court, Lanadron Close, Isleworth TW7 5GA	TW7 5GA	TW7 5	20/12/2023	303,000	308,131	FALSE	Flat		2	2	64	4,734	4,815	Leasehold
12, Langtry Court, Lanadron Close, Isleworth TW7 5GB	TW7 5GB	TW7 5	18/08/2023	317,000	309,874	FALSE	Flat		2	2	60	5,283	5,165	Leasehold
74, Langtry Court, Lanadron Close, Isleworth TW7 5GB	TW7 5GB	TW7 5	01/12/2023	340,000	345,758	FALSE	Flat		2	2	63	5,397	5,488	Leasehold
39, Langtry Court, Lanadron Close, Isleworth TW7 5GB	TW7 5GB	TW7 5	13/10/2023	299,999	289,219	FALSE	Flat		1	1	42	7,143	6,886	Leasehold
96, Parkwood Road, Isleworth TW7 5HD	TW7 5HD	TW7 5	30/03/2023	687,500	676,246	FALSE	Terraced		3	3	109	6,307	6,204	Freehold
15, Parkwood Road, Isleworth TW7 5HE	TW7 5HE	TW7 5	28/04/2023	665,000	653,824	FALSE	Semi_Detached		3	4	111	5,991	5,890	Freehold
2, Downs View, Isleworth TW7 5HF	TW7 5HF	TW7 5	15/08/2022	825,000	807,472	FALSE	Terraced		3	4	135	6,111	5,981	Freehold
3, Downs View, Isleworth TW7 5HF	TW7 5HF	TW7 5	24/06/2022	735,000	737,627	FALSE	Semi_Detached		3	4	112	6,563	6,586	Freehold
105, Roxborough Avenue, Isleworth TW7 5HH	TW7 5HH	TW7 5	28/07/2022	650,000	651,887	FALSE	Terraced		3	4	102	6,373	6,391	Freehold
74, Roxborough Avenue, Isleworth TW7 5HJ	TW7 5HJ	TW7 5	05/04/2023	825,000	811,134	FALSE	Semi_Detached				165	5,000	4,916	Freehold
84, Roxborough Avenue, Isleworth TW7 5HJ	TW7 5HJ	TW7 5	13/03/2023	700,000	688,541	FALSE	Terraced		3	3	120	5,833	5,738	Freehold
56, Harewood Road, Osterley, Isleworth TW7 5HL	TW7 5HL	TW7 5	10/08/2022	900,000	880,878	FALSE	Terraced				187	4,813	4,711	Freehold
83, Harewood Road, Osterley, Isleworth TW7 5HN	TW7 5HN	TW7 5	24/06/2022	840,000	843,002	FALSE	Semi_Detached				158	5,316	5,335	Freehold
97, Harewood Road, Osterley, Isleworth TW7 5HN	TW7 5HN	TW7 5	09/01/2024	668,000	657,233	FALSE	Semi_Detached		3	3	89	7,506	7,385	Freehold
1a, Campion Road, Isleworth TW7 5HS	TW7 5HS	TW7 5	25/05/2022	680,000	694,694	FALSE	Detached		3	3	96	7,083	7,236	Freehold
8, Northumberland Avenue, Isleworth TW7 5HU	TW7 5HU	TW7 5	21/07/2023	785,000	781,660	FALSE	Semi_Detached				152	5,164	5,143	Freehold
45, Northumberland Avenue, Isleworth TW7 5HZ	TW7 5HZ	TW7 5	15/09/2023	725,000	680,210	FALSE	Terraced		3	3	97	7,474	7,012	Freehold
11, Redesdale Gardens, Isleworth TW7 5JA	TW7 5JA	TW7 5	22/08/2022	355,000	345,947	FALSE	Flat		2	2	64	5,547	5,405	Leasehold
29, Redesdale Gardens, Isleworth TW7 5JA	TW7 5JA	TW7 5	22/08/2022	385,000	376,421	FALSE	Flat		2	2	57	6,754	6,604	Leasehold
6, Redesdale Gardens, Isleworth TW7 5JB	TW7 5JB	TW7 5	06/05/2022	335,000	344,002	FALSE	Flat		2	2	63	5,317	5,460	Leasehold
4, Redesdale Gardens, Isleworth TW7 5JB	TW7 5JB	TW7 5	03/05/2022	337,400	346,467	FALSE	Flat		2	2	60	5,623	5,774	Leasehold
38, Redesdale Gardens, Isleworth TW7 5JB	TW7 5JB	TW7 5	18/11/2022	392,000	370,549	FALSE	Flat		2	2	63	6,222	5,882	Leasehold
2, Redesdale Gardens, Isleworth TW7 5JB	TW7 5JB	TW7 5	13/04/2022	375,000	386,020	FALSE	Flat		2	2	60	6,250	6,434	Leasehold
77, Redesdale Gardens, Isleworth TW7 5JE	TW7 5JE	TW7 5	14/02/2023	300,000	287,902	FALSE	Semi_Detached		2	2	63	4,762	4,570	Leasehold
93, Redesdale Gardens, Isleworth TW7 5JE	TW7 5JE	TW7 5	24/01/2022	325,000	337,582	FALSE	Flat		2	2	61	5,328	5,534	Leasehold
29, Rothbury Gardens, Isleworth TW7 5JG	TW7 5JG	TW7 5	06/02/2023	360,000	348,932	FALSE	Flat		3	3	94	3,830	3,712	Leasehold
1, Rothbury Gardens, Isleworth TW7 5JG	TW7 5JG	TW7 5	20/09/2022	350,000	334,103	FALSE	Flat		2	2	64	5,469	5,220	Leasehold
23, Rothbury Gardens, Isleworth TW7 5JG	TW7 5JG	TW7 5	28/04/2023	435,000	431,577	FALSE	Flat		2	2	61	7,131	7,075	Leasehold
52, Otterburn Gardens, Isleworth TW7 5JH	TW7 5JH	TW7 5	13/04/2023	385,000	378,529	FALSE	Flat		2	2	64	6,016	5,915	Leasehold
56, Otterburn Gardens, Isleworth TW7 5JH	TW7 5JH	TW7 5	24/03/2022	370,000	384,959	FALSE	Flat		2	2	61	6,066	6,311	Leasehold
28, Otterburn Gardens, Isleworth TW7 5JJ	TW7 5JJ	TW7 5	11/05/2023	420,000	423,696	FALSE	Flat		2	3	63	6,667	6,725	Leasehold
28, Warkworth Gardens, Isleworth TW7 5JN	TW7 5JN	TW7 5	09/03/2023	355,000	348,370	FALSE	Flat		2	2	61	5,820	5,711	Leasehold
25, Warkworth Gardens, Isleworth TW7 5JN	TW7 5JN	TW7 5	27/10/2023	370,000	356,705	FALSE	Flat		2	2	59	6,271	6,046	Leasehold
27, Warkworth Gardens, Isleworth TW7 5JN	TW7 5JN	TW7 5	11/02/2022	390,000	402,118	FALSE	Flat		2	2	64	6,094	6,283	Leasehold
18, Warkworth Gardens, Isleworth TW7 5JN	TW7 5JN	TW7 5	20/04/2023	400,000	396,853	FALSE	Flat		2	2	62	6,452	6,401	Leasehold
39, Warkworth Gardens, Isleworth TW7 5JP	TW7 5JP	TW7 5	16/10/2023	310,000	298,861	FALSE	Flat		2	3	59	5,254	5,065	Leasehold
53, Otterburn Gardens, Isleworth TW7 5JQ	TW7 5JQ	TW7 5	04/08/2023	350,000	342,132	FALSE	Flat		2	2	61	5,738	5,609	Leasehold
77, Otterburn Gardens, Isleworth TW7 5JQ	TW7 5JQ	TW7 5	28/10/2022	375,000	353,419	FALSE	Flat		2	2	62	6,048	5,700	Leasehold
63, Otterburn Gardens, Isleworth TW7 5JQ	TW7 5JQ	TW7 5	07/03/2023	368,000	357,064	FALSE	Semi_Detached		2	2	62	5,935	5,759	Leasehold
79, Otterburn Gardens, Isleworth TW7 5JQ	TW7 5JQ	TW7 5	28/06/2022	360,000	358,578	FALSE	Flat		2	2	62	5,806	5,784	Leasehold
81, Otterburn Gardens, Isleworth TW7 5JQ	TW7 5JQ	TW7 5	17/06/2022	399,950	398,370	FALSE	Flat		2	2	64	6,249	6,225	Leasehold
16, Hexham Gardens, Isleworth TW7 5JR	TW7 5JR	TW7 5	01/06/2022	435,000	436,555	FALSE	Semi_Detached		2	3	84	5,179	5,197	Leasehold
32, Hexham Gardens, Isleworth TW7 5JR	TW7 5JR	TW7 5	02/06/2023	421,000	418,346	FALSE	Flat		2	2	63	6,683	6,640	Leasehold
5, Ridgeway Road, Isleworth TW7 5LB	TW7 5LB	TW7 5	10/11/2023	955,000	926,833	FALSE	Terraced				154	6,201	6,018	Freehold
25, Ridgeway Road, Isleworth TW7 5LB	TW7 5LB	TW7 5	25/05/2022	715,000	746,886	FALSE	Terraced		3	4	123	5,813	6,072	Freehold
24, Leigham Drive, Isleworth TW7 5LU	TW7 5LU	TW7 5	10/02/2023	815,000	782,133	FALSE	Semi_Detached		3	3	129	6,318	6,063	Freehold
21, Lingwood Gardens, Isleworth TW7 5LY	TW7 5LY	TW7 5	19/10/2022	975,000	914,429	FALSE	Semi_Detached				150	6,500	6,096	Freehold
822, Great West Road, Isleworth TW7 5NA	TW7 5NA	TW7 5	04/05/2023	700,000	702,502	FALSE	Semi_Detached				165	4,242	4,258	Freehold
814, Great West Road, Isleworth TW7 5NA	TW7 5NA	TW7 5	12/01/2023	675,000	646,012	FALSE	Semi_Detached		3	4	117	5,769	5,521	Freehold
60, Syon Park Gardens, Isleworth TW7 5ND	TW7 5ND	TW7 5	15/08/2022	757,000	740,131	FALSE	Semi_Detached				134	5,649	5,523	Freehold
43, Syon Park Gardens, Isleworth TW7 5NE	TW7 5NE	TW7 5	11/05/2023	700,000	702,502	FALSE	Semi_Detached		3	3	90	7,778	7,806	Freehold
842, Great West Road, Isleworth TW7 5NG	TW7 5NG	TW7 5	16/03/2023	701,000	680,169	FALSE	Semi_Detached		3	4	167	4,198	4,073	Freehold
142, Syon Lane, Isleworth TW7 5NJ	TW7 5NJ	TW7 5	01/06/2022	370,000	368,539	FALSE	Flat		2	3	78	4,744	4,725	Leasehold
128, Syon Lane, Isleworth TW7 5NJ	TW7 5NJ	TW7 5	18/08/2023	382,000	373,412	FALSE	Flat		2	3	73	5,233	5,115	Leasehold
14, Northumberland Gardens, Isleworth TW7 5NT	TW7 5NT	TW7 5	17/04/2023	325,000	322,092	FALSE	Flat		2	2	62	5,242	5,195	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
15, Northumberland Gardens, Isleworth TW7 5NT	TW7 5NT	TW7 5	12/10/2022	353,000	331,070	FALSE	Semi_Detached		2	2	62	5,694	5,340	Leasehold
843, Great West Road, Isleworth TW7 5PD	TW7 5PD	TW7 5	04/02/2022	765,000	805,142	FALSE	Semi_Detached		3	4	144	5,313	5,591	Freehold
13, Wyke Close, Isleworth TW7 5PE	TW7 5PE	TW7 5	23/01/2023	599,950	578,598	FALSE	Terraced		3	4	127	4,724	4,556	Freehold
16, Stags Way, Isleworth TW7 5PG	TW7 5PG	TW7 5	10/02/2023	245,000	237,467	FALSE	Flat		1	1	44	5,568	5,397	Leasehold
17, Stags Way, Isleworth TW7 5PG	TW7 5PG	TW7 5	07/07/2022	350,000	347,520	FALSE	Flat		2	2	63	5,556	5,516	Leasehold
289, Jersey Road, Isleworth TW7 5PH	TW7 5PH	TW7 5	22/08/2022	1,625,000	1,576,699	FALSE	Detached		3	4	219	7,420	7,200	Freehold
297a, Jersey Road, Isleworth TW7 5PH	TW7 5PH	TW7 5	29/11/2023	1,225,000	1,177,752	FALSE	Detached		3	3	144	8,507	8,179	Freehold
352, Jersey Road, Isleworth TW7 5PL	TW7 5PL	TW7 5	20/03/2023	3,050,000	2,926,207	FALSE	Detached				742	4,111	3,944	Freehold
356, Jersey Road, Isleworth TW7 5PL	TW7 5PL	TW7 5	14/10/2022	1,100,000	1,031,663	FALSE	Semi_Detached				205	5,366	5,033	Freehold
201, Syon Lane, Isleworth TW7 5PU	TW7 5PU	TW7 5	29/06/2023	775,000	768,432	FALSE	Semi_Detached		3	4	133	5,827	5,778	Freehold
2, Oaklands Avenue, Isleworth TW7 5PX	TW7 5PX	TW7 5	03/05/2022	825,000	852,946	FALSE	Semi_Detached		3	3	144	5,729	5,923	Freehold
23, Oaklands Avenue, Isleworth TW7 5PX	TW7 5PX	TW7 5	18/07/2022	670,000	669,047	FALSE	Semi_Detached		3	3	106	6,321	6,312	Freehold
173, Syon Lane, Isleworth TW7 5PZ	TW7 5PZ	TW7 5	09/01/2023	795,000	766,706	FALSE	Terraced		3	4	119	6,681	6,443	Freehold
22, Blenheim Way, Isleworth TW7 5TB	TW7 5TB	TW7 5	20/01/2022	515,000	548,751	FALSE	Terraced		3	3	94	5,479	5,838	Leasehold
361, London Road, Isleworth TW7 5XF	TW7 5XF	TW7 5	22/05/2023	650,000	652,323	FALSE	Semi_Detached		3	3	110	5,909	5,930	Freehold
Flat 2, Milestone Court, London Road, Isleworth TW7 5XQ	TW7 5XQ	TW7 5	30/05/2022	190,000	195,106	FALSE	Flat		1	1	46	4,130	4,241	Leasehold
		TW7 5 Average		Isleworth								5,956	5,905	
221a, Twickenham Road, Isleworth TW7 6AA	TW7 6AA	TW7 6	08/04/2022	335,000	344,845	FALSE	Flat		2	3	89	3,764	3,875	Leasehold
35, Mandeville Road, Isleworth TW7 6AD	TW7 6AD	TW7 6	06/07/2022	765,000	763,912	FALSE	Semi_Detached		3	4	89	8,596	8,583	Freehold
26, Amhurst Gardens, Isleworth TW7 6AJ	TW7 6AJ	TW7 6	04/11/2022	625,000	587,985	FALSE	Terraced		3	3	134	4,664	4,388	Freehold
58, Amhurst Gardens, Isleworth TW7 6AJ	TW7 6AJ	TW7 6	30/03/2023	645,000	634,441	FALSE	Terraced				125	5,160	5,076	Freehold
9, Teesdale Avenue, Isleworth TW7 6AP	TW7 6AP	TW7 6	24/11/2022	720,000	676,174	FALSE	Semi_Detached		3	3	114	6,316	5,931	Freehold
4, Teesdale Avenue, Isleworth TW7 6AP	TW7 6AP	TW7 6	23/06/2022	740,000	747,573	FALSE	Terraced		3	3	123	6,016	6,078	Freehold
20, Teesdale Gardens, Isleworth TW7 6AT	TW7 6AT	TW7 6	03/02/2023	735,000	710,826	FALSE	Terraced		3	3	111	6,622	6,404	Freehold
87, Twickenham Road, Isleworth TW7 6AW	TW7 6AW	TW7 6	17/11/2022	629,250	591,983	FALSE	Terraced		2	3	105	5,993	5,638	Freehold
37, Hepple Close, Isleworth TW7 6AY	TW7 6AY	TW7 6	16/05/2023	305,000	307,684	FALSE	Flat		2	3	74	4,122	4,158	Leasehold
3, Hepple Close, Isleworth TW7 6AY	TW7 6AY	TW7 6	29/09/2023	368,000	351,285	FALSE	Flat		2	3	74	4,973	4,747	Leasehold
44, Hepple Close, Isleworth TW7 6AY	TW7 6AY	TW7 6	13/06/2022	330,000	328,697	FALSE	Flat		2	3	66	5,000	4,980	Leasehold
48, Hepple Close, Isleworth TW7 6AY	TW7 6AY	TW7 6	13/05/2022	335,000	344,002	FALSE	Flat		2	3	64	5,234	5,375	Leasehold
27, Hepple Close, Isleworth TW7 6AY	TW7 6AY	TW7 6	28/04/2023	375,000	372,050	FALSE	Flat		2	3	68	5,515	5,471	Leasehold
26, Hepple Close, Isleworth TW7 6AY	TW7 6AY	TW7 6	27/01/2023	260,000	251,813	FALSE	Flat		1	1	46	5,652	5,474	Leasehold
20, Hepple Close, Isleworth TW7 6AY	TW7 6AY	TW7 6	13/05/2022	351,000	360,432	FALSE	Flat		2	3	64	5,484	5,632	Leasehold
43, Church Street, Isleworth TW7 6BE	TW7 6BE	TW7 6	18/08/2023	2,500,000	2,396,853	FALSE	Detached				342	7,310	7,008	Freehold
29, Manor House Way, Isleworth TW7 6BJ	TW7 6BJ	TW7 6	25/11/2022	300,000	283,583	FALSE	Flat		2	2	73	4,110	3,885	Leasehold
13, Manor House Way, Isleworth TW7 6BJ	TW7 6BJ	TW7 6	01/06/2023	285,000	283,203	FALSE	Flat		1	1	48	5,938	5,900	Leasehold
7, Church Street, Isleworth TW7 6BL	TW7 6BL	TW7 6	04/02/2022	715,450	758,245	FALSE	Terraced		3	4	108	6,625	7,021	Leasehold
5, Church Street, Isleworth TW7 6BL	TW7 6BL	TW7 6	27/05/2022	595,000	610,989	FALSE	Flat		3	3	70	8,500	8,728	Leasehold
7, Bridge Wharf Road, Isleworth TW7 6BS	TW7 6BS	TW7 6	19/08/2022	830,000	812,365	FALSE	Flat		2	3	98	8,469	8,289	Freehold
52, Percy Gardens, Isleworth TW7 6BX	TW7 6BX	TW7 6	18/11/2022	350,000	330,847	FALSE	Flat		2	2	58	6,034	5,704	Leasehold
Flat 3, St. Johns Place, 223, Twickenham Road, Isleworth TW7 6DH	TW7 6DH	TW7 6	24/01/2022	250,000	259,679	FALSE	Flat		1	1	40.1	6,234	6,476	Leasehold
106, Twickenham Road, Isleworth TW7 6DL	TW7 6DL	TW7 6	26/08/2022	600,000	587,252	FALSE	Terraced		2	3	99	6,061	5,932	Freehold
Flat 5, Hippisley Court, 211, Worton Road, Isleworth TW7 6DS	TW7 6DS	TW7 6	01/02/2024	350,000	350,000	FALSE	Flat		2	2	61	5,738	5,738	Leasehold
Flat 5, 280, Worton Road, Isleworth TW7 6EE	TW7 6EE	TW7 6	30/10/2023	385,000	371,166	FALSE	Flat				63	6,111	5,892	Leasehold
143, Worton Road, Isleworth TW7 6EG	TW7 6EG	TW7 6	27/10/2022	510,000	478,493	FALSE	Terraced		3	4	80	6,375	5,981	Freehold
181, Worton Road, Isleworth TW7 6EG	TW7 6EG	TW7 6	22/08/2022	400,000	391,501	FALSE	Terraced		2	2	64	6,250	6,117	Freehold
115, Worton Road, Isleworth TW7 6EG	TW7 6EG	TW7 6	11/07/2023	535,000	533,456	FALSE	Terraced		3	3	83	6,446	6,427	Freehold
147, Worton Road, Isleworth TW7 6EG	TW7 6EG	TW7 6	24/08/2023	475,000	458,415	FALSE	Terraced		2	2	68	6,985	6,741	Freehold
4, Christabel Close, Isleworth TW7 6EJ	TW7 6EJ	TW7 6	03/11/2023	350,000	339,677	FALSE	Terraced		2	2	59	5,932	5,757	Freehold
186, Worton Road, Isleworth TW7 6EP	TW7 6EP	TW7 6	13/12/2023	475,000	477,380	FALSE	Semi_Detached		2	3	84	5,655	5,683	Freehold
190, Worton Road, Isleworth TW7 6EP	TW7 6EP	TW7 6	23/12/2022	475,000	459,377	FALSE	Terraced		2	3	66	7,197	6,960	Freehold
58, Weavers Close, Isleworth TW7 6ET	TW7 6ET	TW7 6	22/12/2022	220,000	214,059	FALSE	Flat		1	1	35	6,286	6,116	Leasehold
68, Weavers Close, Isleworth TW7 6ET	TW7 6ET	TW7 6	01/06/2022	400,000	404,094	FALSE	Terraced		2	2	59	6,780	6,849	Freehold
9, Elmer Gardens, Isleworth TW7 6EY	TW7 6EY	TW7 6	14/07/2023	600,000	597,447	FALSE	Semi_Detached		3	4	86	6,977	6,947	Freehold
63, Elmer Gardens, Isleworth TW7 6EZ	TW7 6EZ	TW7 6	07/08/2023	505,000	487,367	FALSE	Terraced		3	3	91	5,549	5,356	Freehold
79, Elmer Gardens, Isleworth TW7 6EZ	TW7 6EZ	TW7 6	20/06/2022	635,000	641,499	FALSE	Terraced		2	3	98	6,480	6,546	Freehold
5, Warren House, Union Lane, Isleworth TW7 6GJ	TW7 6GJ	TW7 6	21/04/2022	365,000	375,727	FALSE	Flat		2	2	74	4,932	5,077	Leasehold
8, Warren House, Union Lane, Isleworth TW7 6GJ	TW7 6GJ	TW7 6	10/01/2022	375,000	389,518	FALSE	Flat				72	5,208	5,410	Leasehold
23, Mace House, Union Lane, Isleworth TW7 6GP	TW7 6GP	TW7 6	26/09/2022	385,000	367,513	FALSE	Flat		2	2	64	6,016	5,742	Leasehold
41, Norris House, Union Lane, Isleworth TW7 6GS	TW7 6GS	TW7 6	28/09/2023	262,000	250,100	FALSE	Flat		1	1	51	5,137	4,904	Leasehold
Flat 6, Hardy House, Union Lane, Isleworth TW7 6GU	TW7 6GU	TW7 6	28/03/2022	266,000	276,754	FALSE	Flat		2	2	70	3,800	3,954	Leasehold
Flat 20, Hardy House, Union Lane, Isleworth TW7 6GU	TW7 6GU	TW7 6	15/12/2022	420,000	408,657	FALSE	Flat				71.67	5,860	5,702	Leasehold
Flat 3, Hardy House, Union Lane, Isleworth TW7 6GU	TW7 6GU	TW7 6	04/02/2022	275,000	283,545	FALSE	Flat		1	1	47	5,851	6,033	Leasehold
Wotton House, 71, St Johns Road, Isleworth TW7 6GX	TW7 6GX	TW7 6	27/06/2022	453,642	455,011	FALSE	Flat				70	6,481	6,500	Freehold
Flat 29, Wotton House, 71, St Johns Road, Isleworth TW7 6GX	TW7 6GX	TW7 6	17/02/2022	299,950	309,270	FALSE	Flat				41	7,316	7,543	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
64, Elmer Gardens, Isleworth TW7 6HB	TW7 6HB	TW7 6	14/10/2022	560,000	525,210	FALSE	Semi_Detached		3	3	79	7,089	6,648	Freehold
112, Bridge Road, Isleworth TW7 6HE	TW7 6HE	TW7 6	30/01/2023	565,000	540,736	FALSE	Semi_Detached		3	3	108	5,231	5,007	Freehold
119, Bridge Road, Isleworth TW7 6HF	TW7 6HF	TW7 6	10/02/2023	240,000	232,621	FALSE	Flat		2	2	61	3,934	3,813	Leasehold
98, Worton Road, Isleworth TW7 6HG	TW7 6HG	TW7 6	07/06/2022	625,000	631,396	FALSE	Terraced		3	4	120	5,208	5,262	Freehold
10, Worton Road, Isleworth TW7 6HN	TW7 6HN	TW7 6	02/11/2022	715,000	663,237	FALSE	Detached				152	4,704	4,363	Freehold
12, Worton Road, Isleworth TW7 6HN	TW7 6HN	TW7 6	11/01/2022	575,000	596,312	FALSE	Detached		3	3	99	5,808	6,023	Freehold
24, Riverside Walk, Isleworth TW7 6HP	TW7 6HP	TW7 6	24/06/2022	790,000	792,823	FALSE	Semi_Detached		3	4	131	6,031	6,052	Freehold
59, Riverside Walk, Isleworth TW7 6HR	TW7 6HR	TW7 6	14/07/2022	605,000	604,139	FALSE	Semi_Detached		3	3	95	6,368	6,359	Freehold
22, Unwin Road, Isleworth TW7 6HX	TW7 6HX	TW7 6	20/07/2023	445,000	443,106	FALSE	Semi_Detached		2	3	68	6,544	6,516	Freehold
48, Morris Road, Isleworth TW7 6JA	TW7 6JA	TW7 6	22/09/2023	565,000	530,095	FALSE	Terraced		3	3	88	6,420	6,024	Freehold
16, Morris Road, Isleworth TW7 6JA	TW7 6JA	TW7 6	27/10/2023	460,000	436,921	FALSE	Terraced		2	3	65	7,077	6,722	Freehold
59, Morris Road, Isleworth TW7 6JB	TW7 6JB	TW7 6	02/10/2023	380,000	360,935	FALSE	Terraced		2	2	59	6,441	6,118	Freehold
72, Morris Road, Isleworth TW7 6JE	TW7 6JE	TW7 6	08/04/2022	500,000	528,287	FALSE	Terraced		3	3	110	4,545	4,803	Freehold
29, Wheatley Road, Isleworth TW7 6JJ	TW7 6JJ	TW7 6	13/04/2022	375,000	386,020	FALSE	Flat		2	3	69	5,435	5,594	Leasehold
5, Howard Road, Isleworth TW7 6JL	TW7 6JL	TW7 6	14/11/2022	500,000	470,388	FALSE	Terraced		3	3	85	5,882	5,534	Freehold
3, Howard Road, Isleworth TW7 6JL	TW7 6JL	TW7 6	17/02/2023	525,000	507,733	FALSE	Terraced		3	3	86	6,105	5,904	Freehold
40, Howard Road, Isleworth TW7 6JN	TW7 6JN	TW7 6	22/04/2022	500,000	528,287	FALSE	Terraced		2	3	100	5,000	5,283	Freehold
34, Wheatley Road, Isleworth TW7 6JQ	TW7 6JQ	TW7 6	13/10/2022	525,000	492,385	FALSE	Semi_Detached		2	3	67	7,836	7,349	Freehold
54, Woodlands Road, Isleworth TW7 6JU	TW7 6JU	TW7 6	20/06/2023	775,000	771,650	FALSE	Terraced		3	3	96	8,073	8,038	Freehold
94, Woodlands Road, Isleworth TW7 6JY	TW7 6JY	TW7 6	27/05/2022	825,000	852,946	FALSE	Semi_Detached				180	4,583	4,739	Freehold
88, Woodlands Road, Isleworth TW7 6JY	TW7 6JY	TW7 6	28/04/2023	650,000	639,076	FALSE	Semi_Detached		3	3	117	5,556	5,462	Freehold
4, Sussex Avenue, Isleworth TW7 6LA	TW7 6LA	TW7 6	26/08/2022	600,000	586,630	FALSE	Semi_Detached		3	3	99	6,061	5,926	Freehold
52, Sussex Avenue, Isleworth TW7 6LA	TW7 6LA	TW7 6	14/10/2022	625,000	586,172	FALSE	Semi_Detached		3	3	91	6,868	6,441	Freehold
16, Sussex Avenue, Isleworth TW7 6LA	TW7 6LA	TW7 6	28/04/2022	630,000	659,106	FALSE	Semi_Detached		3	3	92	6,848	7,164	Freehold
40, Sussex Avenue, Isleworth TW7 6LA	TW7 6LA	TW7 6	11/03/2022	595,000	629,051	FALSE	Semi_Detached		3	3	80	7,438	7,863	Freehold
108, Sussex Avenue, Isleworth TW7 6LB	TW7 6LB	TW7 6	06/01/2023	790,000	761,884	FALSE	Terraced				142	5,563	5,365	Freehold
80, Sussex Avenue, Isleworth TW7 6LB	TW7 6LB	TW7 6	14/04/2022	575,000	607,531	FALSE	Terraced		2	3	76	7,566	7,994	Freehold
55, Sussex Avenue, Isleworth TW7 6LD	TW7 6LD	TW7 6	30/03/2022	522,500	552,402	FALSE	Semi_Detached		3	3	80	6,531	6,905	Freehold
11, Clayton Road, Isleworth TW7 6LE	TW7 6LE	TW7 6	19/08/2022	599,950	586,581	FALSE	Semi_Detached		3	4	131	4,580	4,478	Freehold
17, Clayton Road, Isleworth TW7 6LE	TW7 6LE	TW7 6	14/06/2022	572,000	567,858	FALSE	Detached		3	4	108	5,296	5,258	Freehold
15, Clayton Road, Isleworth TW7 6LE	TW7 6LE	TW7 6	27/05/2022	650,000	664,046	FALSE	Detached		2	3	91	7,143	7,297	Freehold
15, Abinger Gardens, Isleworth TW7 6LH	TW7 6LH	TW7 6	10/05/2023	380,500	386,087	FALSE	Terraced		3	3	77	4,942	5,014	Freehold
54, Woodland Gardens, Isleworth TW7 6LL	TW7 6LL	TW7 6	27/09/2023	660,000	620,241	FALSE	Semi_Detached		3	3	99	6,667	6,265	Freehold
42, Woodland Gardens, Isleworth TW7 6LL	TW7 6LL	TW7 6	08/04/2022	620,000	648,644	FALSE	Semi_Detached		2	3	90	6,889	7,207	Freehold
76, Woodland Gardens, Isleworth TW7 6LP	TW7 6LP	TW7 6	20/10/2023	685,000	651,144	FALSE	Semi_Detached		3	4	102	6,716	6,384	Freehold
102, Woodland Gardens, Isleworth TW7 6LP	TW7 6LP	TW7 6	01/04/2022	535,000	559,717	FALSE	Semi_Detached		3	3	85	6,294	6,585	Freehold
84, Woodland Gardens, Isleworth TW7 6LP	TW7 6LP	TW7 6	20/09/2023	699,950	657,784	FALSE	Semi_Detached		3	3	83	8,433	7,925	Freehold
12, Abinger Gardens, Isleworth TW7 6LQ	TW7 6LQ	TW7 6	01/09/2023	625,000	586,388	FALSE	Terraced		3	3	127	4,921	4,617	Freehold
4, Abinger Gardens, Isleworth TW7 6LQ	TW7 6LQ	TW7 6	19/08/2022	540,000	528,527	FALSE	Terraced		3	3	77	7,013	6,864	Freehold
124, Woodland Gardens, Isleworth TW7 6LR	TW7 6LR	TW7 6	05/03/2024	540,000	540,000	FALSE	Semi_Detached		2	3	98	5,510	5,510	Freehold
166, Woodland Gardens, Isleworth TW7 6LS	TW7 6LS	TW7 6	27/10/2023	1,075,000	1,021,869	FALSE	Semi_Detached		3	3	172	6,250	5,941	Freehold
182, Woodland Gardens, Isleworth TW7 6LS	TW7 6LS	TW7 6	13/07/2023	652,000	649,226	FALSE	Semi_Detached		3	3	92	7,087	7,057	Freehold
155, Woodland Gardens, Isleworth TW7 6LX	TW7 6LX	TW7 6	21/07/2023	650,000	647,234	FALSE	Semi_Detached		3	3	98	6,633	6,604	Freehold
157, Woodland Gardens, Isleworth TW7 6LX	TW7 6LX	TW7 6	15/09/2023	625,000	586,388	FALSE	Terraced		3	3	85	7,353	6,899	Freehold
153, Woodland Gardens, Isleworth TW7 6LX	TW7 6LX	TW7 6	29/04/2022	625,000	653,875	FALSE	Semi_Detached		3	3	91	6,868	7,185	Freehold
161, Woodland Gardens, Isleworth TW7 6LX	TW7 6LX	TW7 6	06/07/2022	659,000	658,063	FALSE	Semi_Detached		2	3	90	7,322	7,312	Freehold
25a, St Johns Road, Isleworth TW7 6NB	TW7 6NB	TW7 6	22/06/2022	221,000	220,127	FALSE	Flat		1	1	50	4,420	4,403	Leasehold
25b, St Johns Road, Isleworth TW7 6NB	TW7 6NB	TW7 6	22/06/2022	200,000	199,210	FALSE	Flat		1	1	42	4,762	4,743	Leasehold
2, Douglas Bader House, 9, Gibson Close, Isleworth TW7 6NE	TW7 6NE	TW7 6	13/05/2022	213,750	219,494	FALSE	Flat		1	1	49	4,362	4,479	Leasehold
Flat 1, 67, St Johns Road, Isleworth TW7 6NL	TW7 6NL	TW7 6	10/11/2023	230,000	225,704	FALSE	Flat		1	1	37	6,216	6,100	Leasehold
Flat 8, 67, St Johns Road, Isleworth TW7 6NL	TW7 6NL	TW7 6	06/06/2022	265,000	263,953	FALSE	Flat				37	7,162	7,134	Leasehold
10a, St Johns Road, Isleworth TW7 6NN	TW7 6NN	TW7 6	09/11/2022	415,000	392,290	FALSE	Flat		2	3	81	5,123	4,843	Leasehold
2, St Johns Road, Isleworth TW7 6NN	TW7 6NN	TW7 6	28/07/2023	410,000	410,325	FALSE	Flat		2	3	73	5,616	5,621	Leasehold
14b, St Johns Road, Isleworth TW7 6NN	TW7 6NN	TW7 6	21/10/2022	300,000	282,735	FALSE	Flat		1	1	42	7,143	6,732	Leasehold
27, Aylett Road, Isleworth TW7 6NP	TW7 6NP	TW7 6	02/02/2022	517,000	547,925	FALSE	Terraced		3	3	96	5,385	5,708	Freehold
10, Aylett Road, Isleworth TW7 6NP	TW7 6NP	TW7 6	22/11/2022	625,000	587,985	FALSE	Terraced		3	4	99	6,313	5,939	Freehold
25, Woodlands Road, Isleworth TW7 6NR	TW7 6NR	TW7 6	20/06/2022	1,125,000	1,129,021	FALSE	Semi_Detached				124	9,073	9,105	Freehold
Flat C, Suffolk Lodge, 45, Woodlands Grove, Isleworth TW7 6NS	TW7 6NS	TW7 6	11/03/2022	375,000	390,161	FALSE	Flat		2	2	70	5,357	5,574	Leasehold
27, Woodlands Grove, Isleworth TW7 6NS	TW7 6NS	TW7 6	24/06/2022	650,000	652,323	FALSE	Semi_Detached		3	3	96	6,771	6,795	Freehold
Flat 11, Kelvin Court, Woodlands Grove, Isleworth TW7 6NT	TW7 6NT	TW7 6	04/04/2023	365,000	362,128	FALSE	Flat		3	4	55	6,636	6,584	Leasehold
Flat 10, Kelvin Court, Woodlands Grove, Isleworth TW7 6NT	TW7 6NT	TW7 6	26/01/2022	330,000	342,776	FALSE	Flat		2	2	51	6,471	6,721	Leasehold
21, Hawkfield Court, Woodlands Grove, Isleworth TW7 6NU	TW7 6NU	TW7 6	25/05/2023	335,000	337,948	FALSE	Flat		2	2	73	4,589	4,629	Leasehold
18, Hawkfield Court, Woodlands Grove, Isleworth TW7 6NU	TW7 6NU	TW7 6	11/11/2022	380,000	359,205	FALSE	Flat		2	2	73	5,205	4,921	Leasehold
10, Hawkfield Court, Woodlands Grove, Isleworth TW7 6NU	TW7 6NU	TW7 6	18/02/2022	360,000	371,186	FALSE	Flat		2	2	70	5,143	5,303	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
2, Hawkfield Court, Woodlands Grove, Isleworth TW7 6NU	TW7 6NU	TW7 6	14/02/2022	390,000	402,118	FALSE	Flat		2	3	73	5,342	5,508	Leasehold
Flat 2, 64, St Johns Road, Isleworth TW7 6NW	TW7 6NW	TW7 6	15/12/2023	525,000	533,891	FALSE	Flat		3	3	149	3,523	3,583	Leasehold
42, St Johns Road, Isleworth TW7 6NW	TW7 6NW	TW7 6	25/01/2024	677,000	667,819	FALSE	Terraced		3	4	101	6,703	6,612	Freehold
8a, Woodlands Road, Isleworth TW7 6NX	TW7 6NX	TW7 6	25/11/2022	420,000	397,016	FALSE	Flat		2	2	57	7,368	6,965	Leasehold
Flat 9, Amwell House, The Woodlands, Isleworth TW7 6NZ	TW7 6NZ	TW7 6	19/08/2022	390,000	380,054	FALSE	Flat		2	2	54	7,222	7,038	Leasehold
Flat 32, St Johns Court, St Johns Road, Isleworth TW7 6PA	TW7 6PA	TW7 6	15/12/2023	330,000	335,589	FALSE	Flat		2	2	58	5,690	5,786	Leasehold
Flat 29, St Johns Court, St Johns Road, Isleworth TW7 6PA	TW7 6PA	TW7 6	18/10/2023	365,000	351,885	FALSE	Flat		2	2	57	6,404	6,173	Leasehold
Flat 30, St Johns Court, St Johns Road, Isleworth TW7 6PA	TW7 6PA	TW7 6	02/11/2022	390,000	368,658	FALSE	Flat		2	2	55	7,091	6,703	Leasehold
Flat 8, St Johns Court, St Johns Road, Isleworth TW7 6PA	TW7 6PA	TW7 6	18/10/2022	405,000	381,693	FALSE	Flat		2	2	55	7,364	6,940	Leasehold
Flat 5, St Johns Court, St Johns Road, Isleworth TW7 6PA	TW7 6PA	TW7 6	13/02/2023	385,000	373,163	FALSE	Flat		2	2	51	7,549	7,317	Leasehold
Flat 14, St Johns Court, St Johns Road, Isleworth TW7 6PA	TW7 6PA	TW7 6	27/05/2022	390,000	400,480	FALSE	Flat		2	2	54	7,222	7,416	Leasehold
2a, Nottingham Road, Isleworth TW7 6PB	TW7 6PB	TW7 6	24/11/2022	650,000	611,504	FALSE	Terraced		3	4	128	5,078	4,777	Freehold
2b, Nottingham Road, Isleworth TW7 6PB	TW7 6PB	TW7 6	25/10/2022	650,000	609,844	FALSE	Terraced		3	4	113	5,752	5,397	Freehold
11, Nottingham Road, Isleworth TW7 6PB	TW7 6PB	TW7 6	12/09/2022	730,000	695,332	FALSE	Semi_Detached		2	3	116	6,293	5,994	Freehold
24, Nottingham Road, Isleworth TW7 6PB	TW7 6PB	TW7 6	18/08/2023	750,000	723,813	FALSE	Terraced		2	3	91	8,242	7,954	Freehold
130, St Johns Road, Isleworth TW7 6PL	TW7 6PL	TW7 6	25/08/2023	495,000	477,716	FALSE	Terraced		2	3	103	4,806	4,638	Freehold
144, St Johns Road, Isleworth TW7 6PL	TW7 6PL	TW7 6	23/11/2022	625,000	587,985	FALSE	Terraced		2	3	111	5,631	5,297	Freehold
93, St Johns Road, Isleworth TW7 6PN	TW7 6PN	TW7 6	14/04/2022	750,000	784,650	FALSE	Semi_Detached		2	3	76	9,868	10,324	Freehold
4, Heathcote Court, Linkfield Road, Isleworth TW7 6PZ	TW7 6PZ	TW7 6	25/02/2022	295,000	304,166	FALSE	Flat		1	1	46.75	6,310	6,506	Leasehold
6, Loring Road, Isleworth TW7 6QA	TW7 6QA	TW7 6	17/06/2022	527,000	532,393	FALSE	Terraced		3	3	84	6,274	6,338	Freehold
4, Loring Road, Isleworth TW7 6QA	TW7 6QA	TW7 6	21/07/2023	640,000	638,153	FALSE	Terraced		3	3	88	7,273	7,252	Freehold
9, Newton Road, Isleworth TW7 6QD	TW7 6QD	TW7 6	21/10/2022	747,500	701,320	FALSE	Terraced		3	3	111	6,734	6,318	Freehold
23, Newton Road, Isleworth TW7 6QD	TW7 6QD	TW7 6	05/09/2023	570,000	534,786	FALSE	Terraced		2	2	79	7,215	6,769	Freehold
13, Loring Road, Isleworth TW7 6QE	TW7 6QE	TW7 6	02/03/2022	630,500	674,420	FALSE	Terraced		3	3	104	6,063	6,485	Freehold
29, Loring Road, Isleworth TW7 6QE	TW7 6QE	TW7 6	06/05/2022	360,000	369,674	FALSE	Flat		2	2	53	6,792	6,975	Leasehold
35, Loring Road, Isleworth TW7 6QF	TW7 6QF	TW7 6	27/05/2022	620,000	647,649	FALSE	Terraced		2	3	89	6,966	7,277	Freehold
9, Linkfield Road, Isleworth TW7 6QG	TW7 6QG	TW7 6	25/01/2023	605,000	583,468	FALSE	Terraced		3	4	107	5,654	5,453	Freehold
22, Linkfield Road, Isleworth TW7 6QH	TW7 6QH	TW7 6	07/06/2022	475,000	479,861	FALSE	Terraced		3	3	100	4,750	4,799	Freehold
46, Linkfield Road, Isleworth TW7 6QH	TW7 6QH	TW7 6	12/12/2022	595,000	575,430	FALSE	Terraced		2	2	70	8,500	8,220	Freehold
66, Linkfield Road, Isleworth TW7 6QH	TW7 6QH	TW7 6	09/12/2022	785,000	756,964	FALSE	Semi_Detached		2	3	85	9,235	8,905	Freehold
106, Linkfield Road, Isleworth TW7 6QJ	TW7 6QJ	TW7 6	29/09/2023	550,000	516,022	FALSE	Terraced		2	3	65	8,462	7,939	Freehold
31, Smallberry Avenue, Isleworth TW7 6QL	TW7 6QL	TW7 6	25/05/2023	590,000	598,664	FALSE	Terraced		3	4	101	5,842	5,927	Freehold
7, Smallberry Avenue, Isleworth TW7 6QL	TW7 6QL	TW7 6	25/01/2022	570,000	607,355	FALSE	Terraced		3	3	87	6,552	6,981	Freehold
31, Castle Road, Isleworth TW7 6QR	TW7 6QR	TW7 6	27/10/2023	650,000	617,388	FALSE	Terraced		2	3	114	5,702	5,416	Freehold
39, Castle Road, Isleworth TW7 6QR	TW7 6QR	TW7 6	26/04/2023	765,000	761,693	FALSE	Terraced		3	3	129	5,930	5,905	Freehold
9, Castle Road, Isleworth TW7 6QR	TW7 6QR	TW7 6	14/02/2022	720,000	763,067	FALSE	Terraced		1	1	129	5,581	5,915	Freehold
51, Castle Road, Isleworth TW7 6QR	TW7 6QR	TW7 6	12/06/2023	639,000	636,238	FALSE	Terraced		3	3	101	6,327	6,299	Freehold
53, Castle Road, Isleworth TW7 6QR	TW7 6QR	TW7 6	28/04/2022	600,000	633,945	FALSE	Terraced		3	3	95	6,316	6,673	Freehold
75, Castle Road, Isleworth TW7 6QR	TW7 6QR	TW7 6	04/08/2023	591,000	570,365	FALSE	Terraced		2	2	70	8,443	8,148	Freehold
26, Castle Road, Isleworth TW7 6QS	TW7 6QS	TW7 6	22/07/2022	765,000	767,221	FALSE	Terraced		3	3	134	5,709	5,726	Freehold
36, Castle Road, Isleworth TW7 6QS	TW7 6QS	TW7 6	06/01/2022	687,500	732,556	FALSE	Terraced		3	4	126	5,456	5,814	Freehold
66, Castle Road, Isleworth TW7 6QS	TW7 6QS	TW7 6	01/09/2023	618,500	580,290	FALSE	Terraced		3	3	92	6,723	6,308	Freehold
18, Castle Road, Isleworth TW7 6QS	TW7 6QS	TW7 6	19/06/2023	598,000	595,415	FALSE	Terraced		3	3	83	7,205	7,174	Freehold
216, Linkfield Road, Isleworth TW7 6QU	TW7 6QU	TW7 6	05/01/2024	485,000	478,423	FALSE	Terraced		2	2	68	7,132	7,036	Freehold
214, Linkfield Road, Isleworth TW7 6QU	TW7 6QU	TW7 6	25/05/2023	510,000	517,489	FALSE	Terraced		2	2	73	6,986	7,089	Freehold
158, Linkfield Road, Isleworth TW7 6QU	TW7 6QU	TW7 6	24/10/2023	580,000	551,334	FALSE	Semi_Detached		2	3	65	8,923	8,482	Freehold
131, Linkfield Road, Isleworth TW7 6QW	TW7 6QW	TW7 6	06/01/2023	670,000	646,155	FALSE	Terraced		3	3	109	6,147	5,928	Freehold
89, Linkfield Road, Isleworth TW7 6QW	TW7 6QW	TW7 6	07/08/2023	490,000	472,891	FALSE	Terraced		3	3	77	6,364	6,141	Freehold
77, Linkfield Road, Isleworth TW7 6QW	TW7 6QW	TW7 6	25/02/2022	470,000	498,113	FALSE	Terraced		3	3	81	5,802	6,150	Freehold
139, Linkfield Road, Isleworth TW7 6QW	TW7 6QW	TW7 6	23/08/2023	635,000	612,828	FALSE	Terraced		2	3	95	6,684	6,451	Freehold
111, Linkfield Road, Isleworth TW7 6QW	TW7 6QW	TW7 6	14/04/2023	546,500	544,138	FALSE	Terraced		2	3	75	7,287	7,255	Freehold
18, Lismore Close, Isleworth TW7 6QX	TW7 6QX	TW7 6	29/07/2022	350,000	347,520	FALSE	Flat		2	2	73	4,795	4,761	Leasehold
181, Linkfield Road, Isleworth TW7 6QY	TW7 6QY	TW7 6	13/10/2023	630,000	598,392	FALSE	Terraced		3	4	103	6,117	5,810	Freehold
189, Linkfield Road, Isleworth TW7 6QY	TW7 6QY	TW7 6	10/11/2023	500,000	485,253	FALSE	Terraced		2	2	70	7,143	6,932	Freehold
4, Kendall Road, Isleworth TW7 6RA	TW7 6RA	TW7 6	01/04/2022	533,000	563,154	FALSE	Terraced		2	3	78	6,833	7,220	Freehold
6, Kendall Road, Isleworth TW7 6RA	TW7 6RA	TW7 6	02/12/2022	692,500	669,724	FALSE	Terraced		2	2	65	10,654	10,303	Freehold
24, Silverhall Street, Isleworth TW7 6RF	TW7 6RF	TW7 6	30/03/2023	565,000	555,751	FALSE	Terraced		2	3	82	6,890	6,777	Freehold
Flat 2, The Old Blue School Apartments, Lower Square, Isleworth TW7 6RL	TW7 6RL	TW7 6	24/11/2022	615,000	581,346	FALSE	Flat				93	6,613	6,251	Leasehold
Apartment 13, Northumberland House, Lower Square, Isleworth TW7 6RL	TW7 6RL	TW7 6	30/05/2023	295,000	297,596	FALSE	Flat		1	1	44	6,705	6,764	Leasehold
Apartment 1, Northumberland House, Lower Square, Isleworth TW7 6RL	TW7 6RL	TW7 6	17/02/2023	315,000	305,315	FALSE	Flat		1	1	45	7,000	6,785	Leasehold
12, Pankhurst Close, Isleworth TW7 6SA	TW7 6SA	TW7 6	17/11/2023	430,000	416,646	FALSE	Semi_Detached		2	2	57	7,544	7,310	Freehold
Flat 2, Lestor Court, 2, Braddock Close, Isleworth TW7 6SQ	TW7 6SQ	TW7 6	27/03/2023	270,000	264,957	FALSE	Flat		1	1	48	5,625	5,520	Leasehold
5, Percheron Close, Isleworth TW7 6SS	TW7 6SS	TW7 6	20/01/2023	450,000	433,999	FALSE	Other		2	2	60	7,500	7,233	Freehold
26, Percheron Close, Isleworth TW7 6SS	TW7 6SS	TW7 6	12/08/2022	500,000	489,377	FALSE	Terraced		2	2	62	8,065	7,893	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
7, Percheron Close, Isleworth TW7 6SS	TW7 6SS	TW7 6	08/02/2024	477,500	477,500	FALSE	Terraced		2	2	56	8,527	8,527	Freehold
Flat 12, Woodall House, Shire Horse Way, Isleworth TW7 6SU	TW7 6SU	TW7 6	24/06/2022	340,000	338,657	FALSE	Flat		2	2	58	5,862	5,839	Leasehold
Flat 1, Wilkinson House, 3, Draymans Way, Isleworth TW7 6SY	TW7 6SY	TW7 6	06/10/2023	267,500	257,888	FALSE	Flat		1	1	50	5,350	5,158	Leasehold
Flat 10, Boothroyd House, 2, Draymans Way, Isleworth TW7 6SY	TW7 6SY	TW7 6	12/08/2022	292,000	284,553	FALSE	Flat		1	1	50	5,840	5,691	Leasehold
Flat 13, Trimmer Court, 4, Draymans Way, Isleworth TW7 6SZ	TW7 6SZ	TW7 6	30/03/2022	303,000	315,250	FALSE	Flat		2	2	58	5,224	5,435	Leasehold
26, White Lodge Close, Isleworth TW7 6TH	TW7 6TH	TW7 6	10/08/2023	600,000	579,050	FALSE	Terraced		3	4	131	4,580	4,420	Freehold
49, White Lodge Close, Isleworth TW7 6TH	TW7 6TH	TW7 6	09/05/2022	340,000	349,137	FALSE	Flat		2	3	73	4,658	4,783	Leasehold
108, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	01/03/2024	350,000	350,000	FALSE	Flat		2	2	68	5,147	5,147	Leasehold
69, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	09/12/2022	365,000	355,143	FALSE	Flat		2	2	68	5,368	5,223	Leasehold
71, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	10/06/2022	355,000	353,598	FALSE	Flat		2	2	67	5,299	5,278	Leasehold
130, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	17/03/2023	375,000	367,996	FALSE	Flat		2	3	68	5,515	5,412	Leasehold
127, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	16/09/2022	360,000	343,649	FALSE	Flat		2	3	63	5,714	5,455	Leasehold
121, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	20/01/2023	372,500	360,770	FALSE	Flat		2	2	65	5,731	5,550	Leasehold
147, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	19/01/2024	268,000	266,101	FALSE	Flat		1	1	47	5,702	5,662	Leasehold
70, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	24/01/2022	385,000	399,905	FALSE	Flat		2	2	68	5,662	5,881	Leasehold
81, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	06/05/2022	368,000	377,889	FALSE	Flat		2	2	64	5,750	5,905	Leasehold
104, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	06/01/2023	285,000	276,025	FALSE	Flat		1	1	46	6,196	6,001	Leasehold
93, White Lodge Close, Isleworth TW7 6TR	TW7 6TR	TW7 6	14/07/2023	360,000	360,286	FALSE	Flat		2	2	55	6,545	6,551	Leasehold
Flat 4, Catherine House, Busch Close, Isleworth TW7 6UE	TW7 6UE	TW7 6	23/08/2022	336,500	327,918	FALSE	Flat		2	2	60	5,608	5,465	Leasehold
Flat 12, Catherine House, Busch Close, Isleworth TW7 6UE	TW7 6UE	TW7 6	19/12/2022	354,000	344,440	FALSE	Flat		2	2	58	6,103	5,939	Leasehold
6, Busch Close, Isleworth TW7 6UE	TW7 6UE	TW7 6	17/08/2023	450,000	434,288	FALSE	Flat		2	2	58	7,759	7,488	Freehold
3, Swan Street, Isleworth TW7 6XA	TW7 6XA	TW7 6	09/12/2022	530,000	512,568	FALSE	Terraced		2	3	64	8,281	8,009	Freehold
Flat 8, Riverside Mill House, 20, Church Street, Isleworth TW7 6XB	TW7 6XB	TW7 6	19/08/2022	725,000	706,511	FALSE	Flat		2	3	103	7,039	6,859	Leasehold
Flat 4, John Day House, Lower Square, Isleworth TW7 6XH	TW7 6XH	TW7 6	04/12/2023	685,000	696,601	FALSE	Flat		2	2	105	6,524	6,634	Leasehold
Flat 13, Osprey House, Lower Square, Isleworth TW7 6XJ	TW7 6XJ	TW7 6	24/10/2023	625,000	602,542	FALSE	Flat		2	2	89	7,022	6,770	Leasehold
Flat 11, Osprey House, Lower Square, Isleworth TW7 6XJ	TW7 6XJ	TW7 6	08/02/2024	670,000	670,000	FALSE	Flat		2	2	93	7,204	7,204	Leasehold
Flat 17, Osprey House, Lower Square, Isleworth TW7 6XJ	TW7 6XJ	TW7 6	14/07/2023	650,000	650,516	FALSE	Flat		2	2	87	7,471	7,477	Leasehold
Flat 50, Swan Court, Swan Street, Isleworth TW7 6XW	TW7 6XW	TW7 6	12/10/2023	550,000	530,237	FALSE	Flat				84	6,548	6,312	Leasehold
Flat 44, Swan Court, Swan Street, Isleworth TW7 6XW	TW7 6XW	TW7 6	18/11/2022	405,000	382,837	FALSE	Flat				50	8,100	7,657	Leasehold
Flat 44, Lion Court, Lion Wharf Road, Isleworth TW7 6XX	TW7 6XX	TW7 6	19/05/2023	515,000	519,532	FALSE	Flat				75	6,867	6,927	Leasehold
Flat 34, Lion Court, Lion Wharf Road, Isleworth TW7 6XX	TW7 6XX	TW7 6	03/10/2023	387,500	373,576	FALSE	Flat				50	7,750	7,472	Leasehold
Flat 70, Lion Court, Swan Street, Isleworth TW7 6YA	TW7 6YA	TW7 6	17/02/2023	545,000	528,244	FALSE	Flat				94	5,798	5,620	Leasehold
Flat 84, Lion Court, Swan Street, Isleworth TW7 6YA	TW7 6YA	TW7 6	10/03/2023	695,000	682,019	FALSE	Flat				102	6,814	6,686	Leasehold
		TW7 6 Average		Isleworth								6,306	6,232	
8, Wisdom Court, South Street, Isleworth TW7 7AB	TW7 7AB	TW7 7	22/05/2023	293,000	295,578	FALSE	Flat		2	2	64	4,578	4,618	Leasehold
21, Algar Road, Isleworth TW7 7AD	TW7 7AD	TW7 7	13/01/2023	640,000	617,223	FALSE	Terraced		3	3	74	8,649	8,341	Freehold
21, Tolson Road, Isleworth TW7 7AE	TW7 7AE	TW7 7	18/03/2024	387,000	387,000	FALSE	Terraced		2	3	72	5,375	5,375	Freehold
12, Tolson Road, Isleworth TW7 7AE	TW7 7AE	TW7 7	29/09/2023	545,950	512,222	FALSE	Terraced		2	3	95	5,747	5,392	Freehold
10, Tolson Road, Isleworth TW7 7AE	TW7 7AE	TW7 7	15/02/2022	535,000	567,002	FALSE	Terraced		2	3	98	5,459	5,786	Freehold
1, Tolson Road, Isleworth TW7 7AE	TW7 7AE	TW7 7	24/10/2023	582,000	553,235	FALSE	Semi_Detached		2	3	87	6,690	6,359	Freehold
8, Byfield Road, Isleworth TW7 7AF	TW7 7AF	TW7 7	10/02/2023	650,000	628,621	FALSE	Terraced		3	3	85	7,647	7,396	Freehold
44, Byfield Road, Isleworth TW7 7AF	TW7 7AF	TW7 7	18/03/2022	727,500	769,134	FALSE	Semi_Detached		3	3	96	7,578	8,012	Freehold
18, Algar Road, Isleworth TW7 7AH	TW7 7AH	TW7 7	15/08/2023	775,000	747,940	FALSE	Terraced		3	3	137	5,657	5,459	Freehold
16, Algar Road, Isleworth TW7 7AH	TW7 7AH	TW7 7	06/01/2023	761,000	733,916	FALSE	Terraced				127	5,992	5,779	Freehold
3, Stainton Terrace, Isleworth TW7 7AQ	TW7 7AQ	TW7 7	24/06/2022	850,000	858,699	FALSE	Flat		2	2	57	14,912	15,065	Freehold
36, Worple Road, Isleworth TW7 7AR	TW7 7AR	TW7 7	28/10/2022	815,000	764,650	FALSE	Terraced		3	3	122	6,680	6,268	Freehold
Flat 1, Keswick House, 53, Worple Road, Isleworth TW7 7AT	TW7 7AT	TW7 7	15/09/2023	395,000	377,059	FALSE	Flat		2	2	61	6,475	6,181	Leasehold
28, Kings Terrace, Isleworth TW7 7AW	TW7 7AW	TW7 7	17/02/2022	725,000	768,367	FALSE	Terraced		3	3	128	5,664	6,003	Freehold
22, Kings Terrace, Isleworth TW7 7AW	TW7 7AW	TW7 7	23/09/2022	710,100	676,332	FALSE	Terraced		3	4	97	7,321	6,972	Freehold
29, Kings Terrace, Isleworth TW7 7AW	TW7 7AW	TW7 7	15/12/2023	765,000	772,264	FALSE	Terraced				105	7,286	7,355	Freehold
17, Worple Road, Isleworth TW7 7AZ	TW7 7AZ	TW7 7	11/08/2023	480,000	463,240	FALSE	Terraced		3	3	94	5,106	4,928	Freehold
7, Elizabeth Gardens, Isleworth TW7 7BD	TW7 7BD	TW7 7	14/03/2022	780,000	834,334	FALSE	Terraced		3	4	161	4,845	5,182	Freehold
43, Elizabeth Gardens, Isleworth TW7 7BD	TW7 7BD	TW7 7	28/10/2022	385,000	362,844	FALSE	Flat		2	2	65	5,923	5,582	Leasehold
27, Elizabeth Gardens, Isleworth TW7 7BD	TW7 7BD	TW7 7	14/04/2023	420,000	416,696	FALSE	Flat		2	2	70	6,000	5,953	Leasehold
20, Elizabeth Gardens, Isleworth TW7 7BD	TW7 7BD	TW7 7	23/11/2022	295,000	278,857	FALSE	Flat		1	1	45	6,556	6,197	Leasehold
33, Elizabeth Gardens, Isleworth TW7 7BD	TW7 7BD	TW7 7	11/03/2022	385,000	400,565	FALSE	Flat		2	2	63	6,111	6,358	Leasehold
26, Elizabeth Gardens, Isleworth TW7 7BD	TW7 7BD	TW7 7	18/11/2022	400,000	378,111	FALSE	Flat		2	2	59	6,780	6,409	Leasehold
12, Elizabeth Gardens, Isleworth TW7 7BD	TW7 7BD	TW7 7	25/03/2022	810,000	866,424	FALSE	Terraced		3	3	129	6,279	6,716	Freehold
9, Herons Place, Isleworth TW7 7BE	TW7 7BE	TW7 7	01/06/2022	850,000	858,699	FALSE	Terraced		3	3	139	6,115	6,178	Freehold
38, Herons Place, Isleworth TW7 7BE	TW7 7BE	TW7 7	01/09/2023	1,070,000	1,003,897	FALSE	Terraced		3	4	120	8,917	8,366	Freehold
41, Queens Terrace, Isleworth TW7 7DB	TW7 7DB	TW7 7	01/06/2023	535,000	532,687	FALSE	Terraced		3	3	83	6,446	6,418	Freehold
3, Queens Terrace, Isleworth TW7 7DB	TW7 7DB	TW7 7	20/01/2023	530,000	511,137	FALSE	Terraced		2	2	69	7,681	7,408	Freehold
9, Queens Terrace, Isleworth TW7 7DB	TW7 7DB	TW7 7	13/10/2022	492,250	461,839	FALSE	Terraced		2	3	59	8,343	7,828	Freehold
60, Magdala Road, Isleworth TW7 7DD	TW7 7DD	TW7 7	17/08/2022	550,000	537,744	FALSE	Semi_Detached		2	3	79	6,962	6,807	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 6, 116, Twickenham Road, Isleworth TW7 7DJ	TW7 7DJ	TW7 7	26/10/2022	290,000	273,311	FALSE	Flat		2	2	69	4,203	3,961	Leasehold
Flat 22, Beck House, 174, Twickenham Road, Isleworth TW7 7DJ	TW7 7DJ	TW7 7	25/05/2023	329,241	332,138	FALSE	Flat				67	4,914	4,957	Leasehold
Flat 25, Beck House, 174, Twickenham Road, Isleworth TW7 7DJ	TW7 7DJ	TW7 7	11/04/2022	555,000	571,310	FALSE	Flat				89	6,236	6,419	Leasehold
Flat 6, Beck House, 174, Twickenham Road, Isleworth TW7 7DJ	TW7 7DJ	TW7 7	07/01/2022	356,241	370,033	FALSE	Flat				57	6,250	6,492	Leasehold
Flat 12, Beck House, 174, Twickenham Road, Isleworth TW7 7DJ	TW7 7DJ	TW7 7	18/03/2022	452,500	470,794	FALSE	Flat				69	6,558	6,823	Leasehold
Flat 5, Beck House, 174, Twickenham Road, Isleworth TW7 7DJ	TW7 7DJ	TW7 7	11/04/2022	461,500	475,062	FALSE	Flat				54	8,546	8,797	Leasehold
Flat 30, Holme Court, 158, Twickenham Road, Isleworth TW7 7DL	TW7 7DL	TW7 7	09/06/2023	420,000	417,352	FALSE	Flat		2	2	89	4,719	4,689	Leasehold
Flat 38, Holme Court, 158, Twickenham Road, Isleworth TW7 7DL	TW7 7DL	TW7 7	10/02/2023	442,000	428,410	FALSE	Flat		2	2	84	5,262	5,100	Leasehold
Flat 11, Holme Court, 158, Twickenham Road, Isleworth TW7 7DL	TW7 7DL	TW7 7	10/03/2022	593,000	616,974	FALSE	Flat		2	3	114	5,202	5,412	Leasehold
12, Heddon Close, Isleworth TW7 7DP	TW7 7DP	TW7 7	11/02/2022	810,000	852,504	FALSE	Semi_Detached				125	6,480	6,820	Freehold
Flat 2, 270, Twickenham Road, Isleworth TW7 7DT	TW7 7DT	TW7 7	14/02/2022	240,000	247,457	FALSE	Flat		2	2	42	5,714	5,892	Leasehold
Flat 1, 270, Twickenham Road, Isleworth TW7 7DT	TW7 7DT	TW7 7	18/08/2023	282,000	275,660	FALSE	Flat		1	1	41	6,878	6,723	Leasehold
497, Twickenham Road, Isleworth TW7 7DZ	TW7 7DZ	TW7 7	27/10/2023	365,000	351,885	FALSE	Flat		2	3	69	5,290	5,100	Leasehold
469, Twickenham Road, Isleworth TW7 7DZ	TW7 7DZ	TW7 7	12/05/2023	365,000	368,212	FALSE	Flat		2	2	61	5,984	6,036	Leasehold
473, Twickenham Road, Isleworth TW7 7DZ	TW7 7DZ	TW7 7	07/07/2023	385,000	385,306	FALSE	Flat		2	2	63	6,111	6,116	Leasehold
70, Hillary Drive, Isleworth TW7 7EG	TW7 7EG	TW7 7	05/05/2022	240,000	246,450	FALSE	Flat		2	2	60	4,000	4,108	Leasehold
65, Hillary Drive, Isleworth TW7 7EG	TW7 7EG	TW7 7	16/02/2023	290,000	281,084	FALSE	Flat		2	2	52	5,577	5,405	Leasehold
39, Hillary Drive, Isleworth TW7 7EG	TW7 7EG	TW7 7	01/12/2023	280,000	284,742	FALSE	Flat		2	2	52	5,385	5,476	Leasehold
17, Hillary Drive, Isleworth TW7 7EG	TW7 7EG	TW7 7	28/10/2022	610,000	572,315	FALSE	Terraced		3	3	104	5,865	5,503	Freehold
46, Hillary Drive, Isleworth TW7 7EG	TW7 7EG	TW7 7	26/05/2023	250,000	252,200	FALSE	Flat		1	1	40	6,250	6,305	Leasehold
30, Egerton Drive, Isleworth TW7 7EQ	TW7 7EQ	TW7 7	10/11/2022	1,655,000	1,556,984	FALSE	Terraced				220	7,523	7,077	Freehold
15, Egerton Drive, Isleworth TW7 7EQ	TW7 7EQ	TW7 7	14/04/2022	2,240,000	2,343,487	FALSE	Semi_Detached				265	8,453	8,843	Freehold
16, Egerton Drive, Isleworth TW7 7EQ	TW7 7EQ	TW7 7	21/10/2022	1,420,000	1,331,784	FALSE	Semi_Detached				150	9,467	8,879	Freehold
36, Lynton Close, Isleworth TW7 7ET	TW7 7ET	TW7 7	02/06/2023	550,000	545,339	FALSE	Semi_Detached		3	3	94	5,851	5,801	Freehold
42, Lynton Close, Isleworth TW7 7ET	TW7 7ET	TW7 7	24/01/2024	570,000	560,813	FALSE	Semi_Detached		2	3	83	6,867	6,757	Freehold
13, Bankside Close, Isleworth TW7 7EW	TW7 7EW	TW7 7	09/05/2023	337,500	340,470	FALSE	Flat		2	2	68	4,963	5,007	Leasehold
43, Bankside Close, Isleworth TW7 7EW	TW7 7EW	TW7 7	25/01/2023	430,000	414,696	FALSE	Terraced		2	2	69	6,232	6,010	Freehold
51, Bankside Close, Isleworth TW7 7EW	TW7 7EW	TW7 7	19/12/2023	350,000	353,324	FALSE	Terraced		2	2	56	6,250	6,309	Freehold
4, The Stables, Bankside Close, Isleworth TW7 7EW	TW7 7EW	TW7 7	05/04/2022	320,000	338,104	FALSE	Terraced		1	1	49	6,531	6,900	Freehold
31, Brantwood Avenue, Isleworth TW7 7EX	TW7 7EX	TW7 7	15/08/2023	760,000	733,865	FALSE	Semi_Detached		2	2	115	6,609	6,381	Freehold
9, Cleveland Road, Isleworth TW7 7EY	TW7 7EY	TW7 7	18/02/2022	744,950	789,510	FALSE	Terraced		3	4	108	6,898	7,310	Freehold
18, Chestnut Grove, Isleworth TW7 7EZ	TW7 7EZ	TW7 7	29/11/2022	790,000	741,913	FALSE	Semi_Detached				141	5,603	5,262	Freehold
Flat 9, Isabella Cooper House, Egerton Drive, Isleworth TW7 7FD	TW7 7FD	TW7 7	09/11/2022	625,000	590,798	FALSE	Flat				76	8,224	7,774	Leasehold
25, Chestnut Grove, Isleworth TW7 7HA	TW7 7HA	TW7 7	25/08/2023	849,950	820,722	FALSE	Semi_Detached		3	3	147	5,782	5,583	Freehold
11, Chestnut Grove, Isleworth TW7 7HA	TW7 7HA	TW7 7	26/10/2023	720,086	684,496	FALSE	Semi_Detached		3	3	98	7,348	6,985	Freehold
52, Percy Road, Isleworth TW7 7HB	TW7 7HB	TW7 7	24/03/2023	575,000	565,587	FALSE	Terraced		3	3	98	5,867	5,771	Freehold
18, Percy Road, Isleworth TW7 7HB	TW7 7HB	TW7 7	22/04/2022	545,000	575,833	FALSE	Terraced		2	3	79	6,899	7,289	Freehold
9, Percy Road, Isleworth TW7 7HD	TW7 7HD	TW7 7	13/09/2022	760,000	723,859	FALSE	Terraced		3	3	131	5,802	5,526	Freehold
5, Percy Road, Isleworth TW7 7HD	TW7 7HD	TW7 7	18/03/2022	749,500	801,710	FALSE	Terraced		3	4	122	6,143	6,571	Freehold
68, Talbot Road, Isleworth TW7 7HF	TW7 7HF	TW7 7	13/10/2022	710,000	666,137	FALSE	Terraced		2	3	105	6,762	6,344	Freehold
56, Talbot Road, Isleworth TW7 7HF	TW7 7HF	TW7 7	17/03/2023	565,000	555,751	FALSE	Terraced		2	3	64	8,828	8,684	Freehold
58, Talbot Road, Isleworth TW7 7HF	TW7 7HF	TW7 7	20/05/2022	770,000	804,339	FALSE	Terraced		2	2	71	10,845	11,329	Freehold
39, Talbot Road, Isleworth TW7 7HG	TW7 7HG	TW7 7	06/06/2022	850,000	858,699	FALSE	Terraced		3	4	154	5,519	5,576	Freehold
31, Talbot Road, Isleworth TW7 7HG	TW7 7HG	TW7 7	13/01/2023	865,000	827,853	FALSE	Semi_Detached		3	4	138	6,268	5,999	Freehold
41, Talbot Road, Isleworth TW7 7HG	TW7 7HG	TW7 7	28/03/2022	290,000	306,596	FALSE	Flat		1	1	44	6,591	6,968	Leasehold
7, Steele Road, Isleworth TW7 7HL	TW7 7HL	TW7 7	28/04/2023	617,500	614,831	FALSE	Terraced		3	3	97	6,366	6,338	Freehold
16a, Steele Road, Isleworth TW7 7HN	TW7 7HN	TW7 7	23/09/2022	440,550	420,540	FALSE	Flat		2	2	75	5,874	5,607	Leasehold
12, Steele Road, Isleworth TW7 7HN	TW7 7HN	TW7 7	26/04/2022	714,000	754,394	FALSE	Terraced		3	3	118	6,051	6,393	Freehold
57, Napier Road, Isleworth TW7 7HP	TW7 7HP	TW7 7	01/09/2023	925,000	867,855	FALSE	Terraced		3	3	80	11,563	10,848	Freehold
30, Napier Road, Isleworth TW7 7HR	TW7 7HR	TW7 7	08/09/2023	887,450	832,625	FALSE	Terraced		3	4	128	6,933	6,505	Freehold
33, Eve Road, Isleworth TW7 7HS	TW7 7HS	TW7 7	25/08/2023	820,000	791,369	FALSE	Terraced		3	4	120	6,833	6,595	Freehold
13, Eve Road, Isleworth TW7 7HS	TW7 7HS	TW7 7	13/07/2023	860,000	857,518	FALSE	Terraced		3	4	125	6,880	6,860	Freehold
42, Eve Road, Isleworth TW7 7HS	TW7 7HS	TW7 7	26/08/2022	770,000	753,640	FALSE	Terraced		2	3	82	9,390	9,191	Freehold
16, Eve Road, Isleworth TW7 7HS	TW7 7HS	TW7 7	16/03/2022	879,950	941,247	FALSE	Terraced		3	4	95	9,263	9,908	Freehold
37, Eve Road, Isleworth TW7 7HS	TW7 7HS	TW7 7	17/07/2023	950,000	947,258	FALSE	Terraced		2	3	92	10,326	10,296	Freehold
155, Worple Road, Isleworth TW7 7HT	TW7 7HT	TW7 7	09/06/2023	442,500	438,750	FALSE	Semi_Detached		2	3	75	5,900	5,850	Freehold
101, Worple Road, Isleworth TW7 7HT	TW7 7HT	TW7 7	12/08/2022	908,920	889,609	FALSE	Terraced				124	7,330	7,174	Freehold
86, Worple Road, Isleworth TW7 7HU	TW7 7HU	TW7 7	06/09/2022	852,000	811,484	FALSE	Terraced		3	4	128	6,656	6,340	Freehold
104, Worple Road, Isleworth TW7 7HU	TW7 7HU	TW7 7	03/11/2023	785,000	761,847	FALSE	Terraced		3	3	117	6,709	6,512	Freehold
100, Worple Road, Isleworth TW7 7HU	TW7 7HU	TW7 7	26/08/2022	690,000	675,340	FALSE	Terraced		3	3	100	6,900	6,753	Freehold
22, Woodstock Avenue, Isleworth TW7 7JF	TW7 7JF	TW7 7	14/10/2022	300,000	281,363	FALSE	Semi_Detached		2	3	71.76	4,181	3,921	Freehold
13, Woodstock Avenue, Isleworth TW7 7JF	TW7 7JF	TW7 7	15/06/2023	499,950	497,789	FALSE	Terraced		3	3	106	4,717	4,696	Freehold
36, Worple Avenue, Isleworth TW7 7JG	TW7 7JG	TW7 7	19/01/2024	550,000	541,135	FALSE	Semi_Detached		3	3	81	6,790	6,681	Freehold
1, Northcote Avenue, Isleworth TW7 7JH	TW7 7JH	TW7 7	22/12/2022	360,000	347,143	FALSE	Semi_Detached		2	3	71	5,070	4,889	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
4, Crane Avenue, Isleworth TW7 7JL	TW7 7JL	TW7 7	06/04/2022	632,000	661,198	FALSE	Semi_Detached		3	3	90	7,022	7,347	Freehold
49, Crane Avenue, Isleworth TW7 7JN	TW7 7JN	TW7 7	11/08/2023	615,000	593,851	FALSE	Semi_Detached		3	3	84	7,321	7,070	Freehold
32, Dawes Avenue, Isleworth TW7 7JS	TW7 7JS	TW7 7	22/09/2022	699,950	666,709	FALSE	Semi_Detached		3	3	98	7,142	6,803	Freehold
60, Crane Avenue, Isleworth TW7 7JW	TW7 7JW	TW7 7	10/02/2022	640,000	673,583	FALSE	Semi_Detached		3	3	104	6,154	6,477	Freehold
7, Beaumont Place, Isleworth TW7 7LB	TW7 7LB	TW7 7	11/04/2022	460,000	473,518	FALSE	Flat		2	3	94	4,894	5,037	Leasehold
61, Beaumont Place, Isleworth TW7 7LB	TW7 7LB	TW7 7	03/02/2023	210,000	203,543	FALSE	Flat		1	1	29	7,241	7,019	Leasehold
35, Mogden Lane, Isleworth TW7 7LE	TW7 7LE	TW7 7	14/06/2022	310,000	308,776	FALSE	Flat		2	3	66	4,697	4,678	Leasehold
45, Mogden Lane, Isleworth TW7 7LH	TW7 7LH	TW7 7	24/11/2023	527,500	511,942	FALSE	Terraced		3	3	106	4,976	4,830	Freehold
238, Whitton Dene, Isleworth TW7 7LU	TW7 7LU	TW7 7	24/02/2022	620,000	657,086	FALSE	Terraced				150	4,133	4,381	Freehold
8, Regency Mews, Isleworth TW7 7LX	TW7 7LX	TW7 7	15/07/2022	435,000	436,263	FALSE	Terraced		3	3	87	5,000	5,015	Freehold
18, Regency Mews, Isleworth TW7 7LX	TW7 7LX	TW7 7	15/02/2023	512,500	495,644	FALSE	Terraced		2	3	75	6,833	6,609	Freehold
2, Yeomans Mews, Isleworth TW7 7LZ	TW7 7LZ	TW7 7	17/02/2023	525,000	507,733	FALSE	Terraced		2	3	88	5,966	5,770	Freehold
339, Whitton Dene, Isleworth TW7 7NE	TW7 7NE	TW7 7	18/11/2022	570,000	535,304	FALSE	Semi_Detached		3	3	96	5,938	5,576	Freehold
349, Whitton Dene, Isleworth TW7 7NE	TW7 7NE	TW7 7	08/09/2022	560,000	533,406	FALSE	Semi_Detached				87	6,437	6,131	Freehold
361, Whitton Dene, Isleworth TW7 7NF	TW7 7NF	TW7 7	06/10/2023	515,000	489,546	FALSE	Semi_Detached		3	3	122	4,221	4,013	Freehold
375, Whitton Dene, Isleworth TW7 7NF	TW7 7NF	TW7 7	15/12/2023	760,000	763,808	FALSE	Semi_Detached		3	4	122	6,230	6,261	Freehold
150, Whitton Dene, Isleworth TW7 7NG	TW7 7NG	TW7 7	22/08/2022	370,000	360,564	FALSE	Flat		2	3	69	5,362	5,226	Leasehold
109, Kneller Gardens, Isleworth TW7 7NR	TW7 7NR	TW7 7	09/08/2023	710,000	685,585	FALSE	Semi_Detached		3	4	173	4,104	3,963	Freehold
73, Kneller Gardens, Isleworth TW7 7NR	TW7 7NR	TW7 7	29/09/2023	642,500	603,795	FALSE	Semi_Detached		2	3	103	6,238	5,862	Freehold
45, Arnold Crescent, Isleworth TW7 7NS	TW7 7NS	TW7 7	27/07/2023	582,000	579,523	FALSE	Semi_Detached		3	3	92	6,326	6,299	Freehold
25, Arnold Crescent, Isleworth TW7 7NS	TW7 7NS	TW7 7	22/04/2022	600,000	627,720	FALSE	Semi_Detached		2	3	78	7,692	8,048	Freehold
16, Arnold Crescent, Isleworth TW7 7NT	TW7 7NT	TW7 7	14/04/2023	592,000	589,441	FALSE	Terraced		3	3	103	5,748	5,723	Freehold
12, Arnold Crescent, Isleworth TW7 7NT	TW7 7NT	TW7 7	11/01/2022	550,000	586,045	FALSE	Terraced		2	3	80	6,875	7,326	Freehold
80, Arnold Crescent, Isleworth TW7 7NU	TW7 7NU	TW7 7	28/03/2022	685,000	724,202	FALSE	Semi_Detached				136	5,037	5,325	Freehold
54, Arnold Crescent, Isleworth TW7 7NU	TW7 7NU	TW7 7	28/03/2022	525,000	555,045	FALSE	Semi_Detached		2	3	73	7,192	7,603	Freehold
34, Kneller Gardens, Isleworth TW7 7NW	TW7 7NW	TW7 7	21/10/2022	725,000	679,960	FALSE	Semi_Detached				136	5,331	5,000	Freehold
86, Kneller Gardens, Isleworth TW7 7NW	TW7 7NW	TW7 7	20/06/2023	550,000	545,339	FALSE	Semi_Detached		3	3	92	5,978	5,928	Freehold
105, Hall Road, Isleworth TW7 7PB	TW7 7PB	TW7 7	15/02/2023	622,500	602,026	FALSE	Terraced				123	5,061	4,895	Freehold
79, Hall Road, Isleworth TW7 7PB	TW7 7PB	TW7 7	21/02/2023	621,000	595,956	FALSE	Semi_Detached		3	4	94	6,606	6,340	Freehold
143, Hall Road, Isleworth TW7 7PD	TW7 7PD	TW7 7	25/03/2022	522,000	558,362	FALSE	Terraced		3	4	122	4,279	4,577	Freehold
173, Hall Road, Isleworth TW7 7PD	TW7 7PD	TW7 7	15/08/2023	525,000	506,946	FALSE	Semi_Detached		3	3	84	6,250	6,035	Freehold
145, Hall Road, Isleworth TW7 7PD	TW7 7PD	TW7 7	06/01/2023	555,000	535,248	FALSE	Terraced		2	3	83	6,687	6,449	Freehold
12, Crofters Close, Isleworth TW7 7PH	TW7 7PH	TW7 7	12/05/2023	417,000	423,123	FALSE	Terraced		2	3	71	5,873	5,959	Freehold
11, Ploughmans End, Isleworth TW7 7PJ	TW7 7PJ	TW7 7	08/07/2022	270,000	269,392	FALSE	Flat		1	1	48	5,625	5,612	Leasehold
6, Ploughmans End, Isleworth TW7 7PJ	TW7 7PJ	TW7 7	15/09/2022	425,000	404,790	FALSE	Terraced		2	2	61	6,967	6,636	Freehold
7, Ploughmans End, Isleworth TW7 7PJ	TW7 7PJ	TW7 7	09/08/2023	415,000	400,510	FALSE	Terraced		2	2	57	7,281	7,026	Freehold
20, Heather Close, Isleworth TW7 7PR	TW7 7PR	TW7 7	09/10/2023	550,000	522,817	FALSE	Semi_Detached		3	3	133	4,135	3,931	Freehold
13, Heather Close, Isleworth TW7 7PR	TW7 7PR	TW7 7	25/05/2023	265,000	267,332	FALSE	Flat		1	1	49	5,408	5,456	Leasehold
1, Heather Close, Isleworth TW7 7PR	TW7 7PR	TW7 7	24/03/2023	270,000	264,957	FALSE	Flat		1	1	48	5,625	5,520	Leasehold
15, Heather Close, Isleworth TW7 7PR	TW7 7PR	TW7 7	20/04/2022	295,000	303,669	FALSE	Flat		1	1	48	6,146	6,326	Leasehold
22, Heather Close, Isleworth TW7 7PR	TW7 7PR	TW7 7	09/12/2022	325,000	314,311	FALSE	Terraced		1	1	38	8,553	8,271	Freehold
60, Harvesters Close, Isleworth TW7 7PS	TW7 7PS	TW7 7	05/05/2022	255,000	261,853	FALSE	Flat		1	1	51	5,000	5,134	Leasehold
52, Harvesters Close, Isleworth TW7 7PS	TW7 7PS	TW7 7	10/02/2022	269,950	284,115	FALSE	Semi_Detached		2	3	44	6,135	6,457	Freehold
18, Glen Walk, Isleworth TW7 7PT	TW7 7PT	TW7 7	16/12/2022	410,000	396,515	FALSE	Terraced		2	2	60	6,833	6,609	Freehold
22, Glen Walk, Isleworth TW7 7PT	TW7 7PT	TW7 7	12/10/2023	270,000	256,655	FALSE	Semi_Detached		1	1	38	7,105	6,754	Freehold
13, Wainwright Grove, Isleworth TW7 7PU	TW7 7PU	TW7 7	06/04/2023	410,000	408,228	FALSE	Terraced		2	2	60	6,833	6,804	Freehold
4, Wainwright Grove, Isleworth TW7 7PU	TW7 7PU	TW7 7	11/04/2022	421,000	444,818	FALSE	Terraced		2	3	58	7,259	7,669	Freehold
8, Bracken End, Isleworth TW7 7PW	TW7 7PW	TW7 7	20/09/2022	299,950	286,326	FALSE	Flat		1	1	49	6,121	5,843	Leasehold
4, Bracken End, Isleworth TW7 7PW	TW7 7PW	TW7 7	04/12/2023	505,000	507,530	FALSE	Semi_Detached		3	4	85	5,941	5,971	Freehold
67, Summerwood Road, Isleworth TW7 7QD	TW7 7QD	TW7 7	04/08/2023	301,500	294,722	FALSE	Flat		2	3	80	3,769	3,684	Leasehold
66, Summerwood Road, Isleworth TW7 7QD	TW7 7QD	TW7 7	03/05/2022	340,000	349,137	FALSE	Flat		2	2	84	4,048	4,156	Leasehold
198, Summerwood Road, Isleworth TW7 7QH	TW7 7QH	TW7 7	17/03/2023	290,000	284,584	FALSE	Flat		2	2	63	4,603	4,517	Leasehold
428, Summerwood Road, Isleworth TW7 7QY	TW7 7QY	TW7 7	13/06/2022	335,000	333,677	FALSE	Flat		2	3	89	3,764	3,749	Leasehold
411, Summerwood Road, Isleworth TW7 7QY	TW7 7QY	TW7 7	18/11/2022	360,000	340,300	FALSE	Flat		2	3	83	4,337	4,100	Leasehold
410, Summerwood Road, Isleworth TW7 7QY	TW7 7QY	TW7 7	30/05/2023	370,000	373,256	FALSE	Flat		2	3	79	4,684	4,725	Leasehold
		TW7 7 Average		Isleworth								6,349	6,293	
Apartment 13, 1, Goat Wharf, Brentford TW8 0AS	TW8 0AS	TW8 0	14/04/2022	420,000	432,343	FALSE	Flat		2	2	72	5,833	6,005	Leasehold
Apartment 3, 1, Goat Wharf, Brentford TW8 0AS	TW8 0AS	TW8 0	30/11/2023	655,000	642,767	FALSE	Flat		2	2	103	6,359	6,240	Leasehold
Apartment 20, 1, Goat Wharf, Brentford TW8 0AS	TW8 0AS	TW8 0	09/05/2022	540,000	554,511	FALSE	Flat		2	2	74	7,297	7,493	Leasehold
Apartment 504, Trico House, Ealing Road, Brentford TW8 0AU	TW8 0AU	TW8 0	08/12/2023	340,000	345,758	FALSE	Flat		2	2	58	5,862	5,961	Leasehold
Apartment 801, Trico House, Ealing Road, Brentford TW8 0AU	TW8 0AU	TW8 0	23/08/2023	465,000	454,547	FALSE	Flat		2	2	72	6,458	6,313	Leasehold
152, Holland Gardens, Brentford TW8 0AY	TW8 0AY	TW8 0	12/12/2023	500,000	508,468	FALSE	Flat		2	2	80	6,250	6,356	Leasehold
367, High Street, Brentford TW8 0BD	TW8 0BD	TW8 0	09/12/2022	945,000	915,383	FALSE	Other				160	5,906	5,721	Freehold
40, Holland Gardens, Brentford TW8 0BE	TW8 0BE	TW8 0	25/10/2023	445,000	429,010	FALSE	Flat		2	2	79	5,633	5,431	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 17, Ferry Quays, 6, Ferry Lane, Brentford TW8 0BP	TW8 0BP	TW8 0	21/02/2023	375,000	363,470	FALSE	Flat		2	2	82	4,573	4,433	Leasehold
Unit 9, 6, Ferry Lane, Brentford TW8 0BP	TW8 0BP	TW8 0	02/02/2023	325,000	313,899	FALSE	Flat		2	2	62	5,242	5,063	Leasehold
Flat 28, Ferry Quays, 6, Ferry Lane, Brentford TW8 0BP	TW8 0BP	TW8 0	02/12/2022	520,000	505,957	FALSE	Flat		2	2	95	5,474	5,326	Leasehold
Flat 4, Ferry Quays, 6, Ferry Lane, Brentford TW8 0BP	TW8 0BP	TW8 0	16/11/2023	505,000	495,568	FALSE	Flat		2	2	81	6,235	6,118	Leasehold
Apartment 48, 1, Town Meadow, Brentford TW8 0BQ	TW8 0BQ	TW8 0	07/01/2022	375,000	389,518	FALSE	Flat		2	2	88	4,261	4,426	Leasehold
Apartment 69, 1, Town Meadow, Brentford TW8 0BQ	TW8 0BQ	TW8 0	26/09/2022	497,450	474,856	FALSE	Flat		2	2	98	5,076	4,845	Leasehold
Apartment 34, 1, Town Meadow, Brentford TW8 0BQ	TW8 0BQ	TW8 0	17/07/2023	585,000	585,464	FALSE	Flat		2	3	104	5,625	5,629	Leasehold
Apartment 33, 1, Town Meadow, Brentford TW8 0BQ	TW8 0BQ	TW8 0	15/02/2023	520,000	504,012	FALSE	Flat		2	2	88	5,909	5,727	Leasehold
11, Soaphouse Lane, Brentford TW8 0BT	TW8 0BT	TW8 0	30/11/2023	800,000	785,058	FALSE	Flat		2	2	133	6,015	5,903	Leasehold
Apartment 1, 3, Town Meadow, Brentford TW8 0BY	TW8 0BY	TW8 0	28/03/2022	360,000	374,554	FALSE	Flat		1	1	53	6,792	7,067	Leasehold
Apartment 22, 1, Point Wharf Lane, Brentford TW8 0DD	TW8 0DD	TW8 0	27/10/2022	425,000	400,542	FALSE	Flat		2	2	72	5,903	5,563	Leasehold
Apartment 27, 1, Point Wharf Lane, Brentford TW8 0DD	TW8 0DD	TW8 0	01/03/2024	615,000	615,000	FALSE	Flat		1	1	89	6,910	6,910	Leasehold
Apartment 23, 1, Point Wharf Lane, Brentford TW8 0DD	TW8 0DD	TW8 0	20/05/2022	380,000	390,212	FALSE	Flat		1	1	42	9,048	9,291	Leasehold
12, Harvey House, Green Dragon Lane, Brentford TW8 0DH	TW8 0DH	TW8 0	27/02/2024	200,000	200,000	FALSE	Flat		1	1	45	4,444	4,444	Leasehold
Apartment 56, 2, Point Wharf Lane, Brentford TW8 0EA	TW8 0EA	TW8 0	02/02/2023	340,000	329,547	FALSE	Flat		2	2	79	4,304	4,171	Leasehold
Apartment 32, 2, Point Wharf Lane, Brentford TW8 0EA	TW8 0EA	TW8 0	25/02/2022	425,000	438,205	FALSE	Flat		2	2	81	5,247	5,410	Leasehold
Apartment 7, 2, Point Wharf Lane, Brentford TW8 0EA	TW8 0EA	TW8 0	09/06/2023	485,000	481,942	FALSE	Flat		1	1	82	5,915	5,877	Leasehold
Apartment 15, 2, Point Wharf Lane, Brentford TW8 0EA	TW8 0EA	TW8 0	05/01/2022	480,000	498,583	FALSE	Flat		2	2	82	5,854	6,080	Leasehold
Flat 35, Regatta Point, 38, Kew Bridge Road, Brentford TW8 0EB	TW8 0EB	TW8 0	13/10/2022	1,000,000	942,451	FALSE	Flat		2	3	224	4,464	4,207	Leasehold
Flat 39, Regatta Point, 38, Kew Bridge Road, Brentford TW8 0EB	TW8 0EB	TW8 0	13/10/2022	500,000	471,226	FALSE	Flat		2	3	109	4,587	4,323	Leasehold
Flat 45, Regatta Point, 38, Kew Bridge Road, Brentford TW8 0EB	TW8 0EB	TW8 0	16/12/2022	369,000	359,035	FALSE	Flat		1	1	50	7,380	7,181	Leasehold
Flat 38, Regatta Point, 38, Kew Bridge Road, Brentford TW8 0EB	TW8 0EB	TW8 0	14/01/2022	590,000	612,842	FALSE	Flat		2	3	79	7,468	7,757	Leasehold
Flat 6, Regatta Point, 38, Kew Bridge Road, Brentford TW8 0EB	TW8 0EB	TW8 0	12/01/2022	435,000	451,841	FALSE	Flat		1	1	46	9,457	9,823	Leasehold
Flat 26, 2, Kew Bridge Road, Brentford TW8 0FA	TW8 0FA	TW8 0	09/09/2022	385,000	367,513	FALSE	Flat				56	6,875	6,563	Leasehold
Apartment 10, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	19/04/2022	520,000	535,282	FALSE	Flat		2	2	78	6,667	6,863	Leasehold
Plot 13, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	27/06/2023	625,000	621,060	FALSE	Flat		2	2	84	7,440	7,394	Leasehold
Apartment 37, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	08/09/2023	650,000	620,477	FALSE	Flat		2	2	81	8,025	7,660	Leasehold
Apartment 1, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	21/02/2023	775,000	751,172	FALSE	Flat		2	2	95	8,158	7,907	Leasehold
Apartment 3, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	25/11/2022	770,000	727,864	FALSE	Flat		2	2	90	8,556	8,087	Leasehold
Apartment 73, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	08/04/2022	620,000	638,220	FALSE	Flat				74.61	8,310	8,554	Leasehold
Apartment 58, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	06/09/2023	1,500,000	1,431,870	FALSE	Flat				160	9,375	8,949	Leasehold
Apartment 53, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	09/11/2023	850,000	834,125	FALSE	Flat		2	3	88	9,659	9,479	Leasehold
Apartment 69, 8, Kew Bridge Road, Brentford TW8 0FD	TW8 0FD	TW8 0	27/01/2023	1,100,000	1,065,361	FALSE	Flat		2	3	110	10,000	9,685	Leasehold
Apartment 98, 8, Kew Bridge Road, Brentford TW8 0FG	TW8 0FG	TW8 0	30/05/2023	725,000	731,380	FALSE	Flat		2	2	102	7,108	7,170	Leasehold
Apartment 121, 8, Kew Bridge Road, Brentford TW8 0FG	TW8 0FG	TW8 0	26/05/2023	1,220,000	1,230,736	FALSE	Flat		2	3	100	12,200	12,307	Leasehold
Apartment 16, Myrtle Court, Baltic Avenue, Brentford TW8 0FQ	TW8 0FQ	TW8 0	29/07/2022	345,000	342,555	FALSE	Flat				52	6,635	6,588	Leasehold
44, Aitons House, Pump House Crescent, Brentford TW8 0FW	TW8 0FW	TW8 0	25/08/2023	775,000	757,578	FALSE	Flat				93	8,333	8,146	Leasehold
Flat 16, Bridgeman House, Pump House Crescent, Brentford TW8 0FX	TW8 0FX	TW8 0	15/09/2023	537,500	513,087	FALSE	Flat				79	6,804	6,495	Leasehold
Flat 22, Bridgeman House, Pump House Crescent, Brentford TW8 0FX	TW8 0FX	TW8 0	10/11/2023	365,000	358,183	FALSE	Flat				49	7,449	7,310	Leasehold
6, Bridgeman House, Pump House Crescent, Brentford TW8 0FX	TW8 0FX	TW8 0	05/09/2022	383,000	365,604	FALSE	Flat				49	7,816	7,461	Leasehold
2006, Kew Eye Apartments, Ealing Road, Brentford TW8 0GA	TW8 0GA	TW8 0	01/02/2024	550,000	550,000	FALSE	Flat				83	6,627	6,627	Leasehold
1606, Kew Eye Apartments, Ealing Road, Brentford TW8 0GA	TW8 0GA	TW8 0	22/07/2022	590,000	585,819	FALSE	Flat				83	7,108	7,058	Leasehold
1203, Kew Eye Apartments, Ealing Road, Brentford TW8 0GA	TW8 0GA	TW8 0	22/07/2022	556,000	552,060	FALSE	Flat				74	7,514	7,460	Leasehold
2205, Kew Eye Apartments, Ealing Road, Brentford TW8 0GA	TW8 0GA	TW8 0	18/10/2022	415,000	391,117	FALSE	Flat				49	8,469	7,982	Leasehold
2104, Kew Eye Apartments, Ealing Road, Brentford TW8 0GA	TW8 0GA	TW8 0	23/12/2022	375,000	364,873	FALSE	Flat				45	8,333	8,108	Leasehold
1104, Kew Eye Apartments, Ealing Road, Brentford TW8 0GA	TW8 0GA	TW8 0	29/07/2023	375,000	375,298	FALSE	Flat				45	8,333	8,340	Leasehold
1102, Kew Eye Apartments, Ealing Road, Brentford TW8 0GA	TW8 0GA	TW8 0	26/07/2022	700,000	695,039	FALSE	Flat				76	9,211	9,145	Leasehold
Apartment 105, Burgoyne House, Ealing Road, Brentford TW8 0GB	TW8 0GB	TW8 0	09/09/2022	320,000	305,466	FALSE	Flat		1	1	51	6,275	5,990	Leasehold
Apartment 602, Burgoyne House, Ealing Road, Brentford TW8 0GB	TW8 0GB	TW8 0	09/09/2022	299,950	286,326	FALSE	Flat		1	1	42	7,142	6,817	Leasehold
Apartment 214, Trico House, Ealing Road, Brentford TW8 0GD	TW8 0GD	TW8 0	11/07/2023	395,000	395,313	FALSE	Flat		2	2	67	5,896	5,900	Leasehold
Apartment 217, Trico House, Ealing Road, Brentford TW8 0GD	TW8 0GD	TW8 0	09/12/2022	325,000	316,223	FALSE	Flat		1	1	49	6,633	6,454	Leasehold
Apartment 304, Gilbert House, Ealing Road, Brentford TW8 0GH	TW8 0GH	TW8 0	15/12/2022	325,000	316,223	FALSE	Flat		1	1	45	7,222	7,027	Leasehold
Apartment 601, Gilbert House, Ealing Road, Brentford TW8 0GH	TW8 0GH	TW8 0	28/04/2023	310,000	307,561	FALSE	Flat		1	1	43	7,209	7,153	Leasehold
Apartment 203, Laval House, Ealing Road, Brentford TW8 0GL	TW8 0GL	TW8 0	06/10/2023	330,000	318,142	FALSE	Flat		1	1	63	5,238	5,050	Leasehold
Apartment 310, Laval House, Ealing Road, Brentford TW8 0GL	TW8 0GL	TW8 0	27/01/2023	320,000	309,923	FALSE	Flat		1	1	54	5,926	5,739	Leasehold
Apartment 410, Laval House, Ealing Road, Brentford TW8 0GL	TW8 0GL	TW8 0	21/12/2023	325,000	330,504	FALSE	Flat		1	1	56	5,804	5,902	Leasehold
Apartment 107, Laval House, Ealing Road, Brentford TW8 0GL	TW8 0GL	TW8 0	16/11/2023	315,000	309,117	FALSE	Flat		1	1	51	6,176	6,061	Leasehold
Apartment 414, Laval House, Ealing Road, Brentford TW8 0GL	TW8 0GL	TW8 0	21/02/2022	295,000	304,166	FALSE	Flat				46	6,413	6,612	Leasehold
Apartment 105, Westgate House, Ealing Road, Brentford TW8 0GN	TW8 0GN	TW8 0	14/10/2022	410,000	386,405	FALSE	Flat				75	5,467	5,152	Leasehold
Apartment 205, Westgate House, Ealing Road, Brentford TW8 0GN	TW8 0GN	TW8 0	29/11/2023	350,000	343,463	FALSE	Flat		2	2	62	5,645	5,540	Leasehold
Apartment 507, Westgate House, Ealing Road, Brentford TW8 0GN	TW8 0GN	TW8 0	13/12/2022	430,000	418,387	FALSE	Flat				72	5,972	5,811	Leasehold
Apartment 607, Westgate House, Ealing Road, Brentford TW8 0GN	TW8 0GN	TW8 0	25/04/2022	420,000	432,343	FALSE	Flat				72	5,833	6,005	Leasehold
Apartment 504, Laval House, Ealing Road, Brentford TW8 0GQ	TW8 0GQ	TW8 0	14/01/2023	325,000	314,766	FALSE	Flat				49	6,633	6,424	Leasehold
Apartment 712, Laval House, Ealing Road, Brentford TW8 0GQ	TW8 0GQ	TW8 0	21/03/2022	320,000	332,937	FALSE	Flat				46	6,957	7,238	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Apartment 802, Laval House, Ealing Road, Brentford TW8 0GQ	TW8 0GQ	TW8 0	21/03/2022	380,000	395,363	FALSE	Flat				53	7,170	7,460	Leasehold
Apartment 307, Simmonds House, Clayponds Lane, Brentford TW8 0GS	TW8 0GS	TW8 0	04/01/2024	395,000	392,201	FALSE	Flat		2	2	65	6,077	6,034	Leasehold
Apartment 402, Simmonds House, Clayponds Lane, Brentford TW8 0GS	TW8 0GS	TW8 0	04/11/2022	322,000	304,379	FALSE	Flat		1	1	44	7,318	6,918	Leasehold
Apartment 502, Simmonds House, Clayponds Lane, Brentford TW8 0GS	TW8 0GS	TW8 0	28/10/2022	307,000	289,333	FALSE	Flat		1	1	40	7,675	7,233	Leasehold
Apartment 108, Simmonds House, Clayponds Lane, Brentford TW8 0GS	TW8 0GS	TW8 0	30/08/2022	300,000	292,349	FALSE	Flat		1	1	38	7,895	7,693	Leasehold
Apartment 405, Golden Mile House, Clayponds Lane, Brentford TW8 0GU	TW8 0GU	TW8 0	02/06/2023	430,000	427,289	FALSE	Flat		2	2	78	5,513	5,478	Leasehold
Apartment 402, Wallis House, Great West Road, Brentford TW8 0HE	TW8 0HE	TW8 0	21/10/2022	405,000	381,693	FALSE	Flat		2	3	106	3,821	3,601	Leasehold
Apartment 502, Wallis House, Great West Road, Brentford TW8 0HE	TW8 0HE	TW8 0	17/01/2022	457,500	475,212	FALSE	Flat		2	3	107	4,276	4,441	Leasehold
Apartment 201, Wallis House, Great West Road, Brentford TW8 0HE	TW8 0HE	TW8 0	16/10/2023	340,000	327,783	FALSE	Flat		2	2	60	5,667	5,463	Leasehold
Apartment 104, Wallis House, Great West Road, Brentford TW8 0HE	TW8 0HE	TW8 0	26/08/2022	217,500	211,953	FALSE	Flat		1	1	31	7,016	6,837	Leasehold
Flat 15, Francis House, Pump House Crescent, Brentford TW8 0HL	TW8 0HL	TW8 0	24/11/2023	550,000	539,728	FALSE	Flat				84	6,548	6,425	Leasehold
Flat 1, Francis House, Pump House Crescent, Brentford TW8 0HL	TW8 0HL	TW8 0	08/09/2023	555,000	529,792	FALSE	Flat				71	7,817	7,462	Leasehold
45, Masson House, Pump House Crescent, Brentford TW8 0HN	TW8 0HN	TW8 0	11/01/2023	590,000	571,421	FALSE	Flat				80	7,375	7,143	Leasehold
Flat 46, Masson House, Pump House Crescent, Brentford TW8 0HN	TW8 0HN	TW8 0	15/03/2022	600,000	624,257	FALSE	Flat				71	8,451	8,792	Leasehold
Apartment 5, Rothschild House, 8, Kew Bridge Road, Brentford TW8 0HR	TW8 0HR	TW8 0	10/03/2023	610,000	598,607	FALSE	Flat				94	6,489	6,368	Leasehold
Apartment 45, Rothschild House, 8, Kew Bridge Road, Brentford TW8 0HR	TW8 0HR	TW8 0	14/09/2023	1,300,000	1,240,954	FALSE	Flat				119	10,924	10,428	Leasehold
Apartment 93, Quayside House, 8, Kew Bridge Road, Brentford TW8 0HT	TW8 0HT	TW8 0	02/05/2023	2,050,000	2,068,040	FALSE	Flat		2	2	154	13,312	13,429	Leasehold
29, Temeraire Place, Brentford TW8 0HW	TW8 0HW	TW8 0	17/03/2023	325,000	318,930	FALSE	Flat		1	1	52	6,250	6,133	Leasehold
8, Temeraire Place, Brentford TW8 0HW	TW8 0HW	TW8 0	25/04/2023	435,000	431,577	FALSE	Flat		2	2	57	7,632	7,572	Leasehold
14, Temeraire Place, Brentford TW8 0HW	TW8 0HW	TW8 0	09/06/2023	452,500	449,647	FALSE	Flat		2	2	57	7,939	7,889	Leasehold
8, Alma House, Ealing Road, Brentford TW8 0JX	TW8 0JX	TW8 0	29/07/2022	475,000	471,634	FALSE	Flat		2	3	79	6,013	5,970	Leasehold
109, Ealing Road, Brentford TW8 0LF	TW8 0LF	TW8 0	10/03/2023	450,000	442,633	FALSE	Terraced		2	2	70	6,429	6,323	Freehold
117, Ealing Road, Brentford TW8 0LF	TW8 0LF	TW8 0	03/02/2023	533,000	511,505	FALSE	Semi_Detached		2	3	72	7,403	7,104	Freehold
Apartment 11, Vale Court, Ealing Road, Brentford TW8 0LN	TW8 0LN	TW8 0	17/01/2022	400,000	415,486	FALSE	Flat				70	5,714	5,936	Leasehold
Apartment 19, Vale Court, Ealing Road, Brentford TW8 0LN	TW8 0LN	TW8 0	30/03/2022	405,000	421,374	FALSE	Flat				70	5,786	6,020	Leasehold
Apartment 33, Vale Court, Ealing Road, Brentford TW8 0LN	TW8 0LN	TW8 0	18/01/2023	440,000	426,144	FALSE	Flat				70	6,286	6,088	Leasehold
59b, Ealing Road, Brentford TW8 0LQ	TW8 0LQ	TW8 0	15/06/2023	275,000	273,266	FALSE	Flat		1	1	36	7,639	7,591	Leasehold
95, Ealing Road, Brentford TW8 0LQ	TW8 0LQ	TW8 0	15/02/2022	580,000	614,693	FALSE	Terraced		2	2	64	9,063	9,605	Freehold
35, Burford Road, Brentford TW8 0LR	TW8 0LR	TW8 0	28/07/2023	505,000	502,851	FALSE	Semi_Detached		2	2	69	7,319	7,288	Freehold
Flat 43, Braemar Court, 83, Brook Road South, Brentford TW8 0NA	TW8 0NA	TW8 0	13/09/2022	287,500	274,442	FALSE	Flat		1	1	43	6,686	6,382	Leasehold
Flat 31, Braemar Court, 83, Brook Road South, Brentford TW8 0NA	TW8 0NA	TW8 0	28/10/2022	275,000	259,174	FALSE	Flat		1	1	37	7,432	7,005	Leasehold
Flat 28, Braemar Court, 83, Brook Road South, Brentford TW8 0NA	TW8 0NA	TW8 0	25/08/2023	287,000	280,548	FALSE	Flat		1	1	38	7,553	7,383	Leasehold
Flat 8, St Pauls House, St Pauls Road, Brentford TW8 0NB	TW8 0NB	TW8 0	16/03/2023	350,000	343,463	FALSE	Flat		1	1	90	3,889	3,816	Leasehold
16, Albany Road, Brentford TW8 0NF	TW8 0NF	TW8 0	01/06/2022	545,000	550,577	FALSE	Terraced		2	2	70.86	7,691	7,770	Freehold
12, Albany Road, Brentford TW8 0NF	TW8 0NF	TW8 0	06/09/2023	460,000	431,582	FALSE	Terraced		2	2	55	8,364	7,847	Freehold
38, Mafeking Avenue, Brentford TW8 0NH	TW8 0NH	TW8 0	29/07/2022	255,000	255,740	FALSE	Flat		2	2	50	5,100	5,115	Freehold
Ground Floor Flat, 38, Mafeking Avenue, Brentford TW8 0NH	TW8 0NH	TW8 0	11/02/2022	341,000	351,595	FALSE	Flat		2	2	50	6,820	7,032	Leasehold
Lower Flat, 14, Mafeking Avenue, Brentford TW8 0NH	TW8 0NH	TW8 0	01/08/2023	335,000	327,469	FALSE	Flat		2	2	46	7,283	7,119	Leasehold
Lower Flat, 23, Mafeking Avenue, Brentford TW8 0NJ	TW8 0NJ	TW8 0	15/12/2022	360,000	350,278	FALSE	Flat		2	2	57	6,316	6,145	Leasehold
Ground Floor Flat, 21, Mafeking Avenue, Brentford TW8 0NJ	TW8 0NJ	TW8 0	20/12/2022	355,000	345,413	FALSE	Flat		1	1	48	7,396	7,196	Leasehold
Upper Flat, 31, Mafeking Avenue, Brentford TW8 0NJ	TW8 0NJ	TW8 0	29/07/2022	367,500	364,896	FALSE	Flat		1	1	49	7,500	7,447	Leasehold
Lower Flat, 49, Mafeking Avenue, Brentford TW8 0NL	TW8 0NL	TW8 0	18/11/2022	362,000	342,190	FALSE	Flat		2	3	64	5,656	5,347	Leasehold
37, Brook Road South, Brentford TW8 0NN	TW8 0NN	TW8 0	16/05/2022	648,350	670,312	FALSE	Semi_Detached		2	3	95	6,825	7,056	Freehold
36, Brook Road South, Brentford TW8 0NN	TW8 0NN	TW8 0	17/01/2023	600,000	578,646	FALSE	Terraced		2	2	80	7,500	7,233	Freehold
71, Brook Road South, Brentford TW8 0NP	TW8 0NP	TW8 0	26/08/2022	660,000	645,977	FALSE	Terraced		2	3	99	6,667	6,525	Freehold
3, Braemar Road, Brentford TW8 0NR	TW8 0NR	TW8 0	10/01/2022	440,000	468,836	FALSE	Terraced		3	3	93	4,731	5,041	Freehold
11, Braemar Road, Brentford TW8 0NR	TW8 0NR	TW8 0	21/07/2022	600,000	601,742	FALSE	Terraced		2	3	86	6,977	6,997	Freehold
20, Braemar Road, Brentford TW8 0NR	TW8 0NR	TW8 0	03/02/2023	536,000	518,371	FALSE	Terraced		3	3	73	7,342	7,101	Freehold
50, Braemar Road, Brentford TW8 0NS	TW8 0NS	TW8 0	24/11/2022	770,000	724,398	FALSE	Terraced		3	3	105	7,333	6,899	Freehold
46, Braemar Road, Brentford TW8 0NS	TW8 0NS	TW8 0	24/08/2022	590,000	577,465	FALSE	Terraced		2	2	81	7,284	7,129	Freehold
53, Braemar Road, Brentford TW8 0NS	TW8 0NS	TW8 0	27/01/2023	756,000	729,094	FALSE	Terraced		2	3	82	9,220	8,891	Freehold
36, Grosvenor Road, Brentford TW8 0NW	TW8 0NW	TW8 0	29/11/2022	700,000	658,543	FALSE	Terraced		2	3	92	7,609	7,158	Freehold
16, New Road, Brentford TW8 0NX	TW8 0NX	TW8 0	01/08/2023	555,000	535,622	FALSE	Terraced		3	3	61	9,098	8,781	Freehold
22, New Road, Brentford TW8 0NX	TW8 0NX	TW8 0	21/12/2022	450,000	435,199	FALSE	Flat		1	1	41	10,976	10,615	Leasehold
15, Kingsleigh Close, Brentford TW8 0PA	TW8 0PA	TW8 0	25/08/2023	480,000	469,209	FALSE	Flat		2	3	86	5,581	5,456	Leasehold
7, Clifden Road, Brentford TW8 0PB	TW8 0PB	TW8 0	27/09/2022	980,000	933,398	FALSE	Terraced				145	6,759	6,437	Freehold
50, Brook Road South, Brentford TW8 0PH	TW8 0PH	TW8 0	09/06/2023	785,000	781,607	FALSE	Terraced		2	3	116	6,767	6,738	Freehold
64, Lateward Road, Brentford TW8 0PL	TW8 0PL	TW8 0	27/10/2023	675,000	641,134	FALSE	Terraced		2	3	84	8,036	7,633	Freehold
43, Lateward Road, Brentford TW8 0PL	TW8 0PL	TW8 0	04/05/2023	740,000	750,866	FALSE	Terraced		2	3	89	8,315	8,437	Freehold
1, Brockshot Close, Brentford TW8 0PR	TW8 0PR	TW8 0	06/01/2022	490,000	522,113	FALSE	Terraced		2	3	93	5,269	5,614	Freehold
81, Layton Road, Brentford TW8 0PU	TW8 0PU	TW8 0	09/02/2024	470,000	470,000	FALSE	Terraced		2	3	96	4,896	4,896	Freehold
3, Windmill Road, Brentford TW8 0QD	TW8 0QD	TW8 0	21/12/2023	865,000	873,214	FALSE	Terraced		3	4	106	8,160	8,238	Freehold
10, Hamilton Road, Brentford TW8 0QE	TW8 0QE	TW8 0	25/01/2024	1,000,000	986,438	FALSE	Terraced		3	4	153	6,536	6,447	Freehold
26, Hamilton Road, Brentford TW8 0QE	TW8 0QE	TW8 0	23/03/2022	790,000	835,211	FALSE	Semi_Detached		3	4	128	6,172	6,525	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
10, Westbury Place, Brentford TW8 0QG	TW8 0QG	TW8 0	20/01/2023	590,000	569,002	FALSE	Terraced		2	2	68	8,676	8,368	Freehold
16, Layton Road, Brentford TW8 0QJ	TW8 0QJ	TW8 0	29/03/2022	520,000	556,223	FALSE	Terraced		2	3	85	6,118	6,544	Freehold
27, Layton Road, Brentford TW8 0QJ	TW8 0QJ	TW8 0	19/04/2022	320,000	329,404	FALSE	Flat		2	2	46	6,957	7,161	Leasehold
15, Layton Road, Brentford TW8 0QJ	TW8 0QJ	TW8 0	20/04/2023	622,500	619,809	FALSE	Terraced		2	3	69	9,022	8,983	Freehold
39, York Road, Brentford TW8 0QP	TW8 0QP	TW8 0	24/10/2023	440,000	417,924	FALSE	Terraced		3	3	100	4,400	4,179	Freehold
41, York Road, Brentford TW8 0QP	TW8 0QP	TW8 0	14/04/2022	565,000	596,965	FALSE	Terraced		3	4	100	5,650	5,970	Freehold
43, York Road, Brentford TW8 0QP	TW8 0QP	TW8 0	03/05/2023	640,000	649,398	FALSE	Terraced		3	3	99	6,465	6,560	Freehold
73, Windmill Road, Brentford TW8 0QQ	TW8 0QQ	TW8 0	30/03/2022	580,000	620,402	FALSE	Terraced				166	3,494	3,737	Freehold
19, Glenhurst Road, Brentford TW8 0QS	TW8 0QS	TW8 0	21/07/2023	735,000	732,879	FALSE	Terraced		3	4	115	6,391	6,373	Freehold
33, Glenhurst Road, Brentford TW8 0QS	TW8 0QS	TW8 0	25/08/2023	565,000	545,272	FALSE	Terraced		3	3	85	6,647	6,415	Freehold
25, Glenhurst Road, Brentford TW8 0QS	TW8 0QS	TW8 0	22/04/2022	558,000	589,569	FALSE	Terraced		2	3	90	6,200	6,551	Freehold
21, Glenhurst Road, Brentford TW8 0QS	TW8 0QS	TW8 0	14/02/2022	592,500	627,941	FALSE	Terraced		2	2	84	7,054	7,475	Freehold
Flat 2, 4, Glenhurst Road, Brentford TW8 0QS	TW8 0QS	TW8 0	16/06/2022	382,500	380,989	FALSE	Flat		2	2	49	7,806	7,775	Leasehold
15, Mercury House, Glenhurst Road, Brentford TW8 0QT	TW8 0QT	TW8 0	24/03/2023	345,000	338,556	FALSE	Flat		2	2	75	4,600	4,514	Leasehold
58, Orchard Road, Brentford TW8 0QU	TW8 0QU	TW8 0	28/10/2022	576,000	540,415	FALSE	Terraced		3	3	94	6,128	5,749	Freehold
41, Orchard Road, Brentford TW8 0QU	TW8 0QU	TW8 0	10/06/2022	700,000	707,164	FALSE	Terraced		3	3	93	7,527	7,604	Freehold
62, Orchard Road, Brentford TW8 0QU	TW8 0QU	TW8 0	05/06/2023	800,000	796,542	FALSE	Terraced		2	3	67	11,940	11,889	Freehold
25, Brook Lane North, Brentford TW8 0QW	TW8 0QW	TW8 0	09/08/2022	751,000	731,848	FALSE	Flat				126	5,960	5,808	Leasehold
4, Brook Lodge, Brook Lane North, Brentford TW8 0QW	TW8 0QW	TW8 0	25/02/2022	515,000	531,002	FALSE	Flat		2	2	73	7,055	7,274	Freehold
Flat 2, 37, Orchard Road, Brentford TW8 0QX	TW8 0QX	TW8 0	29/04/2022	385,000	396,314	FALSE	Flat		2	2	74	5,203	5,356	Leasehold
22, Orchard Road, Brentford TW8 0QX	TW8 0QX	TW8 0	19/06/2023	900,000	892,373	FALSE	Semi_Detached		3	4	146	6,164	6,112	Freehold
25, Orchard Road, Brentford TW8 0QX	TW8 0QX	TW8 0	16/12/2022	795,000	768,852	FALSE	Terraced		3	4	113	7,035	6,804	Freehold
Flat 4, 37, Orchard Road, Brentford TW8 0QX	TW8 0QX	TW8 0	09/09/2022	470,000	448,653	FALSE	Flat		2	2	65	7,231	6,902	Leasehold
Flat 14, 41 - 42, Kew Bridge Road, Brentford TW8 0RF	TW8 0RF	TW8 0	13/09/2023	595,000	567,975	FALSE	Flat				81	7,346	7,012	Leasehold
Flat 5, 41 - 42, Kew Bridge Road, Brentford TW8 0RF	TW8 0RF	TW8 0	20/12/2022	425,000	413,522	FALSE	Flat				51	8,333	8,108	Leasehold
Flat 26, 41 - 42, Kew Bridge Road, Brentford TW8 0RF	TW8 0RF	TW8 0	16/08/2023	920,000	899,318	FALSE	Flat				107	8,598	8,405	Leasehold
Flat 36, Kempton House, Heritage Place, Brentford TW8 0RN	TW8 0RN	TW8 0	03/11/2022	360,000	340,300	FALSE	Flat				51	7,059	6,673	Leasehold
Flat 24, Kempton House, Heritage Place, Brentford TW8 0RN	TW8 0RN	TW8 0	14/09/2023	355,000	338,876	FALSE	Flat				50	7,100	6,778	Leasehold
Flat 52, Kempton House, Heritage Place, Brentford TW8 0RN	TW8 0RN	TW8 0	27/02/2023	1,125,000	1,090,411	FALSE	Flat				99	11,364	11,014	Leasehold
Flat 5, Allen House, Heritage Place, Brentford TW8 0RP	TW8 0RP	TW8 0	19/08/2022	740,000	721,128	FALSE	Flat				92	8,043	7,838	Leasehold
Flat 9, Allen House, Heritage Place, Brentford TW8 0RP	TW8 0RP	TW8 0	18/07/2023	705,000	705,560	FALSE	Flat				86	8,198	8,204	Leasehold
82, Ealing Road, Brentford TW8 0RQ	TW8 0RQ	TW8 0	29/09/2023	465,000	436,273	FALSE	Terraced		3	3	89	5,225	4,902	Freehold
1, Pottery Road, Brentford TW8 0SE	TW8 0SE	TW8 0	08/06/2022	538,000	543,506	FALSE	Terraced		2	2	86	6,256	6,320	Freehold
Flat 204, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	12/09/2022	427,500	408,083	TRUE	Flat				60	7,125	6,801	Leasehold
Flat 1201, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	20/09/2022	810,000	773,210	TRUE	Flat				107	7,570	7,226	Leasehold
Flat 205, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	07/09/2022	600,000	572,748	TRUE	Flat				78	7,692	7,343	Leasehold
Flat 208, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	27/09/2022	393,015	375,164	TRUE	Flat				50	7,860	7,503	Leasehold
Flat 407, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	28/10/2022	399,000	376,038	TRUE	Flat				50	7,980	7,521	Leasehold
Flat 1001, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	13/04/2023	819,000	812,556	TRUE	Flat				108	7,583	7,524	Leasehold
Flat 309, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	07/09/2022	394,250	376,343	TRUE	Flat				50	7,885	7,527	Leasehold
Flat 504, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	18/11/2022	593,750	561,258	TRUE	Flat				74	8,024	7,585	Leasehold
Flat 501, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	12/12/2022	595,000	578,931	TRUE	Flat				76	7,829	7,618	Leasehold
Flat 601, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	27/01/2023	600,000	581,106	TRUE	Flat				76	7,895	7,646	Leasehold
Flat 701, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	05/01/2023	600,000	581,106	TRUE	Flat				76	7,895	7,646	Leasehold
Flat 401, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	24/08/2022	600,000	584,699	TRUE	Flat				76	7,895	7,693	Leasehold
Flat 201, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	16/08/2022	600,000	584,699	TRUE	Flat				76	7,895	7,693	Leasehold
Flat 509, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	23/08/2022	395,000	384,927	TRUE	Flat				50	7,900	7,699	Leasehold
Flat 203, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	24/11/2022	407,400	385,106	TRUE	Flat				50	8,148	7,702	Leasehold
Flat 609, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	04/11/2022	408,500	386,146	TRUE	Flat				50	8,170	7,723	Leasehold
Flat 604, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	09/09/2022	600,000	572,748	TRUE	Flat				74	8,108	7,740	Leasehold
Flat 209, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	03/03/2023	395,350	387,966	TRUE	Flat				50	7,907	7,759	Leasehold
Flat 207, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	26/08/2022	399,000	388,825	TRUE	Flat				50	7,980	7,777	Leasehold
Flat 608, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	12/09/2022	408,500	389,946	TRUE	Flat				50	8,170	7,799	Leasehold
Flat 607, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	09/09/2022	408,500	389,946	TRUE	Flat				50	8,170	7,799	Leasehold
Flat 804, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	24/08/2022	595,200	580,021	TRUE	Flat				74	8,043	7,838	Leasehold
Flat 408, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	21/12/2022	403,200	392,311	TRUE	Flat				50	8,064	7,846	Leasehold
Flat 404, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	07/09/2022	609,000	581,339	TRUE	Flat				74	8,230	7,856	Leasehold
Flat 709, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	07/09/2022	412,000	393,287	TRUE	Flat				50	8,240	7,866	Leasehold
Flat 809, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	19/10/2022	418,000	393,945	TRUE	Flat				50	8,360	7,879	Leasehold
Flat 409, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	30/08/2022	407,500	397,108	TRUE	Flat				50	8,150	7,942	Leasehold
Flat 507, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	24/08/2022	408,000	397,595	TRUE	Flat				50	8,160	7,952	Leasehold
Flat 206, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	28/09/2022	600,000	572,748	TRUE	Flat				72	8,333	7,955	Leasehold
Flat 1004, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	24/10/2022	660,100	622,112	TRUE	Flat				78	8,463	7,976	Leasehold
Flat 303, Hive House, 18, Capital Interchange Way, Brentford TW8 0SL	TW8 0SL	TW8 0	12/01/2023	412,000	399,026	TRUE	Flat				50	8,240	7,981	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 502, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	09/09/2022	587,000	560,338	TRUE	Flat				70	8,386	8,005	Leasehold
Flat 801, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	26/04/2023	614,750	609,913	TRUE	Flat				76	8,089	8,025	Leasehold
Flat 901, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	08/09/2023	640,000	610,931	TRUE	Flat				76	8,421	8,039	Leasehold
Flat 1008, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	08/09/2022	600,000	572,748	TRUE	Flat				71	8,451	8,067	Leasehold
Flat 706, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	18/01/2023	600,000	581,106	TRUE	Flat				72	8,333	8,071	Leasehold
Flat 506, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	03/11/2022	615,000	581,346	TRUE	Flat				72	8,542	8,074	Leasehold
Flat 605, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	02/12/2022	648,800	631,278	TRUE	Flat				78	8,318	8,093	Leasehold
Flat 301, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	13/04/2023	620,000	615,122	TRUE	Flat				76	8,158	8,094	Leasehold
Flat 306, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	11/08/2022	600,000	584,699	TRUE	Flat				72	8,333	8,121	Leasehold
Flat 1104, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	06/09/2022	665,000	634,796	TRUE	Flat				78	8,526	8,138	Leasehold
Flat 403, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	24/08/2022	417,600	406,950	TRUE	Flat				50	8,352	8,139	Leasehold
Flat 606, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	28/03/2023	600,000	588,794	TRUE	Flat				72	8,333	8,178	Leasehold
Flat 802, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	26/08/2022	590,570	575,509	TRUE	Flat				70	8,437	8,222	Leasehold
Flat 1108, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	14/12/2022	600,000	583,796	TRUE	Flat				71	8,451	8,222	Leasehold
Flat 808, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	24/08/2022	422,400	411,628	TRUE	Flat				50	8,448	8,233	Leasehold
Flat 603, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	25/08/2022	422,750	411,969	TRUE	Flat				50	8,455	8,239	Leasehold
Flat 905, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	13/03/2023	655,000	642,767	TRUE	Flat				78	8,397	8,241	Leasehold
Flat 1202, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	29/09/2022	605,000	577,521	TRUE	Flat				70	8,643	8,250	Leasehold
Flat 902, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	09/09/2022	607,760	580,155	TRUE	Flat				70	8,682	8,288	Leasehold
Flat 703, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	24/08/2022	427,500	416,598	TRUE	Flat				50	8,550	8,332	Leasehold
Flat 602, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	23/08/2022	600,000	584,699	TRUE	Flat				70	8,571	8,353	Leasehold
Flat 702, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	23/08/2022	600,000	584,699	TRUE	Flat				70	8,571	8,353	Leasehold
Flat 909, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	09/12/2022	431,650	419,993	TRUE	Flat				50	8,633	8,400	Leasehold
Flat 803, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	09/12/2022	432,250	420,577	TRUE	Flat				50	8,645	8,412	Leasehold
Flat 1106, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	18/08/2022	435,000	423,906	TRUE	Flat				50	8,700	8,478	Leasehold
Flat 1002, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	23/08/2022	609,225	593,688	TRUE	Flat				70	8,703	8,481	Leasehold
Flat 707, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	06/09/2022	450,000	429,561	TRUE	Flat				50	9,000	8,591	Leasehold
Flat 1208, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	15/08/2022	632,440	616,311	TRUE	Flat				71	8,908	8,680	Leasehold
Flat 908, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	28/06/2023	441,600	438,816	TRUE	Flat				50	8,832	8,776	Leasehold
Flat 1207, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	30/08/2022	451,050	439,547	TRUE	Flat				50	9,021	8,791	Leasehold
Flat 1006, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	03/07/2023	440,000	440,349	TRUE	Flat				50	8,800	8,807	Leasehold
Flat 907, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	22/12/2022	454,000	441,739	TRUE	Flat				50	9,080	8,835	Leasehold
Flat 1204, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	17/08/2022	710,000	691,893	TRUE	Flat				77	9,221	8,986	Leasehold
Flat 903, Hive House, 18, Capital Interchange Way, Brentford TW8 0	TW8 0SL	TW8 0	11/08/2022	461,600	449,828	TRUE	Flat				50	9,232	8,997	Leasehold
Flat 306, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	23/08/2022	550,000	535,974	TRUE	Flat				85	6,471	6,306	Leasehold
Flat 201, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	21/10/2022	500,000	471,226	TRUE	Flat				73	6,849	6,455	Leasehold
Flat 806, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	26/08/2022	572,000	557,413	TRUE	Flat				85	6,729	6,558	Leasehold
Flat 506, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	06/09/2022	600,000	572,748	TRUE	Flat				85	7,059	6,738	Leasehold
Flat 406, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	30/08/2022	600,000	584,699	TRUE	Flat				85	7,059	6,879	Leasehold
Flat 606, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	09/09/2022	628,000	599,476	TRUE	Flat				85	7,388	7,053	Leasehold
Flat 706, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	18/10/2022	639,000	602,226	TRUE	Flat				85	7,518	7,085	Leasehold
Flat 207, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	11/08/2022	600,000	584,699	TRUE	Flat				80	7,500	7,309	Leasehold
Flat 707, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	24/10/2022	636,725	600,082	TRUE	Flat				80	7,959	7,501	Leasehold
Flat 407, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	14/10/2022	640,000	603,169	TRUE	Flat				80	8,000	7,540	Leasehold
Flat 305, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	18/10/2022	410,650	387,018	TRUE	Flat				51	8,052	7,589	Leasehold
Flat 507, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	22/12/2022	625,000	608,121	TRUE	Flat				80	7,813	7,602	Leasehold
Flat 402, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	21/09/2022	600,000	572,748	TRUE	Flat				75	8,000	7,637	Leasehold
Flat 302, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	16/09/2022	600,000	572,748	TRUE	Flat				75	8,000	7,637	Leasehold
Flat 607, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	18/08/2023	630,000	615,837	TRUE	Flat				80	7,875	7,698	Leasehold
Flat 502, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	15/08/2022	595,000	579,826	TRUE	Flat				75	7,933	7,731	Leasehold
Flat 405, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	13/09/2022	413,250	394,480	TRUE	Flat				51	8,103	7,735	Leasehold
Flat 304, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	18/10/2022	410,650	387,018	TRUE	Flat				50	8,213	7,740	Leasehold
Flat 705, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	07/09/2022	416,250	397,344	TRUE	Flat				51	8,162	7,791	Leasehold
Flat 602, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	30/08/2022	600,000	584,699	TRUE	Flat				75	8,000	7,796	Leasehold
Flat 501, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	06/09/2022	596,900	569,789	TRUE	Flat				73	8,177	7,805	Leasehold
Flat 307, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	12/05/2023	620,000	625,456	TRUE	Flat				80	7,750	7,818	Leasehold
Flat 505, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	13/01/2023	413,200	400,188	TRUE	Flat				51	8,102	7,847	Leasehold
Flat 301, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	17/10/2022	608,000	573,010	TRUE	Flat				73	8,329	7,849	Leasehold
Flat 701, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	23/08/2022	593,000	577,877	TRUE	Flat				73	8,123	7,916	Leasehold
Flat 1003, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	13/09/2022	580,500	554,134	TRUE	Flat				70	8,293	7,916	Leasehold
Flat 202, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	13/01/2023	615,000	595,634	TRUE	Flat				75	8,200	7,942	Leasehold
Flat 204, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	23/08/2022	412,250	401,737	TRUE	Flat				50	8,245	8,035	Leasehold
Flat 404, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	02/12/2022	413,250	402,090	TRUE	Flat				50	8,265	8,042	Leasehold
Flat 604, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0	TW8 0SN	TW8 0	14/09/2022	422,750	403,549	TRUE	Flat				50	8,455	8,071	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 703, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	27/10/2022	600,000	565,471	FALSE	Flat				70	8,571	8,078	Leasehold
Flat 1102, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	08/12/2022	791,475	770,100	TRUE	Flat				95	8,331	8,106	Leasehold
Flat 1202, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	15/09/2022	811,875	775,000	TRUE	Flat				95	8,546	8,158	Leasehold
Flat 1307, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	16/09/2022	834,500	796,597	TRUE	Flat				97	8,603	8,212	Leasehold
Flat 805, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	26/08/2022	430,000	419,034	TRUE	Flat				51	8,431	8,216	Leasehold
Flat 801, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	16/12/2022	617,500	600,824	TRUE	Flat				73	8,459	8,230	Leasehold
Flat 903, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	12/08/2022	595,000	579,826	TRUE	Flat				70	8,500	8,283	Leasehold
Flat 303, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	26/08/2022	600,000	584,699	TRUE	Flat				70	8,571	8,353	Leasehold
Flat 803, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	23/08/2022	600,000	584,699	TRUE	Flat				70	8,571	8,353	Leasehold
Flat 1104, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	13/09/2022	446,500	426,220	TRUE	Flat				50	8,930	8,524	Leasehold
Flat 1203, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	15/09/2022	630,000	601,385	TRUE	Flat				70	9,000	8,591	Leasehold
Flat 1004, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	15/08/2022	441,750	430,484	TRUE	Flat				50	8,835	8,610	Leasehold
Flat 403, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	25/08/2022	620,000	604,189	TRUE	Flat				70	8,857	8,631	Leasehold
Flat 1207, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	06/02/2023	870,500	843,736	TRUE	Flat				97	8,974	8,698	Leasehold
Flat 504, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	16/06/2023	440,000	437,226	TRUE	Flat				50	8,800	8,745	Leasehold
Flat 1302, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	24/08/2022	865,000	842,940	TRUE	Flat				95	9,105	8,873	Leasehold
Flat 1303, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	16/09/2022	656,500	626,682	TRUE	Flat				70	9,379	8,953	Leasehold
Flat 1105, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	01/09/2023	660,000	630,023	TRUE	Flat				70	9,429	9,000	Leasehold
Flat 1204, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	10/11/2022	485,000	458,460	TRUE	Flat				50	9,700	9,169	Leasehold
Flat 1101, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	24/10/2022	503,725	474,736	TRUE	Flat				51	9,877	9,309	Leasehold
Flat 1206, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	26/08/2022	493,200	480,622	TRUE	Flat				49	10,065	9,809	Leasehold
Flat 1304, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	23/09/2022	515,000	491,609	TRUE	Flat				50	10,300	9,832	Leasehold
Flat 1301, Jasmine House, 16, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	17/02/2023	552,000	535,028	TRUE	Flat				51	10,824	10,491	Leasehold
Flat 805, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	20/10/2022	787,000	741,709	TRUE	Flat				103	7,641	7,201	Leasehold
Flat 705, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	18/10/2022	798,320	752,378	TRUE	Flat				103	7,751	7,305	Leasehold
Flat 602, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	15/09/2023	830,000	792,301	TRUE	Flat				108	7,685	7,336	Leasehold
Flat 302, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	08/11/2022	589,355	557,104	TRUE	Flat				74	7,964	7,528	Leasehold
Flat 402, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	28/11/2022	590,000	557,714	TRUE	Flat				74	7,973	7,537	Leasehold
Flat 102, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	14/10/2022	570,000	537,197	TRUE	Flat				71	8,028	7,566	Leasehold
Flat 502, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	16/11/2022	600,000	567,166	TRUE	Flat				74	8,108	7,664	Leasehold
Flat 108, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	17/11/2022	415,000	392,290	TRUE	Flat				51	8,137	7,692	Leasehold
Flat 106, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	17/10/2022	580,000	546,622	TRUE	Flat				71	8,169	7,699	Leasehold
Flat 405, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	25/11/2022	415,625	392,881	TRUE	Flat				51	8,150	7,704	Leasehold
Flat 205, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	13/10/2022	419,000	394,887	TRUE	Flat				51	8,216	7,743	Leasehold
Flat 410, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	26/09/2022	430,000	410,469	TRUE	Flat				52	8,269	7,894	Leasehold
Flat 207, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	27/10/2022	594,700	560,476	TRUE	Flat				71	8,376	7,894	Leasehold
Flat 305, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	08/12/2022	416,160	404,921	TRUE	Flat				51	8,160	7,940	Leasehold
Flat 604, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	20/10/2022	607,000	572,068	TRUE	Flat				72	8,431	7,945	Leasehold
Flat 503, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	17/10/2022	423,000	398,657	TRUE	Flat				50	8,460	7,973	Leasehold
Flat 808, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	23/09/2022	435,000	415,242	TRUE	Flat				52	8,365	7,985	Leasehold
Flat 401, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	19/10/2022	424,320	399,901	TRUE	Flat				50	8,486	7,998	Leasehold
Flat 505, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	22/12/2022	419,425	408,098	TRUE	Flat				51	8,224	8,002	Leasehold
Flat 704, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	26/10/2022	612,405	577,162	TRUE	Flat				72	8,506	8,016	Leasehold
Flat 208, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	18/10/2022	600,000	565,471	TRUE	Flat				70	8,571	8,078	Leasehold
Flat 407, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	04/01/2023	595,000	576,263	TRUE	Flat				71	8,380	8,116	Leasehold
Flat 406, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	19/10/2022	441,370	415,970	TRUE	Flat				51	8,654	8,156	Leasehold
Flat 408, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	20/09/2022	600,000	572,748	TRUE	Flat				70	8,571	8,182	Leasehold
Flat 507, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	19/04/2023	590,000	585,358	TRUE	Flat				71	8,310	8,244	Leasehold
Flat 803, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	25/10/2022	633,500	597,043	TRUE	Flat				72	8,799	8,292	Leasehold
Flat 804, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	25/10/2022	635,000	598,457	TRUE	Flat				72	8,819	8,312	Leasehold
Flat 101, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	19/10/2022	345,000	325,146	TRUE	Flat				39	8,846	8,337	Leasehold
Flat 508, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	18/10/2022	620,000	584,320	TRUE	Flat				70	8,857	8,347	Leasehold
Flat 601, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	25/11/2022	445,000	420,648	TRUE	Flat				50	8,900	8,413	Leasehold
Flat 404, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	22/06/2023	434,000	431,264	TRUE	Flat				51	8,510	8,456	Leasehold
Flat 701, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	07/11/2022	460,000	434,828	TRUE	Flat				50	9,200	8,697	Leasehold
Flat 603, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	11/11/2022	659,540	623,448	TRUE	Flat				71	9,289	8,781	Leasehold
Flat 801, Lily House, 12, Capital Interchange Way, Brentford TW8 0SN	TW8 0SN	TW8 0	12/01/2023	458,000	443,578	TRUE	Flat				50	9,160	8,872	Leasehold
		TW8 0 Average		Brentford								7,603	7,408	
1, The Butts, Brentford TW8 8BJ	TW8 8BJ	TW8 8	25/04/2022	3,500,000	3,605,184	FALSE	Detached				597	5,863	6,039	Freehold
9, The Butts, Brentford TW8 8BJ	TW8 8BJ	TW8 8	14/01/2022	2,250,000	2,367,577	FALSE	Other				289	7,785	8,192	Freehold
7, The Butts, Brentford TW8 8BJ	TW8 8BJ	TW8 8	25/03/2022	2,400,000	2,496,510	FALSE	Detached				241	9,959	10,359	Freehold
8, Caxton Mews, Brentford TW8 8BN	TW8 8BN	TW8 8	04/08/2023	825,000	796,194	FALSE	Terraced		3	3	104	7,933	7,656	Freehold
4, Brent Side, Brentford TW8 8BS	TW8 8BS	TW8 8	27/09/2022	460,000	439,107	FALSE	Flat		2	3	87	5,287	5,047	Leasehold
8, Upper Butts, Brentford TW8 8DA	TW8 8DA	TW8 8	21/11/2022	530,000	491,631	FALSE	Detached		1	1	91	5,824	5,403	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
7, Church Walk, Brentford TW8 8DB	TW8 8DB	TW8 8	02/03/2022	847,500	906,536	FALSE	Terraced		3	4	128	6,621	7,082	Freehold
6, Willow Close, Brentford TW8 8DE	TW8 8DE	TW8 8	28/10/2022	575,000	539,477	FALSE	Terraced		2	3	103	5,583	5,238	Freehold
5, The Mall, Brentford TW8 8DJ	TW8 8DJ	TW8 8	22/08/2022	440,000	429,971	FALSE	Flat		2	2	64	6,875	6,718	Leasehold
3, Downside Walk, Brentford TW8 8DN	TW8 8DN	TW8 8	23/08/2022	425,000	414,162	FALSE	Flat		2	2	59	7,203	7,020	Leasehold
4, Cedar Court, Boston Manor Road, Brentford TW8 8DP	TW8 8DP	TW8 8	17/06/2022	280,000	278,894	FALSE	Flat		1	1	33	8,485	8,451	Leasehold
20, Boston Manor Road, Brentford TW8 8DR	TW8 8DR	TW8 8	02/02/2024	600,000	600,000	FALSE	Semi_Detached				148	4,054	4,054	Freehold
Flat 9, Barnes Quarter, Tallow Road, Brentford TW8 8EB	TW8 8EB	TW8 8	29/09/2023	1,050,000	1,002,309	FALSE	Flat		2	3	188	5,585	5,331	Leasehold
Flat 5, Barnes Quarter, Tallow Road, Brentford TW8 8EB	TW8 8EB	TW8 8	11/08/2023	625,000	610,950	FALSE	Flat		2	2	109	5,734	5,605	Leasehold
Flat 7, Corsell House, Tallow Road, Brentford TW8 8EE	TW8 8EE	TW8 8	03/04/2023	570,000	565,515	FALSE	Flat		2	2	84	6,786	6,732	Leasehold
Flat 30, Moorings House, Tallow Road, Brentford TW8 8EL	TW8 8EL	TW8 8	04/02/2022	465,000	479,448	FALSE	Flat		2	2	87	5,345	5,511	Leasehold
Flat 25, Adams Quarter, Tallow Road, Brentford TW8 8ER	TW8 8ER	TW8 8	27/10/2023	455,000	438,651	FALSE	Flat		2	2	76	5,987	5,772	Leasehold
Flat 44, Adams Quarter, Tallow Road, Brentford TW8 8ER	TW8 8ER	TW8 8	18/02/2022	425,000	438,205	FALSE	Flat		2	2	71	5,986	6,172	Leasehold
8, Tallow Road, Brentford TW8 8EU	TW8 8EU	TW8 8	22/02/2022	1,200,000	1,271,779	FALSE	Terraced				201	5,970	6,327	Leasehold
2, Arbor House, Narrowboat Avenue, Brentford TW8 8FD	TW8 8FD	TW8 8	24/06/2022	650,000	656,652	FALSE	Terraced				108	6,019	6,080	Leasehold
19, Narrowboat Avenue, Brentford TW8 8FF	TW8 8FF	TW8 8	19/08/2022	595,000	579,826	FALSE	Flat				108	5,509	5,369	Leasehold
18, Narrowboat Avenue, Brentford TW8 8FF	TW8 8FF	TW8 8	30/05/2023	355,000	358,124	FALSE	Flat				63	5,635	5,685	Leasehold
5, Narrowboat Avenue, Brentford TW8 8FF	TW8 8FF	TW8 8	28/01/2022	480,000	498,583	FALSE	Flat				79	6,076	6,311	Leasehold
2, Boaters Avenue, Brentford TW8 8FG	TW8 8FG	TW8 8	28/07/2023	895,000	895,710	FALSE	Flat				187	4,786	4,790	Leasehold
5, Boaters Avenue, Brentford TW8 8FG	TW8 8FG	TW8 8	14/11/2022	1,085,000	1,025,626	FALSE	Flat				187	5,802	5,485	Leasehold
Flat 26, Bowline Court, Durham Wharf Drive, Brentford TW8 8FH	TW8 8FH	TW8 8	13/02/2023	665,000	644,554	FALSE	Flat				112	5,938	5,755	Leasehold
Flat 33, Bowline Court, Durham Wharf Drive, Brentford TW8 8FH	TW8 8FH	TW8 8	20/02/2024	547,000	547,000	FALSE	Flat				87	6,287	6,287	Leasehold
Flat 27, Bowline Court, Durham Wharf Drive, Brentford TW8 8FH	TW8 8FH	TW8 8	24/11/2022	517,500	489,181	FALSE	Flat				77	6,721	6,353	Leasehold
Flat 37, Bowline Court, Durham Wharf Drive, Brentford TW8 8FH	TW8 8FH	TW8 8	06/04/2023	600,000	595,279	FALSE	Flat				87	6,897	6,842	Leasehold
Flat 22, Bowline Court, Durham Wharf Drive, Brentford TW8 8FH	TW8 8FH	TW8 8	20/07/2022	360,000	357,449	FALSE	Flat				51	7,059	7,009	Leasehold
Flat 5, Magistrates House, Market Place, Brentford TW8 8FJ	TW8 8FJ	TW8 8	20/12/2023	498,000	506,434	FALSE	Flat				54	9,222	9,378	Leasehold
Flat 31, The Market Building, 6, Market Place, Brentford TW8 8FL	TW8 8FL	TW8 8	20/10/2023	322,000	310,430	FALSE	Flat				48	6,708	6,467	Leasehold
Flat 9, The Market Building, 6, Market Place, Brentford TW8 8FL	TW8 8FL	TW8 8	21/07/2023	272,500	272,716	FALSE	Flat				41	6,646	6,652	Leasehold
Flat 8, The Market Building, 6, Market Place, Brentford TW8 8FL	TW8 8FL	TW8 8	26/07/2023	305,000	305,242	FALSE	Flat				41	7,439	7,445	Leasehold
Flat 16, The Market Building, 6, Market Place, Brentford TW8 8FL	TW8 8FL	TW8 8	18/08/2023	332,500	325,025	FALSE	Flat				39	8,526	8,334	Leasehold
Flat 18, The Market Building, 6, Market Place, Brentford TW8 8FL	TW8 8FL	TW8 8	11/02/2022	417,000	429,957	FALSE	Flat				37	11,270	11,620	Leasehold
Flat 23, Copland Court, Durham Wharf Drive, Brentford TW8 8FN	TW8 8FN	TW8 8	29/11/2022	595,000	562,440	FALSE	Flat				82	7,256	6,859	Leasehold
Flat 36, Copland Court, Durham Wharf Drive, Brentford TW8 8FN	TW8 8FN	TW8 8	12/12/2022	580,000	564,336	FALSE	Flat				82	7,073	6,882	Leasehold
Flat 30, Copland Court, Durham Wharf Drive, Brentford TW8 8FN	TW8 8FN	TW8 8	26/01/2024	415,000	412,059	FALSE	Flat				59	7,034	6,984	Leasehold
Flat 29, Copland Court, Durham Wharf Drive, Brentford TW8 8FN	TW8 8FN	TW8 8	21/10/2022	447,000	421,276	FALSE	Flat				59	7,576	7,140	Leasehold
Flat 41, Copland Court, Durham Wharf Drive, Brentford TW8 8FN	TW8 8FN	TW8 8	06/07/2022	625,000	620,571	FALSE	Flat				82	7,622	7,568	Leasehold
Flat 79, Isambard Court, Paddlers Avenue, Brentford TW8 8FP	TW8 8FP	TW8 8	08/09/2022	555,000	529,792	FALSE	Flat				84	6,607	6,307	Leasehold
Flat 111, Isambard Court, Paddlers Avenue, Brentford TW8 8FP	TW8 8FP	TW8 8	22/02/2024	750,000	750,000	FALSE	Flat				118	6,356	6,356	Leasehold
62, Isambard Court, Boaters Avenue, Brentford TW8 8FQ	TW8 8FQ	TW8 8	16/08/2023	975,000	953,081	FALSE	Flat				185	5,270	5,152	Leasehold
Flat 25, Isambard Court, Boaters Avenue, Brentford TW8 8FQ	TW8 8FQ	TW8 8	13/01/2023	360,000	348,664	FALSE	Flat				59	6,102	5,910	Leasehold
Flat 75, Isambard Court, Boaters Avenue, Brentford TW8 8FQ	TW8 8FQ	TW8 8	29/04/2022	680,000	699,984	FALSE	Flat				117	5,812	5,983	Leasehold
Apartment 52, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	21/11/2022	830,000	784,580	TRUE	Flat				97	8,557	8,088	Leasehold
Apartment 34, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	28/11/2022	850,725	804,171	TRUE	Flat				97	8,770	8,290	Leasehold
Apartment 56, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	13/12/2022	865,000	841,640	TRUE	Flat				97	8,918	8,677	Leasehold
Apartment 40, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	20/12/2022	657,900	640,133	FALSE	Flat				73	9,012	8,769	Leasehold
Apartment 12, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	18/11/2022	465,000	439,554	FALSE	Flat				49	9,490	8,970	Leasehold
Apartment 51, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	21/12/2022	467,325	454,704	TRUE	Flat				49	9,537	9,280	Leasehold
Apartment 14, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	28/11/2022	377,300	356,653	TRUE	Flat				38	9,929	9,386	Leasehold
Apartment 59, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	09/11/2022	486,875	460,232	FALSE	Flat				49	9,936	9,392	Leasehold
Apartment 46, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	16/12/2022	790,000	768,665	TRUE	Flat				76	10,395	10,114	Leasehold
Apartment 38, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	28/11/2022	797,000	753,386	TRUE	Flat				74	10,770	10,181	Leasehold
Apartment 37, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	14/11/2022	832,500	786,943	TRUE	Flat				76	10,954	10,355	Leasehold
Apartment 50, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	20/12/2022	410,725	399,633	TRUE	Flat				38	10,809	10,517	Leasehold
Apartment 45, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	21/12/2022	565,000	549,742	TRUE	Flat				49	11,531	11,219	Leasehold
Apartment 62, Hollandbury House, 4, Brent Way, Brentford TW8 8GR	TW8 8GR	TW8 8	08/12/2022	593,500	577,472	TRUE	Flat				49	12,112	11,785	Leasehold
Flat 13, Shire Place, The Ham, Brentford TW8 8HE	TW8 8HE	TW8 8	22/12/2022	390,000	379,468	FALSE	Flat		2	2	66	5,909	5,750	Leasehold
Apartment 13, Canute House, Durham Wharf Drive, Brentford TW8 8HP	TW8 8HP	TW8 8	23/08/2022	455,000	443,396	FALSE	Flat		2	2	75	6,067	5,912	Leasehold
Flat 9, Bordeston Court, The Ham, Brentford TW8 8HW	TW8 8HW	TW8 8	18/07/2022	391,000	388,229	FALSE	Flat		2	2	65	6,015	5,973	Leasehold
Flat 21, Bordeston Court, The Ham, Brentford TW8 8HW	TW8 8HW	TW8 8	26/08/2022	395,000	384,927	FALSE	Flat		2	2	55	7,182	6,999	Leasehold
Flat 4, Western House, 7, London Road, Brentford TW8 8JB	TW8 8JB	TW8 8	12/09/2022	267,500	255,350	FALSE	Flat				45	5,944	5,674	Leasehold
45, Brent Lea, Brentford TW8 8JD	TW8 8JD	TW8 8	06/05/2022	352,250	361,716	FALSE	Flat		2	3	60	5,871	6,029	Leasehold
103, Brent Lea, Brentford TW8 8JE	TW8 8JE	TW8 8	06/01/2023	370,000	358,349	FALSE	Flat		2	2	56	6,607	6,399	Leasehold
1, Dorey House, High Street, Brentford TW8 8LD	TW8 8LD	TW8 8	02/03/2022	405,000	421,374	FALSE	Flat		2	2	55	7,364	7,661	Leasehold
2, Oakbark House, High Street, Brentford TW8 8LF	TW8 8LF	TW8 8	04/03/2022	400,000	416,172	FALSE	Flat		2	2	63	6,349	6,606	Leasehold
20, Oakbark House, High Street, Brentford TW8 8LF	TW8 8LF	TW8 8	11/12/2023	535,000	544,060	FALSE	Flat		2	2	82	6,524	6,635	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 20, Tanyard House, High Street, Brentford TW8 8LJ	TW8 8LJ	TW8 8	08/11/2023	367,000	360,146	FALSE	Flat		2	2	62	5,919	5,809	Leasehold
10, Booth House, High Street, Brentford TW8 8LL	TW8 8LL	TW8 8	07/09/2022	365,000	348,422	FALSE	Flat		2	2	55	6,636	6,335	Leasehold
7, Booth House, High Street, Brentford TW8 8LL	TW8 8LL	TW8 8	09/11/2022	300,000	283,583	FALSE	Flat		1	1	43	6,977	6,595	Leasehold
54, Hornbeam Crescent, Brentford TW8 8NE	TW8 8NE	TW8 8	16/11/2022	547,500	514,174	FALSE	Semi_Detached		2	2	98	5,587	5,247	Freehold
49, Hornbeam Crescent, Brentford TW8 8NE	TW8 8NE	TW8 8	21/08/2023	654,861	632,342	FALSE	Semi_Detached				116	5,645	5,451	Freehold
56, Hornbeam Crescent, Brentford TW8 8NE	TW8 8NE	TW8 8	19/12/2022	580,500	559,768	FALSE	Semi_Detached		3	3	83	6,994	6,744	Freehold
34, Hornbeam Crescent, Brentford TW8 8NE	TW8 8NE	TW8 8	29/06/2022	599,950	606,090	FALSE	Terraced		2	3	86	6,976	7,048	Freehold
53, Hornbeam Crescent, Brentford TW8 8NE	TW8 8NE	TW8 8	05/12/2022	570,000	549,643	FALSE	Semi_Detached		2	3	72	7,917	7,634	Freehold
17, Hazel Close, Brentford TW8 8NG	TW8 8NG	TW8 8	02/10/2023	452,500	436,240	FALSE	Flat		3	3	86	5,262	5,073	Leasehold
6, Beech Avenue, Brentford TW8 8NH	TW8 8NH	TW8 8	25/02/2022	575,000	605,172	FALSE	Semi_Detached		2	3	84	6,845	7,204	Freehold
12, Maple Grove, Brentford TW8 8NJ	TW8 8NJ	TW8 8	29/09/2022	520,000	495,272	FALSE	Terraced		2	3	65	8,000	7,620	Freehold
54, Almond Grove, Brentford TW8 8NL	TW8 8NL	TW8 8	19/04/2023	595,000	585,000	FALSE	Semi_Detached				133	4,474	4,399	Freehold
35, Almond Grove, Brentford TW8 8NL	TW8 8NL	TW8 8	29/11/2022	575,000	540,946	FALSE	Terraced		2	3	84	6,845	6,440	Freehold
20, Cherry Crescent, Brentford TW8 8NN	TW8 8NN	TW8 8	28/10/2022	530,000	497,257	FALSE	Terraced		2	3	76	6,974	6,543	Freehold
9, Almond Grove, Brentford TW8 8NP	TW8 8NP	TW8 8	24/11/2023	535,000	519,221	FALSE	Terraced		3	3	95	5,632	5,465	Freehold
71, Beech Avenue, Brentford TW8 8NQ	TW8 8NQ	TW8 8	10/06/2022	540,000	545,526	FALSE	Terraced		2	3	69	7,826	7,906	Freehold
50, Acacia Avenue, Brentford TW8 8NR	TW8 8NR	TW8 8	07/08/2023	550,000	531,087	FALSE	Semi_Detached		2	3	93	5,914	5,711	Freehold
31, Hawthorn Hatch, Brentford TW8 8NY	TW8 8NY	TW8 8	07/07/2023	595,000	592,468	FALSE	Semi_Detached		3	3	110	5,409	5,386	Freehold
33, Otho Court, Augustus Close, Brentford TW8 8PY	TW8 8PY	TW8 8	24/02/2023	416,500	403,694	FALSE	Flat		2	2	68	6,125	5,937	Leasehold
27, Otho Court, Augustus Close, Brentford TW8 8PY	TW8 8PY	TW8 8	29/07/2022	301,000	298,867	FALSE	Flat		1	1	43	7,000	6,950	Leasehold
79, Otho Court, Augustus Close, Brentford TW8 8PZ	TW8 8PZ	TW8 8	12/01/2022	385,000	399,905	FALSE	Flat		2	2	76	5,066	5,262	Leasehold
81, Otho Court, Augustus Close, Brentford TW8 8PZ	TW8 8PZ	TW8 8	24/03/2022	395,000	410,969	FALSE	Flat		2	2	78	5,064	5,269	Leasehold
84, Otho Court, Augustus Close, Brentford TW8 8PZ	TW8 8PZ	TW8 8	08/07/2022	450,000	446,811	FALSE	Flat		2	3	84	5,357	5,319	Leasehold
99, Otho Court, Augustus Close, Brentford TW8 8PZ	TW8 8PZ	TW8 8	24/03/2023	310,000	304,210	FALSE	Flat		1	1	50	6,200	6,084	Leasehold
24, Nero Court, Justin Close, Brentford TW8 8QA	TW8 8QA	TW8 8	16/12/2022	435,000	423,252	FALSE	Flat		2	3	86	5,058	4,922	Leasehold
20, Nero Court, Justin Close, Brentford TW8 8QA	TW8 8QA	TW8 8	18/08/2022	280,000	272,859	FALSE	Flat		1	1	46	6,087	5,932	Leasehold
16, Nero Court, Justin Close, Brentford TW8 8QA	TW8 8QA	TW8 8	22/04/2022	308,500	317,566	FALSE	Flat		1	1	48	6,427	6,616	Leasehold
44, Nero Court, Justin Close, Brentford TW8 8QB	TW8 8QB	TW8 8	20/01/2022	512,000	531,822	FALSE	Flat		2	3	86	5,953	6,184	Leasehold
35, Augustus Close, Brentford TW8 8QE	TW8 8QE	TW8 8	13/05/2022	705,000	723,945	FALSE	Flat		3	3	100	7,050	7,239	Leasehold
71, Numa Court, Justin Close, Brentford TW8 8QF	TW8 8QF	TW8 8	07/09/2022	505,000	482,063	FALSE	Flat		2	3	67	7,537	7,195	Leasehold
5, Numa Court, Justin Close, Brentford TW8 8QG	TW8 8QG	TW8 8	10/02/2023	360,000	347,703	FALSE	Flat		2	2	66	5,455	5,268	Leasehold
26, Numa Court, Justin Close, Brentford TW8 8QG	TW8 8QG	TW8 8	24/06/2022	495,000	496,494	FALSE	Flat		2	3	83	5,964	5,982	Leasehold
25, Romulus Court, 1, Justin Close, Brentford TW8 8QP	TW8 8QP	TW8 8	21/12/2022	420,000	408,657	FALSE	Flat		2	2	57	7,368	7,169	Leasehold
14, Romulus Court, 1, Justin Close, Brentford TW8 8QR	TW8 8QR	TW8 8	06/10/2023	295,000	284,400	FALSE	Flat		2	2	49	6,020	5,804	Leasehold
Flat 53, Galba Court, Augustus Close, Brentford TW8 8QS	TW8 8QS	TW8 8	26/02/2024	380,000	380,000	FALSE	Flat		2	2	72	5,278	5,278	Leasehold
Flat 70, Galba Court, Augustus Close, Brentford TW8 8QS	TW8 8QS	TW8 8	13/05/2022	285,000	292,659	FALSE	Flat		1	1	46	6,196	6,362	Leasehold
11, Leo Court, Augustus Close, Brentford TW8 8QX	TW8 8QX	TW8 8	12/12/2022	525,000	510,822	FALSE	Flat		2	3	89	5,899	5,740	Leasehold
11, Maurice Court, Augustus Close, Brentford TW8 8QY	TW8 8QY	TW8 8	13/12/2022	520,000	505,957	FALSE	Flat		3	4	78	6,667	6,487	Leasehold
17, Servius Court, 42, Augustus Close, Brentford TW8 8QZ	TW8 8QZ	TW8 8	26/07/2023	292,000	292,232	FALSE	Flat		1	1	48	6,083	6,088	Leasehold
		TW8 8 Average		Brentford								6,921	6,808	
Unit 1, Myers Court, Reynard Way, Brentford TW8 9GD	TW8 9GD	TW8 9	14/03/2022	372,000	392,060	FALSE	Flat				96	3,875	4,084	Leasehold
Flat 69, Myers Court, Reynard Way, Brentford TW8 9GD	TW8 9GD	TW8 9	21/07/2023	355,000	355,282	FALSE	Flat		1	1	53	6,698	6,703	Leasehold
Flat 33, Myers Court, Reynard Way, Brentford TW8 9GD	TW8 9GD	TW8 9	20/05/2022	390,000	400,480	FALSE	Flat				51	7,647	7,853	Leasehold
Flat 212, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	01/08/2023	285,000	278,593	FALSE	Flat				54	5,278	5,159	Leasehold
Flat 252, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	15/03/2022	400,000	416,172	TRUE	Flat		1	1	64	6,250	6,503	Leasehold
Flat 250, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	25/02/2022	405,000	417,584	TRUE	Flat				50	8,100	8,352	Leasehold
Flat 251, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	25/02/2022	425,000	438,205	TRUE	Flat		1	1	51	8,333	8,592	Leasehold
Flat 231, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	15/03/2022	560,000	582,640	TRUE	Flat				60	9,333	9,711	Leasehold
Flat 221, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	15/03/2022	560,000	582,640	TRUE	Flat				60	9,333	9,711	Leasehold
Flat 243, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	18/02/2022	425,000	438,205	TRUE	Flat				43	9,884	10,191	Leasehold
Flat 248, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	25/02/2022	385,000	396,962	TRUE	Flat				38	10,132	10,446	Leasehold
Flat 245, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	25/02/2022	380,000	391,807	TRUE	Flat				35	10,857	11,194	Leasehold
Flat 244, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	18/02/2022	380,000	391,807	TRUE	Flat				35	10,857	11,194	Leasehold
Flat 249, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	25/02/2022	385,000	396,962	TRUE	Flat				35	11,000	11,342	Leasehold
Flat 219, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	15/03/2022	420,000	436,980	TRUE	Flat				38	11,053	11,499	Leasehold
Flat 230, Apt Parkview, Great West Road, Brentford TW8 9GW	TW8 9GW	TW8 9	15/03/2022	410,000	426,576	TRUE	Flat				36	11,389	11,849	Leasehold
Flat 19, Manor House, Manor Vale, Brentford TW8 9JB	TW8 9JB	TW8 9	15/09/2023	270,000	257,737	FALSE	Flat		1	1	45	6,000	5,727	Leasehold
Flat 16, Manor House, Manor Vale, Brentford TW8 9JB	TW8 9JB	TW8 9	18/08/2022	268,500	261,653	FALSE	Flat		1	1	41	6,549	6,382	Leasehold
30b, Boston Park Road, Brentford TW8 9JF	TW8 9JF	TW8 9	19/08/2022	720,000	703,955	FALSE	Semi_Detached				145	4,966	4,855	Freehold
89, Manor Vale, Brentford TW8 9JN	TW8 9JN	TW8 9	25/08/2023	468,000	451,659	FALSE	Terraced		2	2	55	8,509	8,212	Freehold
37, Manor Vale, Brentford TW8 9JP	TW8 9JP	TW8 9	15/07/2022	240,000	238,299	FALSE	Flat		2	2	63	3,810	3,783	Leasehold
22, Manor Vale, Brentford TW8 9JP	TW8 9JP	TW8 9	12/05/2022	395,000	405,615	FALSE	Flat		2	3	73	5,411	5,556	Leasehold
81c, Boston Manor Road, Brentford TW8 9JQ	TW8 9JQ	TW8 9	08/11/2022	245,000	231,593	FALSE	Flat		1	1	40	6,125	5,790	Leasehold
81a, Boston Manor Road, Brentford TW8 9JQ	TW8 9JQ	TW8 9	21/12/2022	575,000	559,471	FALSE	Flat		2	3	94	6,117	5,952	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
125, Boston Manor Road, Brentford TW8 9JR	TW8 9JR	TW8 9	08/12/2022	940,000	906,429	FALSE	Semi_Detached				156	6,026	5,810	Freehold
52, Boston Manor Road, Brentford TW8 9JU	TW8 9JU	TW8 9	25/04/2022	525,000	554,702	FALSE	Terraced		2	2	76	6,908	7,299	Freehold
30, The Ride, Brentford TW8 9LA	TW8 9LA	TW8 9	27/09/2022	1,120,000	1,066,740	FALSE	Terraced		3	3	102	10,980	10,458	Freehold
15, The Ride, Brentford TW8 9LB	TW8 9LB	TW8 9	07/06/2022	855,000	858,056	FALSE	Semi_Detached		3	4	120	7,125	7,150	Freehold
175, Boston Manor Road, Brentford TW8 9LE	TW8 9LE	TW8 9	09/05/2022	760,000	793,893	FALSE	Terraced		3	4	145	5,241	5,475	Freehold
195, Boston Manor Road, Brentford TW8 9LE	TW8 9LE	TW8 9	16/12/2022	710,000	686,648	FALSE	Terraced		3	3	112	6,339	6,131	Freehold
Flat 36, Bridge House South, Boston Manor Road, Brentford TW8 9LJ	TW8 9LJ	TW8 9	17/08/2023	340,000	332,357	FALSE	Flat		2	2	59	5,763	5,633	Leasehold
166, Boston Manor Road, Brentford TW8 9LL	TW8 9LL	TW8 9	28/10/2022	900,000	844,399	FALSE	Terraced		3	4	138	6,522	6,119	Freehold
41, Boston Gardens, Brentford TW8 9LS	TW8 9LS	TW8 9	15/09/2023	715,000	671,928	FALSE	Semi_Detached		3	3	111	6,441	6,053	Freehold
Flat 18, Mill Cross Court, Windmill Road, Brentford TW8 9NA	TW8 9NA	TW8 9	07/03/2022	353,000	367,271	FALSE	Flat		2	2	72	4,903	5,101	Leasehold
Flat 8, 92, Windmill Road, Brentford TW8 9NA	TW8 9NA	TW8 9	02/06/2023	500,000	496,848	FALSE	Flat				71	7,042	6,998	Leasehold
Flat 10, Mill Cross Court, Windmill Road, Brentford TW8 9NA	TW8 9NA	TW8 9	07/02/2022	421,000	434,081	FALSE	Flat		2	2	59	7,136	7,357	Leasehold
Flat 1, 92, Windmill Road, Brentford TW8 9NA	TW8 9NA	TW8 9	02/06/2023	425,000	422,321	FALSE	Flat				50	8,500	8,446	Leasehold
136, Windmill Road, Brentford TW8 9NQ	TW8 9NQ	TW8 9	26/01/2023	725,000	699,197	FALSE	Terraced		3	3	163	4,448	4,290	Freehold
First Floor Flat, 138, Windmill Road, Brentford TW8 9NQ	TW8 9NQ	TW8 9	09/06/2023	370,000	367,667	FALSE	Flat		2	2	68	5,441	5,407	Leasehold
146a, Windmill Road, Brentford TW8 9NQ	TW8 9NQ	TW8 9	09/03/2022	370,000	384,959	FALSE	Flat		2	3	57	6,491	6,754	Leasehold
144a, Windmill Road, Brentford TW8 9NQ	TW8 9NQ	TW8 9	17/06/2022	496,000	494,041	FALSE	Flat		2	2	57	8,702	8,667	Leasehold
69, Whitestile Road, Brentford TW8 9NR	TW8 9NR	TW8 9	18/07/2022	510,000	506,386	FALSE	Flat		2	2	77	6,623	6,576	Leasehold
97, Whitestile Road, Brentford TW8 9NR	TW8 9NR	TW8 9	04/04/2022	631,640	667,375	FALSE	Terraced		3	4	101	6,254	6,608	Freehold
99, Whitestile Road, Brentford TW8 9NR	TW8 9NR	TW8 9	13/02/2023	665,000	643,128	FALSE	Terraced		3	3	96	6,927	6,699	Freehold
63a, Whitestile Road, Brentford TW8 9NR	TW8 9NR	TW8 9	29/06/2022	415,000	413,361	FALSE	Flat		2	3	60	6,917	6,889	Leasehold
93, Whitestile Road, Brentford TW8 9NR	TW8 9NR	TW8 9	28/01/2022	745,000	793,824	FALSE	Terraced		2	3	98	7,602	8,100	Freehold
37, Whitestile Road, Brentford TW8 9NR	TW8 9NR	TW8 9	06/01/2023	860,000	829,393	FALSE	Terraced		3	3	97	8,866	8,550	Freehold
38, Avenue Road, Brentford TW8 9NS	TW8 9NS	TW8 9	01/08/2023	745,000	719,381	FALSE	Semi_Detached		3	4	110	6,773	6,540	Freehold
28, Avenue Road, Brentford TW8 9NS	TW8 9NS	TW8 9	25/08/2023	615,000	593,527	FALSE	Terraced		3	3	74	8,311	8,021	Freehold
14, Enfield Road, Brentford TW8 9NX	TW8 9NX	TW8 9	01/03/2024	360,000	360,000	FALSE	Flat		1	1	62	5,806	5,806	Leasehold
37, Enfield Road, Brentford TW8 9NY	TW8 9NY	TW8 9	05/09/2023	630,000	591,079	FALSE	Terraced		2	3	96	6,563	6,157	Freehold
29, Enfield Road, Brentford TW8 9NY	TW8 9NY	TW8 9	02/05/2023	635,000	644,325	FALSE	Terraced		2	3	101	6,287	6,379	Freehold
82a, Enfield Road, Brentford TW8 9PB	TW8 9PB	TW8 9	16/07/2023	301,000	298,388	FALSE	Detached		2	2	31	9,710	9,625	Freehold
34, Eastbourne Road, Brentford TW8 9PE	TW8 9PE	TW8 9	22/08/2022	536,000	524,056	FALSE	Semi_Detached		2	3	85	6,306	6,165	Freehold
48, Eastbourne Road, Brentford TW8 9PF	TW8 9PF	TW8 9	30/08/2023	651,500	629,096	FALSE	Semi_Detached		3	3	120	5,429	5,242	Freehold
44a, Eastbourne Road, Brentford TW8 9PF	TW8 9PF	TW8 9	28/04/2022	475,000	488,959	FALSE	Flat		2	2	69	6,884	7,086	Leasehold
7, Eastbourne Road, Brentford TW8 9PG	TW8 9PG	TW8 9	01/06/2023	535,000	530,466	FALSE	Semi_Detached		3	3	92	5,815	5,766	Freehold
5, Eastbourne Road, Brentford TW8 9PG	TW8 9PG	TW8 9	10/02/2023	595,000	571,005	FALSE	Semi_Detached		2	3	97	6,134	5,887	Freehold
20, Eastbourne Road, Brentford TW8 9PG	TW8 9PG	TW8 9	18/07/2022	605,000	604,139	FALSE	Semi_Detached		3	3	92	6,576	6,567	Freehold
71, Clayton Crescent, Brentford TW8 9PT	TW8 9PT	TW8 9	18/08/2022	560,000	547,521	FALSE	Semi_Detached		3	3	95	5,895	5,763	Freehold
14, Clayton Crescent, Brentford TW8 9PT	TW8 9PT	TW8 9	21/02/2022	675,000	696,856	FALSE	Detached		3	4	104	6,490	6,701	Freehold
49, Clayton Crescent, Brentford TW8 9PT	TW8 9PT	TW8 9	04/01/2022	725,000	767,069	FALSE	Semi_Detached		3	3	110	6,591	6,973	Freehold
33, Clayton Crescent, Brentford TW8 9PT	TW8 9PT	TW8 9	25/11/2022	780,000	732,522	FALSE	Semi_Detached		2	3	101	7,723	7,253	Freehold
29, Clayton Crescent, Brentford TW8 9PT	TW8 9PT	TW8 9	30/01/2023	565,000	544,892	FALSE	Terraced		2	2	71	7,958	7,675	Freehold
178, Ealing Road, Brentford TW8 9PU	TW8 9PU	TW8 9	05/10/2023	475,000	451,523	FALSE	Semi_Detached		2	3	66	7,197	6,841	Freehold
48, Chestnut Avenue, Brentford TW8 9PY	TW8 9PY	TW8 9	17/08/2023	740,000	714,162	FALSE	Terraced		3	3	105	7,048	6,802	Freehold
14, Plum Garth, Brentford TW8 9QB	TW8 9QB	TW8 9	28/04/2023	550,000	540,756	FALSE	Semi_Detached		3	3	96	5,729	5,633	Freehold
4, Apple Garth, Brentford TW8 9QD	TW8 9QD	TW8 9	20/11/2023	679,000	658,973	FALSE	Terraced		3	3	84	8,083	7,845	Freehold
3, Springvale Avenue, Brentford TW8 9QH	TW8 9QH	TW8 9	15/12/2023	580,000	585,508	FALSE	Terraced		3	4	98	5,918	5,975	Freehold
24, Springvale Avenue, Brentford TW8 9QH	TW8 9QH	TW8 9	28/07/2023	612,000	610,234	FALSE	Terraced		3	3	90	6,800	6,780	Freehold
31, Clayponds Avenue, Brentford TW8 9QQ	TW8 9QQ	TW8 9	04/11/2022	500,000	469,565	FALSE	Semi_Detached		2	3	73	6,849	6,432	Freehold
178, Lionel Road North, Brentford TW8 9QT	TW8 9QT	TW8 9	27/10/2022	594,000	557,303	FALSE	Terraced		2	3	80	7,425	6,966	Freehold
162b, Lionel Road North, Brentford TW8 9QT	TW8 9QT	TW8 9	04/04/2022	350,000	360,286	FALSE	Flat		1	1	45	7,778	8,006	Leasehold
164b, Lionel Road North, Brentford TW8 9QT	TW8 9QT	TW8 9	04/02/2022	353,000	374,115	FALSE	Flat		1	1	43	8,209	8,700	Leasehold
39, Lionel Road North, Brentford TW8 9QZ	TW8 9QZ	TW8 9	13/12/2022	850,000	822,043	FALSE	Terraced		3	3	132	6,439	6,228	Freehold
3, Lionel Road North, Brentford TW8 9QZ	TW8 9QZ	TW8 9	18/05/2022	720,000	752,109	FALSE	Terraced		3	4	120	6,000	6,268	Freehold
55, Lionel Road North, Brentford TW8 9QZ	TW8 9QZ	TW8 9	26/10/2023	700,000	664,880	FALSE	Terraced		3	3	95	7,368	6,999	Freehold
101, Lionel Road North, Brentford TW8 9QZ	TW8 9QZ	TW8 9	14/11/2022	851,500	789,856	FALSE	Detached		3	3	110	7,741	7,181	Freehold
13, Lionel Road North, Brentford TW8 9QZ	TW8 9QZ	TW8 9	10/11/2022	925,000	870,218	FALSE	Terraced		3	3	117	7,906	7,438	Freehold
134, Carville Crescent, Brentford TW8 9RA	TW8 9RA	TW8 9	23/08/2023	670,000	646,960	FALSE	Semi_Detached		3	4	106	6,321	6,103	Freehold
15, Carville Crescent, Brentford TW8 9RB	TW8 9RB	TW8 9	11/12/2023	570,000	572,856	FALSE	Semi_Detached		2	3	68	8,382	8,424	Freehold
70, Carville Crescent, Brentford TW8 9RD	TW8 9RD	TW8 9	16/08/2022	550,000	538,314	FALSE	Terraced		2	3	83	6,627	6,486	Freehold
100, Carville Crescent, Brentford TW8 9RD	TW8 9RD	TW8 9	25/07/2022	701,395	703,431	FALSE	Terraced		3	3	103	6,810	6,829	Freehold
		TW8 9 Average		Brentford								7,164	7,142	
50, Burket Close, Southall UB2 5NR	UB2 5NR	UB2 5	12/07/2023	490,000	488,586	FALSE	Terraced		3	3	91	5,385	5,369	Freehold
48, Burket Close, Southall UB2 5NR	UB2 5NR	UB2 5	13/11/2023	480,000	465,843	FALSE	Terraced		2	3	81	5,926	5,751	Freehold
84, Burket Close, Southall UB2 5NT	UB2 5NT	UB2 5	02/12/2022	225,000	218,924	FALSE	Flat		2	2	48	4,688	4,561	Leasehold
90, Burket Close, Southall UB2 5NT	UB2 5NT	UB2 5	28/09/2023	205,000	195,689	FALSE	Flat		1	1	38	5,395	5,150	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
109, Burket Close, Southall UB2 5NT	UB2 5NT	UB2 5	14/02/2022	250,000	257,768	FALSE	Flat		2	2	49	5,102	5,261	Leasehold
97, Burket Close, Southall UB2 5NT	UB2 5NT	UB2 5	19/10/2022	225,000	212,052	FALSE	Flat		1	1	39	5,769	5,437	Leasehold
89, Burket Close, Southall UB2 5NT	UB2 5NT	UB2 5	11/03/2022	215,000	223,692	FALSE	Flat		1	1	34	6,324	6,579	Leasehold
137, Burket Close, Southall UB2 5NU	UB2 5NU	UB2 5	25/03/2022	232,500	241,900	FALSE	Flat		2	2	56	4,152	4,320	Leasehold
146, Burket Close, Southall UB2 5NU	UB2 5NU	UB2 5	10/06/2022	198,000	197,218	FALSE	Flat		1	1	39	5,077	5,057	Leasehold
7, Gateway Court, Convent Way, Southall UB2 5PT	UB2 5PT	UB2 5	15/08/2022	300,000	292,349	FALSE	Flat		2	2	67	4,478	4,363	Leasehold
20, Gateway Court, Convent Way, Southall UB2 5PT	UB2 5PT	UB2 5	16/03/2022	287,000	298,603	FALSE	Flat		1	1	64	4,484	4,666	Leasehold
40, Crosslands Avenue, Southall UB2 5QZ	UB2 5QZ	UB2 5	28/10/2022	893,000	837,523	FALSE	Semi_Detached				151	5,914	5,547	Freehold
37, Crosslands Avenue, Southall UB2 5QZ	UB2 5QZ	UB2 5	25/07/2022	670,000	671,945	FALSE	Terraced		2	3	87	7,701	7,724	Freehold
61, Crosslands Avenue, Southall UB2 5RA	UB2 5RA	UB2 5	25/11/2022	705,000	662,087	FALSE	Semi_Detached		2	3	87	8,103	7,610	Freehold
146, Thornccliffe Road, Southall UB2 5RH	UB2 5RH	UB2 5	23/05/2023	385,000	390,653	FALSE	Terraced		2	3	76	5,066	5,140	Freehold
75, Thornccliffe Road, Southall UB2 5RL	UB2 5RL	UB2 5	18/08/2023	705,000	680,757	FALSE	Semi_Detached				128	5,508	5,318	Freehold
51, Thornccliffe Road, Southall UB2 5RL	UB2 5RL	UB2 5	27/05/2022	730,000	754,728	FALSE	Semi_Detached		3	3	116	6,293	6,506	Freehold
77, Thornccliffe Road, Southall UB2 5RL	UB2 5RL	UB2 5	04/05/2023	630,000	632,252	FALSE	Semi_Detached		3	3	96	6,563	6,586	Freehold
79, Thornccliffe Road, Southall UB2 5RL	UB2 5RL	UB2 5	16/09/2022	630,000	600,081	FALSE	Semi_Detached		3	3	77	8,182	7,793	Freehold
44, Thornccliffe Road, Southall UB2 5RQ	UB2 5RQ	UB2 5	08/12/2022	690,000	665,357	FALSE	Semi_Detached		2	3	106	6,509	6,277	Freehold
22, Craneswater Park, Southall UB2 5RR	UB2 5RR	UB2 5	29/03/2022	750,000	792,922	FALSE	Semi_Detached		3	3	116	6,466	6,836	Freehold
34, The Glen, Southall UB2 5RS	UB2 5RS	UB2 5	26/01/2022	612,000	647,512	FALSE	Semi_Detached		3	3	113	5,416	5,730	Freehold
18, Kingsbridge Road, Southall UB2 5RT	UB2 5RT	UB2 5	16/03/2023	800,000	776,227	FALSE	Semi_Detached				161	4,969	4,821	Freehold
70, Kingsbridge Road, Southall UB2 5RU	UB2 5RU	UB2 5	10/03/2023	557,000	547,882	FALSE	Terraced		3	3	119	4,681	4,604	Freehold
77, Kingsbridge Road, Southall UB2 5RU	UB2 5RU	UB2 5	18/01/2023	505,000	487,027	FALSE	Terraced		3	3	77	6,558	6,325	Freehold
50, Kingsbridge Road, Southall UB2 5RU	UB2 5RU	UB2 5	15/02/2022	665,000	704,778	FALSE	Terraced		3	4	101	6,584	6,978	Freehold
6, Court Road, Southall UB2 5RY	UB2 5RY	UB2 5	29/11/2023	625,000	606,566	FALSE	Terraced		3	3	72	8,681	8,425	Freehold
63, Hadley Gardens, Southall UB2 5SH	UB2 5SH	UB2 5	24/01/2024	520,000	511,619	FALSE	Semi_Detached		2	3	81	6,420	6,316	Freehold
22, Brandon Road, Southall UB2 5SL	UB2 5SL	UB2 5	25/02/2022	741,500	780,409	FALSE	Semi_Detached		3	3	129	5,748	6,050	Freehold
48, Hadley Gardens, Southall UB2 5SQ	UB2 5SQ	UB2 5	26/08/2022	532,000	520,697	FALSE	Terraced		2	3	73	7,288	7,133	Freehold
117, Ringway, Southall UB2 5ST	UB2 5ST	UB2 5	19/10/2022	525,000	492,385	FALSE	Semi_Detached		3	3	119	4,412	4,138	Freehold
66, Ringway, Southall UB2 5ST	UB2 5ST	UB2 5	20/12/2022	625,000	602,679	FALSE	Semi_Detached		3	3	127	4,921	4,746	Freehold
141, Ringway, Southall UB2 5ST	UB2 5ST	UB2 5	16/06/2023	600,000	594,915	FALSE	Semi_Detached		3	3	111	5,405	5,360	Freehold
195, Ringway, Southall UB2 5SU	UB2 5SU	UB2 5	14/10/2022	600,000	562,725	FALSE	Semi_Detached		3	3	89	6,742	6,323	Freehold
209, Ringway, Southall UB2 5SW	UB2 5SW	UB2 5	10/02/2022	525,000	552,549	FALSE	Semi_Detached		3	3	108	4,861	5,116	Freehold
17, Ringway, Southall UB2 5SW	UB2 5SW	UB2 5	07/02/2022	465,000	489,400	FALSE	Semi_Detached		3	4	94	4,947	5,206	Leasehold
271, North Hyde Lane, Southall UB2 5TE	UB2 5TE	UB2 5	03/07/2023	350,000	348,990	FALSE	Terraced		2	2	78	4,487	4,474	Freehold
16, Wentworth Road, Southall UB2 5TS	UB2 5TS	UB2 5	27/05/2022	400,000	417,838	FALSE	Terraced		3	3	77	5,195	5,426	Freehold
60, Raleigh Road, Southall UB2 5TW	UB2 5TW	UB2 5	11/07/2022	555,000	554,211	FALSE	Semi_Detached		3	3	85	6,529	6,520	Freehold
169, Wentworth Road, Southall UB2 5TX	UB2 5TX	UB2 5	30/01/2024	470,000	463,626	FALSE	Terraced		2	3	64	7,344	7,244	Freehold
244, Wentworth Road, Southall UB2 5TY	UB2 5TY	UB2 5	03/04/2023	485,000	476,849	FALSE	Semi_Detached		2	3	82	5,915	5,815	Freehold
		UB2 5 Average		Southall								5,858	5,820	
6, Park Place, London W3 8JY	W3 8JY	W3 8	28/11/2022	875,000	823,179	FALSE	Terraced		3	4	115	7,609	7,158	Freehold
230, Gunnersbury Avenue, London W3 8LB	W3 8LB	W3 8	23/06/2022	655,000	661,703	FALSE	Terraced		3	3	102	6,422	6,487	Freehold
201, Gunnersbury Lane, London W3 8LJ	W3 8LJ	W3 8	06/07/2023	750,000	746,809	FALSE	Semi_Detached		3	4	139	5,396	5,373	Freehold
26, The Ridgeway, London W3 8LN	W3 8LN	W3 8	12/05/2023	805,000	816,821	FALSE	Terraced		3	4	104	7,740	7,854	Freehold
44, The Ridgeway, London W3 8LN	W3 8LN	W3 8	15/11/2022	846,820	795,274	FALSE	Semi_Detached		2	3	91	9,306	8,739	Freehold
2a, Princes Avenue, London W3 8LS	W3 8LS	W3 8	19/09/2023	410,000	391,378	FALSE	Flat		1	1	78	5,256	5,018	Leasehold
52, Princes Avenue, London W3 8LS	W3 8LS	W3 8	04/05/2022	750,000	783,447	FALSE	Terraced		3	4	91	8,242	8,609	Freehold
104, Princes Avenue, London W3 8LT	W3 8LT	W3 8	25/10/2023	950,000	903,047	FALSE	Semi_Detached		3	4	136	6,985	6,640	Freehold
58, Princes Avenue, London W3 8LT	W3 8LT	W3 8	25/05/2023	730,000	740,720	FALSE	Terraced		3	3	92	7,935	8,051	Freehold
148, Princes Avenue, London W3 8LU	W3 8LU	W3 8	20/10/2022	749,000	702,469	FALSE	Semi_Detached		3	3	92	8,141	7,636	Freehold
49, Princes Avenue, London W3 8LX	W3 8LX	W3 8	06/07/2022	735,000	737,134	FALSE	Terraced		3	3	83	8,855	8,881	Freehold
97, Princes Avenue, London W3 8LY	W3 8LY	W3 8	22/04/2022	775,000	818,846	FALSE	Terraced		3	3	93	8,333	8,805	Freehold
95, Princes Avenue, London W3 8LY	W3 8LY	W3 8	14/04/2022	795,000	839,977	FALSE	Terraced		3	3	90	8,833	9,333	Freehold
4, Park Drive, London W3 8NA	W3 8NA	W3 8	08/12/2023	812,000	819,711	FALSE	Terraced		3	4	115	7,061	7,128	Freehold
64, Park Drive, London W3 8NA	W3 8NA	W3 8	08/06/2022	750,000	757,675	FALSE	Terraced		3	4	92	8,152	8,236	Freehold
		W3 8 Average		Acton								7,618	7,597	
35, Fairfax Road, London W4 1EN	W4 1EN	W4 1	13/10/2022	2,825,000	2,650,475	FALSE	Terraced				231	12,229	11,474	Freehold
24, Addison Grove, London W4 1ER	W4 1ER	W4 1	28/10/2022	3,000,000	2,814,664	FALSE	Terraced				261	11,494	10,784	Freehold
11b, Bath Road, London W4 1LJ	W4 1LJ	W4 1	09/02/2023	700,000	678,478	FALSE	Flat		2	2	63	11,111	10,769	Leasehold
33, Bath Road, London W4 1LJ	W4 1LJ	W4 1	02/02/2023	1,112,500	1,078,296	FALSE	Flat		2	2	89	12,500	12,116	Leasehold
Flat 5, Flanders Mansions, Flanders Road, London W4 1NE	W4 1NE	W4 1	12/01/2022	615,000	638,810	FALSE	Flat		2	3	90	6,833	7,098	Leasehold
Flat 6, Flanders Mansions, Flanders Road, London W4 1NE	W4 1NE	W4 1	30/03/2023	650,000	637,860	FALSE	Flat		3	3	89	7,303	7,167	Leasehold
Flat 8, Flanders Mansions, Flanders Road, London W4 1NE	W4 1NE	W4 1	09/10/2023	695,000	670,027	FALSE	Flat		3	3	81	8,580	8,272	Leasehold
Flat 60, Flanders Mansions, Flanders Road, London W4 1NF	W4 1NF	W4 1	21/04/2023	607,500	602,720	FALSE	Flat		2	3	97	6,263	6,214	Leasehold
Flat 58, Flanders Mansions, Flanders Road, London W4 1NF	W4 1NF	W4 1	29/08/2023	738,750	722,142	FALSE	Flat		2	3	97	7,616	7,445	Leasehold
Flat 41, Flanders Mansions, Flanders Road, London W4 1NF	W4 1NF	W4 1	22/06/2022	699,950	697,186	FALSE	Flat		2	2	85	8,235	8,202	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
3, Flanders Road, London W4 1NQ	W4 1NQ	W4 1	05/01/2023	1,400,000	1,339,877	FALSE	Semi_Detached		3	4	149	9,396	8,992	Freehold
5, Flanders Road, London W4 1NQ	W4 1NQ	W4 1	18/05/2022	1,500,000	1,550,810	FALSE	Semi_Detached		3	4	152	9,868	10,203	Freehold
4, Arnott Close, London W4 1NX	W4 1NX	W4 1	18/02/2022	710,000	752,469	FALSE	Terraced		2	2	81.6	8,701	9,221	Freehold
16, Arnott Close, London W4 1NY	W4 1NY	W4 1	08/09/2023	645,000	615,704	FALSE	Flat		3	3	93	6,935	6,620	Leasehold
290a, Chiswick High Road, London W4 1PA	W4 1PA	W4 1	16/01/2023	1,525,000	1,470,773	FALSE	Flat		3	3	130	11,731	11,314	Freehold
Flat 16, 214, Chiswick High Road, London W4 1PD	W4 1PD	W4 1	17/02/2023	521,500	505,466	FALSE	Flat		2	2	55	9,482	9,190	Leasehold
Flat 17, 214, Chiswick High Road, London W4 1PD	W4 1PD	W4 1	21/01/2022	920,000	955,618	FALSE	Flat		1	1	83	11,084	11,513	Leasehold
46, Upham Park Road, London W4 1PG	W4 1PG	W4 1	22/11/2023	565,000	554,447	FALSE	Flat		2	3	77	7,338	7,201	Leasehold
38, Upham Park Road, London W4 1PG	W4 1PG	W4 1	18/08/2023	1,475,000	1,423,499	FALSE	Terraced		3	4	141	10,461	10,096	Freehold
20, Upham Park Road, London W4 1PG	W4 1PG	W4 1	20/06/2022	1,285,000	1,298,151	FALSE	Terraced		3	3	124	10,363	10,469	Freehold
16, Upham Park Road, London W4 1PG	W4 1PG	W4 1	30/08/2023	1,415,000	1,365,594	FALSE	Terraced		3	3	127	11,142	10,753	Freehold
Flat A, 13, Upham Park Road, London W4 1PQ	W4 1PQ	W4 1	02/10/2023	687,500	662,796	FALSE	Flat		2	2	81	8,488	8,183	Leasehold
Flat A, 25, Upham Park Road, London W4 1PQ	W4 1PQ	W4 1	10/06/2022	800,000	796,840	FALSE	Flat		2	2	87	9,195	9,159	Leasehold
25, Upham Park Road, London W4 1PQ	W4 1PQ	W4 1	10/06/2022	800,000	808,187	FALSE	Flat		2	2	87	9,195	9,290	Freehold
Flat 3, 160, Chiswick High Road, London W4 1PR	W4 1PR	W4 1	05/12/2022	480,000	467,037	FALSE	Flat		1	1	60	8,000	7,784	Leasehold
36, Mayfield Avenue, London W4 1PW	W4 1PW	W4 1	08/12/2022	2,575,000	2,483,036	FALSE	Semi_Detached				191	13,482	13,000	Freehold
16, Mayfield Avenue, London W4 1PW	W4 1PW	W4 1	25/09/2023	2,600,000	2,443,373	FALSE	Semi_Detached				162	16,049	15,083	Freehold
19, Thornton Avenue, London W4 1QE	W4 1QE	W4 1	25/08/2022	1,900,000	1,857,660	FALSE	Semi_Detached				202	9,406	9,196	Freehold
13, Thornton Avenue, London W4 1QE	W4 1QE	W4 1	21/11/2022	1,825,000	1,692,879	FALSE	Detached				177	10,311	9,564	Freehold
35, Thornton Avenue, London W4 1QF	W4 1QF	W4 1	17/08/2023	2,250,000	2,172,627	FALSE	Semi_Detached		3	4	202	11,139	10,756	Freehold
28, Thornton Avenue, London W4 1QG	W4 1QG	W4 1	07/02/2023	1,750,000	1,679,426	FALSE	Semi_Detached				182	9,615	9,228	Freehold
40, Thornton Avenue, London W4 1QG	W4 1QG	W4 1	12/12/2023	2,455,000	2,467,301	FALSE	Semi_Detached		3	4	180	13,639	13,707	Freehold
6a, Turnham Green Terrace, Chiswick, London W4 1QP	W4 1QP	W4 1	17/06/2022	540,000	541,630	FALSE	Flat		2	2	88	6,136	6,155	Leasehold
86b, Thornton Avenue, London W4 1QQ	W4 1QQ	W4 1	16/12/2022	530,000	515,687	FALSE	Flat		2	3	65	8,154	7,934	Leasehold
86, Thornton Avenue, London W4 1QQ	W4 1QQ	W4 1	23/02/2022	650,000	670,196	FALSE	Flat		2	2	81	8,025	8,274	Leasehold
64, Thornton Avenue, London W4 1QQ	W4 1QQ	W4 1	05/12/2023	1,950,000	1,959,771	FALSE	Semi_Detached				216	9,028	9,073	Freehold
54, Thornton Avenue, London W4 1QQ	W4 1QQ	W4 1	25/11/2022	1,950,000	1,831,304	FALSE	Semi_Detached				197	9,898	9,296	Freehold
5a, Turnham Green Terrace, Chiswick, London W4 1RG	W4 1RG	W4 1	23/08/2022	375,000	365,437	FALSE	Flat		1	1	38	9,868	9,617	Leasehold
2, Victor Villas, Chiswick Common Road, London W4 1RS	W4 1RS	W4 1	23/09/2022	640,000	610,931	FALSE	Flat		2	2	54	11,852	11,314	Leasehold
25, Ennismore Avenue, London W4 1SE	W4 1SE	W4 1	05/05/2023	1,550,000	1,555,540	FALSE	Semi_Detached		3	4	230	6,739	6,763	Freehold
23, Ennismore Avenue, London W4 1SE	W4 1SE	W4 1	08/09/2023	824,000	786,574	FALSE	Flat		3	3	101	8,158	7,788	Leasehold
39, Ennismore Avenue, London W4 1SE	W4 1SE	W4 1	24/02/2022	777,500	801,658	FALSE	Flat		2	3	73	10,651	10,982	Leasehold
44, Ennismore Avenue, London W4 1SF	W4 1SF	W4 1	25/10/2022	2,220,000	2,082,851	FALSE	Terraced				279	7,957	7,465	Freehold
Flat 1, 98, Chiswick High Road, London W4 1SH	W4 1SH	W4 1	17/06/2022	444,649	442,893	FALSE	Flat				103	4,317	4,300	Leasehold
5, Cleveland Avenue, London W4 1SN	W4 1SN	W4 1	14/10/2022	2,025,000	1,899,898	FALSE	Terraced				184	11,005	10,326	Freehold
23, Cleveland Avenue, London W4 1SN	W4 1SN	W4 1	01/06/2023	1,500,000	1,493,516	FALSE	Terraced		3	4	144	10,417	10,372	Freehold
25, Cleveland Avenue, London W4 1SN	W4 1SN	W4 1	24/06/2022	1,500,000	1,515,351	FALSE	Terraced		3	4	146	10,274	10,379	Freehold
8, Cleveland Avenue, London W4 1SN	W4 1SN	W4 1	24/08/2023	1,525,000	1,471,753	FALSE	Terraced				137	11,131	10,743	Freehold
40, Cleveland Avenue, London W4 1SW	W4 1SW	W4 1	24/10/2022	865,000	815,220	FALSE	Flat		2	3	76	11,382	10,727	Leasehold
Flat 1, Burlington House, 64, Chiswick High Road, London W4 1SY	W4 1SY	W4 1	24/07/2023	575,000	575,456	FALSE	Flat		2	2	75	7,667	7,673	Leasehold
Flat 2, Burlington House, 64, Chiswick High Road, London W4 1SY	W4 1SY	W4 1	06/12/2023	610,000	620,331	FALSE	Flat				57	10,702	10,883	Leasehold
41a, Merton Avenue, London W4 1TA	W4 1TA	W4 1	25/04/2022	760,000	782,335	FALSE	Flat		2	3	85	8,941	9,204	Leasehold
4, Merton Avenue, London W4 1TA	W4 1TA	W4 1	04/11/2022	1,485,000	1,377,493	FALSE	Detached		3	4	148	10,034	9,307	Freehold
9, Merton Avenue, London W4 1TA	W4 1TA	W4 1	03/07/2023	1,191,701	1,188,262	FALSE	Terraced		3	4	115	10,363	10,333	Freehold
18, Merton Avenue, London W4 1TA	W4 1TA	W4 1	26/05/2023	1,230,000	1,224,641	FALSE	Detached		3	3	111	11,081	11,033	Freehold
16, Ravensmede Way, London W4 1TD	W4 1TD	W4 1	09/02/2022	395,000	407,273	FALSE	Flat		2	2	49	8,061	8,312	Leasehold
15, Ravensmede Way, London W4 1TD	W4 1TD	W4 1	14/07/2022	341,949	339,526	FALSE	Flat		1	1	40	8,549	8,488	Leasehold
3, Ravensmede Way, London W4 1TD	W4 1TD	W4 1	27/09/2022	415,000	396,151	FALSE	Flat		1	1	39	10,641	10,158	Leasehold
44, Ravensmede Way, London W4 1TF	W4 1TF	W4 1	14/02/2023	375,000	363,470	FALSE	Flat		2	2	49	7,653	7,418	Leasehold
60, Ravensmede Way, London W4 1TF	W4 1TF	W4 1	20/11/2023	453,000	444,539	FALSE	Flat		2	2	50	9,060	8,891	Leasehold
41, Ravensmede Way, London W4 1TF	W4 1TF	W4 1	14/04/2022	450,000	463,224	FALSE	Flat		2	2	49	9,184	9,454	Leasehold
2, Prebend Gardens, London W4 1TW	W4 1TW	W4 1	20/01/2023	1,925,000	1,856,490	FALSE	Terraced				191	10,079	9,720	Freehold
28, Prebend Gardens, London W4 1TW	W4 1TW	W4 1	12/06/2023	2,250,000	2,240,274	FALSE	Terraced				195	11,538	11,489	Freehold
Flat 10, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	29/09/2023	285,000	269,392	FALSE	Flat		1	1	48	5,938	5,612	Leasehold
Flat 34, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	02/06/2023	300,000	298,109	FALSE	Flat		1	1	46	6,522	6,481	Leasehold
Flat 42, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	18/05/2023	290,000	292,552	FALSE	Flat		1	1	45	6,444	6,501	Leasehold
Flat 45, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	10/05/2023	300,000	302,640	FALSE	Flat		1	1	46	6,522	6,579	Leasehold
Flat 36, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	15/09/2023	320,000	305,466	FALSE	Flat		1	1	46	6,957	6,641	Leasehold
Flat 29, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	20/03/2023	350,000	343,463	FALSE	Flat		1	1	50	7,000	6,869	Leasehold
Flat 55, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	29/02/2024	310,000	310,000	FALSE	Flat		1	1	44	7,045	7,045	Leasehold
Flat 51, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	22/02/2023	325,000	315,008	FALSE	Flat		3	4	44	7,386	7,159	Leasehold
Flat 47, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	08/04/2022	330,000	339,698	FALSE	Flat		1	1	41	8,049	8,285	Leasehold
Flat 12, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	17/08/2023	465,000	454,547	FALSE	Flat		2	2	53	8,774	8,576	Leasehold
Flat 22, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	20/02/2023	345,000	334,393	FALSE	Flat		1	1	37	9,324	9,038	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 57, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YA	W4 1	28/04/2023	350,000	347,246	FALSE	Flat		1	1	37	9,459	9,385	Leasehold
Flat 107, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YB	W4 1	20/07/2023	325,000	325,258	FALSE	Flat		1	1	48	6,771	6,776	Leasehold
Flat 96, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YB	W4 1	22/04/2022	315,000	324,257	FALSE	Flat		1	1	45	7,000	7,206	Leasehold
Flat 79, Homecross House, 21, Fishers Lane, Chiswick, London W4	W4 1YB	W4 1	11/02/2022	415,000	427,895	FALSE	Flat		2	2	54	7,685	7,924	Leasehold
		W4 1 Average		Chiswick								9,187	9,026	
9, Dukes Avenue, London W4 2AA	W4 2AA	W4 2	08/09/2023	3,500,000	3,289,157	FALSE	Semi_Detached				254	13,780	12,949	Freehold
Flat 3, 96, Dukes Avenue, London W4 2AF	W4 2AF	W4 2	02/10/2023	310,000	298,861	FALSE	Flat		1	1	39	7,949	7,663	Leasehold
84b, Dukes Avenue, London W4 2AF	W4 2AF	W4 2	28/04/2022	388,000	399,402	FALSE	Flat		1	1	40	9,700	9,985	Leasehold
82, Dukes Avenue, London W4 2AF	W4 2AF	W4 2	20/01/2023	2,900,000	2,775,460	FALSE	Semi_Detached				267	10,861	10,395	Freehold
Flat 5, Hamilton House, Bennett Street, London W4 2AJ	W4 2AJ	W4 2	22/09/2023	442,000	421,924	FALSE	Flat		2	2	70	6,314	6,027	Leasehold
Flat 42, Hamilton House, Bennett Street, London W4 2AJ	W4 2AJ	W4 2	12/12/2023	447,000	454,570	FALSE	Flat		2	2	70	6,386	6,494	Leasehold
Flat 6, Garrick House, Devonshire Road, Chiswick, London W4 2AL	W4 2AL	W4 2	23/10/2023	360,000	347,064	FALSE	Flat		2	2	43	8,372	8,071	Leasehold
Flat 21, Oldfield House, Devonshire Road, Chiswick, London W4 2AL	W4 2AP	W4 2	30/08/2022	435,000	423,906	FALSE	Flat		2	2	66	6,591	6,423	Leasehold
170, Devonshire Road, Chiswick, London W4 2AW	W4 2AW	W4 2	21/11/2022	860,000	809,067	FALSE	Terraced		3	3	106	8,113	7,633	Freehold
184, Devonshire Road, Chiswick, London W4 2AW	W4 2AW	W4 2	28/07/2023	825,000	822,619	FALSE	Terraced		3	3	104	7,933	7,910	Freehold
136, Devonshire Road, Chiswick, London W4 2AW	W4 2AW	W4 2	18/12/2023	1,200,000	1,211,395	FALSE	Terraced		3	4	126	9,524	9,614	Freehold
130a, Devonshire Road, Chiswick, London W4 2AW	W4 2AW	W4 2	07/01/2022	692,500	737,884	FALSE	Terraced		2	2	65	10,654	11,352	Freehold
Flat 9, Magdalen House, Devonshire Street, London W4 2AY	W4 2AY	W4 2	06/07/2023	505,000	505,401	FALSE	Flat		2	2	68	7,426	7,432	Leasehold
49, Duke Road, London W4 2BA	W4 2BA	W4 2	27/02/2023	1,230,000	1,189,545	FALSE	Terraced		2	3	121	10,165	9,831	Freehold
27, Glebe Street, Chiswick, London W4 2BD	W4 2BD	W4 2	26/10/2023	1,225,000	1,163,540	FALSE	Terraced		2	3	108	11,343	10,774	Freehold
7, Glebe Street, Chiswick, London W4 2BD	W4 2BD	W4 2	03/05/2022	1,279,567	1,336,630	FALSE	Terraced		3	3	122	10,488	10,956	Freehold
57, Glebe Street, Chiswick, London W4 2BE	W4 2BE	W4 2	04/08/2023	1,100,000	1,062,173	FALSE	Semi_Detached		2	3	87	12,644	12,209	Freehold
77, Glebe Street, Chiswick, London W4 2BE	W4 2BE	W4 2	20/01/2023	1,625,000	1,567,167	FALSE	Terraced		3	4	128	12,695	12,243	Freehold
22, Glebe Street, Chiswick, London W4 2BG	W4 2BG	W4 2	15/12/2022	1,250,199	1,209,080	FALSE	Terraced		3	3	94	13,300	12,863	Freehold
6, Dale Street, London W4 2BL	W4 2BL	W4 2	20/12/2022	1,250,000	1,208,887	FALSE	Terraced		3	4	138	9,058	8,760	Freehold
42, Dale Street, London W4 2BL	W4 2BL	W4 2	27/05/2022	1,675,000	1,749,698	FALSE	Terraced		3	3	141	11,879	12,409	Freehold
44, Binns Road, London W4 2BS	W4 2BS	W4 2	14/03/2023	380,000	372,159	FALSE	Flat		1	1	48	7,917	7,753	Freehold
42b, Binns Road, London W4 2BS	W4 2BS	W4 2	20/10/2022	380,000	358,132	FALSE	Flat		2	2	46	8,261	7,785	Leasehold
1, Binns Road, London W4 2BS	W4 2BS	W4 2	26/09/2022	1,125,000	1,071,502	FALSE	Terraced		3	3	120	9,375	8,929	Freehold
38b, Binns Road, London W4 2BS	W4 2BS	W4 2	29/09/2023	510,000	486,836	FALSE	Flat		1	1	47	10,851	10,358	Leasehold
26, Binns Road, London W4 2BS	W4 2BS	W4 2	21/02/2024	1,000,000	1,000,000	FALSE	Terraced		3	4	96	10,417	10,417	Freehold
10, Binns Road, London W4 2BS	W4 2BS	W4 2	12/08/2022	1,395,000	1,365,361	FALSE	Terraced		2	3	123	11,341	11,101	Freehold
38a, Binns Road, London W4 2BS	W4 2BS	W4 2	29/09/2023	605,050	577,569	FALSE	Flat		2	2	51	11,864	11,325	Leasehold
37, Binns Road, London W4 2BS	W4 2BS	W4 2	27/04/2023	1,635,000	1,627,932	FALSE	Terraced		3	4	133	12,293	12,240	Freehold
41, Reckitt Road, London W4 2BT	W4 2BT	W4 2	15/09/2023	900,000	844,399	FALSE	Terraced		2	2	100	9,000	8,444	Freehold
39, Reckitt Road, London W4 2BT	W4 2BT	W4 2	16/06/2023	1,700,000	1,692,651	FALSE	Terraced		3	4	144	11,806	11,755	Freehold
25, Reckitt Road, London W4 2BT	W4 2BT	W4 2	19/12/2022	1,225,000	1,184,710	FALSE	Terraced		3	3	98	12,500	12,089	Freehold
38, Reckitt Road, London W4 2BT	W4 2BT	W4 2	27/06/2022	1,700,000	1,717,398	FALSE	Terraced		3	3	136	12,500	12,628	Freehold
20, Quick Road, London W4 2BU	W4 2BU	W4 2	08/07/2022	1,191,000	1,194,457	FALSE	Terraced		3	3	89	13,382	13,421	Freehold
133, Duke Road, London W4 2BX	W4 2BX	W4 2	09/09/2022	1,250,000	1,190,558	FALSE	Terraced		3	3	125	10,000	9,524	Freehold
117, Duke Road, London W4 2BX	W4 2BX	W4 2	29/06/2022	1,310,000	1,323,406	FALSE	Terraced		3	4	126	10,397	10,503	Freehold
115, Duke Road, London W4 2BX	W4 2BX	W4 2	23/02/2024	1,020,000	1,020,000	FALSE	Terraced		3	3	87	11,724	11,724	Freehold
86, Dale Street, London W4 2BZ	W4 2BZ	W4 2	23/09/2022	1,550,000	1,476,292	FALSE	Terraced		3	4	126	12,302	11,717	Freehold
41, Fraser Street, London W4 2DA	W4 2DA	W4 2	22/06/2023	1,250,000	1,244,597	FALSE	Terraced		2	3	120	10,417	10,372	Freehold
16, Duke Road, London W4 2DD	W4 2DD	W4 2	12/06/2023	950,000	945,893	FALSE	Terraced		2	2	66	14,394	14,332	Freehold
52, Duke Road, London W4 2DE	W4 2DE	W4 2	18/11/2022	1,415,000	1,331,198	FALSE	Terraced		3	3	124	11,411	10,735	Freehold
48, Duke Road, London W4 2DE	W4 2DE	W4 2	26/07/2023	1,700,000	1,695,094	FALSE	Terraced				152	11,184	11,152	Freehold
70, Duke Road, London W4 2DE	W4 2DE	W4 2	29/09/2023	1,612,000	1,512,413	FALSE	Terraced		3	3	126	12,794	12,003	Freehold
98, Duke Road, London W4 2DF	W4 2DF	W4 2	12/08/2022	1,090,000	1,066,841	FALSE	Terraced				128	8,516	8,335	Freehold
102, Duke Road, London W4 2DF	W4 2DF	W4 2	10/08/2022	1,175,000	1,150,035	FALSE	Terraced		2	3	104	11,298	11,058	Freehold
110, Duke Road, London W4 2DF	W4 2DF	W4 2	25/05/2023	1,650,000	1,642,810	FALSE	Detached		3	4	137	12,044	11,991	Freehold
Flat 13, Cherry Blossom Court, Palladian Gardens, London W4 2DG	W4 2DG	W4 2	30/10/2023	424,000	408,765	FALSE	Flat		1	1	54	7,852	7,570	Leasehold
Flat 5, Linen House, Hogarth Lane, London W4 2DY	W4 2DY	W4 2	24/07/2023	475,000	475,377	FALSE	Flat				78	6,090	6,095	Leasehold
Flat 8, Renaissance Square Apartments, Palladian Gardens, London W4 2DZ	W4 2DZ	W4 2	14/04/2023	465,000	461,341	FALSE	Flat				51	9,118	9,046	Leasehold
Flat 64, Renaissance Square Apartments, Palladian Gardens, London W4 2DZ	W4 2DZ	W4 2	08/03/2024	495,000	495,000	FALSE	Flat				51	9,706	9,706	Leasehold
Flat 66, Renaissance Square Apartments, Palladian Gardens, London W4 2DZ	W4 2DZ	W4 2	25/09/2023	800,000	763,664	FALSE	Flat				77	10,390	9,918	Leasehold
Flat 44, Renaissance Square Apartments, Palladian Gardens, London W4 2DZ	W4 2DZ	W4 2	04/12/2023	875,000	889,819	FALSE	Flat				78	11,218	11,408	Leasehold
Flat 11, Chatsworth Lodge, Bourne Place, London W4 2EE	W4 2EE	W4 2	16/11/2022	420,000	397,016	FALSE	Flat		1	1	46	9,130	8,631	Leasehold
Flat 35, Chatsworth Lodge, Bourne Place, London W4 2EE	W4 2EE	W4 2	27/06/2023	1,250,000	1,242,120	FALSE	Flat		2	2	101	12,376	12,298	Leasehold
5, Linden Gardens, London W4 2EG	W4 2EG	W4 2	20/10/2023	805,000	764,612	FALSE	Terraced		2	3	92	8,750	8,311	Leasehold
2, Linden Gardens, London W4 2EG	W4 2EG	W4 2	16/09/2022	1,000,000	954,580	FALSE	Flat		3	4	110	9,091	8,678	Leasehold
1, Campden Terrace, London W4 2EP	W4 2EP	W4 2	26/07/2022	1,400,000	1,404,064	FALSE	Terraced				152	9,211	9,237	Freehold
11, Linden Gardens, London W4 2EQ	W4 2EQ	W4 2	10/06/2022	1,825,000	1,843,677	FALSE	Terraced				190	9,605	9,704	Freehold
Flat 9, Concord Court, Palladian Gardens, London W4 2ER	W4 2ER	W4 2	19/05/2023	436,000	439,837	FALSE	Flat				64	6,813	6,872	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 22, Concord Court, Palladian Gardens, London W4 2ER	W4 2ER	W4 2	29/09/2022	535,000	510,700	FALSE	Flat				59	9,068	8,656	Leasehold
Flat 28, Concord Court, Palladian Gardens, London W4 2ER	W4 2ER	W4 2	27/07/2023	485,000	485,385	FALSE	Flat				53	9,151	9,158	Leasehold
Flat 20, Concord Court, Palladian Gardens, London W4 2ER	W4 2ER	W4 2	12/06/2023	485,000	481,942	FALSE	Flat				51	9,510	9,450	Leasehold
Flat 10, Parr Place 23-27, Chiswick High Road, London W4 2ET	W4 2ET	W4 2	18/08/2023	790,000	772,240	FALSE	Flat		2	2	101	7,822	7,646	Leasehold
61, Linden Gardens, London W4 2EW	W4 2EW	W4 2	12/01/2023	1,060,000	1,026,621	FALSE	Flat		3	3	125	8,480	8,213	Leasehold
10, Glebe Close, London W4 2EZ	W4 2EZ	W4 2	17/02/2023	345,000	334,393	FALSE	Flat		1	1	41	8,415	8,156	Leasehold
17, Devonshire Mews, London W4 2HA	W4 2HA	W4 2	25/08/2023	625,000	603,177	FALSE	Terraced		2	2	67	9,328	9,003	Freehold
2e, Devonshire Road, Chiswick, London W4 2HD	W4 2HD	W4 2	05/01/2023	425,000	411,617	FALSE	Flat		2	2	49	8,673	8,400	Leasehold
8a, Devonshire Road, Chiswick, London W4 2HD	W4 2HD	W4 2	29/06/2022	407,000	405,393	FALSE	Flat		1	1	38	10,711	10,668	Leasehold
13, Annandale Road, London W4 2HE	W4 2HE	W4 2	27/01/2023	525,000	508,468	FALSE	Flat		2	3	97	5,412	5,242	Leasehold
27, Annandale Road, London W4 2HE	W4 2HE	W4 2	23/05/2023	385,000	388,388	FALSE	Flat		2	2	43	8,953	9,032	Leasehold
15, Swanscombe Road, London W4 2HG	W4 2HG	W4 2	04/04/2022	475,000	501,873	FALSE	Flat		1	1	48	9,896	10,456	Freehold
13, Brackley Terrace, London W4 2HJ	W4 2HJ	W4 2	04/02/2022	935,000	990,928	FALSE	Terraced		2	3	104	8,990	9,528	Freehold
3, Brackley Terrace, London W4 2HJ	W4 2HJ	W4 2	28/07/2022	1,130,000	1,133,280	FALSE	Terraced		2	3	109	10,367	10,397	Freehold
Flat 6, 24, Brackley Road, London W4 2HN	W4 2HN	W4 2	18/08/2023	474,000	463,344	FALSE	Flat		2	3	73	6,493	6,347	Leasehold
4, Alkerden Road, London W4 2HP	W4 2HP	W4 2	13/10/2022	1,235,000	1,158,703	FALSE	Terraced		3	3	143	8,636	8,103	Freehold
13, Alkerden Road, London W4 2HP	W4 2HP	W4 2	08/09/2023	1,450,000	1,362,651	FALSE	Semi_Detached				135	10,741	10,094	Freehold
15, Alkerden Road, London W4 2HP	W4 2HP	W4 2	08/04/2022	1,275,000	1,347,133	FALSE	Terraced		3	3	94	13,564	14,331	Freehold
10, Swanscombe Road, London W4 2HQ	W4 2HQ	W4 2	20/10/2022	1,264,000	1,185,912	FALSE	Terraced		3	3	123	10,276	9,642	Freehold
7, Coombe Road, London W4 2HR	W4 2HR	W4 2	14/04/2023	1,250,000	1,244,597	FALSE	Terraced		3	3	86	14,535	14,472	Freehold
84, Devonshire Road, Chiswick, London W4 2HS	W4 2HS	W4 2	27/05/2022	1,300,000	1,344,035	FALSE	Semi_Detached		3	3	155	8,387	8,671	Freehold
31, Brackley Road, London W4 2HW	W4 2HW	W4 2	26/10/2022	1,615,000	1,515,227	FALSE	Terraced		3	4	155	10,419	9,776	Freehold
19, Brackley Road, London W4 2HW	W4 2HW	W4 2	10/07/2023	1,800,000	1,794,805	FALSE	Terraced		3	4	160	11,250	11,218	Freehold
39, Wilton Avenue, London W4 2HX	W4 2HX	W4 2	05/04/2023	680,000	674,650	FALSE	Flat		2	2	80	8,500	8,433	Leasehold
21, Wilton Avenue, London W4 2HX	W4 2HX	W4 2	18/03/2022	1,460,000	1,561,703	FALSE	Terraced		3	4	153	9,542	10,207	Freehold
Ground Floor Flat, 38, Wilton Avenue, London W4 2HY	W4 2HY	W4 2	28/01/2022	700,000	727,100	FALSE	Flat		2	2	77	9,091	9,443	Leasehold
52, Wilton Avenue, London W4 2HY	W4 2HY	W4 2	09/10/2023	576,000	547,101	FALSE	Flat		2	2	57	10,105	9,598	Freehold
1a, Ashbourne Grove, London W4 2JH	W4 2JH	W4 2	07/09/2022	755,000	719,145	FALSE	Semi_Detached				85	8,882	8,461	Freehold
1, Ashbourne Grove, London W4 2JH	W4 2JH	W4 2	10/01/2022	1,412,500	1,505,069	FALSE	Terraced		2	3	168	8,408	8,959	Freehold
21a, Ashbourne Grove, London W4 2JH	W4 2JH	W4 2	08/09/2023	542,050	517,430	FALSE	Flat		2	2	50	10,841	10,349	Leasehold
52, Chiswick Lane, London W4 2JQ	W4 2JQ	W4 2	28/10/2022	1,955,000	1,834,223	FALSE	Terraced		3	4	201	9,726	9,125	Freehold
Flat 19, Kent House, Devonshire Street, London W4 2JS	W4 2JS	W4 2	07/06/2022	550,000	547,828	FALSE	Flat		2	2	85	6,471	6,445	Leasehold
Flat 44, Kent House, Devonshire Street, London W4 2JS	W4 2JS	W4 2	12/08/2022	355,000	345,947	FALSE	Flat		1	1	45	7,889	7,688	Leasehold
71, Eastbury Grove, London W4 2JT	W4 2JT	W4 2	11/03/2022	1,326,000	1,401,886	FALSE	Semi_Detached		3	4	138	9,609	10,159	Freehold
Flat 3, Coram House, Wood Street, London W4 2JW	W4 2JW	W4 2	10/03/2023	306,000	300,285	FALSE	Flat		1	1	31	9,871	9,687	Leasehold
39, Balfern Grove, London W4 2JX	W4 2JX	W4 2	03/05/2023	1,125,000	1,141,520	FALSE	Terraced		2	3	145	7,759	7,873	Freehold
17, Balfern Grove, London W4 2JX	W4 2JX	W4 2	11/02/2022	1,165,000	1,234,686	FALSE	Terraced		3	4	151	7,715	8,177	Freehold
24, Balfern Grove, London W4 2JX	W4 2JX	W4 2	20/04/2022	1,250,000	1,320,719	FALSE	Terraced		3	4	158	7,911	8,359	Freehold
40, Balfern Grove, London W4 2JX	W4 2JX	W4 2	04/08/2023	1,130,000	1,090,545	FALSE	Terraced		3	4	121	9,339	9,013	Freehold
25, Balfern Grove, London W4 2JX	W4 2JX	W4 2	28/04/2023	1,111,000	1,106,197	FALSE	Terraced		2	2	115	9,661	9,619	Freehold
35, Balfern Grove, London W4 2JX	W4 2JX	W4 2	28/01/2022	1,495,000	1,592,976	FALSE	Terraced				162	9,228	9,833	Freehold
36, Balfern Grove, London W4 2JX	W4 2JX	W4 2	24/04/2023	1,592,540	1,585,656	FALSE	Terraced		3	4	115	13,848	13,788	Freehold
48, Eastbury Grove, London W4 2JY	W4 2JY	W4 2	22/03/2023	550,000	539,728	FALSE	Flat		2	3	58	9,483	9,306	Leasehold
13, Cornwall Grove, London W4 2LB	W4 2LB	W4 2	14/11/2022	1,170,000	1,100,708	FALSE	Terraced		3	3	129	9,070	8,533	Freehold
1a, Cornwall Grove, London W4 2LB	W4 2LB	W4 2	09/12/2022	655,000	637,311	FALSE	Flat		2	2	74	8,851	8,612	Leasehold
Ground Floor Flat, 42, Cornwall Grove, London W4 2LB	W4 2LB	W4 2	10/02/2023	490,000	474,935	FALSE	Flat		2	2	51.87	9,447	9,156	Leasehold
23, Cornwall Grove, London W4 2LB	W4 2LB	W4 2	13/04/2023	1,100,000	1,095,245	FALSE	Terraced		3	4	114	9,649	9,607	Freehold
40, Cornwall Grove, London W4 2LB	W4 2LB	W4 2	17/02/2022	1,252,000	1,326,890	FALSE	Terraced		3	3	128	9,781	10,366	Freehold
17, Cornwall Grove, London W4 2LB	W4 2LB	W4 2	09/06/2022	1,260,032	1,272,927	FALSE	Terraced		3	4	112	11,250	11,365	Freehold
7a, Dorchester Grove, London W4 2LD	W4 2LD	W4 2	12/08/2022	570,000	555,464	FALSE	Flat		2	3	87	6,552	6,385	Leasehold
5, Dorchester Grove, London W4 2LD	W4 2LD	W4 2	24/10/2023	380,000	366,346	FALSE	Flat		1	1	46	8,261	7,964	Leasehold
5a, Dorchester Grove, London W4 2LD	W4 2LD	W4 2	07/01/2022	450,000	467,422	FALSE	Flat		2	2	52	8,654	8,989	Leasehold
3, Cranbrook Road, London W4 2LH	W4 2LH	W4 2	27/09/2023	845,000	792,797	FALSE	Terraced		3	4	103	8,204	7,697	Freehold
9, Cranbrook Road, London W4 2LH	W4 2LH	W4 2	09/11/2022	658,000	621,993	FALSE	Flat		2	2	72	9,139	8,639	Leasehold
1b, Cranbrook Road, London W4 2LH	W4 2LH	W4 2	04/08/2023	1,700,000	1,641,541	FALSE	Semi_Detached		3	3	171	9,942	9,600	Freehold
2, Cranbrook Road, London W4 2LH	W4 2LH	W4 2	20/07/2022	820,000	822,380	FALSE	Terraced		2	3	77	10,649	10,680	Freehold
51, Cranbrook Road, London W4 2LJ	W4 2LJ	W4 2	11/03/2022	1,355,000	1,449,389	FALSE	Terraced		3	4	135	10,037	10,736	Freehold
82, Cranbrook Road, London W4 2LJ	W4 2LJ	W4 2	24/07/2023	1,195,000	1,191,551	FALSE	Terraced		3	3	104	11,490	11,457	Freehold
138, Cranbrook Road, London W4 2LJ	W4 2LJ	W4 2	12/07/2022	1,405,000	1,409,078	FALSE	Terraced		3	3	117	12,009	12,043	Freehold
13a, Beverley Road, London W4 2LL	W4 2LL	W4 2	09/12/2022	917,000	892,235	FALSE	Flat		2	2	106.93	8,576	8,344	Leasehold
13, Beverley Road, London W4 2LL	W4 2LL	W4 2	09/12/2022	917,000	892,235	FALSE	Flat		2	2	101	9,079	8,834	Leasehold
8, Homefield Road, Chiswick, London W4 2LN	W4 2LN	W4 2	21/07/2022	2,950,000	2,945,804	FALSE	Semi_Detached				239	12,343	12,326	Freehold
Top Floor Flat, 45, Chiswick Lane, London W4 2LR	W4 2LR	W4 2	01/04/2022	546,000	562,046	FALSE	Flat		2	2	71	7,690	7,916	Leasehold
Flat 1, 13, Chiswick Lane, London W4 2LR	W4 2LR	W4 2	29/03/2022	825,000	858,354	FALSE	Flat		2	2	80	10,313	10,729	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
17, Chiswick Lane, London W4 2LR	W4 2LR	W4 2	25/02/2022	2,460,000	2,589,085	FALSE	Semi_Detached				240	10,250	10,788	Freehold
Ground Floor Flat, 45, Chiswick Lane, London W4 2LR	W4 2LR	W4 2	18/02/2022	970,000	1,000,139	FALSE	Flat		2	2	71	13,662	14,086	Leasehold
Flat 18, Prebend Mansions, Chiswick High Road, London W4 2LU	W4 2LU	W4 2	02/02/2023	965,000	935,331	FALSE	Flat		3	3	109	8,853	8,581	Leasehold
Flat 33, Prebend Mansions, Chiswick High Road, London W4 2LU	W4 2LU	W4 2	12/04/2022	628,000	646,456	FALSE	Flat		2	3	73	8,603	8,856	Leasehold
23, Homefield Road, Chiswick, London W4 2LW	W4 2LW	W4 2	23/03/2023	3,800,000	3,687,077	FALSE	Semi_Detached				402	9,453	9,172	Freehold
31, Homefield Road, Chiswick, London W4 2LW	W4 2LW	W4 2	08/09/2023	2,268,000	2,131,373	FALSE	Semi_Detached		3	4	215	10,549	9,913	Freehold
56, Homefield Road, Chiswick, London W4 2LW	W4 2LW	W4 2	23/09/2022	3,400,000	3,238,535	FALSE	Semi_Detached				244	13,934	13,273	Freehold
7, Netheravon Road, London W4 2NA	W4 2NA	W4 2	08/06/2022	2,700,000	2,709,650	FALSE	Semi_Detached				269	10,037	10,073	Freehold
Flat 4, 28, Netheravon Road, London W4 2NA	W4 2NA	W4 2	28/06/2022	395,000	393,440	FALSE	Flat		1	1	39	10,128	10,088	Leasehold
70, Netheravon Road, London W4 2NB	W4 2NB	W4 2	06/09/2022	1,767,500	1,683,562	FALSE	Semi_Detached		3	4	189	9,352	8,908	Freehold
65, Netheravon Road, London W4 2NB	W4 2NB	W4 2	21/09/2023	2,207,000	2,074,048	FALSE	Semi_Detached		3	4	204	10,819	10,167	Freehold
24, British Grove, London W4 2NL	W4 2NL	W4 2	19/06/2023	750,000	746,758	FALSE	Terraced		3	4	96	7,813	7,779	Freehold
89, Airedale Avenue, Chiswick, London W4 2NN	W4 2NN	W4 2	10/11/2023	1,470,000	1,424,348	FALSE	Semi_Detached				154	9,545	9,249	Freehold
87, Airedale Avenue, London W4 2NN	W4 2NN	W4 2	02/03/2022	2,100,000	2,220,181	FALSE	Semi_Detached				230	9,130	9,653	Freehold
27, Malthouse Drive, London W4 2NR	W4 2NR	W4 2	28/04/2023	595,000	590,319	FALSE	Flat		2	2	82	7,256	7,199	Leasehold
33, Malthouse Drive, London W4 2NR	W4 2NR	W4 2	28/10/2022	1,078,000	1,011,030	FALSE	Semi_Detached		3	4	123	8,764	8,220	Freehold
35, Malthouse Drive, London W4 2NR	W4 2NR	W4 2	22/11/2022	1,210,001	1,136,349	FALSE	Semi_Detached		3	4	128	9,453	8,878	Freehold
10, Osier Mews, London W4 2NT	W4 2NT	W4 2	07/01/2022	802,000	833,049	FALSE	Flat		2	2	74	10,838	11,257	Leasehold
2, Osier Mews, London W4 2NT	W4 2NT	W4 2	28/10/2022	1,650,000	1,548,065	FALSE	Terraced		3	3	136	12,132	11,383	Freehold
12, Russell Close, London W4 2NU	W4 2NU	W4 2	08/03/2023	1,510,000	1,485,281	FALSE	Flat		3	3	131	11,527	11,338	Leasehold
15, Russell Close, London W4 2NU	W4 2NU	W4 2	16/02/2023	899,950	872,281	FALSE	Flat		2	2	76	11,841	11,477	Leasehold
43, Airedale Avenue, Chiswick, London W4 2NW	W4 2NW	W4 2	18/11/2022	2,350,000	2,206,957	FALSE	Semi_Detached				195	12,051	11,318	Freehold
11, Gwynne Close, London W4 2NX	W4 2NX	W4 2	28/06/2023	1,080,000	1,073,191	FALSE	Flat		2	2	120	9,000	8,943	Leasehold
Flat 6, Lamb Brewery Studios, Church Street, London W4 2PD	W4 2PD	W4 2	09/12/2022	1,300,000	1,264,892	FALSE	Flat		3	3	164	7,927	7,713	Leasehold
Flat 3, Lamb Brewery Studios, Church Street, London W4 2PD	W4 2PD	W4 2	19/05/2023	1,300,000	1,311,440	FALSE	Flat		2	2	149	8,725	8,802	Leasehold
Flat 1, Lamb Brewery Studios, Church Street, London W4 2PD	W4 2PD	W4 2	08/07/2022	1,150,000	1,141,850	FALSE	Flat		2	2	122	9,426	9,359	Leasehold
College House, Chiswick Mall, London W4 2PR	W4 2PR	W4 2	17/08/2022	2,800,000	2,716,773	FALSE	Detached				201	13,930	13,516	Freehold
Mulberry Cottage, Netheravon Road South, London W4 2PY	W4 2PY	W4 2	27/02/2023	1,750,000	1,661,530	FALSE	Detached		3	3	119	14,706	13,962	Freehold
1, Chiswick Lodge, 111, Netheravon Road South, London W4 2PZ	W4 2PZ	W4 2	26/09/2022	1,320,000	1,257,313	FALSE	Semi_Detached		3	4	159	8,302	7,908	Freehold
2, Chiswick Lodge, 111, Netheravon Road South, London W4 2PZ	W4 2PZ	W4 2	09/01/2023	1,400,000	1,339,877	FALSE	Semi_Detached		3	3	164	8,537	8,170	Freehold
5, Langham Place, London W4 2QL	W4 2QL	W4 2	26/10/2022	960,000	900,692	FALSE	Terraced		2	3	85	11,294	10,596	Freehold
1, Hogarth Terrace, London W4 2QP	W4 2QP	W4 2	01/06/2022	685,000	692,010	FALSE	Terraced		2	2	78	8,782	8,872	Freehold
20, Sutherland Road, London W4 2QR	W4 2QR	W4 2	04/08/2023	722,000	696,791	FALSE	Terraced		2	3	84	8,595	8,295	Freehold
16, Sutherland Road, London W4 2QR	W4 2QR	W4 2	02/12/2022	940,000	909,083	FALSE	Terraced		3	3	81	11,605	11,223	Freehold
83, Paxton Road, London W4 2QT	W4 2QT	W4 2	29/06/2022	455,000	453,203	FALSE	Flat		2	2	62	7,339	7,310	Leasehold
31, Paxton Road, London W4 2QT	W4 2QT	W4 2	15/06/2022	1,100,000	1,111,257	FALSE	Terraced		3	4	132	8,333	8,419	Freehold
5, Paxton Road, London W4 2QT	W4 2QT	W4 2	01/09/2023	760,000	713,048	FALSE	Terraced		2	3	83	9,157	8,591	Freehold
67, Paxton Road, London W4 2QT	W4 2QT	W4 2	28/10/2022	900,000	844,399	FALSE	Terraced		2	3	89	10,112	9,488	Freehold
7, Short Road, London W4 2QU	W4 2QU	W4 2	28/10/2022	750,000	703,666	FALSE	Terraced		2	3	96	7,813	7,330	Freehold
5, Short Road, London W4 2QU	W4 2QU	W4 2	30/08/2023	641,000	618,619	FALSE	Terraced		2	2	77	8,325	8,034	Freehold
6a, Short Road, London W4 2QU	W4 2QU	W4 2	29/09/2023	723,000	690,161	FALSE	Flat		2	2	55	13,145	12,548	Leasehold
2, Short Road, London W4 2QU	W4 2QU	W4 2	25/08/2023	660,000	636,955	FALSE	Flat		1	1	43	15,349	14,813	Freehold
Flat 5, Dukes House, Paxton Road, London W4 2QX	W4 2QX	W4 2	24/10/2022	450,000	424,103	FALSE	Flat		2	2	50	9,000	8,482	Leasehold
32, Paxton Road, London W4 2QX	W4 2QX	W4 2	03/11/2022	1,190,000	1,119,523	FALSE	Terraced		2	3	123	9,675	9,102	Freehold
28, Paxton Road, London W4 2QX	W4 2QX	W4 2	06/01/2022	865,000	921,689	FALSE	Terraced		2	3	88	9,830	10,474	Freehold
17, Edensor Gardens, London W4 2QY	W4 2QY	W4 2	05/01/2023	395,000	382,561	FALSE	Flat		2	2	80	4,938	4,782	Leasehold
56, Edensor Gardens, London W4 2QZ	W4 2QZ	W4 2	24/06/2022	450,000	448,223	FALSE	Flat		2	3	91	4,945	4,926	Leasehold
34, Corney Road, London W4 2RA	W4 2RA	W4 2	14/11/2022	1,105,000	1,039,558	FALSE	Terraced		3	3	102	10,833	10,192	Freehold
88, Edensor Gardens, London W4 2RB	W4 2RB	W4 2	07/12/2022	474,500	461,686	FALSE	Flat		2	3	82	5,787	5,630	Leasehold
122, Edensor Gardens, London W4 2RF	W4 2RF	W4 2	19/07/2022	400,000	397,165	FALSE	Flat		2	2	66	6,061	6,018	Leasehold
141, Edensor Gardens, London W4 2RF	W4 2RF	W4 2	17/02/2023	485,000	470,088	FALSE	Flat		2	3	77	6,299	6,105	Leasehold
4, Edensor Road, London W4 2RG	W4 2RG	W4 2	12/08/2022	851,000	832,036	FALSE	Semi_Detached		3	3	81	10,506	10,272	Freehold
25, Dartmouth Place, London W4 2RH	W4 2RH	W4 2	15/07/2022	967,500	970,308	FALSE	Terraced				83	11,657	11,690	Freehold
10, Anstice Close, London W4 2RJ	W4 2RJ	W4 2	16/12/2022	325,000	316,223	FALSE	Flat		1	1	46	7,065	6,874	Leasehold
38, Anstice Close, London W4 2RJ	W4 2RJ	W4 2	04/04/2022	330,000	339,698	FALSE	Flat		1	1	46.55	7,089	7,297	Leasehold
56, Anstice Close, London W4 2RL	W4 2RL	W4 2	12/10/2023	290,000	279,580	FALSE	Flat		1	1	45	6,444	6,213	Leasehold
38, Burlington Lane, London W4 2RR	W4 2RR	W4 2	12/06/2023	1,250,000	1,239,407	FALSE	Semi_Detached				154	8,117	8,048	Freehold
8, Grantham Road, London W4 2RS	W4 2RS	W4 2	18/07/2022	950,000	952,758	FALSE	Flat		2	2	80	11,875	11,909	Freehold
5, Grantham Road, London W4 2RT	W4 2RT	W4 2	25/11/2022	510,000	482,091	FALSE	Flat		2	2	62	8,226	7,776	Leasehold
41, Grantham Road, London W4 2RT	W4 2RT	W4 2	25/07/2022	1,005,000	1,007,917	FALSE	Terraced				115	8,739	8,765	Freehold
21, Grantham Road, London W4 2RT	W4 2RT	W4 2	11/07/2023	1,300,000	1,296,248	FALSE	Terraced		3	4	114	11,404	11,371	Freehold
3, Thames Crescent, London W4 2RU	W4 2RU	W4 2	09/06/2022	2,000,000	2,020,468	FALSE	Terraced				333	6,006	6,067	Freehold
30, Thames Crescent, London W4 2RU	W4 2RU	W4 2	25/02/2022	2,050,000	2,172,623	FALSE	Terraced				271	7,565	8,017	Freehold
22, Thames Crescent, London W4 2RU	W4 2RU	W4 2	13/01/2022	1,870,000	1,992,552	FALSE	Terraced		3	4	212	8,821	9,399	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
11, Thames Crescent, London W4 2RU	W4 2RU	W4 2	24/05/2022	2,700,000	2,791,458	FALSE	Semi_Detached				293	9,215	9,527	Freehold
13, Thames Crescent, London W4 2RU	W4 2RU	W4 2	04/02/2022	950,000	979,518	FALSE	Flat		2	2	83	11,446	11,801	Leasehold
8, Alexandra Gardens, Chiswick, London W4 2RY	W4 2RY	W4 2	13/03/2023	480,000	471,035	FALSE	Flat		2	3	68	7,059	6,927	Leasehold
94, Alexandra Gardens, Chiswick, London W4 2RZ	W4 2RZ	W4 2	07/03/2023	445,000	435,818	FALSE	Flat		2	3	79	5,633	5,517	Leasehold
88, Alexandra Gardens, Chiswick, London W4 2RZ	W4 2RZ	W4 2	13/09/2022	370,000	353,195	FALSE	Flat		2	2	60	6,167	5,887	Leasehold
28, Staveley Gardens, London W4 2SA	W4 2SA	W4 2	29/09/2023	1,100,000	1,033,735	FALSE	Semi_Detached		3	4	157	7,006	6,584	Freehold
23a, Staveley Gardens, London W4 2SA	W4 2SA	W4 2	06/05/2022	600,000	620,324	FALSE	Semi_Detached				77	7,792	8,056	Freehold
130, Staveley Gardens, London W4 2SF	W4 2SF	W4 2	29/09/2023	625,000	586,388	FALSE	Terraced		2	3	96	6,510	6,108	Freehold
127, Staveley Gardens, London W4 2SF	W4 2SF	W4 2	24/11/2023	540,000	524,073	FALSE	Terraced		3	3	85	6,353	6,166	Freehold
116, Staveley Gardens, London W4 2SF	W4 2SF	W4 2	20/06/2023	611,250	608,608	FALSE	Terraced		2	3	85	7,191	7,160	Freehold
Flat 4, Monet House, Pumping Station Road, London W4 2SL	W4 2SL	W4 2	20/02/2023	580,000	562,168	FALSE	Flat		2	2	79	7,342	7,116	Leasehold
Flat 1, Monet House, Pumping Station Road, London W4 2SL	W4 2SL	W4 2	08/02/2022	602,000	620,705	FALSE	Flat		2	2	82	7,341	7,570	Leasehold
Flat 4, Old Chiswick Yard, Pumping Station Road, London W4 2SN	W4 2SN	W4 2	10/03/2023	400,000	392,529	FALSE	Flat		1	1	58	6,897	6,768	Leasehold
153, Staveley Gardens, London W4 2SQ	W4 2SQ	W4 2	16/09/2022	631,000	600,994	FALSE	Terraced		2	3	82	7,695	7,329	Freehold
7, Meadow Place, London W4 2SY	W4 2SY	W4 2	17/07/2023	900,000	897,403	FALSE	Terraced				137	6,569	6,550	Freehold
253, Staveley Gardens, London W4 2TF	W4 2TF	W4 2	12/04/2022	278,000	286,170	FALSE	Flat		2	2	48	5,792	5,962	Leasehold
Flat 10, Oast Lodge, Corney Reach Way, London W4 2TN	W4 2TN	W4 2	15/11/2023	555,000	544,634	FALSE	Flat		2	2	74	7,500	7,360	Leasehold
Flat 15, Chesterman Court, Corney Reach Way, London W4 2TP	W4 2TP	W4 2	27/10/2023	440,000	424,190	FALSE	Flat		1	1	50	8,800	8,484	Leasehold
Flat 14, Chesterman Court, Corney Reach Way, London W4 2TP	W4 2TP	W4 2	12/04/2023	435,000	431,577	FALSE	Flat		1	1	50	8,700	8,632	Leasehold
Flat 5, Maltings Lodge, Corney Reach Way, London W4 2TT	W4 2TT	W4 2	27/10/2022	540,000	508,924	FALSE	Flat		2	2	78	6,923	6,525	Leasehold
Flat 4, Maltings Lodge, Corney Reach Way, London W4 2TT	W4 2TT	W4 2	18/07/2022	535,000	531,209	FALSE	Flat		2	2	68	7,868	7,812	Leasehold
Flat 11, Willow Court, Corney Reach Way, London W4 2TW	W4 2TW	W4 2	30/03/2023	532,000	522,064	FALSE	Flat		2	2	72	7,389	7,251	Leasehold
24, Lattimer Place, London W4 2UB	W4 2UB	W4 2	16/09/2022	1,250,000	1,190,558	FALSE	Terraced		3	4	134	9,328	8,885	Freehold
28, Lattimer Place, London W4 2UB	W4 2UB	W4 2	15/09/2023	1,850,000	1,735,709	FALSE	Terraced		3	3	165	11,212	10,519	Freehold
21, Lattimer Place, London W4 2UD	W4 2UD	W4 2	23/03/2023	2,100,000	2,037,595	FALSE	Semi_Detached				167	12,575	12,201	Freehold
7, Bedford Close, London W4 2UE	W4 2UE	W4 2	22/06/2022	1,295,000	1,285,623	FALSE	Detached		3	4	178	7,275	7,223	Freehold
		W4 2 Average		Chiswick								9,471	9,330	
48, Cambridge Road South, London W4 3DA	W4 3DA	W4 3	17/06/2022	1,425,000	1,430,093	FALSE	Semi_Detached				210	6,786	6,810	Freehold
110, Sutton Court, London W4 3EE	W4 3EE	W4 3	20/05/2022	925,000	949,857	FALSE	Flat		3	4	139	6,655	6,834	Leasehold
40, Pinkham Mansions, Brooks Road, London W4 3BQ	W4 3BQ	W4 3	21/12/2022	500,000	486,497	FALSE	Flat		2	3	70	7,143	6,950	Leasehold
48, Oxford Road South, London W4 3DH	W4 3DH	W4 3	28/09/2022	1,300,000	1,238,181	FALSE	Terraced				178	7,303	6,956	Freehold
15, Oliver Close, London W4 3RL	W4 3RL	W4 3	19/08/2022	337,000	328,406	FALSE	Flat		2	2	47	7,170	6,987	Leasehold
18, Oliver Close, London W4 3RL	W4 3RL	W4 3	03/03/2022	250,000	260,107	FALSE	Flat		1	1	37	6,757	7,030	Leasehold
11, Chiswick Quay, London W4 3UR	W4 3UR	W4 3	19/04/2022	1,085,000	1,146,384	FALSE	Terraced		3	3	163	6,656	7,033	Freehold
25, Meade Close, London W4 3NT	W4 3NT	W4 3	29/11/2023	495,000	485,755	FALSE	Flat		2	3	69	7,174	7,040	Leasehold
150, Sutton Court, London W4 3EF	W4 3EF	W4 3	27/03/2023	395,000	387,623	FALSE	Flat		1	1	55	7,182	7,048	Leasehold
78, Waldeck Road, London W4 3NU	W4 3NU	W4 3	29/07/2022	803,000	805,331	FALSE	Terraced		3	3	114	7,044	7,064	Freehold
71, Sutton Court, London W4 3JF	W4 3JF	W4 3	24/10/2022	432,000	405,162	FALSE	Flat		2	2	57	7,579	7,108	Leasehold
Flat 3, 61, Stile Hall Gardens, London W4 3BT	W4 3BT	W4 3	24/02/2023	359,950	348,883	FALSE	Flat		1	1	49	7,346	7,120	Leasehold
200, Chiswick Village, London W4 3DG	W4 3DG	W4 3	28/10/2022	410,000	386,405	FALSE	Flat		2	2	54	7,593	7,156	Leasehold
9b, Wolseley Gardens, London W4 3LY	W4 3LY	W4 3	25/03/2022	690,000	717,896	FALSE	Flat		2	2	100	6,900	7,179	Leasehold
49, Oxford Gardens, London W4 3BN	W4 3BN	W4 3	09/08/2023	1,050,000	1,013,338	FALSE	Terraced		3	4	141	7,447	7,187	Freehold
Flat 12, Burlington Court, Spencer Road, London W4 3SY	W4 3SY	W4 3	25/02/2022	392,500	404,695	FALSE	Flat		2	2	56	7,009	7,227	Leasehold
32, The Lindens, London W4 3UQ	W4 3UQ	W4 3	14/01/2022	295,000	312,118	FALSE	Semi_Detached		1	1	43	6,860	7,259	Leasehold
Flat 7, Courtfield, 53 - 69, Sutton Court Road, London W4 3EQ	W4 3EQ	W4 3	09/02/2022	500,000	515,536	FALSE	Flat		2	2	71	7,042	7,261	Leasehold
Flat 1, 19, Hartington Road, London W4 3TL	W4 3TL	W4 3	14/12/2022	500,000	486,497	FALSE	Flat		2	2	67	7,463	7,261	Leasehold
59, Sutton Court, London W4 3JE	W4 3JE	W4 3	19/10/2022	425,000	400,542	FALSE	Flat		2	2	55	7,727	7,283	Leasehold
7, Stile Hall Gardens, London W4 3BS	W4 3BS	W4 3	04/10/2023	1,442,500	1,370,127	FALSE	Terraced		3	4	188	7,673	7,288	Freehold
8, Chiswick Village, London W4 3BY	W4 3BY	W4 3	23/08/2022	410,000	400,864	FALSE	Flat		2	2	55	7,455	7,288	Leasehold
Hall Floor Maisonette, 23, Spencer Road, London W4 3SS	W4 3SS	W4 3	15/12/2022	555,000	540,012	FALSE	Flat		1	1	74	7,500	7,297	Leasehold
166, Chiswick Village, London W4 3DG	W4 3DG	W4 3	03/01/2024	450,000	446,811	FALSE	Flat		2	2	61	7,377	7,325	Leasehold
38, St Thomas Road, London W4 3LD	W4 3LD	W4 3	10/11/2022	865,000	813,771	FALSE	Terraced		3	3	111	7,793	7,331	Freehold
64d, Waldeck Road, London W4 3NU	W4 3NU	W4 3	16/06/2022	815,000	823,341	FALSE	Terraced		3	4	112	7,277	7,351	Freehold
Flat 5, Courtfield, 53 - 69, Sutton Court Road, London W4 3EQ	W4 3EQ	W4 3	08/06/2023	601,150	597,360	FALSE	Flat		2	2	81	7,422	7,375	Leasehold
6, Sutton Court, London W4 3JG	W4 3JG	W4 3	08/09/2022	849,950	811,345	FALSE	Flat		3	4	110	7,727	7,376	Leasehold
54, Chiswick Village, London W4 3BY	W4 3BY	W4 3	31/01/2024	380,000	377,307	FALSE	Flat		2	2	51	7,451	7,398	Leasehold
48, Grove Park Road, Chiswick, London W4 3SD	W4 3SD	W4 3	18/02/2022	650,000	670,196	FALSE	Flat		2	2	90	7,222	7,447	Leasehold
34, Stile Hall Gardens, London W4 3BU	W4 3BU	W4 3	01/08/2023	1,100,000	1,061,592	FALSE	Terraced				142	7,746	7,476	Freehold
36, Chiswick Village, London W4 3BY	W4 3BY	W4 3	25/08/2023	398,000	389,053	FALSE	Flat		1	1	52	7,654	7,482	Leasehold
7, Churton Place, Chiswick Village, London W4 3BX	W4 3BX	W4 3	11/07/2022	460,000	456,740	FALSE	Flat		2	2	61	7,541	7,488	Leasehold
168, Chiswick Village, London W4 3DG	W4 3DG	W4 3	28/01/2022	375,000	389,518	FALSE	Flat		2	2	52	7,212	7,491	Leasehold
114, Thames Road, Chiswick, London W4 3RQ	W4 3RQ	W4 3	14/08/2023	310,000	303,031	FALSE	Flat		1	1	40	7,750	7,576	Leasehold
Flat 11, Beechwood Court, 24 - 26, Park Road, London W4 3HJ	W4 3HJ	W4 3	22/01/2024	405,250	402,378	FALSE	Flat		2	2	53	7,646	7,592	Leasehold
Flat 4, Cavendish House, Cavendish Road, London W4 3TD	W4 3TD	W4 3	30/03/2022	380,000	395,363	FALSE	Flat		2	2	52	7,308	7,603	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
182, Thames Road, Chiswick, London W4 3QR	W4 3QR	W4 3	22/08/2022	570,000	555,464	FALSE	Flat		2	3	73	7,808	7,609	Leasehold
21, Ernest Gardens, London W4 3QU	W4 3QU	W4 3	24/10/2023	950,000	902,337	FALSE	Terraced		3	3	118	8,051	7,647	Freehold
67, Oxford Road South, London W4 3DD	W4 3DD	W4 3	03/03/2022	1,340,000	1,416,687	FALSE	Semi_Detached		2	3	185	7,243	7,658	Freehold
169, Chiswick Village, London W4 3DG	W4 3DG	W4 3	10/08/2022	425,000	414,162	FALSE	Flat		1	1	54	7,870	7,670	Leasehold
160, Chiswick Village, London W4 3DG	W4 3DG	W4 3	08/04/2022	388,000	399,402	FALSE	Flat		2	3	52	7,462	7,681	Leasehold
28, Oliver Close, London W4 3RL	W4 3RL	W4 3	29/04/2022	375,000	386,020	FALSE	Flat		2	2	50	7,500	7,720	Leasehold
235, Chiswick Village, London W4 3DF	W4 3DF	W4 3	02/06/2023	420,000	417,352	FALSE	Flat		2	2	54	7,778	7,729	Leasehold
Flat 3, 18, Bolton Road, London W4 3TB	W4 3TB	W4 3	03/08/2023	555,000	542,523	FALSE	Flat		1	1	70	7,929	7,750	Leasehold
8, Grove Park Road, Chiswick, London W4 3SE	W4 3SE	W4 3	21/09/2022	750,000	715,935	FALSE	Flat		3	3	92	8,152	7,782	Leasehold
42, Stile Hall Gardens, London W4 3BU	W4 3BU	W4 3	18/09/2023	1,120,000	1,050,808	FALSE	Terraced		3	4	135	8,296	7,784	Freehold
136, Chiswick Village, London W4 3DQ	W4 3DQ	W4 3	30/08/2022	370,000	360,564	FALSE	Flat		1	1	46	8,043	7,838	Leasehold
13, Wolseley Gardens, London W4 3LY	W4 3LY	W4 3	16/08/2022	1,335,000	1,306,636	FALSE	Terraced				166	8,042	7,871	Freehold
85, Oxford Road South, London W4 3DD	W4 3DD	W4 3	16/09/2022	1,230,000	1,171,588	FALSE	Semi_Detached		3	4	148	8,311	7,916	Freehold
11, Compton Crescent, London W4 3JA	W4 3JA	W4 3	06/02/2023	925,000	894,577	FALSE	Terraced		3	4	113	8,186	7,917	Freehold
23, Chiswick Village, London W4 3BY	W4 3BY	W4 3	14/12/2022	440,000	428,117	FALSE	Flat		2	2	54	8,148	7,928	Leasehold
42b, Fauconberg Road, London W4 3JU	W4 3JU	W4 3	10/01/2022	797,500	828,375	FALSE	Flat		2	3	104.42	7,637	7,933	Leasehold
93, Sutton Court, London W4 3JF	W4 3JF	W4 3	26/04/2023	416,000	412,727	FALSE	Flat		2	2	52	8,000	7,937	Leasehold
26, St Marys Grove, London W4 3LN	W4 3LN	W4 3	29/07/2022	1,555,000	1,543,980	FALSE	Flat				194	8,015	7,959	Freehold
59, St Marys Grove, London W4 3LW	W4 3LW	W4 3	14/04/2023	1,650,000	1,622,269	FALSE	Semi_Detached				203	8,128	7,991	Freehold
31, Hartington Court, Hartington Road, London W4 3TT	W4 3TT	W4 3	29/09/2022	470,000	448,653	FALSE	Flat		2	2	56	8,393	8,012	Leasehold
35, Chiswick Staithe, London W4 3TP	W4 3TP	W4 3	05/05/2022	1,270,000	1,304,129	FALSE	Flat		3	3	162	7,840	8,050	Leasehold
17, Lawford Road, London W4 3HS	W4 3HS	W4 3	26/07/2022	1,540,000	1,537,809	FALSE	Semi_Detached				191	8,063	8,051	Freehold
53, Thames Road, Chiswick, London W4 3PP	W4 3PP	W4 3	15/08/2023	835,000	805,845	FALSE	Terraced		2	3	100	8,350	8,058	Freehold
22, Chiswick Village, London W4 3BY	W4 3BY	W4 3	23/08/2023	430,000	420,333	FALSE	Flat		2	2	52	8,269	8,083	Leasehold
1, Cope Studios, Brooks Road, London W4 3BJ	W4 3BJ	W4 3	05/10/2023	679,000	641,122	FALSE	Detached		2	2	79	8,595	8,115	Freehold
49, Elmwood Road, London W4 3DY	W4 3DY	W4 3	03/07/2023	1,400,000	1,394,043	FALSE	Semi_Detached				171	8,187	8,152	Freehold
161, Chiswick Village, London W4 3DG	W4 3DG	W4 3	29/07/2022	427,000	423,974	FALSE	Flat		2	2	52	8,212	8,153	Leasehold
50, Thames Village, London W4 3UF	W4 3UF	W4 3	20/06/2022	525,000	530,373	FALSE	Flat		2	2	65	8,077	8,160	Leasehold
76, Waldeck Road, London W4 3NU	W4 3NU	W4 3	15/02/2022	895,000	948,535	FALSE	Terraced		3	3	116	7,716	8,177	Freehold
232, Chiswick Village, London W4 3DF	W4 3DF	W4 3	11/02/2022	430,000	443,361	FALSE	Flat		2	2	54	7,963	8,210	Leasehold
116, Sutton Court Road, London W4 3EQ	W4 3EQ	W4 3	29/08/2023	1,800,000	1,738,102	FALSE	Semi_Detached		3	4	211	8,531	8,237	Freehold
71, Whitehall Park Road, London W4 3NB	W4 3NB	W4 3	21/10/2022	1,450,000	1,360,421	FALSE	Terraced		3	4	165	8,788	8,245	Freehold
36, Ernest Gardens, London W4 3QU	W4 3QU	W4 3	21/07/2022	625,000	626,814	FALSE	Terraced		3	3	76	8,224	8,248	Freehold
97, Oxford Road South, London W4 3DD	W4 3DD	W4 3	26/08/2022	1,075,000	1,052,160	FALSE	Terraced		3	3	127	8,465	8,285	Freehold
3, Milnthorpe Road, London W4 3DX	W4 3DX	W4 3	15/12/2022	5,000,000	4,767,038	FALSE	Detached				574	8,711	8,305	Freehold
21, Oliver Close, London W4 3RL	W4 3RL	W4 3	11/07/2022	328,000	325,676	FALSE	Flat		1	1	39	8,410	8,351	Leasehold
19, Kinnaird Avenue, London W4 3SH	W4 3SH	W4 3	30/08/2023	1,900,000	1,834,663	FALSE	Semi_Detached				219	8,676	8,377	Freehold
140, Thames Road, Chiswick, London W4 3RQ	W4 3RQ	W4 3	21/06/2022	320,000	318,736	FALSE	Flat		1	1	38	8,421	8,388	Leasehold
9, Churton Place, Chiswick Village, London W4 3BX	W4 3BX	W4 3	16/12/2022	545,000	530,282	FALSE	Flat		2	2	63	8,651	8,417	Leasehold
39, Ernest Gardens, London W4 3QU	W4 3QU	W4 3	20/12/2022	940,000	909,083	FALSE	Terraced		2	3	108	8,704	8,417	Freehold
First Floor Flat, 79, St Marys Grove, London W4 3LW	W4 3LW	W4 3	20/12/2022	450,000	437,847	FALSE	Flat		2	2	52	8,654	8,420	Leasehold
42, Grove Park Gardens, London W4 3RZ	W4 3RZ	W4 3	14/10/2022	2,545,509	2,387,371	FALSE	Semi_Detached				283	8,995	8,436	Freehold
21, Loraine Road, London W4 3QT	W4 3QT	W4 3	18/12/2023	550,000	559,315	FALSE	Flat		2	3	66	8,333	8,474	Leasehold
10, Fitzroy Crescent, London W4 3EL	W4 3EL	W4 3	13/09/2023	400,000	381,832	FALSE	Flat		1	1	45	8,889	8,485	Leasehold
62, St Thomas Road, London W4 3LD	W4 3LD	W4 3	21/07/2023	290,000	289,163	FALSE	Flat		1	1	34	8,529	8,505	Leasehold
20, Compton Crescent, London W4 3JA	W4 3JA	W4 3	25/11/2022	1,312,500	1,234,769	FALSE	Terraced		3	4	145	9,052	8,516	Freehold
28, Compton Crescent, London W4 3JA	W4 3JA	W4 3	19/08/2022	1,300,100	1,272,477	FALSE	Terraced		3	4	149	8,726	8,540	Freehold
16, Grove Park Gardens, London W4 3RZ	W4 3RZ	W4 3	15/12/2022	2,250,000	2,169,643	FALSE	Semi_Detached				253	8,893	8,576	Freehold
Flat 1, 3, Bolton Road, London W4 3TE	W4 3TE	W4 3	28/06/2022	405,000	403,400	FALSE	Flat		1	1	47	8,617	8,583	Leasehold
Flat 1, 166, Thames Road, London W4 3QS	W4 3QS	W4 3	20/01/2022	555,000	576,487	FALSE	Flat		2	2	67	8,284	8,604	Leasehold
14, Cavendish Road, London W4 3UH	W4 3UH	W4 3	01/06/2023	2,780,000	2,740,029	FALSE	Detached				317	8,770	8,644	Freehold
34, Bolton Road, London W4 3TB	W4 3TB	W4 3	04/04/2023	1,030,000	1,025,548	FALSE	Terraced		3	3	118	8,729	8,691	Freehold
57, Magnolia Road, London W4 3QZ	W4 3QZ	W4 3	14/10/2022	993,000	931,654	FALSE	Terraced		3	3	107	9,280	8,707	Freehold
Flat 3, 15, Bolton Road, London W4 3TE	W4 3TE	W4 3	11/04/2022	550,000	566,163	FALSE	Flat		2	2	65	8,462	8,710	Leasehold
76, Staveley Road, London W4 3HU	W4 3HU	W4 3	30/01/2024	1,818,000	1,785,443	FALSE	Detached				203	8,956	8,795	Freehold
6, Waldeck Road, London W4 3NP	W4 3NP	W4 3	15/07/2022	1,000,000	1,002,903	FALSE	Terraced		2	3	114	8,772	8,797	Freehold
34, Hartington Road, London W4 3UB	W4 3UB	W4 3	11/05/2023	1,900,000	1,891,721	FALSE	Detached				215	8,837	8,799	Freehold
Flat 5, Bolton Lodge, 19, Bolton Road, London W4 3TG	W4 3TG	W4 3	19/07/2022	461,000	457,733	FALSE	Flat		2	2	52	8,865	8,803	Leasehold
29, Whitehall Gardens, London W4 3LT	W4 3LT	W4 3	15/09/2022	1,445,000	1,376,285	FALSE	Terraced		3	4	156	9,263	8,822	Freehold
70, Waldeck Road, London W4 3NU	W4 3NU	W4 3	07/06/2022	940,000	949,620	FALSE	Terraced		3	4	107	8,785	8,875	Freehold
1, Ranelagh Gardens, London W4 3RP	W4 3RP	W4 3	30/08/2022	1,850,000	1,810,694	FALSE	Terraced				204	9,069	8,876	Freehold
20, Ernest Gardens, London W4 3QU	W4 3QU	W4 3	15/03/2022	615,000	657,841	FALSE	Terraced		2	3	74	8,311	8,890	Freehold
10, Elmwood Road, London W4 3DZ	W4 3DZ	W4 3	12/08/2022	1,449,450	1,417,150	FALSE	Semi_Detached		3	4	159	9,116	8,913	Freehold
83, Grove Park Road, Chiswick, London W4 3QD	W4 3QD	W4 3	30/08/2023	1,350,000	1,302,863	FALSE	Terraced		3	4	146	9,247	8,924	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
19, Gordon Road, Chiswick, London W4 3LJ	W4 3LJ	W4 3	15/12/2022	1,490,000	1,436,786	FALSE	Semi_Detached		3	4	161	9,255	8,924	Freehold
49, Hartington Court, Hartington Road, London W4 3TT	W4 3TT	W4 3	22/12/2022	500,000	486,497	FALSE	Flat		2	2	54	9,259	9,009	Leasehold
10, Crofton Avenue, London W4 3EW	W4 3EW	W4 3	11/09/2023	1,385,000	1,301,566	FALSE	Semi_Detached		3	3	144	9,618	9,039	Freehold
48, Thames Village, London W4 3UF	W4 3UF	W4 3	09/06/2023	610,000	606,350	FALSE	Flat		2	2	67	9,104	9,050	Leasehold
83, Park Road, London W4 3ER	W4 3ER	W4 3	08/06/2023	2,320,000	2,300,339	FALSE	Semi_Detached				254	9,134	9,056	Freehold
36, Staveley Road, London W4 3ES	W4 3ES	W4 3	17/02/2023	1,825,000	1,732,739	FALSE	Detached				191	9,555	9,072	Freehold
75, Whitehall Park Road, London W4 3NB	W4 3NB	W4 3	25/05/2023	1,270,000	1,288,649	FALSE	Terraced		3	4	142	8,944	9,075	Freehold
32, Hartington Court, Hartington Road, London W4 3TT	W4 3TT	W4 3	26/08/2022	475,000	462,886	FALSE	Flat		2	2	51	9,314	9,076	Leasehold
136, Sutton Court Road, London W4 3HT	W4 3HT	W4 3	14/01/2022	1,850,000	1,957,347	FALSE	Semi_Detached				214	8,645	9,146	Freehold
33, Wilmington Avenue, London W4 3HA	W4 3HA	W4 3	20/01/2023	1,830,000	1,751,411	FALSE	Semi_Detached				191	9,581	9,170	Freehold
46, Waldeck Road, London W4 3NP	W4 3NP	W4 3	28/04/2023	1,247,500	1,242,107	FALSE	Terraced		3	4	135	9,241	9,201	Freehold
156, Park Road, London W4 3HP	W4 3HP	W4 3	19/05/2023	1,591,500	1,584,565	FALSE	Detached				172	9,253	9,213	Freehold
29, Grove Park Gardens, London W4 3RY	W4 3RY	W4 3	24/10/2022	2,520,000	2,363,447	FALSE	Semi_Detached				256	9,844	9,232	Freehold
75, Wellesley Road, London W4 3AT	W4 3AT	W4 3	16/08/2022	550,000	535,974	FALSE	Flat		2	2	58	9,483	9,241	Leasehold
539, Chiswick High Road, London W4 3AY	W4 3AY	W4 3	26/05/2022	370,000	379,943	FALSE	Flat		2	2	41	9,024	9,267	Leasehold
37, Riverview Grove, London W4 3QL	W4 3QL	W4 3	22/11/2022	1,051,001	987,027	FALSE	Semi_Detached		3	3	106	9,915	9,312	Freehold
Flat 1, 108, Sutton Court Road, London W4 3EQ	W4 3EQ	W4 3	29/09/2022	410,000	391,378	FALSE	Flat		1	1	42	9,762	9,319	Leasehold
The Ground Floor Flat, 69, Wellesley Road, London W4 3AT	W4 3AT	W4 3	20/10/2022	871,500	821,346	FALSE	Flat		2	2	88	9,903	9,333	Leasehold
10, Grove Park Terrace, London W4 3QG	W4 3QG	W4 3	30/08/2022	1,450,000	1,419,193	FALSE	Terraced		3	4	152	9,539	9,337	Freehold
6, Herbert Gardens, London W4 3RD	W4 3RD	W4 3	24/05/2023	932,750	946,447	FALSE	Terraced		2	2	101	9,235	9,371	Freehold
20, Burnaby Gardens, London W4 3DT	W4 3DT	W4 3	28/04/2023	1,598,730	1,571,861	FALSE	Semi_Detached				167	9,573	9,412	Freehold
25, Pyrmont Road, London W4 3NR	W4 3NR	W4 3	24/01/2022	1,040,000	1,108,157	FALSE	Terraced		3	3	117	8,889	9,471	Freehold
49, Whitehall Park Road, London W4 3NB	W4 3NB	W4 3	14/01/2022	1,350,000	1,438,473	FALSE	Terraced				150	9,000	9,590	Freehold
27, Waldeck Road, London W4 3NL	W4 3NL	W4 3	15/08/2022	925,000	905,347	FALSE	Terraced		2	3	94	9,840	9,631	Freehold
81, Burlington Lane, London W4 3ET	W4 3ET	W4 3	19/12/2022	1,400,000	1,350,000	FALSE	Semi_Detached		3	3	139	10,072	9,712	Freehold
3, Gordon Road, Chiswick, London W4 3LU	W4 3LU	W4 3	26/10/2022	1,130,000	1,060,190	FALSE	Terraced		3	4	109	10,367	9,727	Freehold
6, Burnaby Crescent, London W4 3LH	W4 3LH	W4 3	25/03/2022	1,850,000	1,955,873	FALSE	Semi_Detached				201	9,204	9,731	Freehold
26, Hartington Court, Hartington Road, London W4 3TT	W4 3TT	W4 3	04/02/2022	520,000	536,157	FALSE	Flat		2	2	55	9,455	9,748	Leasehold
82, Park Road, London W4 3HL	W4 3HL	W4 3	15/01/2024	2,355,000	2,312,826	FALSE	Detached		3	3	237	9,937	9,759	Freehold
107, Grove Park Road, Chiswick, London W4 3QD	W4 3QD	W4 3	15/07/2022	1,820,000	1,825,283	FALSE	Terraced		3	4	186	9,785	9,813	Freehold
First Floor Flat, 142, Wellesley Road, London W4 3AP	W4 3AP	W4 3	26/10/2022	500,000	471,226	FALSE	Flat		1	1	48	10,417	9,817	Leasehold
4, St Marys Grove, London W4 3LL	W4 3LL	W4 3	08/09/2022	2,118,500	2,000,319	FALSE	Detached		3	4	202	10,488	9,903	Freehold
44, Ernest Gardens, London W4 3QU	W4 3QU	W4 3	29/09/2023	950,000	891,310	FALSE	Terraced		2	3	90	10,556	9,903	Freehold
3, Herbert Gardens, London W4 3RD	W4 3RD	W4 3	22/07/2022	790,100	792,393	FALSE	Terraced		2	2	80	9,876	9,905	Freehold
8, Geraldine Road, London W4 3PA	W4 3PA	W4 3	20/05/2022	941,000	982,964	FALSE	Terraced		2	3	99	9,505	9,929	Freehold
49, Park Road, London W4 3EY	W4 3EY	W4 3	01/04/2022	2,300,000	2,406,259	FALSE	Semi_Detached				242	9,504	9,943	Freehold
5, Crofton Avenue, London W4 3EW	W4 3EW	W4 3	27/04/2022	1,350,000	1,426,376	FALSE	Terraced				143	9,441	9,975	Freehold
10, Bailey Mews, London W4 3PZ	W4 3PZ	W4 3	30/03/2022	1,155,000	1,235,457	FALSE	Terraced		3	3	121	9,545	10,210	Freehold
34, Grove Park Terrace, London W4 3QG	W4 3QG	W4 3	24/01/2022	1,070,000	1,140,123	FALSE	Terraced		3	3	111	9,640	10,271	Freehold
Flat 3, 21, Bolton Road, London W4 3TE	W4 3TE	W4 3	06/10/2023	675,000	650,745	FALSE	Flat		2	2	63	10,714	10,329	Leasehold
9, Bailey Mews, London W4 3PZ	W4 3PZ	W4 3	07/01/2022	1,165,000	1,241,349	FALSE	Terraced		3	3	120	9,708	10,345	Freehold
39, Chesterfield Road, London W4 3HQ	W4 3HQ	W4 3	11/09/2023	585,000	548,859	FALSE	Terraced		2	2	53	11,038	10,356	Freehold
39, Grove Park Gardens, London W4 3RY	W4 3RY	W4 3	30/08/2023	3,315,000	3,201,004	FALSE	Semi_Detached				308	10,763	10,393	Freehold
32, Chiswick Quay, London W4 3UR	W4 3UR	W4 3	04/02/2022	1,530,000	1,621,518	FALSE	Terraced		3	3	156	9,808	10,394	Freehold
25, Chatsworth Road, London W4 3HY	W4 3HY	W4 3	17/07/2023	2,300,000	2,290,213	FALSE	Semi_Detached				220	10,455	10,410	Freehold
16, Coniston Close, London W4 3UG	W4 3UG	W4 3	26/05/2023	406,000	409,573	FALSE	Flat		2	2	39	10,410	10,502	Leasehold
31, Grove Park Road, Chiswick, London W4 3RU	W4 3RU	W4 3	12/05/2023	2,111,000	2,118,545	FALSE	Semi_Detached				201	10,502	10,540	Freehold
188, Thames Road, Chiswick, London W4 3QR	W4 3QR	W4 3	16/12/2022	1,150,000	1,108,929	FALSE	Semi_Detached		2	3	105	10,952	10,561	Freehold
Beaulieu, Cavendish Road, London W4 3UH	W4 3UH	W4 3	21/01/2022	1,330,000	1,407,174	FALSE	Semi_Detached		3	3	133	10,000	10,580	Freehold
178, Sutton Court Road, London W4 3HR	W4 3HR	W4 3	23/09/2022	1,600,000	1,524,016	FALSE	Semi_Detached		3	4	144	11,111	10,583	Freehold
Flat 8, Albany Court, Spring Grove, London W4 3BF	W4 3BF	W4 3	15/07/2022	1,560,000	1,548,945	FALSE	Flat				146	10,685	10,609	Leasehold
53a, Thames Road, Chiswick, London W4 3PP	W4 3PP	W4 3	01/02/2024	830,000	830,000	FALSE	Terraced		2	2	78	10,641	10,641	Freehold
23, Riverview Road, London W4 3QH	W4 3QH	W4 3	11/09/2023	1,250,000	1,172,777	FALSE	Terraced		3	4	110	11,364	10,662	Freehold
55, Magnolia Road, London W4 3QZ	W4 3QZ	W4 3	10/03/2022	780,000	834,334	FALSE	Terraced		2	3	77	10,130	10,836	Freehold
27, Park Road, London W4 3EY	W4 3EY	W4 3	20/05/2022	1,850,000	1,912,666	FALSE	Semi_Detached				175	10,571	10,930	Freehold
27, Staveley Road, London W4 3HU	W4 3HU	W4 3	02/02/2022	1,340,000	1,410,315	FALSE	Semi_Detached				128	10,469	11,018	Freehold
6, Magnolia Wharf, London W4 3NY	W4 3NY	W4 3	08/03/2024	865,000	865,000	FALSE	Semi_Detached		2	2	78	11,090	11,090	Freehold
37, Spencer Road, London W4 3SS	W4 3SS	W4 3	25/01/2022	4,350,000	4,602,411	FALSE	Semi_Detached				415	10,482	11,090	Freehold
137, Park Road, London W4 3EX	W4 3EX	W4 3	06/09/2022	3,420,000	3,229,215	FALSE	Detached				290	11,793	11,135	Freehold
52, Park Road, London W4 3HH	W4 3HH	W4 3	06/06/2022	1,800,000	1,806,433	FALSE	Semi_Detached		3	3	160	11,250	11,290	Freehold
12, Crofton Avenue, London W4 3EW	W4 3EW	W4 3	15/09/2023	1,665,000	1,564,699	FALSE	Semi_Detached		3	3	138	12,065	11,338	Freehold
40, St Marys Grove, London W4 3LN	W4 3LN	W4 3	18/08/2023	3,350,000	3,211,783	FALSE	Detached				283	11,837	11,349	Freehold
83, Riverview Grove, London W4 3QP	W4 3QP	W4 3	28/01/2022	925,000	985,621	FALSE	Terraced		2	3	86	10,756	11,461	Freehold
81, St Marys Grove, London W4 3LW	W4 3LW	W4 3	22/04/2022	2,950,000	3,077,355	FALSE	Other				265	11,132	11,613	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
63, Park Road, London W4 3EY	W4 3EY	W4 3	08/09/2022	2,572,250	2,450,094	FALSE	Semi_Detached				209	12,307	11,723	Freehold
44, Park Road, London W4 3HH	W4 3HH	W4 3	17/10/2022	1,558,500	1,461,679	FALSE	Semi_Detached		3	4	124	12,569	11,788	Freehold
19, Ernest Gardens, London W4 3QU	W4 3QU	W4 3	30/03/2022	760,500	813,476	FALSE	Terraced		2	3	69	11,022	11,790	Freehold
116, Wellesley Road, London W4 3AP	W4 3AP	W4 3	25/07/2022	1,530,000	1,534,441	FALSE	Terraced				130	11,769	11,803	Freehold
Gardeners Cottage, Station Gardens, London W4 3SR	W4 3SR	W4 3	16/05/2023	930,000	925,948	FALSE	Detached		2	2	78	11,923	11,871	Freehold
24, Burnaby Gardens, London W4 3DP	W4 3DP	W4 3	10/02/2022	1,625,000	1,677,617	FALSE	Detached		3	4	141	11,525	11,898	Freehold
23, Grove Park Gardens, London W4 3RY	W4 3RY	W4 3	28/07/2022	2,600,000	2,596,302	FALSE	Semi_Detached		3	4	213	12,207	12,189	Freehold
10, Lawford Road, London W4 3HS	W4 3HS	W4 3	29/07/2022	1,853,000	1,850,364	FALSE	Semi_Detached		3	4	151	12,272	12,254	Freehold
2c, Hearne Road, London W4 3NJ	W4 3NJ	W4 3	28/03/2022	1,160,000	1,226,386	FALSE	Semi_Detached		2	2	100	11,600	12,264	Freehold
60, Hartington Road, London W4 3TX	W4 3TX	W4 3	16/02/2023	3,780,000	3,627,560	FALSE	Semi_Detached				291	12,990	12,466	Freehold
91, Park Road, London W4 3ER	W4 3ER	W4 3	17/03/2023	1,810,000	1,736,536	FALSE	Detached				138	13,116	12,584	Freehold
90, Park Road, London W4 3HL	W4 3HL	W4 3	14/04/2022	1,700,000	1,796,177	FALSE	Terraced				142	11,972	12,649	Freehold
		W4 3 Average		Chiswick								9,014	8,940	
41, Beverley Court, Wellesley Road, London W4 4LQ	W4 4LQ	W4 4	28/04/2023	445,000	441,499	FALSE	Flat		2	2	60	7,417	7,358	Leasehold
Flat 1, 305, Chiswick High Road, London W4 4HH	W4 4HH	W4 4	11/01/2024	550,000	546,102	FALSE	Flat		2	2	74	7,432	7,380	Leasehold
51, Watchfield Court, London W4 4NB	W4 4NB	W4 4	10/02/2022	280,000	288,700	FALSE	Flat		1	1	39	7,179	7,403	Leasehold
Flat 3, 20, Wellesley Road, London W4 4BN	W4 4BN	W4 4	18/03/2022	720,000	749,109	FALSE	Flat		2	3	101	7,129	7,417	Leasehold
21, Beaconsfield Close, London W4 4EL	W4 4EL	W4 4	05/01/2024	450,000	446,811	FALSE	Flat		2	2	60	7,500	7,447	Leasehold
Apartment 1, 2, Castle Row, London W4 4JQ	W4 4JQ	W4 4	12/04/2022	640,000	658,808	FALSE	Flat				88	7,273	7,486	Leasehold
40, Heathfield Court, Heathfield Terrace, London W4 4LR	W4 4LR	W4 4	03/03/2023	395,000	386,850	FALSE	Flat		1	1	51	7,745	7,585	Leasehold
29, Harvard Road, London W4 4EA	W4 4EA	W4 4	24/02/2023	1,850,000	1,789,153	FALSE	Terraced		3	4	233	7,940	7,679	Freehold
Flat 12, 331 - 335, Chiswick High Road, London W4 4HS	W4 4HS	W4 4	16/01/2023	407,000	394,184	FALSE	Flat		1	1	51	7,980	7,729	Leasehold
45, Arlington Gardens, London W4 4EZ	W4 4EZ	W4 4	03/03/2022	1,845,000	1,950,587	FALSE	Semi_Detached				252	7,321	7,740	Freehold
1, Heston House, 30, Wellesley Road, London W4 4BN	W4 4BN	W4 4	27/09/2022	511,000	487,790	FALSE	Flat		2	2	63	8,111	7,743	Leasehold
Flat E, 28, Wellesley Road, London W4 4BN	W4 4BN	W4 4	10/11/2023	620,000	608,420	FALSE	Flat		1	1	78	7,949	7,800	Leasehold
131, Watchfield Court, London W4 4NE	W4 4NE	W4 4	16/09/2022	648,000	618,568	FALSE	Flat		2	2	79	8,203	7,830	Leasehold
Flat 15, Belgrave Court, Wellesley Road, London W4 4LG	W4 4LG	W4 4	28/03/2022	650,000	676,279	FALSE	Flat		2	3	86	7,558	7,864	Leasehold
Flat 4, 15, Grosvenor Road, London W4 4EQ	W4 4EQ	W4 4	14/04/2022	428,000	440,578	FALSE	Flat		2	2	56	7,643	7,867	Leasehold
Flat 18, Oxbridge Court, Oxford Road North, London W4 4DP	W4 4DP	W4 4	19/05/2022	345,000	354,271	FALSE	Flat		2	2	45	7,667	7,873	Leasehold
Flat 18, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	14/06/2022	388,000	386,468	FALSE	Flat		1	1	49	7,918	7,887	Leasehold
16, Watchfield Court, London W4 4NB	W4 4NB	W4 4	16/08/2023	380,000	371,457	FALSE	Flat		1	1	47	8,085	7,903	Leasehold
146, Watchfield Court, London W4 4NE	W4 4NE	W4 4	24/02/2022	315,000	324,787	FALSE	Flat		1	1	41	7,683	7,922	Leasehold
10, Marlborough Road, London W4 4ET	W4 4ET	W4 4	17/03/2023	550,000	539,728	FALSE	Flat		2	2	68	8,088	7,937	Leasehold
Flat 2, Branden Lodge, 37, Burlington Road, London W4 4BE	W4 4BE	W4 4	07/02/2022	347,000	357,782	FALSE	Flat		1	1	45	7,711	7,951	Leasehold
20, The Grange, Grange Road, London W4 4DE	W4 4DE	W4 4	30/11/2023	522,000	512,251	FALSE	Flat		2	2	64	8,156	8,004	Leasehold
8, Beaumont Court, Sutton Lane North, Chiswick, London W4 4LE	W4 4LE	W4 4	21/11/2022	475,000	449,007	FALSE	Flat		2	2	56	8,482	8,018	Leasehold
70, Wavendon Avenue, London W4 4NS	W4 4NS	W4 4	26/06/2023	1,578,875	1,572,050	FALSE	Terraced				196	8,055	8,021	Freehold
9, Gunnersbury Mews, London W4 4BF	W4 4BF	W4 4	07/06/2022	1,400,000	1,414,327	FALSE	Terraced				174	8,046	8,128	Freehold
Flat 15, 331 - 335, Chiswick High Road, London W4 4HS	W4 4HS	W4 4	18/08/2023	500,000	488,760	FALSE	Flat		2	2	60	8,333	8,146	Leasehold
Flat 1, 15, Harvard Road, London W4 4EA	W4 4EA	W4 4	24/03/2023	750,000	735,992	FALSE	Flat		2	2	90	8,333	8,178	Leasehold
40, Sutton Court Road, London W4 4NJ	W4 4NJ	W4 4	23/09/2022	1,296,400	1,237,517	FALSE	Flat		3	3	151	8,585	8,195	Leasehold
Flat 2, 10, Harvard Road, London W4 4EA	W4 4EA	W4 4	14/06/2023	430,000	427,289	FALSE	Flat		1	1	52	8,269	8,217	Leasehold
62, Barrowgate Road, London W4 4QU	W4 4QU	W4 4	02/11/2023	2,381,500	2,307,540	FALSE	Semi_Detached				280	8,505	8,241	Freehold
Flat 5a, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	23/09/2022	460,000	439,107	FALSE	Flat		1	1	53	8,679	8,285	Leasehold
Flat 28, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	13/10/2023	405,000	390,447	FALSE	Flat		2	2	47	8,617	8,307	Leasehold
7, Langley House, 39, Burlington Road, London W4 4BE	W4 4BE	W4 4	24/10/2023	500,000	482,034	FALSE	Flat		2	2	58	8,621	8,311	Leasehold
19, Heathfield Court, Heathfield Terrace, London W4 4LP	W4 4LP	W4 4	15/12/2023	410,000	416,944	FALSE	Flat		1	1	50	8,200	8,339	Leasehold
Flat 18, 1, Marlborough Road, London W4 4AZ	W4 4AZ	W4 4	07/06/2022	677,000	674,326	FALSE	Flat		2	2	80	8,463	8,429	Leasehold
46b, Barrowgate Road, London W4 4QY	W4 4QY	W4 4	01/04/2022	475,000	488,959	FALSE	Flat		2	2	58	8,190	8,430	Leasehold
2, Bishops Close, London W4 4JA	W4 4JA	W4 4	04/08/2023	935,000	902,353	FALSE	Terraced		3	3	107	8,738	8,433	Freehold
25, Heathfield Court, Heathfield Terrace, London W4 4LP	W4 4LP	W4 4	14/01/2022	545,000	566,100	FALSE	Flat		2	2	67	8,134	8,449	Leasehold
1, Sutton Lane North, London W4 4LA	W4 4LA	W4 4	20/06/2023	930,000	925,980	FALSE	Terraced		3	4	109	8,532	8,495	Freehold
Flat 39, 9, Devonthurst Place, London W4 4JB	W4 4JB	W4 4	16/09/2022	592,500	565,589	FALSE	Flat		1	1	66	8,977	8,570	Leasehold
Flat 20, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	22/02/2023	399,999	387,701	FALSE	Flat		2	2	45	8,889	8,616	Leasehold
112, Barrowgate Road, London W4 4QP	W4 4QP	W4 4	15/09/2022	2,470,000	2,352,700	FALSE	Semi_Detached				273	9,048	8,618	Freehold
Flat 6, 331 - 335, Chiswick High Road, London W4 4HS	W4 4HS	W4 4	15/03/2022	485,000	504,608	FALSE	Flat				58	8,362	8,700	Leasehold
115, Watchfield Court, London W4 4ND	W4 4ND	W4 4	16/12/2022	385,000	374,603	FALSE	Flat		1	1	43	8,953	8,712	Leasehold
Flat 4, 9, Devonthurst Place, London W4 4JB	W4 4JB	W4 4	22/09/2022	1,150,000	1,097,767	FALSE	Flat		2	3	125	9,200	8,782	Leasehold
Flat 1, Autumn Rise, 14a, Sutton Court Road, London W4 4NG	W4 4NG	W4 4	22/07/2022	750,000	744,685	FALSE	Flat		2	2	84.1	8,918	8,855	Leasehold
Flat 33a, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	26/09/2022	456,000	435,288	FALSE	Flat		1	1	49	9,306	8,883	Leasehold
153, Watchfield Court, London W4 4NE	W4 4NE	W4 4	11/11/2022	415,000	392,290	FALSE	Flat		1	1	44	9,432	8,916	Leasehold
27, Cambridge Road North, London W4 4AA	W4 4AA	W4 4	14/03/2022	1,336,000	1,412,458	FALSE	Semi_Detached		3	4	157	8,510	8,997	Freehold
29, Sutton Lane North, London W4 4LA	W4 4LA	W4 4	18/03/2022	976,000	1,043,988	FALSE	Terraced		2	3	116	8,414	9,000	Freehold
1, Churchdale Court, Harvard Road, London W4 4EE	W4 4EE	W4 4	12/01/2022	522,000	549,278	FALSE	Flat		2	2	61	8,557	9,005	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 6, Gillian Court, Cambridge Road North, London W4 4AA	W4 4AA	W4 4	11/05/2022	395,000	405,615	FALSE	Flat		1	1	45	8,778	9,014	Leasehold
Flat 1, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	24/07/2023	1,000,000	1,000,794	FALSE	Flat		2	3	111	9,009	9,016	Leasehold
32, Barrowgate Road, London W4 4QY	W4 4QY	W4 4	21/07/2023	1,250,000	1,244,681	FALSE	Semi_Detached		3	4	135	9,259	9,220	Freehold
4, Watchfield Court, London W4 4NB	W4 4NB	W4 4	04/04/2022	430,000	442,637	FALSE	Flat		1	1	48	8,958	9,222	Leasehold
40, Grosvenor Road, London W4 4EG	W4 4EG	W4 4	14/10/2022	2,935,000	2,724,364	FALSE	Detached				294	9,983	9,267	Freehold
31, Wellesley Road, London W4 4BU	W4 4BU	W4 4	28/09/2022	2,725,000	2,572,986	FALSE	Detached				274	9,945	9,390	Freehold
Flat 7, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	03/07/2023	415,000	415,329	FALSE	Flat		1	1	44	9,432	9,439	Leasehold
Flat 11, 9, Devonhurst Place, London W4 4JB	W4 4JB	W4 4	31/01/2024	830,000	824,118	FALSE	Flat		2	2	87	9,540	9,473	Leasehold
Flat 1, 6, Castle Row, London W4 4JQ	W4 4JQ	W4 4	07/04/2022	822,500	846,671	FALSE	Flat				89	9,242	9,513	Leasehold
16, Walpole Gardens, London W4 4HG	W4 4HG	W4 4	10/08/2022	1,850,000	1,810,694	FALSE	Terraced		3	4	189	9,788	9,580	Freehold
89, Watchfield Court, London W4 4ND	W4 4ND	W4 4	27/01/2023	845,000	814,953	FALSE	Flat		2	3	85	9,941	9,588	Leasehold
3, Arlington Gardens, London W4 4EZ	W4 4EZ	W4 4	29/09/2022	1,825,600	1,738,786	FALSE	Terraced		3	3	179	10,199	9,714	Freehold
Flat 12b, Autumn Rise, 14a, Sutton Court Road, London W4 4NG	W4 4NG	W4 4	10/06/2022	549,950	547,778	FALSE	Flat		2	2	55.6	9,891	9,852	Leasehold
6, Oxford Road North, London W4 4DN	W4 4DN	W4 4	30/11/2023	1,705,000	1,652,050	FALSE	Semi_Detached		3	4	167	10,210	9,893	Freehold
63b, Barrowgate Road, London W4 4QT	W4 4QT	W4 4	10/07/2023	1,970,000	1,961,617	FALSE	Semi_Detached				197	10,000	9,957	Freehold
Flat 14, 9, Devonhurst Place, London W4 4JB	W4 4JB	W4 4	27/04/2023	975,000	967,329	FALSE	Flat		2	2	96	10,156	10,076	Leasehold
Athgarvan House, Sutton Lane North, London W4 4HF	W4 4HF	W4 4	26/09/2023	2,275,000	2,137,952	FALSE	Semi_Detached				211	10,782	10,132	Freehold
86, Watchfield Court, London W4 4ND	W4 4ND	W4 4	20/05/2022	415,000	426,152	FALSE	Flat		1	1	42	9,881	10,146	Leasehold
Flat 1, 25, Barrowgate Road, London W4 4QX	W4 4QX	W4 4	28/09/2022	685,000	653,887	FALSE	Flat		2	2	64	10,703	10,217	Leasehold
24, Arlington Gardens, London W4 4EY	W4 4EY	W4 4	18/08/2023	2,333,678	2,237,393	FALSE	Detached				218	10,705	10,263	Freehold
100, Wavendon Avenue, London W4 4NS	W4 4NS	W4 4	21/02/2023	2,580,000	2,475,954	FALSE	Semi_Detached				241	10,705	10,274	Freehold
Flat 4, Noble House, Kings Place, London W4 4BA	W4 4BA	W4 4	21/11/2023	810,000	794,872	FALSE	Flat		2	2	77	10,519	10,323	Leasehold
27e, Wellesley Road, London W4 4BU	W4 4BU	W4 4	18/02/2022	550,000	567,089	FALSE	Flat		2	2	54	10,185	10,502	Leasehold
24, Heathfield Terrace, London W4 4JE	W4 4JE	W4 4	20/01/2023	3,100,000	2,989,672	FALSE	Terraced				273	11,355	10,951	Freehold
122, Barrowgate Road, London W4 4QP	W4 4QP	W4 4	19/05/2022	4,500,000	4,597,243	FALSE	Detached				419	10,740	10,972	Freehold
3, Wedgwood Villas, London W4 4DF	W4 4DF	W4 4	01/04/2022	1,755,000	1,854,289	FALSE	Terraced				169	10,385	10,972	Leasehold
91, Watchfield Court, London W4 4ND	W4 4ND	W4 4	03/07/2023	475,000	475,377	FALSE	Flat		1	1	43	11,047	11,055	Leasehold
20, Alwyn Avenue, London W4 4PB	W4 4PB	W4 4	21/02/2022	3,000,000	3,179,448	FALSE	Terraced				287	10,453	11,078	Freehold
85, Wavendon Avenue, London W4 4NT	W4 4NT	W4 4	24/05/2023	2,300,000	2,308,220	FALSE	Semi_Detached				207	11,111	11,151	Freehold
Flat 89, 5, Devonhurst Place, London W4 4JD	W4 4JD	W4 4	07/08/2023	465,000	454,547	FALSE	Flat				40	11,625	11,364	Leasehold
77, Watchfield Court, London W4 4ND	W4 4ND	W4 4	28/09/2022	975,000	930,715	FALSE	Flat		2	3	80	12,188	11,634	Leasehold
Flat 98, 5, Devonhurst Place, London W4 4JD	W4 4JD	W4 4	23/06/2023	435,000	432,258	FALSE	Flat				37	11,757	11,683	Leasehold
53, Alwyn Avenue, London W4 4PA	W4 4PA	W4 4	25/03/2022	2,150,000	2,273,042	FALSE	Semi_Detached				194	11,082	11,717	Freehold
20, Marlborough Road, London W4 4ET	W4 4ET	W4 4	23/06/2023	2,983,000	2,970,105	FALSE	Terraced				246	12,126	12,074	Freehold
Flat 14a, Arlington Park Mansions, Sutton Lane North, London W4 4HE	W4 4HE	W4 4	16/06/2023	550,000	546,533	FALSE	Flat		1	1	45	12,222	12,145	Leasehold
41, Hadley Gardens, London W4 4NU	W4 4NU	W4 4	12/08/2022	2,740,000	2,678,942	FALSE	Semi_Detached				219	12,511	12,233	Freehold
31, Foster Road, London W4 4NY	W4 4NY	W4 4	22/04/2022	2,600,000	2,720,119	FALSE	Semi_Detached				221	11,765	12,308	Freehold
8, Sharon Road, London W4 4PD	W4 4PD	W4 4	13/07/2022	2,670,000	2,666,202	FALSE	Semi_Detached				214	12,477	12,459	Freehold
96, Barrowgate Road, London W4 4QP	W4 4QP	W4 4	28/10/2022	1,750,000	1,641,283	FALSE	Semi_Detached		3	4	130	13,462	12,625	Freehold
29, Wavendon Avenue, London W4 4NT	W4 4NT	W4 4	29/07/2022	2,215,000	2,221,430	FALSE	Terraced				174	12,730	12,767	Freehold
32, Burlington Road, London W4 4BG	W4 4BG	W4 4	28/09/2022	5,125,000	4,839,101	FALSE	Detached				371	13,814	13,043	Freehold
1, Wavendon Avenue, London W4 4NP	W4 4NP	W4 4	06/05/2022	2,350,000	2,454,800	FALSE	Terraced				187	12,567	13,127	Freehold
19, Heathfield Terrace, London W4 4JE	W4 4JE	W4 4	29/09/2022	2,350,000	2,238,249	FALSE	Terraced				155	15,161	14,440	Freehold
		W4 4 Average		Chiswick								9,441	9,361	
Flat 13, 532, Chiswick High Road, London W4 5RG	W4 5RG	W4 5	25/05/2023	663,000	668,834	FALSE	Flat		2	2	95	6,979	7,040	Leasehold
40, Thorney Hedge Road, London W4 5SD	W4 5SD	W4 5	21/12/2022	1,160,000	1,121,847	FALSE	Terraced				159	7,296	7,056	Freehold
Flat C, Chiswick Court, 1a, Silver Crescent, London W4 5SF	W4 5SF	W4 5	19/10/2023	410,000	395,268	FALSE	Flat		2	2	54	7,593	7,320	Leasehold
Flat 503, 560, Chiswick High Road, London W4 5RR	W4 5RR	W4 5	29/09/2023	620,000	591,840	FALSE	Flat		2	2	80	7,750	7,398	Leasehold
Flat 52, Wheatstone House, 650 - 654, Chiswick High Road, London W4 5BB	W4 5BB	W4 5	26/04/2023	395,000	391,892	FALSE	Flat				51	7,745	7,684	Leasehold
Flat 3, 532, Chiswick High Road, London W4 5RG	W4 5RG	W4 5	04/05/2022	765,000	785,558	FALSE	Flat		2	2	101	7,574	7,778	Leasehold
Flat A, 66, Silver Crescent, London W4 5SE	W4 5SE	W4 5	18/11/2022	710,000	671,147	FALSE	Flat		3	3	86	8,256	7,804	Leasehold
Flat 4, 8, Thorney Hedge Road, London W4 5SD	W4 5SD	W4 5	24/08/2022	449,999	438,523	FALSE	Flat		1	1	56	8,036	7,831	Leasehold
Flat 12, 546, Chiswick High Road, London W4 5RG	W4 5RG	W4 5	08/09/2022	705,000	672,979	FALSE	Flat		2	2	85	8,294	7,917	Leasehold
Flat 402, 560, Chiswick High Road, London W4 5RR	W4 5RR	W4 5	17/03/2022	465,000	483,800	FALSE	Flat		2	2	60	7,750	8,063	Leasehold
Flat 36, Dewsbury Court, 44 - 66, Chiswick Road, London W4 5RA	W4 5RA	W4 5	07/03/2023	255,000	250,237	FALSE	Flat		1	1	31	8,226	8,072	Leasehold
Flat 60, Dewsbury Court, 44 - 66, Chiswick Road, London W4 5RA	W4 5RA	W4 5	05/05/2023	367,000	370,230	FALSE	Flat		2	2	45	8,156	8,227	Leasehold
33, Silver Crescent, London W4 5SF	W4 5SF	W4 5	19/12/2022	1,255,000	1,213,723	FALSE	Terraced		3	4	146	8,596	8,313	Freehold
12, Thorney Hedge Road, London W4 5SD	W4 5SD	W4 5	27/01/2023	2,000,000	1,914,110	FALSE	Semi_Detached				227	8,811	8,432	Freehold
69, Chiswick Road, London W4 5RE	W4 5RE	W4 5	27/05/2022	1,250,000	1,305,745	FALSE	Terraced		3	4	153	8,170	8,534	Freehold
43, Silver Crescent, London W4 5SF	W4 5SF	W4 5	05/09/2023	1,395,000	1,308,819	FALSE	Terraced		3	4	153	9,118	8,554	Freehold
Flat 204, 560, Chiswick High Road, London W4 5RR	W4 5RR	W4 5	20/12/2022	400,000	389,198	FALSE	Flat		1	1	45	8,889	8,649	Leasehold
Flat 33, Dewsbury Court, 44 - 66, Chiswick Road, London W4 5RA	W4 5RA	W4 5	24/08/2022	300,000	292,349	FALSE	Flat		1	1	33	9,091	8,859	Leasehold
82, Silver Crescent, London W4 5SE	W4 5SE	W4 5	31/01/2024	1,190,200	1,171,017	FALSE	Semi_Detached				132	9,017	8,871	Freehold
52, Thorney Hedge Road, London W4 5SD	W4 5SD	W4 5	29/09/2022	1,300,000	1,238,181	FALSE	Terraced		3	4	138	9,420	8,972	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Subcategory	No. of bedrooms	Est. bedrooms min	Est. bedrooms max	Floor area m²	Price per m²	Market price per m²	Tenure
5 Homebush Terrace, 500, Chiswick High Road, London W4 5AG	W4 5AG	W4 5	25/04/2022	2,500,000	2,573,469	FALSE	Flat				286	8,741	8,998	Leasehold
45, Thorney Hedge Road, London W4 5SB	W4 5SB	W4 5	09/02/2022	1,710,000	1,799,730	FALSE	Semi_Detached				193	8,860	9,325	Freehold
55, Thorney Hedge Road, London W4 5SB	W4 5SB	W4 5	29/04/2022	1,287,000	1,359,812	FALSE	Terraced		3	4	145	8,876	9,378	Freehold
46, Thorney Hedge Road, London W4 5SD	W4 5SD	W4 5	08/12/2022	795,000	768,852	FALSE	Terraced		2	2	81	9,815	9,492	Freehold
Flat 62, Dewsbury Court, 44 - 66, Chiswick Road, London W4 5RA	W4 5RA	W4 5	25/03/2022	265,000	275,714	FALSE	Flat		1	1	29	9,138	9,507	Leasehold
5, Wellington Place, Dolman Road, London W4 5PS	W4 5PS	W4 5	20/05/2022	550,000	564,780	FALSE	Flat		2	2	58	9,483	9,738	Leasehold
18, Chiswick Road, London W4 5RB	W4 5RB	W4 5	08/08/2023	1,895,000	1,828,834	FALSE	Terraced				182	10,412	10,049	Freehold
14, Bridge Street, London W4 5UF	W4 5UF	W4 5	16/02/2022	1,950,000	2,066,641	FALSE	Terraced				204	9,559	10,131	Freehold
44, Thorney Hedge Road, London W4 5SD	W4 5SD	W4 5	14/06/2022	899,000	908,200	FALSE	Terraced		2	3	86	10,453	10,560	Freehold
Flat 38, Dewsbury Court, 44 - 66, Chiswick Road, London W4 5RA	W4 5RA	W4 5	25/02/2022	320,000	334,603	FALSE	Flat		1	1	31	10,323	10,794	Leasehold
2, Bridge Street, London W4 5UF	W4 5UF	W4 5	06/09/2022	675,033	642,933	FALSE	Terraced		2	2	57	11,843	11,280	Freehold
Flat 12, 510, Chiswick High Road, London W4 5RL	W4 5RL	W4 5	22/07/2022	442,500	439,364	FALSE	Flat		1	1	37	11,959	11,875	Leasehold
3, Bridge Street, London W4 5UF	W4 5UF	W4 5	15/07/2022	932,000	922,579	FALSE	Detached		2	3	77	12,104	11,982	Freehold
27, Chiswick Road, London W4 5RB	W4 5RB	W4 5	02/03/2022	1,470,000	1,572,399	FALSE	Terraced		3	4	118	12,458	13,325	Freehold
		W4 5 Average		Chiswick								9,082	9,053	
49, Swyncombe Avenue, London W5 4DR	W5 4DR	W5 4	22/09/2023	1,017,500	954,640	FALSE	Terraced		3	4	150	6,783	6,364	Freehold
51, Swyncombe Avenue, London W5 4DR	W5 4DR	W5 4	07/07/2023	950,000	947,258	FALSE	Terraced		3	3	106	8,962	8,936	Freehold
60, Swyncombe Avenue, London W5 4DS	W5 4DS	W5 4	04/10/2023	875,000	831,100	FALSE	Terraced		2	3	107	8,178	7,767	Freehold
52, Swyncombe Avenue, London W5 4DS	W5 4DS	W5 4	04/12/2023	885,000	893,404	FALSE	Terraced		3	3	108	8,194	8,272	Freehold
131, Popes Lane, London W5 4ND	W5 4ND	W5 4	14/01/2022	835,000	883,451	FALSE	Semi_Detached		2	3	116	7,198	7,616	Freehold
217, Popes Lane, London W5 4NH	W5 4NH	W5 4	26/10/2023	1,135,000	1,078,903	FALSE	Semi_Detached		3	4	175	6,486	6,165	Freehold
125, Clayponds Gardens, London W5 4RG	W5 4RG	W5 4	20/07/2022	246,000	244,257	FALSE	Flat		1	1	44	5,591	5,551	Leasehold
		W5 4 Average		Brentford								7,342	7,239	
Flat 20, Stamford Brook Mansions, Goldhawk Road, London W6 0XA	W6 0XA	W6 0	18/08/2023	665,000	650,050	FALSE	Flat		2	2	87	7,644	7,472	Leasehold
Flat 19, Stamford Brook Mansions, Goldhawk Road, London W6 0XA	W6 0XA	W6 0	28/04/2023	746,000	740,131	FALSE	Flat		2	2	93	8,022	7,958	Leasehold
77, Prebend Gardens, London W6 0XT	W6 0XT	W6 0	05/10/2023	1,475,000	1,400,997	FALSE	Terraced		3	3	133	11,090	10,534	Freehold
64, Prebend Gardens, London W6 0XU	W6 0XU	W6 0	29/07/2022	2,150,000	2,146,942	FALSE	Semi_Detached		3	4	186	11,559	11,543	Freehold
9, Pleydell Avenue, London W6 0XX	W6 0XX	W6 0	13/06/2022	840,000	836,682	FALSE	Flat		2	3	102	8,235	8,203	Leasehold
6, South Side, London W6 0XY	W6 0XY	W6 0	09/01/2023	2,020,000	1,933,252	FALSE	Semi_Detached				158	12,785	12,236	Freehold
Flat 4, Linkenholt Mansions, Stamford Brook Avenue, London W6 0YA	W6 0YA	W6 0	06/04/2023	620,000	615,122	FALSE	Flat		2	3	81	7,654	7,594	Leasehold
		W6 0 Average		Stamford Brook								9,570	9,363	

Appendix 3 - Commercial lettings data

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/10/2021	01/10/2021	316 Chiswick High Rd	London	GRND	550	109.09	Achieved		60,000.00	Retail					Direct	
29/02/2024	01/03/2024	200 Chiswick High Rd	London	GRND	700	82.14	Achieved	FRI	57,500.00	Retail	32.43	22,704.00			Direct	10 yrs
01/02/2024	01/02/2024	129 Chiswick High Rd	London	GRND	395	81.01	Achieved	FRI	32,000.00	Retail					Direct	
09/08/2021	09/09/2021	260-262 Chiswick High Rd	London	GRND	1,970	65.99	Achieved	FRI	130,000.00	Retail					Direct	10 yrs
21/11/2023	21/11/2023	195 Chiswick High Rd	London	GRND	535	65.09	Effective	FRI	34,821.42	Retail	24.47	13,091.84			Direct	10 yrs
01/09/2023	01/10/2023	6 Bedford Park Corner	London	GRND	630	63.49	Achieved	FRI	40,000.00	Retail	10.69	6,737.50			Direct	7 yrs
01/06/2023	02/06/2023	51 Turnham Green	London	GRND	660	62.12	Achieved		41,000.00	Retail	21.93	14,471.00			Assignment	9 yrs
23/07/2021	23/07/2021	407 Chiswick High	London	GRND	462	54.11	Effective	FRI	24,999.81	Retail					Assignment	12 yrs 2 mos
03/09/2022	04/09/2022	255 Chiswick High Rd	London	GRND	885	53.67	Achieved	FRI	47,500.00	Retail	54.80	48,500.00			Direct	10 yrs
27/10/2023	27/10/2023	48 Chiswick High Rd	London	GRND	676	51.93	Effective	FRI	35,106.76	Retail	18.09	12,225.50			Direct	15 yrs
26/01/2024	26/01/2024	4 Bridge Parade	London	GRND	298	50.34	Achieved		15,000.00	Retail					Direct	6 yrs
30/09/2021	30/09/2021	255 Chiswick High Rd	London	GRND	885	47.80	Achieved		42,300.00	Retail					Assignment	
18/07/2022	18/07/2022	159 Chiswick High Rd	London	BSMT,GRND	1,258	47.69	Achieved	FRI	60,000.00	Retail	17.85	22,455.00			Direct	
21/01/2022	23/02/2022	Kiosk 1	Feltham	GRND	665	45.11	Achieved		30,000.00	Retail			3.69	2,451.00	Direct	15 yrs
01/10/2021	01/10/2021	12-` Turnham Green Ter	London	1-2	1,625	42.15	Effective	FRI	68,500.00	Retail	10.67	17,340.00			Direct	15 yrs
09/12/2021	08/01/2022	30 Chiswick High Rd	London	GRND	700	40.00	Achieved	FRI	28,000.00	Retail					Direct	15 yrs
18/12/2021	18/12/2021	1 Green Parade	Hounslow	GRND	867	39.22	Achieved	FRI	34,000.00	Retail					Direct	15 yrs
05/10/2021	05/10/2021	14-14A Sutton Court	London	GRND	480	37.50	Effective		17,999.80	Retail					Assignment	6 yrs 1 mo
24/05/2022	24/05/2022	6-6A Chiswick High Rd	London	BSMT,GRND	734	35.97	Effective	FRI	26,401.76	Retail	15.13	11,102.75			Direct	12 yrs
12/03/2023	12/03/2023	156 High St	Hounslow	GRND	1,850	35.14	Achieved	FRI	65,000.00	Retail					Direct	15 yrs
21/02/2024	21/02/2024	6-6A Chiswick High Rd	London	GRND	990	32.32	Achieved	FRI	32,000.00	Retail					Direct	12 yrs
31/03/2022	01/07/2022	39 South	Isleworth	GRND	376	31.91	Effective	FRI	12,000.00	Retail	9.42	3,542.90			Direct	15 yrs
28/11/2023	28/11/2023	178-178A High	Hounslow	GRND	1,744	30.75	Effective	FRI	53,635.13	Retail					Direct	15 yrs
11/08/2021	11/08/2021	12-12A Turnham Green	London	GRND,1-2	1,558	30.04	Effective	FRI	46,795.40	Retail	7.93	12,350.00			Direct	10 yrs
03/08/2022	03/08/2022	170 High St	Hounslow	GRND	1,716	29.14	Effective	FRI	49,999.84	Retail	12.07	20,708.50			Direct	14 yrs 1 mo
09/03/2022	09/03/2022	1-11 Rochester Av	Feltham	GRND	899	28.92	Effective	FRI	25,999.86	Retail	5.38	4,840.30			Direct	15 yrs
01/03/2024	01/03/2024	4 Acton Ln	London	GRND	1,767	28.30	Achieved	FRI	50,000.00	Retail					Direct	
30/11/2023	31/12/2023	2-3 Noble Corner Great West Rd	Hounslow	GRND	793	27.74	Achieved		22,000.00	Retail					Direct	15 yrs
01/02/2022	01/02/2022	50 Hanworth	Hounslow	BSMT,GRND	4,377	25.22	Effective	FRI	110,400.00	Retail	1.62	7,110.75			Direct	15 yrs
08/08/2022	08/08/2022	382-384 Chiswick High Rd	London	GRND,1-3	10,802	24.44	Effective	FRI	263,968.68	Retail					Direct	15 yrs
04/02/2022	04/02/2022	12 Chiswick High Rd	London	BSMT,GRND	1,500	23.33	Achieved	FRI	35,000.00	Retail					Direct	20 yrs
10/09/2022	17/09/2022	686-692 London	Hounslow	GRND	517	23.21	Achieved		12,000.00	Retail	16.89	8,732.50			Direct	5 yrs
21/12/2023	21/12/2023	115 Chiswick High Rd	London	GRND,1	1,096	22.81	Achieved	FRI	25,000.00	Retail	10.47	11,477.00			Direct	10 yrs
30/07/2021	30/07/2021	10 Stile Hall Parade	London	BSMT,GRND	1,214	22.68	Effective	FRI	27,535.65	Retail					Direct	15 yrs
08/02/2022	08/02/2022	198 High	Hounslow	GRND	4,291	21.10	Effective	FRI	90,523.25	Retail					Direct	10 yrs
04/02/2022	04/02/2022	209-226 High St	Brentford	GRND	933	18.22	Effective	FRI	16,999.93	Retail	7.35	6,861.25			Direct	10 yrs
15/07/2022	18/07/2022	196-206 High	Brentford	BSMT,GRND	2,025	17.78	Effective		35,999.63	Retail	6.84	13,847.25			Direct	10 yrs
01/06/2022	01/06/2022	209-226 High St	Brentford	GRND	978	17.69	Effective	FRI	17,300.00	Retail	7.53	7,360.25			Direct	10 yrs
15/01/2024	15/01/2024	Prince Regent Rd	Hounslow	GRND	3,746	17.35	Effective		64,999.33	Retail	5.24	19,635.00			Direct	10 yrs
15/04/2022	15/05/2022	Commerce Rd	Brentford	GRND	1,056	16.57	Achieved		17,500.00	Retail			0.00	2.00	Direct	5 yrs
08/01/2024	08/01/2024	Brentford High	Brentford	GRND	10,973	13.51	Effective		148,193.05	Retail					Direct	25 yrs
23/10/2022	23/10/2022	10 Popes Ln	London	GRND	1,500	10.00	Achieved	FRI	15,000.00	Retail					Direct	10 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/12/2023	04/12/2023	566 Chiswick High Rd	London	GRND	5,049	51.00	Achieved	FRI	257,499.00	Office	8.61	43,477.19			Direct	5 yrs
27/06/2022	27/06/2022	566 Chiswick High Rd	London	3rd	3,814	51.00	Achieved	FRI	194,514.00	Office					Direct	10 yrs
01/09/2023	31/10/2023	566 Chiswick High Rd	London	6th	24,161	49.05	Achieved	FRI	1,185,097.05	Office	20.48	494,817.00			Sublease	10 yrs
20/04/2023	20/04/2023	114 Power Rd	London	GRND	8,380	46.50	Achieved		389,670.00	Office	5.15	43,120.00			Direct	5 yrs
20/04/2023	20/04/2023	114 Power Rd	London	GRND	5,474	46.50	Achieved	FRI	254,541.00	Office					Direct	5 yrs
05/07/2021	05/07/2021	114 Power Rd	London	2nd	2,051	46.50	Achieved		95,371.50	Office					Direct	3 yrs
31/05/2023	31/05/2023	114 Power Rd	London	1st	2,954	46.00	Achieved		135,884.00	Office	11.94	35,280.00			Direct	3 yrs
29/04/2022	29/04/2022	114 Power Rd	London	GRND	1,485	46.00	Achieved		68,310.00	Office					Direct	6 yrs
28/09/2021	28/09/2021	Turnham Green Terrace Mews	London	GRND	990	45.00	Achieved		44,550.00	Office					Direct	5 yrs
09/05/2022	09/05/2022	10-11 Heathfield Ter	London	1st	278	43.00	Achieved	IRO	11,954.00	Office					Direct	1 yr
17/03/2024	17/03/2024	578-586 Chiswick High Rd	London	4th	2,750	42.50	Achieved		116,875.00	Office					Direct	1 yr
02/11/2022	02/11/2022	389 Chiswick High Rd	London	14th	5,000	42.50	Achieved		212,500.00	Office					Direct	5 yrs
21/08/2023	21/08/2023	389 Chiswick High Rd	London	17th	2,700	42.00	Achieved	FRI	113,400.00	Office	26.31	71,033.74			Direct	5 yrs
03/11/2023	03/12/2023	150 Chiswick High	London	BSMT,GRND	375	40.00	Achieved	FRI	15,000.00	Office			20,084.75	7,531,781.25	Direct	7 yrs
01/07/2021	01/07/2021	566 Chiswick High Rd	London	3rd	9,500	39.53	Effective	FRI	375,549.58	Office					Direct	10 yrs
16/10/2023	07/11/2023	68C Kingsley Rd	Hounslow	GRND	254	39.37	Achieved	FRI	9,999.98	Office	8.55	2,170.65			Direct	1 yr
01/05/2023	22/05/2023	2A Cains Ln	Feltham	GRND	935	37.88	Achieved		35,417.80	Office					Direct	
16/11/2022	16/11/2022	2A Cains Ln	Feltham	GRND	1,066	37.66	Achieved		40,145.56	Office					Direct	
02/01/2024	03/01/2024	10-13 Heathfield Ter	London	GRND	627	36.68	Achieved	FRI	22,998.36	Office	12.86	8,063.22			Direct	5 yrs
16/10/2022	16/10/2022	Turnham Green Terrace Mews	London	2nd	2,040	35.30	Achieved	FRI	72,012.00	Office	14.99	30,570.00	5.00	10,200.00	Direct	5 yrs
07/01/2022	07/01/2022	1000 Great West Rd	Brentford	3rd	2,497	35.00	Achieved	FRI	87,395.00	Office					Direct	5 yrs
30/01/2024	30/01/2024	12 Fauconberg Rd	London	GRND	745	33.66	Achieved		25,076.70	Office	8.71	6,487.00			Direct	5 yrs
28/09/2021	28/10/2021	Turnham Green Terrace Mews	London	LL,GRND	2,925	33.42	Achieved	FRI	97,753.50	Office					Direct	5 yrs
06/06/2022	06/06/2022	272 Gunnersbury Ave	London	GRND,1-3	31,840	31.64	Effective	FRI	1,007,344.02	Office					Direct	10 yrs
15/11/2022	15/11/2022	598-608 Chiswick High Rd	London	GRND	3,452	29.50	Achieved		101,834.00	Office					Direct	
16/11/2023	16/11/2023	253 Chiswick High Rd	London	1st	650	28.28	Effective	FRI	18,380.54	Office	11.13	7,234.50			Direct	7 yrs
18/10/2022	08/02/2023	6 Capital Interchange Way	Brentford	BSMT,GRND,	30,630	27.91	Achieved	FRI	854,883.30	Office					Direct	10 yrs
21/09/2023	22/09/2023	454-458 Chiswick High Rd	London	2nd	1,291	27.50	Achieved	FRI	35,502.50	Office	10.53	13,592.00			Direct	5 yrs
28/09/2021	28/09/2021	Turnham Green Terrace Mews	London	BSMT	1,935	27.50	Achieved		53,212.50	Office					Direct	5 yrs
03/01/2022	03/01/2022	686-692 London	Hounslow	1st	660	27.27	Achieved		17,998.20	Office	7.75	5,114.75			Direct	
05/10/2022	10/10/2022	1000 Great West Rd	Brentford	GRND	900	26.50	Achieved		23,850.00	Office					Direct	2 yrs
09/01/2023	09/01/2023	Great West	Brentford	4th	904	26.00	Achieved		23,504.00	Office					Direct	5 yrs
16/11/2021	16/01/2022	Great West	Brentford	13th	1,251	25.00	Achieved	FRI	31,275.00	Office	10.94	13,692.05	8.50	10,633.50	Direct	10 yrs
14/06/2021	14/06/2021	1 Linkfield Rd	Isleworth	2nd	2,640	24.60	Achieved	IRI	64,944.00	Office	7.32	19,328.00			Direct	5 yrs
22/12/2023	22/12/2023	114 Power Rd	London	GRND	737	24.42	Achieved	FRI	17,997.54	Office			8.70	6,411.90	Direct	2 yrs
10/05/2023	10/05/2023	Great West Rd	Brentford	GRND,1	26,455	22.00	Achieved		582,010.00	Office	2.17	57,330.00			Direct	11 yrs
04/06/2021	08/07/2021	Kew Bridge Rd	Brentford	GRND	1,363	22.00	Achieved	FRI	29,986.00	Office			0.22	299.86	Direct	10 yrs
01/03/2022	01/04/2022	950 Great West Rd	Brentford	3rd	4,054	21.50	Achieved		87,161.00	Office					Direct	5 yrs
23/06/2023	23/06/2023	Great West Rd	Brentford	GRND	3,811	19.62	Achieved	FRI	74,771.82	Office	6.68	25,472.00			Assignment	5 yrs
01/01/2022	01/01/2022	686-692 London	Hounslow	1st	532	18.05	Achieved		9,602.60	Office	16.41	8,732.50			Direct	5 yrs
01/11/2022	01/11/2022	86-94 High	Hounslow	3rd	2,789	18.00	Achieved		50,202.00	Office					Direct	
01/06/2022	01/06/2022	86-94 High	Hounslow	4th	179	18.00	Achieved		3,222.00	Office					Direct	
15/02/2024	15/02/2024	The Old Pumping Sta	Brentford	GRND	2,099	17.15	Achieved		35,997.85	Office	10.18	21,376.00			Direct	5 yrs
08/08/2023	02/09/2024	86-94 High	Hounslow	2nd	2,508	16.99	Effective	FRI	42,610.32	Office					Direct	3 yrs 1 mo
13/01/2023	13/01/2023	Alice Way	Hounslow	GRND	1,967	16.26	Achieved	FRI	31,983.42	Office	3.77	7,424.00	1.63	3,206.21	Direct	5 yrs
14/11/2022	14/11/2022	86-94 High	Hounslow	1st	898	16.00	Achieved		14,368.00	Office					Direct	
20/07/2022	23/08/2022	30 Commerce Rd	Brentford	1st	1,502	14.65	Achieved		22,004.30	Office					Direct	5 yrs
09/08/2023	09/08/2023	Swan St	Isleworth	2nd	789	11.50	Achieved	FRI	9,073.50	Office			3.00	2,367.00	Direct	2 yrs 6 mos
06/04/2023	06/04/2023	Swan St	Isleworth	2nd	1,801	11.50	Achieved	FRI	20,711.50	Office			3.00	5,403.00	Direct	2 yrs
09/07/2021	09/07/2021	8 Church St	Isleworth	GRND,1	3,472	6.48	Effective	FRI	22,498.38	Office					Direct	10 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
28/03/2023	30/03/2023	Maple Way	Feltham	GRND	1,094	30.00	Achieved	FRI	32,820.00	Industrial	7.64	8,358.00			Direct	3 yrs
01/02/2023	01/02/2023	Brook Ln N	Brentford	GRND	1,057	28.38	Achieved	FRI	29,997.66	Industrial					Direct	10 yrs
17/02/2023	17/02/2023	Brook Ln N	Brentford	GRND	701	28.29	Achieved	FRI	19,831.29	Industrial					Direct	5 yrs
11/04/2023	12/04/2023	Ryan Dr	Brentford	GRND,1	2,572	27.50	Achieved	FRI	70,730.00	Light industria	17.22	44,288.00			Direct	5 yrs
12/10/2022	14/10/2022	Ryan Dr	Brentford	GRND,1	2,563	27.50	Achieved	FRI	70,482.50	Light industria					Direct	5 yrs
11/04/2024	11/04/2024	Hayes Rd	Southall	GRND,1	4,572	25.00	Achieved	FRI	114,300.00	Industrial	13.10	59,893.20			Direct	10 yrs
01/02/2023	01/02/2023	Brook Ln N	Brentford	GRND	1,116	24.19	Achieved	FRI	26,996.04	Industrial					Direct	10 yrs
30/03/2022	30/06/2022	Derby Rd	Hounslow	GRND	884	23.00	Achieved	FRI	20,332.00	Industrial					Direct	5 yrs
26/03/2024	27/03/2024	Green Ln	Hounslow	GRND,MEZZ	11,521	22.00	Achieved	FRI	253,462.00	Industrial					Direct	2 yrs
03/11/2023	06/11/2023	Green Ln	Hounslow	GRND	5,813	22.00	Achieved	FRI	127,886.00	Industrial					Direct	3 yrs
10/03/2022	10/03/2022	Shield Dr	Brentford	GRND	2,965	22.00	Achieved	FRI	65,230.00	Industrial					Direct	5 yrs
10/03/2022	10/03/2022	Shield Dr	Brentford	GRND	2,965	22.00	Achieved		65,230.00	Industrial					Direct	5 yrs
05/03/2024	05/03/2024	Christopher Rd	Southall	GRND,1	6,482	21.74	Effective	FRI	140,939.88	Industrial					Direct	10 yrs
02/05/2023	07/05/2023	Green Ln	Hounslow	GRND	5,813	21.50	Achieved	FRI	124,979.50	Industrial	4.10	23,827.00			Direct	3 yrs
03/04/2023	03/04/2023	Green Ln	Hounslow	GRND	11,573	21.50	Achieved		248,819.50	Industrial					Direct	4 yrs
21/04/2023	21/04/2023	Transport Av	Brentford	GRND	1,408	21.30	Achieved		29,990.40	Industrial					Direct	9 yrs
05/12/2023	11/12/2023	Green Ln	Hounslow	GRND	11,485	21.25	Achieved	FRI	244,056.25	Industrial					Direct	3 yrs
03/07/2023	03/07/2023	Green Ln	Hounslow	GRND,1	13,291	21.25	Achieved	FRI	282,433.75	Industrial	4.35	57,856.00			Direct	3 yrs
29/08/2022	29/08/2022	Central Way	Feltham	GRND	20,612	21.00	Achieved		432,852.00	Industrial					Direct	5 yrs
20/06/2022	20/06/2022	Faggs Rd	Feltham	GRND	18,365	21.00	Achieved	FRI	385,665.00	Industrial					Direct	
27/07/2022	26/08/2022	Church Rd	Hounslow	GRND	2,214	20.11	Achieved	FRI	44,523.54	Industrial					Direct	
01/08/2022	01/08/2022	Green Ln	Hounslow	GRND,1	2,185	20.00	Achieved	FRI	43,700.00	Industrial					Direct	5 yrs
06/02/2022	07/02/2022	Green Ln	Hounslow	GRND	11,545	20.00	Achieved		230,900.00	Industrial					Direct	
21/12/2022	21/12/2022	River Gdns	Feltham	GRND,1	20,105	19.07	Effective	FRI	383,332.33	Industrial					Direct	10 yrs
15/11/2022	15/11/2022	Church Rd	Hounslow	GRND	2,648	19.00	Achieved	FRI	50,312.00	Industrial					Direct	5 yrs
31/07/2022	01/08/2022	Spitfire Way	Hounslow	GRND,MEZZ	4,794	19.00	Achieved	FRI	91,086.00	Industrial					Direct	
19/11/2021	19/12/2021	Shield Dr	Brentford	GRND	2,964	19.00	Achieved		56,316.00	Industrial					Direct	5 yrs
08/06/2021	08/06/2021	Bolney Way	Feltham	GRND	1,483	19.00	Achieved	FRI	28,177.00	Industrial					Direct	10 yrs
10/05/2023	10/05/2023	West Cross Way	Brentford	GRND,1	33,127	19.00	Achieved	FRI	629,413.00	Light industria	5.18	171,600.00			Direct	15 yrs
28/03/2022	28/03/2022	Bath Rd	Hounslow	GRND	1,659	18.50	Achieved	FRI	30,691.50	Industrial					Direct	5 yrs
14/02/2022	14/02/2022	Steyning Way	Hounslow	GRND,1	16,392	18.50	Achieved	FRI	303,252.00	Industrial					Direct	5 yrs
19/11/2021	19/12/2021	650 River Gdns	Feltham	GRND	10,745	18.00	Achieved	FRI	193,410.00	Industrial					Direct	
02/07/2021	02/07/2021	Bath Rd	Hounslow	GRND	1,375	18.00	Achieved	FRI	24,750.00	Industrial					Direct	5 yrs
19/12/2022	19/12/2022	Transport	Brentford	GRND	791	18.00	Achieved	FRI	14,238.00	Light industria	3.88	3,072.00			Direct	5 yrs
29/10/2023	30/10/2023	Shield Rd	Ashford	GRND	4,280	17.75	Achieved		75,970.00	Industrial	6.82	29,184.00			Direct	10 yrs
25/07/2023	25/07/2023	The Ham Industrial Estate	Brentford	GRND,MEZZ	1,892	17.70	Achieved		33,488.40	Industrial	3.65	6,912.00			Direct	
04/09/2023	04/09/2023	Silver Jubilee Way	Hounslow	GRND,1	20,130	17.50	Achieved		352,275.00	Industrial					Assignment	10 yrs
22/07/2021	22/07/2021	Ealing Rd	Brentford	GRND	6,034	17.33	Effective	FRI	104,539.65	Industrial					Direct	9 yrs 5 mos
18/05/2023	18/05/2023	Maple Way	Feltham	GRND	1,094	17.21	Achieved	FRI	18,827.74	Industrial	8.10	8,857.00			Direct	3 yrs
16/02/2022	16/02/2022	Church Rd	Hounslow	GRND,1	2,528	17.21	Achieved	FRI	43,506.88	Industrial					Direct	5 yrs
09/08/2021	10/08/2021	Browells Ln	Feltham	GRND	1,816	17.07	Achieved	FRI	30,999.12	Light industria					Direct	5 yrs
11/07/2022	11/07/2022	Bedfont Rd	Feltham	GRND,1	87,880	16.89	Effective	FRI	1,484,153.63	Industrial					Direct	15 yrs
21/10/2021	04/02/2023	Ealing Rd	Brentford	GRND	6,059	16.89	Effective	FRI	102,336.20	Industrial	8.62	52,224.00			Direct	7 yrs 11 mos
27/07/2021	27/07/2021	2 Southern Approach	Feltham	GRND,1-3	70,261	16.75	Achieved		1,176,871.75	Industrial					Direct	10 yrs
23/08/2021	23/08/2021	679-680 River Gdns	Feltham	GRND,1	5,683	16.68	Effective	FRI	94,814.23	Industrial					Direct	10 yrs
31/07/2023	31/07/2023	Fleming Way	Isleworth	GRND	9,358	16.52	Achieved		154,594.16	Industrial	4.40	41,160.00			Direct	10 yrs
31/08/2021	01/09/2021	Clock Tower Rd	Isleworth	GRND,1	4,449	16.50	Achieved	FRI	73,408.50	Industrial					Direct	
02/03/2022	02/03/2022	Shield Rd	Ashford	GRND	2,323	16.36	Achieved	FRI	38,004.28	Light industria					Direct	10 yrs
03/06/2021	03/06/2021	Spitfire Way	Hounslow	GRND,1	9,571	16.18	Effective	FRI	154,879.26	Industrial					Direct	10 yrs
02/09/2022	02/10/2022	Challenge Rd	Ashford	GRND	6,175	16.00	Achieved	FRI	98,800.00	Industrial					Direct	10 yrs
03/08/2022	03/08/2022	Shield Rd	Ashford	GRND	6,328	16.00	Achieved	FRI	101,248.00	Industrial					Direct	
26/05/2022	26/05/2022	Clock Tower Rd	Isleworth	GRND	13,495	15.93	Achieved		214,975.35	Industrial					Direct	5 yrs
09/08/2022	09/08/2022	Clock Tower Rd	Isleworth	GRND,1	4,452	15.85	Achieved	FRI	70,564.20	Industrial					Direct	
15/11/2021	01/12/2021	Church Rd	Hounslow	GRND,1	2,680	15.85	Achieved	FRI	42,478.00	Industrial					Direct	5 yrs
02/06/2021	22/11/2022	Ealing Rd	Brentford	GRND	5,814	15.62	Effective	FRI	90,814.08	Industrial	5.94	34,560.00			Direct	8 yrs 1 mo
01/07/2021	27/07/2021	Amalgamated	Brentford	GRND	12,207	15.50	Achieved	FRI	189,208.50	Industrial					Direct	10 yrs
01/07/2021	27/07/2021	3 Shield Dr	Brentford	GRND,1,MEZ	13,423	15.50	Achieved	FRI	208,056.50	Industrial					Direct	10 yrs
03/07/2023	03/07/2023	Central Way	Feltham	GRND,1	10,602	15.47	Achieved	FRI	164,012.94	Industrial	6.28	66,560.00			Assignment	3 yrs 6 mos
13/10/2023	12/11/2023	Cranford Ln	Hounslow	GRND,MEZZ	11,647	15.00	Achieved	FRI	174,705.00	Industrial	4.84	56,320.00			Direct	10 yrs
18/04/2022	18/04/2022	Pier Rd	Feltham	GRND,1	6,665	15.00	Achieved	FRI	99,975.00	Industrial					Direct	10 yrs
21/01/2022	21/01/2022	Green Ln	Hounslow	GRND,MEZZ	49,811	15.00	Achieved	FRI	747,165.00	Industrial					Direct	5 yrs
05/05/2023	08/05/2023	Phoenix Way	Hounslow	GRND	2,237	15.00	Achieved	FRI	33,555.00	Light industria	4.07	9,106.75			Direct	
08/09/2021	08/09/2021	Steyning Way	Hounslow	GRND,1	11,033	14.72	Effective	FRI	162,355.76	Industrial	3.74	41,216.00	0.69	7,612.77	Direct	10 yrs
21/01/2022	21/01/2022	134-136 Clock Tower Rd	Isleworth	GRND,1	9,985	14.52	Achieved	FRI	144,982.20	Industrial					Direct	10 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
03/08/2021	04/08/2021	Hampton Rd W	Feltham	GRND,MEZZ	9,132	14.50	Achieved	FRI	132,414.00	Industrial					Direct	15 yrs
25/06/2021	25/06/2021	Bath Rd	Hounslow	GRND	3,172	14.50	Achieved	FRI	45,994.00	Industrial					Direct	5 yrs
03/09/2021	03/09/2021	21 Church Rd	Hounslow	GRND,1	2,733	14.04	Achieved	FRI	38,371.32	Industrial					Direct	10 yrs
01/07/2021	27/07/2021	Cranford Ln	Hounslow	GRND,1	12,491	14.00	Achieved	FRI	174,874.00	Industrial					Direct	10 yrs
01/05/2022	01/06/2022	Commerce Rd	Brentford	1st	689	13.91	Achieved		9,583.99	Industrial					Direct	5 yrs
09/06/2021	09/06/2021	Forest Rd	Feltham	GRND,1	12,081	13.46	Effective	FRI	162,617.54	Industrial	4.94	59,733.00			Direct	10 yrs
01/01/2022	01/01/2022	Fairway Close	Hounslow	GRND,1	38,258	13.00	Achieved	FRI	497,354.00	Industrial					Direct	5 yrs
30/07/2021	30/07/2021	Hampton Rd W	Feltham	GRND,1	4,300	12.97	Effective	FRI	55,770.50	Industrial	4.96	21,332.25			Direct	10 yrs
29/11/2021	29/11/2021	Fleming Way	Isleworth	GRND,1	16,060	9.23	Effective	FRI	148,275.70	Industrial	3.35	53,760.00			Direct	10 yrs

Appendix 4 - BCIS costs

£/M2 STUDY

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

Last updated: 01-Jun-2024 07:27

Rebased to Hounslow (114; sample 35)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (25)	1,406	328	794	1,173	1,678	5,425	123	
Up to 500m2 GFA (25)	1,804	1,170	1,329	1,542	2,157	3,161	14	
500 to 2000m2 GFA (25)	1,493	328	890	1,353	1,679	5,425	53	
Over 2000m2 GFA (25)	1,223	471	687	969	1,493	3,117	56	
282.1 Advance factories								
Generally (15)	1,237	705	977	1,195	1,508	1,815	16	
Up to 500m2 GFA (15)	1,427	1,173	1,201	1,410	1,534	1,815	5	
500 to 2000m2 GFA (15)	1,342	890	1,193	1,436	1,545	1,594	6	
Over 2000m2 GFA (15)	922	705	790	933	992	1,188	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,687	732	1,151	1,700	1,995	3,117	17	
Up to 500m2 GFA (25)	2,782	2,271	-	2,913	-	3,161	3	
500 to 2000m2 GFA (20)	1,728	1,353	1,507	1,740	1,918	2,130	6	
Over 2000m2 GFA (20)	1,458	732	984	1,151	1,926	3,117	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,559	328	808	1,331	2,052	5,425	76	
Up to 500m2 GFA (30)	1,926	975	1,373	1,994	2,466	2,804	6	
500 to 2000m2 GFA (30)	1,692	328	881	1,260	1,897	5,425	28	
Over 2000m2 GFA (30)	1,417	444	783	1,234	1,942	2,848	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,268	601	1,006	1,201	1,498	2,675	24	
284. Warehouses/stores								
Generally (15)	1,285	495	760	1,008	1,450	5,836	38	
Up to 500m2 GFA (15)	2,312	832	1,281	1,627	2,716	5,836	8	
500 to 2000m2 GFA (15)	1,109	590	821	1,010	1,242	2,051	15	
Over 2000m2 GFA (15)	912	495	714	762	1,038	1,890	15	
284.1 Advance warehouses/stores (15)	972	513	791	1,027	1,187	1,310	6	
284.2 Purpose built warehouses/stores								
Generally (15)	1,351	495	769	1,008	1,506	5,836	30	
Up to 500m2 GFA (15)	2,665	832	1,579	2,061	3,353	5,836	6	
500 to 2000m2 GFA (15)	1,105	590	810	1,008	1,258	2,051	14	
Over 2000m2 GFA (15)	908	495	733	809	1,115	1,497	10	
284.5 Cold stores/refrigerated stores (30)	1,732	1,192	1,283	1,506	2,328	2,350	5	
320. Offices								
Generally (15)	2,779	1,296	2,017	2,613	3,116	6,393	38	
Air-conditioned								
Generally (15)	2,449	1,560	2,046	2,476	2,955	3,122	12	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (15)	2,366	1,560	2,156	2,345	2,613	3,122	7	
3-5 storey (15)	2,477	1,753	-	2,529	-	3,097	4	
6 storey or above (20)	2,954	2,269	2,652	2,823	3,008	4,268	8	
Not air-conditioned								
Generally (15)	2,904	1,296	2,322	2,878	3,701	4,267	16	
1-2 storey (15)	3,050	1,778	2,466	3,091	3,762	4,143	11	
3-5 storey (15)	2,493	1,296	-	2,204	-	4,267	4	
6 storey or above (25)	3,098	2,397	-	3,210	-	3,576	4	
342. Shopping centres (30)	1,664	1,455	-	-	-	1,872	2	
344. Hypermarkets, supermarkets								
Generally (35)	2,144	883	1,466	1,885	2,841	3,676	33	
Up to 1000m2 (35)	2,194	1,466	-	1,906	-	3,496	4	
1000 to 7000m2 GFA (35)	2,144	883	1,396	1,885	2,861	3,676	27	
7000 to 15000m2 (35)	1,781	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,307	-	-	-	-	-	1	
532. Community Centres								
Generally (25)	2,986	1,181	2,377	2,852	3,387	8,767	104	
Up to 500m2 GFA								
Generally (25)	3,220	1,181	2,180	3,059	3,703	8,767	43	
Steel framed (25)	3,699	2,010	2,583	3,150	4,007	8,767	20	
Concrete framed (45)	1,820	-	-	-	-	-	1	
Brick construction (25)	2,165	1,181	1,700	2,091	2,371	3,549	14	
Timber framed (25)	3,811	3,059	3,345	3,615	4,231	4,928	8	
500 to 2000m2 GFA								

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (25)	2,833	1,512	2,420	2,809	3,140	4,475	57	
Steel framed (25)	2,860	1,716	2,492	2,852	3,264	4,456	37	
Concrete framed (30)	2,736	-	-	-	-	-	1	
Brick construction (25)	2,603	1,512	2,355	2,501	2,988	4,475	13	
Timber framed (15)	3,185	2,366	2,914	3,198	3,536	3,880	6	
Over 2000m2 GFA								
Generally (25)	2,655	2,196	-	2,757	-	2,909	4	
Steel framed (30)	2,707	-	-	-	-	-	1	
Concrete framed (50)	1,935	-	-	-	-	-	1	
Brick construction (50)	1,460	-	-	-	-	-	1	
Timber framed (15)	2,909	-	-	-	-	-	1	
810. Housing, mixed developments (15)	1,748	933	1,510	1,687	1,917	4,336	1272	
810.1 Estate housing								
Generally (15)	1,733	900	1,469	1,664	1,898	5,957	1405	
Single storey (15)	1,970	1,164	1,659	1,891	2,160	5,957	234	
2-storey (15)	1,669	900	1,439	1,618	1,832	3,623	1090	
3-storey (15)	1,811	1,076	1,518	1,740	2,075	3,513	76	
4-storey or above (15)	3,622	1,766	2,890	3,227	4,854	5,373	5	
810.11 Estate housing detached (15)	2,305	1,269	1,754	1,931	2,544	5,957	19	
810.12 Estate housing semi detached								
Generally (15)	1,749	1,009	1,489	1,709	1,916	3,850	354	
Single storey (15)	1,947	1,258	1,696	1,914	2,117	3,850	80	
2-storey (15)	1,689	1,009	1,470	1,637	1,847	2,926	263	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
3-storey (15)	1,736	1,262	1,403	1,664	2,057	2,468	11	
810.13 Estate housing terraced								
Generally (15)	1,758	1,025	1,441	1,650	1,918	5,373	229	
Single storey (15)	2,016	1,282	1,668	1,993	2,347	2,853	18	
2-storey (15)	1,682	1,025	1,432	1,610	1,831	3,623	177	
3-storey (15)	1,823	1,076	1,513	1,703	2,005	3,513	32	
4-storey or above (15)	5,114	4,854	-	-	-	5,373	2	
816. Flats (apartments)								
Generally (15)	2,043	1,022	1,688	1,922	2,304	6,983	811	
1-2 storey (15)	1,931	1,178	1,638	1,822	2,148	3,829	173	
3-5 storey (15)	2,018	1,022	1,682	1,918	2,270	4,200	541	
6 storey or above (15)	2,398	1,469	1,935	2,280	2,596	6,983	94	
852. Hotels (15)	3,012	1,587	2,312	2,988	3,751	4,130	13	
856.2 Students' residences, halls of residence, etc (15)	2,558	1,473	2,289	2,589	2,849	4,222	52	

Appendix 5 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 6 - BLV assumptions

EUV - notional hectare

[illegible]

Appendix 7 - Appraisal results - 70% social rent, 30% shared ownership

BLV 1

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	0%	0%	10%	15%	20%	25%	30%	35%	40%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	15%	20%	30%	35%	40%	45%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	5%	15%	20%	25%	30%	35%	40%	40%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	25%	35%	40%	45%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	5%	15%	20%	25%	30%	35%	40%	40%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	0%	0%	5%	10%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	15%	20%	30%	35%	40%	45%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	10%	15%	20%	25%	30%	35%	40%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	0%	0%	10%	15%	15%	25%	30%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	10%	15%	25%	30%	35%	35%	40%	45%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	5%	15%	20%	25%	30%	35%	40%	40%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	5%	15%	20%	25%	30%	35%	40%	40%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	10%	15%	25%	30%	30%	35%	40%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	0%	0%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	0%	5%	5%	15%	20%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	0%	10%	15%	20%	25%	30%	35%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	0%	5%	10%	20%	20%	25%	30%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	10%	20%	25%	30%	35%	40%	40%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	0%	10%	15%	20%	30%	30%	35%	40%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	5%	10%	20%	25%	30%	35%	35%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	5%	10%	15%	25%	25%	30%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	0%	5%	15%	20%	25%	30%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	10%	15%	20%	25%	30%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	10%	15%	25%	30%	30%	35%	40%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	5%	15%	20%	25%	30%	35%	40%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	5%	15%	20%	25%	30%	35%	40%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	5%	10%	15%	25%	25%	30%	35%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	0%	0%	10%	15%	20%	25%	30%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	0%	5%	15%	15%	20%	25%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	5%	15%	20%	25%	30%	35%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	10%	15%	25%	25%	30%	35%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	10%	15%	25%	25%	30%	35%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	5%	15%	20%	20%	30%	35%

Note: the affordable housing requiremnts have been tested alongside the following other policies:

10% Aff WS (45% discount)
EV charging
BNG
Accessibility
NZC 5%
UGF
Carbon Offset £95 per tonne

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	5%	15%	20%	25%	30%	35%	40%	45%	45%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	25%	30%	40%	40%	45%	50%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	5%	15%	20%	30%	35%	40%	40%	45%	50%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	30%	40%	45%	45%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	10%	15%	20%	30%	35%	35%	40%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	5%	5%	15%	20%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	25%	30%	40%	40%	45%	50%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	10%	15%	25%	30%	35%	35%	40%	45%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	5%	10%	15%	25%	25%	30%	35%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	15%	20%	25%	35%	40%	40%	45%	45%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	10%	15%	25%	30%	35%	35%	40%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	5%	15%	20%	30%	35%	35%	40%	45%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	10%	20%	25%	30%	30%	35%	40%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	5%	10%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	5%	15%	15%	20%	25%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	10%	15%	25%	30%	30%	35%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	5%	10%	20%	25%	25%	30%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	5%	15%	20%	30%	35%	35%	40%	45%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	5%	10%	20%	25%	30%	35%	40%	40%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	10%	15%	25%	30%	30%	35%	40%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	5%	10%	20%	25%	30%	35%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	10%	15%	25%	30%	30%	35%	40%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	10%	15%	25%	25%	30%	35%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	5%	15%	20%	30%	35%	35%	40%	45%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	10%	15%	25%	30%	30%	35%	40%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	10%	15%	25%	30%	30%	35%	40%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	5%	10%	20%	25%	30%	35%	35%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	5%	10%	20%	25%	25%	30%	35%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	5%	10%	20%	20%	25%	30%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	10%	15%	25%	30%	30%	35%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	5%	15%	20%	25%	30%	35%	40%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	5%	10%	20%	25%	30%	35%	35%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	5%	15%	20%	25%	30%	35%

BLV 3

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	20%	30%	35%	40%	45%	45%	50%	50%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	0%	0%	0%	0%	0%	0%	0%	5%	10%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	0%	0%	0%	5%	15%	15%	20%	25%
4	Small scheme - 8 flats (90 dph)	8	0.09	0%	0%	10%	15%	25%	30%	30%	35%	40%
5	Small scheme - 8 flats (170 dph)	8	0.05	0%	0%	5%	10%	20%	25%	25%	30%	35%
6	Small scheme - 8 flats (190 dph)	8	0.04	0%	5%	15%	20%	30%	35%	35%	40%	45%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	5%	10%	20%	25%	30%	35%	40%	40%
8	Small scheme - 8 flats (350 dph)	8	0.02	0%	0%	10%	15%	25%	30%	30%	35%	40%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	5%	10%	20%	25%	30%	35%	35%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	0%	0%	10%	15%	25%	30%	30%	35%	40%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	0%	10%	15%	25%	25%	30%	35%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	5%	15%	20%	30%	35%	35%	40%	45%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	0%	10%	15%	25%	30%	30%	35%	40%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	0%	10%	15%	25%	30%	30%	35%	40%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	0%	5%	10%	20%	25%	30%	35%	35%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	5%	10%	20%	25%	25%	30%	35%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	5%	10%	20%	20%	25%	30%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	10%	15%	25%	30%	30%	35%	40%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	5%	15%	20%	25%	30%	35%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	5%	10%	20%	25%	30%	35%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	0%	5%	15%	20%	25%	30%	35%
22	Large scheme - 50 flats (190 dph)	50	0.26	30%	30%	30%	30%	30%	30%	30%	30%	30%
23	Large scheme - 50 flats (220 dph)	50	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
24	Large scheme - 50 flats (350 dph)	50	0.14	30%	30%	30%	30%	30%	30%	30%	30%	30%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	35%	35%	35%	35%	35%	35%	35%	35%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	0%	0%	0%	0%	0%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	0%	0%	0%	0%	0%	0%	0%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	0%	0%	0%	0%	0%	0%	0%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	0%	0%	0%	0%	0%	0%	0%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	20%	20%	20%	20%	20%	20%	20%	20%	20%
32	Large scheme - 200 flats (90 dph)	200	2.22	5%	5%	5%	5%	5%	5%	5%	5%	5%
33	Large scheme - 200 flats (170 dph)	200	1.18	35%	35%	35%	35%	35%	35%	35%	35%	35%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

Sales value £6,495 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,719,509	1,635,185	1,551,433	1,468,255	1,385,651	1,303,619	1,222,161	1,141,277	1,060,965	981,227	902,062			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,732,557	1,648,192	1,564,399	1,481,180	1,398,534	1,316,461	1,234,962	1,154,035	1,073,683	993,902	914,696			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	982,493	914,026	846,036	778,523	711,486	644,925	578,842	513,235	448,104	383,450	319,272			
4 Small scheme - 8 flats (90 dph)	8	£831,706	1,739,041	1,654,654	1,570,840	1,487,600	1,404,933	1,322,839	1,241,319	1,160,371	1,079,997	1,000,196	920,969			
5 Small scheme - 8 flats (170 dph)	8	£462,059	812,978	749,264	685,996	623,174	560,799	498,870	437,387	376,350	315,759	255,615	195,917			
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,739,393	1,655,005	1,571,192	1,487,952	1,405,285	1,323,190	1,241,670	1,160,722	1,080,348	1,000,548	921,320			
7 Small scheme - 8 flats (220 dph)	8	£369,647	316,184	258,423	201,078	144,149	87,636	31,538	24,512	-	80,621	136,308	191,573			
8 Small scheme - 8 flats (350 dph)	8	£184,823	1,741,375	1,656,980	1,573,159	1,489,911	1,407,237	1,325,135	1,243,608	1,162,653	1,082,272	1,002,464	923,229			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,407,402	2,236,392	2,066,573	1,897,945	1,730,510	1,564,265	1,399,212	1,235,350	1,072,680	911,202	750,913			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	4,345,846	4,134,879	3,925,344	3,717,243	3,510,575	3,305,340	3,101,538	2,899,170	2,698,234	2,498,733	2,300,664			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,302,429	2,140,281	1,979,263	1,819,375	1,660,615	1,502,984	1,346,483	1,191,111	1,036,869	883,755	731,771			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,223,544	1,078,977	935,439	792,931	651,450	511,000	371,578	233,185	95,821	41,132	178,502			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,086,738	938,876	792,070	646,321	501,630	357,995	215,418	73,896	67,583	209,117	349,577			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	843,824	702,753	562,696	423,652	285,621	148,605	12,601	124,256	260,277	395,269	529,232			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	680,811	544,269	408,712	274,139	140,551	7,948	125,557	258,184	389,813	520,441	650,069			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	271,078	145,867	21,569	103,370	-	227,712	-	351,128	473,618	595,182	715,819			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	5,387,583	4,998,045	4,611,222	4,227,116	3,845,726	3,467,052	3,091,095	2,717,853	2,347,328	1,979,520	1,614,427			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	5,501,333	5,111,416	4,724,216	4,339,731	3,957,963	3,578,912	3,202,576	2,828,956	2,458,054	2,089,867	1,724,397			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	5,146,401	4,777,580	4,411,331	4,047,653	3,686,546	3,328,009	2,972,043	2,618,648	2,267,824	1,919,570	1,573,886			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	3,200,189	2,838,033	2,476,302	2,117,160	1,760,609	1,406,647	1,056,276	706,494	360,303	16,702	329,258			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	2,222,567	1,884,539	1,548,933	1,215,751	884,993	556,657	230,744	94,161	420,127	743,633	1,064,679			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	1,642,771	1,320,498	1,000,547	682,918	367,613	54,631	259,935	572,976	883,659	1,191,984	1,497,950			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,188,993	887,402	590,429	298,076	10,343	276,933	559,677	837,731	1,111,095	1,379,768	1,643,753			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	256,228	-	16,718	289,232	-	557,403	-	821,232	1,080,717	1,335,860	1,586,660			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	10,011,272	9,288,074	8,569,920	7,856,808	7,148,737	6,445,709	5,747,723	5,054,779	4,366,878	3,684,017	3,006,200			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	6,143,509	5,434,564	4,730,660	4,031,798	3,337,978	2,649,200	1,965,465	1,285,085	604,017	73,051	754,160			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	4,232,461	3,574,788	2,921,831	2,273,592	1,626,676	980,875	339,844	300,943	942,072	1,578,360	2,209,806			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	3,092,551	2,465,599	1,838,730	1,214,080	594,001	-	21,834	642,092	1,257,709	1,868,683	2,475,018			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	2,328,769	1,715,707	1,107,086	502,903	-	98,317	702,703	1,302,582	1,897,953	2,488,817	3,075,172			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	389,786	-	174,024	739,608	-	1,301,019	-	1,858,256	2,411,320	3,504,928	4,045,472			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	18,114,890	16,789,432	15,473,221	14,166,256	12,868,537	11,580,066	10,300,841	9,030,862	7,770,131	6,514,186	5,265,323			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	10,575,977	9,271,491	7,976,301	6,690,409	5,413,813	4,146,514	2,887,202	1,624,850	371,896	884,957	2,137,944			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	6,900,304	5,691,322	4,491,033	3,291,582	2,095,829	908,866	-	273,417	1,460,645	2,638,951	3,823,103			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	4,694,901	3,531,152	2,375,433	1,228,137	89,264	-	1,057,073	2,196,222	3,332,606	4,473,408	5,605,517			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	3,212,753	2,087,263	969,952	-	141,304	-	1,259,057	2,368,508	3,477,182	4,588,304	5,690,985			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	-	522,226	-	1,566,785	-	2,603,660	-	3,641,348	4,679,970	5,710,781	6,733,780			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579			
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156			
39 New Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	5,225,213			
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354			
41 Lidl Feltham	220	£6,468,821	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	5,455,400			
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706			
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	5,234,132			
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	-	2,035,445	-			
45 Land south of West International	-	£133,072,891	25,096,308	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556			
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330			
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	423,550	5,869,725	12,123,221	18,417,891	24,680,351	30,895,811	37,064,274	43,185,738			
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,719,509	1,635,185	1,551,433	1,468,255	1,385,651	1,303,619	1,222,161	1,141,277	1,060,965	981,227	902,062	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,732,557	1,648,192	1,564,399	1,481,180	1,398,534	1,316,461	1,234,962	1,154,035	1,073,683	993,902	914,696	
3 Small scheme - 8 flats (70 dph)	8	£884,245	982,493	914,026	846,036	778,523	711,486	644,925	578,842	513,235	448,104	383,450	319,272	
4 Small scheme - 8 flats (90 dph)	8	£723,473	1,739,041	1,654,654	1,570,840	1,487,600	1,404,933	1,322,839	1,241,319	1,160,371	1,079,997	1,000,196	920,969	
5 Small scheme - 8 flats (170 dph)	8	£401,930	812,978	749,264	685,996	623,174	560,799	498,870	437,387	376,350	315,759	255,615	195,917	
6 Small scheme - 8 flats (190 dph)	8	£321,544	1,739,393	1,655,005	1,571,192	1,487,952	1,405,285	1,323,190	1,241,670	1,160,722	1,080,348	1,000,548	921,320	
7 Small scheme - 8 flats (220 dph)	8	£321,544	316,184	258,423	201,078	144,149	87,636	31,538	-	24,512	-	136,308	-	
8 Small scheme - 8 flats (350 dph)	8	£160,772	1,741,375	1,656,990	1,573,159	1,489,911	1,407,237	1,325,135	1,243,608	1,162,653	1,082,272	1,002,464	923,229	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,407,402	2,236,392	2,066,573	1,897,945	1,730,510	1,564,265	1,399,212	1,235,350	1,072,680	911,202	750,913	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	4,345,846	4,134,879	3,925,344	3,717,243	3,510,575	3,305,340	3,101,538	2,899,170	2,698,234	2,498,733	2,300,661	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,302,429	2,140,281	1,979,263	1,819,375	1,660,615	1,502,984	1,346,483	1,191,111	1,036,869	883,755	731,771	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,223,544	1,078,977	935,439	792,931	651,450	511,000	371,578	233,185	95,821	-	178,502	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,086,738	938,876	792,070	646,321	501,630	357,995	215,418	73,896	-	67,583	-	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	843,824	702,753	562,696	423,652	285,621	148,605	12,601	-	124,256	-	-	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	680,811	544,269	408,712	274,139	140,551	-	7,948	-	125,557	-	-	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	271,078	145,867	-	21,569	-	103,370	-	351,128	-	473,618	-	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	5,387,583	4,998,045	4,611,222	4,227,116	3,845,726	3,467,052	3,091,095	2,717,853	2,347,328	1,979,520	1,614,427	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	5,501,333	5,111,416	4,724,216	4,339,731	3,957,963	3,578,912	3,202,576	2,828,956	2,458,054	2,089,867	1,724,397	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	5,146,401	4,777,580	4,411,331	4,047,653	3,686,546	3,328,009	2,972,043	2,618,648	2,267,824	1,919,570	1,573,886	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	3,200,189	2,838,033	2,476,302	2,117,160	1,760,609	1,400,647	1,055,276	706,494	360,303	-	329,258	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	2,222,567	1,884,539	1,548,933	1,215,751	884,993	556,657	230,744	-	94,161	-	-	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	1,642,771	1,320,498	1,000,547	682,918	367,913	54,631	-	259,395	-	572,976	-	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	1,188,993	887,402	590,429	298,076	10,343	-	276,933	-	559,677	-	-	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	256,228	-	16,718	-	289,232	-	557,403	-	821,232	-	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	10,011,272	9,288,074	8,569,920	7,856,808	7,148,373	6,445,709	5,747,723	5,054,779	4,366,878	3,684,017	3,006,200	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	6,143,509	5,434,564	4,730,660	4,031,798	3,337,978	2,649,200	1,965,465	1,285,085	604,017	-	-	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	4,232,461	3,574,788	2,921,831	2,273,592	1,626,676	980,875	339,844	-	300,943	-	-	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	3,092,551	2,465,599	1,838,730	1,214,080	594,001	-	21,834	-	642,092	-	-	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	2,328,769	1,715,707	1,107,086	592,903	-	98,317	-	702,703	-	1,302,582	-	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	389,786	-	174,024	-	739,680	-	1,301,019	-	1,858,256	-	-	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	18,114,890	16,789,432	15,473,221	14,166,256	12,868,537	11,580,068	10,300,841	9,030,862	7,770,131	6,544,186	5,265,323	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	10,575,977	9,271,491	7,976,301	6,690,409	5,413,813	4,146,514	2,887,202	1,624,850	371,896	-	-	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	6,900,304	5,691,322	4,491,033	3,291,582	2,095,829	900,866	-	273,417	-	1,460,645	-	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	4,694,901	3,531,152	2,375,433	1,228,137	89,264	-	1,057,073	-	2,196,222	-	-	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	3,212,753	2,087,263	969,952	-	141,304	-	1,259,057	-	2,368,506	-	-	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	-	522,226	-	1,566,785	-	2,603,660	-	3,641,348	-	4,679,970	-	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156	
39 Kew Bridge District Centre	750	£15,192,939	59,502,130	52,861,209	46,267,623	39,721,373	33,292,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	-	
40 EMC Work	420	£12,057,888	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
41 Lidl Feltham	220	£5,627,014	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	-	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
43 MDD Feltham	1,370	£113,344,146	79,645,009	71,035,219	62,486,553	53,945,287	45,454,415	37,012,893	28,564,857	20,145,064	11,716,821	3,249,800	-	
44 Leisure West	310	£36,173,664	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	-	2,035,445	-	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556	
46 34 Staines Road	120	£4,019,296	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	-	3,684,124	-	3,023,487	-	-	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	6,674,157	423,550	-	5,869,725	-	12,123,221	-	18,417,891	-	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,901	

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

Sales value £6,858 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										40% AH	45% AH	50% AH
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH				
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,909,056	1,814,594	1,720,775	1,627,598	1,535,066	1,443,174	1,351,927	1,261,321	1,171,359	1,082,039	993,362			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,927,601	1,733,741	1,640,523	1,547,948	1,456,016	1,364,727	1,274,080	1,184,076	1,094,715	1,005,997				
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,143,608	1,066,524	989,977	913,965	838,488	763,548	689,142	615,273	541,938	469,140	396,877			
4 Small scheme - 8 flats (90 dph)	8	£831,706	1,928,589	1,834,064	1,740,182	1,646,944	1,554,348	1,462,394	1,371,084	1,280,415	1,190,390	1,101,008	1,012,268			
5 Small scheme - 8 flats (170 dph)	8	£462,059	964,615	892,792	821,469	750,649	680,330	610,514	541,198	472,386	404,074	336,265	268,957			
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,928,940	1,834,416	1,740,533	1,647,295	1,554,699	1,462,745	1,371,435	1,280,767	1,190,742	1,101,360	1,012,621			
7 Small scheme - 8 flats (220 dph)	8	£369,647	458,344	392,980	328,085	263,656	199,697	136,204	73,181	10,624	52,249	114,809	176,895			
8 Small scheme - 8 flats (350 dph)	8	£184,823	1,930,921	1,836,389	1,742,501	1,649,254	1,556,652	1,464,691	1,373,373	1,282,698	1,192,665	1,103,276	1,014,530			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,810,189	2,617,637	2,426,424	2,236,549	2,048,015	1,860,819	1,674,962	1,490,445	1,307,266	1,125,427	944,927			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	4,819,712	4,583,402	4,348,698	4,115,600	3,884,110	3,654,228	3,425,951	3,199,281	2,974,219	2,750,764	2,528,915			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,692,437	2,509,431	2,327,698	2,147,237	1,968,048	1,790,131	1,613,486	1,438,113	1,264,013	1,091,185	919,629			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,613,552	1,448,127	1,283,874	1,120,792	958,884	798,146	638,580	480,187	322,966	166,916	12,039			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,453,804	1,286,311	1,120,009	954,898	790,979	628,251	466,715	306,370	147,216	-	10,910			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,197,126	1,037,159	878,336	720,656	564,119	408,725	254,474	101,366	-	51,371	-			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,024,936	869,990	716,154	563,429	411,815	261,312	111,920	-	36,917	-	186,333			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	592,261	449,874	308,515	168,188	28,890	-	111,047	-	250,378	-	388,665			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	6,337,527	5,897,184	5,459,905	5,025,691	4,594,541	4,166,455	3,741,434	3,319,476	2,900,584	2,484,757	2,071,993			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	6,451,276	6,010,556	5,572,899	5,138,306	4,706,778	4,278,314	3,852,915	3,430,580	3,011,310	2,595,104	2,181,962			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	6,066,207	5,648,195	5,233,091	4,820,893	4,411,604	4,005,223	3,601,750	3,201,185	2,803,528	2,408,778	2,016,936			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	4,119,996	3,709,116	3,301,143	2,896,079	2,493,922	2,092,274	1,692,806	1,296,269	902,662	511,988	124,244			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	3,098,123	2,714,118	2,331,961	1,952,546	1,575,878	1,201,953	830,772	462,334	96,643	-	270,369			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	2,486,359	2,118,968	1,754,210	1,392,085	1,032,591	675,729	321,499	-	30,558	-	384,850			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,972,433	1,625,811	1,284,426	948,276	617,363	291,686	-	29,193	-	349,207	-			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	987,438	672,715	362,844	57,827	-	246,035	-	545,852	-	840,742	-			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	11,835,544	11,014,783	10,199,733	9,390,392	8,586,763	7,788,844	6,996,636	6,210,138	5,429,351	4,654,275	3,884,910			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	7,967,783	7,161,272	6,360,471	5,565,382	4,776,003	3,992,335	3,214,378	2,442,131	1,675,594	911,862	148,163			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	5,949,424	5,199,925	4,455,773	3,716,965	2,983,504	2,255,389	1,531,715	806,172	86,035	-	638,288			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	4,745,128	4,029,794	3,319,585	2,614,505	1,914,552	1,212,217	514,734	-	180,272	-	877,868			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	3,939,873	3,247,324	2,559,756	1,874,973	1,189,736	509,537	-	168,152	-	848,501	-			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	1,913,120	1,270,456	632,460	-	880	-	639,130	-	1,272,640	-	1,901,410			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	21,567,961	20,057,827	18,558,207	17,069,097	15,590,501	14,122,415	12,664,842	11,217,781	9,781,232	8,355,195	6,939,670			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	14,069,493	12,578,169	11,097,421	9,627,251	8,167,657	6,718,641	5,280,202	3,852,340	2,435,037	1,012,415	-			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	10,188,320	8,803,489	7,428,557	6,063,524	4,708,388	3,363,152	2,013,208	672,843	-	667,542	-			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	7,859,616	6,538,682	5,227,239	3,925,288	2,618,847	1,321,478	-	33,707	-	1,263,454	-			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	6,315,334	5,036,998	3,762,436	2,488,429	1,223,746	-	32,095	-	1,297,143	-	2,552,724			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	2,402,913	1,218,032	-	41,787	1,142,997	-	2,319,650	-	3,494,735	-	4,673,192			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579			
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156			
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	-			
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354			
41 Lidl Feltham	220	£6,468,821	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	5,455,400			
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706			
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	-			
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	-	2,035,445	-			
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556			
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330			
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	-	423,550	-	5,869,725	-	12,123,221	-	18,417,891			
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,909,056	1,814,594	1,720,775	1,627,598	1,535,066	1,443,174	1,351,927	1,261,321	1,171,359	1,082,039	993,362	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,922,105	1,827,601	1,733,741	1,640,523	1,547,948	1,456,016	1,364,727	1,274,080	1,184,076	1,094,715	1,005,997	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,143,608	1,066,524	989,977	913,965	838,488	763,548	689,142	615,273	541,938	469,140	396,877	
4 Small scheme - 8 flats (90 dph)	8	£723,473	1,928,589	1,834,064	1,740,182	1,646,944	1,554,348	1,462,394	1,371,084	1,280,415	1,190,390	1,101,008	1,012,268	
5 Small scheme - 8 flats (170 dph)	8	£401,930	964,615	892,792	821,469	750,649	680,330	610,514	541,198	472,386	404,074	336,265	268,957	
6 Small scheme - 8 flats (190 dph)	8	£321,544	1,928,940	1,834,416	1,740,533	1,647,295	1,554,699	1,462,745	1,371,435	1,280,767	1,190,742	1,101,360	1,012,621	
7 Small scheme - 8 flats (220 dph)	8	£321,544	458,344	392,980	328,085	263,656	199,697	136,204	73,181	10,624	-	52,249	-	
8 Small scheme - 8 flats (350 dph)	8	£160,772	1,930,921	1,836,389	1,742,501	1,649,254	1,556,016	1,464,691	1,373,373	1,282,698	1,192,665	1,103,276	1,014,530	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,810,189	2,617,637	2,426,424	2,236,549	2,048,015	1,860,819	1,674,962	1,490,445	1,307,266	1,125,427	944,927	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	4,419,712	4,583,402	4,348,698	4,115,600	3,884,110	3,654,228	3,425,951	3,199,281	2,974,219	2,750,764	2,528,915	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,692,437	2,509,431	2,327,698	2,147,327	1,968,048	1,790,131	1,613,486	1,438,113	1,264,013	1,091,185	919,629	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,613,552	1,448,127	1,283,874	1,120,792	958,884	798,146	638,580	480,187	322,966	166,916	12,039	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,453,804	1,286,311	1,120,009	954,898	790,979	628,251	466,715	306,370	147,216	-	10,910	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,197,126	1,037,159	878,336	720,656	564,119	408,725	254,474	101,366	-	51,371	-	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,024,936	869,990	716,154	563,429	411,815	261,312	111,920	-	36,917	186,333	-	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	592,261	449,874	308,515	168,188	28,890	-	111,047	-	250,378	388,665	-	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	6,337,527	5,897,184	5,459,905	5,025,691	4,594,541	4,166,455	3,741,434	3,319,476	2,900,584	2,484,767	2,071,993	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	6,451,276	6,010,566	5,572,899	5,138,306	4,706,778	4,278,314	3,852,915	3,430,580	3,011,310	2,595,104	2,181,962	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	6,066,207	5,648,195	5,233,091	4,820,893	4,411,604	4,005,223	3,601,750	3,201,185	2,803,528	2,408,778	2,016,936	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	4,119,996	3,709,116	3,301,143	2,896,079	2,493,922	2,092,274	1,692,806	1,296,269	902,662	511,988	124,244	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	3,098,123	2,714,118	2,331,961	1,952,546	1,575,878	1,201,953	830,772	462,334	96,643	-	270,369	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	2,486,359	2,118,968	1,754,210	1,392,085	1,032,591	675,729	321,499	-	30,558	384,850	-	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	1,972,433	1,625,811	1,284,426	948,276	617,363	291,688	-	29,193	-	663,906	-	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	987,438	672,715	362,844	57,827	-	246,035	-	545,852	-	840,742	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	11,835,544	11,014,783	10,199,733	9,390,392	8,586,763	7,788,844	6,996,636	6,210,138	5,429,351	4,654,275	3,884,910	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	7,967,783	7,161,272	6,360,471	5,565,382	4,776,003	3,992,335	3,214,378	2,442,131	1,675,594	911,862	148,163	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	5,949,424	5,199,925	4,455,773	3,716,965	2,983,504	2,255,389	1,531,715	806,172	86,035	-	638,288	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	4,745,128	4,029,794	3,319,585	2,614,505	1,914,552	1,212,217	514,734	-	180,272	-	877,868	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	3,939,873	3,247,324	2,559,756	1,874,973	1,189,736	-	509,537	-	168,152	-	848,501	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	1,913,120	1,270,456	632,480	-	880	-	639,130	-	1,272,840	-	1,901,410	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	21,567,961	20,057,827	18,558,207	17,069,097	15,580,501	14,122,415	12,664,842	11,217,781	9,781,232	8,355,195	6,939,670	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	14,069,493	12,578,169	11,097,421	9,627,251	8,167,657	6,718,641	5,280,202	3,852,340	2,435,037	1,012,415	-	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	10,188,320	8,803,489	7,428,557	6,063,524	4,708,388	3,363,152	2,013,208	672,843	-	687,542	-	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	7,859,616	6,538,682	5,227,239	3,925,288	2,618,847	1,321,478	-	33,707	-	1,263,454	-	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	6,315,334	5,036,998	3,762,436	2,488,429	1,232,746	-	32,095	-	1,297,143	-	2,552,724	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	2,402,913	1,218,032	41,787	-	1,142,997	-	2,319,650	-	3,494,735	-	4,673,192	
West Cross Industrial Estate	1,800	£74,758,905	154,563,964	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156	
Kew Bridge District Centre	350	£15,192,939	59,502,130	52,861,209	46,267,623	39,721,373	33,283,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	-	
EMC Fother	420	£12,057,888	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
Lidl Feltham	220	£5,627,014	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	5,955,400	
Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
M300 Feltham	1,370	£113,344,146	79,645,009	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	-	
Leisure West	310	£36,173,664	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	-	2,035,445	-	
Land south of West International	-	£115,755,724	25,096,308	25,096,331	25,096,356	25,096,382	25,096,408	25,096,434	25,096,460	25,096,486	25,096,512	25,096,538	25,096,564	
34 Staines Road	120	£4,019,296	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330	
Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	6,674,157	423,550	-	5,869,725	-	12,123,221	-	18,417,891	-	
Sainsburys Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,901	

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

Sales value £7,221 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,098,602	1,994,003	1,890,117	1,786,942	1,684,479	1,582,730	1,481,692	1,381,366	1,281,753	1,182,852	1,084,663			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,111,651	2,007,011	1,903,083	1,799,866	1,697,362	1,595,571	1,494,492	1,394,125	1,294,470	1,195,528	1,097,297			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,304,723	1,219,022	1,133,917	1,049,406	965,490	882,169	799,443	717,310	635,773	554,831	474,482			
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,118,135	2,013,473	1,909,524	1,806,287	1,703,761	1,601,949	1,500,849	1,400,460	1,300,784	1,201,821	1,103,569			
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,116,253	1,036,319	956,942	878,124	799,862	722,158	645,011	568,421	492,390	416,914	341,996			
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,118,468	2,013,825	1,909,875	1,806,638	1,704,114	1,602,301	1,501,200	1,400,812	1,301,136	1,202,172	1,103,920			
7 Small scheme - 8 flats (220 dph)	8	£369,647	600,503	527,537	455,090	383,164	311,758	240,871	170,505	100,658	31,331	-	38,047			
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,120,468	2,015,799	1,911,842	1,808,598	1,706,066	1,604,246	1,503,138	1,402,743	1,303,059	1,204,088	1,105,829			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,212,975	2,998,882	2,786,275	2,575,154	2,365,520	2,157,374	1,950,713	1,745,540	1,541,853	1,339,653	1,138,939			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	5,293,579	5,031,925	4,772,052	4,513,958	4,257,646	4,003,115	3,750,363	3,499,393	3,250,203	3,002,794	2,757,164			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,082,446	2,878,582	2,676,133	2,475,099	2,275,481	2,077,277	1,880,489	1,685,116	1,491,157	1,298,614	1,107,486			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,003,561	1,817,277	1,632,309	1,448,655	1,266,316	1,085,293	905,583	727,189	550,110	374,346	199,896			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,820,872	1,633,747	1,447,948	1,263,474	1,080,327	898,506	718,011	538,842	360,999	184,482	9,291			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,550,428	1,371,567	1,193,978	1,017,661	842,617	668,846	496,347	325,121	155,167	-	183,684			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,369,060	1,195,710	1,023,597	852,720	683,081	514,677	347,511	181,582	16,889	-	313,497			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	913,445	753,879	595,462	438,192	282,070	127,096	-	27,139	-	335,991	-			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	7,287,471	6,796,323	6,308,588	5,824,266	5,343,355	4,865,858	4,391,773	3,921,100	3,453,840	2,989,993	2,529,558			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	7,401,220	6,909,694	6,421,582	5,936,881	5,455,592	4,977,717	4,503,254	4,032,204	3,564,566	3,100,341	2,639,528			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	6,986,014	6,518,809	6,054,849	5,594,133	5,136,663	4,682,438	4,231,458	3,783,722	3,339,232	2,897,986	2,459,985			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	5,039,803	4,579,730	4,122,902	3,669,319	3,218,981	2,771,888	2,328,040	1,886,042	1,445,020	1,007,272	572,797			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	3,963,823	3,535,604	3,110,423	2,688,282	2,266,763	1,847,248	1,430,800	1,017,416	607,097	199,845	-			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	3,326,192	2,917,063	2,507,874	2,101,251	1,697,568	1,296,826	899,026	504,166	112,247	-	672,879			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	2,755,871	2,364,220	1,978,423	1,598,477	1,224,384	856,144	493,756	137,221	-	216,718	-			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	1,718,647	1,361,897	1,010,574	664,681	324,216	-	10,986	-	345,625	-	674,751			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	13,659,818	12,741,491	11,829,544	10,923,977	10,024,788	9,131,978	8,245,548	7,365,497	6,491,826	5,624,532	4,763,619			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	9,792,056	8,887,981	7,990,284	7,098,967	6,214,029	5,335,470	4,463,290	3,597,489	2,738,068	1,885,026	1,038,364			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	7,666,387	6,825,063	5,989,713	5,160,339	4,336,940	3,519,516	2,708,067	1,902,593	1,099,983	297,248	-			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	6,397,705	5,593,988	4,796,004	4,003,753	3,217,234	2,436,447	1,661,394	883,681	111,251	-	665,380			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	5,549,527	4,770,890	3,997,825	3,230,332	2,468,409	1,711,214	951,754	197,930	-	558,655	-			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	3,422,634	2,706,738	1,993,413	1,279,732	571,279	-	133,961	-	842,610	-	1,545,953			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	25,021,032	23,326,224	21,643,193	19,971,939	18,312,464	16,664,765	15,028,843	13,404,700	11,792,333	10,191,744	8,602,933			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	17,538,863	15,871,681	14,216,277	12,564,093	10,921,502	9,290,769	7,671,892	6,064,874	4,469,712	2,886,408	1,306,793			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	13,476,335	11,915,657	10,366,082	8,827,610	7,300,242	5,783,978	4,278,816	2,784,381	1,284,270	-	207,729			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	11,024,331	9,534,143	8,054,607	6,585,722	5,127,487	3,679,903	2,230,628	787,890	-	653,902	-			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	9,397,848	7,954,654	6,521,811	5,099,316	3,687,170	2,269,684	862,211	-	542,952	-	1,950,642			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	5,311,173	3,879,301	2,648,106	1,326,615	14,833	-	1,306,885	2,618,974	3,936,502	5,250,383	7,848,093			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579			
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156			
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	-			
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354			
41 Lidl Feltham	220	£6,468,821	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	5,455,400			
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706			
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	-			
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	-	2,035,445	-			
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556			
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330			
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	-	423,550	-	5,869,725	-	12,123,221	-	18,417,891			
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,098,602	1,994,003	1,890,117	1,786,942	1,684,479	1,582,730	1,481,692	1,381,366	1,281,753	1,182,852	1,084,663	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,111,651	2,007,011	1,903,083	1,799,866	1,697,362	1,595,571	1,494,492	1,394,125	1,294,470	1,195,528	1,097,297	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,304,723	1,219,022	1,133,917	1,049,406	965,490	882,169	799,443	717,310	635,773	554,831	474,482	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,118,135	2,013,473	1,909,524	1,806,287	1,703,761	1,601,949	1,500,849	1,400,460	1,300,784	1,201,821	1,103,569	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,116,253	1,036,319	956,942	878,124	799,862	722,158	645,011	568,421	492,390	416,914	341,996	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,118,486	2,013,825	1,909,875	1,806,638	1,704,114	1,602,301	1,501,200	1,400,812	1,301,136	1,202,172	1,103,920	
7 Small scheme - 8 flats (220 dph)	8	£321,544	600,503	527,537	455,090	383,164	311,758	240,871	170,505	100,658	31,331	38,047	107,307	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,120,468	2,015,799	1,911,842	1,808,598	1,706,066	1,604,246	1,503,138	1,402,743	1,303,059	1,204,088	1,105,829	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,212,975	2,998,882	2,786,275	2,575,154	2,365,520	2,157,374	1,950,713	1,745,540	1,541,853	1,339,653	1,138,939	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,293,579	5,031,925	4,772,052	4,513,958	4,257,646	4,003,115	3,750,363	3,499,393	3,250,203	3,002,794	2,757,164	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,082,549	2,878,582	2,676,133	2,475,099	2,275,481	2,077,277	1,880,489	1,685,116	1,491,157	1,298,614	1,107,486	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,003,561	1,817,277	1,632,309	1,448,655	1,266,316	1,085,293	905,583	727,189	550,110	374,346	199,896	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,820,872	1,633,747	1,447,948	1,263,474	1,080,327	898,506	718,011	538,842	360,999	184,482	9,291	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,550,428	1,371,567	1,193,978	1,017,661	842,617	668,846	496,347	325,121	155,167	13,721	- 83,684	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,369,060	1,195,710	1,023,597	852,720	683,081	514,677	347,511	181,562	16,889	- 148,803	- 313,497	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	913,445	753,879	595,462	438,192	282,070	127,096	27,139	- 182,147	- 335,991	- 488,668	- 640,181	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	7,287,471	6,796,323	6,308,588	5,824,266	5,343,355	4,865,858	4,391,773	3,921,100	3,453,840	2,989,993	2,529,558	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	7,401,220	6,909,894	6,421,582	5,936,881	5,455,592	4,977,717	4,503,254	4,032,204	3,564,566	3,100,341	2,639,528	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	6,986,014	6,518,809	6,054,849	5,594,133	5,136,663	4,682,438	4,231,458	3,783,722	3,339,232	2,897,968	2,459,985	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	5,039,603	4,579,730	4,122,902	3,669,319	3,218,981	2,771,888	2,328,004	1,886,042	1,445,020	1,007,272	572,797	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	3,963,823	3,535,604	3,110,423	2,688,282	2,266,763	1,847,248	1,430,800	1,017,416	607,097	199,845	- 207,460	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	3,326,192	2,917,063	2,507,874	2,101,251	1,697,568	1,296,828	899,026	504,166	112,247	- 280,952	- 672,879	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	2,755,871	2,364,220	1,978,423	1,598,477	1,224,384	856,144	493,756	137,221	- 216,718	- 566,809	- 910,958	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	1,718,647	1,361,897	1,010,574	664,681	324,216	- 10,986	- 345,625	- 674,751	- 998,366	- 1,316,470	- 1,629,062	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	13,659,818	12,741,491	11,829,544	10,923,977	10,024,788	9,131,978	8,245,548	7,365,497	6,491,826	5,624,532	4,763,619	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	9,792,056	8,887,981	7,990,284	7,088,967	6,214,029	5,335,470	4,463,290	3,597,489	2,738,068	1,885,026	1,038,364	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	7,666,387	6,825,063	5,989,713	5,160,339	4,336,940	3,519,516	2,708,067	1,902,593	1,099,983	297,248	- 507,062	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	6,397,705	5,593,988	4,796,004	4,003,753	3,217,234	2,436,447	1,661,394	883,681	111,251	- 665,380	- 1,437,820	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	5,549,527	4,770,890	3,997,825	3,230,332	2,468,409	1,711,214	951,754	197,930	- 558,655	- 1,312,537	- 2,060,699	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	3,422,634	2,706,738	1,993,413	1,279,372	571,279	- 133,961	- 842,610	- 1,545,953	- 2,243,989	- 2,936,718	- 3,624,140	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	25,021,032	23,326,224	21,643,193	19,971,939	18,312,464	16,664,765	15,028,843	13,404,700	11,792,333	10,191,744	8,602,933	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	17,538,863	15,871,681	14,216,277	12,564,093	10,921,502	9,290,769	7,671,892	6,064,874	4,469,712	2,886,408	1,306,795	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	13,476,335	11,915,657	10,366,082	8,827,610	7,300,242	5,783,978	4,278,816	2,784,381	1,284,270	- 207,729	- 1,707,921	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	11,024,331	9,534,143	8,054,607	6,585,722	5,127,487	3,679,903	2,230,628	787,890	- 653,902	- 2,096,777	- 3,539,400	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	9,397,848	7,954,654	6,521,811	5,099,316	3,687,170	2,269,884	862,211	- 542,952	- 1,950,642	- 3,354,867	- 4,764,336	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	5,311,173	3,979,301	2,648,106	1,326,615	14,833	- 1,306,885	- 2,618,974	- 3,936,502	- 5,250,383	- 6,554,247	- 7,848,093	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156	
39 Kew Bridge District Centre	75	£15,192,939	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,324,222	13,912,027	7,537,661	1,211,125	- 5,225,213	
40 EMC Work	420	£12,057,888	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
41 Lidl Feltham	220	£5,627,014	236,002	- 909,415	- 2,049,981	- 3,182,093	- 4,321,505	- 5,455,400	- 6,580,701	- 7,697,411	- 8,805,529	- 9,905,056	- 10,995,989	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	- 45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
43 M02 Feltham	1,370	£113,344,146	79,645,009	71,035,219	62,486,553	53,945,287	45,454,415	37,012,893	28,564,857	20,145,064	11,716,821	3,249,800	- 5,234,132	
44 Leisure West	310	£36,173,664	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	- 2,035,445	- 4,285,787	- 6,550,404	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556	
46 34 Staines Road	120	£4,019,296	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	6,674,157	423,550	- 5,869,725	- 12,123,221	- 18,417,891	- 24,680,351	- 30,895,811	- 37,064,274	- 43,185,738	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,901	

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £17,584 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,252,758	2,139,915	2,027,840	1,916,534	1,805,996	1,696,228	1,587,228	1,478,996	1,371,534	1,264,841	1,158,915			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,265,807	2,152,922	2,040,805	1,929,458	1,818,879	1,709,069	1,600,028	1,491,755	1,384,251	1,277,517	1,171,550			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,430,446	1,338,022	1,246,239	1,155,097	1,064,595	974,734	885,514	796,935	708,996	621,698	535,041			
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,272,291	2,159,384	2,047,247	1,935,879	1,825,278	1,715,448	1,606,385	1,498,091	1,390,566	1,283,809	1,177,822			
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,232,498	1,146,348	1,060,798	975,847	891,496	807,745	724,595	642,044	560,092	478,741	397,990			
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,272,642	2,159,736	2,047,598	1,936,230	1,825,630	1,715,799	1,606,736	1,498,443	1,390,918	1,284,161	1,178,174			
7 Small scheme - 8 flats (220 dph)	8	£369,647	707,272	628,596	550,478	472,920	395,920	319,480	243,600	168,277	93,515	19,311	-			
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,274,623	2,161,710	2,049,566	1,938,190	1,827,582	1,717,744	1,608,674	1,500,374	1,392,841	1,286,077	1,180,083			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,527,284	3,296,381	3,067,080	2,839,380	2,613,282	2,388,786	2,165,893	1,944,600	1,724,909	1,506,821	1,290,334			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	5,678,968	5,396,703	5,116,359	4,837,938	4,561,438	4,286,861	4,014,204	3,743,470	3,474,657	3,207,767	2,942,797			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,384,149	3,164,149	2,945,675	2,728,727	2,513,306	2,299,409	2,087,038	1,876,192	1,666,873	1,459,079	1,252,810			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,216,959	2,019,263	1,822,959	1,628,050	1,434,533	1,242,409	1,051,678	862,340	674,395	487,844	302,686			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,099,633	1,897,600	1,696,994	1,497,817	1,300,067	1,103,747	908,854	715,389	523,352	332,745	143,563			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,815,424	1,622,391	1,430,726	1,240,432	1,051,508	863,952	677,766	492,950	309,503	127,427	-			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,624,881	1,437,849	1,252,148	1,067,777	884,736	703,026	522,648	343,600	165,881	-	10,667			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,146,323	974,304	803,516	633,962	465,642	298,554	132,700	-	32,408	-	198,290			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	8,020,395	7,490,050	6,963,385	6,440,401	5,921,099	5,405,479	4,893,539	4,385,280	3,880,703	3,379,806	2,882,590			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	8,134,144	7,603,421	7,076,379	6,553,017	6,033,337	5,517,338	5,005,020	4,496,384	3,991,428	3,490,154	2,992,561			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	7,689,226	7,184,411	6,683,100	6,185,292	5,690,986	5,200,183	4,712,882	4,229,083	3,748,788	3,271,996	2,798,706			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	5,743,014	5,245,332	4,751,153	4,260,477	3,773,304	3,289,632	2,809,464	2,332,798	1,859,307	1,385,602	915,428			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	4,612,927	4,149,993	3,690,335	3,233,955	2,780,853	2,330,640	1,880,281	1,433,228	989,480	549,039	111,904			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	3,942,833	3,500,724	3,061,759	2,625,556	2,189,203	1,756,019	1,326,006	899,163	475,489	54,984	-			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	3,324,754	2,903,590	2,486,688	2,074,667	1,668,951	1,269,539	876,430	489,626	109,127	-	269,113			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	2,240,189	1,853,462	1,472,574	1,097,524	728,314	364,942	7,409	-	349,537	-	700,669			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	15,045,516	14,055,149	13,071,653	12,093,751	11,121,672	10,156,484	9,198,184	8,246,772	7,302,251	6,364,618	5,433,874			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	11,183,560	10,205,064	9,233,458	8,268,741	7,310,914	6,359,975	5,415,925	4,478,764	3,548,493	2,625,111	1,708,618			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	8,950,580	8,040,576	7,137,016	6,239,903	5,349,235	4,465,013	3,587,236	2,715,906	1,851,021	989,507	127,499			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	7,617,512	6,748,558	5,885,784	5,029,189	4,178,775	3,334,540	2,496,484	1,664,609	831,281	2,156	-			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	6,726,410	5,884,833	5,049,257	4,219,684	3,396,114	2,578,545	1,766,979	953,342	144,423	-	668,471			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	4,492,206	3,719,109	2,951,569	2,189,590	1,425,737	666,127	-	89,198	-	848,977	-			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	27,635,569	25,802,909	23,980,896	22,171,619	20,375,079	18,591,275	16,820,208	15,061,876	13,316,282	11,583,423	9,863,301			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	20,155,490	18,348,367	16,553,981	14,772,330	13,003,417	11,237,660	9,482,208	7,739,581	6,009,782	4,292,809	2,588,663			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	15,913,005	14,224,034	12,544,921	10,877,806	9,222,689	7,579,567	5,948,443	4,329,317	2,722,187	1,110,087	-			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	13,339,837	11,725,814	10,123,289	8,532,284	6,962,739	5,384,712	3,828,185	2,274,212	722,755	-	829,534			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	11,631,154	10,068,521	8,517,055	6,976,756	5,447,626	3,929,662	2,411,824	898,743	-	612,242	-			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	7,338,979	5,904,820	4,481,000	3,054,267	1,634,832	225,857	-	1,190,551	-	2,599,786	-			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579			
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156			
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,224,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	-			
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354			
41 Lidl Feltham	220	£6,468,821	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	6,580,701			
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706			
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	-			
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	-	2,035,445	-			
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556			
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330			
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	423,550	5,869,725	-	12,123,221	-	18,417,891	-	24,680,351			
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,252,758	2,139,915	2,027,840	1,916,534	1,805,996	1,696,228	1,587,228	1,478,996	1,371,534	1,264,841	1,158,915	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,265,807	2,152,922	2,040,805	1,929,458	1,818,879	1,709,069	1,600,028	1,491,755	1,384,251	1,277,517	1,171,550	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,430,446	1,338,022	1,246,239	1,155,097	1,064,595	974,734	885,514	796,935	708,996	621,698	535,041	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,272,291	2,159,384	2,047,247	1,935,879	1,825,278	1,715,448	1,606,385	1,498,091	1,390,566	1,283,809	1,177,822	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,232,498	1,146,348	1,060,798	975,847	891,496	807,745	724,595	642,044	560,092	478,741	397,990	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,272,642	2,159,738	2,047,598	1,936,230	1,825,630	1,715,799	1,606,736	1,498,443	1,390,918	1,284,161	1,178,174	
7 Small scheme - 8 flats (220 dph)	8	£321,544	707,272	628,596	550,478	472,920	395,920	319,480	243,600	168,277	93,515	19,311	55,165	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,274,623	2,161,710	2,049,566	1,938,190	1,827,582	1,717,744	1,608,674	1,500,374	1,392,841	1,286,077	1,180,083	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,527,284	3,296,381	3,067,080	2,839,380	2,613,282	2,388,786	2,165,893	1,944,600	1,724,909	1,506,821	1,290,334	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,678,968	5,396,703	5,116,359	4,837,938	4,561,438	4,286,861	4,014,204	3,743,470	3,474,657	3,207,767	2,942,797	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,364,149	3,164,149	2,945,675	2,728,727	2,513,306	2,299,409	2,087,038	1,876,192	1,666,873	1,459,079	1,252,810	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,216,959	2,019,263	1,822,959	1,628,050	1,434,533	1,242,409	1,051,678	862,340	674,395	487,844	302,686	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,099,633	1,897,600	1,696,994	1,497,817	1,300,067	1,103,747	908,854	715,389	523,352	332,745	143,663	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,815,424	1,622,391	1,430,726	1,240,432	1,051,508	863,952	677,766	492,950	309,503	127,427	- 54,093	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,624,881	1,437,849	1,252,148	1,067,777	884,736	703,026	522,648	343,600	165,881	- 10,667	- 188,395	
16 Medium scheme - 20 flats (350 dph)	20	£459,348	1,146,323	974,304	803,516	633,962	465,642	298,554	132,700	- 32,408	- 198,290	- 362,920	- 526,298	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	8,020,395	7,490,050	6,963,385	6,440,401	5,921,099	5,405,479	4,893,539	4,385,280	3,880,703	3,379,808	2,882,590	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	8,134,144	7,603,421	7,076,379	6,553,017	6,033,337	5,517,338	5,005,020	4,496,384	3,991,428	3,490,154	2,992,561	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	7,689,226	7,184,411	6,683,100	6,185,292	5,690,986	5,200,183	4,712,882	4,229,083	3,748,788	3,271,996	2,798,706	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	5,743,014	5,245,332	4,751,153	4,260,477	3,773,304	3,289,632	2,809,464	2,332,798	1,859,307	1,385,602	915,428	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	4,612,927	4,149,993	3,690,335	3,233,955	2,780,853	2,330,640	1,880,281	1,433,228	989,480	549,039	111,904	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	3,942,833	3,500,724	3,061,759	2,625,556	2,189,203	1,756,019	1,326,006	899,163	475,489	54,984	- 367,880	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	3,324,754	2,903,590	2,486,688	2,074,667	1,668,951	1,269,539	876,430	489,626	109,127	- 269,113	- 642,619	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	2,240,189	1,853,462	1,472,574	1,097,524	728,314	364,942	7,409	- 349,537	- 700,669	- 1,045,873	- 1,385,149	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	15,045,516	14,055,149	13,071,653	12,093,751	11,121,612	10,156,484	9,198,184	8,246,772	7,302,251	6,364,618	5,433,874	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	11,183,560	10,205,064	9,233,458	8,268,741	7,310,914	6,359,975	5,415,925	4,478,764	3,548,493	2,625,111	1,708,618	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	8,950,580	8,040,576	7,137,016	6,239,903	5,349,235	4,465,013	3,587,236	2,715,906	1,851,021	989,507	127,499	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	7,617,512	6,748,558	5,885,784	5,029,189	4,178,775	3,334,540	2,496,494	1,664,609	831,281	2,156	- 833,240	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	6,726,410	5,884,833	5,049,257	4,219,684	3,396,114	2,576,545	1,766,979	953,342	144,423	- 668,471	- 1,477,402	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	4,492,206	3,719,109	2,951,569	2,189,590	1,425,739	866,127	- 89,198	- 848,977	- 1,603,047	- 2,351,405	- 3,094,055	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	27,635,569	25,802,909	23,980,806	22,171,619	20,375,079	18,591,275	16,820,208	15,061,876	13,316,282	11,583,423	9,863,301	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	20,155,490	18,348,367	16,553,981	14,772,330	13,003,417	11,237,660	9,482,208	7,739,581	6,009,782	4,292,809	2,588,663	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	15,913,005	14,224,034	12,544,921	10,877,806	9,222,689	7,579,567	5,948,443	4,329,317	2,722,187	1,110,087	- 499,167	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	13,339,837	11,725,814	10,123,289	8,532,264	6,952,739	5,384,712	3,828,185	2,274,212	722,755	- 829,534	- 2,381,039	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	11,631,154	10,068,521	8,517,055	6,976,756	5,447,626	3,929,662	2,411,824	898,743	612,242	- 1,218,698	- 3,639,045	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	7,338,979	5,904,820	4,481,000	3,054,267	1,634,832	225,857	- 1,190,551	- 2,599,786	- 4,014,975	- 5,426,065	- 6,826,380	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,788	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156	
39 Kew Bridge District Centre	750	£15,192,939	59,502,130	52,861,209	46,267,623	39,721,373	33,224,660	26,770,883	20,324,222	13,912,027	7,537,661	1,211,125	- 5,225,213	
40 EMC Tower	420	£12,057,888	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
41 Lidl Fellingham	220	£5,627,014	236,002	- 909,415	- 2,049,981	- 3,182,093	- 4,321,505	- 5,455,401	- 6,580,701	- 7,697,411	- 8,805,529	- 9,905,056	- 10,995,989	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
43 MOD Fellingham	1,370	£113,344,146	79,645,000	71,035,219	62,486,553	53,945,287	45,454,413	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	- 5,234,132	
44 Leisure West	310	£36,173,664	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	- 2,035,445	- 4,285,787	- 6,550,044	
45 Land south of West International	-	£115,755,724	25,096,306	25,096,331	25,096,356	25,096,382	25,096,408	25,096,433	25,096,458	25,096,481	25,096,506	25,096,531	25,096,556	
46 34 Staines Road	120	£4,019,296	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	8,674,157	4,235,500	- 5,869,725	- 12,123,221	- 18,417,891	- 24,680,351	- 30,895,811	- 37,064,274	- 43,185,738	
48 Sainsbury's Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,089,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,900	

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

Sales value £17,948 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,442,304	2,319,324	2,197,182	2,075,877	1,955,411	1,835,783	1,716,993	1,599,042	1,481,928	1,365,652	1,250,216		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,455,353	2,332,331	2,210,147	2,088,801	1,968,294	1,848,624	1,729,793	1,611,800	1,494,646	1,378,328	1,262,850		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,591,561	1,490,520	1,390,180	1,290,539	1,191,597	1,093,356	995,814	898,973	802,830	707,388	612,646		
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,461,837	2,338,793	2,216,589	2,095,222	1,974,693	1,855,002	1,736,150	1,618,136	1,500,960	1,384,622	1,269,122		
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,384,136	1,289,876	1,196,270	1,103,321	1,011,027	919,389	828,406	738,079	648,407	559,391	471,030		
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,462,188	2,339,145	2,216,940	2,095,573	1,975,044	1,855,354	1,736,501	1,618,487	1,501,311	1,384,973	1,269,473		
7 Small scheme - 8 flats (220 dph)	8	£369,647	849,432	763,152	677,484	592,427	507,981	424,147	340,923	258,311	176,310	94,920	14,141		
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,464,170	2,341,120	2,218,907	2,097,533	1,976,997	1,857,299	1,738,439	1,620,418	1,503,235	1,386,890	1,271,383		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,930,071	3,677,625	3,426,930	3,177,984	2,930,788	2,685,341	2,441,643	2,199,695	1,959,496	1,721,047	1,484,347		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,152,835	5,845,226	5,539,714	5,236,297	4,934,974	4,635,748	4,338,618	4,043,582	3,750,642	3,459,797	3,171,048		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,774,157	3,533,300	3,294,110	3,056,590	2,820,738	2,586,555	2,354,040	2,123,195	1,894,017	1,666,508	1,440,668		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,606,967	2,388,413	2,171,394	1,955,912	1,741,966	1,529,558	1,318,681	1,109,343	901,540	695,274	490,543		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,466,699	2,245,035	2,024,933	1,806,393	1,589,416	1,374,002	1,160,151	947,862	737,136	527,972	320,371		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,168,726	1,956,797	1,746,368	1,537,437	1,330,005	1,124,073	919,639	716,705	515,270	315,334	116,897		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,969,006	1,763,570	1,559,590	1,357,067	1,156,001	956,391	758,238	561,542	366,303	172,520	20,108		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,467,506	1,278,309	1,090,462	903,967	718,822	535,028	352,585	171,492	8,376	189,489	369,230		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	8,970,339	8,389,188	7,812,068	7,238,976	6,669,915	6,104,881	5,543,878	4,986,904	4,433,958	3,885,043	3,340,157		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	9,084,087	8,502,560	7,925,062	7,351,592	6,782,152	6,216,741	5,655,359	5,098,007	4,544,685	3,995,391	3,450,126		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	8,609,032	8,055,025	7,504,859	6,958,532	6,416,045	5,877,397	5,342,589	4,811,622	4,284,493	3,761,204	3,241,755		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	6,662,820	6,115,946	5,572,912	5,033,717	4,498,362	3,966,847	3,439,171	2,915,335	2,395,340	1,879,183	1,363,981		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	5,478,629	4,969,395	4,463,755	3,961,711	3,463,262	2,968,407	2,477,146	1,988,309	1,499,936	1,015,190	534,071		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	4,776,070	4,289,399	3,806,175	3,326,399	2,850,072	2,377,117	1,903,533	1,433,428	966,802	503,654	43,986		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,098,581	3,632,940	3,174,158	2,722,236	2,275,971	1,833,998	1,398,941	970,808	549,594	135,301	276,222		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	2,970,903	2,542,644	2,120,304	1,704,378	1,294,867	891,769	495,087	104,818	283,294	666,492	1,043,178		
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	16,852,925	15,765,895	14,686,398	13,614,436	12,550,009	11,493,116	10,443,756	9,401,931	8,364,724	7,334,875	6,312,584		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	13,007,833	11,931,772	10,863,271	9,802,326	8,748,938	7,703,110	6,664,837	5,634,124	4,610,967	3,595,369	2,587,328		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	10,667,543	9,665,713	8,670,957	7,683,277	6,702,671	5,729,140	4,762,684	3,803,303	2,850,996	1,905,766	966,077		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	9,270,090	8,312,753	7,362,203	6,418,437	5,481,456	4,551,262	3,627,853	2,711,228	1,801,389	893,376	13,794		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	8,336,062	7,408,399	6,487,327	5,572,847	4,664,959	3,763,664	2,868,961	1,980,850	1,094,998	209,647	679,241		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	5,994,549	5,141,104	4,293,768	3,452,541	2,617,424	1,787,694	955,031	128,549	702,305	1,528,843	2,349,104		
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	31,056,531	29,042,881	27,043,192	25,057,462	23,085,693	21,127,885	19,184,037	17,248,795	15,327,383	13,419,972	11,526,564		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	23,608,561	21,616,763	19,638,967	17,675,172	15,725,380	13,789,589	11,867,800	9,952,115	8,044,440	6,150,870	4,271,407		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	19,162,955	17,309,439	15,469,029	13,641,724	11,814,543	10,000,394	8,199,446	6,411,701	4,637,159	2,875,817	1,114,327		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	16,495,590	14,721,275	12,950,656	11,192,697	9,447,398	7,714,757	5,994,776	4,287,454	2,591,719	889,682	811,745		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	14,713,669	12,986,178	11,270,985	9,568,088	7,877,489	6,199,187	4,533,182	2,878,309	1,217,378	437,685	2,098,689		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	10,215,992	8,627,967	7,051,335	5,486,095	3,932,248	2,373,734	824,543	724,000	2,273,420	3,825,231	5,376,572		
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579		
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156		
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	5,225,213		
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354		
41 Lidl Feltham	220	£6,468,821	236,002	909,415	2,049,981	3,182,093	4,321,505	5,455,400	6,580,701	7,697,411	8,805,529	9,905,056	10,995,989		
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706		
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	5,234,132		
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	2,035,445	4,285,787	6,550,404		
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556		
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,300		
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	423,550	5,869,725	12,123,221	18,417,891	24,680,351	30,895,811	37,064,274	43,185,738		
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,442,304	2,319,324	2,197,182	2,075,877	1,955,411	1,835,783	1,716,993	1,599,042	1,481,928	1,365,652	1,250,216	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,455,353	2,332,331	2,210,147	2,088,801	1,968,294	1,848,624	1,729,793	1,611,800	1,494,646	1,378,328	1,262,850	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,591,561	1,490,520	1,390,180	1,290,539	1,191,597	1,093,356	995,814	898,973	802,830	707,388	612,646	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,461,837	2,338,793	2,216,589	2,095,222	1,974,693	1,855,002	1,736,150	1,618,136	1,500,960	1,384,622	1,269,122	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,384,136	1,289,876	1,196,270	1,103,321	1,011,027	919,389	828,406	738,079	648,407	559,391	471,030	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,462,188	2,339,145	2,216,940	2,095,573	1,975,044	1,855,354	1,736,501	1,618,487	1,501,311	1,384,973	1,269,473	
7 Small scheme - 8 flats (220 dph)	8	£321,544	849,432	763,152	677,484	592,427	507,981	424,147	340,923	258,311	176,310	94,920	14,141	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,464,170	2,341,120	2,218,907	2,097,533	1,976,997	1,857,299	1,738,439	1,620,418	1,503,235	1,386,890	1,271,383	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,930,071	3,677,625	3,428,930	3,177,984	2,930,788	2,685,341	2,441,643	2,199,695	1,959,496	1,721,047	1,484,347	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,152,835	5,845,226	5,539,714	5,236,297	4,934,974	4,635,748	4,338,618	4,043,582	3,750,642	3,459,797	3,171,048	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,774,151	3,533,300	3,294,110	3,056,590	2,820,738	2,586,555	2,354,040	2,123,195	1,894,017	1,666,508	1,440,668	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,606,967	2,388,413	2,171,394	1,955,912	1,741,966	1,529,555	1,318,681	1,109,343	901,540	695,274	490,543	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,466,699	2,245,035	2,024,933	1,806,393	1,589,416	1,374,002	1,160,151	947,862	737,136	527,972	320,371	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,188,726	1,956,797	1,746,368	1,537,437	1,330,005	1,124,073	919,639	716,705	515,270	315,334	116,897	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,999,006	1,763,570	1,559,590	1,357,067	1,156,001	956,391	758,238	561,542	366,303	172,520	20,108	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,467,506	1,278,309	1,090,462	903,967	718,822	535,028	352,585	171,492	-	8,376	369,230	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	8,970,339	8,389,188	7,812,068	7,238,976	6,669,915	6,104,881	5,543,878	4,986,904	4,433,958	3,885,043	3,340,157	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	9,084,087	8,502,560	7,925,062	7,351,592	6,782,152	6,216,741	5,655,359	5,098,007	4,544,685	3,995,391	3,450,126	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	8,609,032	8,055,025	7,504,899	6,958,532	6,416,405	5,877,397	5,342,589	4,811,622	4,284,493	3,761,204	3,241,795	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	6,662,820	6,115,946	5,572,912	5,033,717	4,498,362	3,966,847	3,439,171	2,915,335	2,395,340	1,879,183	1,363,981	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	5,476,829	4,969,395	4,463,755	3,961,711	3,463,262	2,968,407	2,477,146	1,988,309	1,499,936	1,015,190	534,071	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	4,776,070	4,289,399	3,806,175	3,326,399	2,850,072	2,377,117	1,903,533	1,433,428	966,802	503,654	43,986	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,098,581	3,632,940	3,174,158	2,722,236	2,275,971	1,833,996	1,398,941	970,808	549,594	135,301	276,222	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	2,970,903	2,542,644	2,120,304	1,704,378	1,294,867	891,769	495,087	104,818	283,294	666,492	1,043,178	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	16,852,925	15,765,895	14,686,398	13,614,436	12,550,009	11,493,116	10,443,756	9,401,931	8,364,724	7,334,875	6,312,584	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	13,007,833	11,931,772	10,863,271	9,802,326	8,748,938	7,703,110	6,664,837	5,634,124	4,610,967	3,595,369	2,587,328	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	10,667,543	9,665,713	8,670,957	7,683,277	6,702,671	5,729,140	4,762,864	3,803,303	2,850,996	1,905,766	966,077	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	9,270,090	8,312,753	7,362,203	6,418,437	5,481,456	4,551,262	3,627,853	2,711,228	1,801,389	893,376	13,794	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	8,336,062	7,408,399	6,487,327	5,572,847	4,664,959	3,763,664	2,868,961	1,980,850	1,094,998	209,647	679,241	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	5,994,549	5,141,104	4,293,768	3,452,541	2,617,424	1,787,894	955,031	128,549	-	702,305	1,528,843	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	31,056,531	29,042,881	27,043,192	25,057,462	23,085,693	21,127,885	19,184,037	17,248,795	15,327,363	13,419,972	11,526,564	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	23,608,561	21,616,763	19,638,967	17,675,172	15,725,380	13,789,589	11,867,800	9,952,115	8,044,440	6,150,870	4,271,400	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	19,162,955	17,309,439	15,469,029	13,641,724	11,814,543	10,000,394	8,199,446	6,411,701	4,637,159	2,875,817	1,114,327	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	16,495,590	14,721,275	12,950,656	11,192,697	9,447,398	7,714,757	5,994,776	4,287,454	2,591,719	889,682	81,745	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	14,713,669	12,986,178	11,270,985	9,568,088	7,877,489	6,199,187	4,533,182	2,878,309	1,217,378	437,685	2,098,689	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	10,215,992	8,627,967	7,051,335	5,486,095	3,932,248	2,373,734	824,543	-	724,000	2,273,420	3,825,231	
West Cross Industrial Estate	1,800	£74,758,905	154,566,264	141,563,964	128,653,803	115,806,148	102,930,438	90,232,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,140	13,591,156	
Kew Bridge District Centre	75	£15,192,939	59,502,130	52,861,209	46,267,623	39,721,373	33,242,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	5,225,213	
EMC Tower	420	£12,057,888	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
Lidl Feltham	220	£5,627,014	236,002	-	909,415	-	3,182,093	-	4,321,505	-	5,455,400	-	6,580,701	
Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
M30 Doolittle	1,370	£113,344,146	79,645,009	71,035,219	62,486,553	53,945,287	45,454,415	37,012,893	28,564,857	20,145,064	11,718,821	3,249,800	5,234,132	
Leisure West	310	£36,173,664	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	2,035,445	4,285,787	6,550,404	
Land south of West International	-	£115,755,724	25,096,308	25,096,331	25,096,356	25,096,382	25,096,408	25,096,434	25,096,459	25,096,484	25,096,509	25,096,534	25,096,556	
34 Staines Road	120	£4,019,296	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,300	
Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	6,674,157	423,550	5,869,725	-	12,123,221	-	18,417,891	-	38,185,738	
Sainsburys Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,901	

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

Sales value £8,311 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,631,851	2,498,733	2,366,523	2,235,220	2,104,825	1,975,338	1,846,758	1,719,086	1,592,322	1,466,465	1,341,515		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,644,900	2,511,740	2,379,488	2,248,144	2,117,708	1,988,180	1,859,558	1,731,845	1,605,039	1,479,141	1,354,150		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,752,675	1,643,018	1,534,120	1,425,981	1,318,599	1,211,977	1,106,114	1,001,011	896,665	793,079	690,250		
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,651,383	2,518,202	2,385,930	2,254,565	2,124,107	1,994,557	1,865,915	1,738,180	1,611,353	1,485,434	1,360,423		
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,535,773	1,433,403	1,331,744	1,230,796	1,130,559	1,031,033	932,218	834,115	736,722	640,041	544,070		
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,651,735	2,518,555	2,386,282	2,254,916	2,124,459	1,994,909	1,866,267	1,738,532	1,611,705	1,485,786	1,360,774		
7 Small scheme - 8 flats (220 dph)	8	£369,647	991,592	897,710	804,490	711,934	620,042	528,813	438,247	348,344	259,105	170,529	82,616		
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,653,716	2,520,529	2,388,248	2,256,876	2,126,411	1,996,854	1,868,204	1,740,462	1,613,628	1,487,702	1,362,683		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,332,857	4,058,870	3,786,781	3,516,589	3,248,293	2,981,895	2,717,394	2,454,790	2,194,083	1,935,273	1,678,361		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,626,701	6,293,749	5,963,067	5,634,654	5,308,511	4,984,635	4,663,030	4,343,693	4,026,626	3,711,828	3,399,299		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,164,165	3,902,449	3,642,545	3,384,453	3,128,171	2,873,702	2,621,043	2,370,196	2,121,161	1,873,938	1,628,526		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,996,976	2,757,562	2,519,829	2,283,775	2,049,399	1,816,702	1,585,683	1,356,344	1,128,685	902,704	678,401		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,833,767	2,592,470	2,352,871	2,114,970	1,878,765	1,644,258	1,411,448	1,180,334	950,919	723,200	497,178		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,522,027	2,291,204	2,062,008	1,834,442	1,608,503	1,384,193	1,161,512	940,460	721,036	503,241	287,074		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,313,131	2,089,291	1,867,032	1,646,358	1,427,265	1,209,756	993,829	779,486	566,724	355,546	145,951		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,788,690	1,582,315	1,377,408	1,173,971	972,002	771,501	572,469	374,905	178,811	16,057	212,163		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	9,920,283	9,288,328	8,660,751	8,037,551	7,418,729	6,804,285	6,194,217	5,588,527	4,987,215	4,390,279	3,797,722		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	10,034,031	9,401,699	8,773,745	8,150,167	7,530,966	6,916,145	6,305,699	5,699,631	5,097,940	4,500,627	3,907,691		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	9,528,839	8,925,640	8,326,618	7,731,772	7,141,103	6,554,612	5,972,297	5,394,159	4,820,197	4,250,412	3,684,805		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	7,582,628	6,986,561	6,394,671	5,806,957	5,223,421	4,644,062	4,068,879	3,497,872	2,931,044	2,368,391	1,809,916		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	6,344,329	5,788,796	5,237,175	4,689,467	4,145,670	3,605,785	3,069,812	2,537,751	2,009,603	1,481,341	956,239		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	5,609,307	5,078,073	4,550,593	4,026,864	3,506,890	2,990,669	2,478,200	1,967,693	1,458,115	952,324	450,322		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,872,407	4,362,289	3,859,639	3,364,458	2,876,745	2,396,500	1,921,452	1,451,988	990,062	535,673	88,821		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	3,693,140	3,226,480	2,766,745	2,311,231	1,861,419	1,418,596	982,763	553,920	132,067	287,111	701,208		
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	18,660,333	17,476,640	16,301,144	15,133,844	13,974,741	12,823,833	11,681,123	10,546,610	9,420,293	8,302,173	7,191,293		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	14,832,106	13,658,481	12,493,083	11,335,910	10,186,964	9,046,244	7,913,750	6,789,483	5,673,441	4,565,627	3,466,037		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	12,384,506	11,290,850	10,204,899	9,126,650	8,056,106	6,993,267	5,938,131	4,890,700	3,850,972	2,818,949	1,794,630		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	10,922,666	9,876,947	8,838,620	7,807,684	6,784,139	5,767,984	4,759,221	3,757,847	2,763,866	1,777,275	793,544		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	9,945,716	8,931,965	7,925,396	6,926,010	5,933,805	4,948,783	3,970,943	3,000,284	2,036,809	1,077,719	117,133		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	7,496,892	6,563,099	5,635,966	4,715,493	3,801,680	2,894,527	1,994,035	1,093,316	195,455	706,280	1,604,154		
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	34,477,494	32,280,885	30,099,491	27,933,311	25,782,346	23,646,594	21,526,056	19,420,734	17,330,625	15,255,730	13,189,828		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	27,061,632	24,885,159	22,723,953	20,578,014	18,447,343	16,331,938	14,231,801	12,146,931	10,077,329	8,008,931	5,954,153		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	22,412,904	20,385,577	18,372,546	16,373,810	14,389,370	12,419,225	10,450,449	8,494,086	6,552,130	4,624,580	2,711,439		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	19,623,667	17,685,829	15,761,702	13,851,288	11,942,057	10,044,801	8,161,366	6,291,748	4,435,950	2,593,970	746,164		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	17,772,240	15,894,060	14,024,913	12,159,419	10,307,351	8,468,711	6,643,497	4,831,711	3,033,351	1,231,311	570,156		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	13,093,005	11,351,113	9,621,669	7,904,670	6,200,120	4,508,015	2,821,745	1,134,476	548,438	2,235,872	3,926,784		
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579		
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156		
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	5,225,213		
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354		
41 Lidl Feltham	220	£6,468,821	236,002	909,415	2,049,981	3,182,093	4,321,505	5,455,400	6,580,701	7,697,411	8,805,529	9,905,056	10,995,989		
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706		
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	5,234,132		
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	2,035,445	4,285,787	6,550,404		
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556		
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,300		
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	423,550	5,869,725	12,123,221	18,417,891	24,680,351	30,895,811	37,064,274	43,185,738		
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values																				
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,631,851	2,498,733	2,366,523	2,235,220	2,104,825	1,975,338	1,846,758	1,719,086	1,592,322	1,466,465	1,341,515										
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,644,900	2,511,740	2,379,488	2,248,144	2,117,708	1,988,180	1,859,558	1,731,845	1,605,039	1,479,141	1,354,150										
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,752,675	1,643,018	1,534,120	1,425,981	1,318,599	1,211,977	1,106,114	1,001,011	896,665	793,079	690,250										
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,651,383	2,518,202	2,385,930	2,254,565	2,124,107	1,994,557	1,865,915	1,738,180	1,611,353	1,485,434	1,360,423										
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,535,773	1,433,403	1,331,744	1,230,796	1,130,559	1,031,033	932,218	834,115	736,722	640,041	544,070										
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,651,735	2,518,555	2,386,282	2,254,916	2,124,459	1,994,909	1,866,267	1,738,532	1,611,705	1,485,786	1,360,774										
7 Small scheme - 8 flats (220 dph)	8	£321,544	991,592	897,710	804,490	711,934	620,042	528,813	438,247	348,344	259,105	170,529	82,611										
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,653,716	2,520,529	2,388,248	2,256,876	2,126,411	1,996,854	1,868,204	1,740,462	1,613,628	1,487,702	1,362,683										
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,432,857	4,058,870	3,786,781	3,516,589	3,248,293	2,981,895	2,717,394	2,454,790	2,194,083	1,935,273	1,678,361										
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,626,701	6,293,749	5,963,067	5,634,654	5,308,511	4,984,635	4,663,030	4,343,693	4,026,626	3,711,828	3,399,299										
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,164,165	3,902,449	3,642,545	3,384,453	3,128,171	2,873,702	2,621,043	2,370,196	2,121,161	1,873,938	1,628,526										
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,996,976	2,757,562	2,519,829	2,283,775	2,049,399	1,816,702	1,585,683	1,356,344	1,128,685	902,704	678,401										
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,833,767	2,592,470	2,352,871	2,114,970	1,878,765	1,644,258	1,411,448	1,180,334	950,919	723,200	497,178										
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,522,027	2,291,204	2,062,008	1,834,442	1,608,503	1,384,193	1,161,512	940,460	721,036	503,241	287,074										
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,313,131	2,089,291	1,867,032	1,646,358	1,427,265	1,209,756	993,829	779,486	566,724	355,546	145,951										
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,788,690	1,582,315	1,377,408	1,173,971	972,002	771,501	572,469	374,905	178,811	16,067	212,163										
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	9,920,283	9,268,328	8,660,751	8,037,551	7,418,729	6,804,285	6,194,217	5,588,527	4,987,215	4,390,279	3,797,722										
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	10,034,331	9,401,899	8,773,745	8,150,167	7,530,966	6,916,145	6,305,699	5,699,631	5,097,940	4,500,627	3,907,691										
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	9,528,839	8,925,640	8,326,618	7,731,772	7,141,103	6,554,612	5,972,297	5,394,159	4,820,197	4,250,412	3,684,805										
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	8,562,628	8,086,561	7,634,671	7,106,957	6,604,062	6,068,879	5,549,872	5,031,044	4,516,267	4,001,491	3,492,726										
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	6,344,329	5,788,796	5,237,175	4,689,467	4,145,670	3,605,785	3,069,812	2,537,751	2,009,603	1,481,341	956,239										
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	5,609,307	5,078,073	4,550,593	4,026,864	3,506,890	2,990,669	2,478,200	1,967,693	1,458,115	952,324	450,322										
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,872,407	4,362,289	3,859,639	3,364,458	2,876,745	2,396,500	1,921,452	1,451,988	990,062	535,673	88,821										
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,693,140	3,226,480	2,766,745	2,311,231	1,861,419	1,418,596	982,763	553,920	132,067	287,111	701,208										
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	18,660,333	17,476,640	16,301,144	15,133,844	13,974,741	12,823,833	11,681,123	10,546,610	9,420,293	8,302,173	7,191,293										
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	14,832,106	13,658,481	12,493,083	11,335,910	10,186,964	9,046,244	7,913,750	6,789,483	5,673,441	4,565,627	3,466,037										
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	12,394,502	11,290,850	10,204,890	9,126,650	8,056,106	6,993,267	5,938,131	4,890,700	3,850,972	2,818,949	1,794,630										
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	10,922,666	9,876,947	8,838,620	7,807,684	6,784,139	5,767,984	4,759,221	3,757,847	2,763,866	1,777,275	793,544										
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	9,945,716	8,931,965	7,925,396	6,928,010	5,933,805	4,948,783	3,970,943	3,000,284	2,036,809	1,077,719	117,133										
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	7,496,892	6,563,099	5,635,966	4,715,493	3,801,680	2,894,527	1,994,035	1,093,316	195,455	706,280	1,604,154										
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	34,477,494	32,280,885	30,099,491	27,933,311	25,782,346	23,646,594	21,526,056	19,420,734	17,330,625	15,255,730	13,189,828										
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	27,061,632	24,885,159	22,723,953	20,578,014	18,447,343	16,331,937	14,231,801	12,146,931	10,077,329	8,008,931	5,954,195										
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	22,412,904	20,385,577	18,372,546	16,373,810	14,389,370	12,419,225	10,450,449	8,494,086	6,552,130	4,624,580	2,711,439										
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	19,623,667	17,685,829	15,761,702	13,851,288	11,942,057	10,044,801	8,161,366	6,291,748	4,435,950	2,593,970	746,164										
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	17,772,240	15,894,060	14,024,913	12,159,419	10,307,351	8,468,711	6,643,497	4,831,711	3,033,351	1,231,311	570,156										
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	13,093,005	11,351,113	9,621,669	7,904,670	6,200,120	4,508,015	2,821,745	1,134,476	548,438	2,235,872	3,926,784										
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579										
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156										
39 Kew Bridge District Centre	75	£15,192,939	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,324,222	13,912,027	7,537,661	1,211,125	5,225,213										
40 EMC Tower	420	£12,057,888	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,157	1,025,354										
41 Lidl Feltham	220	£5,627,014	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	5,455,400	-	6,580,701	-	7,697,411	-	8,805,529	-	9,986,056	-	10,995,989
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,606	45,873,632	45,873,657	45,873,681	45,873,706	45,873,731	45,873,756	45,873,781	45,873,806	45,873,831	45,873,856	45,873,881	45,873,906	45,873,931	45,873,956
43 MOD Feltham	1,370	£113,344,146	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	5,234,132	10,345,404	20,456,536	30,567,668	40,678,799	50,789,930	60,901,061	71,012,192	81,123,323	91,234,454	101,345,585
44 Leisure West	310	£36,173,661	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	2,335,445	4,285,787	6,550,404	8,815,021	11,040,236	13,255,451	15,470,666	17,685,881	19,891,096	22,096,311	24,301,526	26,506,741	28,711,956
45 Land south of West International	-	£115,755,724	25,096,308	25,096,331	25,096,356	25,096,380	25,096,404	25,096,428	25,096,452	25,096,476	25,096,500	25,096,524	25,096,548	25,096,572	25,096,596	25,096,620	25,096,644	25,096,668	25,096,692	25,096,716	25,096,740	25,096,764	25,096,788
46 34 Staines Road	120	£4,019,296	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,300	1,187,891	2,367,705	3,546,420	4,725,135	5,903,850	7,082,565	8,261,280	9,440,000	10,618,715	11,797,430
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	6,674,157	423,550	5,869,725	-	12,123,221	-	18,417,891	-	24,680,351	-	30,895,811	-	37,064,274	-	43,185,738	-	49,300,201	-	55,410,664
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,901	12,665,182	15,923,078	19,188,337	22,468,032	25,771,704	29,099,351	32,450,973	35,826,571	39,226,144	42,597,766

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

Sales value £8,674 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,741,768	2,602,771	2,464,723	2,327,622	2,191,469	2,056,265	1,922,009	1,788,699	1,656,338	1,524,925	1,394,460			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,754,817	2,615,778	2,477,688	2,340,546	2,204,352	2,069,106	1,934,809	1,801,458	1,669,055	1,537,601	1,407,094			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,834,160	1,720,145	1,606,919	1,494,481	1,382,832	1,271,971	1,161,900	1,052,617	944,123	836,417	729,501			
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,761,301	2,622,242	2,484,130	2,346,967	2,210,752	2,075,485	1,941,165	1,807,794	1,675,370	1,543,894	1,413,367			
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,607,781	1,501,560	1,396,076	1,291,330	1,187,320	1,084,049	981,515	879,719	778,660	678,338	578,754			
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,761,652	2,622,593	2,484,482	2,347,318	2,211,104	2,075,836	1,941,516	1,808,145	1,675,722	1,544,246	1,413,718			
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,054,123	956,896	860,355	764,501	669,334	574,851	481,056	387,947	295,523	203,786	112,736			
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,763,634	2,624,567	2,486,449	2,349,278	2,213,055	2,077,781	1,943,455	1,810,076	1,677,645	1,546,162	1,415,627			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,536,570	4,251,688	3,968,778	3,687,841	3,408,875	3,131,880	2,856,858	2,583,806	2,312,727	2,043,620	1,776,484			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,901,494	6,553,845	6,208,568	5,865,660	5,525,122	5,186,954	4,851,155	4,517,726	4,186,668	3,857,979	3,531,659			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,355,488	4,083,540	3,813,474	3,545,289	3,278,986	3,014,564	2,752,025	2,491,366	2,232,589	1,975,695	1,720,882			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,989,613	2,750,594	2,513,252	2,277,585	2,043,595	1,811,280	1,580,643	1,351,681	1,124,396	898,787	674,855			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,002,147	2,751,846	2,503,304	2,256,520	2,011,496	1,768,230	1,526,722	1,286,975	1,048,986	812,755	578,284			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,676,643	2,437,551	2,200,143	1,964,420	1,730,383	1,498,031	1,267,364	1,038,382	811,088	585,475	361,549			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,458,570	2,226,952	1,996,968	1,768,622	1,541,911	1,316,837	1,093,398	871,596	651,430	432,900	216,006			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,911,187	1,698,262	1,486,848	1,276,950	1,068,564	861,691	656,332	452,487	250,154	49,335	- 152,259			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	10,381,932	9,725,288	9,073,191	8,425,640	7,782,635	7,144,178	6,510,267	5,880,902	5,256,084	4,635,813	4,020,088			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	10,495,681	9,838,659	9,186,183	8,538,255	7,894,873	7,256,038	6,621,748	5,992,005	5,366,809	4,746,160	4,130,057			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	9,961,305	9,334,976	8,712,984	8,095,327	7,482,005	6,873,018	6,268,366	5,668,050	5,072,069	4,480,423	3,893,113			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	8,015,093	7,395,897	6,781,037	6,170,512	5,564,322	4,962,468	4,364,948	3,771,765	3,182,916	2,598,402	2,018,225			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	6,722,688	6,146,920	5,575,204	5,007,536	4,443,920	3,884,355	3,328,840	2,777,376	2,229,963	1,684,339	1,140,084			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	5,955,202	5,405,470	4,859,617	4,317,644	3,779,550	3,245,337	2,715,004	2,188,549	1,661,265	1,137,842	618,335			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	5,181,571	4,653,683	4,133,508	3,621,043	3,116,290	2,619,248	2,129,329	1,643,423	1,165,299	694,958	232,399			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	3,950,715	3,469,251	2,994,914	2,526,563	2,062,450	1,605,531	1,155,807	713,276	277,940	- 152,494	- 579,865			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	19,508,645	18,279,583	17,059,028	15,846,981	14,643,441	13,448,409	12,261,884	11,083,867	9,914,358	8,753,355	7,600,861			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	15,682,648	14,463,535	13,252,960	12,050,922	10,857,423	9,672,462	8,496,038	7,328,153	6,168,805	5,017,995	3,875,723			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	13,127,738	11,994,333	10,868,904	9,751,452	8,641,976	7,540,476	6,446,953	5,361,407	4,283,837	3,214,244	2,152,627			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	11,601,512	10,519,488	9,445,103	8,378,359	7,319,254	6,267,789	5,223,963	4,187,778	3,159,232	2,138,326	1,124,493			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	10,581,637	9,533,876	8,493,531	7,460,600	6,435,085	5,416,985	4,406,300	3,403,030	2,407,175	1,418,735	427,119			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	8,025,503	7,063,440	6,108,229	5,159,873	4,218,370	3,283,721	2,355,926	1,431,984	506,896	- 417,530	- 1,342,649			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	36,044,738	33,764,311	31,499,674	29,250,824	27,017,763	24,800,490	22,599,005	20,413,310	18,243,403	16,089,285	13,946,576			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	28,632,702	26,372,206	24,127,553	21,898,742	19,685,775	17,488,650	15,307,369	13,141,931	10,992,335	8,850,759	6,716,549			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	23,780,851	21,680,366	19,594,676	17,523,783	15,467,686	13,426,386	11,393,359	9,366,364	7,354,282	5,357,110	3,374,850			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	20,869,742	18,865,262	16,874,949	14,898,808	12,930,549	10,968,067	9,019,862	7,085,937	5,166,289	3,260,921	1,357,483			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	18,937,066	16,996,589	15,069,863	13,144,496	11,231,047	9,331,455	7,445,719	5,573,839	3,715,816	1,861,988	9,584			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	14,059,301	12,265,730	10,484,961	8,716,992	6,961,825	5,219,458	3,489,892	1,753,500	29,063	- 1,708,089	- 3,440,118			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579			
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156			
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	- 5,225,213			
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354			
41 Lidl Feltham	220	£6,468,821	236,002	- 909,415	- 2,049,981	- 3,182,093	- 4,321,505	- 5,455,400	- 6,580,701	- 7,697,411	- 8,805,529	- 9,905,056	- 10,995,989			
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706			
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	- 5,234,132			
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	- 2,035,445	- 4,285,787	- 6,550,404			
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556			
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330			
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	423,550	5,869,725	- 12,123,221	- 18,417,891	- 24,680,351	- 30,895,811	- 37,064,274	- 43,185,738			
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,741,768	2,602,771	2,464,723	2,327,622	2,191,469	2,056,265	1,922,009	1,788,699	1,656,338	1,524,925	1,394,460		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,754,817	2,615,778	2,477,688	2,340,546	2,204,352	2,069,106	1,934,809	1,801,458	1,669,055	1,537,601	1,407,094		
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,834,160	1,720,145	1,606,919	1,494,481	1,382,832	1,271,971	1,161,900	1,052,617	944,123	836,417	729,501		
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,761,301	2,622,242	2,484,130	2,346,967	2,210,752	2,075,485	1,941,165	1,807,794	1,675,370	1,543,894	1,413,367		
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,607,781	1,501,560	1,396,076	1,291,330	1,187,320	1,084,049	981,515	879,719	778,660	678,338	578,754		
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,761,652	2,622,593	2,484,482	2,347,318	2,211,104	2,075,836	1,941,516	1,808,145	1,675,722	1,544,246	1,413,718		
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,054,123	956,896	860,355	764,501	669,334	574,851	481,056	387,947	295,523	203,786	112,736		
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,763,634	2,624,567	2,486,449	2,349,278	2,213,055	2,077,781	1,943,455	1,810,076	1,677,645	1,546,162	1,415,627		
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,536,570	4,251,688	3,968,778	3,687,841	3,408,875	3,131,880	2,856,858	2,583,806	2,312,727	2,043,620	1,776,844		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,901,494	6,565,845	6,208,568	5,865,660	5,525,122	5,186,954	4,851,155	4,517,726	4,188,668	3,857,979	3,531,659		
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,355,488	4,083,540	3,813,474	3,545,289	3,278,986	3,014,564	2,752,025	2,491,366	2,232,589	1,975,685	1,720,682		
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,989,613	2,750,594	2,513,252	2,277,585	2,043,595	1,811,280	1,580,643	1,351,681	1,124,996	898,787	674,855		
13 Medium scheme - 20 flats (170 dph)	20	£945,717	3,002,147	2,751,846	2,503,304	2,256,520	2,011,496	1,768,230	1,526,722	1,286,975	1,048,986	812,755	578,284		
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,676,643	2,437,551	2,200,143	1,964,420	1,730,383	1,498,031	1,267,364	1,038,382	811,086	585,475	361,549		
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,658,570	2,226,952	1,996,968	1,768,622	1,541,911	1,316,837	1,093,398	871,596	651,430	432,900	216,006		
16 Medium scheme - 20 flats (350 dph)	20	£459,348	1,911,187	1,698,262	1,486,484	1,276,950	1,068,564	861,691	656,332	452,487	250,154	49,335	152,259		
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	13,801,932	9,725,288	9,073,191	8,425,640	7,782,635	7,144,178	6,510,267	5,880,902	5,256,084	4,635,813	4,020,088		
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	10,495,681	9,838,659	9,186,183	8,538,255	7,894,873	7,256,038	6,621,748	5,992,005	5,366,809	4,746,160	4,130,057		
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	9,961,305	9,334,976	8,712,984	8,095,327	7,482,005	6,873,018	6,268,366	5,668,050	5,072,069	4,480,423	3,893,113		
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	8,015,093	7,395,897	6,781,037	6,170,512	5,564,322	4,962,468	4,364,948	3,771,765	3,182,916	2,598,402	2,018,225		
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	6,022,688	5,416,920	5,575,204	5,007,536	4,443,920	3,884,355	3,328,840	2,777,376	2,229,963	1,684,339	1,140,084		
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	5,955,202	5,405,470	4,859,617	4,317,644	3,779,550	3,245,337	2,715,004	2,188,549	1,661,265	1,137,842	618,335		
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	5,181,571	4,653,683	4,133,508	3,621,043	3,116,290	2,619,248	2,129,329	1,643,423	1,165,299	694,958	232,338		
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,950,715	3,469,251	2,994,914	2,526,563	2,062,450	1,605,531	1,155,807	713,276	277,940	152,494	579,865		
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	19,508,645	18,279,583	17,059,028	15,846,981	14,643,441	13,445,409	12,261,884	11,083,867	9,914,358	8,753,355	7,600,861		
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	15,682,648	14,463,535	13,252,960	12,050,922	10,857,423	9,672,462	8,496,038	7,328,153	6,168,805	5,017,995	3,875,723		
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	13,127,738	11,994,333	10,868,904	9,751,452	8,641,976	7,540,476	6,446,953	5,361,407	4,283,837	3,214,244	2,152,627		
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	11,601,512	10,519,488	9,445,103	8,378,359	7,319,254	6,267,789	5,223,965	4,187,778	3,159,232	2,138,326	1,124,493		
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	10,581,637	9,533,876	8,493,531	7,460,600	6,435,085	5,416,985	4,406,300	3,403,030	2,407,175	1,418,735	427,119		
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	8,025,503	7,063,440	6,108,229	5,159,873	4,218,370	3,283,721	2,355,926	1,431,984	506,896	417,530	1,342,649		
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	36,044,738	33,764,311	31,499,674	29,250,824	27,017,763	24,800,490	22,599,005	20,413,310	18,243,403	16,089,285	13,946,576		
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	28,632,702	26,372,206	24,127,553	21,898,742	19,685,775	17,488,650	15,307,369	13,141,931	10,992,335	8,850,759	6,716,549		
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	23,780,851	21,680,366	19,594,676	17,523,783	15,467,686	13,426,396	11,393,359	9,366,364	7,354,282	5,357,110	3,374,850		
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	20,869,742	18,865,262	16,874,949	14,898,808	12,930,549	10,968,067	9,019,862	7,085,937	5,166,289	3,260,921	1,357,483		
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	18,937,066	16,996,589	15,069,863	13,144,496	11,231,047	9,331,455	7,445,719	5,573,839	3,715,816	1,861,988	9,584		
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	14,059,301	12,265,730	10,484,961	8,716,992	6,961,825	5,219,458	3,489,892	1,753,500	29,063	1,708,089	3,440,118		
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,818	23,457,579		
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156		
39 Kew Bridge District Centre	750	£15,192,939	59,502,130	52,661,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	5,225,213		
40 EMC Tower	420	£12,057,888	39,430,886	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354		
41 Lidl Feltham	220	£5,627,014	236,002	9,094,415	2,049,981	3,182,093	4,321,505	5,455,400	6,580,701	7,697,411	8,805,529	9,905,066	10,995,989		
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706		
43 MOD Feltham	1,370	£13,344,146	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	5,234,132		
44 Leisure West	310	£36,173,664	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	2,035,445	4,285,787	6,550,404		
45 Land south of West International	-	£115,755,724	25,096,306	25,096,331	25,096,356	25,096,382	25,096,408	25,096,434	25,096,458	25,096,481	25,096,506	25,096,531	25,096,556		
46 34 Staines Road	120	£4,019,296	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330		
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	6,674,157	423,550	5,869,725	12,123,221	18,417,891	24,680,351	30,895,811	37,064,274	43,185,738		
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,901		

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,931,314	2,782,181	2,634,065	2,486,966	2,340,884	2,195,820	2,051,774	1,908,744	1,766,732	1,625,737	1,485,760	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,944,363	2,795,188	2,647,030	2,499,890	2,353,767	2,208,662	2,064,574	1,921,503	1,779,450	1,638,413	1,498,395	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,995,275	1,872,643	1,750,859	1,629,923	1,509,834	1,390,593	1,272,201	1,154,655	1,037,957	922,108	807,105	
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,950,847	2,801,651	2,653,472	2,506,310	2,360,166	2,215,040	2,070,930	1,927,838	1,785,764	1,644,707	1,504,667	
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,759,418	1,645,087	1,531,549	1,418,804	1,306,852	1,195,694	1,085,328	975,755	866,975	758,988	651,794	
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,951,199	2,802,002	2,653,823	2,506,662	2,360,517	2,215,391	2,071,281	1,928,190	1,786,116	1,645,058	1,505,019	
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,196,283	1,091,453	987,362	884,009	781,394	679,517	578,380	477,980	378,318	279,396	181,212	
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,953,180	2,803,976	2,655,791	2,508,622	2,362,470	2,217,336	2,073,220	1,930,121	1,788,039	1,646,974	1,506,928	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,939,356	4,632,933	4,328,629	4,026,445	3,726,380	3,428,435	3,132,609	2,838,901	2,547,313	2,257,845	1,970,497	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	7,375,360	7,002,370	6,631,922	6,264,019	5,898,658	5,535,841	5,175,568	4,817,838	4,462,652	4,110,009	3,759,910	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,745,496	4,452,690	4,161,908	3,873,152	3,586,419	3,301,711	3,019,028	2,738,369	2,459,734	2,183,124	1,908,539	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	3,379,621	3,119,744	2,861,686	2,605,447	2,351,028	2,098,427	1,847,646	1,598,684	1,351,541	1,106,217	862,712	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,369,214	3,099,281	2,831,242	2,565,096	2,300,844	2,038,485	1,778,019	1,519,447	1,262,769	1,007,983	755,091	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	3,029,945	2,771,957	2,515,784	2,261,425	2,008,881	1,758,152	1,509,237	1,262,137	1,016,852	773,381	531,726	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,802,696	2,552,672	2,304,411	2,057,912	1,813,175	1,570,201	1,328,989	1,089,539	851,851	615,926	381,763	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	2,232,370	2,002,267	1,773,794	1,546,954	1,321,744	1,098,164	876,217	655,900	437,214	220,160	4,736	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	11,331,875	10,624,427	9,921,873	9,224,215	8,531,451	7,843,581	7,160,605	6,482,526	5,809,341	5,141,049	4,477,653	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	11,445,625	10,737,798	10,034,866	9,336,830	8,643,688	7,955,440	7,272,088	6,593,629	5,920,066	5,251,397	4,587,623	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	10,881,111	10,205,591	9,534,743	8,868,567	8,207,063	7,550,233	6,898,074	6,250,588	5,607,773	4,969,632	4,336,163	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	8,934,900	8,266,512	7,602,796	6,943,752	6,289,381	5,639,682	4,994,656	4,354,302	3,718,620	3,087,611	2,461,274	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	7,588,390	6,966,323	6,348,624	5,735,292	5,126,329	4,521,733	3,921,507	3,325,646	2,734,155	2,147,032	1,562,251	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	6,788,439	6,194,144	5,604,033	5,018,108	4,436,368	3,858,814	3,285,444	2,716,260	2,151,261	1,586,513	1,024,672	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	5,955,397	5,383,033	4,818,989	4,263,265	3,715,863	3,176,781	2,646,018	2,123,577	1,605,766	1,095,328	593,289	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	4,672,954	4,149,977	3,634,697	3,127,113	2,627,228	2,132,358	1,643,484	1,162,379	689,043	223,477	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	21,316,053	19,990,329	18,673,774	17,366,388	16,068,173	14,779,128	13,499,251	12,228,546	10,967,010	9,714,643	8,471,448	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	17,506,421	16,190,244	14,882,773	13,584,507	12,295,448	11,015,597	9,744,951	8,483,511	7,231,279	5,988,253	4,754,433	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	14,844,701	13,619,471	12,402,845	11,194,825	9,995,411	8,804,603	7,622,401	6,448,804	5,283,813	4,127,428	2,979,648	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	13,254,088	12,083,682	10,921,522	9,767,606	8,621,936	7,484,511	6,355,331	5,234,397	4,121,708	3,017,265	1,921,066	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	12,191,290	11,057,443	9,931,601	8,813,764	7,703,931	6,602,103	5,508,281	4,422,465	3,344,653	2,274,845	1,213,043	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	9,527,846	8,485,435	7,450,428	6,422,825	5,402,626	4,389,832	3,384,442	2,386,457	1,394,101	398,945	-	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	39,465,700	37,002,316	34,555,974	32,126,673	29,714,414	27,319,199	24,941,026	22,579,893	20,235,804	17,908,757	15,598,752	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	32,085,774	29,640,602	27,212,539	24,801,584	22,407,738	20,031,000	17,671,371	15,328,849	13,003,436	10,695,132	8,399,295	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	27,030,802	24,756,503	22,498,192	20,255,869	18,029,533	15,819,186	13,624,826	11,446,454	9,269,253	7,105,873	4,958,610	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	23,997,818	21,826,044	19,669,584	17,528,440	15,402,611	13,292,098	11,186,452	9,090,232	7,009,450	4,944,106	2,894,200	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	21,983,894	19,880,469	17,791,910	15,718,219	13,659,395	11,600,979	9,556,034	7,526,075	5,511,101	3,511,115	1,515,145	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	16,928,922	14,988,877	13,055,295	11,135,568	9,229,697	7,337,680	5,459,519	3,595,214	1,728,120	-	132,826	
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156	
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	-	
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
41 Lidl Feltham	220	£6,468,821	236,002	-	909,415	-	2,049,981	-	3,182,093	-	4,321,505	-	5,455,400	
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	-	
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	-	2,035,445	-	
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556	
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330	
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	-	423,550	-	5,869,725	-	12,123,221	-	18,417,891	
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,900	

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

Sales value £9,400 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	3,120,861	2,961,590	2,803,407	2,646,309	2,490,298	2,335,375	2,181,538	2,028,789	1,877,125	1,726,550	1,577,061	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	3,133,910	2,974,597	2,816,372	2,659,234	2,503,181	2,348,217	2,194,339	2,041,548	1,889,843	1,739,226	1,589,695	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	2,156,389	2,025,141	1,894,799	1,765,365	1,636,836	1,509,216	1,382,501	1,256,693	1,131,792	1,007,798	884,710	
4 Small scheme - 8 flats (90 dph)	8	£831,706	3,140,394	2,981,060	2,822,814	2,665,653	2,509,581	2,354,595	2,200,695	2,047,883	1,896,158	1,745,519	1,595,967	
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,911,056	1,788,614	1,667,023	1,546,278	1,426,384	1,307,338	1,189,140	1,071,791	955,290	839,638	724,835	
6 Small scheme - 8 flats (190 dph)	8	£369,647	3,140,745	2,981,411	2,823,165	2,666,006	2,509,932	2,354,946	2,201,047	2,048,235	1,896,509	1,745,871	1,596,318	
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,338,442	1,226,010	1,114,367	1,003,516	893,454	784,184	675,704	568,014	461,114	355,005	249,687	
8 Small scheme - 8 flats (350 dph)	8	£184,823	3,142,726	2,983,386	2,825,131	2,667,965	2,511,884	2,356,891	2,202,985	2,050,165	1,898,433	1,747,787	1,598,227	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	5,342,142	5,014,178	4,688,480	4,365,049	4,043,886	3,724,989	3,408,359	3,093,997	2,781,901	2,472,071	2,164,509	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	7,849,226	7,450,893	7,055,275	6,662,377	6,272,194	5,884,729	5,499,981	5,117,950	4,738,637	4,362,040	3,988,160	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	5,135,505	4,821,840	4,510,343	4,201,013	3,893,851	3,588,857	3,286,030	2,985,370	2,686,879	2,390,554	2,096,397	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	3,769,629	3,488,894	3,210,121	2,933,310	2,658,461	2,385,573	2,114,649	1,845,686	1,578,685	1,313,647	1,050,570	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,736,280	3,446,717	3,159,181	2,873,673	2,590,192	2,308,740	2,029,316	1,751,920	1,476,552	1,203,211	931,898	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	3,383,247	3,106,363	2,831,424	2,558,429	2,287,379	2,018,272	1,751,111	1,485,892	1,222,618	961,288	701,903	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	3,146,820	2,878,393	2,611,853	2,347,202	2,084,439	1,823,565	1,564,579	1,307,482	1,052,273	798,952	547,519	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	2,553,553	2,306,273	2,060,741	1,816,958	1,574,923	1,334,638	1,096,102	859,313	624,274	390,984	159,443	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	12,281,819	11,523,566	10,770,556	10,022,790	9,280,265	8,542,984	7,810,945	7,084,150	6,362,596	5,646,286	4,935,219	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	12,395,568	11,636,937	10,883,549	10,135,405	9,392,502	8,654,843	7,922,427	7,195,252	6,473,322	5,756,634	5,045,188	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	11,800,919	11,076,206	10,356,501	9,641,807	8,932,122	8,227,447	7,527,782	6,833,125	6,143,477	5,458,841	4,779,212	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	9,854,707	9,137,127	8,424,555	7,716,993	7,014,440	6,316,898	5,624,364	4,936,839	4,254,325	3,576,819	2,904,324	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	8,454,090	7,785,724	7,122,043	6,463,048	5,808,738	5,159,112	4,514,172	3,873,917	3,238,348	2,607,463	1,981,263	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	7,621,676	6,982,818	6,348,450	5,718,573	5,093,186	4,472,291	3,855,885	3,243,970	2,636,546	2,033,613	1,431,008	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	6,729,223	6,112,382	5,504,470	4,905,488	4,315,436	3,734,312	3,162,119	2,598,854	2,044,519	1,495,699	954,180	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	5,395,191	4,830,702	4,274,479	3,726,522	3,186,830	2,655,402	2,131,161	1,611,481	1,100,146	597,157	102,512	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	23,123,462	21,701,075	20,288,519	18,885,795	17,492,905	16,109,846	14,736,618	13,373,224	12,019,662	10,675,931	9,342,034	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	19,313,829	17,905,478	16,506,958	15,118,091	13,733,474	12,358,731	10,993,864	9,638,871	8,293,753	6,958,511	5,633,143	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	16,561,664	15,244,607	13,936,786	12,638,199	11,348,847	10,068,730	8,797,848	7,536,200	6,283,788	5,040,611	3,806,669	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	14,906,665	13,647,877	12,397,940	11,156,854	9,924,618	8,701,233	7,486,699	6,281,016	5,084,185	3,866,204	2,717,075	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	13,800,943	12,581,009	11,369,670	10,166,926	8,972,777	7,787,223	6,610,263	5,441,899	4,282,130	3,130,955	1,988,375	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	11,030,188	9,907,430	8,792,626	7,685,777	6,586,883	5,495,943	4,412,958	3,337,929	2,270,854	1,209,145	145,039	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	42,886,663	40,240,320	37,612,273	35,002,522	32,411,067	29,837,908	27,283,045	24,746,477	22,228,205	19,728,229	17,246,549	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	35,516,943	32,897,811	30,296,976	27,704,426	25,129,701	22,573,349	20,035,372	17,515,769	15,014,539	12,531,682	10,067,200	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	30,280,751	27,832,640	25,401,708	22,987,956	20,591,382	18,211,986	15,849,769	13,504,730	11,176,871	8,854,637	6,542,371	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	27,125,894	24,786,826	22,464,219	20,158,073	17,868,390	15,595,168	13,338,407	11,094,527	8,852,609	6,627,291	4,418,669	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	25,030,721	22,764,347	20,513,957	18,279,550	16,061,126	13,858,687	11,666,349	9,478,310	7,306,388	5,150,581	3,010,888	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	19,772,628	17,687,990	15,618,141	13,554,144	11,497,569	9,455,902	7,429,146	5,417,300	3,420,364	1,420,760	579,269	
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,042,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156	
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	52,861,209	46,267,623	39,721,373	33,222,460	26,770,883	20,334,222	13,912,027	7,537,661	1,211,125	5,225,213	
40 EMC Tower	420	£13,861,759	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
41 Lidl Feltham	220	£6,468,821	236,002	909,415	2,049,981	3,182,093	4,321,505	5,455,400	6,580,701	7,697,411	8,805,529	9,905,056	10,995,989	
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
43 MOD Feltham	1,370	£130,300,539	79,645,000	71,035,219	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	5,234,132	
44 Leisure West	310	£41,585,278	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	2,035,445	4,285,787	6,550,404	
45 Land south of West International	-	£133,072,891	25,096,306	25,096,331	25,096,356	25,096,382	25,096,406	25,096,431	25,096,456	25,096,481	25,096,506	25,096,531	25,096,556	
46 34 Staines Road	120	£4,620,586	7,060,116	6,375,210	5,695,157	5,019,960	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330	
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	12,970,311	6,674,157	423,550	5,869,725	12,123,221	18,417,891	24,680,351	30,895,811	37,064,274	43,185,738	
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	35,826,571	32,450,973	29,099,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,909	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	3,120,861	2,961,590	2,803,407	2,646,309	2,490,298	2,335,375	2,181,538	2,028,789	1,877,125	1,726,550	1,577,061	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	3,133,910	2,974,597	2,816,372	2,659,234	2,503,181	2,348,217	2,194,339	2,041,548	1,889,843	1,739,226	1,589,695	
3 Small scheme - 8 flats (70 dph)	8	£884,245	2,156,389	2,025,141	1,894,799	1,765,365	1,636,836	1,509,216	1,382,501	1,256,693	1,131,792	1,007,798	884,710	
4 Small scheme - 8 flats (90 dph)	8	£723,473	3,140,394	2,981,060	2,822,814	2,665,653	2,509,581	2,354,595	2,200,695	2,047,883	1,896,158	1,745,519	1,595,967	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,911,056	1,788,614	1,667,023	1,546,278	1,426,384	1,307,338	1,189,140	1,071,791	955,290	839,638	724,835	
6 Small scheme - 8 flats (190 dph)	8	£321,544	3,140,745	2,981,411	2,823,165	2,666,006	2,509,932	2,354,946	2,201,047	2,048,235	1,896,509	1,745,871	1,596,318	
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,338,442	1,226,010	1,114,367	1,003,516	893,454	784,184	675,704	568,014	461,114	355,005	249,687	
8 Small scheme - 8 flats (350 dph)	8	£160,772	3,142,726	2,983,368	2,825,131	2,667,965	2,511,884	2,356,891	2,202,985	2,050,165	1,898,433	1,747,787	1,598,222	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	5,342,142	5,014,178	4,688,480	4,365,409	4,043,886	3,724,989	3,408,359	3,093,997	2,781,901	2,472,071	2,164,500	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	7,849,226	7,450,893	7,055,275	6,662,377	6,272,194	5,884,729	5,499,981	5,117,950	4,738,637	4,362,004	3,988,160	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	5,135,505	4,821,840	4,510,343	4,201,013	3,893,851	3,588,857	3,286,030	2,985,370	2,686,879	2,390,554	2,096,397	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	3,769,629	3,488,894	3,210,121	2,933,310	2,658,461	2,385,573	2,114,649	1,845,686	1,578,885	1,313,647	1,050,570	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	3,736,280	3,446,717	3,159,181	2,873,673	2,590,192	2,308,740	2,029,316	1,751,920	1,476,562	1,203,211	931,898	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	3,383,247	3,106,363	2,831,424	2,558,429	2,287,379	2,018,272	1,751,111	1,485,892	1,222,618	961,288	701,903	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	3,146,820	2,878,393	2,611,853	2,347,202	2,084,439	1,823,565	1,564,579	1,307,482	1,052,273	798,952	547,519	
16 Medium scheme - 20 flats (350 dph)	20	£459,348	2,553,552	2,306,273	2,060,741	1,816,958	1,574,923	1,334,638	1,096,102	859,313	624,274	390,984	159,443	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	12,281,819	11,523,566	10,770,556	10,022,790	9,280,265	8,542,984	7,810,945	7,084,150	6,362,596	5,646,286	4,935,219	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	12,395,568	11,636,937	10,883,549	10,135,405	9,392,502	8,654,843	7,922,427	7,195,252	6,473,322	5,756,634	5,045,188	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	11,800,919	11,076,206	10,356,501	9,641,807	8,932,122	8,227,447	7,527,782	6,833,125	6,143,477	5,458,841	4,779,212	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	9,854,707	9,137,127	8,424,555	7,716,993	7,014,440	6,316,898	5,624,364	4,936,839	4,254,325	3,576,819	2,904,324	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	8,454,090	7,785,724	7,122,043	6,463,408	5,808,738	5,159,112	4,514,172	3,873,917	3,238,348	2,607,463	1,981,263	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	7,621,676	6,982,818	6,348,450	5,718,573	5,093,186	4,472,291	3,855,885	3,243,970	2,636,546	2,033,613	1,431,008	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	6,729,223	6,112,382	5,504,470	4,905,488	4,315,436	3,734,312	3,162,119	2,598,854	2,044,519	1,495,699	954,180	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	5,395,191	4,830,702	4,274,479	3,726,522	3,186,330	2,655,402	2,131,161	1,611,481	1,100,146	597,157	102,512	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	23,123,462	21,701,075	20,288,519	18,885,795	17,492,905	16,109,846	14,736,618	13,373,224	12,019,662	10,675,931	9,342,034	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	19,313,829	17,905,478	16,506,958	15,118,091	13,733,474	12,358,731	10,993,864	9,638,871	8,293,753	6,968,511	5,633,143	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	16,561,664	15,244,607	13,936,786	12,638,199	11,348,847	10,068,730	8,797,848	7,536,200	6,283,788	5,040,611	3,806,669	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	14,906,665	13,647,877	12,397,940	11,156,854	9,924,618	8,701,233	7,486,699	6,281,016	5,084,185	3,896,204	2,717,075	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	13,800,943	12,581,009	11,369,670	10,166,926	8,972,777	7,787,223	6,610,263	5,441,899	4,282,130	3,130,955	1,988,375	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	11,030,188	9,907,430	8,792,626	7,685,777	6,586,883	5,495,943	4,412,958	3,337,929	2,270,854	1,209,145	145,039	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	42,886,663	40,240,320	37,612,273	35,002,522	32,411,067	29,837,088	27,283,045	24,746,477	22,228,205	19,728,229	17,246,549	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	35,516,943	32,897,811	30,296,976	27,704,426	25,129,701	22,573,349	20,035,372	17,515,769	15,014,539	12,531,682	10,067,200	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	30,280,751	27,832,640	25,401,708	22,987,956	20,591,382	18,211,986	15,849,769	13,504,730	11,176,871	8,854,637	6,542,371	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	27,125,894	24,786,826	22,464,219	20,158,073	17,868,390	15,595,168	13,338,407	11,094,527	8,852,609	6,627,291	4,418,569	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	25,030,721	22,764,347	20,513,957	18,279,550	16,061,126	13,858,687	11,666,349	9,478,310	7,306,388	5,150,581	3,010,888	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	19,772,628	17,687,990	15,618,141	13,554,144	11,497,569	9,455,902	7,429,146	5,417,300	3,420,364	1,420,760	- 579,289	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	141,563,964	128,653,803	115,806,148	102,990,434	90,222,198	77,428,867	64,356,432	50,937,233	37,353,918	23,457,579	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,491,869	32,105,424	29,735,966	27,383,495	25,040,786	22,718,388	20,411,026	18,120,701	15,847,410	13,591,156	
39 Kew Bridge District Centre	750	£15,192,939	59,502,130	52,681,209	46,267,623	39,721,373	33,246,620	26,772,883	20,324,222	13,912,027	7,537,661	1,211,125	- 5,225,213	
40 EMC Tower	420	£12,057,888	39,430,866	35,490,248	31,577,626	27,679,885	23,794,571	19,937,471	16,108,582	12,307,905	8,535,440	4,786,171	1,025,354	
41 Lidl Feltham	220	£5,627,014	236,002	- 909,415	- 2,049,981	- 3,182,093	- 4,321,505	- 5,455,400	- 6,580,701	- 7,697,411	- 8,805,529	- 9,905,056	- 10,995,989	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,482	45,873,506	45,873,531	45,873,556	45,873,581	45,873,607	45,873,632	45,873,656	45,873,681	45,873,706	
43 MOD Feltham	1,370	£113,344,146	79,645,000	62,486,553	53,945,287	45,454,415	37,012,883	28,564,857	20,145,064	11,718,821	3,249,800	- 5,234,132	- 11,718,821	
44 Leisure West	310	£36,173,664	16,190,467	13,869,879	11,565,445	9,277,168	7,005,046	4,742,759	2,477,213	228,009	- 2,035,445	- 4,285,787	- 6,550,044	
45 Land south of West International	-	£115,755,724	25,096,306	25,096,331	25,096,356	25,096,382	25,096,408	25,096,434	25,096,458	25,096,481	25,096,506	25,096,531	25,096,556	
46 34 Staines Road	120	£4,019,296	7,080,116	6,375,210	5,695,157	5,019,980	4,349,615	3,684,124	3,023,487	2,367,705	1,716,777	1,070,701	423,330	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	12,970,311	8,674,157	4,235,500	- 5,869,725	- 12,123,221	- 18,417,891	- 24,680,351	- 30,895,811	- 37,064,274	- 43,185,738	
48 Sainsbury's Chiswick	300	£14,469,465	39,226,144	35,826,571	32,450,973	29,089,351	25,771,704	22,468,032	19,188,337	15,923,078	12,665,182	9,431,459	6,221,900	

Appendix 8 - Appraisal results – 60% social rent, 40% shared ownership

BLV 1

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	0%	0%	10%	15%	25%	30%	35%	35%	40%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	15%	25%	30%	35%	40%	45%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	5%	15%	20%	30%	35%	35%	40%	45%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	30%	40%	45%	50%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	5%	15%	20%	30%	35%	35%	40%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	0%	0%	5%	10%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	15%	25%	30%	35%	40%	45%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	10%	15%	25%	30%	30%	35%	40%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	0%	0%	10%	20%	20%	25%	30%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	10%	20%	25%	30%	40%	40%	45%	50%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	5%	15%	20%	30%	35%	35%	40%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	5%	15%	20%	30%	35%	35%	40%	45%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	10%	20%	25%	30%	35%	40%	45%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	0%	5%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	0%	5%	10%	15%	20%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	0%	10%	20%	25%	25%	30%	35%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	0%	5%	15%	20%	25%	30%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	5%	15%	20%	30%	35%	35%	40%	45%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	0%	10%	15%	25%	30%	35%	40%	40%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	5%	15%	20%	30%	30%	35%	40%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	5%	10%	20%	25%	30%	35%	40%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	0%	10%	15%	25%	25%	30%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	5%	10%	20%	20%	30%	35%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	10%	20%	25%	35%	35%	40%	45%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	10%	15%	25%	30%	30%	35%	40%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	5%	15%	20%	30%	30%	35%	40%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	5%	10%	20%	25%	30%	35%	40%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	0%	0%	10%	20%	20%	25%	30%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	0%	5%	15%	15%	25%	30%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	5%	15%	20%	30%	30%	35%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	10%	20%	25%	30%	35%	40%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	10%	20%	25%	30%	35%	40%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	5%	15%	20%	25%	30%	35%

Note: the affordable housing requiremnts have been tested alongside the following other policies:

10% Aff WS (45% discount)
EV charging
BNG
Accessibility
NZC 5%
UGF
Carbon Offset £95 per tonne

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	5%	15%	25%	30%	35%	40%	45%	45%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	30%	35%	40%	45%	50%	50%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	5%	15%	25%	30%	35%	40%	45%	50%	50%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	35%	40%	50%	50%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	10%	20%	25%	30%	35%	40%	45%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	5%	5%	15%	20%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	30%	35%	45%	45%	50%	50%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	10%	20%	25%	30%	35%	40%	45%	45%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	5%	10%	20%	25%	25%	30%	35%
13	Medium scheme - 20 flats (170 dph)	20	0.12	5%	15%	25%	30%	35%	40%	45%	45%	50%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	10%	20%	25%	30%	40%	40%	45%	50%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	10%	20%	25%	30%	35%	40%	45%	45%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	5%	15%	20%	25%	35%	35%	40%	45%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	5%	15%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	5%	15%	20%	25%	30%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	10%	20%	25%	30%	35%	40%	45%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	5%	10%	20%	25%	30%	35%	40%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	10%	20%	25%	30%	35%	40%	45%	50%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	5%	15%	20%	30%	35%	35%	40%	45%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	10%	20%	25%	30%	35%	40%	45%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	5%	15%	20%	30%	30%	35%	40%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	10%	20%	25%	30%	35%	40%	45%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	5%	10%	20%	25%	30%	35%	40%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	5%	15%	25%	30%	35%	40%	45%	45%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	15%	20%	25%	35%	35%	40%	45%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	10%	20%	25%	30%	35%	40%	45%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	5%	15%	20%	30%	30%	35%	40%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	5%	10%	20%	25%	30%	35%	40%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	5%	15%	20%	25%	30%	35%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	10%	20%	25%	35%	35%	40%	45%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	5%	15%	25%	30%	30%	35%	40%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	5%	15%	20%	30%	30%	35%	40%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	10%	15%	25%	25%	35%	40%

BLV 3

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	25%	30%	40%	45%	50%	50%	50%	50%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	0%	0%	0%	0%	0%	0%	0%	5%	15%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	0%	0%	0%	5%	15%	20%	25%	30%
4	Small scheme - 8 flats (90 dph)	8	0.09	0%	0%	10%	20%	25%	30%	35%	40%	45%
5	Small scheme - 8 flats (170 dph)	8	0.05	0%	0%	5%	10%	20%	25%	30%	35%	40%
6	Small scheme - 8 flats (190 dph)	8	0.04	0%	10%	20%	25%	30%	35%	40%	45%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	5%	15%	20%	30%	35%	35%	40%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	0%	0%	10%	20%	25%	30%	35%	40%	45%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	5%	15%	20%	30%	30%	35%	40%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	0%	0%	10%	20%	25%	30%	35%	40%	45%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	5%	10%	20%	25%	30%	35%	40%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	5%	15%	25%	30%	35%	40%	45%	45%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	0%	15%	20%	25%	35%	35%	40%	45%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	0%	10%	20%	25%	30%	35%	40%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	0%	5%	15%	20%	30%	30%	35%	40%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	5%	10%	20%	25%	30%	35%	40%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	5%	15%	20%	25%	30%	35%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	10%	20%	25%	35%	35%	40%	45%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	5%	15%	25%	30%	30%	35%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	5%	15%	20%	30%	30%	35%	40%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	0%	10%	15%	25%	25%	35%	40%
22	Large scheme - 50 flats (190 dph)	50	0.26	30%	30%	30%	30%	30%	30%	30%	30%	30%
23	Large scheme - 50 flats (220 dph)	50	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
24	Large scheme - 50 flats (350 dph)	50	0.14	35%	35%	35%	35%	35%	35%	35%	35%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	35%	35%	35%	35%	35%	35%	35%	35%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	0%	0%	0%	0%	0%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	0%	0%	0%	0%	0%	0%	0%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	0%	0%	0%	0%	0%	0%	0%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	0%	0%	0%	0%	0%	0%	0%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	25%	25%	25%	25%	25%	25%	25%	25%	25%
32	Large scheme - 200 flats (90 dph)	200	2.22	5%	5%	5%	5%	5%	5%	5%	5%	5%
33	Large scheme - 200 flats (170 dph)	200	1.18	40%	40%	40%	40%	40%	40%	40%	40%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

Sales value £6,495 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,719,509	1,645,203	1,571,320	1,497,863	1,424,830	1,352,222	1,280,039	1,208,279	1,136,946	1,066,037	995,551	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,732,557	1,658,216	1,584,299	1,510,807	1,437,740	1,365,097	1,292,879	1,221,086	1,149,717	1,078,772	1,008,253	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	982,493	922,259	862,375	802,844	743,665	684,838	626,364	568,240	510,469	453,051	395,983	
4 Small scheme - 8 flats (90 dph)	8	£831,706	1,739,041	1,664,682	1,590,748	1,517,238	1,444,153	1,371,492	1,299,256	1,227,445	1,156,058	1,085,097	1,014,560	
5 Small scheme - 8 flats (170 dph)	8	£462,059	812,978	756,946	701,243	645,870	590,827	536,112	481,727	427,671	373,944	320,547	267,478	
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,739,393	1,665,034	1,591,099	1,517,590	1,444,504	1,371,843	1,299,608	1,227,797	1,156,411	1,085,448	1,014,912	
7 Small scheme - 8 flats (220 dph)	8	£369,647	316,184	265,360	214,844	164,634	114,731	65,135	15,845	-	33,644	-	130,968	
8 Small scheme - 8 flats (350 dph)	8	£184,823	1,741,375	1,667,010	1,593,069	1,519,552	1,446,461	1,373,795	1,301,553	1,229,736	1,158,343	1,087,376	1,016,833	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,407,402	2,256,946	2,107,369	1,958,674	1,810,857	1,663,921	1,517,865	1,372,688	1,228,392	1,084,976	942,439	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	4,345,846	4,159,948	3,975,111	3,791,337	3,608,624	3,426,972	3,246,383	3,066,855	2,888,389	2,710,985	2,534,642	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,302,429	2,160,471	2,019,342	1,879,043	1,739,574	1,600,935	1,463,125	1,326,146	1,189,995	1,054,674	920,184	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,223,544	1,098,533	974,267	850,747	727,974	605,945	484,663	364,127	244,338	125,291	6,992	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,086,738	957,238	828,513	700,564	573,391	446,994	321,373	196,528	72,459	-	51,610	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	843,824	720,307	597,533	475,504	354,218	233,676	113,876	-	5,257	-	125,374	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	680,811	561,284	442,480	324,398	207,037	90,399	-	25,905	-	142,856	-	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	271,078	161,534	52,659	-	56,395	-	165,574	-	274,074	-	381,896	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	5,387,583	5,047,556	4,709,519	4,373,471	4,039,412	3,707,343	3,377,263	3,049,173	2,723,073	2,398,961	2,076,841	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	5,501,333	5,160,989	4,822,635	4,486,270	4,151,895	3,819,509	3,489,113	3,160,707	2,834,289	2,509,861	2,187,424	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	5,146,401	4,826,219	4,507,908	4,191,470	3,876,904	3,564,210	3,253,388	2,944,440	2,637,362	2,332,157	2,028,824	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	3,200,189	2,885,982	2,572,034	2,259,699	1,949,248	1,640,681	1,333,998	1,029,197	726,281	425,249	126,101	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	2,222,567	1,929,456	1,638,107	1,348,519	1,060,691	774,624	490,318	207,773	-	74,127	-	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	1,642,771	1,363,439	1,085,793	809,834	535,563	262,977	-	8,042	-	281,361	-	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,188,993	927,258	669,063	414,409	163,295	-	85,564	-	333,321	-	577,481	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	256,228	19,967	-	216,271	-	449,489	-	679,381	-	905,951	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	10,011,272	9,385,199	8,762,787	8,144,036	7,528,947	6,917,518	6,309,751	5,705,644	5,105,199	4,508,415	3,915,291	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	6,143,509	5,529,375	4,918,902	4,312,089	3,708,938	3,109,447	2,513,619	1,921,450	1,332,944	744,512	157,363	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	4,232,461	3,663,108	3,097,177	2,534,667	1,975,578	1,416,359	858,488	304,074	-	250,650	-	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	3,092,551	2,550,031	2,009,014	1,467,616	929,529	394,755	-	138,794	-	675,005	-	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	2,328,769	1,798,845	1,272,136	748,641	228,361	-	293,109	-	814,801	-	1,333,228	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	389,786	-	96,311	-	585,336	-	1,071,344	-	1,554,334	-	2,034,306	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	18,114,890	16,976,759	15,845,285	14,720,467	13,602,307	12,490,802	11,385,953	10,287,761	9,196,225	8,111,345	7,033,122	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	10,575,977	9,457,153	8,345,011	7,239,548	6,140,766	5,048,666	3,963,247	2,884,508	1,806,500	730,345	-	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	6,900,304	5,864,271	4,834,477	3,810,924	2,783,670	1,762,453	747,540	-	265,051	-	1,282,650	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	4,694,901	3,699,091	2,708,926	1,724,796	746,704	-	228,789	-	1,209,548	-	2,184,177	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	3,212,753	2,250,037	1,293,180	342,181	-	612,160	-	1,565,773	-	2,513,438	-	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	-	522,226	-	1,414,639	-	2,301,556	-	3,184,149	-	4,074,818	-	
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Tower	420	£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£6,468,821	236,002	-	742,054	-	1,717,665	-	2,687,229	-	3,655,836	-	4,629,428	
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 MOD Feltham	1,370	£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587	
44 Leisure West	310	£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366	
45 Land south of West International	-	£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,390	25,096,410	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516	
46 34 Staines Road	120	£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-	
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,719,509	1,645,203	1,571,320	1,497,863	1,424,830	1,352,222	1,280,039	1,208,279	1,136,946	1,066,037	995,551	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,732,557	1,658,216	1,584,299	1,510,807	1,437,740	1,365,097	1,292,879	1,221,086	1,149,717	1,078,772	1,008,253	
3 Small scheme - 8 flats (70 dph)	8	£884,245	982,493	922,259	862,375	802,844	743,665	684,838	626,364	568,240	510,469	453,051	395,983	
4 Small scheme - 8 flats (90 dph)	8	£723,473	1,739,041	1,664,682	1,590,748	1,517,238	1,444,153	1,371,492	1,299,256	1,227,445	1,156,058	1,085,097	1,014,560	
5 Small scheme - 8 flats (170 dph)	8	£401,930	812,978	756,946	701,243	645,870	590,827	536,112	481,727	427,671	373,944	320,547	267,478	
6 Small scheme - 8 flats (190 dph)	8	£321,544	1,739,393	1,665,034	1,591,099	1,517,590	1,444,504	1,371,843	1,299,608	1,227,797	1,156,411	1,085,448	1,014,912	
7 Small scheme - 8 flats (220 dph)	8	£321,544	316,184	265,360	214,844	164,634	114,731	65,135	15,845	-	33,644	-	83,064	
8 Small scheme - 8 flats (350 dph)	8	£160,772	1,741,375	1,667,010	1,593,069	1,519,552	1,446,461	1,373,795	1,301,553	1,229,736	1,158,343	1,087,376	1,016,833	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,407,402	2,256,946	2,107,369	1,958,674	1,810,857	1,663,921	1,517,865	1,372,688	1,228,392	1,084,976	942,439	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	4,345,846	4,159,948	3,975,111	3,791,337	3,608,624	3,426,972	3,246,383	3,066,855	2,888,389	2,710,985	2,534,642	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,302,429	2,160,471	2,019,342	1,879,043	1,739,574	1,600,935	1,463,125	1,326,146	1,189,995	1,054,674	920,184	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,223,544	1,098,533	974,267	850,747	727,974	605,945	484,663	364,127	244,336	125,291	6,992	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,086,738	957,238	828,513	700,564	573,391	446,994	321,373	196,528	72,459	-	175,995	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	843,824	720,307	597,533	475,504	354,218	233,676	113,876	-	5,257	125,374	363,340	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	680,811	561,284	442,480	324,398	207,037	90,399	-	25,905	142,856	259,074	489,309	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	271,078	161,534	52,659	-	56,395	-	165,574	-	274,074	381,896	489,039	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	5,387,583	5,047,556	4,709,519	4,373,471	4,039,412	3,707,343	3,377,263	3,049,173	2,723,073	2,398,961	2,076,841	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	5,501,333	5,160,989	4,822,635	4,486,270	4,151,895	3,819,509	3,489,113	3,160,707	2,834,289	2,509,861	2,187,424	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	5,146,401	4,826,219	4,507,908	4,191,470	3,876,904	3,564,210	3,253,388	2,944,440	2,637,362	2,332,157	2,028,824	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	3,200,189	2,885,982	2,572,034	2,259,699	1,949,248	1,640,681	1,333,998	1,029,197	726,281	425,249	126,801	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	2,222,567	1,929,456	1,638,107	1,348,519	1,060,691	774,624	490,318	207,773	74,127	-	638,903	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	1,642,771	1,363,439	1,085,793	809,834	535,563	262,977	-	8,042	281,361	552,968	822,862	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	1,188,993	927,258	669,063	414,409	163,295	-	85,564	-	333,321	577,481	818,048	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	256,228	19,967	-	216,271	-	449,489	-	679,381	-	905,951	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	10,011,272	9,385,199	8,762,787	8,144,036	7,528,947	6,917,518	6,309,751	5,705,644	5,105,199	4,508,415	3,915,291	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	6,143,509	5,529,375	4,918,902	4,312,089	3,708,938	3,109,447	2,513,619	1,921,450	1,332,944	744,512	157,363	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	4,232,461	3,663,108	3,097,177	2,534,667	1,975,578	1,416,359	858,488	304,074	-	250,650	1,358,851	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	3,092,551	2,550,031	2,009,014	1,467,616	929,529	394,755	-	138,794	-	675,005	1,207,853	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	2,328,769	1,798,845	1,272,136	-	748,641	228,361	-	293,109	-	814,801	1,333,228	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	389,786	-	96,311	-	585,336	-	1,071,344	-	1,554,334	-	2,034,306	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	18,114,890	16,976,759	15,845,285	14,720,467	13,602,307	12,490,802	11,385,953	10,287,761	9,196,225	8,111,345	7,033,122	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	10,575,977	9,457,153	8,345,011	7,239,548	6,140,766	5,046,666	3,963,247	2,884,508	1,806,500	730,345	-	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	6,900,304	5,864,271	4,834,477	3,810,924	2,783,670	1,762,455	-	747,540	-	265,051	-	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	4,694,901	3,699,091	2,708,926	1,724,796	746,704	-	228,789	-	1,209,548	-	2,184,177	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	3,312,753	2,250,037	1,293,180	342,181	-	612,160	-	1,565,773	-	2,513,438	-	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	-	522,226	-	1,414,639	-	2,301,556	-	3,184,149	-	4,074,818	-	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Kenbridge District Centre	750	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Tower	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	-	742,054	-	1,717,665	-	2,687,229	-	5,658,873	-	6,558,172	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	-	45,873,477	-	45,873,499	-	45,873,519	-	45,873,541	-	45,873,562	
43 M02 Feltham	1,370	£113,344,146	79,645,000	72,136,031	64,871,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,408	25,096,410	25,096,432	25,096,474	25,096,494	25,096,516	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	20,400,267	-	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

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

Sales value £6,858 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,909,056	1,824,719	1,740,865	1,657,493	1,574,605	1,492,200	1,410,277	1,328,837	1,247,880	1,167,406	1,087,416		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,922,105	1,837,733	1,753,844	1,670,438	1,587,515	1,505,075	1,423,117	1,341,643	1,260,651	1,180,143	1,100,117		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,143,608	1,074,848	1,006,488	938,531	870,975	803,819	737,067	670,715	604,765	539,215	474,068		
4 Small scheme - 8 flats (90 dph)	8	£831,706	1,928,589	1,844,199	1,760,293	1,676,868	1,593,928	1,511,470	1,429,495	1,348,003	1,266,993	1,186,467	1,106,424		
5 Small scheme - 8 flats (170 dph)	8	£462,059	964,615	900,559	836,879	773,575	710,646	648,094	585,917	524,117	462,691	401,643	340,969		
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,928,940	1,844,550	1,760,644	1,677,220	1,594,279	1,511,821	1,429,846	1,348,354	1,267,345	1,186,819	1,106,775		
7 Small scheme - 8 flats (220 dph)	8	£369,647	458,344	399,998	342,002	284,357	227,062	170,118	113,524	57,280	1,386	54,983	111,019		
8 Small scheme - 8 flats (350 dph)	8	£184,823	1,930,921	1,846,526	1,762,613	1,679,183	1,596,236	1,513,772	1,431,792	1,350,293	1,269,278	1,188,746	1,108,696		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,810,189	2,638,418	2,467,652	2,297,889	2,129,129	1,961,374	1,794,621	1,628,873	1,464,128	1,300,387	1,137,650		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	4,819,712	4,608,739	4,398,973	4,190,414	3,983,061	3,776,917	3,571,979	3,368,249	3,165,726	2,964,410	2,764,301		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,692,437	2,529,841	2,368,194	2,207,497	2,047,749	1,888,951	1,731,102	1,574,203	1,418,252	1,263,252	1,109,201		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,613,552	1,467,903	1,323,119	1,179,201	1,036,149	893,961	752,640	612,184	472,594	333,668	196,009		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,453,804	1,304,880	1,156,844	1,009,696	863,437	718,068	573,586	429,994	287,290	145,475	4,548		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,197,126	1,054,913	913,553	773,045	633,388	494,583	356,633	219,533	83,285	- 52,905	- 189,501		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,024,936	887,200	750,291	614,209	478,957	344,532	210,934	78,165	- 54,597	- 187,711	- 319,985		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	592,261	465,721	339,949	214,943	90,705	- 33,266	- 157,842	- 281,639	- 404,658	- 526,898	- 648,359		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	6,337,527	5,947,233	5,559,219	5,173,486	4,790,034	4,408,864	4,029,975	3,653,367	3,279,041	2,906,995	2,537,230		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	6,451,276	6,060,665	5,672,335	5,286,285	4,902,518	4,521,030	4,141,825	3,764,900	3,390,256	3,017,894	2,647,813		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	6,066,207	5,697,352	5,330,651	4,966,105	4,603,713	4,243,476	3,885,393	3,529,465	3,175,691	2,824,073	2,474,608		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	4,119,966	3,757,116	3,396,390	3,037,819	2,681,402	2,327,140	1,973,853	1,621,491	1,271,298	923,276	577,422		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	3,098,123	2,759,532	2,422,073	2,086,644	1,753,244	1,421,875	1,092,535	765,224	439,944	116,693	- 207,649		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	2,486,359	2,162,386	1,840,360	1,520,279	1,202,145	885,955	571,712	259,415	- 51,714	- 364,825	- 675,961		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,972,433	1,666,343	1,364,341	1,066,423	772,593	482,848	197,189	- 85,671	- 367,393	- 644,965	- 918,389		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	987,438	709,779	435,905	165,814	- 102,027	- 368,557	- 631,245	- 890,092	- 1,145,098	- 1,396,263	- 1,643,587		
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	11,835,544	11,112,938	10,394,552	9,680,387	8,970,443	8,264,721	7,563,219	6,865,939	6,172,880	5,484,042	4,799,424		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	7,967,783	7,257,114	6,550,666	5,848,440	5,150,434	4,456,651	3,767,087	3,081,746	2,400,624	1,723,725	1,051,046		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	5,949,424	5,289,216	4,632,955	3,980,644	3,332,281	2,687,867	2,047,402	1,410,885	772,033	136,683	- 502,224		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	4,745,128	4,115,159	3,488,976	2,866,577	2,247,963	1,632,214	1,014,653	400,917	- 212,182	- 827,514	- 1,438,961		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	3,939,873	3,330,072	2,723,947	2,121,498	1,518,043	916,614	318,901	- 279,294	- 878,582	- 1,474,098	- 2,065,841		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	1,913,120	1,347,862	786,044	227,666	- 332,265	- 892,177	- 1,448,597	- 2,001,525	- 2,550,959	- 3,096,901	- 3,639,350		
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	21,567,961	20,247,106	18,933,968	17,628,546	16,330,840	15,040,851	13,758,578	12,484,023	11,217,182	9,958,059	8,706,652		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	14,069,493	12,765,805	11,469,870	10,181,687	8,901,259	7,628,583	6,363,661	5,106,493	3,857,078	2,615,417	1,377,774		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	10,188,320	8,978,295	7,775,521	6,579,996	5,391,722	4,210,697	3,036,922	1,859,490	687,923	- 483,583	- 1,658,147		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	7,859,616	6,705,789	5,558,912	4,418,982	3,282,394	2,144,470	1,013,566	- 111,998	- 1,245,899	- 2,372,671	- 3,502,372		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	6,315,334	5,198,974	4,089,008	2,974,529	1,866,868	766,026	- 333,004	- 1,436,799	- 2,533,672	- 3,635,225	- 4,736,362		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	2,402,913	1,369,539	342,474	- 688,631	- 1,718,557	- 2,742,076	- 3,771,289	- 4,798,923	- 5,820,046	- 6,834,656	- 7,842,755		
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490		
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303		
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941		
40 EMC Tower	420	£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255		
41 Lidl Feltham	220	£6,468,821	236,002	- 742,054	- 1,717,665	- 2,687,229	- 3,655,836	- 4,629,428	- 5,596,873	- 6,558,172	- 7,513,325	- 8,462,331	- 9,405,190		
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666		
43 MOD Feltham	1,370	£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587		
44 Leisure West	310	£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	- 1,723,366	- 3,694,581		
45 Land south of West International	-	£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,388	25,096,409	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516		
46 34 Staines Road	120	£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353		
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	- 3,395,453	- 9,058,601	- 14,714,834	- 20,400,267	- 26,050,174	- 31,664,555	- 37,243,408		
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,552		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,909,056	1,824,719	1,740,865	1,657,493	1,574,605	1,492,200	1,410,277	1,328,837	1,247,880	1,167,406	1,087,416	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,922,105	1,837,733	1,753,844	1,670,438	1,587,515	1,505,075	1,423,117	1,341,643	1,260,651	1,180,143	1,100,117	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,143,608	1,074,848	1,006,488	938,531	870,975	803,819	737,067	670,715	604,765	539,215	474,068	
4 Small scheme - 8 flats (90 dph)	8	£723,473	1,928,589	1,844,199	1,760,293	1,676,868	1,593,928	1,511,470	1,429,495	1,348,003	1,266,993	1,186,467	1,106,424	
5 Small scheme - 8 flats (170 dph)	8	£401,930	964,615	900,559	836,879	773,575	710,646	648,094	585,917	524,117	462,691	401,643	340,960	
6 Small scheme - 8 flats (190 dph)	8	£321,544	1,928,940	1,844,550	1,760,644	1,677,220	1,594,279	1,511,821	1,429,846	1,348,354	1,267,345	1,186,819	1,106,775	
7 Small scheme - 8 flats (220 dph)	8	£321,544	458,344	399,998	342,002	284,357	227,062	170,118	113,524	57,280	1,388	54,983	111,011	
8 Small scheme - 8 flats (350 dph)	8	£160,772	1,930,921	1,846,526	1,762,613	1,679,183	1,596,236	1,513,772	1,431,792	1,350,293	1,269,278	1,188,766	1,108,696	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,810,189	2,638,418	2,467,652	2,297,889	2,129,129	1,961,374	1,794,621	1,628,873	1,464,128	1,300,387	1,137,650	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	4,419,712	4,608,739	4,398,973	4,190,414	3,983,061	3,776,917	3,571,799	3,368,249	3,165,726	2,964,410	2,764,301	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,692,437	2,529,841	2,368,194	2,207,497	2,047,749	1,888,951	1,731,102	1,574,203	1,418,252	1,263,252	1,109,201	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,613,552	1,467,903	1,323,119	1,179,201	1,036,149	893,961	752,640	612,184	472,594	333,868	196,009	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,453,804	1,304,880	1,156,844	1,009,696	863,437	718,068	573,586	429,994	287,290	145,475	4,548	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,197,126	1,054,913	913,553	773,405	633,388	494,583	356,633	219,533	83,285	52,905	189,501	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,024,936	887,200	750,291	614,209	478,957	344,532	210,934	78,165	54,597	187,711	319,985	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	592,261	465,721	339,949	214,943	90,705	33,266	157,842	281,639	404,658	526,898	648,359	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	6,337,527	5,947,233	5,559,219	5,173,486	4,790,034	4,408,864	4,029,975	3,653,367	3,279,041	2,906,995	2,537,230	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	6,451,276	6,060,865	5,672,335	5,286,285	4,902,518	4,521,030	4,141,825	3,764,900	3,390,256	3,017,894	2,647,813	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	6,066,207	5,697,352	5,330,651	4,966,105	4,603,713	4,243,476	3,885,393	3,529,465	3,175,691	2,824,073	2,474,606	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	4,119,996	3,757,116	3,396,390	3,037,819	2,681,402	2,327,140	1,973,853	1,621,491	1,271,298	932,276	577,622	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	3,098,123	2,759,532	2,422,073	2,086,644	1,753,244	1,421,875	1,092,535	765,224	439,944	116,693	207,649	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	2,486,359	2,162,386	1,840,360	1,520,279	1,202,145	885,955	571,712	259,415	51,714	364,825	675,961	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	1,972,433	1,666,343	1,364,341	1,066,423	772,593	482,848	197,189	85,671	367,393	644,965	918,389	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	987,438	709,779	435,905	165,814	102,027	368,557	631,245	890,092	1,145,098	1,396,263	1,643,587	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	11,835,544	11,112,938	10,394,552	9,680,387	8,970,443	8,264,721	7,563,219	6,865,939	6,172,880	5,484,042	4,799,424	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	7,967,783	7,257,114	6,550,666	5,848,440	5,150,434	4,456,851	3,767,087	3,081,746	2,400,624	1,723,125	1,051,046	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	5,949,424	5,289,216	4,632,955	3,980,644	3,332,281	2,687,861	2,047,402	1,410,885	772,033	136,683	502,224	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	4,745,128	4,115,159	3,488,976	2,866,577	2,247,963	1,624,214	1,014,653	400,917	212,182	827,514	1,438,961	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	3,939,873	3,330,072	2,723,947	2,121,498	1,518,043	916,614	318,901	279,294	878,582	1,474,098	2,065,841	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	1,913,120	1,347,862	786,044	227,666	332,265	892,177	1,448,597	2,001,525	2,550,959	3,096,901	3,639,350	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	21,567,961	20,247,106	18,933,968	17,628,546	16,330,840	15,040,851	13,758,578	12,484,023	11,217,182	9,958,059	8,706,652	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	14,069,493	12,765,805	11,469,870	10,181,687	8,901,259	7,628,583	6,363,661	5,106,493	3,857,078	2,615,417	1,377,771	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	10,188,320	8,978,295	7,775,521	6,579,996	5,391,722	4,210,697	3,036,922	1,859,490	687,923	483,583	1,658,147	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	7,859,616	6,705,789	5,558,912	4,418,982	3,282,394	2,144,470	1,013,566	111,998	1,245,899	2,372,671	3,502,372	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	6,315,334	5,198,974	4,089,008	2,974,529	1,866,868	766,028	333,004	1,436,799	2,353,672	3,635,225	4,736,362	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	2,402,913	1,369,539	342,474	688,631	1,718,557	2,742,078	3,771,289	4,798,923	5,820,046	6,834,656	7,842,755	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Bridge District Centre	750	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Work	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	742,054	1,717,665	2,687,229	3,655,836	4,629,428	5,596,873	6,558,172	7,513,325	8,462,331	9,405,190	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 M02 Feltham	1,370	£113,344,146	79,645,000	72,136,031	64,871,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,349,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	3,694,581	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,408	25,096,410	25,096,432	25,096,452	25,096,474	25,096,496	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	3,395,463	9,058,601	14,714,834	20,400,267	26,050,174	31,664,555	37,243,408	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

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

Sales value £17,221 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,098,602	2,004,235	1,910,409	1,817,124	1,724,380	1,632,177	1,540,516	1,449,395	1,358,815	1,268,776	1,179,279		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,111,651	2,017,249	1,923,388	1,830,069	1,737,290	1,645,053	1,553,356	1,462,201	1,371,586	1,281,513	1,191,980		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,304,723	1,227,437	1,150,601	1,074,217	998,283	922,801	847,770	773,188	699,059	625,380	552,152		
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,118,135	2,023,715	1,929,836	1,836,499	1,743,703	1,651,448	1,559,734	1,468,560	1,377,928	1,287,838	1,198,287		
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,116,253	1,044,172	972,515	901,279	830,466	760,076	690,108	620,562	551,439	482,739	414,460		
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,118,486	2,024,066	1,930,188	1,836,851	1,744,054	1,651,799	1,560,085	1,468,912	1,378,280	1,288,189	1,198,639		
7 Small scheme - 8 flats (220 dph)	8	£369,647	600,503	534,635	469,160	404,081	339,393	275,101	211,202	147,698	84,587	21,870	41,069		
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,120,468	2,026,042	1,932,157	1,838,814	1,746,012	1,653,750	1,562,030	1,470,851	1,380,213	1,290,115	1,200,560		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,212,975	3,019,891	2,827,933	2,637,103	2,447,401	2,258,826	2,071,378	1,885,058	1,699,865	1,515,798	1,332,860		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	5,293,579	5,057,530	4,822,833	4,589,490	4,357,500	4,126,862	3,897,576	3,669,643	3,443,062	3,217,835	2,993,961		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,082,446	2,899,212	2,717,047	2,535,951	2,355,925	2,176,967	1,999,078	1,822,260	1,646,510	1,471,830	1,298,219		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,003,561	1,837,273	1,671,972	1,507,655	1,344,323	1,181,977	1,020,617	860,242	700,851	542,446	385,026		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,820,872	1,652,523	1,485,176	1,318,829	1,153,485	989,142	825,800	663,459	502,121	341,783	182,446		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,550,428	1,389,519	1,229,572	1,070,585	912,558	755,492	599,388	444,243	290,600	136,837	15,660		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,369,060	1,213,115	1,058,101	904,021	750,875	598,663	447,384	297,039	147,627	864	150,660		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	913,445	769,908	627,239	485,435	344,496	204,424	65,217	74,240	213,813	352,507	490,322		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	7,287,471	6,846,908	6,408,919	5,973,501	5,540,657	5,110,385	4,682,687	4,257,561	3,835,008	3,415,028	2,997,621		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	7,401,220	6,960,341	6,522,034	6,086,300	5,653,139	5,222,551	4,794,536	4,369,094	3,946,224	3,525,928	3,108,203		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	6,986,014	6,568,486	6,153,395	5,740,740	5,330,523	4,922,742	4,517,398	4,114,491	3,714,021	3,315,988	2,920,392		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	5,039,803	4,628,250	4,219,133	3,812,453	3,408,211	3,006,406	2,607,037	2,210,105	1,815,610	1,421,302	1,028,744		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	3,963,823	3,580,811	3,200,081	2,821,631	2,445,464	2,069,125	1,694,752	1,322,677	952,901	585,424	220,246		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	3,326,192	2,960,287	2,594,927	2,230,724	1,868,727	1,508,934	1,151,346	795,962	442,785	91,810	260,879		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	2,755,871	2,405,429	2,059,617	1,718,438	1,381,890	1,049,973	722,689	400,035	82,013	234,909	548,380		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	1,718,647	1,399,593	1,084,831	774,362	468,185	166,301	133,295	431,070	724,486	1,013,543	1,298,244		
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	13,659,818	12,840,677	12,026,316	11,216,737	10,411,940	9,611,924	8,816,688	8,026,234	7,240,561	6,459,669	5,683,558		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	9,792,056	8,984,853	8,182,432	7,384,791	6,591,932	5,803,853	5,020,556	4,242,040	3,468,306	2,699,352	1,935,180		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	7,666,387	6,915,323	6,168,734	5,426,621	4,688,983	3,955,823	3,227,137	2,502,927	1,783,193	1,067,750	349,077		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	6,397,705	5,680,287	4,967,162	4,258,330	3,553,791	2,853,543	2,157,588	1,465,926	771,715	81,076	614,458		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	5,549,527	4,854,548	4,163,740	3,477,102	2,794,634	2,116,336	1,440,357	762,999	89,857	587,903	1,262,754		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	3,422,634	2,783,784	2,148,627	1,510,574	876,430	246,194	385,935	1,017,853	1,645,803	2,269,786	2,889,801		
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	25,021,032	23,517,452	22,022,649	20,536,624	19,059,374	17,590,900	16,131,203	14,680,283	13,238,140	11,804,773	10,380,182		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	17,538,863	16,058,428	14,586,769	13,123,827	11,661,751	10,208,501	8,764,077	7,328,479	5,901,706	4,483,761	3,074,640		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	13,476,335	12,092,321	10,716,565	9,349,069	7,989,832	6,638,854	5,296,137	3,961,678	2,635,479	1,306,743	17,647		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	11,024,331	9,703,039	8,389,666	7,084,214	5,766,681	4,497,067	3,215,372	1,930,722	650,948	630,290	1,913,333		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	9,397,848	8,118,371	6,846,588	5,582,498	4,326,101	3,074,291	1,819,666	572,817	676,420	1,926,499	3,173,429		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	5,311,173	4,132,456	2,951,914	1,778,577	612,444	554,822	1,724,119	2,886,100	4,058,472	5,224,963	6,384,018		
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490		
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303		
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941		
40 EMC Tower	420	£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255		
41 Lidl Feltham	220	£6,468,821	236,002	742,054	1,717,665	2,687,229	3,655,836	4,629,428	5,596,873	6,558,172	7,513,325	8,462,331	9,405,190		
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666		
43 MOD Feltham	1,370	£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587		
44 Leisure West	310	£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	3,694,581		
45 Land south of West International	-	£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,389	25,096,410	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516		
46 34 Staines Road	120	£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353		
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	3,395,453	9,058,601	14,714,834	20,400,267	26,050,174	31,664,555	37,243,408		
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,098,602	2,004,235	1,910,409	1,817,124	1,724,380	1,632,177	1,540,516	1,449,395	1,358,815	1,268,776	1,179,279	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,111,651	2,017,249	1,923,388	1,830,069	1,737,290	1,645,053	1,553,356	1,462,201	1,371,586	1,281,513	1,191,980	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,304,723	1,227,437	1,150,601	1,074,217	998,283	922,801	847,770	773,188	699,059	625,380	552,152	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,118,135	2,023,715	1,929,836	1,836,499	1,743,703	1,651,448	1,559,734	1,468,560	1,377,928	1,287,838	1,198,287	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,116,253	1,044,172	972,515	901,279	830,466	760,076	690,108	620,562	551,439	482,739	414,460	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,118,486	2,024,066	1,930,188	1,836,851	1,744,054	1,651,799	1,560,085	1,468,912	1,378,280	1,288,189	1,198,639	
7 Small scheme - 8 flats (220 dph)	8	£321,544	600,503	534,635	469,160	404,081	339,393	275,101	211,202	147,698	84,587	21,870	41,066	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,120,468	2,026,042	1,932,157	1,838,814	1,746,012	1,653,750	1,562,030	1,470,851	1,380,213	1,290,115	1,200,560	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,212,975	3,019,891	2,827,933	2,637,103	2,447,401	2,258,826	2,071,378	1,885,058	1,699,865	1,515,798	1,332,860	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,293,579	5,057,530	4,822,833	4,589,490	4,357,500	4,126,862	3,897,576	3,669,643	3,443,062	3,217,835	2,993,961	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,082,426	2,899,212	2,717,047	2,535,951	2,355,925	2,176,967	1,999,078	1,822,260	1,646,510	1,471,830	1,298,219	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,003,561	1,837,273	1,671,972	1,507,655	1,344,323	1,181,977	1,020,617	860,242	700,851	542,446	385,026	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,820,872	1,652,523	1,485,176	1,318,829	1,153,485	989,142	825,800	663,459	502,121	341,783	182,446	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,550,428	1,389,519	1,229,572	1,070,585	912,558	755,492	599,388	444,243	290,060	136,837	15,660	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,389,060	1,213,115	1,058,101	904,021	750,875	598,663	447,384	297,039	147,627	864	150,660	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	913,445	769,908	627,239	485,435	344,496	204,424	65,217	74,240	213,813	352,507	490,322	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	7,287,471	6,846,908	6,408,919	5,973,501	5,540,657	5,110,385	4,682,687	4,257,561	3,835,008	3,415,028	2,997,621	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	7,401,220	6,960,341	6,522,034	6,086,300	5,653,139	5,222,551	4,794,536	4,369,094	3,946,224	3,525,928	3,108,203	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	6,986,014	6,568,486	6,153,395	5,740,740	5,330,523	4,922,742	4,517,398	4,114,491	3,714,021	3,315,988	2,930,392	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	5,039,603	4,628,250	4,219,133	3,812,453	3,408,211	3,006,406	2,607,037	2,210,105	1,815,610	1,421,302	1,028,744	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	3,963,823	3,580,811	3,200,081	2,821,631	2,445,464	2,069,125	1,694,752	1,322,677	952,901	585,424	220,246	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	3,326,192	2,960,287	2,594,927	2,230,724	1,868,727	1,508,934	1,151,346	795,962	442,785	91,810	260,879	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	2,755,871	2,405,429	2,059,617	1,718,438	1,381,890	1,049,973	722,689	400,035	82,013	234,909	548,380	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	1,718,647	1,399,593	1,084,831	774,362	468,185	166,301	133,295	431,070	724,486	1,013,543	1,298,244	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	13,659,818	12,840,677	12,026,316	11,216,737	10,411,940	9,611,924	8,816,688	8,026,234	7,240,561	6,459,669	5,683,558	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	9,792,056	9,984,853	8,182,432	7,384,791	6,591,932	5,803,853	5,020,556	4,242,040	3,468,306	2,699,352	1,935,180	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	7,666,387	6,915,323	6,168,734	5,426,621	4,688,983	3,955,823	3,227,137	2,502,927	1,783,193	1,067,750	349,077	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	6,397,705	5,680,287	4,967,162	4,258,330	3,553,791	2,853,543	2,157,588	1,465,926	771,715	81,076	614,578	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	5,549,527	4,854,548	4,163,740	3,477,102	2,794,634	2,116,336	1,440,357	762,999	89,857	587,903	1,262,754	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	3,422,634	2,783,784	2,148,627	1,510,574	876,430	246,194	385,935	1,017,853	1,645,803	2,269,786	2,889,801	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	25,021,032	23,517,452	22,022,649	20,536,624	19,059,374	17,590,900	16,131,203	14,680,283	13,238,140	11,804,773	10,380,182	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	17,538,863	16,058,428	14,586,769	13,123,827	11,661,751	10,208,501	8,764,077	7,328,479	5,901,706	4,483,761	3,074,641	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	13,476,335	12,092,321	10,716,565	9,349,069	7,989,832	6,638,854	5,296,137	3,961,678	2,635,479	1,306,743	17,647	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	11,024,331	9,703,039	8,389,666	7,084,214	5,786,681	4,497,067	3,215,372	1,930,722	650,948	630,290	1,913,333	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	9,397,848	8,118,371	6,846,588	5,582,498	4,326,101	3,074,291	1,819,666	572,817	676,420	1,926,499	3,173,429	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	5,311,173	4,132,456	2,951,914	1,778,577	612,444	554,822	1,724,119	2,886,100	4,058,472	5,224,963	6,384,018	
37 West Cross Industrial Estate	1,800	£74,758,905	154,666,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Bridge District Centre	750	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Work	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	742,054	1,717,665	2,687,229	3,655,836	4,629,428	5,598,873	6,558,172	7,513,325	8,462,331	9,405,190	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 M02 Feltham	1,370	£113,344,146	79,645,000	72,136,031	64,871,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,349,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	6,894,581	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,408	25,096,428	25,096,448	25,096,468	25,096,488	25,096,513	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	2,395,463	2,520,883	2,646,303	2,771,723	2,897,143	3,022,563	3,147,983	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

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

Sales value £7,584 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1 Small scheme - 8 houses (40 dph)	8		£1,848,235	2,252,758	2,150,233	2,048,297	1,946,950	1,846,190	1,746,019	1,646,437	1,547,442	1,449,037	1,351,219	1,253,990					
2 Small scheme - 8 houses and flats (50 dph)	8		£1,478,588	2,265,807	2,163,248	2,061,276	1,959,894	1,859,277	1,758,895	1,659,277	1,560,248	1,461,807	1,363,956	1,266,692					
3 Small scheme - 8 flats (70 dph)	8		£1,016,529	1,430,446	1,346,507	1,263,058	1,180,097	1,097,627	1,015,646	934,155	853,153	772,640	692,618	613,085					
4 Small scheme - 8 flats (90 dph)	8		£831,706	2,272,291	2,169,714	2,067,725	1,966,324	1,865,513	1,765,290	1,665,655	1,566,208	1,468,150	1,370,280	1,272,998					
5 Small scheme - 8 flats (170 dph)	8		£462,059	1,232,498	1,154,267	1,076,494	999,179	922,321	845,922	769,981	694,498	619,474	544,908	470,799					
6 Small scheme - 8 flats (190 dph)	8		£369,647	2,272,642	2,170,065	2,068,076	1,966,677	1,865,865	1,765,641	1,666,006	1,566,959	1,468,501	1,370,632	1,273,351					
7 Small scheme - 8 flats (220 dph)	8		£369,647	707,272	635,755	564,662	493,998	423,760	353,948	284,564	215,606	147,075	78,970	11,293					
8 Small scheme - 8 flats (350 dph)	8		£184,823	2,274,623	2,172,040	2,070,046	1,968,639	1,867,822	1,767,592	1,667,951	1,568,899	1,470,434	1,372,558	1,275,270					
9 Medium scheme - 20 houses (40 dph)	20		£4,620,586	3,527,284	3,317,568	3,109,075	2,901,806	2,695,761	2,490,940	2,287,341	2,084,968	1,883,818	1,683,892	1,485,190					
10 Medium scheme - 20 houses and flats (50 dph)	20		£3,696,469	5,678,968	5,422,526	5,167,554	4,914,054	4,662,024	4,411,466	4,162,379	3,914,763	3,668,617	3,423,942	3,180,739					
11 Medium scheme - 20 flats (70 dph)	20		£2,640,335	3,384,149	3,184,950	2,986,912	2,790,037	2,594,323	2,399,771	2,206,381	2,014,153	1,823,086	1,633,182	1,444,440					
12 Medium scheme - 20 flats (90 dph)	20		£2,053,594	2,216,959	2,039,380	1,862,851	1,687,373	1,512,946	1,339,570	1,167,244	995,970	825,745	656,573	488,450					
13 Medium scheme - 20 flats (170 dph)	20		£1,087,197	2,099,633	1,916,533	1,734,520	1,553,595	1,373,756	1,195,004	1,017,339	840,761	665,270	490,866	317,548					
14 Medium scheme - 20 flats (190 dph)	20		£972,755	1,815,424	1,640,493	1,466,605	1,293,758	1,121,953	951,190	781,469	612,790	445,153	278,558	113,006					
15 Medium scheme - 20 flats (220 dph)	20		£840,107	1,624,881	1,455,397	1,286,925	1,119,466	953,018	787,583	623,159	459,749	297,530	135,963	24,785					
16 Medium scheme - 20 flats (350 dph)	20		£528,067	1,146,323	990,464	835,543	681,559	528,511	376,402	225,229	74,994	75,438	226,062	375,736					
17 Large scheme - 50 houses (40 dph)	50		£11,551,466	8,020,395	7,541,049	7,064,499	6,590,749	6,119,796	5,651,641	5,186,283	4,723,724	4,263,961	3,806,998	3,352,832					
18 Large scheme - 50 houses and flats (50 dph)	50		£9,241,173	8,134,144	7,654,481	7,177,615	6,703,548	6,232,278	5,763,807	5,298,133	4,835,256	4,375,178	3,917,897	3,463,415					
19 Large scheme - 50 flats (70 dph)	50		£6,600,838	7,689,226	7,234,485	6,782,398	6,332,964	5,886,183	5,442,054	5,000,578	4,561,755	4,125,585	3,692,068	3,261,203					
20 Large scheme - 50 flats (90 dph)	50		£5,133,985	5,743,014	5,294,249	4,848,137	4,404,678	3,963,872	3,525,718	3,090,217	2,657,369	2,227,173	1,799,631	1,373,491					
21 Large scheme - 50 flats (170 dph)	50		£2,717,992	4,612,927	4,195,568	3,780,688	3,368,289	2,958,370	2,550,932	2,145,873	1,740,265	1,337,158	936,551	538,444					
22 Large scheme - 50 flats (190 dph)	50		£2,431,888	3,942,833	3,544,297	3,148,138	2,754,358	2,361,549	1,969,518	1,579,884	1,192,647	807,805	425,360	45,311					
23 Large scheme - 50 flats (220 dph)	50		£2,100,267	3,324,754	2,944,673	2,568,821	2,195,958	1,828,124	1,465,323	1,107,552	754,811	407,102	64,424	277,393					
24 Large scheme - 50 flats (350 dph)	50		£1,320,168	2,240,189	1,891,608	1,547,683	1,208,414	873,799	543,841	218,538	-	103,667	424,480	-	740,566	-	1,051,925		
25 Large scheme - 100 flats and houses (70 dph)	100		£13,201,676	15,045,516	14,153,662	13,267,012	12,385,563	11,509,318	10,638,276	9,772,436	8,911,273	8,054,957	7,203,849	6,357,950					
26 Large scheme - 100 flats (90 dph)	100		£10,267,970	11,183,560	10,302,723	9,427,095	8,556,675	7,691,464	6,831,461	5,976,666	5,127,080	4,282,702	3,443,532	2,609,571					
27 Large scheme - 100 flats (170 dph)	100		£5,435,984	8,950,580	8,131,561	7,317,412	6,508,132	5,703,723	4,904,183	4,109,513	3,319,714	2,534,785	1,754,725	979,536					
28 Large scheme - 100 flats (190 dph)	100		£4,863,775	7,617,512	6,835,547	6,058,248	5,285,617	4,517,653	3,754,355	2,995,725	2,241,761	1,492,465	742,250	-	6,146				
29 Large scheme - 100 flats (220 dph)	100		£4,200,533	6,726,410	5,969,154	5,216,431	4,468,239	3,724,579	2,985,450	2,250,853	1,520,788	787,943	58,831	-	675,857				
30 Large scheme - 100 flats (350 dph)	100		£2,640,335	4,492,206	3,796,759	3,105,505	2,418,444	1,732,951	1,046,686	364,662	-	317,900	-	1,001,719	-	1,681,234	-	2,356,444	
31 Large scheme - 200 flats and houses (70 dph)	200		£26,403,351	27,635,569	25,994,772	24,363,154	22,740,271	21,126,968	19,523,245	17,929,102	16,344,539	14,769,556	13,204,153	11,648,329					
32 Large scheme - 200 flats (90 dph)	200		£20,535,940	20,155,490	18,536,591	16,927,273	15,327,534	13,737,375	12,156,796	10,580,996	9,010,341	7,449,324	5,897,945	4,356,203					
33 Large scheme - 200 flats (170 dph)	200		£10,871,968	15,913,005	14,402,075	12,898,014	11,402,962	9,916,919	8,439,883	6,971,855	5,512,836	4,062,824	2,621,820	1,180,614					
34 Large scheme - 200 flats (190 dph)	200		£9,727,550	13,339,837	11,896,017	10,460,827	9,034,267	7,616,339	6,207,039	4,806,371	3,414,332	2,024,477	634,288	-	758,575				
35 Large scheme - 200 flats (220 dph)	200		£8,401,066	11,631,154	10,233,500	8,844,223	7,463,325	6,090,805	4,726,664	3,370,901	2,012,476	658,492	-	697,500	-	2,054,939			
36 Large scheme - 200 flats (350 dph)	200		£5,280,670	7,338,979	6,056,737	4,782,244	3,509,344	2,236,355	971,200	-	290,484	-	1,559,032	-	2,819,624	-	4,090,538	-	5,355,978
37 West Cross Industrial Estate	1,800		£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490					
38 Phoenix Business Park	260		£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303					
39 Kew Bridge District Centre	750		£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941					
40 EMC Tower	420		£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255					
41 Lidl Feltham	220		£6,468,821	236,002	-	742,054	-	1,717,665	-	2,687,229	-	5,596,873	-	6,558,172	-	7,513,325	-	9,405,190	
42 Land at Hatton Fields	-		£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666					
43 MOD Feltham	1,370		£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587					
44 Leisure West	310		£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366	-	3,694,581			
45 Land south of West International	-		£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,388	25,096,409	25,096,430	25,096,452	25,096,474	25,096,494	25,096,516					
46 34 Staines Road	120		£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,563					
47 Hounslow Bus Garage	830		£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-	20,400,267	-	31,664,555	-	37,243,408
48 Sainsburys Chiswick	300		£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,552					

Max AH

NZC 5%

Carbon C

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,252,758	2,150,233	2,048,297	1,946,950	1,846,190	1,746,019	1,646,437	1,547,442	1,449,037	1,351,219	1,253,990	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,265,807	2,163,248	2,061,276	1,959,894	1,859,101	1,758,895	1,659,277	1,560,248	1,461,807	1,363,956	1,266,892	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,430,446	1,346,507	1,263,058	1,180,097	1,097,627	1,015,646	934,155	853,153	772,640	692,618	613,085	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,272,291	2,169,714	2,067,725	1,966,324	1,865,513	1,765,290	1,665,655	1,566,608	1,468,150	1,370,280	1,272,998	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,232,498	1,154,267	1,076,494	999,179	922,321	845,922	769,981	694,498	619,474	544,908	470,799	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,272,642	2,170,065	2,068,076	1,966,677	1,865,865	1,765,641	1,666,066	1,566,959	1,468,501	1,370,632	1,273,351	
7 Small scheme - 8 flats (220 dph)	8	£321,544	707,272	635,755	564,662	498,998	423,760	353,948	284,564	215,606	147,075	78,970	11,295	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,274,623	2,172,040	2,070,046	1,968,639	1,867,822	1,767,592	1,667,951	1,568,899	1,470,434	1,372,558	1,275,270	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,527,284	3,317,568	3,109,075	2,901,806	2,695,761	2,490,940	2,287,341	2,084,968	1,883,818	1,683,892	1,485,190	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,678,968	5,422,526	5,167,554	4,914,054	4,662,024	4,411,466	4,162,379	3,914,763	3,668,617	3,423,942	3,180,739	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,384,149	3,184,950	2,986,912	2,790,037	2,594,323	2,399,771	2,206,381	2,014,153	1,823,086	1,633,142	1,444,440	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,216,959	2,039,380	1,862,851	1,687,373	1,512,946	1,339,570	1,167,244	995,970	825,745	656,573	488,450	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,099,633	1,916,533	1,734,520	1,553,595	1,373,756	1,195,004	1,017,339	840,761	665,270	490,866	317,548	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,815,424	1,640,493	1,466,605	1,293,758	1,121,953	951,190	781,469	612,790	445,153	278,558	113,006	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,624,881	1,455,397	1,286,925	1,119,466	953,018	787,583	623,159	459,749	297,350	135,963	24,785	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,146,323	990,464	835,543	681,559	528,511	376,402	225,229	74,994	75,438	226,062	375,736	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	8,020,395	7,541,049	7,064,499	6,590,749	6,119,796	5,651,641	5,186,283	4,723,724	4,263,961	3,806,998	3,352,832	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	8,134,144	7,654,481	7,177,615	6,703,548	6,232,278	5,763,807	5,298,133	4,835,256	4,375,178	3,917,897	3,463,415	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	7,689,226	7,234,485	6,782,398	6,332,964	5,886,183	5,442,054	5,000,578	4,561,755	4,125,585	3,692,068	3,261,203	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	5,743,014	5,294,249	4,848,137	4,404,678	3,963,872	3,525,718	3,090,217	2,657,369	2,227,173	1,799,631	1,373,491	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	4,612,927	4,195,568	3,780,688	3,368,289	2,958,370	2,550,932	2,145,873	1,740,265	1,337,158	936,551	538,444	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	3,942,833	3,544,297	3,148,138	2,754,358	2,361,549	1,969,518	1,579,884	1,192,647	807,805	425,360	45,311	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	3,324,754	2,944,673	2,568,821	2,195,958	1,828,124	1,465,323	1,107,552	754,811	407,102	64,424	277,393	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	2,240,189	1,891,608	1,547,683	1,208,414	873,799	543,841	218,538	103,667	424,480	740,566	1,051,925	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	15,045,516	14,153,662	13,267,012	12,385,563	11,509,318	10,638,276	9,772,436	8,911,273	8,054,957	7,203,849	6,357,950	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	11,183,560	10,302,723	9,427,095	8,556,675	7,691,464	6,831,461	5,976,666	5,127,080	4,282,702	3,443,532	2,609,571	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	8,950,580	8,131,561	7,317,412	6,508,132	5,703,723	4,904,183	4,109,513	3,319,714	2,534,785	1,754,725	979,536	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	7,617,512	6,835,547	6,058,248	5,285,617	4,517,653	3,754,355	2,995,725	2,241,761	1,492,465	742,250	6,146	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	6,726,410	5,969,154	5,216,431	4,468,239	3,724,579	2,985,450	2,250,853	1,520,768	787,943	58,831	675,857	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	4,492,206	3,796,759	3,105,505	2,418,444	1,732,951	1,046,886	364,662	317,900	1,001,719	1,681,234	2,356,444	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	27,365,569	25,994,772	24,363,154	22,740,271	21,126,961	19,523,245	17,929,102	16,344,539	14,769,556	13,204,153	11,648,329	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	20,155,490	18,536,591	16,927,273	15,327,534	13,737,375	12,156,796	10,580,996	9,010,341	7,449,324	5,897,945	4,356,207	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	15,913,005	14,402,075	12,898,014	11,402,962	9,939,919	8,439,883	6,971,855	5,512,836	4,062,824	2,621,820	1,180,614	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	13,339,837	11,896,017	10,460,827	9,034,267	7,616,339	6,207,039	4,806,371	3,414,332	2,024,477	634,288	758,575	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	11,631,154	10,233,500	8,844,223	7,463,325	6,060,805	4,626,634	3,370,901	2,012,476	658,492	697,500	2,054,939	
36 Large scheme - 200 flats (350 dph)	200	£4,593,461	7,338,979	6,056,737	4,782,244	3,509,344	2,236,355	971,200	290,484	1,559,032	2,819,624	4,090,538	5,355,978	
37 West Cross Industrial Estate	1,800	£74,758,905	154,066,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Bridge District Centre	750	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,267,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Tower	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	742,054	1,717,665	2,687,229	3,655,836	4,629,428	5,598,873	6,558,172	7,513,325	8,462,331	9,405,190	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 M02 Feltham	1,370	£113,344,146	79,645,000	72,136,031	64,871,751	57,242,661	49,817,727	42,437,930	35,102,853	27,748,841	20,349,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,162,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	3,694,581	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,408	25,096,410	25,096,432	25,096,474	25,096,494	25,096,516	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	2,395,463	-	9,058,601	-	20,400,267	31,664,555	37,243,408	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

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

Sales value £7,948 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,442,304	2,329,750	2,217,841	2,106,580	1,995,966	1,885,997	1,776,675	1,668,000	1,559,971	1,452,589	1,345,854			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,455,353	2,342,764	2,230,821	2,119,525	2,008,875	1,898,872	1,789,515	1,680,806	1,572,743	1,465,326	1,358,556			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,591,561	1,499,096	1,407,170	1,315,784	1,224,936	1,134,627	1,044,858	955,626	866,935	778,782	691,168			
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,461,837	2,349,230	2,237,270	2,125,955	2,015,288	1,905,267	1,795,893	1,687,166	1,579,085	1,471,650	1,364,863			
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,384,136	1,297,880	1,212,129	1,126,883	1,042,142	957,905	874,172	790,945	708,222	626,003	544,290			
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,462,188	2,349,581	2,237,621	2,126,307	2,015,639	1,905,618	1,796,245	1,687,517	1,579,436	1,472,002	1,365,214			
7 Small scheme - 8 flats (220 dph)	8	£369,647	849,432	770,391	691,821	613,721	536,091	458,932	382,243	306,024	230,276	154,998	80,190			
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,464,170	2,351,557	2,239,590	2,128,270	2,017,596	1,907,570	1,798,190	1,689,456	1,581,369	1,473,928	1,367,135			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,930,071	3,699,040	3,469,357	3,241,021	3,014,033	2,788,392	2,564,099	2,341,153	2,119,554	1,899,303	1,680,400			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,152,835	5,871,317	5,591,416	5,313,131	5,036,463	4,761,411	4,487,975	4,216,156	3,945,954	3,677,368	3,410,399			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,774,157	3,554,320	3,335,764	3,118,491	2,902,498	2,687,787	2,474,357	2,262,210	2,051,344	1,841,760	1,633,457			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,606,967	2,408,750	2,211,703	2,015,827	1,821,121	1,627,586	1,435,221	1,244,027	1,054,003	865,150	677,467			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,466,699	2,264,176	2,062,851	1,862,728	1,663,803	1,466,078	1,269,553	1,074,227	880,101	687,174	495,447			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,168,726	1,975,099	1,782,623	1,591,298	1,401,122	1,212,098	1,024,224	837,501	651,927	467,505	284,233			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,969,006	1,781,312	1,594,736	1,409,278	1,224,938	1,041,715	859,610	678,623	498,753	320,002	142,368			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,467,506	1,294,651	1,122,833	952,050	782,303	613,592	445,916	279,277	113,672	-	51,672			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	8,970,339	8,440,724	7,914,199	7,390,764	6,870,418	6,353,162	5,838,995	5,327,917	4,819,929	4,315,030	3,813,221			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	9,084,087	8,554,157	8,027,315	7,503,584	6,982,901	6,465,328	5,950,844	5,439,450	4,931,146	4,425,930	3,923,804			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	8,609,032	8,105,619	7,605,141	7,107,599	6,612,992	6,121,320	5,632,583	5,146,781	4,663,914	4,183,984	3,706,987			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	6,662,820	6,165,383	5,670,880	5,179,312	4,690,681	4,204,984	3,722,222	3,242,394	2,765,503	2,291,547	1,820,526			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	5,478,629	5,015,458	4,555,034	4,097,357	3,642,426	3,190,242	2,740,804	2,294,112	1,850,115	1,405,281	963,217			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	4,776,070	4,333,442	3,893,448	3,456,086	3,021,359	2,589,264	2,159,519	1,729,195	1,301,527	876,513	454,155			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,098,581	3,674,690	3,256,329	2,843,498	2,436,199	2,032,449	1,633,051	1,239,230	850,985	468,317	91,224			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	2,970,903	2,581,421	2,196,608	1,816,960	1,442,477	1,073,158	709,004	350,015	-	3,868	-			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	16,852,925	15,865,429	14,883,691	13,907,711	12,937,488	11,973,024	11,014,317	10,061,368	9,114,176	8,172,743	7,237,068			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	13,007,833	12,030,462	11,058,859	10,093,026	9,132,961	8,178,663	7,230,134	6,287,375	5,350,383	4,419,160	3,493,705			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	10,667,543	9,757,668	8,853,190	7,954,109	7,060,425	6,172,138	5,289,248	4,411,756	3,539,660	2,672,962	1,811,662			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	9,270,090	8,400,675	7,536,435	6,677,370	5,823,479	4,974,763	4,131,220	3,292,852	2,459,658	1,631,639	806,059			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	8,336,062	7,493,630	6,656,224	5,823,842	4,996,487	4,174,158	3,356,855	2,544,577	1,737,325	931,706	125,319			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	5,994,549	5,219,604	4,449,311	3,683,674	2,922,691	2,166,363	1,411,354	655,766	-	96,564	-			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	31,056,531	29,234,708	27,423,509	25,622,933	23,832,978	22,053,647	20,284,938	18,526,851	16,779,388	15,042,547	13,316,329			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	23,608,561	21,806,938	20,015,954	18,235,612	16,465,909	14,706,846	12,958,423	11,220,640	9,493,496	7,766,289	6,049,335			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	19,162,955	17,486,634	15,820,268	14,163,852	12,515,028	10,868,040	9,231,070	7,604,116	5,987,180	4,380,262	2,783,361			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	16,495,590	14,893,266	13,291,582	11,699,499	10,117,019	8,544,141	6,980,864	5,427,189	3,883,116	2,348,646	808,076			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	14,713,669	13,152,898	11,601,451	10,059,330	8,526,533	7,003,062	5,488,914	3,984,092	2,487,833	984,600	516,970			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	10,215,992	8,781,509	7,355,657	5,938,438	4,529,851	3,125,582	1,718,368	319,887	-	1,086,189	-			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490			
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303			
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941			
40 EMC Tower	420	£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255			
41 Lidl Feltham	220	£6,468,821	236,002	-	742,054	-	1,717,665	-	2,687,229	-	5,596,873	-	6,558,172			
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666			
43 MOD Feltham	1,370	£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587			
44 Leisure West	310	£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366			
45 Land south of West International	-	£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,390	25,096,410	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516			
46 34 Staines Road	120	£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353			
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-			
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555			

Max AH
25%
40%
30%
50%
50%
Carbon (

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,442,304	2,329,750	2,217,841	2,106,580	1,995,966	1,885,997	1,776,675	1,668,000	1,559,971	1,452,589	1,345,854		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,455,353	2,342,764	2,230,821	2,119,525	2,008,875	1,898,872	1,789,515	1,680,806	1,572,743	1,465,326	1,358,556		
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,591,561	1,499,096	1,407,170	1,315,784	1,224,936	1,134,627	1,044,858	955,626	866,935	778,782	691,168		
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,461,837	2,349,230	2,237,270	2,125,955	2,015,288	1,905,267	1,795,893	1,687,166	1,579,085	1,471,650	1,364,863		
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,384,136	1,297,880	1,212,129	1,126,883	1,042,142	957,905	874,172	790,945	708,222	626,003	544,290		
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,462,188	2,349,581	2,237,621	2,126,307	2,015,639	1,905,618	1,796,245	1,687,517	1,579,436	1,472,002	1,365,214		
7 Small scheme - 8 flats (220 dph)	8	£321,544	849,432	770,391	691,821	613,721	536,091	458,932	382,243	306,024	230,276	154,998	80,190		
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,464,170	2,351,557	2,239,590	2,128,270	2,017,596	1,907,570	1,798,129	1,689,456	1,581,369	1,473,928	1,367,135		
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,930,071	3,699,040	3,469,357	3,241,021	3,014,033	2,788,392	2,564,099	2,341,155	2,119,554	1,899,303	1,680,400		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,152,835	5,971,317	5,591,416	5,313,131	5,036,463	4,761,411	4,487,975	4,216,156	3,945,954	3,677,368	3,401,399		
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,774,157	3,554,320	3,335,764	3,118,491	2,902,498	2,687,787	2,474,357	2,262,210	2,051,344	1,841,760	1,633,457		
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,606,967	2,408,750	2,211,703	2,015,827	1,821,121	1,627,586	1,435,221	1,244,027	1,054,003	865,150	677,467		
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,466,699	2,264,176	2,062,851	1,862,728	1,663,803	1,466,078	1,269,553	1,074,227	880,101	687,174	495,447		
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,168,726	1,975,099	1,782,623	1,591,298	1,401,122	1,212,098	1,024,224	837,501	651,927	467,505	284,233		
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,969,006	1,781,312	1,594,736	1,409,278	1,224,938	1,041,715	859,610	678,623	498,753	320,002	142,368		
16 Medium scheme - 20 flats (350 dph)	20	£459,348	1,467,508	1,294,651	1,122,833	952,050	782,303	613,592	445,916	279,277	113,672	51,672	217,699		
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	8,970,339	8,440,724	7,914,199	7,390,764	6,870,418	6,353,162	5,838,995	5,327,917	4,819,929	4,315,930	3,813,221		
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	9,084,087	8,554,157	8,027,315	7,503,564	6,982,901	6,465,328	5,950,844	5,439,450	4,931,146	4,425,930	3,923,804		
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	8,609,032	8,105,619	7,605,141	7,107,599	6,612,992	6,121,320	5,632,583	5,146,781	4,663,914	4,183,984	3,706,987		
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	6,662,820	6,165,383	5,670,880	5,179,312	4,690,681	4,204,984	3,722,222	3,242,394	2,765,503	2,291,547	1,820,526		
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	5,674,629	5,015,458	4,555,034	4,097,357	3,642,426	3,190,242	2,740,804	2,294,112	1,850,115	1,405,281	963,217		
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	4,776,070	4,333,442	3,893,448	3,456,086	3,021,359	2,589,264	2,159,519	1,729,195	1,301,527	876,513	454,155		
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,098,581	3,674,690	3,256,329	2,843,498	2,436,199	2,032,449	1,633,051	1,239,230	850,985	468,317	91,224		
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	2,970,903	2,581,421	2,196,608	1,816,960	1,442,477	1,073,158	709,004	350,015	3,868	357,847	706,583		
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	16,852,925	15,865,429	14,883,691	13,907,711	12,937,488	11,973,024	11,014,317	10,061,368	9,114,176	8,172,734	7,237,068		
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	13,007,833	12,030,462	11,058,859	10,093,026	9,132,961	8,178,663	7,230,134	6,287,375	5,350,383	4,419,160	3,493,705		
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	10,667,543	9,757,668	8,853,190	7,954,109	7,060,425	6,172,138	5,289,248	4,411,756	3,539,660	2,627,982	1,811,662		
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	9,270,090	8,400,675	7,536,435	6,677,370	5,823,479	4,974,763	4,131,220	3,292,852	2,459,658	1,631,639	806,059		
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	8,336,062	7,493,630	6,656,224	5,823,842	4,996,487	4,174,158	3,356,855	2,544,577	1,737,325	931,706	125,319		
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	5,994,549	5,219,604	4,449,311	3,683,674	2,922,691	2,166,363	1,411,354	655,766	96,564	854,119	1,606,895		
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	31,056,531	29,234,708	27,423,509	25,622,933	23,832,978	22,053,647	20,284,938	18,526,851	16,779,398	15,042,547	13,316,329		
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	23,608,561	21,806,938	20,015,954	18,235,612	16,465,909	14,706,848	12,958,423	11,220,640	9,493,496	7,766,289	6,049,335		
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	19,182,955	17,486,634	15,820,268	14,163,852	12,515,028	10,868,040	9,231,070	7,604,116	5,987,180	4,380,262	2,763,361		
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	16,495,590	14,893,266	13,291,582	11,699,499	10,117,019	8,544,141	6,980,864	5,427,189	3,883,116	2,348,648	808,076		
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	14,713,669	13,152,898	11,601,451	10,059,330	8,526,533	7,003,062	5,488,914	3,984,092	2,487,833	988,600	516,970		
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	10,215,992	8,781,509	7,355,667	5,938,438	4,529,851	3,125,682	1,718,368	319,867	1,086,189	2,488,281	3,897,242		
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490		
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303		
39 Kew Bridge District Centre	750	£15,192,399	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,879	5,923,432	112,941		
40 EMC Tower	429	£15,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,128,255		
41 Lidl Feltham	220	£5,627,014	236,002	742,054	1,717,685	2,887,229	3,665,836	4,629,428	5,596,873	6,568,172	7,513,325	8,462,331	9,405,190		
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666		
43 MOD Feltham	1,370	£13,344,146	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,831	20,439,447	13,097,126	5,741,587		
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	3,894,581		
45 Land south of West International	-	£115,755,724	25,096,306	25,096,328	25,096,348	25,096,368	25,096,388	25,096,400	25,096,410	25,096,423	25,096,474	25,096,474	25,096,516		
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353		
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	3,395,463	9,058,601	14,714,834	20,400,267	26,050,174	31,664,551	37,243,408		
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555		

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

Sales value £8,311 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,631,851	2,509,266	2,387,386	2,266,211	2,145,741	2,025,975	1,906,914	1,788,557	1,670,906	1,553,960	1,437,718				
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,644,900	2,522,280	2,400,365	2,279,156	2,158,650	2,038,850	1,919,754	1,801,363	1,683,678	1,566,696	1,450,419				
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,752,675	1,651,685	1,551,283	1,451,470	1,352,244	1,253,608	1,155,560	1,058,101	961,229	864,946	769,252				
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,651,383	2,528,746	2,406,814	2,285,587	2,165,063	2,045,245	1,926,132	1,807,723	1,690,019	1,573,020	1,456,726				
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,535,773	1,441,494	1,347,765	1,254,588	1,161,962	1,069,887	978,363	887,391	796,969	707,099	617,781				
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,651,735	2,529,098	2,407,165	2,285,938	2,165,414	2,045,596	1,926,483	1,808,074	1,690,371	1,573,372	1,457,078				
7 Small scheme - 8 flats (220 dph)	8	£369,647	991,592	905,029	818,979	733,444	648,423	563,915	479,922	396,443	313,477	231,026	149,088				
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,653,716	2,531,073	2,409,134	2,287,901	2,167,372	2,047,548	1,928,428	1,810,014	1,692,304	1,575,299	1,458,998				
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,332,857	4,080,512	3,829,638	3,580,236	3,332,304	3,085,845	2,840,855	2,597,338	2,355,291	2,114,714	1,875,610				
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,626,701	6,320,107	6,015,276	5,712,208	5,410,900	5,111,355	4,813,571	4,517,550	4,223,291	3,930,793	3,640,057				
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,164,165	3,923,690	3,684,616	3,446,944	3,210,673	2,975,803	2,742,334	2,510,267	2,279,602	2,050,338	1,822,474				
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,996,976	2,778,121	2,560,555	2,344,281	2,129,297	1,915,602	1,703,198	1,492,084	1,282,261	1,073,727	866,485				
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,833,767	2,611,818	2,391,183	2,171,860	1,953,849	1,737,152	1,521,766	1,307,692	1,094,931	883,482	673,346				
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,522,027	2,309,706	2,098,642	1,888,838	1,680,293	1,473,006	1,266,979	1,062,212	858,702	656,452	455,461				
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,313,131	2,107,227	1,902,547	1,699,090	1,496,856	1,295,847	1,096,060	897,497	700,158	504,400	309,148				
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,788,690	1,598,839	1,410,123	1,222,541	1,036,094	850,781	666,603	483,559	301,649	120,875	-	59,663			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	9,920,283	9,340,401	8,763,899	8,190,779	7,621,040	7,054,683	6,491,706	5,932,111	5,375,897	4,823,064	4,273,611				
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	10,034,031	9,453,832	8,877,015	8,303,578	7,733,524	7,166,849	6,603,555	6,043,643	5,487,113	4,933,963	4,384,194				
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	9,528,839	8,976,753	8,427,885	7,882,234	7,339,801	6,800,585	6,264,587	5,731,807	5,202,244	4,675,899	4,152,771				
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	7,582,628	7,036,517	6,493,623	5,953,948	5,417,490	4,884,249	4,354,226	3,827,421	3,303,833	2,783,463	2,266,310				
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	6,344,329	5,835,349	5,329,381	4,826,425	4,326,482	3,829,551	3,335,632	2,844,726	2,356,831	1,871,949	1,387,990				
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	5,609,307	5,122,587	4,638,756	4,157,814	3,679,762	3,204,598	2,732,324	2,262,939	1,795,247	1,327,667	862,999				
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,872,407	4,404,707	3,943,076	3,487,513	3,038,021	2,594,597	2,157,243	1,723,649	1,294,869	872,210	455,673				
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	3,693,140	3,265,304	2,843,093	2,425,508	2,011,154	1,602,476	1,199,471	802,140	410,482	24,499	-	361,241			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	18,660,333	17,577,196	16,500,371	15,429,858	14,365,659	13,307,773	12,256,198	11,210,937	10,171,987	9,139,351	8,113,027				
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	14,832,106	13,758,201	12,690,625	11,629,377	10,574,457	9,525,866	8,483,604	7,447,670	6,418,064	5,394,787	4,377,838				
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	12,384,506	11,383,776	10,388,969	9,400,086	8,417,128	7,440,094	6,468,984	5,503,798	4,544,536	3,591,200	2,643,787				
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	10,922,666	9,965,803	9,014,622	8,069,123	7,129,305	6,195,169	5,266,715	4,343,942	3,426,851	2,515,443	1,609,715				
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	9,945,716	9,018,106	8,096,016	7,179,446	6,268,396	5,362,866	4,462,857	3,568,367	2,679,397	1,795,947	916,337				
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	7,496,892	6,642,447	5,793,118	4,948,904	4,109,807	3,275,824	2,446,959	1,623,208	796,441	-	27,005	-			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	34,477,494	32,474,645	30,483,471	28,503,969	26,536,140	24,579,984	22,635,501	20,702,690	18,781,553	16,872,088	14,974,297				
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	27,061,632	25,077,285	23,104,637	21,143,689	19,194,442	17,256,895	15,331,048	13,416,901	11,514,454	9,623,707	7,742,467				
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	22,412,904	20,564,608	18,727,262	16,900,867	15,085,421	13,280,924	11,487,379	9,695,397	7,911,536	6,138,703	4,376,897				
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	19,623,667	17,857,002	16,100,837	14,355,172	12,617,700	10,881,243	9,155,358	7,440,047	5,735,309	4,041,145	2,357,555				
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	17,772,240	16,059,996	14,357,951	12,655,335	10,962,261	9,279,459	7,606,928	5,944,668	4,292,678	2,650,960	1,005,853				
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	13,093,005	11,506,280	9,929,070	8,361,376	6,803,197	5,254,533	3,715,384	2,175,374	637,520	-	904,298	-			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490				
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303				
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941				
40 EMC Tower	420	£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255				
41 Lidl Feltham	220	£6,468,821	236,002	-	742,054	-	1,717,665	-	2,687,229	-	5,596,873	-	6,558,172	-			
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666				
43 MOD Feltham	1,370	£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587				
44 Leisure West	310	£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366	-			
45 Land south of West International	-	£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,390	25,096,410	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516				
46 34 Staines Road	120	£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353				
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-	20,400,267			
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555				

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,631,851	2,509,266	2,387,386	2,266,211	2,145,741	2,025,975	1,906,914	1,788,557	1,670,906	1,553,960	1,437,718	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,644,900	2,522,280	2,400,365	2,279,156	2,158,650	2,038,850	1,919,754	1,801,363	1,683,678	1,566,696	1,450,419	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,752,675	1,651,685	1,551,283	1,451,470	1,352,244	1,253,608	1,155,560	1,058,101	961,229	864,946	769,252	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,651,383	2,528,746	2,406,814	2,285,587	2,165,063	2,045,245	1,926,132	1,807,723	1,690,019	1,573,020	1,456,726	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,535,773	1,441,494	1,347,765	1,254,588	1,161,962	1,069,887	978,363	887,391	796,969	707,099	617,781	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,651,735	2,529,098	2,407,165	2,285,938	2,165,414	2,045,596	1,926,483	1,808,074	1,690,371	1,573,372	1,457,078	
7 Small scheme - 8 flats (220 dph)	8	£321,544	991,592	905,029	818,979	733,444	648,423	563,915	479,922	396,443	313,477	231,026	149,088	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,653,716	2,531,073	2,409,134	2,287,901	2,167,372	2,047,548	1,928,428	1,810,014	1,692,304	1,575,299	1,458,998	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,332,857	4,080,512	3,829,638	3,580,236	3,332,304	3,085,845	2,840,855	2,597,338	2,355,291	2,114,714	1,875,610	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,626,701	6,320,107	6,015,276	5,712,208	5,410,900	5,111,355	4,813,571	4,517,550	4,223,291	3,930,793	3,640,057	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,164,165	3,923,690	3,684,616	3,446,944	3,210,673	2,975,803	2,742,334	2,510,267	2,279,602	2,050,338	1,822,474	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,996,976	2,778,121	2,560,555	2,344,281	2,129,297	1,915,602	1,703,198	1,492,084	1,282,261	1,073,727	866,485	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,833,767	2,611,818	2,391,183	2,171,860	1,953,849	1,737,152	1,521,766	1,307,692	1,094,931	883,482	673,346	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,522,027	2,309,706	2,098,642	1,888,338	1,680,293	1,473,006	1,266,979	1,062,212	858,702	656,452	455,461	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,313,131	2,107,227	1,902,547	1,699,090	1,486,856	1,295,847	1,096,060	897,497	700,158	504,040	309,148	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,788,690	1,598,839	1,410,123	1,222,541	1,036,094	850,781	666,603	483,559	301,649	120,875	- 59,663	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	9,920,283	9,340,401	8,763,899	8,190,779	7,621,040	7,054,683	6,491,706	5,932,111	5,375,897	4,823,064	4,273,611	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	10,034,031	9,453,832	8,877,015	8,303,578	7,733,524	7,166,849	6,603,555	6,043,643	5,487,113	4,933,963	4,384,194	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	9,528,839	8,976,753	8,427,885	7,882,234	7,339,801	6,800,585	6,264,587	5,731,807	5,202,244	4,675,899	4,152,771	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	7,582,628	7,036,517	6,493,623	5,953,948	5,417,490	4,884,249	4,354,226	3,827,421	3,303,833	2,785,643	2,266,310	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	6,344,329	5,835,349	5,329,381	4,826,425	4,326,482	3,829,551	3,335,632	2,844,726	2,356,831	1,871,949	1,387,990	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	5,609,307	5,122,587	4,638,756	4,157,814	3,679,762	3,204,598	2,732,324	2,262,939	1,795,247	1,327,667	862,999	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,872,407	4,404,707	3,943,076	3,487,513	3,038,021	2,594,597	2,157,243	1,723,649	1,294,869	872,210	455,673	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,693,140	3,265,304	2,843,093	2,425,508	2,011,154	1,602,476	1,199,471	802,140	410,482	24,499	- 361,241	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	18,660,333	17,577,196	16,500,371	15,429,858	14,365,659	13,307,773	12,256,198	11,210,937	10,171,987	9,139,351	8,113,027	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	14,832,106	13,758,201	12,690,625	11,629,377	10,574,457	9,525,866	8,483,604	7,447,670	6,418,064	5,394,787	4,377,838	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	12,384,506	11,383,776	10,388,969	9,400,086	8,417,128	7,440,094	6,468,984	5,503,798	4,544,536	3,591,200	2,643,787	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	10,922,666	9,965,803	9,014,622	8,069,123	7,129,305	6,195,169	5,266,715	4,343,942	3,426,851	2,515,443	1,609,715	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	9,945,716	9,018,106	8,096,016	7,179,446	6,268,396	5,362,866	4,462,857	3,568,367	2,679,397	1,795,947	916,337	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	7,496,892	6,642,447	5,793,118	4,948,904	4,109,807	3,275,824	2,446,959	1,623,208	796,441	- 27,005	- 857,347	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	34,477,494	32,474,645	30,483,471	28,503,969	26,536,140	24,579,984	22,635,501	20,702,690	18,781,553	16,872,088	14,974,297	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	27,061,632	25,077,285	23,104,637	21,143,689	19,194,442	17,256,895	15,331,048	13,416,901	11,514,454	9,623,707	7,742,466	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	22,412,904	20,564,068	18,727,262	16,900,867	15,085,421	13,280,924	11,487,379	9,695,387	7,911,536	6,138,703	4,376,897	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	19,623,667	17,857,002	16,100,837	14,355,172	12,617,700	10,881,243	9,155,358	7,440,047	5,735,309	4,041,145	2,357,555	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	17,772,240	16,059,996	14,357,951	12,655,335	10,962,261	9,279,459	7,606,928	5,944,668	4,292,678	2,650,960	1,005,653	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	13,093,005	11,506,280	9,929,070	8,361,376	6,803,197	5,254,533	3,715,384	2,175,374	637,520	- 904,298	- 2,446,070	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,467,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Bridge District Centre	750	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Work	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	- 742,054	- 1,717,665	- 2,687,229	- 3,655,836	- 4,629,428	- 5,598,873	- 6,558,172	- 7,513,325	- 8,462,331	- 9,405,190	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 M02 Feltham	1,370	£113,344,146	79,645,000	72,136,031	64,871,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,349,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	- 1,723,366	- 3,694,581	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,408	25,096,410	25,096,432	25,096,474	25,096,494	25,096,516	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	- 3,395,463	- 9,058,061	- 14,714,834	- 20,400,267	- 26,050,174	- 31,664,555	- 37,243,408	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

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

Sales value £8,674 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH					
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,741,768	2,613,367	2,485,704	2,358,780	2,232,594	2,107,147	1,982,439	1,858,469	1,735,237	1,612,744	1,490,989		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,754,817	2,626,381	2,498,684	2,371,725	2,245,504	2,120,022	1,995,279	1,871,274	1,748,008	1,625,480	1,503,691		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,834,160	1,728,858	1,624,169	1,520,094	1,416,633	1,313,784	1,211,549	1,109,927	1,008,920	908,525	808,744		
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,761,301	2,632,847	2,505,131	2,378,155	2,251,917	2,126,418	2,001,656	1,877,634	1,754,350	1,631,804	1,509,998		
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,607,781	1,509,691	1,412,174	1,315,231	1,218,860	1,123,064	1,027,840	933,190	839,113	745,609	652,680		
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,761,652	2,633,198	2,505,484	2,378,507	2,252,268	2,126,769	2,002,008	1,877,986	1,754,702	1,632,156	1,510,349		
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,054,123	964,250	874,911	786,106	697,833	610,094	522,887	436,214	350,074	264,467	179,393		
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,763,634	2,635,174	2,507,453	2,380,470	2,254,226	2,128,720	2,003,953	1,879,924	1,756,635	1,634,082	1,512,270		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,536,570	4,273,445	4,011,855	3,751,797	3,493,274	3,236,284	2,980,828	2,726,905	2,474,516	2,223,661	1,974,339		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,901,494	6,580,359	6,261,072	5,943,630	5,628,035	5,314,285	5,002,383	4,692,326	4,384,117	4,077,753	3,773,236		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,355,488	4,104,889	3,855,749	3,608,070	3,361,852	3,117,093	2,873,794	2,631,955	2,391,576	2,152,657	1,915,198		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,989,613	2,771,147	2,553,970	2,338,080	2,123,479	1,910,165	1,698,139	1,487,402	1,277,952	1,069,791	862,916		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,002,147	2,771,290	2,541,796	2,313,666	2,086,901	1,861,498	1,637,462	1,414,788	1,193,478	973,533	754,952		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,676,643	2,456,140	2,236,943	2,019,051	1,802,467	1,587,189	1,373,217	1,160,552	949,194	739,141	530,396		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,458,570	2,244,971	2,032,639	1,821,575	1,611,779	1,403,252	1,195,993	990,001	785,278	581,822	379,835		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,911,187	1,714,855	1,519,694	1,325,705	1,132,889	941,245	750,772	561,471	373,343	186,387	603		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	10,381,932	9,777,620	9,176,833	8,579,568	7,985,825	7,395,605	6,808,909	6,225,735	5,646,083	5,069,955	4,497,349		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	10,495,681	9,891,053	9,289,949	8,692,367	8,098,307	7,507,772	6,920,758	6,337,267	5,757,300	5,180,855	4,607,933		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	9,961,305	9,386,334	8,814,714	8,246,444	7,681,524	7,119,956	6,561,737	6,006,869	5,455,351	4,907,183	4,362,366		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	8,015,093	7,446,097	6,880,453	6,318,158	5,759,214	5,203,620	4,651,375	4,102,482	3,556,939	3,014,747	2,475,905		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	6,722,688	6,193,687	5,667,814	5,145,069	4,625,453	4,108,964	3,595,605	3,085,374	2,578,272	2,074,297	1,572,970		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	5,955,202	5,450,179	4,948,151	4,449,118	3,953,080	3,460,038	2,969,991	2,482,939	1,998,884	1,514,211	1,032,050		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	5,181,571	4,696,368	4,217,449	3,744,814	3,278,465	2,818,399	2,364,617	1,916,372	1,471,465	1,032,896	600,667		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	3,950,715	3,508,297	3,071,683	2,640,873	2,212,940	1,790,295	1,373,504	962,568	557,486	158,258	-	238,702	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	19,508,645	18,380,618	17,259,164	16,144,282	15,035,975	13,934,240	12,839,077	11,750,489	10,668,474	9,593,030	8,524,161		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	15,682,648	14,563,735	13,451,413	12,345,678	11,246,534	10,153,981	9,068,015	7,988,641	6,915,855	5,849,659	4,790,053		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	13,127,738	12,087,678	11,053,770	10,026,014	9,004,412	7,988,960	6,979,662	5,976,517	4,979,523	3,988,682	3,003,993		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	11,601,512	10,608,727	9,621,832	8,640,827	7,665,712	6,696,488	5,733,153	4,775,710	3,824,155	2,878,491	1,938,718		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	10,581,637	9,620,376	8,664,831	7,715,001	6,770,886	5,832,486	4,899,802	3,972,833	3,051,579	2,136,040	1,226,217		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	8,025,503	7,143,086	6,265,947	5,394,085	4,527,502	3,666,197	2,810,170	1,959,421	1,109,407	259,385	-	594,227	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	36,044,738	33,958,958	31,885,330	29,823,857	27,774,539	25,737,375	23,712,363	21,699,507	19,698,805	17,710,256	15,733,862		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	28,632,702	26,565,219	24,509,918	22,466,799	20,435,863	18,417,110	16,410,540	14,416,151	12,433,944	10,463,920	8,506,079		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	23,780,851	21,860,169	19,950,856	18,052,913	16,166,340	14,291,137	12,427,304	10,571,401	8,717,619	6,875,286	5,044,403		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	20,869,742	19,037,139	17,215,418	15,404,581	13,604,626	11,807,303	10,016,986	8,237,628	6,469,228	4,711,787	2,965,303		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	18,937,066	17,163,184	15,399,858	13,642,189	11,888,188	10,144,816	8,412,076	6,689,967	4,978,489	3,277,641	1,580,350		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	14,059,301	12,421,443	10,793,397	9,175,163	7,566,741	5,968,131	4,379,332	2,797,043	1,209,567	-	1,965,137		
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490		
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303		
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941		
40 EMC Tower	420	£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255		
41 Lidl Feltham	220	£6,468,821	236,002	-	742,054	-	1,717,665	-	2,687,229	-	5,596,873	-	7,513,325	-	9,405,190
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666		
43 MOD Feltham	1,370	£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587		
44 Leisure West	310	£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366	-	3,694,581
45 Land south of West International	-	£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,390	25,096,410	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516		
46 34 Staines Road	120	£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353		
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-	37,243,408	
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,552		

Max AH

35%

50%

35%

50%

50%

50%

50%

35%

35%

35%

35%

35%

35%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,741,768	2,613,367	2,485,704	2,358,780	2,232,594	2,107,147	1,982,439	1,858,469	1,735,237	1,612,744	1,490,989	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,754,817	2,626,381	2,498,684	2,371,725	2,245,504	2,120,022	1,995,279	1,871,274	1,748,008	1,625,480	1,503,691	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,834,160	1,728,858	1,624,169	1,520,094	1,416,633	1,313,784	1,211,549	1,109,927	1,008,920	908,525	808,744	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,761,301	2,632,847	2,505,131	2,378,155	2,251,917	2,126,418	2,001,656	1,877,634	1,754,350	1,631,804	1,509,998	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,607,781	1,509,691	1,412,174	1,315,231	1,218,860	1,123,064	1,027,840	933,190	839,113	745,609	652,680	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,761,652	2,633,198	2,505,484	2,378,507	2,252,268	2,126,769	2,002,008	1,877,986	1,754,702	1,632,156	1,510,349	
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,054,123	964,250	874,911	786,106	697,833	610,094	522,887	436,214	350,074	262,467	179,395	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,763,634	2,635,174	2,507,453	2,380,470	2,254,022	2,128,720	2,003,953	1,879,924	1,756,635	1,634,082	1,512,270	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,536,570	4,273,445	4,011,855	3,751,797	3,493,274	3,236,284	2,980,828	2,726,905	2,474,516	2,223,661	1,974,339	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,901,494	6,580,359	6,261,072	5,943,630	5,628,035	5,314,285	5,002,383	4,692,326	4,384,117	4,077,753	3,773,236	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,355,488	4,104,889	3,855,749	3,608,070	3,361,852	3,117,093	2,873,794	2,631,955	2,391,576	2,152,657	1,915,198	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,989,613	2,771,147	2,553,970	2,338,080	2,123,479	1,910,165	1,698,139	1,487,402	1,277,952	1,069,791	862,916	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	3,002,147	2,771,290	2,541,796	2,313,666	2,086,901	1,861,498	1,637,462	1,414,788	1,193,478	973,533	754,952	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,676,643	2,456,140	2,236,943	2,019,051	1,802,467	1,587,189	1,373,217	1,160,552	949,194	739,141	530,396	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,458,570	2,244,971	2,032,639	1,821,575	1,611,779	1,403,252	1,195,993	990,001	785,278	581,822	379,635	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,911,187	1,714,855	1,519,694	1,325,705	1,132,889	941,245	750,772	561,471	373,343	186,387	603	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	10,381,932	9,777,620	9,176,833	8,579,568	7,985,825	7,395,605	6,808,909	6,225,735	5,646,083	5,069,965	4,497,349	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	10,495,681	9,891,053	9,289,949	8,692,367	8,098,307	7,507,772	6,920,758	6,337,267	5,757,300	5,180,855	4,607,933	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	9,961,305	9,386,334	8,814,714	8,246,444	7,681,524	7,119,956	6,561,373	6,006,889	5,455,351	4,907,163	4,362,366	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	8,015,093	7,446,097	6,880,453	6,318,158	5,759,214	5,203,620	4,651,375	4,102,482	3,556,939	3,001,747	2,475,905	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	6,722,688	6,193,687	5,667,814	5,145,069	4,625,453	4,108,964	3,595,605	3,085,374	2,578,272	2,074,297	1,572,970	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	5,955,202	5,450,179	4,948,151	4,449,118	3,953,080	3,460,038	2,969,991	2,482,939	1,998,884	1,514,211	1,032,050	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	5,181,571	4,696,368	4,217,449	3,744,814	3,278,465	2,810,399	2,364,617	1,916,372	1,471,465	1,032,896	600,667	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,950,715	3,508,297	3,071,683	2,640,873	2,212,940	1,790,295	1,373,504	962,568	557,486	158,258	238,702	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	19,508,645	18,380,618	17,259,164	16,144,282	15,035,975	13,934,240	12,839,077	11,750,489	10,668,474	9,593,030	8,524,161	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	15,682,648	14,563,735	13,451,413	12,345,678	11,246,534	10,153,981	9,068,015	7,988,641	6,915,855	5,849,659	4,790,053	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	13,127,738	12,087,678	11,053,770	10,026,014	9,004,412	7,988,960	6,979,662	5,976,517	4,979,523	3,988,682	3,003,993	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	11,601,512	10,608,727	9,621,832	8,640,827	7,665,712	6,696,488	5,733,153	4,775,710	3,824,155	2,878,491	1,938,718	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	10,581,637	9,620,376	8,664,831	7,715,001	6,770,886	5,832,496	4,899,802	3,972,833	3,051,679	2,136,040	1,226,217	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	8,025,503	7,143,086	6,265,947	5,394,085	4,527,502	3,666,197	2,810,170	1,959,421	1,109,407	259,385	594,227	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	36,044,738	33,958,958	31,885,330	29,823,857	27,774,539	25,737,375	23,712,363	21,699,507	19,698,805	17,710,256	15,733,862	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	28,632,702	26,565,219	24,509,918	22,466,799	20,435,863	18,411,110	16,410,540	14,416,151	12,433,944	10,463,920	8,506,077	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	23,780,851	21,860,169	19,950,856	18,052,913	16,166,340	14,291,137	12,427,304	10,571,401	8,717,619	6,875,286	5,044,403	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	20,869,742	19,037,139	17,215,418	15,404,581	13,604,626	11,807,303	10,016,986	8,237,628	6,469,228	4,717,787	2,965,303	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	18,937,066	17,163,184	15,399,858	13,642,189	11,888,188	10,140,816	8,412,076	6,689,967	4,978,489	3,277,641	1,580,350	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	14,059,301	12,421,443	10,793,397	9,175,163	7,566,741	5,968,313	4,379,332	2,797,043	1,209,567	373,596	1,965,137	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Kew Bridge District Centre	75	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,363,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Work	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	742,054	1,717,665	2,687,229	3,655,836	4,629,428	5,598,873	6,558,172	7,513,325	8,462,331	9,405,190	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 M02 Feltham	1,370	£113,344,146	79,645,000	72,136,031	64,871,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,349,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	3,684,581	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,408	25,096,410	25,096,432	25,096,474	25,096,494	25,096,516	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

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

Sales value £19,037 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8		£1,848,235	2,931,314	2,792,883	2,655,248	2,518,410	2,382,369	2,247,125	2,112,677	1,979,026	1,846,172	1,714,114	1,582,853
2 Small scheme - 8 houses and flats (50 dph)	8		£1,478,588	2,944,363	2,805,897	2,668,227	2,531,355	2,395,279	2,260,000	2,125,517	1,991,831	1,858,943	1,726,851	1,595,554
3 Small scheme - 8 flats (70 dph)	8		£1,016,529	1,995,275	1,881,447	1,768,282	1,655,780	1,543,941	1,432,765	1,322,252	1,212,402	1,103,214	994,690	886,828
4 Small scheme - 8 flats (90 dph)	8		£831,706	2,950,847	2,812,363	2,674,676	2,537,786	2,401,692	2,266,395	2,131,895	1,998,191	1,865,284	1,733,174	1,601,861
5 Small scheme - 8 flats (170 dph)	8		£462,059	1,759,418	1,653,304	1,547,810	1,442,935	1,338,680	1,235,045	1,132,030	1,029,636	927,861	826,705	726,171
6 Small scheme - 8 flats (190 dph)	8		£369,647	2,951,199	2,812,714	2,675,027	2,538,137	2,402,044	2,266,747	2,132,246	1,998,543	1,865,636	1,733,526	1,602,212
7 Small scheme - 8 flats (220 dph)	8		£369,647	1,196,283	1,098,888	1,002,070	905,829	810,164	715,077	620,566	526,632	433,275	340,495	248,291
8 Small scheme - 8 flats (350 dph)	8		£184,823	2,953,180	2,814,690	2,676,997	2,540,101	2,404,001	2,268,698	2,134,191	2,000,482	1,867,569	1,735,453	1,604,133
9 Medium scheme - 20 houses (40 dph)	20		£4,620,586	4,939,356	4,654,917	4,372,136	4,091,012	3,811,545	3,533,737	3,257,584	2,983,090	2,710,252	2,439,073	2,169,550
10 Medium scheme - 20 houses and flats (50 dph)	20		£3,696,469	7,375,360	7,029,151	6,684,932	6,342,706	6,002,472	5,664,230	5,327,979	4,993,720	4,661,454	4,331,178	4,002,894
11 Medium scheme - 20 flats (70 dph)	20		£2,640,335	4,745,496	4,474,259	4,204,601	3,936,524	3,670,027	3,405,109	3,141,770	2,880,012	2,619,833	2,361,235	2,104,216
12 Medium scheme - 20 flats (90 dph)	20		£2,053,594	3,379,621	3,140,518	2,902,822	2,666,534	2,431,653	2,198,181	1,966,116	1,735,459	1,506,210	1,278,368	1,051,933
13 Medium scheme - 20 flats (170 dph)	20		£1,087,197	3,369,214	3,118,932	2,870,128	2,622,799	2,376,948	2,132,573	1,889,675	1,648,254	1,408,309	1,169,842	932,851
14 Medium scheme - 20 flats (190 dph)	20		£972,755	3,029,945	2,790,745	2,552,961	2,316,591	2,081,637	1,848,097	1,615,972	1,385,262	1,155,968	928,087	701,623
15 Medium scheme - 20 flats (220 dph)	20		£840,107	2,802,696	2,570,886	2,340,450	2,111,387	1,883,699	1,657,384	1,432,443	1,208,875	986,681	765,862	546,415
16 Medium scheme - 20 flats (350 dph)	20		£528,067	2,232,370	2,019,042	1,806,984	1,596,196	1,386,680	1,178,434	971,458	765,754	561,320	358,156	156,264
17 Large scheme - 50 houses (40 dph)	50		£11,551,466	11,331,875	10,677,297	10,026,532	9,379,583	8,736,448	8,097,127	7,461,620	6,829,928	6,202,051	5,577,988	4,957,740
18 Large scheme - 50 houses and flats (50 dph)	50		£9,241,173	11,445,625	10,790,730	10,139,648	9,492,382	8,848,930	8,209,293	7,573,469	6,941,461	6,313,267	5,688,888	5,068,322
19 Large scheme - 50 flats (70 dph)	50		£6,600,838	10,881,111	10,257,468	9,637,457	9,021,080	8,408,334	7,799,221	7,193,742	6,591,894	5,993,680	5,399,098	4,808,150
20 Large scheme - 50 flats (90 dph)	50		£5,133,985	8,934,900	8,317,231	7,703,196	7,092,793	6,486,023	5,882,885	5,283,380	4,687,508	4,095,269	3,506,662	2,921,689
21 Large scheme - 50 flats (170 dph)	50		£2,717,992	7,588,390	7,013,578	6,442,160	5,874,137	5,309,508	4,748,273	4,190,432	3,635,986	3,084,935	2,537,277	1,993,013
22 Large scheme - 50 flats (190 dph)	50		£2,431,888	6,788,439	6,239,324	5,693,459	5,150,846	4,611,484	4,075,373	3,542,513	3,012,904	2,486,546	1,963,440	1,440,894
23 Large scheme - 50 flats (220 dph)	50		£2,100,267	5,955,397	5,426,385	4,904,195	4,388,829	3,880,286	3,378,566	2,883,670	2,395,595	1,914,345	1,436,790	965,116
24 Large scheme - 50 flats (350 dph)	50		£1,320,168	4,672,954	4,189,646	3,712,646	3,241,954	2,777,569	2,319,491	1,863,971	1,414,692	971,777	535,225	105,037
25 Large scheme - 100 flats and houses (70 dph)	100		£13,201,676	21,316,053	20,092,385	18,875,844	17,666,430	16,464,145	15,268,988	14,080,959	12,900,057	11,726,284	10,559,638	9,400,121
26 Large scheme - 100 flats (90 dph)	100		£10,267,970	17,506,421	16,291,475	15,083,177	13,882,029	12,688,031	11,501,183	10,321,484	9,148,935	7,983,536	6,825,287	5,674,187
27 Large scheme - 100 flats (170 dph)	100		£5,435,984	14,844,701	13,713,785	12,589,548	11,471,992	10,361,114	9,256,916	8,159,398	7,068,559	5,984,400	4,906,919	3,836,119
28 Large scheme - 100 flats (190 dph)	100		£4,863,775	13,254,088	12,173,855	11,100,018	10,032,580	8,971,538	7,916,894	6,868,649	5,826,800	4,791,349	3,762,295	2,739,638
29 Large scheme - 100 flats (220 dph)	100		£4,200,533	12,191,290	11,144,852	10,104,624	9,070,604	8,042,795	7,021,194	6,005,803	4,996,622	3,993,650	2,996,887	2,006,334
30 Large scheme - 100 flats (350 dph)	100		£2,640,335	9,527,846	8,565,930	7,609,753	6,659,315	5,714,617	4,775,658	3,842,438	2,914,958	1,993,217	1,074,069	152,987
31 Large scheme - 200 flats and houses (70 dph)	200		£26,403,351	39,465,700	37,198,895	34,945,292	32,704,894	30,477,700	28,263,712	26,062,926	23,875,346	21,700,969	19,539,798	17,391,830
32 Large scheme - 200 flats (90 dph)	200		£20,535,940	32,085,774	29,835,565	27,598,600	25,374,877	23,164,397	20,967,159	18,783,165	16,612,412	14,454,902	12,310,634	10,179,609
33 Large scheme - 200 flats (170 dph)	200		£10,871,968	27,030,802	24,938,142	22,857,851	20,789,927	18,734,372	16,691,183	14,660,963	12,641,911	10,635,826	8,633,727	6,637,939
34 Large scheme - 200 flats (190 dph)	200		£9,727,550	23,997,818	21,999,689	20,013,401	18,038,957	16,076,356	14,125,598	12,186,683	10,250,486	8,321,421	6,404,286	4,499,082
35 Large scheme - 200 flats (220 dph)	200		£8,401,066	21,983,894	20,048,783	18,125,166	16,213,041	14,312,414	12,421,214	10,530,089	8,650,543	6,782,572	4,926,179	3,081,364
36 Large scheme - 200 flats (350 dph)	200		£5,280,670	16,928,922	15,146,215	13,366,810	11,598,102	9,840,088	8,092,769	6,356,145	4,630,216	2,914,983	1,192,195	-
37 West Cross Industrial Estate	1,800		£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490
38 Phoenix Business Park	260		£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303
39 Kew Bridge District Centre	750		£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941
40 EMC Tower	420		£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255
41 Lidl Feltham	220		£6,468,821	236,002	-	742,054	-	1,717,665	-	2,687,229	-	5,596,873	-	6,558,172
42 Land at Hatton Fields	-		£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666
43 MOD Feltham	1,370		£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587
44 Leisure West	310		£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366
45 Land south of West International	-		£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,390	25,096,410	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516
46 34 Staines Road	120		£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353
47 Hounslow Bus Garage	830		£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-
48 Sainsburys Chiswick	300		£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,931,314	2,792,883	2,655,248	2,518,410	2,382,369	2,247,125	2,112,677	1,979,026	1,846,172	1,714,114	1,582,853	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,944,363	2,805,897	2,668,227	2,531,355	2,395,279	2,260,000	2,125,517	1,991,831	1,858,943	1,726,851	1,595,554	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,995,275	1,881,447	1,768,282	1,655,780	1,543,941	1,432,765	1,322,252	1,212,402	1,103,214	994,690	886,828	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,950,847	2,812,363	2,674,676	2,537,786	2,401,692	2,266,395	2,131,895	1,998,191	1,865,284	1,733,174	1,601,861	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,759,418	1,653,304	1,547,810	1,442,935	1,338,680	1,235,045	1,132,030	1,029,636	927,861	826,705	726,171	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,951,199	2,812,714	2,675,027	2,538,137	2,402,044	2,266,747	2,132,246	1,998,543	1,865,636	1,733,526	1,602,212	
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,196,283	1,098,888	1,002,070	905,829	810,164	715,077	620,566	526,632	433,275	340,495	248,291	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,953,180	2,814,690	2,676,997	2,540,101	2,404,001	2,268,698	2,134,191	2,000,482	1,867,569	1,735,453	1,604,133	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,939,356	4,654,917	4,372,136	4,091,012	3,811,545	3,533,737	3,257,584	2,983,090	2,710,252	2,438,073	2,169,550	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	3,735,360	3,029,151	6,684,932	6,342,706	6,002,472	5,664,230	5,327,979	4,993,720	4,661,454	4,331,178	4,002,894	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,745,496	4,474,259	4,204,601	3,936,524	3,670,027	3,405,109	3,141,770	2,880,012	2,619,833	2,361,235	2,104,216	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	3,379,621	3,140,518	2,902,822	2,666,534	2,431,653	2,198,181	1,966,116	1,735,459	1,506,210	1,278,368	1,051,933	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	3,069,214	3,118,932	2,870,128	2,622,799	2,376,948	2,132,573	1,889,675	1,648,254	1,408,309	1,169,842	932,851	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	3,029,945	2,790,745	2,552,961	2,316,591	2,081,637	1,848,097	1,615,972	1,385,262	1,155,968	928,087	701,623	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,302,696	2,570,886	2,340,450	2,111,387	1,883,699	1,657,384	1,432,443	1,208,875	986,681	765,862	546,415	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	2,232,370	2,019,042	1,806,984	1,598,196	1,386,680	1,178,434	971,458	765,754	561,320	358,168	156,264	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	11,331,875	10,677,297	10,026,532	9,379,583	8,736,448	8,097,127	7,461,620	6,829,928	6,202,951	5,577,988	4,957,740	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	11,445,625	10,790,730	10,139,648	9,492,382	8,848,930	8,209,293	7,573,469	6,941,461	6,313,267	5,688,888	5,068,322	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	10,881,111	10,257,468	9,637,457	9,021,080	8,408,334	7,799,221	7,193,742	6,591,894	5,993,680	5,399,098	4,808,150	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	8,934,900	8,317,231	7,703,196	7,092,793	6,486,023	5,882,885	5,283,380	4,687,508	4,095,269	3,506,662	2,921,689	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	7,588,390	7,013,578	6,442,160	5,874,137	5,309,508	4,748,273	4,190,432	3,635,986	3,084,935	2,537,277	1,993,013	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	6,788,439	6,239,324	5,693,459	5,150,846	4,611,548	4,076,373	3,542,513	3,012,904	2,486,546	1,963,440	1,440,894	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	5,955,397	5,426,385	4,904,195	4,388,829	3,880,286	3,378,566	2,883,670	2,395,595	1,914,345	1,436,790	965,116	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	4,472,954	4,189,646	3,712,646	3,241,954	2,777,569	2,319,491	1,863,971	1,414,692	971,777	533,225	105,037	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	21,316,053	20,092,385	18,875,844	17,666,430	16,464,145	15,268,988	14,080,959	12,900,957	11,726,284	10,559,638	9,400,121	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	17,506,421	16,291,475	15,083,177	13,882,029	12,688,031	11,501,183	10,321,494	9,148,935	7,983,536	6,825,287	5,674,187	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	14,844,701	13,713,785	12,589,548	11,471,992	10,361,114	9,256,916	8,159,398	7,068,559	5,984,400	4,906,919	3,836,119	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	13,254,088	12,173,855	11,100,018	10,032,580	8,971,538	7,916,894	6,868,649	5,826,800	4,791,349	3,762,295	2,739,638	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	12,191,290	11,144,852	10,104,624	9,070,604	8,042,795	7,021,194	6,005,803	4,996,622	3,993,650	2,996,887	2,006,334	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	9,527,846	8,565,930	7,609,753	6,659,315	5,714,617	4,775,658	3,842,438	2,914,958	1,993,217	1,074,069	152,987	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	39,465,700	37,198,895	34,945,292	32,704,894	30,477,700	28,263,712	26,062,926	23,875,346	21,700,969	19,538,798	17,391,830	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	32,085,774	29,835,565	27,598,600	25,374,877	23,164,397	20,967,159	18,783,165	16,612,412	14,454,902	12,310,634	10,179,600	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	27,030,802	24,938,142	22,857,851	20,789,927	18,734,372	16,691,183	14,660,363	12,641,911	10,635,826	8,633,727	6,637,939	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	23,997,816	21,999,689	20,013,401	18,038,957	16,076,356	14,125,598	12,186,683	10,250,486	8,321,421	6,404,286	4,499,082	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	21,983,894	20,048,783	18,125,166	16,213,414	14,312,410	12,421,214	10,530,089	8,650,543	6,782,572	4,926,179	3,081,364	
36 Large scheme - 200 flats (350 dph)	200	£4,593,461	16,928,922	15,146,215	13,366,810	11,598,102	9,840,088	8,092,769	6,356,145	4,630,216	2,914,983	1,192,195	529,699	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	760	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,624	19,845,631	17,772,553	15,710,303	
39 Kew Bridge District Centre	250	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Tower	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	742,054	1,717,665	2,687,229	3,655,364	4,629,428	5,598,873	6,558,172	7,513,325	8,462,331	9,405,190	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 M02 Feltham	1,370	£113,344,146	79,645,000	72,136,031	64,871,751	57,242,661	49,817,727	42,437,930	35,102,853	27,748,841	20,349,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	3,694,581	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,400	25,096,412	25,096,432	25,096,474	25,096,494	25,096,516	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,463	-	9,058,601	-	20,400,267	37,243,408	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

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

Sales value £9,400 psm

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values												
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	3,120,861	2,972,400	2,824,793	2,678,041	2,532,144	2,387,103	2,242,916	2,099,584	1,957,106	1,815,484	1,674,716			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	3,133,910	2,985,413	2,837,772	2,690,986	2,545,054	2,399,977	2,255,756	2,112,389	1,969,877	1,828,221	1,687,419			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	2,156,389	2,034,036	1,912,395	1,791,466	1,671,250	1,551,745	1,432,955	1,314,875	1,197,508	1,080,854	964,913			
4 Small scheme - 8 flats (90 dph)	8	£831,706	3,140,394	2,991,879	2,844,221	2,697,417	2,551,467	2,406,373	2,262,134	2,118,749	1,976,219	1,834,544	1,693,725			
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,911,056	1,796,917	1,683,446	1,570,640	1,458,501	1,347,028	1,236,222	1,126,082	1,016,609	907,802	799,661			
6 Small scheme - 8 flats (190 dph)	8	£369,647	3,140,745	2,992,231	2,844,572	2,697,768	2,551,819	2,406,724	2,262,485	2,119,101	1,976,571	1,834,896	1,694,076			
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,338,442	1,233,524	1,129,228	1,025,551	922,495	820,060	718,245	617,050	516,476	416,522	317,189			
8 Small scheme - 8 flats (350 dph)	8	£184,823	3,142,726	2,994,207	2,846,541	2,699,731	2,553,776	2,408,676	2,264,430	2,121,039	1,978,504	1,836,823	1,695,997			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	5,342,142	5,036,390	4,732,418	4,430,228	4,129,818	3,831,189	3,534,342	3,239,274	2,945,989	2,654,484	2,364,760			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	7,849,226	7,477,941	7,108,794	6,741,783	6,376,910	6,014,175	5,653,575	5,295,114	4,938,790	4,584,603	4,232,554			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	5,135,505	4,843,629	4,553,454	4,264,978	3,978,202	3,693,125	3,409,747	3,128,070	2,848,091	2,569,812	2,293,234			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	3,769,629	3,509,888	3,251,674	2,994,988	2,739,828	2,486,197	2,234,093	1,983,516	1,734,467	1,486,945	1,240,952			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,736,280	3,466,575	3,198,458	2,931,932	2,666,994	2,403,647	2,141,888	1,881,719	1,623,139	1,366,150	1,110,749			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	3,383,247	3,125,352	2,868,980	2,614,132	2,360,807	2,109,006	1,858,729	1,609,973	1,362,742	1,117,035	872,851			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	3,146,820	2,896,800	2,648,260	2,401,199	2,155,618	1,911,515	1,668,892	1,427,749	1,188,086	949,900	713,195			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	2,553,553	2,323,229	2,094,274	1,866,688	1,640,471	1,415,623	1,192,145	970,037	749,296	529,927	311,926			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	12,281,819	11,576,972	10,876,232	10,179,598	9,487,070	8,798,648	8,114,332	7,434,122	6,758,019	6,086,021	5,418,129			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	12,395,568	11,690,405	10,989,348	10,292,398	9,599,552	8,910,814	8,226,182	7,545,655	6,869,234	6,196,920	5,528,713			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	11,800,919	11,128,602	10,460,200	9,795,714	9,135,143	8,478,487	7,825,747	7,176,921	6,532,010	5,891,014	5,253,934			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	9,854,707	9,188,365	8,525,940	7,867,428	7,212,832	6,562,150	5,915,385	5,272,534	4,633,598	3,998,578	3,367,473			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	8,454,090	7,833,468	7,216,507	6,603,205	5,993,563	5,387,583	4,785,261	4,186,599	3,591,598	3,000,256	2,412,575			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	7,621,676	7,028,469	6,438,768	5,852,574	5,269,888	4,690,708	4,115,034	3,542,868	2,974,210	2,409,058	1,847,413			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	6,729,223	6,156,401	5,590,942	5,032,845	4,482,108	3,938,734	3,402,722	2,874,071	2,352,782	1,838,855	1,329,564			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	5,395,191	4,870,995	4,353,610	3,843,034	3,339,269	2,842,314	2,352,170	1,866,817	1,386,069	912,193	445,189			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	23,123,462	21,804,151	20,492,523	19,188,578	17,892,315	16,603,736	15,322,840	14,049,626	12,784,095	11,526,246	10,276,081			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	19,313,829	18,006,276	16,706,408	15,414,221	14,129,527	12,848,385	11,574,953	10,309,230	9,051,217	7,800,914	6,558,320			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	16,561,664	15,339,892	14,125,328	12,917,968	11,717,817	10,524,872	9,339,133	8,160,601	6,989,276	5,825,158	4,668,245			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	14,906,665	13,738,983	12,578,206	11,424,333	10,277,365	9,137,302	8,004,144	6,877,891	5,758,542	4,646,098	3,540,559			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	13,800,943	12,669,327	11,544,416	10,426,208	9,314,703	8,209,902	7,111,805	6,020,412	4,935,721	3,857,735	2,786,452			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	11,030,188	9,988,773	8,953,559	7,924,545	6,901,732	5,885,119	4,874,707	3,870,495	2,872,484	1,880,673	891,270			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	42,886,663	40,438,830	38,005,254	35,585,931	33,180,862	30,790,049	28,413,490	26,051,185	23,703,135	21,369,340	19,049,799			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	35,516,943	33,091,907	30,681,126	28,282,955	25,892,930	23,517,208	21,155,790	18,808,672	16,475,859	14,157,347	11,853,139			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	30,280,751	28,016,116	25,764,845	23,526,942	21,302,402	19,091,230	16,893,422	14,708,980	12,537,903	10,380,192	8,231,474			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	27,125,894	24,962,238	22,811,384	20,673,333	18,548,086	16,435,642	14,336,002	12,249,164	10,173,613	8,096,785	6,032,859			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	25,030,721	22,934,383	20,850,474	18,778,992	16,719,939	14,673,315	12,639,120	10,611,117	8,586,656	6,574,719	4,575,304			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	19,772,628	17,844,586	15,928,038	14,021,040	12,113,433	10,217,406	8,332,957	6,460,086	4,598,795	2,749,080	892,125			
37 West Cross Industrial Estate	1,800	£85,942,909	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	95,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490			
38 Phoenix Business Park	260	£14,785,877	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303			
39 Kew Bridge District Centre	750	£17,465,817	59,502,130	53,420,417	47,375,099	41,366,174	35,393,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941			
40 EMC Tower	420	£13,861,759	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255			
41 Lidl Feltham	220	£6,468,821	236,002	-	742,054	-	1,717,665	-	2,687,229	-	5,596,873	-	6,558,172	-	7,513,325	
42 Land at Hatton Fields	-	£521,202,155	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666			
43 MOD Feltham	1,370	£130,300,539	79,645,000	72,136,031	64,671,751	57,242,661	49,817,727	42,437,790	35,102,853	27,748,841	20,439,447	13,097,126	5,741,587			
44 Leisure West	310	£41,585,278	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	-	1,723,366	-	3,694,581	
45 Land south of West International	-	£133,072,891	25,096,306	25,096,328	25,096,348	25,096,368	25,096,390	25,096,410	25,096,432	25,096,452	25,096,474	25,096,494	25,096,516			
46 34 Staines Road	120	£4,620,586	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353			
47 Hounslow Bus Garage	830	£10,165,290	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,453	-	9,058,601	-	14,714,834	-	20,400,267	-	26,050,174
48 Sainsburys Chiswick	300	£16,634,111	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,552			

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BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	3,120,861	2,972,400	2,824,793	2,678,041	2,532,144	2,387,103	2,242,916	2,099,584	1,957,106	1,815,484	1,674,716	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	3,133,910	2,985,413	2,837,772	2,690,986	2,545,054	2,399,977	2,255,756	2,112,389	1,969,877	1,828,221	1,687,419	
3 Small scheme - 8 flats (70 dph)	8	£884,245	2,156,389	2,034,036	1,912,395	1,791,466	1,671,250	1,551,745	1,432,955	1,314,875	1,197,508	1,080,854	964,913	
4 Small scheme - 8 flats (90 dph)	8	£723,473	3,140,394	2,991,879	2,844,221	2,697,417	2,551,467	2,406,373	2,262,134	2,118,749	1,976,219	1,834,544	1,693,725	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,911,056	1,796,917	1,683,446	1,570,640	1,458,501	1,347,028	1,236,222	1,126,082	1,016,609	907,802	799,661	
6 Small scheme - 8 flats (190 dph)	8	£321,544	3,140,745	2,992,231	2,844,572	2,697,768	2,551,819	2,406,724	2,262,485	2,119,101	1,976,571	1,834,896	1,694,076	
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,380,442	1,233,524	1,129,228	1,025,551	922,495	820,060	718,245	617,050	516,476	416,522	317,181	
8 Small scheme - 8 flats (350 dph)	8	£160,772	3,142,726	2,994,207	2,846,541	2,699,731	2,553,776	2,408,676	2,264,430	2,121,039	1,978,504	1,836,823	1,695,997	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	5,342,142	5,036,390	4,732,418	4,430,228	4,129,818	3,831,189	3,534,342	3,239,274	2,945,989	2,654,484	2,364,760	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	7,849,226	7,477,941	7,108,794	6,741,783	6,376,910	6,014,175	5,653,575	5,295,114	4,938,790	4,584,603	4,232,554	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	5,135,505	4,843,629	4,553,454	4,264,978	3,978,202	3,693,125	3,409,747	3,128,070	2,848,091	2,569,812	2,293,234	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	3,769,629	3,509,888	3,251,674	2,994,988	2,739,828	2,486,197	2,234,093	1,983,516	1,734,467	1,486,945	1,240,952	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	3,736,280	3,466,575	3,198,458	2,931,932	2,666,994	2,403,647	2,141,898	1,881,719	1,623,139	1,366,150	1,110,749	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	3,383,247	3,125,352	2,868,980	2,614,132	2,360,807	2,109,006	1,858,729	1,609,973	1,362,742	1,117,035	872,851	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	3,146,820	2,896,800	2,648,260	2,401,199	2,155,618	1,911,515	1,668,892	1,427,749	1,188,086	949,900	713,195	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	2,553,553	2,323,229	2,094,274	1,868,688	1,640,471	1,415,623	1,192,145	970,037	749,296	529,927	311,926	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	12,281,819	11,576,972	10,876,232	10,179,598	9,487,070	8,798,648	8,114,332	7,434,122	6,758,019	6,086,021	5,418,129	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	12,385,528	11,690,405	10,989,348	10,292,398	9,599,552	8,910,814	8,226,182	7,545,655	6,869,234	6,196,920	5,528,713	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	11,800,919	11,128,602	10,460,200	9,795,714	9,135,143	8,478,487	7,825,747	7,176,921	6,532,010	5,891,014	5,253,934	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	9,854,707	9,188,365	8,525,940	7,867,428	7,212,832	6,562,150	5,915,385	5,272,534	4,633,598	3,998,578	3,367,473	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	8,454,090	7,833,468	7,216,507	6,603,205	5,993,563	5,387,583	4,785,261	4,186,599	3,591,598	3,000,256	2,412,575	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	7,621,676	7,028,469	6,438,768	5,852,574	5,269,888	4,690,780	4,115,034	3,542,868	2,974,210	2,409,058	1,847,413	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	6,729,223	6,156,401	5,590,942	5,032,845	4,482,108	3,938,734	3,402,722	2,874,071	2,352,782	1,838,855	1,329,566	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	5,395,191	4,870,995	4,353,610	3,843,034	3,339,269	2,842,314	2,352,170	1,866,817	1,386,069	912,193	445,189	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	23,123,462	21,804,151	20,492,523	19,188,578	17,892,315	16,603,736	15,322,840	14,049,626	12,784,095	11,526,246	10,276,081	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	19,313,829	18,006,276	16,706,408	15,414,221	14,129,527	12,848,385	11,574,953	10,309,230	9,051,217	7,800,914	6,558,320	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	16,561,664	15,339,892	14,125,328	12,917,968	11,717,817	10,524,872	9,339,133	8,160,601	6,989,276	5,825,158	4,668,245	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	14,906,665	13,738,983	12,578,206	11,424,333	10,277,365	9,137,302	8,004,144	6,877,891	5,758,542	4,646,098	3,540,559	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	13,800,943	12,669,327	11,544,416	10,426,208	9,314,703	8,209,902	7,111,805	6,020,412	4,935,721	3,857,735	2,786,452	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	11,030,188	9,988,773	8,953,559	7,924,545	6,901,732	5,885,119	4,874,707	3,870,495	2,872,484	1,880,673	891,270	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	42,886,663	40,438,830	38,005,254	35,585,931	33,180,862	30,790,049	28,413,490	26,051,185	23,703,135	21,369,340	19,049,799	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	35,516,943	33,091,907	30,681,126	28,282,955	25,892,930	23,517,208	21,155,790	18,808,672	16,475,859	14,157,347	11,853,133	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	30,280,751	28,016,116	25,764,845	23,526,942	21,302,402	19,091,230	16,893,422	14,708,980	12,537,903	10,380,192	8,231,474	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	27,125,894	24,962,238	22,811,384	20,673,333	18,548,086	16,435,642	14,336,002	12,249,164	10,173,613	8,096,785	6,032,899	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	25,030,721	22,934,383	20,850,474	18,778,992	16,719,939	14,673,315	12,639,120	10,611,117	8,586,656	6,574,719	4,575,304	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	19,772,628	17,844,586	15,928,038	14,021,404	12,113,433	10,217,406	8,332,957	6,460,086	4,598,795	2,749,080	892,125	
37 West Cross Industrial Estate	1,800	£74,758,905	154,566,264	142,672,573	130,849,673	119,097,565	107,337,511	96,647,571	83,941,654	72,118,221	59,975,372	47,599,025	35,039,490	
38 Phoenix Business Park	260	£12,861,747	36,895,300	34,718,879	32,555,375	30,404,790	28,267,122	26,142,372	24,030,541	21,931,626	19,845,631	17,772,553	15,710,303	
39 Kew Bridge District Centre	750	£15,192,939	59,502,130	53,420,417	47,375,099	41,366,174	35,367,642	29,457,505	23,557,760	17,654,679	11,770,679	5,923,432	112,941	
40 EMC Work	420	£12,057,888	39,430,866	35,829,003	32,248,628	28,689,741	25,130,716	21,591,213	18,073,348	14,577,119	11,102,527	7,649,573	4,218,255	
41 Lidl Feltham	220	£5,627,014	236,002	742,054	1,717,665	2,687,229	3,655,836	4,629,428	5,598,873	6,558,172	7,513,325	8,462,331	9,405,190	
42 Land at Hatton Fields	-	£453,376,584	45,873,457	45,873,477	45,873,499	45,873,519	45,873,541	45,873,561	45,873,582	45,873,603	45,873,624	45,873,645	45,873,666	
43 M02 Feltham	1,370	£113,344,146	79,640,005	72,136,031	64,671,751	57,242,661	49,817,727	42,437,930	35,102,853	27,748,841	20,349,447	13,097,126	5,741,587	
44 Leisure West	310	£36,173,664	16,190,467	14,163,147	12,147,672	10,144,041	8,152,254	6,172,312	4,199,138	2,221,631	256,097	1,723,366	3,694,581	
45 Land south of West International	-	£115,755,724	25,096,308	25,096,328	25,096,348	25,096,368	25,096,388	25,096,408	25,096,428	25,096,448	25,096,474	25,096,494	25,096,514	
46 34 Staines Road	120	£4,019,296	7,060,116	6,474,080	5,891,523	5,312,448	4,736,851	4,164,734	3,596,098	3,030,941	2,469,265	1,911,069	1,356,353	
47 Hounslow Bus Garage	830	£8,842,451	19,312,013	13,596,260	7,914,937	2,268,043	-	3,395,463	-	9,058,601	-	14,714,834	-	
48 Sainsburys Chiswick	300	£14,469,465	39,226,144	36,081,627	32,955,753	29,848,521	26,759,932	23,689,985	20,638,680	17,606,020	14,585,601	11,567,683	8,568,555	

Appendix 9 - Appraisal results – 70% social rent, 30% shared ownership (sensitivity)

BLV 1

70% Social Rent, 30% Shared Ownership												
Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	5%	15%	20%	25%	30%	35%	40%	45%	45%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	25%	30%	40%	40%	45%	50%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	5%	15%	25%	30%	35%	40%	40%	45%	50%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	35%	40%	45%	50%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	10%	20%	25%	30%	35%	40%	40%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	5%	10%	15%	20%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	25%	30%	40%	45%	45%	50%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	10%	20%	25%	30%	35%	35%	40%	45%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	5%	10%	20%	25%	25%	30%	35%
13	Medium scheme - 20 flats (170 dph)	20	0.12	5%	15%	25%	30%	35%	40%	40%	45%	50%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	10%	20%	25%	30%	35%	40%	45%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	10%	20%	25%	30%	35%	40%	40%	45%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	5%	15%	20%	25%	35%	35%	40%	45%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	5%	15%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	5%	15%	15%	25%	25%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	5%	10%	20%	25%	30%	35%	40%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	5%	10%	20%	25%	30%	35%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	10%	20%	25%	30%	35%	40%	45%	45%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	5%	15%	20%	30%	35%	35%	40%	45%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	5%	10%	20%	25%	30%	35%	40%	40%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	10%	15%	20%	30%	30%	35%	40%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	10%	15%	25%	30%	30%	35%	40%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	5%	10%	20%	25%	25%	30%	35%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	10%	20%	25%	30%	35%	40%	40%	45%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	5%	15%	20%	25%	30%	35%	40%	45%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	5%	15%	20%	25%	30%	35%	40%	40%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	10%	15%	20%	30%	30%	35%	40%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	5%	10%	20%	25%	30%	35%	35%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	5%	15%	20%	25%	30%	35%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	5%	15%	20%	25%	30%	35%	40%	45%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	10%	15%	25%	30%	30%	35%	40%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	10%	15%	20%	30%	30%	35%	40%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	5%	10%	20%	25%	30%	35%	35%

Note: the affordable housing requiremnts have been tested alongside the following other policies:

10% Aff WS (45% discount)
EV charging
BNG
Accessibility
NZC 3%
UGF
Carbon Offset £95 per tonne

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	15%	25%	30%	35%	40%	45%	50%	50%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	35%	40%	45%	50%	50%	50%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	15%	25%	30%	35%	40%	45%	45%	50%	50%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	35%	45%	50%	50%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	5%	15%	20%	30%	35%	40%	40%	45%	50%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	5%	15%	15%	20%	25%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	35%	40%	45%	50%	50%	50%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	10%	20%	25%	30%	35%	40%	45%	45%	50%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	5%	10%	15%	25%	30%	30%	35%	40%
13	Medium scheme - 20 flats (170 dph)	20	0.12	10%	20%	25%	30%	40%	40%	45%	50%	50%
14	Medium scheme - 20 flats (190 dph)	20	0.11	5%	15%	25%	30%	35%	40%	40%	45%	50%
15	Medium scheme - 20 flats (220 dph)	20	0.09	5%	15%	20%	25%	35%	40%	40%	45%	50%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	10%	15%	25%	30%	35%	35%	40%	45%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	10%	10%	15%	20%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	5%	10%	15%	25%	25%	30%	35%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	10%	20%	25%	30%	35%	40%	45%	45%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	5%	10%	20%	25%	30%	35%	40%	40%
21	Large scheme - 50 flats (170 dph)	50	0.29	5%	15%	25%	30%	35%	40%	40%	45%	50%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	10%	20%	25%	30%	35%	40%	40%	45%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	5%	15%	20%	30%	35%	35%	40%	45%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	10%	15%	25%	30%	30%	35%	40%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	10%	20%	25%	30%	35%	40%	45%	45%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	10%	15%	25%	30%	30%	35%	40%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	15%	20%	25%	35%	40%	40%	45%	50%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	10%	15%	25%	30%	35%	35%	40%	45%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	5%	15%	20%	30%	35%	35%	40%	45%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	10%	15%	25%	30%	30%	35%	40%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	5%	15%	20%	25%	30%	35%	40%	45%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	5%	15%	20%	25%	30%	35%	40%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	10%	15%	25%	30%	35%	40%	40%	45%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	5%	15%	20%	25%	30%	35%	40%	45%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	10%	20%	25%	30%	35%	40%	40%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	5%	15%	20%	25%	30%	35%	40%

BLV 3

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	30%	40%	45%	50%	50%	50%	50%	50%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	0%	0%	0%	0%	0%	10%	10%	15%	20%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	0%	5%	10%	15%	25%	25%	30%	35%
4	Small scheme - 8 flats (90 dph)	8	0.09	0%	10%	20%	25%	30%	35%	40%	45%	45%
5	Small scheme - 8 flats (170 dph)	8	0.05	0%	5%	10%	20%	25%	30%	35%	40%	40%
6	Small scheme - 8 flats (190 dph)	8	0.04	5%	15%	25%	30%	35%	40%	40%	45%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	10%	20%	25%	30%	35%	40%	40%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	0%	5%	15%	20%	30%	35%	35%	40%	45%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	10%	15%	25%	30%	30%	35%	40%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	0%	10%	20%	25%	30%	35%	40%	45%	45%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	10%	15%	25%	30%	30%	35%	40%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	15%	20%	25%	35%	40%	40%	45%	50%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	10%	15%	25%	30%	35%	35%	40%	45%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	5%	15%	20%	30%	35%	35%	40%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	0%	10%	15%	25%	30%	30%	35%	40%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	5%	15%	20%	25%	30%	35%	40%	45%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	5%	15%	20%	25%	30%	35%	40%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	10%	15%	25%	30%	35%	40%	40%	45%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	5%	15%	20%	25%	30%	35%	40%	45%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	10%	20%	25%	30%	35%	40%	40%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	5%	15%	20%	25%	30%	35%	40%
22	Large scheme - 50 flats (190 dph)	50	0.26	30%	30%	30%	30%	30%	30%	30%	30%	30%
23	Large scheme - 50 flats (220 dph)	50	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
24	Large scheme - 50 flats (350 dph)	50	0.14	35%	35%	35%	35%	35%	35%	35%	35%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	35%	35%	35%	35%	35%	35%	35%	35%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	0%	0%	0%	0%	0%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	0%	0%	0%	0%	0%	0%	0%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	0%	0%	0%	0%	0%	0%	0%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	0%	0%	0%	0%	0%	0%	0%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	25%	25%	25%	25%	25%	25%	25%	25%	25%
32	Large scheme - 200 flats (90 dph)	200	2.22	10%	10%	10%	10%	10%	10%	10%	10%	10%
33	Large scheme - 200 flats (170 dph)	200	1.18	40%	40%	40%	40%	40%	40%	40%	40%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

Sales value £6,495 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,981,312	1,885,575	1,790,489	1,696,052	1,602,265	1,509,128	1,416,642	1,324,806	1,233,620	1,143,085	1,053,200	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,994,361	1,898,582	1,803,454	1,708,976	1,615,148	1,521,970	1,429,443	1,337,565	1,246,338	1,155,761	1,065,834	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,153,664	1,075,751	998,380	921,550	845,262	769,515	694,309	619,646	545,523	471,942	398,903	
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,000,845	1,905,044	1,809,896	1,715,396	1,621,547	1,528,348	1,435,799	1,343,901	1,252,653	1,162,054	1,072,107	
5 Small scheme - 8 flats (170 dph)	8	£462,059	962,867	890,304	818,248	746,699	675,657	605,123	535,096	465,576	396,564	328,058	260,061	
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,001,196	1,905,397	1,810,247	1,715,748	1,621,898	1,528,700	1,436,150	1,344,253	1,253,004	1,162,406	1,072,458	
7 Small scheme - 8 flats (220 dph)	8	£369,647	409,270	343,387	277,976	213,039	148,576	84,585	21,067	-	42,618	106,146	169,192	
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,003,177	1,907,371	1,812,213	1,717,708	1,623,851	1,530,645	1,438,089	1,346,183	1,254,928	1,164,322	1,074,367	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,835,329	2,640,704	2,447,432	2,255,514	2,064,949	1,875,739	1,687,882	1,501,378	1,316,228	1,132,432	949,989	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	5,000,353	4,760,855	4,522,980	4,286,732	4,052,110	3,819,112	3,587,741	3,357,994	3,129,873	2,903,379	2,678,508	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,709,650	2,525,028	2,341,690	2,159,636	1,978,865	1,799,378	1,621,174	1,444,254	1,268,618	1,094,265	921,195	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,543,449	1,376,728	1,211,191	1,046,836	883,665	721,677	560,873	401,252	242,815	85,560	71,587	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,355,128	1,186,534	1,019,143	852,953	687,966	524,181	361,598	200,218	40,040	120,752	280,933	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,081,305	920,357	760,560	601,918	444,430	288,094	132,913	-	21,438	176,646	330,683	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	897,686	741,835	587,106	433,496	281,009	129,642	-	20,919	172,320	322,583	471,708	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	436,437	293,340	151,284	10,267	-	131,691	-	272,749	412,752	551,700	689,592	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	6,369,182	5,925,486	5,484,880	5,047,362	4,612,931	4,181,589	3,753,335	3,328,169	2,906,092	2,487,103	2,071,201	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	6,482,930	6,038,858	5,597,873	5,159,976	4,725,168	4,293,448	3,864,817	3,439,273	3,016,817	2,597,450	2,181,171	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	6,079,542	5,659,234	5,241,852	4,827,394	4,415,860	4,007,250	3,601,566	3,198,805	2,798,968	2,402,057	2,008,070	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	3,922,323	3,509,921	3,100,444	2,692,147	2,285,540	1,881,879	1,481,164	1,083,396	688,575	296,700	93,635	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	2,826,855	2,441,002	2,057,908	1,677,573	1,299,996	925,178	553,119	183,817	-	185,514	554,889	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	2,173,257	1,805,140	1,439,668	1,076,841	716,661	359,127	4,238	-	353,315	708,246	1,060,491	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,647,880	1,302,080	961,542	626,268	296,257	-	28,925	-	353,283	672,297	985,967	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	597,834	284,558	-	24,202	-	332,352	-	635,549	-	933,793	1,227,083	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	11,845,316	11,020,969	10,202,359	9,389,484	8,562,347	7,780,947	6,985,283	6,195,356	5,411,166	4,632,713	3,859,996	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	7,555,951	6,747,399	5,944,584	5,147,506	4,356,164	3,570,559	2,790,691	2,016,560	1,246,435	475,338	294,382	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	5,403,937	4,653,096	3,907,623	3,167,523	2,432,792	1,700,709	968,749	242,218	-	486,188	1,212,778	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	4,119,448	3,403,189	2,692,081	1,982,804	1,274,307	571,019	-	129,000	-	832,445	1,530,602	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	3,260,732	2,567,537	1,872,325	1,181,660	496,055	-	187,304	-	873,096	1,553,751	2,229,269	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	1,085,516	443,113	-	197,571	-	840,254	-	2,111,340	-	2,739,741	3,363,382	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	21,496,133	19,984,283	18,482,961	16,992,165	15,511,895	14,042,152	12,582,936	11,134,246	9,696,082	8,268,446	6,851,336	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	13,154,023	11,664,985	10,186,530	8,718,661	7,261,376	5,814,676	4,378,561	2,953,032	1,522,600	102,808	1,326,214	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	9,016,898	7,635,352	6,263,712	4,901,978	3,544,664	2,188,077	841,504	-	502,608	1,849,391	3,186,007	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	6,534,622	5,217,573	3,900,960	2,588,774	1,286,190	-	6,894	-	1,309,854	2,603,064	3,897,048	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	4,884,437	3,596,548	2,317,988	1,048,756	-	214,369	-	1,484,026	-	2,744,213	5,268,558	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	689,393	-	497,208	-	1,685,554	-	2,865,127	-	5,227,866	6,400,413	7,564,042	
37 West Cross Industrial Estate	1,800	£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325	
38 Phoenix Business Park	260	£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
39 Kew Bridge District Centre	750	£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298	
40 EMC Tower	420	£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	867,487	
41 Lidl Feltham	220	£6,468,821	1,003,619	-	297,902	-	1,605,085	-	2,902,618	-	4,198,221	-	5,497,836	
42 Land at Hatton Fields	-	£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883	
43 MOD Feltham	1,370	£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	314,919	
44 Leisure West	310	£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	-	1,232,189	-	3,788,798	
45 Land south of West International	-	£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
46 34 Staines Road	120	£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550	
47 Hounslow Bus Garage	830	£10,165,290	23,412,897	16,280,569	9,178,638	2,127,989	-	4,945,706	-	11,999,803	-	19,075,359	-	
48 Sainsburys Chiswick	300	£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,738	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,981,312	1,885,575	1,790,489	1,696,052	1,602,265	1,509,128	1,416,642	1,324,806	1,233,620	1,143,085	1,053,200	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,994,361	1,898,582	1,803,454	1,708,976	1,615,148	1,521,970	1,429,443	1,337,565	1,246,338	1,155,761	1,065,834	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,153,664	1,075,751	998,380	921,550	845,262	769,515	694,309	619,646	545,523	471,942	398,903	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,000,845	1,905,044	1,809,896	1,715,396	1,621,547	1,528,348	1,435,799	1,343,901	1,252,653	1,162,054	1,072,107	
5 Small scheme - 8 flats (170 dph)	8	£401,930	962,867	890,304	818,248	746,699	675,657	605,123	535,096	465,576	396,564	328,058	260,061	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,001,196	1,905,397	1,810,247	1,715,748	1,621,898	1,528,700	1,436,150	1,344,253	1,253,004	1,162,406	1,072,458	
7 Small scheme - 8 flats (220 dph)	8	£321,544	409,270	343,387	277,976	213,039	148,576	84,585	21,067	-	42,618	-	106,146	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,003,177	1,907,371	1,812,213	1,717,708	1,623,851	1,530,645	1,438,089	1,346,183	1,254,928	1,164,322	1,074,367	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,835,329	2,640,704	2,447,432	2,255,514	2,064,949	1,875,739	1,687,882	1,501,378	1,316,228	1,132,432	949,989	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,000,353	4,760,855	4,522,980	4,286,732	4,052,110	3,819,112	3,587,741	3,357,994	3,129,873	2,903,379	2,678,508	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,709,650	2,525,028	2,341,690	2,159,636	1,978,865	1,799,378	1,621,174	1,444,254	1,268,618	1,094,265	921,195	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,543,449	1,376,728	1,211,191	1,046,836	883,665	721,677	560,873	401,252	242,815	85,560	-	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,355,128	1,186,534	1,019,143	852,953	687,966	524,181	361,598	200,218	40,040	-	-	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,081,305	920,357	760,560	601,918	441,430	288,094	132,913	-	21,438	-	-	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	897,686	741,835	587,106	433,496	281,009	129,642	-	20,919	-	-	-	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	436,437	293,340	151,284	10,267	-	131,691	-	272,749	-	-	-	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	6,369,182	5,925,486	5,484,880	5,047,362	4,612,931	4,181,569	3,753,335	3,328,169	2,906,092	2,487,103	2,071,201	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	6,482,930	6,038,858	5,597,873	5,159,976	4,725,168	4,293,448	3,864,817	3,439,273	3,016,817	2,597,450	2,181,711	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	6,079,542	5,659,234	5,241,852	4,827,394	4,415,860	4,007,250	3,601,566	3,198,805	2,798,968	2,402,057	2,008,070	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	3,922,323	3,509,921	3,100,444	2,692,147	2,285,540	1,881,879	1,481,164	1,083,396	688,575	296,700	-	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	2,826,855	2,441,002	2,057,908	1,677,573	1,299,996	925,178	553,319	183,817	-	-	-	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	2,173,257	1,805,140	1,439,668	1,076,841	716,661	359,127	4,238	-	-	-	-	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	1,647,880	1,302,080	961,542	626,268	296,257	-	28,925	-	-	-	-	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	597,834	284,558	-	24,202	-	332,352	-	635,549	-	-	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	11,845,316	11,020,969	10,202,359	9,389,484	8,582,347	7,780,947	6,985,283	6,195,356	5,411,166	4,632,713	3,859,996	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	7,555,951	6,747,399	5,944,584	5,147,506	4,356,164	3,570,559	2,790,691	2,016,560	1,246,435	475,338	-	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	5,403,937	4,653,096	3,907,623	3,167,523	2,432,792	1,700,709	968,749	242,218	-	-	-	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	4,119,448	3,403,168	2,692,081	1,982,804	1,274,307	571,019	-	129,000	-	-	-	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	3,260,732	2,567,537	1,872,325	1,181,660	496,055	-	187,304	-	-	-	-	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	1,085,516	443,113	-	197,571	-	840,254	-	1,478,177	-	-	-	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	21,496,133	19,984,283	18,482,961	16,992,165	15,511,895	14,042,152	12,582,936	11,134,246	9,696,082	8,268,446	6,851,336	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	13,154,023	11,664,985	10,186,530	8,718,661	7,261,376	5,814,676	4,378,561	2,953,032	1,522,600	102,808	-	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	9,016,898	7,635,352	6,263,712	4,901,978	3,544,664	2,188,077	841,504	-	502,608	-	-	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	6,534,622	5,217,573	3,900,960	2,588,774	1,286,190	-	6,894	-	1,309,855	-	-	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	4,884,437	3,596,548	2,317,988	1,048,756	-	214,369	-	1,484,028	-	-	-	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	689,393	-	497,208	-	1,685,554	-	2,865,127	-	4,046,400	-	-	
West Cross Industrial Estate	1,800	£74,758,905	174,539,643	159,796,990	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325	
Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
Kew Bridge District Centre	350	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	-	
EMC Tower	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	-	
Lidl Feltham	220	£5,627,014	1,003,619	-	297,902	-	1,605,085	-	2,902,618	-	4,198,221	-	-	
Land at Hatton Fields	-	£453,376,584	38,003,633	-	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	
M30 Doolittle	1,370	£113,344,146	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,506,365	37,958,257	28,368,978	18,647,160	9,282,498	-	
Leisure West	310	£36,173,664	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	-	3,788,798	-	-	
Land south of West International	-	£115,755,724	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
34 Staines Road	120	£4,019,296	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	-	
Hounslow Bus Garage	830	£8,842,451	23,412,897	16,260,569	9,178,638	2,127,989	-	4,945,706	-	11,999,803	-	-	-	
Sainsburys Chiswick	300	£14,469,465	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,950,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,730	

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

Sales value £6,858 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8		£1,848,235	2,194,655	2,087,508	1,981,089	1,875,399	1,770,437	1,666,204	1,562,698	1,459,922	1,357,874	1,256,553	1,155,961
2 Small scheme - 8 houses and flats (50 dph)	8		£1,478,588	2,207,703	2,100,515	1,994,055	1,888,323	1,773,320	1,679,046	1,575,498	1,472,680	1,370,591	1,269,229	1,168,597
3 Small scheme - 8 flats (70 dph)	8		£1,016,529	1,335,005	1,247,394	1,160,391	1,073,996	988,208	903,029	818,457	734,493	651,138	568,390	486,251
4 Small scheme - 8 flats (90 dph)	8		£831,706	2,214,187	2,106,978	2,000,496	1,894,744	1,789,720	1,685,423	1,581,856	1,479,016	1,376,905	1,275,523	1,174,869
5 Small scheme - 8 flats (170 dph)	8		£462,059	1,133,541	1,051,851	970,728	890,177	810,195	730,783	651,941	573,668	495,966	418,833	342,271
6 Small scheme - 8 flats (190 dph)	8		£369,647	2,214,539	2,107,329	2,000,848	1,895,095	1,790,071	1,685,775	1,582,207	1,479,367	1,377,256	1,275,874	1,175,220
7 Small scheme - 8 flats (220 dph)	8		£369,647	569,277	494,836	420,928	347,550	274,705	202,391	130,609	59,358	11,533	82,791	153,510
8 Small scheme - 8 flats (350 dph)	8		£184,823	2,216,521	2,109,303	2,002,815	1,897,055	1,792,024	1,687,720	1,584,145	1,481,298	1,379,180	1,277,791	1,177,129
9 Medium scheme - 20 houses (40 dph)	20		£4,620,586	3,288,682	3,069,810	2,852,459	2,638,627	2,422,316	2,209,523	1,998,251	1,788,498	1,580,266	1,373,553	1,168,359
10 Medium scheme - 20 houses and flats (50 dph)	20		£3,696,469	5,533,710	5,265,686	4,999,483	4,735,102	4,472,540	4,211,800	3,952,881	3,695,783	3,440,505	3,187,050	2,935,414
11 Medium scheme - 20 flats (70 dph)	20		£2,640,335	3,148,620	2,940,522	2,733,868	2,528,659	2,324,894	2,122,573	1,921,697	1,722,265	1,524,279	1,327,736	1,132,637
12 Medium scheme - 20 flats (90 dph)	20		£2,053,594	1,982,420	1,792,222	1,603,368	1,415,859	1,229,694	1,044,873	861,396	679,263	498,476	319,031	140,931
13 Medium scheme - 20 flats (170 dph)	20		£1,087,197	1,768,277	1,577,587	1,388,251	1,200,269	1,013,640	828,365	644,444	461,875	280,661	100,800	78,892
14 Medium scheme - 20 flats (190 dph)	20		£972,755	1,478,961	1,296,745	1,115,828	936,210	757,891	580,872	405,151	230,730	57,607	115,958	289,085
15 Medium scheme - 20 flats (220 dph)	20		£840,107	1,285,013	1,108,447	933,144	759,106	586,329	414,815	244,562	75,574	93,558	262,561	430,282
16 Medium scheme - 20 flats (350 dph)	20		£528,067	797,942	635,512	474,254	314,168	155,253	-	2,527	161,486	319,256	475,835	785,426
17 Large scheme - 50 houses (40 dph)	50		£11,551,466	7,438,383	6,937,506	6,440,109	5,946,191	5,455,754	4,968,797	4,485,319	4,005,322	3,528,805	3,055,768	2,586,211
18 Large scheme - 50 houses and flats (50 dph)	50		£9,241,173	7,552,132	7,050,877	6,553,102	6,058,806	5,567,991	5,080,656	4,596,801	4,116,426	3,639,531	3,166,116	2,696,181
19 Large scheme - 50 flats (70 dph)	50		£6,600,838	7,114,824	6,639,149	6,166,777	5,697,709	5,231,945	4,769,485	4,310,329	3,854,475	3,401,927	2,952,681	2,506,740
20 Large scheme - 50 flats (90 dph)	50		£5,133,985	4,957,604	4,489,835	4,025,369	3,564,207	3,106,348	2,651,793	2,198,731	1,747,212	1,299,023	854,165	412,637
21 Large scheme - 50 flats (170 dph)	50		£2,717,992	3,807,443	3,372,268	2,939,239	2,506,867	2,077,617	1,651,486	1,228,475	808,585	391,814	22,170	438,965
22 Large scheme - 50 flats (190 dph)	50		£2,431,888	3,122,750	2,703,852	2,287,948	1,875,038	1,465,121	1,058,198	654,269	253,333	146,814	547,789	945,724
23 Large scheme - 50 flats (220 dph)	50		£2,100,267	2,529,674	2,133,191	1,742,664	1,358,095	979,484	606,831	240,134	122,443	482,638	836,784	1,184,886
24 Large scheme - 50 flats (350 dph)	50		£1,320,168	1,420,841	1,060,262	705,209	355,682	11,682	331,779	668,807	1,002,224	1,329,031	1,650,227	1,965,813
25 Large scheme - 100 flats and houses (70 dph)	100		£13,201,676	13,898,614	12,964,453	12,036,782	11,115,599	10,200,906	9,292,702	8,390,987	7,495,762	6,607,026	5,724,779	4,849,022
26 Large scheme - 100 flats (90 dph)	100		£10,267,970	9,609,248	8,690,883	7,779,007	6,873,620	5,974,723	5,082,314	4,196,395	3,316,966	2,444,026	1,577,574	712,887
27 Large scheme - 100 flats (170 dph)	100		£5,435,984	7,336,452	6,482,257	5,634,139	4,792,101	3,956,141	3,126,261	2,302,458	1,483,231	662,360	154,687	975,599
28 Large scheme - 100 flats (190 dph)	100		£4,863,775	5,979,493	5,163,756	4,353,852	3,549,780	2,751,540	1,959,132	1,164,134	374,541	415,397	1,205,060	1,988,734
29 Large scheme - 100 flats (220 dph)	100		£4,200,533	5,072,464	4,282,375	3,497,954	2,719,202	1,944,150	1,168,050	397,683	372,549	1,143,030	1,907,690	2,666,530
30 Large scheme - 100 flats (350 dph)	100		£2,640,335	2,798,445	2,065,992	1,337,208	613,743	105,999	829,707	1,548,017	2,260,927	2,968,439	3,670,551	4,367,266
31 Large scheme - 200 flats and houses (70 dph)	200		£26,403,351	25,382,712	23,663,002	21,955,244	20,259,437	18,575,580	16,903,675	15,243,719	13,595,716	11,959,663	10,335,561	8,723,410
32 Large scheme - 200 flats (90 dph)	200		£20,535,940	17,085,678	15,386,791	13,699,483	12,024,201	10,360,944	8,709,714	7,070,511	5,443,332	3,828,181	2,223,412	614,235
33 Large scheme - 200 flats (170 dph)	200		£10,871,968	12,717,698	11,138,229	9,570,021	8,013,075	6,467,391	4,932,969	3,409,809	1,881,571	363,959	1,159,690	2,677,328
34 Large scheme - 200 flats (190 dph)	200		£9,727,550	10,096,643	8,589,092	7,092,344	5,606,399	4,131,259	2,652,489	1,182,560	280,660	1,750,830	3,210,035	4,682,109
35 Large scheme - 200 flats (220 dph)	200		£8,401,066	8,357,460	6,897,854	5,448,747	4,006,242	2,562,054	1,128,484	298,962	1,732,847	3,155,952	4,590,043	6,015,278
36 Large scheme - 200 flats (350 dph)	200		£5,280,670	3,972,927	2,618,191	1,273,299	62,690	1,408,113	2,743,540	4,081,134	5,418,496	6,745,698	8,062,740	9,369,622
37 West Cross Industrial Estate	1,800		£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325
38 Phoenix Business Park	260		£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748
39 Kew Bridge District Centre	750		£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,566	4,669,298
40 EMC Tower	420		£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	867,487
41 Lidl Feltham	220		£6,468,821	1,003,619	-	297,902	-	1,605,085	-	2,902,618	-	4,198,221	-	5,497,836
42 Land at Hatton Fields	-		£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883
43 MOD Feltham	1,370		£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	314,919
44 Leisure West	310		£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	1,232,189	3,788,798	6,342,931	8,903,729
45 Land south of West International	-		£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208
46 34 Staines Road	120		£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550
47 Hounslow Bus Garage	830		£10,165,290	23,412,897	16,280,569	9,178,638	2,127,989	-	4,945,706	-	11,999,803	-	19,075,359	-
48 Sainsburys Chiswick	300		£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,738

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,194,655	2,087,508	1,981,089	1,875,399	1,770,437	1,666,204	1,562,698	1,459,922	1,357,874	1,256,553	1,155,961	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,207,703	2,100,515	1,994,055	1,888,323	1,783,320	1,679,046	1,575,498	1,472,680	1,370,591	1,269,229	1,168,597	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,335,005	1,247,394	1,160,391	1,073,996	988,208	903,029	818,457	734,493	651,138	568,390	486,251	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,214,187	2,106,978	2,000,496	1,894,744	1,789,720	1,685,423	1,581,856	1,479,016	1,376,905	1,275,523	1,174,869	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,133,541	1,051,851	970,728	890,177	810,195	730,783	651,941	573,668	495,966	418,833	342,271	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,214,539	2,107,329	2,000,848	1,895,095	1,790,071	1,685,775	1,582,207	1,479,367	1,377,256	1,275,874	1,175,220	
7 Small scheme - 8 flats (220 dph)	8	£321,544	569,277	494,836	420,928	347,550	274,705	202,391	130,609	59,358	-	11,533	-	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,216,521	2,109,303	2,002,815	1,897,055	1,792,024	1,687,720	1,584,145	1,481,298	1,379,180	1,277,791	1,177,129	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,288,682	3,069,810	2,852,459	2,636,627	2,422,316	2,209,523	1,998,251	1,788,498	1,580,266	1,373,553	1,168,359	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,533,710	5,265,686	4,999,483	4,735,102	4,472,540	4,211,800	3,952,881	3,695,783	3,440,505	3,187,050	2,935,414	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,148,620	2,940,522	2,733,868	2,528,659	2,324,894	2,122,573	1,921,697	1,722,265	1,524,279	1,327,736	1,132,637	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,982,420	1,792,222	1,603,368	1,415,859	1,229,694	1,044,873	861,396	679,263	498,476	319,031	140,931	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,768,277	1,577,587	1,388,251	1,200,269	1,013,640	828,365	644,444	461,875	280,661	100,800	78,932	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,478,961	1,296,745	1,115,828	936,210	757,891	580,872	405,151	230,730	57,607	-	289,085	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,285,013	1,108,447	933,144	759,106	588,329	414,815	244,562	75,574	93,558	262,561	-	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	797,942	635,512	474,254	314,168	155,253	-	2,527	161,486	319,256	475,835	-	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	7,438,383	6,937,506	6,440,109	5,946,191	5,455,754	4,968,797	4,485,319	4,005,322	3,528,805	3,055,768	2,586,211	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	7,552,132	7,050,877	6,553,102	6,058,806	5,567,991	5,080,656	4,596,801	4,116,426	3,639,531	3,166,116	2,696,181	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	7,114,824	6,639,149	6,166,777	5,697,709	5,231,945	4,769,485	4,310,329	3,854,475	3,401,927	2,952,681	2,506,740	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	4,957,604	4,489,835	4,025,369	3,564,207	3,106,348	2,651,793	2,198,731	1,747,212	1,299,023	854,165	412,637	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	3,807,443	3,372,268	2,939,329	2,506,867	2,077,617	1,651,486	1,228,475	808,585	391,814	-	22,170	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	3,122,750	2,703,852	2,287,948	1,875,038	1,465,121	1,058,198	654,269	253,333	-	146,814	-	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	2,529,674	2,133,191	1,742,664	1,358,095	979,484	606,831	240,134	-	122,443	-	-	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	1,420,841	1,060,262	705,209	355,682	11,682	-	331,779	-	669,807	-	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	13,896,614	12,964,453	12,036,782	11,115,599	10,200,996	9,292,702	8,390,987	7,495,762	6,607,026	5,724,779	4,849,022	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	9,609,248	8,690,883	7,779,007	6,873,620	5,974,723	5,082,314	4,196,395	3,316,966	2,444,026	1,577,574	712,887	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	7,336,452	6,482,257	5,634,139	4,792,101	3,956,141	3,126,261	2,302,458	1,483,231	662,360	-	154,687	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	5,979,493	5,163,756	4,353,852	3,549,780	2,751,540	1,959,132	1,164,134	374,541	-	415,397	-	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	5,072,464	4,282,375	3,497,954	2,719,202	1,944,150	1,168,050	397,683	-	372,549	-	-	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	2,798,445	2,065,992	1,337,208	613,743	-	105,999	-	829,707	-	1,548,017	-	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	25,382,712	23,663,002	21,955,244	20,259,437	18,575,580	16,903,675	15,243,719	13,595,716	11,959,663	10,335,561	8,723,410	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	17,085,678	15,386,791	13,899,483	12,024,201	10,360,944	8,709,714	7,070,511	5,443,332	3,828,181	2,223,412	614,233	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	12,717,698	11,138,229	9,570,021	8,013,075	6,467,391	4,932,969	3,408,809	1,881,571	363,959	-	1,159,690	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	10,096,643	8,589,092	7,092,344	5,606,399	4,131,259	2,652,489	1,182,560	-	280,660	-	-	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	8,357,460	6,897,854	5,448,747	4,006,242	2,562,054	1,128,448	-	298,962	-	1,732,847	-	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	3,972,927	2,618,191	1,273,299	-	62,690	-	1,408,113	-	2,743,540	-	-	
West Cross Industrial Estate	1,800	£74,758,905	174,532,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,099,061	42,099,564	26,549,325	
Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
Kew Bridge District Centre	75	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	-	
EMC Tower	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	-	
Lidl Feltham	220	£5,627,014	1,003,619	-	297,902	-	1,605,085	-	2,902,618	-	4,198,221	-	-	
Land at Hatton Fields	-	£453,376,584	38,003,633	-	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	
M300 Feltham	1,370	£113,344,146	98,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,506,365	37,958,257	28,368,978	18,647,160	9,282,498	-	
Leisure West	310	£36,173,664	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	-	3,788,798	-	-	
Land south of West International	-	£115,755,724	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
34 Staines Road	120	£4,019,296	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	-	
Hounslow Bus Garage	830	£8,842,451	23,412,897	16,260,569	9,178,638	2,127,989	-	4,945,706	-	11,999,803	-	26,139,746	-	
Sainsburys Chiswick	300	£14,469,465	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,950,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,743	

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

Sales value £7,221 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,407,997	2,289,440	2,171,690	2,054,747	1,938,609	1,823,279	1,708,755	1,595,037	1,482,126	1,370,021	1,258,724		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,421,046	2,302,447	2,184,656	2,067,671	1,951,492	1,836,120	1,721,555	1,607,796	1,494,843	1,382,697	1,271,359		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,516,346	1,419,037	1,322,402	1,226,441	1,131,154	1,036,542	942,605	849,342	756,753	664,838	573,598		
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,427,530	2,308,911	2,191,098	2,074,091	1,957,892	1,842,498	1,727,911	1,614,132	1,501,158	1,388,991	1,277,630		
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,304,216	1,213,396	1,123,210	1,033,655	944,733	856,444	768,786	681,761	595,368	509,608	424,479		
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,427,881	2,309,262	2,191,449	2,074,443	1,958,243	1,842,850	1,728,264	1,614,483	1,501,510	1,389,343	1,277,983		
7 Small scheme - 8 flats (220 dph)	8	£369,647	729,283	646,286	563,879	482,061	400,834	320,197	240,151	160,695	81,830	3,554	75,262		
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,429,863	2,311,236	2,193,416	2,076,403	1,960,195	1,844,795	1,730,201	1,616,414	1,503,433	1,391,259	1,279,891		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,742,035	3,498,918	3,257,486	3,017,741	2,779,682	2,543,308	2,308,620	2,075,618	1,844,302	1,614,672	1,386,728		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,067,066	5,770,518	5,475,987	5,183,470	4,892,971	4,604,488	4,318,021	4,033,571	3,751,138	3,470,720	3,192,319		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,587,591	3,356,016	3,126,046	2,897,682	2,670,923	2,445,768	2,222,220	2,000,277	1,779,939	1,561,206	1,344,079		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,421,391	2,207,716	1,995,546	1,784,882	1,575,722	1,368,068	1,161,919	957,275	754,136	552,502	352,373		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,181,426	1,968,640	1,757,360	1,547,585	1,339,314	1,132,549	927,289	723,533	521,282	320,538	121,297		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,876,616	1,673,134	1,471,095	1,270,501	1,071,353	873,648	677,390	482,576	289,206	97,281	94,620		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,672,340	1,475,060	1,279,184	1,084,714	891,648	699,987	509,730	320,878	133,432	53,414	240,869		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,159,447	977,684	797,224	618,069	440,218	263,672	88,430	86,812	262,079	436,022	608,641		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	8,507,585	7,949,525	7,395,337	6,845,021	6,298,577	5,756,004	5,217,303	4,682,475	4,151,519	3,624,433	3,101,221		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	8,621,334	8,062,896	7,508,330	6,957,636	6,410,814	5,867,864	5,328,786	4,793,579	4,262,244	3,734,781	3,211,190		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	8,150,105	7,619,062	7,091,701	6,568,024	6,048,029	5,531,718	5,019,090	4,510,146	4,004,884	3,503,306	3,005,411		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	5,992,886	5,469,748	4,950,293	4,434,521	3,922,432	3,414,027	2,909,304	2,408,266	1,909,470	1,411,630	917,503		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	4,781,825	4,294,540	3,810,705	3,330,323	2,853,393	2,377,794	1,903,832	1,433,352	966,353	502,835	42,800		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	4,063,146	3,597,349	3,134,866	2,673,234	2,213,581	1,757,270	1,304,300	854,672	408,386	35,086	481,397		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	3,408,586	2,964,302	2,523,786	2,089,923	1,662,711	1,242,152	828,243	420,986	20,381	379,274	772,485		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	2,243,849	1,835,965	1,434,257	1,038,721	649,360	266,173	112,531	489,028	859,257	1,223,217	1,580,910		
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	15,948,363	14,906,597	13,871,204	12,841,714	11,819,465	10,804,457	9,796,692	8,796,168	7,802,886	6,816,846	5,838,046		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	11,662,545	10,634,366	9,613,430	8,599,735	7,593,282	6,594,070	5,602,100	4,617,371	3,639,885	2,669,640	1,706,637		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	9,268,966	8,311,418	7,360,655	6,416,679	5,479,491	4,549,089	3,625,474	2,708,646	1,798,605	889,826	17,344		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	7,839,538	6,924,324	6,015,623	5,113,437	4,217,763	3,328,604	2,445,959	1,569,015	689,291	166,648	1,066,413		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	6,884,198	5,997,214	5,116,563	4,242,244	3,374,258	2,512,602	1,655,342	796,499	56,791	915,731	1,768,166		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	4,489,395	3,673,030	2,862,543	2,055,110	1,247,149	445,132	356,292	1,158,472	1,954,616	2,744,722	3,528,793		
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	29,269,289	27,341,721	25,427,527	23,526,708	21,639,265	19,765,197	17,904,504	16,057,186	14,223,243	12,402,676	10,595,483		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	20,972,256	19,075,300	17,191,720	15,321,513	13,460,513	11,604,753	9,762,460	7,933,633	6,118,273	4,316,381	2,527,955		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	16,418,500	14,641,106	12,876,329	11,124,172	9,384,632	7,657,711	5,943,408	4,241,723	2,549,516	853,601	842,205		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	13,658,664	11,960,610	10,274,666	8,600,831	6,939,103	5,289,486	3,651,978	2,011,059	379,081	1,259,578	2,891,583		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	11,826,961	10,181,801	8,548,411	6,926,790	5,316,939	3,718,691	2,114,033	521,282	1,075,730	2,668,607	4,266,923		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	7,227,235	5,714,309	4,206,821	2,698,571	1,201,371	289,127	1,786,740	3,273,136	4,772,642	6,260,934	7,737,825		
37 West Cross Industrial Estate	1,800	£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325		
38 Phoenix Business Park	260	£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748		
39 Kew Bridge District Centre	750	£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298		
40 EMC Tower	420	£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	687,467		
41 Lidl Feltham	220	£6,468,821	1,003,619	297,902	1,605,085	2,902,618	4,198,221	5,497,836	6,787,640	8,067,635	9,337,820	10,598,194	11,848,758		
42 Land at Hatton Fields	-	£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883		
43 MOD Feltham	1,370	£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	314,919		
44 Leisure West	310	£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	1,232,189	3,788,798	6,342,931	8,903,729		
45 Land south of West International	-	£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208		
46 34 Staines Road	120	£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550		
47 Hounslow Bus Garage	830	£10,165,290	23,412,897	16,280,569	9,178,638	2,127,989	4,945,706	11,999,803	19,075,359	26,139,746	33,151,217	40,109,770	47,015,407		
48 Sainsburys Chiswick	300	£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,738		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,407,997	2,289,440	2,171,690	2,054,747	1,938,609	1,823,279	1,708,755	1,595,037	1,482,126	1,370,021	1,258,724			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,421,046	2,302,447	2,184,656	2,067,671	1,951,492	1,836,120	1,721,555	1,607,796	1,494,843	1,382,697	1,271,359			
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,516,346	1,419,037	1,322,402	1,226,441	1,131,154	1,036,542	942,605	849,342	756,753	664,838	573,598			
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,427,530	2,308,911	2,191,098	2,074,091	1,957,892	1,842,498	1,727,911	1,614,132	1,501,158	1,388,991	1,277,630			
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,304,216	1,213,396	1,123,210	1,033,655	944,733	856,444	768,786	681,761	595,368	509,608	424,479			
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,427,881	2,309,262	2,191,449	2,074,443	1,958,243	1,842,850	1,728,264	1,614,483	1,501,510	1,389,343	1,277,983			
7 Small scheme - 8 flats (220 dph)	8	£321,544	729,283	646,286	563,879	482,061	400,834	320,197	240,151	160,695	81,830	3,554	-	75,283		
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,429,863	2,311,236	2,193,416	2,076,403	1,961,295	1,844,795	1,730,201	1,616,414	1,503,433	1,391,259	1,279,891			
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,742,035	3,498,918	3,257,486	3,017,741	2,779,682	2,543,308	2,308,620	2,075,618	1,844,302	1,614,672	1,386,728			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,067,066	5,770,518	5,475,987	5,183,470	4,892,971	4,604,488	4,318,021	4,033,571	3,751,138	3,470,720	3,192,319			
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,587,591	3,356,016	3,126,046	2,897,682	2,670,923	2,445,768	2,222,220	2,000,277	1,779,939	1,561,206	1,344,079			
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,421,391	2,207,716	1,995,546	1,784,882	1,575,722	1,368,068	1,161,919	957,275	754,136	552,502	352,373			
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,181,426	1,968,640	1,757,360	1,547,585	1,339,314	1,132,549	927,289	723,533	521,282	320,538	121,297			
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,876,616	1,673,134	1,471,095	1,270,501	1,071,353	873,648	677,390	482,576	289,206	97,281	-	94,620		
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,672,340	1,475,060	1,279,184	1,084,714	891,648	699,987	509,730	320,878	133,432	-	53,414	-	240,689	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,159,447	977,684	797,224	618,069	440,218	283,672	88,430	-	86,812	-	262,079	-	436,022	-
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	8,507,585	7,949,525	7,395,337	6,845,021	6,298,577	5,756,004	5,217,303	4,682,475	4,151,519	3,624,433	3,101,221			
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	8,621,334	8,062,896	7,508,330	6,957,636	6,410,814	5,867,864	5,328,786	4,793,579	4,262,244	3,734,781	3,211,190			
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	8,150,105	7,619,062	7,091,701	6,568,024	6,048,029	5,531,718	5,019,090	4,510,146	4,004,884	3,503,306	3,005,411			
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	5,992,886	5,469,748	4,950,293	4,434,521	3,922,432	3,414,027	2,909,304	2,408,266	1,909,470	1,411,630	917,503			
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	4,781,825	4,294,540	3,810,705	3,330,323	2,853,393	2,377,794	1,903,832	1,433,352	966,353	488,816	42,800			
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	4,063,146	3,597,349	3,134,866	2,673,234	2,213,581	1,757,270	1,304,300	854,672	408,386	-	35,086	-	481,397	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	3,408,586	2,964,302	2,523,786	2,089,923	1,662,711	1,242,152	828,243	420,986	-	20,381	-	379,274	-	772,485
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	2,243,849	1,835,965	1,434,257	1,038,721	649,360	266,173	-	112,531	-	489,028	-	859,257	-	1,580,910
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	15,948,363	14,906,597	13,871,204	12,841,714	11,819,465	10,804,457	9,796,692	8,796,168	7,802,886	6,816,846	5,838,046			
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	11,662,545	10,634,366	9,613,430	8,599,735	7,593,282	6,594,070	5,602,100	4,617,371	3,639,885	2,669,640	1,706,637			
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	9,268,966	8,311,418	7,360,655	6,416,679	5,479,491	4,549,089	3,625,474	2,708,646	1,798,605	889,826	-	17,344		
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	7,939,538	6,924,324	6,015,623	5,113,437	4,217,763	3,328,604	2,445,959	1,569,015	689,291	-	186,648	-	1,066,413	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	6,884,198	5,997,214	5,116,563	4,242,244	3,374,258	2,512,602	1,655,342	796,499	-	56,791	-	915,731	-	1,768,166
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	4,489,395	3,673,030	2,862,543	2,055,110	1,247,149	445,132	-	356,292	-	1,558,472	-	1,954,616	-	3,528,793
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	29,269,289	27,341,721	25,427,527	23,526,708	21,639,265	19,765,197	17,904,504	16,057,186	14,223,243	12,402,676	10,595,483			
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	20,972,256	19,075,300	17,191,720	15,321,513	13,460,513	11,604,753	9,762,460	7,933,633	6,118,273	4,316,381	2,527,995			
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	16,418,500	14,641,106	12,876,329	11,124,172	9,384,632	7,657,711	5,943,408	4,241,723	2,549,516	853,601	-	842,205		
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	13,658,664	11,960,610	10,274,666	8,600,831	6,939,103	5,289,486	3,651,978	2,011,059	379,081	-	1,259,578	-	2,891,583	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	11,826,961	10,181,801	8,548,411	6,926,790	5,316,939	3,718,691	2,114,033	521,282	-	1,075,730	-	2,668,607	-	4,266,923
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	7,727,235	5,714,309	4,206,821	2,698,571	1,201,371	-	289,127	-	1,786,740	-	3,273,136	-	4,772,642	-
37 West Cross Industrial Estate	1,800	£74,758,905	174,533,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325			
38 Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748			
39 Kew Bridge District Centre	75	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	-	4,669,298		
40 EMC Tower	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	-	687,467		
41 Lidl Feltham	220	£5,627,014	1,003,619	-	297,902	-	1,605,085	-	2,902,618	-	4,198,221	-	5,497,836	-	6,787,640	-
42 Land at Hatton Fields	-	£453,376,584	38,003,633	-	38,003,657	-	38,003,682	-	38,003,707	-	38,003,732	-	38,003,758	-	38,003,783	-
43 Moud Feltham	1,370	£113,344,146	96,029,760	-	86,207,611	-	76,455,025	-	66,772,003	-	57,126,176	-	47,508,365	-	37,958,257	-
44 Leisure West	310	£36,173,664	16,809,539	-	14,192,643	-	11,593,937	-	9,013,422	-	6,451,098	-	3,877,902	-	1,322,916	-
45 Land south of West International	-	£115,755,724	20,784,957	-	20,784,982	-	20,785,007	-	20,785,032	-	20,785,058	-	20,785,082	-	20,785,107	-
46 34 Staines Road	120	£4,019,296	8,272,880	-	7,489,810	-	6,712,277	-	5,940,279	-	5,173,817	-	4,405,991	-	3,657,502	-
47 Hounslow Bus Garage	830	£8,842,451	23,412,897	-	16,260,569	-	9,178,638	-	2,127,989	-	4,945,706	-	11,999,803	-	19,075,359	-
48 Sainsburys Chiswick	300	£14,469,465	45,129,448	-	41,244,999	-	37,387,902	-	33,558,157	-	29,755,763	-	25,900,720	-	22,233,030	-

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

Sales value £17,584 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,585,950	2,457,875	2,330,673	2,204,342	2,078,884	1,954,297	1,830,582	1,707,738	1,585,767	1,464,667	1,344,439	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,598,998	2,470,882	2,343,639	2,217,267	2,091,767	1,967,139	1,843,382	1,720,497	1,598,484	1,477,343	1,357,074	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,662,297	1,557,182	1,452,794	1,349,135	1,246,203	1,144,000	1,042,524	941,776	841,755	742,464	643,899	
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,605,481	2,477,346	2,350,080	2,223,688	2,098,166	1,973,517	1,849,739	1,726,833	1,604,799	1,483,637	1,363,346	
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,439,499	1,341,444	1,244,072	1,147,381	1,051,373	956,047	861,402	767,440	674,158	581,560	489,643	
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,605,833	2,477,697	2,350,432	2,224,039	2,098,517	1,973,868	1,850,091	1,727,184	1,605,150	1,483,988	1,363,698	
7 Small scheme - 8 flats (220 dph)	8	£369,647	853,900	764,237	675,211	586,820	499,065	411,947	325,465	239,617	154,407	69,832	14,322	
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,607,814	2,479,671	2,352,399	2,225,998	2,100,470	1,975,813	1,852,028	1,729,115	1,607,074	1,485,904	1,365,606	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,106,911	3,844,280	3,583,468	3,324,476	3,067,303	2,811,950	2,558,417	2,306,704	2,056,809	1,808,735	1,562,481	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,511,946	6,191,605	5,873,443	5,557,460	5,243,658	4,932,034	4,622,590	4,315,325	4,010,239	3,707,334	3,406,607	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,938,257	3,687,928	3,439,333	3,192,471	2,947,343	2,703,949	2,462,289	2,222,362	1,984,170	1,747,712	1,512,987	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,683,752	2,456,047	2,229,941	2,005,438	1,782,535	1,561,234	1,341,534	1,123,436	906,938	692,042	478,747	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,506,270	2,276,112	2,047,577	1,820,667	1,595,380	1,371,718	1,149,680	929,266	710,476	493,309	277,768	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,185,968	1,965,940	1,747,470	1,530,559	1,315,206	1,101,411	889,174	678,495	469,375	261,813	55,809	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,971,363	1,758,090	1,546,332	1,336,088	1,127,359	920,144	714,443	510,257	307,585	106,427	94,639	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,432,648	1,236,273	1,041,303	847,737	655,575	464,818	275,466	87,518	100,537	288,501	475,039	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	9,359,768	8,756,132	8,156,679	7,561,412	6,970,329	6,383,430	5,800,715	5,222,184	4,647,837	4,077,675	3,511,697	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	9,473,516	8,869,503	8,269,673	7,674,027	7,082,566	6,495,289	5,912,196	5,333,288	4,758,563	4,188,022	3,621,666	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	8,968,791	8,393,963	7,823,118	7,256,256	6,693,377	6,134,482	5,579,570	5,028,640	4,481,694	3,938,732	3,399,752	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	6,811,571	6,244,649	5,681,710	5,122,753	4,567,780	4,016,790	3,469,784	2,926,761	2,387,720	1,852,138	1,316,447	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	5,539,612	5,011,798	4,487,714	3,967,360	3,450,736	2,937,840	2,428,643	1,918,850	1,412,820	910,552	412,047	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	4,784,393	4,280,024	3,779,231	3,282,017	2,788,379	2,294,438	1,803,785	1,316,742	833,307	353,481	124,607	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,073,043	3,591,263	3,116,603	2,647,741	2,183,485	1,726,410	1,276,515	833,800	398,265	30,547	458,147	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	2,857,189	2,414,052	1,977,574	1,547,751	1,124,585	708,078	298,224	106,572	509,162	904,993	1,294,064	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	17,556,413	16,428,646	15,308,696	14,196,560	13,092,238	11,995,732	10,906,119	9,822,490	8,746,696	7,678,739	6,618,617	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	13,283,073	12,168,226	11,061,215	9,962,039	8,870,700	7,787,195	6,711,526	5,643,693	4,583,695	3,531,533	2,487,207	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	10,768,712	9,730,954	8,700,533	7,677,448	6,661,699	5,653,287	4,652,212	3,658,474	2,672,071	1,693,005	715,135	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	9,266,814	8,275,267	7,290,756	6,313,283	5,342,847	4,379,448	3,423,085	2,473,759	1,531,472	585,579	358,957	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	8,263,160	7,302,428	6,348,533	5,401,476	4,461,257	3,527,874	2,601,329	1,681,622	758,081	161,021	1,084,666	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	5,747,576	4,863,922	3,986,606	3,115,628	2,250,990	1,384,012	522,078	338,529	1,200,592	2,056,144	2,905,185	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	32,298,855	30,213,112	28,141,827	26,084,998	24,042,627	22,010,880	19,992,650	17,988,913	15,999,670	14,024,919	12,064,661	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	24,022,389	21,962,308	19,916,720	17,885,623	15,869,020	13,866,911	11,873,034	9,886,108	7,913,780	5,956,048	4,012,912	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	19,247,293	17,330,629	15,423,953	13,521,378	11,632,466	9,757,218	7,895,633	6,047,711	4,213,452	2,390,914	562,713	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	16,371,477	14,528,338	12,698,302	10,881,370	9,077,541	7,286,815	5,509,192	3,744,672	1,980,546	221,820	1,546,896	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	14,447,254	12,661,957	10,889,390	9,129,552	7,382,445	5,648,066	3,926,418	2,203,336	487,263	1,234,483	2,950,588	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	9,616,228	7,975,536	6,346,639	4,729,539	3,110,071	1,497,969	103,757	1,716,222	3,317,160	4,931,779	6,534,081	
37 West Cross Industrial Estate	1,800	£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325	
38 Phoenix Business Park	260	£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
39 Kew Bridge District Centre	750	£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298	
40 EMC Tower	420	£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,866	687,467	
41 Lidl Feltham	220	£6,468,821	1,003,619	297,902	1,605,085	2,902,618	4,198,221	5,497,836	6,787,640	8,067,635	9,337,820	10,598,194	11,848,758	
42 Land at Hatton Fields	-	£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883	
43 MOD Feltham	1,370	£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	314,919	
44 Leisure West	310	£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	1,232,189	3,788,798	6,342,931	8,903,729	
45 Land south of West International	-	£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
46 34 Staines Road	120	£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550	
47 Hounslow Bus Garage	830	£10,165,290	23,412,897	16,280,569	9,178,638	2,127,989	4,945,706	11,999,803	19,075,359	26,139,746	33,151,217	40,109,770	47,015,407	
48 Sainsburys Chiswick	300	£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,738	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,585,950	2,457,875	2,330,673	2,204,342	2,078,884	1,954,297	1,830,582	1,707,738	1,585,767	1,464,667	1,344,439	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,598,998	2,470,882	2,343,639	2,217,267	2,091,767	1,967,139	1,843,382	1,720,497	1,598,484	1,477,343	1,357,074	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,662,297	1,557,182	1,452,794	1,349,135	1,246,203	1,144,000	1,042,524	941,776	841,755	742,464	643,899	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,605,481	2,477,346	2,350,080	2,223,688	2,098,166	1,973,517	1,849,739	1,726,833	1,604,799	1,483,637	1,363,346	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,439,499	1,341,444	1,244,072	1,147,381	1,051,373	956,047	861,402	767,440	674,158	581,560	489,643	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,605,833	2,477,697	2,350,432	2,224,039	2,098,517	1,973,868	1,850,091	1,727,184	1,605,150	1,483,988	1,363,698	
7 Small scheme - 8 flats (220 dph)	8	£321,544	853,900	764,237	675,211	586,820	499,065	411,947	325,465	239,617	154,407	69,832	14,322	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,607,814	2,479,671	2,352,399	2,225,998	2,100,470	1,975,813	1,852,028	1,729,115	1,607,074	1,485,904	1,365,806	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,106,911	3,844,280	3,583,468	3,324,476	3,067,303	2,811,950	2,558,417	2,306,704	2,056,809	1,808,735	1,562,481	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,511,946	6,191,605	5,873,443	5,557,460	5,243,658	4,932,034	4,622,590	4,315,325	4,010,239	3,707,334	3,406,607	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,687,928	3,439,333	3,192,471	2,947,343	2,703,949	2,462,289	2,222,362	1,984,170	1,747,712	1,512,987	-	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,683,752	2,456,047	2,229,941	2,005,438	1,782,535	1,561,234	1,341,534	1,123,436	906,938	692,042	478,747	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,506,270	2,276,112	2,047,577	1,820,667	1,595,380	1,371,718	1,149,680	929,266	710,476	493,309	277,768	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,185,968	1,965,940	1,747,470	1,530,559	1,315,206	1,101,411	889,174	678,495	469,375	261,813	55,809	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,971,363	1,758,090	1,546,332	1,336,088	1,127,359	920,144	714,443	510,257	307,585	106,427	94,639	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,432,648	1,236,273	1,041,303	847,737	655,575	464,818	275,466	87,518	100,537	288,501	475,039	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	9,359,768	8,756,132	8,158,679	7,561,412	6,970,329	6,383,430	5,800,715	5,222,184	4,647,837	4,077,675	3,511,697	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	9,473,516	8,869,503	8,269,673	7,674,027	7,082,566	6,495,289	5,912,196	5,333,288	4,758,563	4,188,022	3,621,666	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	8,968,791	8,393,963	7,823,118	7,256,256	6,693,377	6,134,482	5,579,570	5,028,640	4,481,694	3,938,732	3,399,752	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	8,611,571	8,044,649	7,481,710	6,912,753	6,357,780	5,804,790	5,257,784	4,706,761	4,159,782	3,610,738	3,061,747	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	5,539,612	5,011,798	4,487,714	3,967,360	3,450,736	2,937,640	2,428,643	1,918,850	1,412,820	910,552	412,047	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	4,784,393	4,280,024	3,779,231	3,282,017	2,788,379	2,294,438	1,803,785	1,316,742	833,307	353,481	124,607	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,073,043	3,591,263	3,116,603	2,647,741	2,183,485	1,726,410	1,276,515	833,800	398,265	30,547	458,147	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	2,857,189	2,414,052	1,977,574	1,547,751	1,124,585	708,076	298,224	106,572	509,162	904,993	1,294,064	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	17,556,413	16,428,464	15,308,696	14,196,560	13,092,238	11,995,732	10,906,119	9,822,490	8,746,696	7,678,739	6,618,617	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	13,283,073	12,168,226	11,061,215	9,962,039	8,870,700	7,787,195	6,711,526	5,643,693	4,583,695	3,531,523	2,487,207	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	10,768,712	9,730,954	8,700,533	7,677,448	6,661,699	5,653,287	4,652,212	3,658,474	2,672,071	1,693,005	715,135	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	9,266,814	8,275,267	7,290,756	6,313,283	5,342,847	4,379,488	3,423,085	2,473,759	1,531,472	585,579	358,957	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	8,263,160	7,302,428	6,348,533	5,401,476	4,461,257	3,527,874	2,601,329	1,681,622	758,081	161,021	1,084,666	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	5,747,576	4,863,922	3,986,066	3,115,628	2,250,990	1,384,012	522,078	338,529	1,200,592	2,056,144	2,905,185	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	32,298,855	30,213,112	28,141,827	26,084,998	24,042,627	22,010,880	19,992,650	17,988,913	15,999,870	14,024,919	12,064,661	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	24,022,389	21,962,308	19,916,720	17,885,623	15,869,020	13,866,911	11,873,034	9,886,108	7,913,780	5,956,048	4,012,912	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	19,247,293	17,330,629	15,423,953	13,521,378	11,632,466	9,757,218	7,895,633	6,047,711	4,213,452	2,390,914	562,713	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	16,371,477	14,528,338	12,698,302	10,881,370	9,077,541	7,286,815	5,509,192	3,744,672	1,980,546	221,820	1,546,896	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	14,447,254	12,661,957	10,889,390	9,129,552	7,382,445	5,648,068	3,926,418	2,203,336	487,263	1,234,483	2,950,588	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	9,616,228	7,975,536	6,346,639	4,729,339	3,110,071	1,497,369	103,757	1,716,222	3,317,160	4,931,779	6,534,081	
37 West Cross Industrial Estate	1,800	£74,758,905	174,593,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325	
38 Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
39 Kew Bridge District Centre	75	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298	
40 EMC Tower	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	687,467	
41 Lidl Feltham	220	£5,627,014	1,003,619	297,902	1,605,085	2,902,618	4,198,221	5,497,836	6,787,640	8,067,635	9,337,820	10,598,194	11,848,758	
42 Land at Hatton Fields	-	£453,376,584	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883	
43 M02 Feltham	1,370	£113,344,146	98,029,760	86,207,611	76,455,025	66,772,003	57,126,917	47,508,365	37,958,257	28,368,978	18,847,160	9,282,498	314,919	
44 Leisure West	310	£36,173,664	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	2,322,189	3,788,798	6,342,931	8,903,729	
45 Land south of West International	-	£115,755,724	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
46 34 Staines Road	120	£4,019,296	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550	
47 Hounslow Bus Garage	830	£8,842,451	23,412,897	16,280,569	9,178,638	2,127,989	4,945,706	11,999,803	19,075,359	26,139,746	33,351,217	40,109,770	47,015,407	
48 Sainsburys Chiswick	300	£14,469,465	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,950,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,743	

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

Sales value £17,948 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH								
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,799,292	2,659,808	2,521,274	2,383,690	2,247,056	2,111,372	1,976,638	1,842,854	1,710,020	1,578,136	1,447,201				
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,812,341	2,672,815	2,534,239	2,396,615	2,259,939	2,124,213	1,989,438	1,855,613	1,722,737	1,590,811	1,459,836				
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,843,638	1,728,825	1,614,806	1,501,581	1,389,150	1,277,514	1,166,672	1,056,624	947,371	838,912	731,247				
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,818,825	2,679,278	2,540,681	2,403,035	2,266,338	2,130,592	1,995,795	1,861,949	1,729,052	1,597,105	1,466,108				
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,610,173	1,502,991	1,396,553	1,290,860	1,185,911	1,081,707	978,247	875,532	773,561	672,335	571,852				
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,819,176	2,679,630	2,541,033	2,403,387	2,266,690	2,130,943	1,996,146	1,862,300	1,729,403	1,597,456	1,466,460				
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,013,907	915,687	818,162	721,331	625,195	529,753	435,006	340,955	247,597	154,934	62,965				
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,821,157	2,681,604	2,543,000	2,405,346	2,268,643	2,132,889	1,998,085	1,864,230	1,731,327	1,599,373	1,468,369				
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,560,264	4,273,387	3,988,495	3,705,589	3,424,669	3,145,735	2,868,786	2,593,824	2,320,847	2,049,856	1,780,851				
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	7,045,303	6,696,437	6,349,946	6,005,829	5,664,088	5,324,722	4,987,730	4,653,113	4,320,871	3,991,005	3,663,513				
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,377,228	4,103,422	3,831,511	3,561,494	3,293,372	3,027,144	2,762,812	2,500,374	2,239,831	1,981,182	1,724,429				
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	3,122,723	2,871,540	2,622,120	2,374,460	2,128,564	1,884,429	1,642,057	1,401,447	1,162,598	925,512	690,189				
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,919,419	2,667,165	2,416,686	2,167,982	1,921,054	1,675,902	1,432,525	1,190,924	951,098	713,046	476,771				
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,583,624	2,342,328	2,102,737	1,864,851	1,628,667	1,394,188	1,161,413	930,341	700,973	473,310	247,350				
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,358,690	2,124,703	1,892,372	1,661,697	1,432,679	1,205,316	979,610	755,561	533,167	312,431	93,350				
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,794,153	1,578,445	1,364,273	1,151,638	940,540	730,979	522,955	316,468	111,518	-	93,297	-	298,253		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	10,428,969	9,768,150	9,111,909	8,460,242	7,813,152	7,170,637	6,532,699	5,899,337	5,270,550	4,646,341	4,026,705				
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	10,542,718	9,881,522	9,224,902	8,572,858	7,925,390	7,282,497	6,644,180	6,010,441	5,381,277	4,756,688	4,136,675				
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	10,004,073	9,373,876	8,748,042	8,126,571	7,509,462	6,896,716	6,288,333	5,684,311	5,084,653	4,489,357	3,898,424				
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	7,846,854	7,224,562	6,606,634	5,993,069	5,383,865	4,779,024	4,178,547	3,582,431	2,990,678	2,403,288	1,820,259				
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	6,513,995	5,934,070	5,358,231	4,786,480	4,218,815	3,655,237	3,095,746	2,540,342	1,987,359	1,435,224	887,214				
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	5,722,237	5,167,710	4,617,104	4,070,419	3,527,656	2,988,814	2,453,816	1,918,080	1,386,301	858,479	334,614				
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,944,018	4,412,177	3,888,142	3,371,909	2,863,481	2,361,730	1,864,623	1,375,389	894,030	420,545	-	45,752			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	3,674,591	3,188,328	2,706,621	2,230,790	1,762,264	1,301,042	847,126	400,512	-	39,387	-	477,983	-	909,162	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	19,590,728	18,354,164	17,126,160	15,906,717	14,695,834	13,493,512	12,299,750	11,114,548	9,937,908	8,769,827	7,607,642				
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	15,336,369	14,111,709	12,895,638	11,688,153	10,489,258	9,298,950	8,117,231	6,944,099	5,779,556	4,623,600	3,476,232				
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	12,701,227	11,560,115	10,427,048	9,302,026	8,185,049	7,076,116	5,975,228	4,882,385	3,797,586	2,720,832	1,652,123				
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	11,126,860	10,035,835	8,952,528	7,876,940	6,809,070	5,748,920	4,696,488	3,651,775	2,614,779	1,585,503	554,896				
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	10,074,893	9,017,267	7,967,142	6,924,519	5,889,397	4,861,776	3,841,656	2,829,038	1,823,922	818,451	-	186,302			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	7,438,526	6,464,438	5,497,307	4,537,134	3,583,920	2,637,663	1,695,893	752,445	-	186,769	-	1,130,315	-	2,066,711	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	36,149,293	33,857,623	31,581,822	29,321,888	27,077,823	24,849,627	22,637,299	20,440,839	18,260,247	16,092,034	13,936,735				
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	27,908,968	25,641,026	23,389,002	21,152,896	18,932,706	16,728,434	14,540,078	12,367,640	10,203,872	8,047,374	5,906,913				
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	22,905,250	20,792,952	18,695,561	16,613,078	14,545,502	12,481,960	10,429,231	8,391,523	6,368,833	4,361,163	2,368,512				
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	19,903,017	17,884,107	15,879,496	13,875,801	11,885,386	9,909,379	7,947,781	6,000,591	4,067,809	2,142,838	216,113				
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	17,909,594	15,945,904	13,989,054	12,046,206	10,117,359	8,202,512	6,301,668	4,414,823	2,536,222	655,190	-	1,230,159			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	12,854,428	11,040,553	9,239,660	7,451,749	5,676,822	3,914,878	2,145,737	389,117	-	1,375,029	-	3,131,774	-	4,902,283	
37 West Cross Industrial Estate	1,800	£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325				
38 Phoenix Business Park	260	£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748				
39 Kew Bridge District Centre	750	£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	-	4,669,298			
40 EMC Tower	420	£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	-	687,467			
41 Lidl Feltham	220	£6,468,821	1,003,619	-	297,902	-	1,605,085	-	2,902,618	-	4,198,221	-	5,497,836	-	6,787,640	-	8,067,635
42 Land at Hatton Fields	-	£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883				
43 MOD Feltham	1,370	£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	-	314,919			
44 Leisure West	310	£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	-	1,232,189	-	3,788,798	-	6,342,931	-	8,903,729
45 Land south of West International	-	£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208				
46 34 Staines Road	120	£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550				
47 Hounslow Bus Garage	830	£10,165,290	23,412,897	16,280,569	9,178,638	-	2,127,989	-	4,945,706	-	11,999,803	-	19,075,359	-	26,139,746	-	47,015,407
48 Sainsburys Chiswick	300	£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,738				

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,799,292	2,659,808	2,521,274	2,383,690	2,247,056	2,111,372	1,976,638	1,842,854	1,710,020	1,578,136	1,447,201			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,812,341	2,672,815	2,534,239	2,396,615	2,259,939	2,124,213	1,989,438	1,855,613	1,722,737	1,590,811	1,459,836			
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,843,638	1,728,825	1,614,806	1,501,581	1,389,150	1,277,514	1,166,672	1,056,624	947,371	838,912	731,247			
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,818,825	2,679,278	2,540,681	2,403,035	2,266,338	2,130,592	1,995,795	1,861,949	1,729,052	1,597,105	1,466,108			
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,610,173	1,502,991	1,396,553	1,290,860	1,185,911	1,081,707	978,247	875,532	773,561	672,335	571,852			
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,819,176	2,679,630	2,541,033	2,403,387	2,266,690	2,130,943	1,996,146	1,862,300	1,729,403	1,597,456	1,466,460			
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,013,907	915,687	818,162	721,331	625,195	529,753	435,006	340,955	247,597	154,934	62,966			
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,821,157	2,681,604	2,543,000	2,405,346	2,268,643	2,132,889	1,998,085	1,864,230	1,731,327	1,599,373	1,468,369			
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,560,264	4,273,387	3,988,495	3,705,589	3,424,669	3,145,735	2,868,786	2,593,824	2,320,847	2,049,856	1,780,851			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	7,045,303	6,696,437	6,349,946	6,005,829	5,664,088	5,324,722	4,987,730	4,653,113	4,320,871	3,991,005	3,663,513			
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,377,228	4,103,422	3,831,511	3,561,494	3,293,372	3,027,144	2,762,812	2,500,374	2,239,831	1,981,182	1,724,429			
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	3,122,723	2,871,540	2,622,120	2,374,460	2,128,554	1,884,429	1,642,057	1,401,447	1,162,598	925,512	690,189			
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,919,419	2,667,165	2,416,686	2,167,982	1,921,054	1,675,902	1,432,525	1,190,924	951,098	713,046	476,771			
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,583,624	2,342,328	2,102,737	1,864,851	1,628,667	1,394,188	1,161,413	930,341	700,973	473,310	247,350			
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,358,690	2,124,703	1,892,372	1,661,697	1,432,679	1,205,316	979,610	755,561	533,167	312,431	93,350			
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,794,153	1,578,445	1,364,273	1,151,638	940,540	730,079	522,955	316,468	111,618	93,297	298,253			
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	10,428,969	9,768,150	9,111,909	8,460,242	7,813,152	7,170,637	6,532,699	5,899,337	5,270,550	4,646,341	4,026,706			
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	10,542,718	9,881,522	9,224,902	8,572,858	7,925,390	7,282,497	6,644,180	6,010,441	5,381,277	4,756,688	4,136,765			
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	10,004,073	9,373,876	8,748,042	8,126,571	7,509,462	6,896,716	6,288,333	5,684,311	5,084,653	4,489,357	3,898,424			
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	7,846,854	7,224,562	6,606,634	5,993,069	5,383,865	4,779,024	4,178,547	3,582,431	2,990,678	2,403,288	1,820,259			
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	6,513,995	5,934,070	5,358,231	4,786,480	4,218,815	3,655,237	3,095,746	2,540,342	1,987,359	1,435,224	887,214			
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	5,722,327	5,167,710	4,617,104	4,070,419	3,527,656	2,988,814	2,453,816	1,918,080	1,386,301	858,479	334,614			
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,944,018	4,412,177	3,888,142	3,371,909	2,863,481	2,361,730	1,864,623	1,375,389	894,030	420,545	45,752			
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,674,591	3,188,328	2,706,621	2,230,790	1,762,264	1,301,042	847,126	400,512	39,387	477,983	909,162			
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	19,590,728	18,354,164	17,126,160	15,906,717	14,695,834	13,493,512	12,299,750	11,114,548	9,937,908	8,769,827	7,607,642			
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	15,336,369	14,111,709	12,895,638	11,688,153	10,498,258	9,298,950	8,117,231	6,944,099	5,779,556	4,623,600	3,476,232			
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	12,701,227	11,560,115	10,427,048	9,302,026	8,185,049	7,076,116	5,975,228	4,882,365	3,797,586	2,720,832	1,652,123			
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	11,126,860	10,035,835	8,952,528	7,876,940	6,809,070	5,748,920	4,696,488	3,651,775	2,614,779	1,585,503	554,896			
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	10,074,893	9,017,267	7,967,142	6,924,519	5,889,397	4,861,776	3,841,656	2,829,038	1,823,922	818,451	186,302			
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	7,438,526	6,464,438	5,497,307	4,537,134	3,583,920	2,637,663	1,695,893	752,445	186,769	1,130,315	2,066,711			
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	36,149,293	33,857,623	31,581,822	29,321,888	27,077,623	24,849,627	22,637,299	20,440,839	18,260,247	16,092,034	13,936,735			
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	27,908,968	25,641,026	23,389,002	21,152,886	19,932,706	16,728,434	14,540,078	12,367,640	10,203,872	8,047,373	5,906,919			
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	22,905,250	20,792,952	18,695,561	16,613,078	14,545,502	12,481,960	10,429,231	8,391,523	6,368,833	4,361,163	2,368,512			
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	19,903,017	17,884,107	15,879,496	13,875,801	11,885,386	9,909,379	7,947,781	6,000,591	4,067,809	2,142,838	216,113			
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	17,909,594	15,945,904	13,989,054	12,046,206	10,117,359	8,202,512	6,301,668	4,414,823	2,536,222	655,190	1,230,159			
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	12,854,428	11,040,553	9,239,660	7,451,749	5,676,822	3,914,878	2,145,737	389,117	1,375,029	3,131,774	4,902,283			
West Cross Industrial Estate	1,800	£74,758,905	175,934,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,391,061	42,099,564	26,549,325			
Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748			
Kew Bridge District Centre	75	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298			
EMC Tower	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	687,467			
Lidl Feltham	220	£5,627,014	1,003,619	297,902	1,605,085	2,902,618	4,198,221	5,497,836	6,787,640	8,067,635	9,337,820	10,598,194	11,848,758			
Land at Hatton Fields	-	£453,376,584	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883			
M300 Feltham	1,370	£113,344,146	96,029,766	86,207,611	76,455,025	66,772,003	57,126,917	47,508,365	37,958,257	28,368,978	18,647,160	9,282,498	314,919			
Leisure West	310	£36,173,664	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	1,232,189	3,788,798	6,342,931	8,903,729			
Land south of West International	-	£115,755,724	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208			
46 Staines Road	120	£4,019,296	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,415,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550			
Hounslow Bus Garage	830	£8,842,451	23,412,897	16,280,569	9,178,638	2,127,989	4,945,706	11,999,803	19,075,359	26,139,746	33,515,217	40,109,770	47,015,407			
Sainsburys Chiswick	300	£14,469,465	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,950,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,743			

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

Sales value £8,311 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH			
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	3,012.635	2,861.740	2,711.875	2,563.038	2,415.229	2,268.447	2,122.694	1,977.970	1,834.273	1,691.604	1,549.964		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	3,025.683	2,874.747	2,724.841	2,575.962	2,428.112	2,281.289	2,135.494	1,990.728	1,846.990	1,704.280	1,562.599		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	2,024.980	1,900.467	1,776.816	1,654.026	1,532.096	1,411.027	1,290.819	1,171.472	1,052.986	935.360	818.595		
4 Small scheme - 8 flats (90 dph)	8	£831.706	3,032.167	2,881.211	2,731.283	2,582.383	2,434.511	2,287.667	2,141.852	1,997.063	1,853.304	1,710.573	1,568.870		
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,780.847	1,664.537	1,549.034	1,434.338	1,320.449	1,207.367	1,095.092	983.623	872.963	763.109	654.062		
6 Small scheme - 8 flats (190 dph)	8	£369,647	3,032.518	2,881.562	2,731.634	2,582.734	2,434.862	2,288.018	2,142.203	1,997.415	1,853.656	1,710.925	1,569.221		
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,173.914	1,067.136	961.112	855.842	751.324	647.559	544.549	442.291	340.786	240.035	140.037		
8 Small scheme - 8 flats (350 dph)	8	£184.823	3,034.500	2,883.536	2,733.601	2,584.694	2,436.815	2,289.963	2,144.141	1,999.346	1,855.579	1,712.841	1,571.131		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	5,013.618	4,702.494	4,393.523	4,086.704	3,782.035	3,479.519	3,179.156	2,880.944	2,584.884	2,290.976	1,999.220		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	7,578.660	7,201.269	6,826.449	6,454.199	6,084.519	5,717.409	5,352.870	4,990.902	4,631.503	4,274.676	3,920.418		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,816.199	4,518.916	4,223.689	3,930.517	3,639.400	3,350.340	3,063.335	2,778.385	2,495.491	2,214.654	1,935.871		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	3,561.694	3,287.033	3,014.297	2,743.484	2,474.592	2,207.625	1,942.580	1,679.458	1,418.259	1,158.983	901.631		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,332.568	3,058.218	2,785.795	2,515.298	2,246.729	1,980.086	1,715.370	1,452.581	1,191.720	932.784	675.775		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,981.280	2,718.718	2,458.005	2,199.142	1,942.129	1,686.965	1,433.651	1,182.187	932.572	684.807	438.892		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,746.017	2,491.314	2,238.410	1,987.305	1,737.998	1,490.489	1,244.778	1,000.865	758.751	518.434	279.916		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	2,155.659	1,920.616	1,687.242	1,455.539	1,225.504	997.140	770.445	545.419	322.063	100.375	-	121.468	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	11,498.171	10,780.170	10,067.137	9,359.072	8,655.975	7,957.846	7,264.684	6,576.490	5,893.264	5,215.006	4,541.715		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241.173	11,611.920	10,893.541	10,180.131	9,471.688	8,768.212	8,069.705	7,376.165	6,687.593	6,003.990	5,325.354	4,651.686		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	11,039.355	10,353.789	9,672.966	8,996.886	8,325.547	7,658.950	6,997.094	6,339.981	5,687.611	5,039.982	4,397.095		
20 Large scheme - 50 flats (90 dph)	50	£5,133.985	8,882.135	8,204.476	7,531.558	6,863.383	6,199.949	5,541.258	4,887.308	4,238.101	3,593.635	2,953.913	2,318.931		
21 Large scheme - 50 flats (170 dph)	50	£2,717.992	7,488.378	6,856.341	6,228.748	5,605.600	4,986.894	4,372.634	3,762.817	3,157.444	2,556.515	1,959.896	1,362.381		
22 Large scheme - 50 flats (190 dph)	50	£2,431.888	6,660.080	6,055.396	5,454.976	4,858.822	4,266.933	3,679.309	3,095.949	2,516.856	1,939.295	1,363.477	791.963		
23 Large scheme - 50 flats (220 dph)	50	£2,100.267	5,814.991	5,233.091	4,659.680	4,094.758	3,538.325	2,990.382	2,450.928	1,916.979	1,389.796	871.180	361.133		
24 Large scheme - 50 flats (350 dph)	50	£1,320.168	4,487.501	3,954.514	3,429.407	2,912.178	2,399.943	1,894.009	1,396.026	905.996	423.918	-	50.973	-	524.259
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201.676	21,625.043	20,279.681	18,943.624	17,616.874	16,299.429	14,991.292	13,692.459	12,402.933	11,122.713	9,851.798	8,590.190		
26 Large scheme - 100 flats (90 dph)	100	£10,267.970	17,389.666	16,055.193	14,730.061	13,414.269	12,107.816	10,810.705	9,522.935	8,244.505	6,975.415	5,715.666	4,465.258		
27 Large scheme - 100 flats (170 dph)	100	£5,435.984	14,633.742	13,389.276	12,153.564	10,926.605	9,708.398	8,498.944	7,298.244	6,106.296	4,923.101	3,748.659	2,582.970		
28 Large scheme - 100 flats (190 dph)	100	£4,863.775	12,986.906	11,796.402	10,614.299	9,440.596	8,275.294	7,118.391	5,969.890	4,829.789	3,698.087	2,574.767	1,459.887		
29 Large scheme - 100 flats (220 dph)	100	£4,200.533	11,886.625	10,732.105	9,585.750	8,447.560	7,317.536	6,195.678	5,081.983	3,976.455	2,879.092	1,789.895	701.361		
30 Large scheme - 100 flats (350 dph)	100	£2,640.335	9,129.477	8,064.954	7,008.008	5,958.640	4,916.851	3,882.638	2,856.004	1,836.947	814.625	-	204.485	-	1,228.238
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403.351	39,999.732	37,502.134	35,021.816	32,558.779	30,113.020	27,684.541	25,273.340	22,879.420	20,502.779	18,143.418	15,801.336		
32 Large scheme - 200 flats (90 dph)	200	£20,535.940	31,795.546	29,319.745	26,861.285	24,420.167	21,996.390	19,589.956	17,200.862	14,829.110	12,474.700	10,137.631	7,800.914		
33 Large scheme - 200 flats (170 dph)	200	£10,871.968	26,563.205	24,255.275	21,963.592	19,688.157	17,428.970	15,186.030	12,959.339	10,735.334	8,524.215	6,329.470	4,151.102		
34 Large scheme - 200 flats (190 dph)	200	£9,727.550	23,423.800	21,216.593	19,024.977	16,848.951	14,688.518	12,531.943	10,386.369	8,256.510	6,142.365	4,043.932	1,955.875		
35 Large scheme - 200 flats (220 dph)	200	£8,401.066	21,338.928	19,198.869	17,073.963	14,962.859	12,852.273	10,756.959	8,676.916	6,612.148	4,562.652	2,526.312	482.903		
36 Large scheme - 200 flats (350 dph)	200	£5,280.670	16,092.630	14,105.569	12,132.680	10,173.959	8,229.408	6,299.027	4,382.816	2,468.664	557.998	-	1,358.748	-	3,270.485
37 West Cross Industrial Estate	1,800	£85,942.909	174,539.643	159,796.980	145,096.467	130,478.312	115,941.621	101,430.123	86,963.642	72,381.347	57,397.061	42,099.564	26,549.325		
38 Phoenix Business Park	260	£14,785.877	39,726.937	36,981.623	34,255.008	31,547.773	28,859.917	26,191.441	23,542.343	20,912.625	18,302.266	15,711.327	13,139.748		
39 Kew Bridge District Centre	750	£17,465.817	69,535.021	61,915.792	54,350.755	46,839.912	39,383.260	31,980.802	24,622.123	17,252.442	9,937.523	2,677.366	-	4,669.298	
40 EMC Tower	420	£13,861.759	43,394.628	38,877.977	34,393.351	29,907.234	25,453.153	21,031.346	16,641.814	12,284.556	7,959.573	3,634.866	-	687.467	
41 Lidl Feltham	220	£6,468.821	1,003.619	-	297.902	-	1,605.085	-	2,902.618	-	4,198.221	-	5,497.838	-	6,787.640
42 Land at Hatton Fields	-	£521,202.155	38,003.633	38,003.657	38,003.682	38,003.707	38,003.732	38,003.758	38,003.783	38,003.807	38,003.832	38,003.857	38,003.883		
43 MOD Feltham	1,370	£130,300.539	96,029.760	86,207.611	76,455.025	66,772.003	57,126.176	47,508.365	37,958.257	28,388.978	18,847.160	9,282.498	-	314.919	
44 Leisure West	310	£41,585.278	16,809.539	14,192.643	11,593.937	9,013.422	6,451.098	3,877.902	1,322.916	-	1,232.189	-	3,788.798	-	8,903.729
45 Land south of West International	-	£133,072.891	20,784.957	20,784.982	20,785.007	20,785.032	20,785.058	20,785.082	20,785.107	20,785.132	20,785.157	20,785.183	20,785.208		
46 34 Staines Road	120	£4,620.586	8,272.880	7,489.810	6,712.277	5,940.279	5,173.817	4,412.891	3,657.502	2,907.648	2,163.329	1,424.547	687.550		
47 Hounslow Bus Garage	830	£10,165.290	23,412.897	16,280.569	9,178.638	-	2,127.989	-	4,945.706	-	11,999.803	-	19,075.359	-	26,139.746
48 Sainsburys Chiswick	300	£16,634.111	45,129.448	41,244.999	37,387.902	33,558.157	29,755.763	25,960.720	22,233.030	18,510.803	14,787.534	11,091.846	7,423.738		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607.718	3,012.635	2,861.740	2,711.875	2,563.038	2,415.229	2,268.447	2,122.694	1,977.970	1,834.273	1,691.604	1,549.964	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286.175	3,025.683	2,874.747	2,724.841	2,575.962	2,428.112	2,281.289	2,135.494	1,990.728	1,846.990	1,704.280	1,562.599	
3 Small scheme - 8 flats (70 dph)	8	£884.245	2,024.980	1,900.467	1,776.816	1,654.026	1,532.096	1,411.027	1,290.819	1,171.472	1,052.986	935.360	818.595	
4 Small scheme - 8 flats (90 dph)	8	£723.473	3,032.167	2,881.211	2,731.283	2,582.383	2,434.511	2,287.667	2,141.852	1,997.063	1,853.304	1,710.573	1,568.870	
5 Small scheme - 8 flats (170 dph)	8	£401.930	1,780.847	1,664.537	1,549.034	1,434.338	1,320.449	1,207.367	1,095.092	983.623	872.963	763.109	654.062	
6 Small scheme - 8 flats (190 dph)	8	£321.544	3,032.518	2,881.562	2,731.634	2,582.734	2,434.862	2,288.018	2,142.203	1,997.415	1,853.656	1,710.925	1,569.221	
7 Small scheme - 8 flats (220 dph)	8	£321.544	1,173.914	1,067.136	961.112	855.842	751.324	647.559	544.549	442.291	340.786	240.035	140.031	
8 Small scheme - 8 flats (350 dph)	8	£160.772	3,034.500	2,883.536	2,733.601	2,584.694	2,436.815	2,289.963	2,144.141	1,999.346	1,855.579	1,712.841	1,571.131	
9 Medium scheme - 20 houses (40 dph)	20	£4,019.296	5,013.618	4,702.949	4,393.523	4,086.704	3,782.035	3,479.519	3,179.156	2,880.944	2,584.884	2,290.976	1,999.220	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215.437	7,578.660	7,201.269	6,826.449	6,454.199	6,084.519	5,717.409	5,352.870	4,990.902	4,631.503	4,274.676	3,920.418	
11 Medium scheme - 20 flats (70 dph)	20	£2,296.741	4,816.199	4,518.916	4,223.689	3,930.517	3,639.400	3,350.340	3,063.335	2,778.385	2,495.491	2,214.654	1,935.871	
12 Medium scheme - 20 flats (90 dph)	20	£1,786.354	3,561.694	3,287.033	3,014.297	2,743.484	2,474.592	2,207.625	1,942.580	1,679.458	1,418.259	1,158.983	901.631	
13 Medium scheme - 20 flats (170 dph)	20	£945.717	3,332.568	3,058.218	2,785.795	2,515.298	2,246.729	1,980.086	1,715.370	1,452.581	1,191.720	932.784	675.775	
14 Medium scheme - 20 flats (190 dph)	20	£846.168	2,981.280	2,718.718	2,458.005	2,199.142	1,942.129	1,686.965	1,433.651	1,182.187	932.572	684.807	438.892	
15 Medium scheme - 20 flats (220 dph)	20	£730.781	2,746.017	2,491.314	2,238.410	1,987.305	1,737.998	1,490.489	1,244.778	1,000.865	758.751	518.434	279.916	
16 Medium scheme - 20 flats (350 dph)	20	£458.348	2,155.659	1,920.616	1,687.242	1,455.539	1,225.504	997.140	770.445	545.419	322.063	100.375	121.468	
17 Large scheme - 50 houses (40 dph)	50	£10,048.240	11,498.171	10,780.170	10,067.137	9,359.072	8,655.975	7,957.846	7,264.684	6,576.490	5,893.264	5,215.006	4,541.715	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038.592	11,611.920	10,893.541	10,180.131	9,471.688	8,768.212	8,069.705	7,376.165	6,687.593	6,003.990	5,325.354	4,651.686	
19 Large scheme - 50 flats (70 dph)	50	£5,741.851	11,039.355	10,353.789	9,672.966	8,996.886	8,325.547	7,658.950	6,997.094	6,339.981	5,687.611	5,039.982	4,397.095	
20 Large scheme - 50 flats (90 dph)	50	£4,465.884	8,882.135	8,204.476	7,531.558	6,863.383	6,199.949	5,541.258	4,887.308	4,238.101	3,593.635	2,953.913	2,318.931	
21 Large scheme - 50 flats (170 dph)	50	£2,364.292	7,488.378	6,856.341	6,228.748	5,605.600	4,986.894	4,372.634	3,762.817	3,157.444	2,556.515	1,959.896	1,362.381	
22 Large scheme - 50 flats (190 dph)	50	£2,115.419	6,660.080	6,055.396	5,454.976	4,858.822	4,260.933	3,679.309	3,095.949	2,516.856	1,939.295	1,363.477	791.963	
23 Large scheme - 50 flats (220 dph)	50	£1,826.953	5,814.991	5,233.091	4,659.680	4,094.758	3,538.325	2,990.382	2,450.928	1,916.979	1,389.796	871.180	361.133	
24 Large scheme - 50 flats (350 dph)	50	£1,148.370	4,487.501	3,954.514	3,429.407	2,912.178	2,399.943	1,894.009	1,396.026	905.996	423.918	50.973	524.259	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483.703	21,625.403	20,279.681	18,943.624	17,616.874	16,299.429	14,991.292	13,692.459	12,402.933	11,122.713	9,851.798	8,590.190	
26 Large scheme - 100 flats (90 dph)	100	£8,931.769	17,389.666	16,055.193	14,730.661	13,414.269	12,107.816	10,801.705	9,522.935	8,244.505	6,975.415	5,715.666	4,465.258	
27 Large scheme - 100 flats (170 dph)	100	£4,728.853	14,633.742	13,389.276	12,153.564	10,926.605	9,708.398	8,498.944	7,298.244	6,106.296	4,923.101	3,748.659	2,582.970	
28 Large scheme - 100 flats (190 dph)	100	£4,230.838	12,966.906	11,796.402	10,614.209	9,440.596	8,275.294	7,119.391	5,969.890	4,829.789	3,698.087	2,574.787	1,459.887	
29 Large scheme - 100 flats (220 dph)	100	£3,653.905	11,886.625	10,732.105	9,585.750	8,447.560	7,317.536	6,195.678	5,081.983	3,976.455	2,879.092	1,789.895	701.361	
30 Large scheme - 100 flats (350 dph)	100	£2,296.741	9,129.477	8,064.954	7,008.008	5,958.460	4,916.851	3,882.638	2,856.004	1,836.947	814.625	204.485	1,228.328	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967.405	39,999.732	37,502.134	35,021.816	32,558.779	30,113.020	27,684.541	25,273.340	22,879.420	20,502.779	18,143.418	15,801.336	
32 Large scheme - 200 flats (90 dph)	200	£17,863.538	31,795.546	29,319.745	26,861.285	24,420.167	21,996.390	19,589.956	17,200.862	14,829.110	12,474.700	10,137.631	7,800.919	
33 Large scheme - 200 flats (170 dph)	200	£9,457.167	26,563.205	24,255.275	21,963.592	19,688.157	17,428.970	15,186.030	12,959.339	10,735.334	8,524.215	6,329.470	4,151.102	
34 Large scheme - 200 flats (190 dph)	200	£8,461.676	23,423.800	21,216.593	19,024.977	16,848.951	14,688.518	12,531.943	10,386.369	8,256.510	6,142.365	4,043.932	1,955.875	
35 Large scheme - 200 flats (220 dph)	200	£7,307.811	21,338.928	19,198.869	17,073.963	14,962.859	12,852.273	10,756.959	8,676.916	6,612.148	4,562.652	2,526.312	482.903	
36 Large scheme - 200 flats (350 dph)	200	£4,593.481	16,092.630	14,105.569	12,132.680	10,173.959	8,229.408	6,299.027	4,382.816	2,468.684	557.998	1,358.748	3,270.485	
West Cross Industrial Estate	1,800	£74,758.905	174,539.634	159,796.980	145,096.467	130,478.312	115,941.621	101,430.123	86,963.642	72,381.347	57,397.061	42,099.564	26,549.325	
Phoenix Business Park	260	£12,861.747	39,726.937	36,981.623	34,255.008	31,547.773	28,859.917	26,191.441	23,542.343	20,912.625	18,302.286	15,711.327	13,139.748	
Kew Bridge District Centre	35	£15,192.939	69,535.021	61,915.792	54,350.755	46,839.912	39,383.260	31,980.802	24,622.123	17,252.442	9,937.523	2,677.366	4,669.298	
EMC Tower	420	£12,057.888	43,394.628	38,877.977	34,393.351	29,907.234	25,453.153	21,031.346	16,641.814	12,284.556	7,959.573	3,634.886	687.467	
Lidl Feltham	220	£5,627.014	1,003.619	297.902	1,605.085	2,902.618	4,198.221	5,497.836	6,787.640	8,067.635	9,337.820	10,598.194	11,848.758	
Land at Hatton Fields	-	£453,376.584	38,003.633	38,003.657	38,003.682	38,003.707	38,003.732	38,003.758	38,003.783	38,003.807	38,003.832	38,003.857	38,003.883	
M300 Feltham	1,370	£113,344.146	96,029.760	86,207.611	76,455.025	66,772.003	57,126.479	47,508.365	37,958.257	28,368.978	18,847.160	9,282.498	314.919	
Leisure West	310	£36,173.664	16,809.539	14,192.643	11,593.937	9,013.422	6,461.098	3,877.902	1,322.916	1,232.189	3,788.798	6,342.931	8,903.729	
Land south of West International	-	£115,755.724	20,784.957	20,784.982	20,785.007	20,785.032	20,785.058	20,785.082	20,785.107	20,785.132	20,785.157	20,785.183	20,785.208	
34 Staines Road	120	£4,019.296	8,272.880	7,489.810	6,712.277	5,940.279	5,173.817	4,405.981	3,657.502	2,907.648	2,163.329	1,424.547	687.550	
Hounslow Bus Garage	830	£8,842.451	23,412.897	16,280.569	9,178.638	2,127.989	4,945.706	11,999.803	19,075.359	26,139.746	33,351.217	40,109.770	47,015.407	
Sainsburys Chiswick	300	£14,469.465	45,129.448	41,244.999	37,387.902	33,558.157	29,755.763	25,980.720	22,233.030	18,510.803	14,787.534	11,091.846	7,423.730	

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,674 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	3,146,348	2,988,303	2,831,335	2,675,445	2,520,631	2,366,894	2,214,235	2,062,653	1,912,148	1,762,720	1,614,370
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	3,159,396	3,001,310	2,844,301	2,688,369	2,533,514	2,379,736	2,227,035	2,075,412	1,924,866	1,775,397	1,627,005
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	2,126,691	1,996,739	1,867,686	1,739,530	1,612,273	1,485,914	1,360,453	1,235,889	1,112,224	989,456	867,587
4 Small scheme - 8 flats (90 dph)	8	£831,706	3,165,880	3,007,773	2,850,742	2,694,789	2,539,913	2,386,114	2,233,393	2,081,748	1,931,180	1,781,690	1,633,277
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,871,891	1,750,713	1,630,374	1,510,875	1,392,217	1,274,399	1,157,422	1,041,284	925,989	811,532	697,916
6 Small scheme - 8 flats (190 dph)	8	£369,647	3,166,231	3,008,124	2,851,094	2,695,141	2,540,265	2,386,466	2,233,744	2,082,099	1,931,532	1,782,042	1,633,628
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,254,291	1,143,215	1,032,922	923,412	814,684	706,738	599,576	493,196	387,599	282,785	178,753
8 Small scheme - 8 flats (350 dph)	8	£184,823	3,168,213	3,010,098	2,853,061	2,697,101	2,542,217	2,388,411	2,235,682	2,084,030	1,933,455	1,783,958	1,635,537
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	5,267,897	4,943,174	4,620,697	4,300,464	3,982,477	3,666,735	3,353,238	3,041,986	2,732,979	2,426,217	2,121,701
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	7,912,943	7,517,674	7,125,098	6,735,215	6,348,025	5,963,528	5,581,723	5,202,611	4,826,193	4,452,467	4,081,434
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	5,056,484	4,746,351	4,438,360	4,132,514	3,828,811	3,527,252	3,227,837	2,930,564	2,635,436	2,342,452	2,051,611
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	3,603,294	3,326,409	3,051,463	2,778,454	2,507,385	2,238,252	1,971,060	1,705,804	1,442,487	1,181,109	921,668
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,547,032	3,261,212	2,977,397	2,695,588	2,415,784	2,137,987	1,862,194	1,588,407	1,316,624	1,046,849	779,077
14 Medium scheme - 20 flats (190 dph)	20	£972,755	3,180,251	2,907,047	2,635,766	2,366,408	2,098,971	1,833,458	1,569,867	1,308,200	1,048,454	790,631	534,731
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,934,658	2,669,868	2,406,944	2,145,888	1,886,700	1,629,378	1,373,924	1,120,337	868,617	618,765	370,780
16 Medium scheme - 20 flats (350 dph)	20	£528,067	2,318,479	2,074,728	1,832,707	1,592,414	1,353,851	1,117,018	881,912	648,537	416,890	186,973	41,844
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	12,079,079	11,330,010	10,586,122	9,847,415	9,113,889	8,385,543	7,662,378	6,944,393	6,231,591	5,523,968	4,821,525
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	12,192,828	11,443,381	10,699,116	9,960,030	9,226,126	8,497,403	7,773,860	7,055,497	6,342,316	5,634,315	4,931,495
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	11,587,295	10,872,425	10,162,498	9,457,515	8,757,474	8,062,375	7,372,219	6,687,007	6,006,736	5,331,409	4,661,025
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	9,430,076	8,723,112	8,021,090	7,324,012	6,631,876	5,944,684	5,262,434	4,585,126	3,912,762	3,245,340	2,582,861
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	7,975,419	7,317,335	6,663,873	6,015,034	5,370,817	4,731,222	4,096,250	3,465,900	2,840,172	2,219,068	1,599,226
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	7,110,582	6,481,805	5,857,457	5,237,539	4,622,052	4,010,994	3,404,367	2,802,171	2,204,126	1,605,322	1,010,989
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	6,221,303	5,616,049	5,019,605	4,431,968	3,853,141	3,283,124	2,721,915	2,168,822	1,620,330	1,080,729	550,019
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	4,835,747	4,282,745	3,737,896	3,201,199	2,672,101	2,147,083	1,630,294	1,121,734	621,402	129,299	359,986
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	22,700,261	21,297,395	19,904,228	18,520,762	17,146,995	15,782,929	14,428,562	13,083,896	11,748,929	10,423,663	9,108,097
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	18,469,231	17,077,022	15,694,548	14,321,810	12,958,809	11,605,544	10,262,014	8,928,221	7,604,164	6,289,843	4,985,259
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	15,592,525	14,296,783	13,010,145	11,732,611	10,464,181	9,204,856	7,954,635	6,713,518	5,481,506	4,258,597	3,044,794
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	13,873,220	12,635,315	11,406,136	10,185,681	8,973,951	7,770,947	6,576,668	5,391,114	4,214,285	3,046,181	1,886,803
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	12,724,627	11,525,289	10,334,423	9,152,030	7,978,110	6,812,662	5,655,686	4,507,183	3,367,152	2,235,594	1,110,043
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	9,846,696	8,743,814	7,648,774	6,561,575	5,482,215	4,410,697	3,347,018	2,291,180	1,237,447	184,712	873,210
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	41,996,452	39,392,068	36,805,694	34,237,332	31,686,981	29,154,641	26,640,312	24,143,995	21,665,689	19,205,394	16,763,109
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	33,800,124	31,217,114	28,652,182	26,105,325	23,576,544	21,065,840	18,573,212	16,098,661	13,642,184	11,203,785	8,774,567
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	28,339,160	25,936,249	23,550,236	21,181,122	18,828,907	16,493,590	14,175,172	11,869,041	9,566,776	7,281,544	5,013,343
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	25,062,582	22,767,729	20,489,069	18,226,601	15,980,325	13,747,728	11,516,866	9,302,323	7,104,099	4,922,194	2,756,088
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	22,886,261	20,663,447	18,456,356	16,264,984	14,081,020	11,904,624	9,744,072	7,599,365	5,470,502	3,357,482	1,243,085
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	17,420,113	15,362,057	13,318,657	11,289,914	9,275,828	7,276,396	5,291,621	3,319,640	1,340,559	633,204	2,612,360
37 West Cross Industrial Estate	1,800	£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325
38 Phoenix Business Park	260	£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748
39 Kew Bridge District Centre	750	£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298
40 EMC Tower	420	£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	687,467
41 Lidl Feltham	220	£6,468,821	1,003,619	297,902	1,605,085	2,902,618	4,198,221	5,497,836	6,787,640	8,067,635	9,337,820	10,598,194	11,848,758
42 Land at Hatton Fields	-	£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883
43 MOD Feltham	1,370	£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	314,919
44 Leisure West	310	£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	1,232,189	3,788,798	6,342,931	8,903,729
45 Land south of West International	-	£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208
46 34 Staines Road	120	£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550
47 Hounslow Bus Garage	830	£10,165,290	23,412,897	16,280,569	9,178,638	2,127,989	4,945,706	11,999,803	19,075,359	26,139,746	33,151,217	40,109,770	47,015,407
48 Sainsburys Chiswick	300	£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,960,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,738

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	3,146,348	2,988,303	2,831,335	2,675,445	2,520,631	2,366,894	2,214,235	2,062,653	1,912,148	1,762,720	1,614,370	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	3,159,396	3,001,310	2,844,301	2,688,369	2,533,514	2,379,736	2,227,035	2,075,412	1,924,866	1,775,397	1,627,005	
3 Small scheme - 8 flats (70 dph)	8	£884,245	2,126,691	1,996,739	1,867,686	1,739,530	1,612,273	1,485,914	1,360,453	1,235,889	1,112,224	989,456	867,587	
4 Small scheme - 8 flats (90 dph)	8	£723,473	3,165,880	3,007,773	2,850,742	2,694,789	2,539,913	2,386,114	2,233,393	2,081,748	1,931,180	1,781,690	1,633,277	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,871,891	1,750,713	1,630,374	1,510,875	1,392,217	1,274,399	1,157,422	1,041,284	925,989	811,532	697,916	
6 Small scheme - 8 flats (190 dph)	8	£321,544	3,166,231	3,008,124	2,851,094	2,695,141	2,540,265	2,386,466	2,233,744	2,082,099	1,931,532	1,782,042	1,633,628	
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,254,291	1,143,215	1,032,922	923,412	814,684	706,738	599,576	493,196	387,599	282,785	178,753	
8 Small scheme - 8 flats (350 dph)	8	£160,772	3,168,213	3,010,098	2,853,061	2,697,101	2,542,217	2,388,411	2,235,682	2,084,030	1,933,455	1,783,958	1,635,537	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	5,667,897	4,943,174	4,620,697	4,300,464	3,982,477	3,666,735	3,353,238	3,041,986	2,732,979	2,426,217	2,121,701	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	7,162,943	7,517,674	7,125,098	6,735,215	6,348,025	5,963,528	5,581,723	5,202,611	4,826,193	4,452,467	4,081,434	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	5,056,484	4,746,351	4,438,360	4,132,514	3,828,811	3,527,252	3,227,837	2,930,564	2,635,436	2,342,452	2,051,611	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	3,603,294	3,326,409	3,051,463	2,778,454	2,507,385	2,238,253	1,971,060	1,705,804	1,442,487	1,181,109	921,668	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	3,547,032	3,261,212	2,977,397	2,695,588	2,415,784	2,137,987	1,862,194	1,588,407	1,316,624	1,046,849	779,077	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	3,180,251	2,907,047	2,635,766	2,366,408	2,098,971	1,833,458	1,569,867	1,308,200	1,048,454	790,631	534,731	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,934,658	2,669,868	2,406,944	2,145,888	1,886,700	1,628,378	1,373,924	1,120,337	868,617	618,765	370,780	
16 Medium scheme - 20 flats (350 dph)	20	£459,348	2,318,479	2,074,728	1,832,707	1,592,414	1,353,851	1,117,018	881,912	648,537	416,890	186,973	- 41,844	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	12,079,079	11,330,010	10,586,122	9,847,415	9,113,889	8,385,543	7,662,378	6,944,393	6,231,591	5,523,668	4,821,525	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	12,192,828	11,443,381	10,699,116	9,960,030	9,226,126	8,497,403	7,773,860	7,055,497	6,342,316	5,634,315	4,931,495	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	11,587,299	10,872,425	10,162,498	9,457,515	8,757,474	8,062,375	7,372,219	6,687,007	6,006,736	5,331,409	4,661,025	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	9,430,076	8,723,112	8,021,090	7,324,012	6,631,876	5,944,684	5,262,434	4,585,126	3,912,762	3,245,340	2,582,861	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	7,975,419	7,317,335	6,663,873	6,015,034	5,370,817	4,731,222	4,096,250	3,465,900	2,840,172	2,219,068	1,599,226	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	7,110,582	6,481,805	5,857,457	5,237,539	4,622,052	4,010,994	3,404,367	2,802,171	2,204,126	1,605,322	1,010,989	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	6,221,303	5,616,049	5,019,605	4,431,968	3,853,141	3,283,124	2,721,915	2,168,822	1,620,330	1,080,729	- 550,019	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	4,835,747	4,282,745	3,737,896	3,201,199	2,672,101	2,147,083	1,630,294	1,121,734	621,402	129,299	- 359,986	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	22,700,261	21,297,395	19,904,228	18,520,762	17,146,995	15,782,929	14,428,562	13,083,896	11,748,929	10,423,663	9,108,097	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	18,469,231	17,077,022	15,694,548	14,321,810	12,958,809	11,605,540	10,262,014	8,928,221	7,604,164	6,289,843	4,985,259	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	15,592,525	14,296,783	13,010,145	11,732,611	10,464,181	9,204,856	7,954,635	6,713,518	5,481,506	4,258,597	3,034,794	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	13,873,220	12,635,315	11,406,136	10,185,681	8,973,951	7,770,947	6,576,668	5,391,114	4,214,285	3,046,181	1,886,803	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	12,724,627	11,525,289	10,334,423	9,152,030	7,978,110	6,812,662	5,655,866	4,507,183	3,367,152	2,235,594	1,110,043	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	9,846,696	8,743,814	7,648,774	6,561,575	5,482,215	4,401,697	3,347,018	2,291,180	1,237,447	184,712	- 873,210	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	41,996,452	39,392,068	36,805,694	34,237,332	31,686,981	29,154,641	26,640,312	24,143,995	21,685,689	19,205,394	16,763,109	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	33,800,124	31,217,114	28,652,182	26,105,325	23,576,544	21,065,840	18,573,212	16,098,661	13,642,184	11,201,785	8,774,567	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	28,339,160	26,936,249	23,550,236	21,181,122	18,828,907	16,493,590	14,175,172	11,869,041	9,566,776	7,288,544	5,013,343	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	25,052,582	22,767,729	20,489,069	18,226,601	15,980,325	13,747,628	11,516,866	9,302,323	7,104,099	4,922,194	2,756,608	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	22,886,261	20,663,447	18,456,356	16,264,984	14,081,020	11,904,724	9,744,072	7,599,365	5,470,502	3,357,482	1,243,085	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	17,420,113	15,362,057	13,318,657	11,289,914	9,275,828	7,276,396	5,291,621	3,319,640	1,340,559	- 633,204	- 2,612,360	
37 West Cross Industrial Estate	1,800	£74,758,905	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325	
38 Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
39 Kew Bridge District Centre	750	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	38,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	- 4,669,298	
40 EMC Work	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	- 687,467	
41 Lidl Feltham	220	£5,627,014	1,003,619	- 297,902	- 1,605,085	- 2,902,618	- 4,198,221	- 5,497,836	- 6,787,640	- 8,067,635	- 9,357,820	- 10,648,194	- 11,848,758	
42 Land at Hatton Fields	-	£453,376,584	38,003,633	38,003,637	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883	
43 MOD Feltham	1,370	£113,344,146	96,029,760	86,001,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	- 314,919	
44 Leisure West	310	£36,173,664	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	- 1,232,189	- 3,788,798	- 6,342,931	- 8,903,729	
45 Land south of West International	-	£115,755,724	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,083	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
46 34 Staines Road	120	£4,019,296	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,646	2,163,329	1,428,547	687,590	
47 Hounslow Bus Garage	830	£8,842,451	23,412,897	16,280,569	9,176,638	- 2,127,989	- 4,945,706	- 11,999,803	- 19,075,359	- 26,139,746	- 33,512,174	- 40,109,770	- 47,015,407	
48 Sainsbury's Chiswick	300	£14,469,465	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,773	

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,037 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	3,359,690	3,190,236	3,021,936	2,854,792	2,688,803	2,523,970	2,360,292	2,197,769	2,036,401	1,876,189	1,717,133				
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	3,372,739	3,203,243	3,034,901	2,867,716	2,701,686	2,536,811	2,373,092	2,210,528	2,049,118	1,888,865	1,729,767				
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	2,308,033	2,168,383	2,029,697	1,891,976	1,755,220	1,619,427	1,484,600	1,350,736	1,217,839	1,085,904	954,935				
4 Small scheme - 8 flats (90 dph)	8	£831,706	3,379,223	3,209,705	3,041,343	2,874,137	2,708,085	2,543,189	2,379,448	2,216,864	2,055,433	1,895,159	1,736,039				
5 Small scheme - 8 flats (170 dph)	8	£462,059	2,042,566	1,912,259	1,782,854	1,654,353	1,526,755	1,400,060	1,274,267	1,149,377	1,025,390	902,306	780,126				
6 Small scheme - 8 flats (190 dph)	8	£369,647	3,379,575	3,210,057	3,041,695	2,874,488	2,708,437	2,543,541	2,379,801	2,217,215	2,055,785	1,895,510	1,736,391				
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,414,298	1,294,664	1,175,873	1,057,922	940,813	824,544	709,118	594,532	480,788	367,886	255,825				
8 Small scheme - 8 flats (350 dph)	8	£184,823	3,381,556	3,212,031	3,043,662	2,876,448	2,710,389	2,545,486	2,381,738	2,219,145	2,057,708	1,897,426	1,738,299				
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	5,721,250	5,372,281	5,025,724	4,681,578	4,339,843	4,000,520	3,663,607	3,329,106	2,997,017	2,667,337	2,340,070				
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	8,446,299	8,022,506	7,601,601	7,183,584	6,768,455	6,356,216	5,946,864	5,540,400	5,136,825	4,736,138	4,338,340				
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	5,495,455	5,161,845	4,830,538	4,501,537	4,174,840	3,850,447	3,528,359	3,208,576	2,891,097	2,575,922	2,263,053				
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	4,042,264	3,741,903	3,443,640	3,147,478	2,853,413	2,561,448	2,271,582	1,983,816	1,698,148	1,414,579	1,133,110				
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,960,181	3,652,265	3,346,505	3,042,904	2,741,458	2,442,170	2,145,039	1,850,064	1,557,246	1,266,586	978,082				
14 Medium scheme - 20 flats (190 dph)	20	£972,755	3,577,906	3,283,435	2,991,033	2,700,698	2,412,433	2,126,236	1,842,106	1,560,045	1,280,053	1,002,128	726,272				
15 Medium scheme - 20 flats (220 dph)	20	£840,107	3,321,985	3,036,480	2,752,984	2,471,496	2,192,019	1,914,551	1,639,091	1,365,641	1,094,201	824,769	557,347				
16 Medium scheme - 20 flats (350 dph)	20	£528,067	2,679,984	2,416,900	2,155,677	1,896,316	1,638,817	1,383,178	1,129,402	877,487	627,435	379,243	132,913				
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	13,148,280	12,342,030	11,541,351	10,746,245	9,956,712	9,172,750	8,394,363	7,621,546	6,854,304	6,092,633	5,336,535				
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	13,262,029	12,455,401	11,654,344	10,858,861	10,068,949	9,284,610	8,505,844	7,732,650	6,965,029	6,202,980	5,446,505				
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	12,622,576	11,852,339	11,087,423	10,327,829	9,573,558	8,824,608	8,080,981	7,342,677	6,609,695	5,882,034	5,159,696				
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	10,465,357	9,703,025	8,946,014	8,194,327	7,447,961	6,706,917	5,971,195	5,240,796	4,515,719	3,795,964	3,081,532				
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	8,949,802	8,239,606	7,534,391	6,834,154	6,138,896	5,448,618	4,763,321	4,083,002	3,407,662	2,737,303	2,071,923				
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	8,048,426	7,369,491	6,695,330	6,025,942	5,361,328	4,701,488	4,046,422	3,396,131	2,750,613	2,109,869	1,468,338				
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	7,092,278	6,436,963	5,791,143	5,154,817	4,527,987	3,910,650	3,302,808	2,704,460	2,115,606	1,531,363	956,216				
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	5,648,657	5,048,931	4,457,998	3,875,858	3,302,511	2,737,956	2,179,195	1,627,217	1,084,115	549,891	24,542				
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	24,734,576	23,222,911	21,721,692	20,230,918	18,750,591	17,280,708	15,821,271	14,372,280	12,933,734	11,505,634	10,087,979				
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	20,509,675	19,013,568	17,527,908	16,047,924	14,577,367	13,117,299	11,667,718	10,228,626	8,800,024	7,381,910	5,974,284				
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	17,525,040	16,125,944	14,736,660	13,357,189	11,987,530	10,627,685	9,277,651	7,937,429	6,607,021	5,286,424	3,975,641				
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	15,733,265	14,395,883	13,067,907	11,749,337	10,440,175	9,140,419	7,850,071	6,569,128	5,297,593	4,035,465	2,782,743				
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	14,536,359	13,240,127	11,953,032	10,675,073	9,406,250	8,146,564	6,896,013	5,654,600	4,422,322	3,199,181	1,985,177				
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	11,537,646	10,344,330	9,159,475	7,983,081	6,815,146	5,655,670	4,504,656	3,362,102	2,228,008	1,096,628	34,737				
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	45,846,891	43,036,579	40,245,689	37,474,222	34,722,177	31,989,555	29,276,355	26,582,577	23,908,220	21,253,287	18,617,776				
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	37,674,553	34,894,394	32,124,464	29,372,596	26,640,229	23,927,362	21,233,995	18,560,130	15,905,765	13,270,900	10,655,535				
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	31,997,115	29,398,572	26,818,267	24,256,201	21,712,375	19,186,788	16,679,439	14,190,330	11,719,459	9,249,851	6,795,931				
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	28,583,364	26,100,215	23,634,549	21,186,365	18,755,663	16,342,443	13,946,705	11,558,242	9,178,654	6,816,690	4,472,350				
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	26,315,595	23,909,376	21,520,134	19,147,871	16,792,585	14,454,277	12,119,322	9,796,689	7,491,172	5,202,770	2,931,483				
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	20,626,009	18,412,116	16,211,678	14,012,124	11,828,414	9,660,545	7,508,520	5,372,338	3,251,999	1,122,693	1,006,626				
37 West Cross Industrial Estate	1,800	£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325				
38 Phoenix Business Park	260	£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748				
39 Kew Bridge District Centre	750	£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298				
40 EMC Tower	420	£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	687,467				
41 Lidl Feltham	220	£6,468,821	1,003,619	297,902	1,605,085	2,902,618	4,198,221	5,497,838	6,787,640	8,067,635	9,337,820	10,598,194	11,848,758				
42 Land at Hatton Fields	-	£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883				
43 MOD Feltham	1,370	£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	314,919				
44 Leisure West	310	£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	1,232,189	3,788,798	6,342,931	8,903,729				
45 Land south of West International	-	£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208				
46 34 Staines Road	120	£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550				
47 Hounslow Bus Garage	830	£10,165,290	23,412,897	16,280,569	9,178,638	2,127,989	4,945,706	11,999,803	19,075,359	26,139,746	33,151,217	40,109,770	47,015,407				
48 Sainsburys Chiswick	300	£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,737				

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	3,359,690	3,190,236	3,021,936	2,854,792	2,688,803	2,523,970	2,360,292	2,197,769	2,036,401	1,876,189	1,717,133
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	3,372,739	3,203,243	3,034,901	2,867,716	2,701,686	2,536,811	2,373,092	2,210,528	2,049,118	1,888,865	1,729,767
3 Small scheme - 8 flats (70 dph)	8	£884,245	2,308,033	2,168,383	2,029,697	1,891,976	1,755,220	1,619,427	1,484,600	1,350,736	1,217,839	1,085,904	954,935
4 Small scheme - 8 flats (90 dph)	8	£723,473	3,379,223	3,209,705	3,041,343	2,874,137	2,708,085	2,543,189	2,379,448	2,216,864	2,055,433	1,895,159	1,736,039
5 Small scheme - 8 flats (170 dph)	8	£401,930	2,042,566	1,912,259	1,782,854	1,654,353	1,526,755	1,400,060	1,274,267	1,149,377	1,025,390	902,306	780,126
6 Small scheme - 8 flats (190 dph)	8	£321,544	3,379,575	3,210,057	3,041,695	2,874,488	2,708,437	2,543,541	2,379,801	2,217,215	2,055,785	1,895,510	1,736,391
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,414,298	1,294,664	1,175,873	1,057,922	940,813	824,544	709,118	594,532	480,788	367,886	255,825
8 Small scheme - 8 flats (350 dph)	8	£160,772	3,381,556	3,212,031	3,043,662	2,876,448	2,709,389	2,545,486	2,381,738	2,219,145	2,057,708	1,897,426	1,738,299
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	5,721,250	5,372,281	5,025,724	4,681,578	4,339,843	4,000,520	3,663,607	3,329,106	2,997,017	2,667,337	2,340,070
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	8,446,299	8,022,506	7,601,601	7,183,584	6,768,455	6,356,216	5,946,864	5,540,400	5,136,825	4,736,138	4,338,340
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	5,495,455	5,161,845	4,830,538	4,501,537	4,174,840	3,850,447	3,528,359	3,206,576	2,891,097	2,575,922	2,263,053
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	4,042,264	3,741,903	3,443,640	3,147,478	2,853,413	2,561,448	2,271,582	1,983,816	1,698,148	1,414,579	1,133,110
13 Medium scheme - 20 flats (170 dph)	20	£945,717	3,960,181	3,652,265	3,346,505	3,042,904	2,741,458	2,442,170	2,145,039	1,850,064	1,557,246	1,266,598	978,082
14 Medium scheme - 20 flats (190 dph)	20	£846,168	3,577,906	3,283,435	2,991,033	2,700,698	2,412,433	2,126,236	1,842,106	1,560,045	1,280,053	1,002,128	726,272
15 Medium scheme - 20 flats (220 dph)	20	£730,781	3,321,985	3,036,480	2,752,984	2,471,496	2,192,019	1,914,551	1,639,091	1,365,641	1,094,204	824,769	557,347
16 Medium scheme - 20 flats (350 dph)	20	£458,348	2,679,984	2,416,900	2,155,677	1,896,316	1,638,817	1,383,178	1,129,402	877,487	627,435	379,243	132,913
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	13,148,280	12,342,030	11,541,351	10,746,245	9,956,712	9,172,750	8,394,363	7,621,546	6,854,304	6,092,633	5,336,535
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	13,622,029	12,455,401	11,654,344	10,858,861	10,068,949	9,284,610	8,505,844	7,732,650	6,965,029	6,202,980	5,446,505
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	12,622,576	11,852,339	11,087,423	10,327,829	9,573,558	8,824,608	8,080,981	7,342,677	6,609,695	5,882,034	5,159,696
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	10,465,357	9,703,025	8,946,014	8,194,327	7,447,961	6,706,917	5,971,195	5,240,796	4,515,719	3,795,964	3,081,532
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	8,949,802	8,239,606	7,534,391	6,834,154	6,138,896	5,448,618	4,763,321	4,083,002	3,407,662	2,737,303	2,071,923
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	8,048,426	7,369,491	6,695,330	6,025,941	5,361,328	4,701,488	4,046,422	3,396,131	2,750,613	2,109,869	1,468,338
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	7,092,278	6,436,963	5,791,143	5,154,817	4,527,987	3,910,650	3,302,808	2,704,460	2,115,606	1,531,363	956,216
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	5,648,657	5,048,931	4,457,998	3,875,858	3,302,511	2,737,956	2,179,195	1,627,217	1,084,115	549,891	24,542
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	24,734,576	23,222,911	21,721,692	20,230,918	18,750,591	17,280,708	15,821,271	14,372,280	12,933,734	11,505,634	10,087,979
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	20,509,675	19,013,568	17,527,908	16,047,924	14,577,367	13,117,299	11,667,718	10,228,626	8,800,024	7,381,910	5,974,284
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	17,525,400	16,125,944	14,736,660	13,357,189	11,987,530	10,627,685	9,277,651	7,937,429	6,607,021	5,286,424	3,976,641
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	15,733,265	14,395,883	13,067,907	11,749,337	10,440,175	9,140,419	7,850,071	6,569,128	5,297,593	4,035,465	2,782,743
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	14,536,359	13,240,127	11,953,032	10,675,073	9,406,250	8,146,564	6,896,013	5,654,600	4,422,322	3,199,181	1,985,177
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	11,537,646	10,344,330	9,159,475	7,983,081	6,815,146	5,655,670	4,504,656	3,362,102	2,228,008	1,096,628	- 34,737
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	45,846,891	43,036,579	40,245,689	37,474,222	34,722,177	31,989,555	29,276,355	26,562,577	23,908,220	21,253,287	18,617,776
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	37,674,553	34,894,394	32,124,646	29,372,596	26,640,229	23,927,362	21,233,995	18,560,130	15,905,765	13,270,990	10,655,533
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	31,997,115	29,398,572	26,818,267	24,256,201	21,712,375	19,166,748	16,679,439	14,190,330	11,719,459	9,240,851	6,795,931
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	28,583,364	26,100,215	23,634,549	21,186,365	18,755,663	16,342,443	13,946,705	11,558,242	9,178,654	6,816,690	4,472,350
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	26,315,595	23,909,376	21,520,134	19,147,871	16,792,558	14,454,277	12,119,322	9,796,689	7,491,172	5,202,770	2,931,483
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	20,626,009	18,412,116	16,211,678	14,012,124	11,828,414	9,660,545	7,508,520	5,372,338	3,251,999	1,122,693	- 1,006,626
37 West Cross Industrial Estate	1,800	£74,758,905	174,539,634	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325
38 Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748
39 Kew Bridge District Centre	75	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	- 4,669,298
40 EMC Tower	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	- 687,467
41 Lidl Feltham	220	£5,627,014	1,003,619	- 297,902	- 1,605,085	- 2,902,618	- 4,198,221	- 5,497,836	- 6,787,640	- 8,067,635	- 9,337,820	- 10,598,194	- 11,848,758
42 Land at Hatton Fields	-	£453,376,584	38,003,633	- 38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883
43 Moud Feltham	1,370	£113,344,146	96,029,766	86,207,611	76,455,025	66,772,003	57,126,716	47,508,365	37,958,257	28,368,978	18,847,160	9,282,498	- 314,919
44 Leisure West	310	£36,173,664	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	- 1,232,189	- 3,788,798	- 6,342,931	- 8,903,729
45 Land south of West International	-	£115,755,724	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208
46 34 Staines Road	120	£4,019,296	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,405,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550
47 Hounslow Bus Garage	830	£8,842,451	23,412,897	16,280,569	9,178,638	2,127,989	- 4,945,706	- 11,999,803	- 19,075,359	- 26,139,746	- 33,517,214	- 40,109,770	- 47,015,407
48 Sainsburys Chiswick	300	£14,469,465	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,900,720	22,330,038	18,510,803	14,787,534	11,091,846	7,423,703

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

Sales value £9,400 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	3,573,034	3,392,169	3,212,537	3,034,140	2,856,975	2,681,045	2,506,347	2,332,885	2,160,654	1,989,658	1,819,894	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	3,586,082	3,405,176	3,225,503	3,047,064	2,869,858	2,693,886	2,519,148	2,345,643	2,173,372	2,002,334	1,832,529	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	2,489,374	2,340,026	2,191,708	2,044,421	1,898,166	1,752,941	1,608,748	1,465,585	1,323,453	1,182,353	1,042,283	
4 Small scheme - 8 flats (90 dph)	8	£831,706	3,592,565	3,411,638	3,231,945	3,053,485	2,876,257	2,700,264	2,525,505	2,351,978	2,179,686	2,008,627	1,838,802	
5 Small scheme - 8 flats (170 dph)	8	£462,059	2,213,240	2,073,805	1,935,335	1,797,831	1,661,293	1,525,719	1,391,112	1,257,469	1,124,793	993,081	862,336	
6 Small scheme - 8 flats (190 dph)	8	£369,647	3,592,917	3,411,990	3,232,296	3,053,836	2,876,609	2,700,616	2,525,856	2,352,330	2,180,037	2,008,978	1,839,153	
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,574,306	1,446,115	1,318,824	1,192,432	1,066,941	942,351	818,659	695,869	573,978	452,987	332,896	
8 Small scheme - 8 flats (350 dph)	8	£184,823	3,594,898	3,413,964	3,234,263	3,055,796	2,878,561	2,702,561	2,527,795	2,354,261	2,181,961	2,010,894	1,841,062	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	6,174,603	5,801,389	5,430,752	5,062,692	4,697,209	4,334,304	3,973,976	3,616,226	3,261,053	2,908,458	2,558,440	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	8,979,656	8,527,338	8,078,103	7,631,953	7,188,886	6,748,904	6,312,005	5,878,188	5,447,457	5,019,809	4,595,246	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	5,934,426	5,577,339	5,222,716	4,870,560	4,520,868	4,173,643	3,828,882	3,486,588	3,146,757	2,809,394	2,474,494	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	4,481,235	4,157,397	3,835,818	3,516,500	3,199,442	2,884,643	2,572,106	2,261,827	1,953,808	1,648,050	1,344,552	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	4,373,330	4,043,318	3,715,615	3,390,219	3,067,133	2,746,354	2,427,884	2,111,722	1,797,868	1,486,323	1,177,086	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	3,975,562	3,659,824	3,346,300	3,034,990	2,725,894	2,419,013	2,114,345	1,811,891	1,511,651	1,213,625	917,814	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	3,709,312	3,403,092	3,099,023	2,797,105	2,497,339	2,199,723	1,904,259	1,610,945	1,319,784	1,030,772	743,913	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	3,041,490	2,759,071	2,478,648	2,200,217	1,923,781	1,649,340	1,376,892	1,106,438	837,979	571,514	307,042	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	14,217,482	13,354,049	12,496,579	11,645,075	10,799,535	9,959,959	9,126,347	8,298,699	7,477,017	6,661,299	5,851,544	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	14,331,232	13,467,420	12,609,573	11,757,691	10,911,772	10,071,818	9,237,828	8,409,803	7,587,743	6,771,646	5,961,514	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	13,657,859	12,832,252	12,012,348	11,198,144	10,389,642	9,586,843	8,789,744	7,998,348	7,212,652	6,432,658	5,658,367	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	11,500,640	10,682,938	9,870,939	9,064,641	8,264,046	7,469,151	6,679,958	5,896,467	5,118,677	4,346,589	3,580,202	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	9,924,185	9,161,878	8,404,907	7,653,274	6,906,976	6,166,015	5,430,391	4,700,103	3,975,152	3,255,538	2,541,260	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	8,986,269	8,257,177	7,533,202	6,814,344	6,100,604	5,391,983	4,688,478	3,990,091	3,296,821	2,608,670	1,925,636	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	7,963,252	7,257,877	6,562,682	5,877,666	5,202,831	4,538,175	3,883,700	3,239,405	2,605,289	1,981,354	1,362,414	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	6,461,566	5,815,117	5,178,101	4,550,517	3,932,365	3,323,647	2,724,361	2,132,701	1,546,830	970,483	403,660	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	26,768,891	25,148,428	23,539,157	21,941,076	20,354,187	18,778,488	17,213,980	15,660,663	14,118,538	12,587,604	11,067,861	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	22,543,991	20,939,086	19,345,372	17,762,849	16,191,519	14,629,054	13,073,422	11,529,033	9,995,884	8,473,976	6,963,308	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	19,454,497	17,955,105	16,463,176	14,981,768	13,510,880	12,050,512	10,600,666	9,161,340	7,732,536	6,314,252	4,906,488	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	17,593,311	16,156,450	14,729,677	13,312,994	11,906,399	10,509,892	9,123,473	7,747,143	6,380,902	5,024,748	3,678,684	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	16,348,092	14,954,966	13,571,640	12,198,115	10,834,390	9,480,465	8,136,340	6,802,017	5,477,493	4,162,770	2,857,846	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	13,228,596	11,944,847	10,670,176	9,404,586	8,148,076	6,900,645	5,662,295	4,433,024	3,212,834	2,001,724	791,657	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	49,697,329	46,681,091	43,685,684	40,711,112	37,757,374	34,824,469	31,912,397	29,021,157	26,150,752	23,301,181	20,472,442	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	41,524,991	38,538,905	35,573,652	32,629,233	29,703,914	26,788,884	23,894,780	21,021,600	18,169,345	15,338,014	12,527,609	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	35,655,072	32,860,895	30,086,298	27,331,281	24,595,844	21,879,985	19,183,706	16,507,007	13,849,888	11,212,348	8,578,520	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	32,104,147	29,432,702	26,780,029	24,146,128	21,531,001	18,934,645	16,357,062	13,798,252	11,253,208	8,711,185	6,188,092	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	29,744,928	27,155,304	24,583,914	22,030,758	19,495,837	16,979,150	14,480,697	11,994,013	9,511,842	7,048,058	4,602,661	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	23,826,721	21,441,648	19,073,465	16,722,170	14,380,999	12,044,696	9,725,420	7,423,174	5,137,958	2,869,072	590,104	
37 West Cross Industrial Estate	1,800	£85,942,909	174,539,643	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325	
38 Phoenix Business Park	260	£14,785,877	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
39 Kew Bridge District Centre	750	£17,465,817	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	4,669,298	
40 EMC Tower	420	£13,861,759	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	687,467	
41 Lidl Feltham	220	£6,468,821	1,003,619	-	297,902	-	1,605,085	-	2,902,618	-	4,198,221	-	5,497,838	
42 Land at Hatton Fields	-	£521,202,155	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883	
43 MOD Feltham	1,370	£130,300,539	96,029,760	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,388,978	18,847,160	9,282,498	-	
44 Leisure West	310	£41,585,278	16,809,539	14,192,643	11,593,937	9,013,422	6,451,098	3,877,902	1,322,916	-	1,232,189	-	3,788,798	
45 Land south of West International	-	£133,072,891	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
46 34 Staines Road	120	£4,620,586	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,412,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550	
47 Hounslow Bus Garage	830	£10,165,290	23,412,897	16,280,569	9,178,638	-	2,127,989	-	4,945,706	-	11,999,803	-	19,075,359	
48 Sainsburys Chiswick	300	£16,634,111	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,738	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	3,573,034	3,392,169	3,212,537	3,034,140	2,856,975	2,681,045	2,506,347	2,332,885	2,160,654	1,989,658	1,819,894	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	3,586,082	3,405,176	3,225,503	3,047,064	2,869,858	2,693,886	2,519,148	2,345,643	2,173,372	2,002,334	1,832,529	
3 Small scheme - 8 flats (70 dph)	8	£884,245	2,489,374	2,340,026	2,191,708	2,044,421	1,898,166	1,752,941	1,608,748	1,465,585	1,323,453	1,182,353	1,042,283	
4 Small scheme - 8 flats (90 dph)	8	£723,473	3,592,565	3,411,638	3,231,945	3,053,485	2,876,257	2,700,264	2,525,505	2,351,978	2,179,686	2,008,627	1,838,802	
5 Small scheme - 8 flats (170 dph)	8	£401,930	2,213,240	2,073,805	1,935,335	1,797,831	1,661,293	1,525,719	1,391,112	1,257,469	1,124,793	993,081	862,336	
6 Small scheme - 8 flats (190 dph)	8	£321,544	3,592,917	3,411,990	3,232,296	3,053,836	2,876,609	2,700,616	2,525,856	2,352,330	2,180,037	2,008,978	1,839,153	
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,574,306	1,446,115	1,318,824	1,192,432	1,066,941	942,351	818,659	695,869	573,978	452,987	332,896	
8 Small scheme - 8 flats (350 dph)	8	£160,772	3,594,898	3,413,964	3,234,263	3,055,796	2,878,561	2,702,561	2,527,795	2,354,261	2,181,961	2,010,484	1,841,062	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	6,174,603	5,801,389	5,430,752	5,062,692	4,697,209	4,332,304	3,973,976	3,616,226	3,261,053	2,908,458	2,558,440	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	8,979,656	8,527,338	8,078,103	7,631,953	7,188,886	6,748,904	6,312,005	5,878,188	5,447,457	5,019,809	4,595,246	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	5,934,426	5,577,339	5,222,716	4,870,560	4,520,868	4,173,643	3,828,882	3,486,588	3,146,757	2,809,394	2,474,494	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	4,481,235	4,157,397	3,835,818	3,516,500	3,199,442	2,884,643	2,572,106	2,261,827	1,953,808	1,648,050	1,344,552	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	4,473,330	4,043,318	3,715,615	3,390,219	3,067,133	2,746,354	2,427,894	2,111,722	1,797,868	1,486,323	1,177,086	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	3,975,562	3,659,824	3,346,300	3,034,990	2,725,894	2,419,013	2,114,345	1,811,891	1,511,651	1,213,625	917,814	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	3,739,312	3,403,092	3,099,023	2,797,105	2,497,339	2,199,723	1,904,259	1,610,945	1,319,772	1,030,772	743,913	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	3,041,490	2,759,071	2,478,648	2,200,217	1,923,781	1,649,340	1,376,892	1,106,438	837,970	571,514	307,042	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	14,217,482	13,354,049	12,496,579	11,645,075	10,799,535	9,959,959	9,126,347	8,298,699	7,477,017	6,661,299	5,851,544	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	14,331,232	13,467,420	12,609,573	11,757,691	10,911,772	10,071,818	9,237,828	8,409,803	7,587,743	6,771,646	5,961,514	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	13,657,859	12,832,252	12,012,348	11,198,144	10,389,642	9,586,843	8,789,744	7,998,348	7,212,652	6,432,658	5,658,367	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	11,500,640	10,682,938	9,870,939	9,064,641	8,264,046	7,469,151	6,679,958	5,896,467	5,118,677	4,346,589	3,580,202	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	9,924,185	9,161,878	8,404,907	7,653,274	6,906,976	6,166,015	5,430,391	4,700,103	3,975,152	3,255,538	2,541,260	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	8,986,269	8,257,177	7,533,202	6,814,344	6,100,604	5,391,983	4,688,478	3,990,991	3,296,821	2,608,670	1,925,636	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	7,963,252	7,257,877	6,562,682	5,877,666	5,202,831	4,538,175	3,883,700	3,239,405	2,605,289	1,981,354	1,362,414	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	6,461,566	5,815,117	5,178,101	4,550,517	3,932,365	3,323,647	2,724,361	2,132,701	1,546,830	970,483	403,660	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	26,768,891	25,148,428	23,539,157	21,941,076	20,354,187	18,778,488	17,213,980	15,660,663	14,118,538	12,587,604	11,067,861	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	22,543,991	20,939,086	19,345,372	17,762,849	16,191,519	14,627,054	13,073,422	11,529,033	9,995,884	8,473,976	6,963,308	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	19,454,497	17,955,105	16,463,176	14,981,768	13,510,880	12,050,512	10,600,666	9,161,340	7,732,536	6,314,252	4,906,488	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	17,593,311	16,156,450	14,729,677	13,312,994	11,906,399	10,509,892	9,123,473	7,747,143	6,380,902	5,024,748	3,678,684	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	16,348,092	14,954,966	13,571,640	12,198,115	10,834,390	9,480,465	8,136,340	6,802,017	5,477,493	4,162,770	2,857,846	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	13,228,596	11,944,847	10,670,176	9,404,586	8,148,076	6,900,645	5,662,295	4,433,024	3,212,834	2,001,724	791,657	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	49,697,329	46,681,091	43,685,684	40,711,112	37,757,374	34,824,469	31,912,397	29,021,157	26,150,752	23,301,181	20,472,442	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	41,524,991	38,538,905	35,573,652	32,629,233	29,703,914	26,788,984	23,894,780	21,021,600	18,169,345	15,338,014	12,527,609	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	35,655,072	32,860,895	30,086,298	27,331,281	24,595,844	21,903,958	19,183,706	16,507,007	13,849,888	11,212,348	8,578,520	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	32,104,147	29,432,702	26,780,029	24,146,128	21,531,001	18,934,645	16,357,062	13,798,252	11,253,208	8,711,185	6,188,092	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	29,744,928	27,155,304	24,583,914	22,030,758	19,495,837	16,979,150	14,480,697	11,994,013	9,511,842	7,048,058	4,602,661	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	23,826,721	21,441,648	19,073,465	16,722,170	14,380,999	12,044,696	9,725,420	7,423,174	5,137,958	2,869,072	590,104	
37 West Cross Industrial Estate	1,800	£74,758,905	174,539,634	159,796,980	145,096,467	130,478,312	115,941,621	101,430,123	86,963,642	72,381,347	57,397,061	42,099,564	26,549,325	
38 Phoenix Business Park	260	£12,861,747	39,726,937	36,981,623	34,255,008	31,547,773	28,859,917	26,191,441	23,542,343	20,912,625	18,302,286	15,711,327	13,139,748	
39 Kew Bridge District Centre	75	£15,192,939	69,535,021	61,915,792	54,350,755	46,839,912	39,383,260	31,980,802	24,622,123	17,252,442	9,937,523	2,677,366	-4,669,298	
40 EMC Tower	420	£12,057,888	43,394,628	38,877,977	34,393,351	29,907,234	25,453,153	21,031,346	16,641,814	12,284,556	7,959,573	3,634,886	-687,467	
41 Lidl Feltham	220	£5,627,014	1,003,619	-297,902	-1,605,085	-2,902,618	-4,198,221	-5,497,836	-6,787,640	-8,067,635	-9,337,820	-10,598,194	-11,848,758	
42 Land at Hatton Fields	-	£453,376,584	38,003,633	38,003,657	38,003,682	38,003,707	38,003,732	38,003,758	38,003,783	38,003,807	38,003,832	38,003,857	38,003,883	
43 M02 Feltham	1,370	£113,344,146	96,029,766	86,207,611	76,455,025	66,772,003	57,126,176	47,508,365	37,958,257	28,368,978	18,847,160	9,282,498	-314,919	
44 Leisure West	310	£36,173,664	16,809,539	14,192,643	11,593,937	9,013,422	6,461,098	3,877,902	1,322,916	-1,232,189	-3,788,798	-6,342,931	-8,903,729	
45 Land south of West International	-	£115,755,724	20,784,957	20,784,982	20,785,007	20,785,032	20,785,058	20,785,082	20,785,107	20,785,132	20,785,157	20,785,183	20,785,208	
46 34 Staines Road	120	£4,019,296	8,272,880	7,489,810	6,712,277	5,940,279	5,173,817	4,415,891	3,657,502	2,907,648	2,163,329	1,424,547	687,550	
47 Hounslow Bus Garage	830	£8,842,451	23,412,897	16,280,569	9,178,638	2,127,989	-4,945,706	-11,999,803	-19,075,359	-26,139,746	-33,512,127	-40,109,770	-47,015,407	
48 Sainsburys Chiswick	300	£14,469,465	45,129,448	41,244,999	37,387,902	33,558,157	29,755,763	25,980,720	22,233,030	18,510,803	14,787,534	11,091,846	7,423,743	

Appendix 10 - Build to Rent appraisal results

BLV 1

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	0%	0%	0%	10%	20%	25%	30%	35%	40%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	5%	20%	30%	35%	40%	45%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	0%	10%	15%	25%	30%	35%	40%	45%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	20%	35%	40%	45%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	0%	5%	15%	20%	30%	30%	35%	40%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	0%	0%	0%	0%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	5%	20%	30%	35%	40%	45%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	0%	10%	15%	25%	30%	35%	40%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	0%	0%	0%	10%	10%	20%	25%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	0%	10%	20%	25%	35%	35%	40%	45%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	0%	5%	15%	25%	30%	35%	40%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	0%	5%	10%	20%	30%	30%	35%	40%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	0%	10%	20%	25%	30%	35%	40%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	0%	0%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	0%	0%	0%	5%	15%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	0%	0%	10%	20%	20%	30%	35%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	0%	0%	5%	15%	15%	25%	30%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	5%	10%	20%	30%	30%	35%	40%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	0%	0%	5%	15%	25%	30%	35%	40%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	0%	5%	15%	20%	25%	30%	35%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	0%	0%	10%	20%	20%	30%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	0%	0%	10%	15%	20%	25%	35%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	0%	10%	15%	20%	30%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	0%	10%	20%	30%	30%	35%	40%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	0%	5%	15%	25%	25%	35%	40%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	0%	5%	15%	25%	25%	30%	35%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	0%	0%	10%	20%	20%	30%	35%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	0%	0%	0%	10%	15%	20%	30%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	0%	0%	5%	10%	15%	25%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	0%	5%	15%	25%	25%	35%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	0%	10%	20%	20%	30%	35%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	0%	10%	20%	20%	30%	35%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	0%	5%	15%	15%	25%	30%

Note: the affordable housing requiremnts have been tested alongside the following other policies:

10% Aff WS (45% discount)
EV charging
BNG
Accessibility
NZC 3%
UGF
Carbon Offset £95 per tonne

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	0%	5%	20%	25%	35%	40%	40%	45%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	20%	35%	40%	45%	50%	50%	50%	50%	50%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	5%	20%	25%	35%	40%	40%	45%	50%
4	Small scheme - 8 flats (90 dph)	8	0.09	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Small scheme - 8 flats (170 dph)	8	0.05	30%	40%	45%	50%	50%	50%	50%	50%	50%
6	Small scheme - 8 flats (190 dph)	8	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	0%	10%	15%	25%	35%	35%	40%	45%
8	Small scheme - 8 flats (350 dph)	8	0.02	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	0%	0%	0%	0%	5%	15%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	25%	35%	40%	45%	50%	50%	50%	50%	50%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	10%	20%	25%	35%	35%	40%	45%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	0%	0%	10%	20%	20%	25%	30%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	5%	15%	25%	30%	40%	40%	45%	50%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	0%	10%	20%	25%	35%	35%	40%	45%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	0%	10%	15%	25%	30%	35%	40%	45%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	5%	10%	20%	30%	30%	35%	40%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	0%	0%	0%	0%	5%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	0%	0%	5%	10%	20%	25%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	0%	10%	20%	30%	30%	35%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	0%	0%	10%	20%	25%	30%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	10%	15%	25%	35%	35%	40%	45%
22	Large scheme - 50 flats (190 dph)	50	0.26	0%	0%	5%	10%	20%	30%	30%	35%	40%
23	Large scheme - 50 flats (220 dph)	50	0.23	0%	0%	0%	10%	20%	25%	30%	35%	40%
24	Large scheme - 50 flats (350 dph)	50	0.14	0%	0%	0%	5%	15%	20%	25%	30%	35%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	0%	0%	0%	10%	20%	25%	30%	35%	40%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	10%	20%	20%	30%	35%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	5%	15%	25%	30%	35%	40%	45%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	0%	10%	20%	30%	30%	35%	40%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	0%	10%	20%	25%	30%	35%	40%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	0%	0%	15%	20%	25%	30%	35%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	0%	0%	0%	0%	10%	20%	25%	30%	35%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	0%	5%	15%	15%	25%	30%
33	Large scheme - 200 flats (170 dph)	200	1.18	0%	0%	0%	10%	20%	30%	30%	35%	40%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	5%	15%	25%	25%	35%	40%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	0%	15%	20%	25%	30%	35%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	0%	5%	15%	20%	25%	35%

BLV 3

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£6,495	£6,858	£7,221	£7,584	£7,948	£8,311	£8,674	£9,037	£9,400
1	Small scheme - 8 houses (40 dph)	8	0.20	15%	30%	35%	40%	50%	50%	50%	50%	50%
2	Small scheme - 8 houses and flats (50 dph)	8	0.16	0%	0%	0%	0%	0%	0%	0%	0%	5%
3	Small scheme - 8 flats (70 dph)	8	0.11	0%	0%	0%	0%	0%	5%	10%	20%	25%
4	Small scheme - 8 flats (90 dph)	8	0.09	0%	0%	0%	10%	20%	30%	30%	35%	40%
5	Small scheme - 8 flats (170 dph)	8	0.05	0%	0%	0%	0%	10%	20%	25%	30%	35%
6	Small scheme - 8 flats (190 dph)	8	0.04	0%	0%	10%	15%	25%	35%	35%	40%	45%
7	Small scheme - 8 flats (220 dph)	8	0.04	0%	0%	5%	10%	20%	30%	30%	35%	40%
8	Small scheme - 8 flats (350 dph)	8	0.02	0%	0%	0%	10%	20%	25%	30%	35%	40%
9	Medium scheme - 20 houses (40 dph)	20	0.50	0%	0%	0%	5%	15%	20%	25%	30%	35%
10	Medium scheme - 20 houses and flats (50 dph)	20	0.40	0%	0%	0%	10%	20%	25%	30%	35%	40%
11	Medium scheme - 20 flats (70 dph)	20	0.29	0%	0%	0%	0%	10%	20%	20%	30%	35%
12	Medium scheme - 20 flats (90 dph)	20	0.22	0%	0%	5%	15%	25%	30%	35%	40%	45%
13	Medium scheme - 20 flats (170 dph)	20	0.12	0%	0%	0%	10%	20%	30%	30%	35%	40%
14	Medium scheme - 20 flats (190 dph)	20	0.11	0%	0%	0%	10%	20%	25%	30%	35%	40%
15	Medium scheme - 20 flats (220 dph)	20	0.09	0%	0%	0%	0%	15%	20%	25%	30%	35%
16	Medium scheme - 20 flats (350 dph)	20	0.06	0%	0%	0%	0%	10%	20%	25%	30%	35%
17	Large scheme - 50 houses (40 dph)	50	1.25	0%	0%	0%	0%	5%	15%	15%	25%	30%
18	Large scheme - 50 houses and flats (50 dph)	50	1.00	0%	0%	0%	10%	20%	30%	30%	35%	40%
19	Large scheme - 50 flats (70 dph)	50	0.71	0%	0%	0%	5%	15%	25%	25%	35%	40%
20	Large scheme - 50 flats (90 dph)	50	0.56	0%	0%	0%	0%	15%	20%	25%	30%	35%
21	Large scheme - 50 flats (170 dph)	50	0.29	0%	0%	0%	0%	5%	15%	20%	25%	35%
22	Large scheme - 50 flats (190 dph)	50	0.26	25%	25%	25%	25%	25%	25%	25%	25%	25%
23	Large scheme - 50 flats (220 dph)	50	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
24	Large scheme - 50 flats (350 dph)	50	0.14	30%	30%	30%	30%	30%	30%	30%	30%	30%
25	Large scheme - 100 flats and houses (70 dph)	100	1.43	30%	30%	30%	30%	30%	30%	30%	30%	30%
26	Large scheme - 100 flats (90 dph)	100	1.11	0%	0%	0%	0%	0%	0%	0%	0%	0%
27	Large scheme - 100 flats (170 dph)	100	0.59	0%	0%	0%	0%	0%	0%	0%	0%	0%
28	Large scheme - 100 flats (190 dph)	100	0.53	0%	0%	0%	0%	0%	0%	0%	0%	0%
29	Large scheme - 100 flats (220 dph)	100	0.45	0%	0%	0%	0%	0%	0%	0%	0%	0%
30	Large scheme - 100 flats (350 dph)	100	0.29	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Large scheme - 200 flats and houses (70 dph)	200	2.86	15%	15%	15%	15%	15%	15%	15%	15%	15%
32	Large scheme - 200 flats (90 dph)	200	2.22	0%	0%	0%	0%	0%	0%	0%	0%	0%
33	Large scheme - 200 flats (170 dph)	200	1.18	35%	35%	35%	35%	35%	35%	35%	35%	35%
34	Large scheme - 200 flats (190 dph)	200	1.05	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	Large scheme - 200 flats (220 dph)	200	0.91	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Large scheme - 200 flats (350 dph)	200	0.57	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

Sales value £6,495 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,544,552	1,490,344	1,436,082	1,381,765	1,327,393	1,272,966	1,218,484	1,163,948	1,109,357	1,054,712	1,000,012	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,557,600	1,503,398	1,449,142	1,394,829	1,340,463	1,286,042	1,231,566	1,177,036	1,122,450	1,067,811	1,013,116	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	832,079	787,228	742,331	697,390	652,404	607,372	562,296	517,174	472,008	426,796	381,539	
4 Small scheme - 8 flats (90 dph)	8	£831,706	1,564,084	1,509,885	1,455,631	1,401,323	1,346,959	1,292,540	1,238,068	1,183,540	1,128,958	1,074,320	1,019,628	
5 Small scheme - 8 flats (170 dph)	8	£462,059	671,040	629,093	587,105	545,075	503,002	460,888	418,732	376,533	334,293	292,010	249,685	
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,564,436	1,510,236	1,455,983	1,401,674	1,347,310	1,292,892	1,238,419	1,183,892	1,129,309	1,074,672	1,019,980	
7 Small scheme - 8 flats (220 dph)	8	£369,647	181,528	142,323	103,078	63,795	24,473	15,114	55,116	95,157	135,238	175,359	215,518	
8 Small scheme - 8 flats (350 dph)	8	£184,823	1,566,417	1,512,219	1,457,966	1,403,658	1,349,296	1,294,878	1,240,406	1,185,880	1,131,299	1,076,662	1,021,972	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,031,368	1,919,218	1,806,956	1,694,581	1,582,093	1,469,494	1,356,781	1,243,956	1,131,018	1,017,968	904,804	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	3,908,453	3,772,955	3,637,319	3,501,547	3,365,638	3,229,593	3,093,410	2,957,092	2,820,637	2,684,044	2,547,314	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	1,938,087	1,833,309	1,728,426	1,623,437	1,518,343	1,413,144	1,307,839	1,202,430	1,096,915	991,295	885,570	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	856,268	764,634	672,911	581,094	489,186	397,187	305,096	212,913	120,639	28,273	65,165	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	739,979	641,630	543,182	444,636	345,992	247,249	148,409	49,470	50,323	150,972	251,719	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	509,376	415,127	320,782	226,345	131,813	37,188	58,410	154,671	251,027	347,478	444,025	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	354,569	263,052	171,445	79,746	12,229	105,512	198,888	292,357	385,919	479,573	573,320	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	35,176	121,153	207,215	293,364	379,598	465,918	552,323	638,813	725,390	812,052	898,798	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	4,499,816	4,249,927	3,999,786	3,749,395	3,498,753	3,247,861	2,996,716	2,745,322	2,493,676	2,241,780	1,989,632	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	4,613,565	4,363,726	4,113,638	3,863,298	3,612,708	3,361,866	3,110,774	2,859,430	2,607,836	2,355,991	2,103,894	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	4,286,221	4,053,531	3,820,605	3,587,447	3,354,056	3,120,429	2,886,570	2,652,477	2,418,149	2,183,588	1,948,794	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	2,324,184	2,089,608	1,854,798	1,619,754	1,384,475	1,148,960	913,212	677,229	441,011	204,559	32,617	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	1,393,385	1,174,217	954,831	735,226	515,402	295,359	75,098	147,602	371,668	595,957	820,468	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	842,984	633,064	422,935	212,596	2,049	211,894	426,079	640,477	855,088	1,069,911	1,284,947	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	445,108	250,060	55,599	140,382	336,616	532,253	727,294	921,736	1,115,583	1,308,832	1,501,485	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	447,675	629,007	809,789	990,020	1,169,700	1,348,830	1,527,410	1,705,439	1,882,918	2,059,846	2,236,224	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	8,304,707	7,852,079	7,398,996	6,945,458	6,491,466	6,037,020	5,582,118	5,126,762	4,670,952	4,214,688	3,757,968	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	4,422,775	3,968,204	3,513,179	3,057,699	2,601,765	2,145,375	1,688,532	1,230,353	768,510	306,208	158,941	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	2,607,696	2,181,545	1,752,678	1,323,384	893,662	463,513	32,935	404,144	842,160	1,280,609	1,719,493	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	1,512,547	1,102,231	691,505	280,370	133,175	551,414	970,068	1,389,138	1,808,622	2,228,523	2,648,838	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	778,497	380,261	18,653	423,771	829,293	1,235,216	1,641,543	2,048,272	2,455,404	2,862,940	3,270,877	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	1,079,398	1,453,055	1,827,083	2,201,482	2,576,253	2,951,395	3,326,908	3,702,793	4,079,049	4,455,677	4,832,675	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	14,881,626	14,071,529	13,260,619	12,448,895	11,636,358	10,823,008	10,008,843	9,193,865	8,378,073	7,561,468	6,744,049	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	7,276,523	6,462,235	5,647,132	4,831,215	4,014,485	3,196,940	2,372,575	1,546,324	719,252	110,298	951,656	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	3,772,062	3,005,362	2,237,897	1,469,667	700,672	70,142	852,424	1,635,482	2,419,317	3,207,300	4,005,843	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	1,647,598	913,672	179,015	564,863	1,312,214	2,060,308	2,809,144	3,566,964	4,329,859	5,093,508	5,857,912	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	239,600	479,685	1,203,345	1,927,726	2,652,826	3,383,149	4,121,867	4,861,317	5,601,498	6,342,411	7,084,057	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	3,353,684	4,032,367	4,711,724	5,391,755	6,072,459	6,753,838	7,435,890	8,118,617	8,802,016	9,486,090	10,170,838	
37 West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313	
40 EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£6,468,821	2,894,070	3,630,880	4,378,173	5,126,206	5,874,980	6,624,497	7,374,754	8,125,752	8,877,492	9,629,973	10,383,195	
42 Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479	
43 MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023	
45 Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,434	24,937,432	
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	2,867,666	7,556,853	12,250,709	17,008,517	21,788,843	26,573,915	31,363,733	36,158,298	40,957,610	
48 Sainsburys Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,544,552	1,490,344	1,436,082	1,381,765	1,327,393	1,272,966	1,218,484	1,163,948	1,109,357	1,054,712	1,000,012	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,557,600	1,503,398	1,449,142	1,394,829	1,340,463	1,286,042	1,231,566	1,177,036	1,122,450	1,067,811	1,013,116	
3 Small scheme - 8 flats (70 dph)	8	£884,245	832,079	787,228	742,331	697,390	652,404	607,372	562,296	517,174	472,008	426,796	381,539	
4 Small scheme - 8 flats (90 dph)	8	£723,473	1,564,084	1,509,885	1,455,631	1,401,323	1,346,959	1,292,540	1,238,068	1,183,540	1,128,958	1,074,320	1,019,628	
5 Small scheme - 8 flats (170 dph)	8	£401,930	671,040	629,093	587,105	545,075	503,002	460,888	418,732	376,533	334,293	292,010	249,685	
6 Small scheme - 8 flats (190 dph)	8	£321,544	1,564,436	1,510,236	1,455,983	1,401,674	1,347,310	1,292,892	1,238,419	1,183,892	1,129,309	1,074,672	1,019,980	
7 Small scheme - 8 flats (220 dph)	8	£321,544	181,528	142,323	103,078	63,795	24,473	15,114	55,116	95,157	135,238	175,359	215,518	
8 Small scheme - 8 flats (350 dph)	8	£160,772	1,566,417	1,512,219	1,457,966	1,403,658	1,349,296	1,294,878	1,240,406	1,185,880	1,131,299	1,076,662	1,021,972	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,031,368	1,919,218	1,806,956	1,694,581	1,582,093	1,469,494	1,356,781	1,243,956	1,131,018	1,017,968	904,804	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	3,908,453	3,772,955	3,637,319	3,501,547	3,365,638	3,229,953	3,093,410	2,957,092	2,820,637	2,684,044	2,547,314	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	1,938,087	1,833,309	1,728,426	1,623,437	1,518,343	1,413,144	1,307,839	1,202,430	1,096,915	991,295	885,570	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	856,268	764,634	672,911	581,094	489,186	397,187	305,096	212,913	120,639	28,273	65,165	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	739,979	641,630	543,182	444,636	345,992	247,249	148,409	49,470	50,323	150,972	-251,719	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	509,376	415,127	320,782	226,345	131,813	37,188	58,410	154,671	251,027	347,478	-444,025	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	354,569	263,052	171,445	79,746	12,229	105,512	198,888	292,357	385,919	479,573	-573,320	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	35,176	121,153	207,215	293,364	379,598	465,918	552,323	638,813	725,390	812,052	898,798	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	4,499,816	4,249,927	3,999,786	3,749,395	3,498,753	3,247,861	2,996,716	2,745,322	2,493,676	2,241,780	1,989,632	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	4,613,565	4,363,726	4,113,638	3,863,298	3,612,708	3,361,866	3,110,774	2,859,430	2,607,836	2,355,991	2,103,894	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	4,286,221	4,053,531	3,820,605	3,587,447	3,354,056	3,120,429	2,886,570	2,652,477	2,418,149	2,183,588	1,948,794	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	2,324,184	2,089,608	1,854,798	1,619,754	1,384,475	1,148,960	913,212	677,229	441,011	204,559	32,617	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	1,393,385	1,174,217	954,831	735,226	515,402	295,359	75,098	147,602	371,668	595,957	820,468	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	842,984	633,064	422,935	212,596	2,049	211,894	426,079	640,477	855,088	1,069,911	1,284,947	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	445,108	250,060	55,599	140,382	336,616	532,253	727,294	921,736	1,115,583	1,308,832	1,501,485	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	447,675	629,007	809,789	990,020	1,169,700	1,348,830	1,527,410	1,705,439	1,882,918	2,059,846	2,236,224	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	8,304,707	7,852,079	7,398,996	6,945,458	6,491,466	6,037,020	5,582,118	5,126,762	4,670,952	4,214,688	3,757,968	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	4,422,775	3,968,204	3,513,179	3,057,699	2,601,765	2,145,375	1,688,532	1,230,353	768,510	306,208	158,941	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	2,607,696	2,181,545	1,752,678	1,323,384	893,662	463,513	32,935	404,144	842,160	1,220,609	1,719,493	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	1,512,547	1,102,231	691,505	280,370	133,175	551,414	970,068	1,389,138	1,808,622	2,228,523	2,648,838	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	778,497	380,261	18,653	423,771	829,293	1,235,216	1,641,543	2,048,272	2,455,404	2,862,940	3,270,877	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	-1,079,398	-1,453,055	-1,827,083	-2,201,482	-2,576,253	-2,951,395	-3,326,908	-3,702,793	-4,079,049	-4,455,677	-4,832,675	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	14,881,626	14,071,529	13,260,619	12,448,895	11,636,358	10,823,008	10,008,843	9,193,865	8,378,073	7,561,468	6,744,049	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	7,276,523	6,462,235	5,647,132	4,831,215	4,014,485	3,196,940	2,372,575	1,546,324	719,252	110,298	951,669	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	3,772,062	3,005,362	2,237,897	1,469,667	700,672	70,142	852,424	1,635,482	2,419,317	3,207,300	4,005,843	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	1,647,598	913,672	179,015	564,863	1,312,214	2,080,308	2,809,144	3,566,964	4,329,859	5,093,508	5,857,912	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	239,600	479,685	1,203,345	1,927,726	2,652,826	3,383,149	4,121,867	4,861,317	5,601,498	6,324,511	7,084,057	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	-3,353,684	-4,032,367	-4,711,724	-5,391,755	-6,072,459	-6,753,838	-7,435,890	-8,118,617	-8,802,016	-9,486,090	-10,170,838	
37 West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,783,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,945	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£15,192,939	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313	
40 EMC Work	420	£12,057,888	31,476,921	28,548,003	25,616,159	22,681,396	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£5,627,014	2,894,070	3,360,880	4,378,173	5,126,206	5,874,980	6,624,497	7,374,754	8,125,752	8,877,492	9,629,973	10,383,195	
42 Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479	
43 MOD Feltham	1,370	£113,344,146	59,169,420	53,526,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£36,173,664	10,956,856	9,457,897	7,957,034	6,454,884	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	-4,261,023	
45 Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432	
46 34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,197,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47 Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	-2,867,666	-7,556,853	-12,260,790	-17,008,517	-21,788,843	-26,573,915	-31,363,733	-36,158,298	-40,957,610	
48 Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,370	

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

Sales value £6,858 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,724,621	1,661,495	1,598,305	1,535,052	1,471,734	1,408,354	1,344,909	1,281,400	1,217,829	1,154,193	1,090,494		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,737,669	1,674,549	1,611,365	1,548,117	1,484,806	1,421,431	1,357,991	1,294,488	1,230,922	1,167,293	1,103,599		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	985,138	932,706	880,222	827,685	775,095	722,452	669,757	617,009	564,209	511,356	458,450		
4 Small scheme - 8 flats (90 dph)	8	£831,706	1,744,153	1,681,036	1,617,854	1,554,610	1,491,301	1,427,928	1,364,493	1,300,993	1,237,429	1,173,802	1,110,112		
5 Small scheme - 8 flats (170 dph)	8	£462,059	815,096	766,015	716,884	667,705	618,476	569,198	519,871	470,495	421,069	371,595	322,070		
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,744,506	1,681,388	1,618,206	1,554,961	1,491,652	1,428,280	1,364,844	1,301,344	1,237,781	1,174,154	1,110,463		
7 Small scheme - 8 flats (220 dph)	8	£369,647	316,579	270,685	224,746	178,761	132,730	86,654	40,531	5,723	52,643	99,609	146,621		
8 Small scheme - 8 flats (350 dph)	8	£184,823	1,746,487	1,683,370	1,620,190	1,556,945	1,493,638	1,430,267	1,366,831	1,303,332	1,239,770	1,176,144	1,112,455		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,414,015	2,282,913	2,151,681	2,020,317	1,888,821	1,757,193	1,625,434	1,493,543	1,361,521	1,229,366	1,097,081		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	4,358,627	4,200,833	4,042,879	3,884,766	3,726,494	3,568,063	3,409,473	3,250,724	3,091,815	2,932,748	2,773,521		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,308,596	2,185,466	2,062,215	1,938,839	1,815,339	1,691,716	1,567,969	1,444,099	1,320,104	1,195,986	1,071,745		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,226,776	1,116,792	1,006,699	896,495	786,182	675,759	565,225	454,582	343,828	232,965	121,991		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,088,693	973,072	857,337	741,485	625,517	509,435	393,237	276,923	160,493	43,948	73,822		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	845,013	734,139	623,156	512,062	400,857	289,541	178,115	66,577	45,758	159,222	272,799		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	681,488	573,780	465,965	358,042	250,011	141,873	33,628	75,866	185,982	296,206	406,540		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	270,478	170,680	70,784	29,658	131,281	233,005	334,829	436,755	538,782	640,909	743,138		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	5,402,263	5,107,677	4,812,797	4,517,620	4,222,147	3,926,379	3,630,315	3,333,955	3,037,299	2,740,348	2,443,101		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	5,516,011	5,221,478	4,926,648	4,631,523	4,336,102	4,040,385	3,744,372	3,448,064	3,151,459	2,854,559	2,557,363		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	5,160,039	4,884,070	4,607,824	4,331,300	4,054,500	3,777,422	3,500,067	3,222,436	2,944,526	2,666,340	2,387,877		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	3,206,735	2,929,794	2,651,794	2,372,847	2,093,621	1,814,115	1,534,331	1,254,269	973,928	693,308	412,410		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	2,226,017	1,965,611	1,704,945	1,444,019	1,182,833	921,386	659,680	397,713	135,486	128,939	395,696		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	1,644,392	1,394,780	1,144,920	894,809	644,451	393,843	142,985	109,771	364,963	620,406	876,103		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,189,376	956,045	723,415	491,485	260,255	29,727	203,155	435,779	667,691	898,894	1,129,384		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	253,703	39,366	176,984	393,277	608,913	823,892	1,038,213	1,251,878	1,464,886	1,677,236	1,888,930		
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	10,037,767	9,499,305	8,960,302	8,420,758	7,880,674	7,340,049	6,798,882	6,257,176	5,714,928	5,172,140	4,628,810		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	6,155,835	5,615,431	5,074,485	4,532,999	3,990,972	3,448,405	2,905,297	2,361,647	1,817,457	1,272,726	726,458		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	4,238,811	3,733,362	3,227,409	2,720,950	2,213,986	1,706,516	1,194,126	680,714	166,792	352,945	875,744		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	3,095,316	2,610,846	2,125,627	1,635,492	1,144,869	653,757	162,158	334,965	835,057	1,335,645	1,836,730		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	2,329,034	1,854,004	1,378,500	902,522	426,069	51,632	536,316	1,021,480	1,507,127	1,993,254	2,479,863		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	383,992	56,573	503,442	950,756	1,398,514	1,846,716	2,295,363	2,744,454	3,193,990	3,643,970	4,094,394		
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	18,162,043	17,189,477	16,215,934	15,241,414	14,265,916	13,289,443	12,311,992	11,333,565	10,354,160	9,373,779	8,392,420		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	10,595,363	9,616,702	8,637,061	7,656,442	6,674,842	5,692,265	4,708,707	3,724,171	2,738,656	1,750,567	753,672		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	6,908,248	5,993,371	5,077,580	4,160,876	3,239,591	2,312,331	1,384,148	455,043	482,232	1,427,387	2,373,479		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	4,695,979	3,811,254	2,925,458	2,038,779	1,151,217	262,772	636,115	1,539,909	2,444,600	3,355,831	4,277,423		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	3,208,985	2,349,844	1,489,846	628,991	236,271	1,112,000	1,988,599	2,866,067	3,756,004	4,649,869	5,544,620		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	537,831	1,344,670	2,152,311	2,960,755	3,780,398	4,603,963	5,428,345	6,253,541	7,079,555	7,906,384	8,734,030		
37 West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136		
38 Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789		
39 Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313		
40 EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520		
41 Lidl Feltham	220	£6,468,821	2,894,070	3,630,880	4,378,173	5,126,206	5,874,980	6,624,497	7,374,754	8,125,752	8,877,492	9,629,973	10,383,195		
42 Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479		
43 MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289		
44 Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023		
45 Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,434	24,937,432		
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491		
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	2,867,666	7,556,853	12,250,709	17,008,517	21,788,843	26,573,915	31,363,733	36,168,298	40,957,610		
48 Sainsburys Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

Description	No of units	BLV	Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,724,621	1,661,495	1,598,305	1,535,052	1,471,734	1,408,354	1,344,909	1,281,400	1,217,829	1,154,193	1,090,494			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,737,669	1,674,549	1,611,365	1,548,117	1,484,806	1,421,431	1,357,991	1,294,488	1,230,922	1,167,293	1,103,599			
3 Small scheme - 8 flats (70 dph)	8	£884,245	985,138	932,706	880,222	827,685	775,095	722,452	669,757	617,009	564,209	511,356	458,450			
4 Small scheme - 8 flats (90 dph)	8	£723,473	1,744,153	1,681,036	1,617,854	1,554,610	1,491,301	1,427,928	1,364,493	1,300,993	1,237,429	1,173,802	1,110,112			
5 Small scheme - 8 flats (170 dph)	8	£401,930	815,096	766,015	716,884	667,705	618,476	569,198	519,871	470,495	421,069	371,595	322,070			
6 Small scheme - 8 flats (190 dph)	8	£321,544	1,744,506	1,681,388	1,618,206	1,554,961	1,491,652	1,428,280	1,364,844	1,301,344	1,237,781	1,174,154	1,110,463			
7 Small scheme - 8 flats (220 dph)	8	£321,544	316,579	270,685	224,746	178,761	132,730	86,654	40,531	5,723	52,643	99,609	146,626			
8 Small scheme - 8 flats (350 dph)	8	£160,772	1,746,487	1,683,370	1,620,190	1,556,945	1,489,638	1,430,267	1,366,831	1,303,332	1,239,770	1,176,144	1,112,455			
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,414,015	2,282,913	2,151,681	2,020,317	1,893,821	1,757,193	1,625,434	1,493,543	1,361,521	1,229,366	1,097,081			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	4,358,627	4,200,833	4,042,879	3,884,766	3,726,944	3,568,063	3,409,473	3,250,724	3,091,615	2,932,748	2,773,521			
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,308,596	2,185,466	2,062,215	1,938,839	1,815,339	1,691,716	1,567,969	1,444,099	1,320,104	1,195,986	1,071,745			
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,226,776	1,116,792	1,006,699	896,495	786,182	675,759	565,225	454,582	343,828	232,965	121,991			
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,088,693	973,072	857,337	741,485	625,517	509,435	393,237	276,923	160,493	43,948	73,822			
14 Medium scheme - 20 flats (190 dph)	20	£846,168	845,013	734,139	623,156	512,062	400,857	289,541	178,115	66,577	45,758	159,222	272,799			
15 Medium scheme - 20 flats (220 dph)	20	£730,781	681,488	573,780	465,965	358,042	250,011	141,873	33,628	75,866	185,982	296,206	406,540			
16 Medium scheme - 20 flats (350 dph)	20	£458,348	270,476	170,680	70,784	29,658	131,281	233,005	334,829	436,755	538,782	640,909	743,138			
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	5,402,263	5,107,677	4,812,797	4,517,620	4,222,147	3,926,379	3,630,315	3,333,955	3,037,299	2,740,348	2,443,101			
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	5,516,011	5,221,478	4,926,648	4,631,523	4,336,102	4,040,385	3,744,372	3,448,064	3,151,459	2,854,559	2,557,363			
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	5,160,039	4,884,070	4,607,824	4,331,300	4,054,500	3,777,422	3,500,667	3,222,436	2,944,526	2,666,340	2,387,877			
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	3,206,735	2,929,794	2,651,794	2,372,847	2,093,621	1,814,115	1,534,331	1,254,269	973,828	693,308	412,410			
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	2,226,017	1,965,611	1,704,945	1,444,019	1,182,833	921,386	659,680	397,713	135,486	128,939	395,696			
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	1,644,392	1,394,780	1,144,920	884,809	644,451	393,843	142,985	109,771	364,963	620,406	876,103			
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	1,189,376	956,045	723,415	491,485	260,255	29,727	203,155	435,779	667,691	898,884	1,129,384			
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	253,703	39,366	176,984	393,277	608,913	823,892	1,038,213	1,251,878	1,464,886	1,677,236	1,888,930			
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	10,037,767	9,499,305	8,960,302	8,420,758	7,880,674	7,340,049	6,798,882	6,257,176	5,714,928	5,172,140	4,628,810			
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	6,155,833	5,615,431	5,074,485	4,532,999	3,990,972	3,448,405	2,905,297	2,361,647	1,817,457	1,272,726	726,458			
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	4,238,611	3,733,362	3,227,409	2,720,950	2,213,986	1,706,516	1,194,126	680,714	166,792	352,945	875,744			
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	3,095,316	2,610,846	2,125,627	1,635,492	1,144,869	653,757	162,158	334,965	835,057	1,335,645	1,836,730			
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	2,329,034	1,854,004	1,378,500	902,522	426,069	51,632	536,316	1,021,480	1,507,127	1,993,254	2,479,863			
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	383,992	56,573	503,442	950,756	1,398,514	1,846,716	2,295,362	2,744,454	3,193,990	3,643,970	4,094,394			
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	18,162,043	17,189,477	16,215,934	15,241,414	14,265,916	13,289,443	12,311,992	11,333,565	10,354,160	9,373,779	8,392,420			
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	10,595,363	9,616,702	8,637,061	7,656,442	6,674,842	5,692,265	4,708,707	3,724,171	2,738,656	1,750,567	753,672			
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	8,908,248	5,993,371	5,077,580	4,160,876	3,239,591	2,312,331	1,384,148	465,043	482,232	1,427,387	2,373,479			
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	4,695,979	3,811,254	2,925,458	2,038,779	1,151,217	262,772	636,115	1,539,909	2,444,600	3,355,831	4,277,423			
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	3,208,985	2,349,844	1,489,846	628,991	236,271	1,112,000	1,988,599	2,866,067	3,756,004	4,649,869	5,544,620			
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	537,831	1,344,670	2,152,311	2,960,755	3,780,398	4,603,963	5,428,345	6,253,541	7,079,555	7,906,384	8,734,030			
West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136			
Phoenix Business Park	760	£12,861,747	31,996,818	30,267,702	28,536,586	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789			
Kew Bridge District Centre	250	£15,192,939	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313			
EMC Tower	420	£12,057,888	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520			
Lidl Feltham	220	£25,627,014	2,894,070	3,630,880	4,378,173	5,126,206	5,874,980	6,624,497	7,374,754	8,125,752	8,877,492	9,629,973	10,383,195			
Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479			
MOD Feltham	1,370	£113,344,146	59,169,420	53,526,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289			
Leisure West	310	£36,173,664	10,956,856	9,457,897	7,957,034	6,454,884	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023			
Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432			
34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491			
Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	2,867,666	7,556,853	12,260,790	17,008,517	21,788,843	26,573,915	31,363,733	36,158,298	40,957,610			
Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,379			

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,221 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	1,904,690	1,832,646	1,760,528	1,688,338	1,616,077	1,543,742	1,471,333	1,398,854	1,326,300	1,253,675	1,180,976			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	1,917,739	1,845,700	1,773,589	1,701,404	1,629,147	1,556,818	1,484,416	1,411,941	1,339,394	1,266,774	1,194,081			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,138,198	1,078,184	1,018,112	957,979	897,785	837,532	777,218	716,844	656,409	595,915	535,359			
4 Small scheme - 8 flats (90 dph)	8	£831,706	1,924,223	1,852,187	1,780,078	1,707,897	1,635,643	1,563,316	1,490,918	1,418,445	1,345,901	1,273,283	1,200,594			
5 Small scheme - 8 flats (170 dph)	8	£462,059	959,151	902,935	846,663	790,335	733,950	677,509	621,011	564,457	507,847	451,180	394,457			
6 Small scheme - 8 flats (190 dph)	8	£369,647	1,924,574	1,852,538	1,780,429	1,708,249	1,635,995	1,563,668	1,491,269	1,418,797	1,346,253	1,273,636	1,200,945			
7 Small scheme - 8 flats (220 dph)	8	£369,647	451,631	399,049	346,414	293,726	240,987	188,194	135,350	82,452	29,501	-	77,724			
8 Small scheme - 8 flats (350 dph)	8	£184,823	1,926,556	1,854,521	1,782,413	1,710,233	1,637,980	1,565,655	1,493,256	1,420,786	1,348,241	1,275,626	1,202,937			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	2,796,662	2,646,610	2,496,406	2,346,053	2,195,548	2,044,893	1,894,087	1,743,130	1,592,023	1,440,765	1,289,356			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	4,808,799	4,628,709	4,448,438	4,267,984	4,087,349	3,906,533	3,725,535	3,544,356	3,362,994	3,181,452	2,999,728			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,679,103	2,537,624	2,396,003	2,254,241	2,112,335	1,970,288	1,828,099	1,685,768	1,543,294	1,400,679	1,257,921			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,597,283	1,468,949	1,340,488	1,211,897	1,083,179	954,331	825,355	696,251	567,018	437,657	308,167			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,437,406	1,304,515	1,171,490	1,038,334	905,044	771,620	638,065	504,376	370,555	236,600	102,513			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,180,649	1,053,153	925,529	797,779	669,900	541,895	413,761	285,501	157,113	28,597	-			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,008,406	884,507	760,484	636,337	512,066	387,672	263,154	138,511	13,745	-	-			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	575,601	460,692	345,669	230,530	115,277	-	92	-	117,336	-	-			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	6,304,709	5,965,428	5,625,806	5,285,845	4,945,541	4,604,898	4,263,914	3,922,589	3,580,923	3,238,917	2,896,569			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	6,418,458	6,079,228	5,739,659	5,399,748	5,059,496	4,718,904	4,377,971	4,036,697	3,695,083	3,353,128	3,010,832			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	6,033,855	5,714,608	5,395,041	5,075,154	4,754,945	4,434,416	4,113,566	3,792,396	3,470,904	3,149,092	2,826,960			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	4,080,551	3,760,333	3,439,794	3,118,933	2,797,753	2,476,251	2,154,430	1,831,308	1,506,844	1,182,057	856,946			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	3,058,371	2,757,005	2,455,059	2,152,813	1,850,264	1,547,415	1,244,262	940,809	637,054	332,997	28,639			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	2,445,800	2,156,497	1,866,905	1,577,023	1,286,853	996,394	705,646	414,609	123,282	-	-			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	1,933,642	1,662,029	1,391,230	1,121,243	852,069	583,708	316,160	49,425	-	-	-			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	948,351	698,284	448,970	200,407	-	48,127	-	298,954	-	-	-			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	11,770,826	11,146,531	10,521,608	9,896,058	9,269,882	8,643,077	8,015,646	7,387,588	6,758,903	6,129,592	5,499,652			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	7,888,894	7,262,656	6,635,791	6,008,299	5,380,180	4,751,434	4,122,061	3,492,061	2,861,433	2,230,178	1,598,297			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	5,869,926	5,283,693	4,696,873	4,109,468	3,521,475	2,932,897	2,343,732	1,753,981	1,163,087	566,083	-			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	4,665,264	4,103,040	3,540,253	2,976,905	2,412,995	1,848,523	1,279,804	708,399	136,426	-	-			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	3,859,766	3,313,546	2,766,781	2,219,469	1,668,969	1,114,940	560,361	5,231	-	-	-			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	1,831,160	1,319,771	807,872	295,463	-	220,775	-	742,037	-	-	-			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	21,442,462	20,307,425	19,171,248	18,033,932	16,895,475	15,755,878	14,615,141	13,473,264	12,330,247	11,186,090	10,040,793			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	13,914,204	12,771,169	11,626,991	10,481,687	9,335,200	8,187,588	7,038,833	5,888,932	4,737,888	3,585,699	2,432,366			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	10,031,863	8,962,282	7,891,632	6,819,912	5,747,123	4,673,265	3,598,337	2,520,989	1,432,988	343,907	-			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	7,702,458	6,676,950	5,650,416	4,622,859	3,594,277	2,554,888	1,513,815	471,707	-	-	-			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	6,157,709	5,161,582	4,164,459	3,156,736	2,147,517	1,137,293	126,064	-	-	-	-			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	2,241,678	1,309,704	376,801	-	565,529	-	1,514,551	-	2,464,517	-	-			
West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136			
Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789			
Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	-			
EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520			
Lidl Feltham	220	£6,468,821	2,894,070	1,630,880	-	4,378,173	-	5,126,206	-	6,624,497	-	7,374,754	-			
Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479			
MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289			
Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	-	1,161,230	-			
Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,434	24,937,432			
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491			
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	-	2,867,666	-	7,556,853	-	12,250,709	-	17,008,517	-			
48 Sainsburys Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	1,904,690	1,832,646	1,760,528	1,688,338	1,616,077	1,543,742	1,471,333	1,398,854	1,326,300	1,253,675	1,180,976	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	1,917,739	1,845,700	1,773,589	1,701,404	1,629,147	1,556,818	1,484,416	1,411,941	1,339,394	1,266,774	1,194,081	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,138,198	1,078,184	1,018,112	957,979	897,785	837,532	777,218	716,844	656,409	595,915	535,359	
4 Small scheme - 8 flats (90 dph)	8	£723,473	1,924,223	1,852,187	1,780,078	1,707,897	1,635,643	1,563,316	1,490,918	1,418,445	1,345,901	1,273,283	1,200,594	
5 Small scheme - 8 flats (170 dph)	8	£401,930	959,151	902,935	846,663	790,335	733,950	677,509	621,011	564,457	507,847	451,180	394,457	
6 Small scheme - 8 flats (190 dph)	8	£321,544	1,924,574	1,852,538	1,780,429	1,708,249	1,635,995	1,563,668	1,491,269	1,418,797	1,346,253	1,273,636	1,200,945	
7 Small scheme - 8 flats (220 dph)	8	£321,544	451,631	399,409	346,414	293,726	240,987	188,194	135,350	82,452	29,501	23,859	77,747	
8 Small scheme - 8 flats (350 dph)	8	£160,772	1,926,556	1,854,521	1,782,413	1,710,233	1,637,980	1,565,655	1,493,256	1,420,786	1,348,241	1,275,626	1,202,937	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	2,796,662	2,646,610	2,496,406	2,346,053	2,195,548	2,044,893	1,894,087	1,743,130	1,592,023	1,440,765	1,289,356	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	4,808,799	4,628,709	4,448,338	4,267,984	4,087,349	3,906,533	3,725,335	3,544,356	3,362,994	3,181,452	2,999,728	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,679,103	2,537,624	2,396,003	2,254,241	2,112,335	1,970,288	1,828,099	1,685,768	1,543,294	1,400,679	1,257,921	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,597,283	1,468,949	1,340,488	1,211,897	1,083,179	954,331	825,355	696,251	567,018	437,657	308,167	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,437,406	1,304,515	1,171,490	1,038,334	905,044	771,620	638,065	504,376	370,555	236,600	102,513	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,180,649	1,053,153	925,529	797,779	669,900	541,895	413,761	285,501	157,113	28,597	-101,572	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,008,406	884,507	760,484	638,337	512,066	387,672	263,154	138,511	13,745	-112,840	-239,761	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	575,601	460,692	345,669	230,530	115,277	-	92	-117,336	-234,697	-352,174	-587,478	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	6,304,709	5,965,428	5,625,806	5,285,845	4,945,541	4,604,898	4,263,914	3,922,589	3,580,923	3,238,917	2,896,569	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	6,418,458	6,079,228	5,739,659	5,399,748	5,059,496	4,718,904	4,377,971	4,036,697	3,695,083	3,353,128	3,010,832	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	6,033,855	5,714,608	5,395,041	5,075,154	4,754,945	4,434,416	4,113,566	3,792,396	3,470,904	3,149,092	2,826,960	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	4,080,551	3,760,333	3,439,794	3,118,933	2,797,753	2,476,251	2,154,430	1,831,308	1,506,844	1,182,057	856,946	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	3,058,371	2,757,005	2,455,059	2,152,813	1,850,264	1,547,415	1,244,262	940,809	637,054	332,997	28,639	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	2,445,800	2,156,497	1,866,905	1,577,023	1,286,853	996,394	705,646	414,609	123,282	-170,903	-467,261	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	1,933,642	1,662,029	1,391,230	1,121,243	852,069	583,708	316,160	49,425	-219,801	-488,955	-757,284	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	948,351	698,284	448,970	200,407	-48,127	-298,954	-549,018	-798,319	-1,046,855	-1,294,627	-1,541,637	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	11,770,826	11,146,531	10,521,608	9,896,058	9,269,882	8,643,077	8,015,646	7,387,588	6,758,903	6,129,592	5,499,652	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	7,888,894	7,262,656	6,635,791	6,008,299	5,380,180	4,751,434	4,122,061	3,492,061	2,861,433	2,230,178	1,598,297	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	5,869,926	5,283,693	4,696,873	4,109,468	3,521,475	2,932,897	2,343,732	1,753,981	1,163,087	-	31,995	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	4,665,264	4,103,040	3,540,253	2,976,905	2,412,995	1,848,523	1,279,804	708,399	136,426	-442,769	-1,024,621	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	3,859,766	3,313,546	2,766,781	2,219,469	1,668,969	1,114,940	560,361	5,231	-558,850	-1,123,569	-1,688,847	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	1,831,160	1,319,771	807,872	295,463	-220,775	-742,037	-1,263,817	-1,786,116	-2,308,930	-2,832,264	-3,356,114	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	21,442,462	20,307,425	19,171,248	18,033,932	16,895,475	15,755,878	14,615,141	13,473,264	12,330,247	11,186,090	10,040,793	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	13,914,204	12,771,169	11,626,991	10,481,667	9,335,200	8,187,588	7,038,833	5,888,932	4,737,888	3,585,699	2,432,366	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	10,031,863	8,962,282	7,891,632	6,819,912	5,747,123	4,673,265	3,598,337	2,520,989	1,432,988	343,907	757,640	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	7,702,458	6,676,950	5,650,416	4,622,859	3,594,277	2,554,888	1,513,815	471,707	-580,155	-1,640,265	-2,701,425	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	6,157,709	5,161,582	4,164,459	3,156,738	2,147,517	1,137,293	126,064	-899,690	-1,928,388	-2,958,105	-4,005,182	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	2,241,678	1,309,704	376,801	-565,529	-1,514,551	-2,464,517	-3,420,798	-4,388,466	-5,357,093	-6,326,679	-7,297,223	
37 West Cross Industrial Estate	1,800	£74,758,905	129,405,295	119,741,757	110,037,855	100,324,257	90,547,074	80,783,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£15,192,939	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	-3,789,313	
40 EMC Work	420	£12,057,888	31,476,921	28,548,003	25,616,159	22,681,396	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£5,627,014	2,894,070	-3,630,880	-4,378,173	-5,126,206	-5,874,980	-6,624,497	-7,374,754	-8,125,752	-8,877,492	-9,629,973	-10,383,195	
42 Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479	
43 Moud Feltham	1,370	£113,344,146	59,169,420	53,526,555	47,876,405	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£36,173,664	10,956,856	9,457,897	7,957,034	6,454,884	4,944,391	3,424,628	1,903,346	380,544	-1,161,230	-2,710,355	-4,261,023	
45 Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,444	24,937,438	24,937,435	24,937,432	
46 34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47 Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	-2,867,666	-7,556,853	-12,260,789	-17,008,517	-21,788,843	-26,573,915	-31,363,733	-36,158,298	-40,957,610	
48 Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,370	

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £17,584 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,049,369	1,970,159	1,890,869	1,811,500	1,732,049	1,652,520	1,572,911	1,493,222	1,413,454	1,333,604	1,253,676			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,062,417	1,983,213	1,903,929	1,824,564	1,745,121	1,665,597	1,585,993	1,506,310	1,426,546	1,346,704	1,266,781			
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,255,865	1,190,025	1,124,119	1,058,146	992,107	926,003	859,832	793,594	727,291	660,922	594,486			
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,068,901	1,989,700	1,910,418	1,831,057	1,751,616	1,672,095	1,592,494	1,512,814	1,433,053	1,353,214	1,273,294			
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,067,815	1,006,218	944,559	882,838	821,055	759,210	697,304	635,335	573,305	511,213	449,059			
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,069,252	1,990,051	1,910,770	1,831,409	1,751,967	1,672,447	1,592,846	1,513,165	1,433,405	1,353,565	1,273,645			
7 Small scheme - 8 flats (220 dph)	8	£369,647	551,292	493,774	436,198	378,565	320,875	263,126	205,321	147,457	89,536	31,558	26,892			
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,071,234	1,992,033	1,912,753	1,833,393	1,753,953	1,674,433	1,594,834	1,515,154	1,435,395	1,355,555	1,275,636			
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,090,832	2,926,210	2,761,423	2,596,470	2,431,352	2,266,069	2,100,621	1,935,006	1,769,228	1,603,283	1,437,173			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	5,170,496	4,972,491	4,774,287	4,575,885	4,377,282	4,178,480	3,979,478	3,780,277	3,580,876	3,381,275	3,181,475			
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	2,961,306	2,805,850	2,650,239	2,494,471	2,338,547	2,182,467	2,026,231	1,869,839	1,713,290	1,556,585	1,399,725			
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	1,791,182	1,653,245	1,515,170	1,376,957	1,238,607	1,100,117	961,489	822,724	683,821	544,778	405,599			
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	1,697,814	1,552,026	1,406,092	1,260,011	1,113,786	967,413	820,895	674,231	527,422	380,466	233,364			
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,427,981	1,288,235	1,148,350	1,008,324	868,160	727,856	587,411	446,827	306,103	165,239	24,236			
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,247,021	1,111,304	975,451	839,462	703,338	567,077	430,682	294,150	157,484	20,681	118,030			
16 Medium scheme - 20 flats (350 dph)	20	£528,067	792,421	666,773	541,000	415,102	289,077	162,928	36,654	91,115	219,572	348,155	476,866			
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	6,990,135	6,616,907	6,243,305	5,869,327	5,494,975	5,120,248	4,745,146	4,369,669	3,993,817	3,617,590	3,240,989			
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	7,103,885	6,730,708	6,357,156	5,983,230	5,608,929	5,234,254	4,859,203	4,483,776	4,107,976	3,731,801	3,355,251			
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	6,691,076	6,339,279	5,987,129	5,634,625	5,281,768	4,928,558	4,574,994	4,221,076	3,866,806	3,512,182	3,157,206			
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	4,737,772	4,385,003	4,031,880	3,678,406	3,324,576	2,970,394	2,615,857	2,260,969	1,905,726	1,549,318	1,190,986			
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	3,664,191	3,334,388	3,004,257	2,673,795	2,341,424	2,008,106	1,674,455	1,340,471	1,006,155	671,508	336,528			
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	3,027,307	2,709,203	2,390,782	2,072,042	1,752,985	1,433,610	1,113,916	793,905	473,575	152,927	170,603			
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	2,468,241	2,169,130	1,870,914	1,573,591	1,277,162	981,626	686,985	393,237	100,383	194,500	490,008			
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	1,433,332	1,158,320	884,133	610,771	338,236	66,525	207,477	481,657	754,999	1,027,502	1,299,168			
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	13,071,116	12,382,422	11,693,034	11,002,955	10,312,184	9,620,722	8,928,567	8,235,721	7,542,184	6,847,954	6,153,033			
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	9,189,185	8,498,546	7,807,217	7,115,196	6,422,483	5,729,078	5,034,981	4,340,193	3,644,713	2,948,541	2,251,678			
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	7,068,271	6,422,687	5,776,458	5,129,582	4,482,060	3,833,892	3,185,079	2,535,620	1,885,514	1,234,763	578,775			
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	5,802,443	5,183,897	4,564,732	3,944,950	3,324,548	2,703,529	2,081,891	1,459,635	830,666	200,606	436,661			
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	4,956,166	4,355,645	3,754,523	3,152,801	2,550,479	1,947,557	1,340,499	730,004	118,903	500,325	1,121,981			
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	2,834,029	2,277,652	1,715,790	1,153,367	590,385	26,842	545,459	1,118,736	1,692,583	2,266,999	2,841,982			
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	23,886,434	22,630,354	21,373,014	20,114,410	18,854,545	17,593,419	16,331,031	15,067,380	13,802,469	12,536,296	11,268,860			
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	16,376,877	15,117,032	13,851,872	12,583,990	11,314,840	10,044,422	8,772,738	7,499,786	6,225,567	4,950,081	3,673,328			
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	12,306,270	11,124,044	9,940,635	8,756,044	7,570,271	6,383,315	5,195,176	4,005,855	2,815,352	1,617,434	412,072			
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	9,859,730	8,727,377	7,593,892	6,459,277	5,323,529	4,186,650	3,048,639	1,897,819	745,629	413,926	1,586,019			
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	8,236,890	7,137,786	6,037,586	4,936,286	3,833,889	2,721,640	1,605,522	488,295	639,654	1,776,180	2,913,832			
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	4,150,939	3,124,404	2,096,846	1,068,265	38,660	1,007,104	2,054,497	3,103,044	4,169,961	5,237,934	6,306,964			
37 West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136			
38 Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789			
39 Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313			
40 EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520			
41 Lidl Feltham	220	£6,468,821	2,894,070	2,360,880	1,978,173	1,526,206	1,074,980	6,624,497	7,374,754	8,125,752	8,877,492	9,629,973	10,383,195			
42 Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479			
43 MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289			
44 Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023			
45 Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432			
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491			
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	2,867,666	7,556,853	12,250,709	17,008,517	21,788,843	26,573,915	31,363,733	36,168,298	40,957,610			
48 Sainsburys Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values										35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH							
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,049,369	1,970,159	1,890,869	1,811,500	1,732,049	1,652,520	1,572,911	1,493,222	1,413,454	1,333,604	1,253,676			
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,062,417	1,983,213	1,903,929	1,824,564	1,745,121	1,665,597	1,585,993	1,506,310	1,426,546	1,346,704	1,266,781			
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,255,865	1,190,025	1,124,119	1,058,146	992,107	926,003	859,832	793,594	727,291	660,922	594,486			
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,068,901	1,989,700	1,910,418	1,831,057	1,751,616	1,672,095	1,592,494	1,512,814	1,433,053	1,353,214	1,273,294			
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,067,815	1,006,218	944,559	882,838	821,055	759,210	697,304	635,335	573,305	511,213	449,059			
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,069,252	1,990,051	1,910,770	1,831,409	1,751,967	1,672,447	1,592,846	1,513,165	1,433,405	1,353,565	1,273,645			
7 Small scheme - 8 flats (220 dph)	8	£321,544	551,292	493,774	436,198	378,565	320,875	263,123	205,321	147,457	89,536	31,558	-	26,892		
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,071,234	1,992,033	1,912,753	1,833,393	1,753,953	1,674,433	1,594,834	1,515,154	1,435,395	1,355,555	1,275,636			
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,090,832	2,926,210	2,761,423	2,596,470	2,431,352	2,266,095	2,100,621	1,935,006	1,769,228	1,603,283	1,437,173			
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,170,496	4,972,491	4,774,287	4,575,885	4,377,282	4,178,480	3,979,478	3,780,277	3,580,876	3,381,275	3,181,475			
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	2,961,306	2,805,850	2,650,239	2,494,471	2,338,547	2,182,467	2,028,231	1,869,839	1,713,290	1,556,585	1,399,725			
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	1,791,182	1,653,245	1,518,170	1,378,957	1,238,697	1,100,117	961,489	822,724	683,821	544,778	405,599			
13 Medium scheme - 20 flats (170 dph)	20	£945,717	1,697,814	1,552,028	1,406,092	1,260,011	1,113,786	967,413	820,895	674,231	527,422	380,466	233,364			
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,427,981	1,288,235	1,148,350	1,008,324	868,160	727,855	587,411	446,827	306,103	165,239	24,236			
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,247,021	1,111,304	975,451	839,462	703,338	567,077	430,682	294,150	157,484	20,681	-	118,300		
16 Medium scheme - 20 flats (350 dph)	20	£459,348	792,421	666,773	541,000	415,102	289,077	162,928	36,654	-	91,115	-	-	476,866		
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	6,990,135	6,616,907	6,243,305	5,869,327	5,494,975	5,120,248	4,745,146	4,369,669	3,993,817	3,617,590	3,240,989			
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	7,103,885	6,730,708	6,357,156	5,983,230	5,608,929	5,234,254	4,859,203	4,483,776	4,107,976	3,731,801	3,355,251			
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	6,691,076	6,339,279	5,987,129	5,634,625	5,281,768	4,928,558	4,574,994	4,221,076	3,866,806	3,512,182	3,157,206			
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	4,377,732	4,385,003	4,031,880	3,678,406	3,324,576	2,970,394	2,615,857	2,260,969	1,905,728	1,549,318	1,190,986			
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	3,664,191	3,334,388	3,004,257	2,673,795	2,341,424	2,008,106	1,674,455	1,340,471	1,006,155	671,508	338,528			
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	3,027,307	2,709,203	2,390,782	2,072,042	1,752,985	1,433,610	1,113,916	793,905	473,575	152,927	-	170,603		
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	2,468,241	2,169,130	1,870,914	1,573,591	1,277,162	981,626	686,985	393,237	100,383	-	-	490,000		
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	1,433,332	1,158,320	-	884,133	610,771	338,236	66,525	-	207,477	-	-	1,299,168		
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	13,071,116	12,382,422	11,693,034	11,002,955	10,312,184	9,620,722	8,928,567	8,235,721	7,542,184	6,847,954	6,153,033			
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	9,189,185	8,498,546	7,807,217	7,115,196	6,422,483	5,729,078	5,034,981	4,340,193	3,644,713	2,948,541	2,251,678			
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	7,068,271	6,422,687	5,776,458	5,129,582	4,482,060	3,833,892	3,185,079	2,535,620	1,885,514	1,234,763	578,775			
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	5,802,443	5,183,897	4,564,732	3,944,950	3,324,548	2,703,529	2,081,891	1,459,635	830,686	200,606	-	436,661		
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	4,956,166	4,355,645	3,754,523	3,152,801	2,550,479	1,947,557	1,340,499	730,004	118,903	-	-	1,121,961		
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	2,834,029	2,277,652	1,715,790	1,153,367	590,385	26,842	-	545,459	-	-	-	2,841,982		
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	23,886,434	22,630,354	21,373,014	20,114,410	18,854,545	17,593,419	16,331,031	15,067,360	13,802,469	12,536,296	11,268,860			
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	16,376,877	15,117,032	13,851,872	12,583,990	11,314,840	10,044,422	8,772,738	7,499,766	6,225,567	4,950,081	3,673,328			
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	12,306,270	11,124,044	9,940,635	8,756,044	7,570,271	6,383,315	5,195,176	4,005,855	2,815,352	1,617,434	412,072			
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	9,859,730	8,727,377	7,593,892	6,459,277	5,323,529	4,186,650	3,048,639	1,897,819	745,629	-	-	413,926	-	1,586,019
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	8,236,890	7,137,786	6,037,586	4,936,286	3,833,889	2,721,640	1,605,522	488,295	-	-	-	2,913,832	-	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	4,150,939	3,124,404	2,096,846	1,068,265	-	38,660	-	1,007,104	2,054,497	-	-	3,103,044	-	6,306,964
37 West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,881,284	60,374,451	49,810,340	39,074,211	28,075,136			
38 Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789			
39 Kew Bridge District Centre	750	£15,192,939	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,268	1,351,663	-	3,789,313		
40 EMC Tower	420	£12,057,888	31,476,921	28,540,033	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520			
41 Lidl Feltham	220	£5,627,014	-	2,894,070	-	3,630,880	-	4,378,173	-	5,126,206	-	6,824,497	-	7,374,754	-	8,125,752
42 Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,513	45,583,507	45,583,503	45,583,499	45,583,495	45,583,491	45,583,487	45,583,483	45,583,479	45,583,475	45,583,471		
43 MOD Feltham	1,370	£113,344,146	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289			
44 Leisure West	310	£36,173,664	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	-	1,161,230	-	2,710,355	-	4,261,203
45 Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,434	24,937,432			
46 34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,763	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491			
47 Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	-	2,867,666	-	7,556,853	-	12,008,517	-	17,008,517	-	21,788,843	-	26,573,915
48 Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,653,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,379			

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £17,948 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,229,438	2,141,310	2,053,093	1,964,786	1,876,392	1,787,908	1,699,336	1,610,675	1,521,925	1,433,086	1,344,158	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,242,486	2,154,364	2,066,152	1,977,852	1,889,462	1,800,985	1,712,418	1,623,762	1,535,018	1,446,185	1,357,263	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,408,924	1,335,503	1,262,008	1,188,440	1,114,798	1,041,082	967,293	893,429	819,493	745,482	671,397	
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,248,970	2,160,850	2,072,642	1,984,345	1,895,958	1,807,483	1,718,919	1,630,267	1,541,525	1,452,695	1,363,776	
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,211,870	1,143,138	1,074,338	1,005,468	936,529	867,521	798,443	729,297	660,082	590,799	521,446	
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,249,322	2,161,202	2,072,994	1,984,696	1,896,310	1,807,835	1,719,271	1,630,618	1,541,877	1,453,047	1,364,127	
7 Small scheme - 8 flats (220 dph)	8	£369,647	686,344	622,137	557,866	493,530	429,131	364,667	300,139	235,547	170,891	106,170	41,385	
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,251,304	2,163,184	2,074,977	1,986,680	1,898,295	1,809,821	1,721,259	1,632,607	1,543,866	1,455,037	1,366,119	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	3,473,478	3,289,905	3,106,148	2,922,206	2,738,079	2,553,769	2,369,274	2,184,594	1,999,730	1,814,681	1,629,449	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	5,620,668	5,400,369	5,179,847	4,959,103	4,738,138	4,516,950	4,295,540	4,073,909	3,852,055	3,629,980	3,407,682	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,331,814	3,158,008	2,984,028	2,809,873	2,635,543	2,461,039	2,286,361	2,111,507	1,936,480	1,761,278	1,585,901	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,161,689	2,005,402	1,848,959	1,692,359	1,535,602	1,378,689	1,221,619	1,064,393	907,010	749,471	591,774	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,046,528	1,883,469	1,720,246	1,556,860	1,393,311	1,229,599	1,065,723	901,685	737,482	573,118	408,589	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	1,763,617	1,607,248	1,450,723	1,294,042	1,137,203	980,209	823,058	665,750	508,287	350,666	192,890	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	1,573,939	1,422,031	1,269,970	1,117,758	965,393	812,876	660,208	507,388	354,416	201,291	48,016	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,097,545	956,786	815,885	674,844	533,663	392,341	250,879	109,275	-	32,964	-	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	7,892,581	7,474,659	7,056,315	6,637,552	6,218,369	5,798,767	5,378,744	4,958,302	4,537,440	4,116,158	3,694,457	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	8,006,331	7,588,459	7,170,167	6,751,455	6,332,324	5,912,772	5,492,802	5,072,411	4,651,600	4,230,369	3,808,720	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	7,564,892	7,169,817	6,774,346	6,378,477	5,982,213	5,585,551	5,188,491	4,791,036	4,393,183	3,994,934	3,596,288	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	5,611,589	5,215,542	4,819,098	4,422,258	4,025,021	3,627,387	3,229,356	2,830,928	2,432,103	2,032,882	1,633,284	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	4,486,606	4,116,073	3,745,168	3,373,892	3,002,246	2,630,229	2,257,841	1,883,567	1,507,723	1,131,507	754,916	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	3,819,574	3,464,350	3,108,773	2,752,839	2,395,387	2,036,161	1,676,577	1,316,635	956,335	595,676	234,660	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	3,209,177	2,874,164	2,538,729	2,203,349	1,868,975	1,535,608	1,203,246	871,892	541,542	212,201	-	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	2,127,982	1,817,239	1,507,427	1,198,545	890,595	583,575	277,485	-	336,967	-	-	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	14,801,090	14,026,448	13,251,028	12,474,829	11,697,853	10,920,099	10,141,565	9,362,255	8,582,166	7,801,299	7,019,654	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	10,922,244	10,145,773	9,368,523	8,590,496	7,811,690	7,032,107	6,251,745	5,470,606	4,688,689	3,905,993	3,122,520	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	8,699,386	7,973,018	7,245,922	6,518,100	5,789,550	5,060,273	4,330,269	3,599,538	2,868,080	2,135,894	1,402,982	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	7,372,390	6,676,089	5,979,092	5,281,398	4,583,007	3,883,920	3,184,137	2,483,657	1,782,480	1,080,065	369,805	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	6,485,337	5,809,080	5,132,147	4,454,537	3,776,252	3,097,290	2,417,652	1,737,337	1,052,929	363,810	-	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	4,261,255	3,635,102	3,008,324	2,380,921	1,750,424	1,114,919	478,781	-	807,524	-	-	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	27,166,852	25,748,303	24,328,328	22,906,928	21,484,104	20,059,369	18,632,972	17,205,149	15,775,900	14,345,225	12,913,125	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	19,657,295	18,234,980	16,811,240	15,386,075	13,959,485	12,531,471	11,102,031	9,664,547	8,224,799	6,783,619	5,341,007	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	15,429,883	14,092,954	12,754,687	11,415,080	10,074,137	8,731,855	7,388,235	6,043,278	4,696,983	3,349,349	2,000,378	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	12,866,208	11,584,953	10,302,417	9,018,600	7,733,500	6,447,120	5,159,459	3,870,516	2,580,292	1,276,518	-	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	11,165,278	9,921,140	8,675,758	7,429,132	6,181,264	4,932,151	3,681,795	2,425,120	1,158,684	-	-	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	6,892,486	5,741,139	4,588,642	3,427,494	2,260,215	1,091,774	-	79,017	-	-	-	
37 West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	-	
40 EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£6,468,821	2,894,070	2,630,880	2,378,173	2,126,206	1,874,980	1,624,497	1,374,754	1,125,752	8,877,492	9,629,973	10,383,195	
42 Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479	
43 MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	-	1,161,230	-	
45 Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432	
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	-	2,867,666	-	7,556,853	-	12,250,709	-	17,008,517	-	
48 Sainsburys Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,229,438	2,141,310	2,053,093	1,964,786	1,876,392	1,787,908	1,699,336	1,610,675	1,521,925	1,433,086	1,344,158	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,242,486	2,154,364	2,066,152	1,977,852	1,889,462	1,800,985	1,712,418	1,623,762	1,535,018	1,446,185	1,357,263	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,408,924	1,335,503	1,262,008	1,188,440	1,114,798	1,041,082	967,293	893,429	819,493	745,482	671,397	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,248,970	2,160,850	2,072,642	1,984,345	1,895,958	1,807,483	1,718,919	1,630,267	1,541,525	1,452,695	1,363,776	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,211,870	1,143,138	1,074,338	1,005,468	936,529	867,521	798,443	729,297	660,082	590,799	521,446	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,249,322	2,161,202	2,072,994	1,984,696	1,896,310	1,807,835	1,719,271	1,630,618	1,541,877	1,453,047	1,364,127	
7 Small scheme - 8 flats (220 dph)	8	£321,544	686,344	622,137	557,866	493,530	429,131	364,667	300,139	235,547	170,891	106,170	41,385	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,251,304	2,163,184	2,074,977	1,986,680	1,898,295	1,809,821	1,721,259	1,632,607	1,543,866	1,455,037	1,366,119	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,473,478	3,289,905	3,106,148	2,922,206	2,738,079	2,553,769	2,369,274	2,184,594	1,999,730	1,814,681	1,629,449	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	5,620,668	5,400,369	5,179,847	4,959,103	4,738,138	4,516,950	4,295,540	4,073,909	3,852,055	3,629,980	3,407,682	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,331,814	3,158,008	2,984,028	2,809,873	2,635,543	2,461,039	2,286,361	2,111,507	1,936,480	1,761,278	1,585,901	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,161,689	2,005,402	1,848,959	1,692,359	1,535,602	1,378,689	1,221,619	1,064,393	907,010	749,471	591,774	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,046,528	1,883,469	1,720,246	1,556,860	1,393,311	1,229,599	1,065,723	901,685	737,482	573,118	408,589	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	1,763,617	1,607,248	1,450,723	1,294,042	1,137,203	980,209	823,058	665,750	508,287	350,666	192,890	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,573,939	1,422,031	1,269,970	1,117,758	965,393	812,876	660,208	507,368	354,416	201,291	48,016	
16 Medium scheme - 20 flats (350 dph)	20	£458,348	1,097,545	956,786	815,885	674,844	533,663	392,341	250,879	109,275	32,964	177,013	321,205	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	7,892,581	7,474,659	7,056,315	6,637,552	6,218,369	5,798,767	5,378,744	4,958,302	4,537,440	4,116,158	3,694,457	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	8,006,331	7,588,459	7,170,167	6,751,455	6,332,324	5,912,772	5,492,802	5,072,411	4,651,800	4,230,369	3,808,720	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	7,564,892	7,169,817	6,774,346	6,378,477	5,982,213	5,585,551	5,188,491	4,791,036	4,393,183	3,994,934	3,596,288	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	5,611,589	5,215,542	4,819,098	4,422,258	4,025,021	3,627,387	3,229,356	2,830,928	2,432,103	2,032,882	1,633,284	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	4,486,606	4,116,073	3,745,168	3,373,892	3,002,246	2,630,229	2,257,841	1,883,567	1,507,723	1,131,507	754,916	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	3,819,574	3,464,350	3,108,773	2,752,839	2,395,387	2,036,161	1,676,577	1,316,635	956,335	596,676	234,660	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	3,209,177	2,874,164	2,538,729	2,203,349	1,868,975	1,535,808	1,203,246	871,892	544,542	212,201	117,908	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,129,187	1,817,239	1,507,427	1,198,545	880,595	583,575	277,485	28,097	336,967	644,893	951,874	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	14,801,920	14,026,448	13,251,028	12,474,829	11,697,853	10,920,099	10,141,565	9,362,255	8,582,166	7,801,299	7,019,654	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	10,092,244	10,145,773	9,368,523	8,590,496	7,811,690	7,032,107	6,251,745	5,470,606	4,688,689	3,905,993	3,122,520	
27 Large scheme - 100 flats (170 dph)	100	£4,728,853	8,699,386	7,973,018	7,245,922	6,518,100	5,789,550	5,060,273	4,330,269	3,599,538	2,868,080	2,135,894	1,402,982	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	7,372,390	6,676,089	5,979,092	5,281,398	4,583,007	3,883,920	3,184,137	2,483,657	1,782,480	1,080,065	369,805	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	6,485,337	5,809,080	5,132,147	4,454,337	3,776,252	3,097,290	2,417,652	1,737,337	1,052,929	363,810	330,966	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	4,261,255	3,635,102	3,008,324	2,380,921	1,750,424	1,114,919	478,781	160,397	807,524	1,455,292	2,103,701	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	27,166,852	25,748,303	24,328,328	22,906,928	21,484,104	20,059,369	18,632,972	17,205,149	15,775,900	14,345,225	12,913,125	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	19,657,299	18,234,980	16,811,240	15,388,075	13,959,485	12,531,471	11,102,031	9,664,547	8,224,799	6,783,619	5,341,000	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	15,429,883	14,092,954	12,754,687	11,415,080	10,074,137	8,731,855	7,388,235	6,043,278	4,696,983	3,349,349	2,000,378	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	12,866,208	11,584,953	10,302,417	9,018,600	7,733,500	6,447,120	5,159,459	3,870,516	2,580,292	1,276,518	30,776	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	11,165,278	9,921,140	8,675,758	7,429,132	6,181,264	4,932,151	3,681,795	2,425,120	1,158,684	110,672	1,398,984	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	6,892,486	5,741,139	4,588,642	3,427,494	2,260,215	1,091,774	79,017	1,267,645	2,457,452	3,658,229	4,870,157	
37 West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,870,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£15,192,939	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313	
40 EMC Work	420	£12,057,888	31,476,921	28,548,003	25,616,159	22,681,396	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£5,627,014	2,894,070	2,630,880	2,378,173	2,126,206	1,874,980	1,624,497	1,374,754	1,125,752	8,777,492	9,629,973	10,383,195	
42 Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479	
43 MOD Feltham	1,370	£113,344,146	59,169,420	53,526,555	47,876,405	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£36,173,664	10,956,856	9,457,897	7,957,034	6,454,884	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023	
45 Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432	
46 34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47 Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	2,867,666	7,556,853	12,260,790	17,008,517	21,788,843	26,573,915	31,363,733	36,158,298	40,957,610	
48 Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,370	

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,311 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8		£1,848,235	2,409,507	2,312,461	2,215,316	2,118,073	2,020,733	1,923,296	1,825,761	1,728,127	1,630,396	1,532,568	1,434,642
2 Small scheme - 8 houses and flats (50 dph)	8		£1,478,588	2,422,556	2,325,514	2,228,376	2,131,139	2,033,805	1,936,373	1,838,843	1,741,216	1,643,490	1,545,667	1,447,745
3 Small scheme - 8 flats (70 dph)	8		£1,016,529	1,561,983	1,480,982	1,399,898	1,318,734	1,237,489	1,156,162	1,074,753	993,264	911,694	830,041	748,307
4 Small scheme - 8 flats (90 dph)	8		£831,706	2,429,040	2,332,001	2,234,865	2,137,631	2,040,300	1,942,871	1,845,344	1,747,719	1,649,997	1,552,177	1,454,258
5 Small scheme - 8 flats (170 dph)	8		£462,059	1,355,926	1,280,059	1,204,116	1,128,097	1,052,002	975,831	899,583	823,260	746,860	670,384	593,831
6 Small scheme - 8 flats (190 dph)	8		£369,647	2,429,391	2,332,353	2,235,217	2,137,983	2,040,652	1,943,223	1,845,696	1,748,071	1,650,348	1,552,528	1,454,611
7 Small scheme - 8 flats (220 dph)	8		£369,647	821,396	750,500	679,533	608,496	537,387	466,208	394,957	323,636	252,244	180,781	109,247
8 Small scheme - 8 flats (350 dph)	8		£184,823	2,431,373	2,334,336	2,237,201	2,139,968	2,042,637	1,945,209	1,847,684	1,750,059	1,652,338	1,554,518	1,456,601
9 Medium scheme - 20 houses (40 dph)	20		£4,620,586	3,856,126	3,653,601	3,450,873	3,247,942	3,044,807	2,841,468	2,637,926	2,434,181	2,230,232	2,026,080	1,821,724
10 Medium scheme - 20 houses and flats (50 dph)	20		£3,696,469	6,070,841	5,828,246	5,585,406	5,342,322	5,098,992	4,855,420	4,611,602	4,367,540	4,123,234	3,878,684	3,633,888
11 Medium scheme - 20 flats (70 dph)	20		£2,640,335	3,702,322	3,510,165	3,317,817	3,125,275	2,932,540	2,739,612	2,546,491	2,353,177	2,159,670	1,965,969	1,772,076
12 Medium scheme - 20 flats (90 dph)	20		£2,053,594	2,532,197	2,357,560	2,182,748	2,007,761	1,832,599	1,657,261	1,481,750	1,306,062	1,130,200	954,163	777,951
13 Medium scheme - 20 flats (170 dph)	20		£1,087,197	2,395,241	2,214,910	2,034,400	1,853,709	1,672,837	1,491,784	1,310,551	1,129,138	947,544	765,768	583,813
14 Medium scheme - 20 flats (190 dph)	20		£972,755	2,099,254	1,926,261	1,753,097	1,579,759	1,406,247	1,232,563	1,058,705	884,674	710,470	536,093	361,542
15 Medium scheme - 20 flats (220 dph)	20		£840,107	1,900,858	1,732,758	1,564,490	1,396,053	1,227,449	1,058,676	889,735	720,625	551,348	381,903	212,289
16 Medium scheme - 20 flats (350 dph)	20		£528,067	1,402,669	1,246,798	1,090,770	934,587	778,248	621,754	465,103	308,297	151,335	5,871	165,545
17 Large scheme - 50 houses (40 dph)	50		£11,551,466	8,795,029	8,332,409	7,869,325	7,405,776	6,941,763	6,477,285	6,012,343	5,546,936	5,081,064	4,614,727	4,147,927
18 Large scheme - 50 houses and flats (50 dph)	50		£9,241,173	8,908,777	8,446,209	7,983,176	7,519,680	7,055,718	6,591,291	6,126,400	5,661,044	5,195,223	4,728,938	4,262,189
19 Large scheme - 50 flats (70 dph)	50		£6,600,838	8,438,709	8,000,356	7,561,564	7,122,331	6,682,658	6,242,544	5,801,990	5,360,995	4,919,561	4,477,686	4,035,371
20 Large scheme - 50 flats (90 dph)	50		£5,133,985	6,485,405	6,046,081	5,606,316	5,166,111	4,725,466	4,284,380	3,842,854	3,400,888	2,958,481	2,515,634	2,072,346
21 Large scheme - 50 flats (170 dph)	50		£2,717,992	5,309,021	4,897,756	4,486,079	4,073,989	3,661,489	3,248,575	2,835,250	2,421,514	2,007,365	1,591,506	1,173,303
22 Large scheme - 50 flats (190 dph)	50		£2,431,888	4,611,148	4,216,721	3,821,899	3,426,682	3,031,070	2,635,064	2,238,663	1,839,364	1,439,093	1,038,424	637,358
23 Large scheme - 50 flats (220 dph)	50		£2,100,267	3,944,312	3,571,487	3,199,772	2,829,168	2,459,674	2,089,589	1,719,507	1,350,545	982,703	615,977	250,373
24 Large scheme - 50 flats (350 dph)	50		£1,320,168	2,822,630	2,476,158	2,130,721	1,786,320	1,442,954	1,100,624	759,328	419,070	79,846	262,284	604,581
25 Large scheme - 100 flats and houses (70 dph)	100		£13,201,676	16,518,128	15,658,446	14,797,900	13,936,490	13,074,218	12,211,082	11,347,081	10,482,218	9,616,491	8,749,900	7,882,446
26 Large scheme - 100 flats (90 dph)	100		£10,267,970	12,655,304	11,792,999	10,929,829	10,065,796	9,200,898	8,335,136	7,468,509	6,601,020	5,732,664	4,863,445	3,993,362
27 Large scheme - 100 flats (170 dph)	100		£5,435,984	10,330,501	9,523,347	8,715,386	7,906,617	7,097,039	6,286,653	5,475,459	4,663,456	3,850,646	3,037,026	2,222,599
28 Large scheme - 100 flats (190 dph)	100		£4,863,775	8,942,339	8,168,282	7,393,452	6,617,846	5,841,466	5,064,311	4,286,382	3,507,678	2,728,199	1,947,946	1,166,918
29 Large scheme - 100 flats (220 dph)	100		£4,200,533	8,014,508	7,262,514	6,509,769	5,756,272	5,002,023	4,247,021	3,491,267	2,734,761	1,977,503	1,219,492	453,135
30 Large scheme - 100 flats (350 dph)	100		£2,640,335	5,688,481	4,991,641	4,294,105	3,595,873	2,896,946	2,197,321	1,494,825	785,949	76,370	643,585	1,365,421
31 Large scheme - 200 flats and houses (70 dph)	200		£26,403,351	30,419,885	28,839,658	27,257,841	25,674,439	24,089,448	22,502,870	20,914,704	19,324,952	17,733,611	16,140,684	14,546,169
32 Large scheme - 200 flats (90 dph)	200		£20,535,940	22,937,712	21,352,928	19,766,554	18,178,593	16,589,044	14,997,908	13,405,180	11,810,865	10,214,962	8,617,157	7,008,686
33 Large scheme - 200 flats (170 dph)	200		£10,871,968	18,521,421	17,038,418	15,553,931	14,067,958	12,578,003	11,080,395	9,581,295	8,080,701	6,578,613	5,075,032	3,569,958
34 Large scheme - 200 flats (190 dph)	200		£9,727,550	15,871,645	14,442,530	13,010,941	11,577,922	10,143,471	8,707,590	7,270,278	5,831,535	4,391,361	2,949,757	1,501,557
35 Large scheme - 200 flats (220 dph)	200		£8,401,066	14,093,667	12,704,494	11,313,931	9,921,980	8,528,638	7,133,908	5,737,788	4,340,279	2,941,382	1,531,468	114,122
36 Large scheme - 200 flats (350 dph)	200		£5,280,670	9,625,648	8,338,936	7,050,938	5,761,655	4,471,086	3,175,515	1,867,962	559,109	762,603	2,093,965	3,433,349
37 West Cross Industrial Estate	1,800		£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136
38 Phoenix Business Park	260		£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789
39 Kew Bridge District Centre	750		£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313
40 EMC Tower	420		£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520
41 Lidl Feltham	220		£6,468,821	2,894,070	2,630,880	2,378,173	2,126,206	1,874,980	1,624,497	1,374,754	1,125,752	8,877,492	9,629,973	10,383,195
42 Land at Hatton Fields	-		£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479
43 MOD Feltham	1,370		£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289
44 Leisure West	310		£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023
45 Land south of West International	-		£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432
46 34 Staines Road	120		£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491
47 Hounslow Bus Garage	830		£10,165,290	6,399,059	1,789,545	2,867,666	7,556,853	12,250,709	17,008,517	21,788,843	26,573,915	31,363,733	36,158,298	40,957,610
48 Sainsburys Chiswick	300		£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description		No of units	BLV	Residual land values											35% AH	40% AH	45% AH	50% AH
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH								
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,409,507	2,312,461	2,215,316	2,118,073	2,020,733	1,923,296	1,825,761	1,728,127	1,630,396	1,532,568	1,434,642					
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,422,556	2,325,514	2,228,376	2,131,139	2,033,805	1,936,373	1,838,843	1,741,216	1,643,490	1,545,667	1,447,745					
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,561,983	1,480,982	1,399,898	1,318,734	1,237,489	1,156,162	1,074,753	993,264	911,694	830,041	748,307					
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,429,040	2,332,001	2,234,865	2,137,631	2,040,300	1,942,871	1,845,344	1,747,719	1,649,997	1,552,177	1,454,258					
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,355,926	1,280,059	1,204,116	1,128,097	1,052,002	975,831	899,583	823,260	746,860	670,384	593,831					
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,429,391	2,332,353	2,235,217	2,137,983	2,040,652	1,943,223	1,845,696	1,748,071	1,650,348	1,552,528	1,454,611					
7 Small scheme - 8 flats (220 dph)	8	£321,544	821,396	750,500	679,533	608,496	537,387	466,208	394,957	323,636	252,244	180,781	109,247					
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,431,373	2,334,336	2,237,201	2,139,968	2,042,637	1,945,209	1,847,684	1,750,059	1,652,338	1,554,518	1,456,601					
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	3,856,126	3,653,601	3,450,873	3,247,942	3,044,807	2,841,469	2,637,932	2,434,181	2,230,232	2,026,080	1,821,724					
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,070,841	5,828,246	5,585,406	5,342,322	5,098,992	4,855,420	4,611,602	4,367,540	4,123,234	3,878,884	3,633,888					
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,702,322	3,510,165	3,317,817	3,125,275	2,932,540	2,739,612	2,546,491	2,353,177	2,159,670	1,965,989	1,772,076					
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,532,197	2,357,560	2,182,748	2,007,761	1,832,599	1,657,261	1,481,750	1,306,062	1,130,200	954,163	777,951					
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,395,241	2,214,910	2,034,400	1,853,709	1,672,837	1,491,784	1,310,551	1,129,138	947,544	765,768	583,813					
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,099,254	1,926,261	1,753,997	1,579,759	1,406,247	1,232,563	1,058,705	884,674	710,470	536,093	361,542					
15 Medium scheme - 20 flats (220 dph)	20	£730,781	1,900,858	1,732,758	1,564,490	1,396,053	1,227,449	1,058,676	889,735	720,625	551,348	381,903	212,289					
16 Medium scheme - 20 flats (350 dph)	20	£459,348	1,402,669	1,246,798	1,090,770	934,587	778,248	621,754	465,103	308,297	151,335	5,871	165,548					
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	8,795,029	8,332,409	7,889,325	7,405,776	6,941,763	6,477,285	6,012,343	5,546,936	5,081,064	4,614,727	4,147,927					
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	8,908,777	8,446,209	7,983,176	7,519,680	7,055,718	6,591,291	6,126,400	5,661,044	5,195,223	4,728,938	4,262,189					
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	8,438,709	8,000,356	7,561,564	7,122,331	6,682,658	6,244,544	5,801,990	5,360,995	4,919,561	4,477,686	4,035,371					
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	6,485,405	6,046,081	5,606,316	5,166,111	4,725,466	4,284,380	3,842,854	3,400,888	2,958,481	2,515,634	2,072,346					
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	5,309,021	4,897,756	4,486,079	4,073,989	3,661,489	3,248,575	2,835,250	2,421,514	2,007,365	1,591,506	1,173,303					
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	4,611,148	4,216,721	3,821,899	3,426,682	3,031,070	2,635,064	2,238,663	1,839,364	1,439,093	1,038,424	637,358					
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	3,944,312	3,571,487	3,199,772	2,829,168	2,459,674	2,089,589	1,719,507	1,350,545	982,703	615,977	250,37					
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	2,822,630	2,476,158	2,130,721	1,786,320	1,442,954	1,100,624	759,328	419,070	79,846	262,284	604,581					
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	16,518,128	15,658,446	14,797,900	13,936,490	13,074,218	12,211,082	11,347,081	10,482,218	9,616,491	8,749,900	7,882,446					
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	12,655,304	11,792,990	10,929,829	10,065,796	9,200,898	8,335,136	7,468,590	6,601,020	5,732,664	4,863,445	3,993,362					
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	10,330,501	9,523,347	8,715,386	7,906,617	7,097,039	6,286,853	5,475,459	4,663,456	3,850,646	3,037,026	2,222,599					
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	8,942,339	8,168,282	7,393,452	6,617,846	5,841,466	5,064,311	4,286,382	3,507,678	2,728,199	1,947,946	1,166,918					
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	8,014,508	7,262,514	6,509,769	5,756,272	5,002,023	4,247,021	3,491,267	2,734,761	1,977,503	1,219,492	453,135					
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	5,688,481	4,991,641	4,294,105	3,595,873	2,896,946	2,197,321	1,494,825	785,949	76,370	643,585	1,365,421					
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	30,419,885	28,839,658	27,257,841	25,674,439	24,089,448	22,502,870	20,914,704	19,324,952	17,733,611	16,140,684	14,546,169					
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	22,937,712	21,352,928	19,766,554	18,178,953	16,589,044	14,997,906	13,405,180	11,810,865	10,214,962	8,617,157	7,008,666					
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	18,521,421	17,038,418	15,553,931	14,067,958	12,578,003	11,080,395	9,581,295	8,080,701	6,578,613	5,075,032	3,569,958					
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	15,871,645	14,442,530	13,010,941	11,577,922	10,143,471	8,707,599	7,270,278	5,831,535	4,391,361	2,949,757	1,501,557					
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	14,093,667	12,704,494	11,313,931	9,921,980	8,528,638	7,133,908	5,737,788	4,340,279	2,941,382	1,531,468	114,122					
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	9,625,648	8,338,936	7,050,938	5,761,655	4,471,086	3,175,515	1,867,962	559,109	762,603	2,093,965	3,433,349					
37 West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,881,284	60,374,451	49,810,340	39,074,211	28,076,136					
38 Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,953	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789					
39 Kew Bridge District Centre	750	£15,192,399	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,268	1,351,663	3,789,313					
40 EMC Tower	420	£12,057,888	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520					
41 Lidl Feltham	220	£5,627,014	2,894,070	2,630,880	2,378,173	2,126,206	1,874,980	1,624,497	1,374,754	1,125,752	8,877,492	9,629,973	10,383,195					
42 Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,495	45,583,489	45,583,486	45,583,483	45,583,479					
43 MOD Feltham	1,370	£113,344,146	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289					
44 Leisure West	310	£36,173,664	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023					
45 Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432					
46 34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,763	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491					
47 Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	2,867,666	7,556,853	12,260,817	17,008,517	21,788,843	26,573,915	31,363,733	36,168,298	40,957,610					
48 Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,379					

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,674 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,509,947	2,407,925	2,305,802	2,203,575	2,101,245	1,998,814	1,896,279	1,793,641	1,690,901	1,588,057	1,485,111	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,522,996	2,420,980	2,318,862	2,216,640	2,114,317	2,011,890	1,909,360	1,806,729	1,703,993	1,601,156	1,498,216	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,635,412	1,550,773	1,466,051	1,381,243	1,296,350	1,211,371	1,126,308	1,041,160	955,926	870,608	785,204	
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,529,480	2,427,467	2,325,351	2,223,133	2,120,812	2,018,389	1,915,862	1,813,233	1,710,501	1,607,665	1,504,728	
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,420,352	1,341,294	1,262,157	1,182,941	1,103,646	1,024,271	944,816	865,283	785,669	705,977	626,205	
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,529,831	2,427,818	2,325,703	2,223,485	2,121,164	2,018,740	1,916,213	1,813,584	1,710,852	1,608,018	1,505,080	
7 Small scheme - 8 flats (220 dph)	8	£369,647	876,818	803,178	729,463	655,675	581,814	507,878	433,869	359,786	285,630	211,400	137,096	
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,531,812	2,429,800	2,327,686	2,225,469	2,123,149	2,020,726	1,918,200	1,815,572	1,712,842	1,610,008	1,507,071	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,039,699	3,828,083	3,616,253	3,404,212	3,191,957	2,979,490	2,766,811	2,553,920	2,340,815	2,127,498	1,913,968	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,321,941	6,066,909	5,811,620	5,556,074	5,300,272	5,044,213	4,787,896	4,531,323	4,274,494	4,017,407	3,760,064	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	3,874,144	3,673,478	3,472,611	3,271,542	3,070,272	2,868,799	2,667,126	2,465,250	2,263,174	2,060,895	1,858,415	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,505,334	2,332,027	2,158,547	1,984,893	1,811,065	1,637,064	1,462,889	1,288,540	1,114,018	939,322	764,452	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,545,269	2,357,508	2,169,559	1,981,423	1,793,098	1,604,585	1,415,884	1,226,996	1,037,919	848,654	659,201	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,236,204	2,056,430	1,876,475	1,696,341	1,516,026	1,335,532	1,154,857	974,002	792,968	611,754	430,358	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,029,091	1,854,640	1,680,014	1,505,215	1,330,239	1,155,090	979,766	804,268	628,594	452,747	276,725	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,509,107	1,347,965	1,186,661	1,025,195	863,569	701,781	539,833	377,723	215,452	53,021	-	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	9,209,181	8,726,049	8,242,434	7,758,331	7,273,745	6,788,673	6,303,115	5,817,072	5,330,545	4,843,531	4,356,033	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	9,322,930	8,839,850	8,356,285	7,872,235	7,387,699	6,902,678	6,417,172	5,931,181	5,444,705	4,957,742	4,470,295	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	8,825,184	8,367,691	7,909,738	7,451,325	6,992,453	6,533,121	6,073,330	5,613,080	5,152,369	4,691,200	4,229,570	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	6,871,880	6,413,415	5,954,490	5,495,106	5,035,261	4,574,958	4,114,195	3,652,971	3,191,289	2,729,148	2,266,546	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	5,644,096	5,216,235	4,787,946	4,359,228	3,930,082	3,500,506	3,070,503	2,640,071	2,209,210	1,777,921	1,343,072	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	4,915,382	4,505,887	4,095,982	3,685,667	3,274,942	2,863,807	2,452,263	2,039,369	1,623,804	1,207,826	791,437	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,214,785	3,828,047	3,442,461	3,058,027	2,674,744	2,292,429	1,908,537	1,525,805	1,144,233	763,822	384,569	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	3,045,527	2,687,590	2,330,721	1,974,922	1,620,193	1,266,532	913,942	562,419	211,967	-	139,514	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	17,276,069	16,378,848	15,480,726	14,581,703	13,681,778	12,780,952	11,879,224	10,976,596	10,073,066	9,168,635	8,263,302	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	13,414,631	12,514,719	11,613,905	10,712,188	9,809,569	8,906,049	8,001,626	7,096,302	6,190,076	5,282,946	4,374,915	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	10,987,885	10,148,173	9,307,620	8,466,227	7,623,993	6,780,917	5,937,001	5,092,244	4,246,646	3,400,206	2,552,926	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	9,538,555	8,734,971	7,930,581	7,125,387	6,319,389	5,512,586	4,704,980	3,896,569	3,087,353	2,277,334	1,466,510	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	8,569,946	7,790,444	7,010,162	6,229,100	5,447,259	4,664,637	3,881,235	3,097,054	2,312,093	1,526,351	735,507	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	6,141,975	5,422,675	4,702,657	3,981,919	3,260,463	2,538,288	1,815,394	1,085,064	352,613	-	1,131,474	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	31,816,083	30,166,705	28,515,670	26,862,978	25,208,630	23,552,623	21,894,961	20,235,642	18,574,665	16,912,032	15,247,742	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	24,336,129	22,682,084	21,026,382	19,369,022	17,710,004	16,049,328	14,386,994	12,723,002	11,057,353	9,390,046	7,716,251	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	19,726,871	18,184,166	16,639,916	15,094,121	13,546,781	11,992,332	10,432,858	8,871,830	7,309,248	5,745,114	4,179,424	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	16,961,316	15,484,022	13,998,108	12,510,709	11,021,826	9,531,457	8,039,602	6,546,262	5,051,436	3,555,125	2,057,328	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	15,111,338	13,671,762	12,230,747	10,788,291	9,344,396	7,899,061	6,452,285	5,004,070	3,554,415	2,100,236	631,441	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	10,448,094	9,120,647	7,791,875	6,461,777	5,130,352	3,797,602	2,451,788	1,101,502	-	253,941	-	
37 West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	-	
40 EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£6,468,821	2,894,070	2,630,880	2,378,173	2,126,206	1,874,980	1,624,497	1,374,754	1,125,752	8,877,492	9,629,973	10,383,195	
42 Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479	
43 MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	-	1,161,230	-	
45 Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432	
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	-	2,867,666	-	7,556,853	-	12,250,709	-	17,008,517	-	
48 Sainsburys Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description		No of units	BLV	Residual land values											35% AH	40% AH	45% AH	50% AH
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH								
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,509,947	2,407,925	2,305,802	2,203,575	2,101,245	1,998,814	1,896,279	1,793,641	1,690,901	1,588,057	1,485,111					
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,522,996	2,420,980	2,318,862	2,216,640	2,114,317	2,011,890	1,909,360	1,806,729	1,703,993	1,601,156	1,498,216					
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,635,412	1,550,773	1,466,051	1,381,243	1,296,350	1,211,371	1,126,308	1,041,160	955,926	870,608	785,204					
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,529,480	2,427,467	2,325,351	2,223,133	2,120,812	2,018,389	1,915,862	1,813,233	1,710,501	1,607,665	1,504,728					
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,420,352	1,341,294	1,262,157	1,182,941	1,103,646	1,024,271	944,816	865,283	785,669	705,977	626,205					
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,529,831	2,427,818	2,325,703	2,223,485	2,121,164	2,018,740	1,916,213	1,813,584	1,710,852	1,608,018	1,505,080					
7 Small scheme - 8 flats (220 dph)	8	£321,544	876,818	803,178	729,463	655,675	581,814	507,878	433,869	359,786	285,630	211,400	137,096					
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,531,812	2,429,800	2,327,686	2,225,469	2,123,149	2,020,726	1,918,200	1,815,572	1,712,842	1,610,008	1,507,071					
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,039,699	3,828,083	3,618,253	3,404,212	3,191,957	2,979,490	2,768,811	2,553,920	2,340,815	2,127,498	1,913,968					
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,321,941	6,066,909	5,811,620	5,556,074	5,300,272	5,044,213	4,787,896	4,531,323	4,274,494	4,017,470	3,760,064					
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	3,874,144	3,673,478	3,472,611	3,271,542	3,070,272	2,868,799	2,667,126	2,465,250	2,263,174	2,060,895	1,858,415					
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,505,334	2,332,027	2,158,547	1,984,893	1,811,065	1,637,064	1,462,889	1,288,540	1,114,018	939,322	764,452					
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,545,269	2,357,508	2,169,559	1,981,423	1,793,098	1,604,585	1,415,884	1,226,996	1,037,919	848,654	659,201					
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,236,204	2,056,430	1,876,475	1,696,341	1,516,026	1,335,532	1,154,857	974,002	792,968	611,754	430,358					
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,029,091	1,854,640	1,680,014	1,505,215	1,330,239	1,155,090	979,766	804,268	628,594	452,747	276,725					
16 Medium scheme - 20 flats (350 dph)	20	£459,348	1,509,107	1,347,965	1,186,661	1,025,195	863,569	701,781	539,833	377,723	215,452	53,021	111,244					
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	9,209,181	8,726,049	8,242,434	7,758,331	7,273,745	6,788,673	6,303,115	5,817,072	5,330,545	4,843,531	4,356,033					
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	9,322,390	8,839,850	8,356,285	7,872,235	7,387,699	6,902,788	6,417,172	5,931,181	5,444,705	4,957,742	4,470,295					
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	8,825,184	8,367,691	7,909,738	7,451,325	6,992,453	6,533,121	6,073,330	5,613,080	5,152,369	4,691,200	4,229,570					
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	8,871,880	8,413,415	5,954,490	5,495,106	5,035,261	4,574,958	4,114,195	3,652,971	3,191,289	2,729,148	2,266,546					
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	5,644,096	5,216,235	4,787,946	4,359,228	3,930,082	3,500,506	3,070,503	2,640,071	2,209,210	1,777,921	1,343,072					
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	4,915,382	4,505,887	4,095,982	3,685,667	3,274,942	2,863,807	2,452,263	2,039,369	1,623,804	1,207,826	791,437					
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,214,785	3,828,047	3,442,461	3,058,027	2,674,744	2,292,429	1,908,537	1,525,805	1,144,233	763,822	384,566					
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,045,527	2,687,590	2,330,721	1,974,922	1,620,193	1,266,532	913,942	562,419	211,967	139,514	493,143					
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	17,276,069	16,378,848	15,480,726	14,581,703	13,681,778	12,780,952	11,879,224	10,976,596	10,073,066	9,168,635	8,263,302					
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	13,414,613	12,514,719	11,613,905	10,712,188	9,809,589	8,906,409	8,001,626	7,096,302	6,190,076	5,282,946	4,374,915					
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	10,987,885	10,148,173	9,307,620	8,466,227	7,623,993	6,780,917	5,937,001	5,092,244	4,246,646	3,400,206	2,552,926					
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	9,538,555	8,734,971	7,930,581	7,125,387	6,319,389	5,512,586	4,704,980	3,896,569	3,087,353	2,277,334	1,466,510					
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	8,569,946	7,790,444	7,010,162	6,229,100	5,447,259	4,664,637	3,881,235	3,097,054	2,312,093	1,526,351	735,507					
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	6,141,975	5,422,675	4,702,657	3,981,919	3,260,463	2,538,288	1,815,394	1,085,064	352,613	386,372	1,131,474					
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	31,816,083	30,166,705	28,515,670	26,862,978	25,208,630	23,552,623	21,894,961	20,235,642	18,574,665	16,912,032	15,247,742					
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	24,336,129	22,682,084	21,026,382	19,369,022	17,710,004	16,049,328	14,386,994	12,723,002	11,057,355	9,390,046	7,716,251					
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	19,726,871	18,184,166	16,639,916	15,094,121	13,546,791	11,992,332	10,432,858	8,871,830	7,309,248	5,745,114	4,179,424					
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	16,961,316	15,484,022	13,998,108	12,510,709	11,021,826	9,531,457	8,039,602	6,546,262	5,051,436	3,555,125	2,027,328					
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	15,111,338	13,671,762	12,230,747	10,788,291	9,344,396	7,899,061	6,452,285	5,004,070	3,554,415	2,100,238	831,441					
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	10,448,094	9,120,647	7,791,875	6,461,777	5,130,352	3,797,802	2,451,788	1,101,502	253,941	1,627,562	3,002,525					
37 West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136					
38 Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789					
39 Kew Bridge District Centre	750	£15,192,393	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313					
40 EMC Tower	420	£1,057,888	31,476,921	28,548,033	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520					
41 Lidl Feltham	220	£5,627,014	2,894,070	2,630,880	2,378,173	2,126,206	1,874,980	1,624,497	1,374,754	1,125,752	887,492	692,973	10,383,195					
42 Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,513	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479					
43 MOD Feltham	1,370	£113,344,146	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289					
44 Leisure West	310	£36,173,664	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023					
45 Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432					
46 34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491					
47 Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	2,867,666	7,556,853	12,260,817	17,008,517	21,788,843	26,573,915	31,363,733	36,168,298	40,957,610					
48 Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,098,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376					

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £19,037 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values										40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH					
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,690,016	2,579,077	2,468,025	2,356,862	2,245,588	2,134,202	2,022,703	1,911,093	1,799,372	1,687,539	1,575,594		
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,703,065	2,592,131	2,481,085	2,369,928	2,258,658	2,147,278	2,035,785	1,924,181	1,812,465	1,700,638	1,588,698		
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,788,471	1,696,252	1,603,940	1,511,537	1,419,040	1,326,450	1,233,769	1,140,994	1,048,127	955,168	862,115		
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,709,549	2,598,617	2,487,575	2,376,420	2,265,154	2,153,777	2,042,287	1,930,686	1,818,972	1,707,147	1,595,211		
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,564,407	1,478,215	1,391,936	1,305,571	1,219,119	1,132,580	1,045,956	959,244	872,446	785,562	698,591		
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,709,900	2,598,969	2,487,926	2,376,771	2,265,506	2,154,128	2,042,638	1,931,037	1,819,324	1,707,500	1,595,563		
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,011,871	931,540	851,131	770,641	690,071	609,419	528,688	447,876	366,983	286,011	204,958		
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,711,881	2,600,952	2,489,910	2,378,757	2,267,491	2,156,114	2,044,625	1,933,025	1,821,313	1,709,489	1,597,554		
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,422,347	4,191,778	3,960,979	3,729,947	3,498,684	3,267,190	3,035,463	2,803,506	2,571,317	2,338,896	2,106,244		
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	6,772,113	6,494,785	6,217,179	5,939,293	5,661,127	5,382,683	5,103,959	4,824,956	4,545,673	4,266,112	3,986,270		
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,244,651	4,025,636	3,806,400	3,586,944	3,367,268	3,147,371	2,927,255	2,706,919	2,486,364	2,265,587	2,044,591		
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	2,875,842	2,684,185	2,492,336	2,300,295	2,108,062	1,915,637	1,723,019	1,530,209	1,337,208	1,144,013	950,628		
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	2,893,981	2,688,951	2,483,714	2,278,271	2,072,625	1,866,771	1,660,713	1,454,448	1,247,980	1,041,305	834,425		
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,571,841	2,375,443	2,178,848	1,982,057	1,785,070	1,587,885	1,390,504	1,192,926	995,151	797,181	599,012		
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,356,009	2,165,367	1,974,534	1,783,510	1,592,295	1,400,889	1,209,292	1,017,504	825,526	633,357	440,997		
16 Medium scheme - 20 flats (350 dph)	20	£528,067	1,814,231	1,637,977	1,461,546	1,284,937	1,108,154	931,194	754,057	576,745	399,258	221,590	43,749		
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	10,111,627	9,583,801	9,055,443	8,526,557	7,997,140	7,467,191	6,936,714	6,405,707	5,874,169	5,342,100	4,809,502		
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	10,225,377	9,697,601	9,169,296	8,640,459	8,111,093	7,581,197	7,050,771	6,519,814	5,988,328	5,456,311	4,923,764		
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	9,699,001	9,198,230	8,696,955	8,195,179	7,692,899	7,190,115	6,686,829	6,183,039	5,678,747	5,173,951	4,668,653		
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	7,745,697	7,243,954	6,741,708	6,238,959	5,735,706	5,231,951	4,727,693	4,222,931	3,717,667	3,211,899	2,705,629		
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	6,466,511	5,997,919	5,528,857	5,059,325	4,589,324	4,118,853	3,647,913	3,176,503	2,704,624	2,232,276	1,759,458		
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	5,706,958	5,258,257	4,809,109	4,359,510	3,909,462	3,458,966	3,008,020	2,556,624	2,104,779	1,650,576	1,194,134		
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	4,949,919	4,525,370	4,102,082	3,680,058	3,259,295	2,839,795	2,421,557	2,004,460	1,585,394	1,167,599	751,077		
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	3,731,668	3,341,110	2,951,718	2,562,696	2,172,552	1,783,581	1,395,785	1,009,163	623,716	239,442	145,849		
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	18,993,107	18,010,846	17,027,599	16,043,364	15,058,143	14,071,935	13,084,740	12,096,559	11,107,391	10,117,236	9,126,095		
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	15,147,691	14,161,945	13,175,211	12,187,488	11,198,778	10,209,079	9,218,391	8,226,715	7,234,051	6,240,399	5,245,757		
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	12,618,999	11,698,503	10,777,085	9,854,745	8,931,483	8,007,298	7,082,191	6,156,162	5,229,211	4,301,337	3,372,543		
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	11,108,503	10,227,163	9,344,940	8,461,835	7,577,848	6,692,977	5,807,225	4,920,590	4,033,072	3,144,673	2,255,391		
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	10,099,117	9,243,879	8,387,785	7,530,835	6,673,030	5,814,368	4,954,850	4,094,477	3,233,248	2,371,163	1,508,221		
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	7,569,201	6,779,214	5,988,438	5,196,872	4,404,516	3,611,370	2,817,435	2,022,710	1,224,371	418,942	393,194		
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	35,065,997	33,255,659	31,443,504	29,629,530	27,813,737	25,996,124	24,176,694	22,355,445	20,532,377	18,707,491	16,880,786		
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	27,616,547	25,800,032	23,981,696	22,161,540	20,339,562	18,515,763	16,690,143	14,862,702	13,033,440	11,202,357	9,369,453		
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	22,814,323	21,118,705	19,421,389	17,722,373	16,021,660	14,319,248	12,615,138	10,909,253	9,190,879	7,470,796	5,749,004		
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	19,932,989	18,309,909	16,685,204	15,058,874	13,430,919	11,791,927	10,150,421	8,507,281	6,862,505	5,216,095	3,568,049		
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	18,020,164	16,445,442	14,868,920	13,281,138	11,691,770	10,100,818	8,508,278	6,914,154	5,318,444	3,721,148	2,122,267		
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	13,181,256	11,718,444	10,254,170	8,788,434	7,321,235	5,852,574	4,382,452	2,909,204	1,419,352	73,078	1,588,667		
37 West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136		
38 Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789		
39 Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313		
40 EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520		
41 Lidl Feltham	220	£6,468,821	2,894,070	3,630,880	4,378,173	5,126,206	5,874,980	6,624,497	7,374,754	8,125,752	8,877,492	9,629,973	10,383,195		
42 Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479		
43 MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289		
44 Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023		
45 Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,434	24,937,432		
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,960	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491		
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	2,867,666	7,556,853	12,250,709	17,008,517	21,788,843	26,573,915	31,363,733	36,158,298	40,957,610		
48 Sainsburys Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,376		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£8,038,592 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,607,718	2,690,016	2,579,077	2,468,025	2,356,862	2,245,588	2,134,202	2,022,703	1,911,093	1,799,372	1,687,539	1,575,594	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,703,065	2,592,131	2,481,085	2,369,928	2,258,658	2,147,278	2,035,785	1,924,181	1,812,465	1,700,638	1,588,698	
3 Small scheme - 8 flats (70 dph)	8	£884,245	1,788,471	1,696,252	1,603,940	1,511,537	1,419,040	1,326,450	1,233,769	1,140,994	1,048,127	955,168	862,115	
4 Small scheme - 8 flats (90 dph)	8	£723,473	2,709,549	2,598,617	2,487,575	2,376,420	2,265,154	2,153,777	2,042,287	1,930,686	1,818,972	1,707,147	1,595,211	
5 Small scheme - 8 flats (170 dph)	8	£401,930	1,564,407	1,478,215	1,391,936	1,305,571	1,219,119	1,132,580	1,045,956	959,244	872,446	785,562	698,591	
6 Small scheme - 8 flats (190 dph)	8	£321,544	2,709,900	2,598,969	2,487,926	2,376,771	2,265,506	2,154,128	2,042,638	1,931,037	1,819,324	1,707,500	1,595,563	
7 Small scheme - 8 flats (220 dph)	8	£321,544	1,011,871	931,540	851,131	770,641	690,071	609,419	528,688	447,876	366,983	286,011	204,958	
8 Small scheme - 8 flats (350 dph)	8	£160,772	2,711,881	2,600,952	2,489,910	2,378,757	2,267,491	2,156,114	2,044,625	1,933,025	1,821,313	1,709,489	1,597,554	
9 Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,422,347	4,191,778	3,960,979	3,729,947	3,498,684	3,267,190	3,035,463	2,803,506	2,571,317	2,338,896	2,106,244	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	6,772,113	6,494,785	6,217,179	5,939,293	5,661,127	5,382,683	5,103,959	4,824,956	4,545,673	4,266,112	3,986,270	
11 Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,244,651	4,025,636	3,806,400	3,586,944	3,367,268	3,147,371	2,927,255	2,706,919	2,486,364	2,265,587	2,044,591	
12 Medium scheme - 20 flats (90 dph)	20	£1,786,354	2,875,842	2,684,185	2,492,336	2,300,295	2,108,662	1,915,637	1,723,019	1,530,209	1,337,208	1,144,013	950,628	
13 Medium scheme - 20 flats (170 dph)	20	£945,717	2,893,981	2,688,950	2,483,714	2,278,271	2,072,625	1,868,771	1,660,713	1,454,448	1,247,980	1,041,305	834,425	
14 Medium scheme - 20 flats (190 dph)	20	£846,168	2,571,841	2,375,443	2,178,848	1,982,057	1,785,070	1,587,885	1,390,504	1,192,926	995,151	797,181	599,012	
15 Medium scheme - 20 flats (220 dph)	20	£730,781	2,356,009	2,165,367	1,974,534	1,783,510	1,592,295	1,400,889	1,209,292	1,017,504	825,526	633,357	440,997	
16 Medium scheme - 20 flats (350 dph)	20	£459,348	1,814,231	1,637,977	1,461,546	1,284,937	1,108,154	931,194	754,057	576,745	399,256	221,590	43,749	
17 Large scheme - 50 houses (40 dph)	50	£10,048,240	10,111,627	9,583,801	9,055,443	8,528,557	7,997,140	7,467,191	6,936,714	6,405,707	5,874,169	5,342,100	4,809,502	
18 Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	10,225,377	9,697,601	9,169,296	8,640,459	8,111,093	7,581,197	7,050,771	6,519,814	5,988,328	5,456,311	4,923,764	
19 Large scheme - 50 flats (70 dph)	50	£5,741,851	9,699,001	9,198,230	8,696,955	8,195,179	7,692,899	7,190,115	6,686,829	6,183,039	5,678,747	5,173,951	4,668,653	
20 Large scheme - 50 flats (90 dph)	50	£4,465,884	7,745,697	7,243,954	6,741,708	6,238,959	5,735,706	5,231,951	4,727,693	4,222,931	3,717,667	3,211,899	2,705,629	
21 Large scheme - 50 flats (170 dph)	50	£2,364,292	6,466,511	5,997,919	5,528,857	5,059,325	4,589,324	4,118,853	3,647,913	3,176,503	2,704,624	2,232,276	1,759,458	
22 Large scheme - 50 flats (190 dph)	50	£2,115,419	5,606,558	5,258,257	4,809,109	4,359,510	3,908,026	3,456,966	3,008,020	2,556,624	2,104,779	1,650,576	1,194,134	
23 Large scheme - 50 flats (220 dph)	50	£1,826,953	4,949,919	4,525,370	4,102,082	3,680,058	3,259,295	2,839,795	2,421,557	2,004,460	1,585,394	1,167,599	751,077	
24 Large scheme - 50 flats (350 dph)	50	£1,148,370	3,731,668	3,341,110	2,951,718	2,562,696	2,172,552	1,783,581	1,395,785	1,009,163	623,716	239,442	145,849	
25 Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	18,993,107	18,010,846	17,027,599	16,043,364	15,058,143	14,071,935	13,084,740	12,096,559	11,107,391	10,117,236	9,126,095	
26 Large scheme - 100 flats (90 dph)	100	£8,931,769	15,147,691	14,161,945	13,175,211	12,187,488	11,198,778	10,209,079	9,218,391	8,226,715	7,234,051	6,240,399	5,245,757	
27 Large scheme - 100 flats (170 dph)	100	£4,728,583	12,618,999	11,698,503	10,777,085	9,854,745	8,931,485	8,007,298	7,082,191	6,156,162	5,229,211	4,301,337	3,372,543	
28 Large scheme - 100 flats (190 dph)	100	£4,230,838	11,108,503	10,227,163	9,344,940	8,461,835	7,577,848	6,692,977	5,807,225	4,920,590	4,033,072	3,144,673	2,255,391	
29 Large scheme - 100 flats (220 dph)	100	£3,653,905	10,099,117	9,243,879	8,387,785	7,530,835	6,673,030	5,814,366	4,954,850	4,094,477	3,233,248	2,371,163	1,508,221	
30 Large scheme - 100 flats (350 dph)	100	£2,296,741	7,569,201	6,779,214	5,988,438	5,196,872	4,404,516	3,611,370	2,817,435	2,022,710	1,224,371	418,942	393,194	
31 Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	35,065,997	33,255,659	31,443,504	29,629,530	27,813,737	25,996,124	24,176,694	22,355,445	20,532,377	18,707,491	16,880,786	
32 Large scheme - 200 flats (90 dph)	200	£17,863,538	27,616,547	25,800,032	23,981,966	22,161,540	20,339,562	18,515,763	16,690,143	14,862,702	13,033,440	11,202,357	9,369,455	
33 Large scheme - 200 flats (170 dph)	200	£9,457,167	22,814,323	21,118,705	19,421,389	17,722,373	16,021,660	14,319,248	12,615,138	10,909,253	9,190,879	7,470,796	5,749,004	
34 Large scheme - 200 flats (190 dph)	200	£8,461,676	19,932,989	18,309,909	16,685,204	15,058,874	13,430,919	11,791,927	10,150,421	8,507,281	6,882,505	5,216,095	3,568,049	
35 Large scheme - 200 flats (220 dph)	200	£7,307,811	18,020,164	16,445,442	14,868,920	13,281,138	11,691,770	10,100,818	8,508,278	6,914,154	5,318,444	3,721,148	2,122,287	
36 Large scheme - 200 flats (350 dph)	200	£4,593,481	13,181,256	11,718,444	10,254,170	8,788,434	7,321,235	5,852,574	4,382,452	2,909,204	1,419,352	73,078	1,588,667	
37 West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,783,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,586	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£15,192,939	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	3,789,313	
40 EMC Work	420	£12,057,888	31,476,921	28,548,003	25,616,159	22,681,386	19,743,685	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£5,627,014	2,894,070	2,380,880	1,938,173	1,528,206	1,127,986	754,980	574,754	412,752	252,492	92,993	10,383,195	
42 Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,493	45,583,486	45,583,480	45,583,474	45,583,468	45,583,479	
43 MOD Feltham	1,370	£113,344,146	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£36,173,664	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,710,355	4,261,023	
45 Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,444	24,937,440	24,937,436	24,937,432	24,937,432	
46 34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47 Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,545	2,887,866	7,556,853	12,250,709	17,008,517	21,788,843	26,573,915	31,366,733	36,158,298	40,957,610	
48 Sainsburys Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,379	

HOUNSLOW LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,400 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£9,241,173 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Small scheme - 8 houses (40 dph)	8	£1,848,235	2,870,086	2,750,228	2,630,249	2,510,150	2,389,929	2,269,590	2,149,128	2,028,546	1,907,844	1,787,021	1,666,077	
2 Small scheme - 8 houses and flats (50 dph)	8	£1,478,588	2,883,134	2,763,281	2,643,309	2,523,251	2,403,001	2,282,666	2,162,210	2,041,632	1,920,937	1,800,120	1,679,181	
3 Small scheme - 8 flats (70 dph)	8	£1,016,529	1,941,529	1,841,731	1,741,831	1,641,831	1,541,731	1,441,631	1,341,230	1,240,829	1,140,328	1,039,727	939,025	
4 Small scheme - 8 flats (90 dph)	8	£831,706	2,889,618	2,769,768	2,649,798	2,529,708	2,409,496	2,289,164	2,168,712	2,048,138	1,927,444	1,806,629	1,685,693	
5 Small scheme - 8 flats (170 dph)	8	£462,059	1,708,462	1,615,135	1,521,715	1,428,201	1,334,593	1,240,891	1,147,095	1,053,207	959,224	865,148	770,977	
6 Small scheme - 8 flats (190 dph)	8	£369,647	2,889,969	2,770,120	2,650,149	2,530,059	2,409,848	2,289,516	2,169,063	2,048,489	1,927,795	1,806,981	1,686,046	
7 Small scheme - 8 flats (220 dph)	8	£369,647	1,146,922	1,059,904	972,799	885,607	798,327	710,960	623,506	535,965	448,338	360,623	272,820	
8 Small scheme - 8 flats (350 dph)	8	£184,823	2,891,950	2,772,103	2,652,134	2,532,044	2,411,833	2,291,502	2,171,050	2,050,478	1,929,785	1,808,971	1,688,037	
9 Medium scheme - 20 houses (40 dph)	20	£4,620,586	4,804,993	4,555,473	4,305,704	4,055,683	3,805,411	3,554,889	3,304,116	3,053,093	2,801,819	2,550,295	2,298,519	
10 Medium scheme - 20 houses and flats (50 dph)	20	£3,696,469	7,222,287	6,922,863	6,622,738	6,322,511	6,021,983	5,721,153	5,420,021	5,118,568	4,816,852	4,514,816	4,212,477	
11 Medium scheme - 20 flats (70 dph)	20	£2,640,335	4,615,160	4,377,793	4,140,188	3,902,346	3,664,264	3,425,943	3,187,385	2,948,588	2,709,553	2,470,279	2,230,787	
12 Medium scheme - 20 flats (90 dph)	20	£2,053,594	3,248,350	3,036,342	2,826,125	2,615,696	2,405,058	2,194,209	1,983,149	1,771,878	1,560,397	1,348,708	1,136,803	
13 Medium scheme - 20 flats (170 dph)	20	£1,087,197	3,242,695	3,020,393	2,797,868	2,575,121	2,352,150	2,128,956	1,905,541	1,681,902	1,458,040	1,233,956	1,009,649	
14 Medium scheme - 20 flats (190 dph)	20	£972,755	2,907,477	2,694,457	2,481,223	2,267,774	2,054,113	1,840,239	1,626,151	1,411,850	1,197,335	982,607	767,266	
15 Medium scheme - 20 flats (220 dph)	20	£840,107	2,682,928	2,476,095	2,269,054	2,061,806	1,854,350	1,646,688	1,438,819	1,230,742	1,022,459	813,968	605,600	
16 Medium scheme - 20 flats (350 dph)	20	£528,067	2,119,356	1,927,988	1,736,431	1,544,680	1,352,739	1,160,607	968,282	775,766	583,059	390,180	197,070	
17 Large scheme - 50 houses (40 dph)	50	£11,551,466	11,014,073	10,441,551	9,868,454	9,294,781	8,720,534	8,145,711	7,570,313	6,994,340	6,417,792	5,840,669	5,262,970	
18 Large scheme - 50 houses and flats (50 dph)	50	£9,241,173	11,127,823	10,555,352	9,982,305	9,408,684	8,834,488	8,259,717	7,684,370	7,108,449	6,531,952	5,954,880	5,377,233	
19 Large scheme - 50 flats (70 dph)	50	£6,600,838	10,572,818	10,028,768	9,484,174	8,939,032	8,393,343	7,847,108	7,300,327	6,752,999	6,205,125	5,656,703	5,107,736	
20 Large scheme - 50 flats (90 dph)	50	£5,133,985	8,619,513	8,074,493	7,528,925	6,982,811	6,436,152	5,888,945	5,341,190	4,792,890	4,244,044	3,694,651	3,144,711	
21 Large scheme - 50 flats (170 dph)	50	£2,717,992	7,288,928	6,779,603	6,269,767	5,759,422	5,248,565	4,737,199	4,225,323	3,712,938	3,200,039	2,686,631	2,172,712	
22 Large scheme - 50 flats (190 dph)	50	£2,431,888	6,498,532	6,010,628	5,522,235	5,033,354	4,543,983	4,054,125	3,563,777	3,072,940	2,581,615	2,089,801	1,596,833	
23 Large scheme - 50 flats (220 dph)	50	£2,100,267	5,685,054	5,222,692	4,761,704	4,302,089	3,831,484	3,368,979	2,931,484	2,477,362	2,024,614	1,571,377	1,117,585	
24 Large scheme - 50 flats (350 dph)	50	£1,320,168	4,417,715	3,991,945	3,567,364	3,144,052	2,722,009	2,300,630	1,877,629	1,455,907	1,035,464	616,301	198,417	
25 Large scheme - 100 flats and houses (70 dph)	100	£13,201,676	20,710,145	19,624,844	18,574,471	17,505,026	16,434,508	15,362,918	14,290,256	13,216,522	12,141,716	11,065,836	9,988,886	
26 Large scheme - 100 flats (90 dph)	100	£10,267,970	16,880,750	15,809,171	14,736,516	13,662,788	12,587,985	11,512,107	10,435,155	9,357,128	8,278,027	7,197,851	6,116,600	
27 Large scheme - 100 flats (170 dph)	100	£5,435,984	14,250,114	13,248,834	12,246,550	11,243,262	10,238,972	9,233,678	8,227,381	7,220,080	6,211,776	5,202,470	4,192,159	
28 Large scheme - 100 flats (190 dph)	100	£4,863,775	12,678,452	11,719,356	10,759,300	9,798,284	8,836,306	7,873,368	6,909,471	5,944,611	4,978,792	4,012,012	3,044,272	
29 Large scheme - 100 flats (220 dph)	100	£4,200,533	11,628,286	10,697,313	9,765,408	8,832,571	7,895,408	6,964,100	6,028,466	5,091,901	4,154,403	3,215,973	2,276,611	
30 Large scheme - 100 flats (350 dph)	100	£2,640,335	8,996,426	8,135,753	7,274,219	6,411,825	5,548,570	4,684,454	3,819,477	2,953,638	2,086,940	1,218,450	339,900	
31 Large scheme - 200 flats and houses (70 dph)	200	£26,403,351	38,315,912	36,344,615	34,371,338	32,396,080	30,418,843	28,339,625	26,458,427	24,475,248	22,490,089	20,520,950	18,513,830	
32 Large scheme - 200 flats (90 dph)	200	£20,535,940	30,896,964	28,917,979	26,937,011	24,954,058	22,969,120	20,982,199	18,993,292	17,002,402	15,009,527	13,014,668	11,017,824	
33 Large scheme - 200 flats (170 dph)	200	£10,871,968	25,901,775	24,053,244	22,202,861	20,350,625	18,496,538	16,646,599	14,782,808	12,923,164	11,061,668	9,196,479	7,318,584	
34 Large scheme - 200 flats (190 dph)	200	£9,727,550	22,904,661	21,134,403	19,362,371	17,588,567	15,812,990	14,035,639	12,256,517	10,468,300	8,673,575	6,877,065	5,078,770	
35 Large scheme - 200 flats (220 dph)	200	£8,401,066	20,914,650	19,196,573	17,476,775	15,755,258	14,032,020	12,302,574	10,564,271	8,824,238	7,082,472	5,338,976	3,593,747	
36 Large scheme - 200 flats (350 dph)	200	£5,280,670	15,914,419	14,316,240	12,716,484	11,115,091	9,512,118	7,907,547	6,301,379	4,693,613	3,084,247	1,459,132	174,808	
37 West Cross Industrial Estate	1,800	£85,942,909	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38 Phoenix Business Park	260	£14,785,877	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,598,167	19,856,668	18,115,439	16,372,479	14,627,789	
39 Kew Bridge District Centre	750	£17,465,817	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,661	3,789,313	
40 EMC Tower	420	£13,861,759	31,476,921	28,548,003	25,616,159	22,681,386	19,743,665	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41 Lidl Feltham	220	£6,468,821	2,894,070	3,630,880	4,378,173	5,126,206	5,874,980	6,624,497	7,374,754	8,125,752	8,877,492	9,629,973	10,383,195	
42 Land at Hatton Fields	-	£521,202,155	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,495	45,583,489	45,583,486	45,583,483	45,583,479	
43 MOD Feltham	1,370	£130,300,539	59,169,420	53,525,555	47,876,045	42,220,889	36,524,871	30,810,026	25,099,493	19,348,782	13,564,549	7,740,484	1,873,289	
44 Leisure West	310	£41,585,278	10,956,856	9,457,697	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	1,161,230	2,170,355	4,261,023	
45 Land south of West International	-	£133,072,891	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432	
46 34 Staines Road	120	£4,620,586	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,941	
47 Hounslow Bus Garage	830	£10,165,290	6,399,059	1,789,545	2,867,666	7,556,853	12,250,790	17,008,517	21,788,843	26,573,915	31,363,733	36,168,298	40,957,610	
48 Sainsbury's Chiswick	300	£16,634,111	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,370	

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30%	30%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038,592 PER HA

No	Description	No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Small scheme - 8 houses (40 dph)	8	£1,607,718	2,870,086	2,750,228	2,630,249	2,510,150	2,389,929	2,269,590	2,149,128	2,028,546	1,907,844	1,787,021	1,666,077	
2	Small scheme - 8 houses and flats (50 dph)	8	£1,286,175	2,883,134	2,763,281	2,643,309	2,523,251	2,403,001	2,282,666	2,162,210	2,041,634	1,920,937	1,800,120	1,679,181	
3	Small scheme - 8 flats (70 dph)	8	£884,245	1,941,529	1,841,731	1,741,831	1,641,831	1,541,731	1,441,531	1,341,230	1,240,829	1,140,328	1,039,727	939,025	
4	Small scheme - 8 flats (90 dph)	8	£723,473	2,889,618	2,769,768	2,649,798	2,529,708	2,409,496	2,289,164	2,168,712	2,048,138	1,927,444	1,806,629	1,685,693	
5	Small scheme - 8 flats (170 dph)	8	£401,930	1,708,462	1,615,135	1,521,715	1,428,201	1,334,593	1,240,891	1,147,095	1,053,207	959,224	865,148	770,797	
6	Small scheme - 8 flats (190 dph)	8	£321,544	2,889,969	2,770,120	2,650,149	2,530,059	2,409,848	2,289,516	2,169,063	2,048,489	1,927,795	1,806,981	1,686,046	
7	Small scheme - 8 flats (220 dph)	8	£321,544	1,146,922	1,059,904	972,799	885,607	798,327	710,960	623,506	535,965	448,338	360,623	272,821	
8	Small scheme - 8 flats (350 dph)	8	£160,772	2,891,950	2,772,103	2,652,134	2,532,044	2,411,833	2,291,502	2,171,050	2,050,478	1,929,785	1,808,971	1,688,037	
9	Medium scheme - 20 houses (40 dph)	20	£4,019,296	4,804,993	4,555,473	4,305,704	4,055,683	3,805,411	3,554,889	3,304,116	3,053,093	2,801,819	2,550,295	2,298,519	
10	Medium scheme - 20 houses and flats (50 dph)	20	£3,215,437	7,222,287	6,922,663	6,622,738	6,322,511	6,021,983	5,721,153	5,420,021	5,118,586	4,816,852	4,514,816	4,212,477	
11	Medium scheme - 20 flats (70 dph)	20	£2,296,741	4,615,160	4,377,793	4,140,188	3,902,346	3,664,264	3,425,943	3,187,385	2,948,588	2,709,558	2,470,279	2,230,767	
12	Medium scheme - 20 flats (90 dph)	20	£1,786,354	3,246,350	3,036,342	2,826,125	2,615,696	2,405,058	2,194,209	1,983,149	1,771,878	1,560,397	1,348,706	1,136,803	
13	Medium scheme - 20 flats (170 dph)	20	£945,717	3,242,695	3,020,393	2,797,868	2,575,121	2,352,150	2,128,956	1,905,541	1,681,902	1,458,040	1,233,959	1,009,649	
14	Medium scheme - 20 flats (190 dph)	20	£846,168	2,907,477	2,694,457	2,481,223	2,267,774	2,054,113	1,840,239	1,626,151	1,411,850	1,197,335	982,607	767,666	
15	Medium scheme - 20 flats (220 dph)	20	£730,781	2,682,928	2,476,095	2,269,054	2,061,806	1,854,350	1,646,888	1,438,819	1,230,742	1,022,459	813,968	605,270	
16	Medium scheme - 20 flats (350 dph)	20	£459,348	2,119,356	1,927,988	1,736,431	1,544,680	1,352,739	1,160,607	968,282	775,766	583,059	390,160	197,070	
17	Large scheme - 50 houses (40 dph)	50	£10,048,240	11,014,073	10,441,551	9,868,454	9,294,781	8,720,534	8,145,711	7,570,313	6,994,340	6,417,792	5,840,669	5,262,907	
18	Large scheme - 50 houses and flats (50 dph)	50	£8,038,592	11,127,823	10,555,352	9,982,305	9,408,684	8,834,488	8,259,717	7,684,370	7,108,449	6,531,952	5,954,880	5,377,233	
19	Large scheme - 50 flats (70 dph)	50	£5,741,851	10,572,818	10,028,768	9,484,174	8,939,032	8,393,343	7,847,108	7,300,327	6,752,999	6,205,125	5,656,703	5,107,796	
20	Large scheme - 50 flats (90 dph)	50	£4,465,884	8,619,513	8,074,493	7,528,925	6,982,811	6,436,152	5,888,945	5,341,190	4,792,890	4,244,044	3,694,651	3,144,711	
21	Large scheme - 50 flats (170 dph)	50	£2,364,292	7,288,928	6,779,603	6,269,767	5,759,422	5,248,565	4,737,199	4,225,323	3,712,936	3,200,039	2,686,631	2,172,712	
22	Large scheme - 50 flats (190 dph)	50	£2,115,419	6,498,532	6,010,628	5,522,235	5,033,354	4,543,983	4,054,125	3,563,777	3,072,940	2,581,615	2,089,801	1,596,833	
23	Large scheme - 50 flats (220 dph)	50	£1,826,953	5,685,054	5,222,692	4,761,704	4,302,089	3,843,848	3,386,979	2,931,484	2,477,362	2,024,614	1,571,377	1,117,585	
24	Large scheme - 50 flats (350 dph)	50	£1,148,370	4,417,795	3,991,945	3,567,364	3,144,052	2,722,009	2,300,630	1,877,629	1,455,907	1,035,464	616,301	198,478	
25	Large scheme - 100 flats and houses (70 dph)	100	£11,483,703	20,710,145	19,642,844	18,574,471	17,505,026	16,434,508	15,362,918	14,290,256	13,216,522	12,141,716	11,065,836	9,988,886	
26	Large scheme - 100 flats (90 dph)	100	£8,931,769	16,880,750	15,809,171	14,736,516	13,662,788	12,587,985	11,512,107	10,435,155	9,357,128	8,278,027	7,197,851	6,116,606	
27	Large scheme - 100 flats (170 dph)	100	£4,728,583	14,250,114	13,248,834	12,246,550	11,243,262	10,238,972	9,233,678	8,227,381	7,220,090	6,211,776	5,202,470	4,192,159	
28	Large scheme - 100 flats (190 dph)	100	£4,230,838	12,678,452	11,719,356	10,759,300	9,798,284	8,836,306	7,873,368	6,909,471	5,944,611	4,978,792	4,012,012	3,044,272	
29	Large scheme - 100 flats (220 dph)	100	£3,653,905	11,628,286	10,697,313	9,765,408	8,832,571	7,898,802	6,964,100	6,028,466	5,091,901	4,154,403	3,215,973	2,276,611	
30	Large scheme - 100 flats (350 dph)	100	£2,296,741	8,996,426	8,135,753	7,274,219	6,411,825	5,548,570	4,684,454	3,819,477	2,953,638	2,086,940	1,218,450	339,900	
31	Large scheme - 200 flats and houses (70 dph)	200	£22,967,405	38,315,912	36,344,615	34,371,338	32,396,080	30,418,843	28,439,625	26,458,427	24,475,248	22,490,089	20,502,950	18,513,830	
32	Large scheme - 200 flats (90 dph)	200	£17,863,538	30,896,964	28,917,979	26,937,011	24,954,058	22,969,120	20,982,199	18,993,292	17,002,402	15,009,527	13,014,668	11,017,824	
33	Large scheme - 200 flats (170 dph)	200	£9,457,167	25,901,775	24,053,244	22,202,861	20,350,625	18,496,538	16,640,599	14,782,808	12,923,164	11,061,668	9,196,479	7,318,584	
34	Large scheme - 200 flats (190 dph)	200	£8,461,676	22,904,661	21,134,403	19,362,371	17,588,567	15,812,990	14,035,639	12,256,517	10,468,300	8,673,575	6,877,065	5,078,770	
35	Large scheme - 200 flats (220 dph)	200	£7,307,811	20,914,650	19,196,573	17,476,775	15,755,258	14,032,020	12,302,574	10,564,231	8,824,238	7,082,472	5,338,976	3,593,747	
36	Large scheme - 200 flats (350 dph)	200	£4,593,481	15,914,419	14,136,240	12,716,464	11,115,091	9,512,118	7,907,547	6,301,379	4,693,613	3,084,247	1,459,132	- 174,808	
37	West Cross Industrial Estate	1,800	£74,758,905	129,409,295	119,741,757	110,037,855	100,324,257	90,547,074	80,733,776	70,681,284	60,374,451	49,810,340	39,074,211	28,075,136	
38	Phoenix Business Park	260	£12,861,747	31,996,818	30,267,702	28,536,856	26,804,280	25,069,972	23,333,935	21,596,167	19,856,668	18,115,439	16,372,479	14,627,789	
39	Kew Bridge District Centre	750	£15,192,939	46,253,348	41,307,704	36,357,118	31,401,590	26,441,121	21,444,248	16,428,581	11,407,928	6,382,288	1,351,663	- 3,789,313	
40	EMC Tower	420	£12,057,888	31,476,921	28,548,003	25,616,159	22,681,386	19,743,665	16,803,055	13,859,498	10,913,013	7,963,598	5,011,257	2,027,520	
41	Lidl Feltham	120	£5,627,014	2,894,070	- 3,630,880	- 4,378,173	- 5,126,206	- 5,874,980	- 6,624,497	- 7,374,754	- 8,125,752	- 8,877,492	- 9,629,973	- 10,383,195	
42	Land at Hatton Fields	-	£453,376,584	45,583,513	45,583,510	45,583,507	45,583,503	45,583,499	45,583,497	45,583,493	45,583,489	45,583,486	45,583,483	45,583,479	
43	MOD Feltham	1,370	£113,344,146	59,169,420	53,525,555	47,876,405	42,220,889	36,524,871	30,815,026	25,099,493	19,348,782	13,564,549	7,740,488	1,873,289	
44	Leisure West	310	£36,173,664	10,956,856	9,457,897	7,957,034	6,454,864	4,944,391	3,424,628	1,903,346	380,544	- 1,161,230	- 2,710,365	- 4,261,023	
45	Land south of West International	-	£115,755,724	24,937,465	24,937,463	24,937,459	24,937,455	24,937,452	24,937,448	24,937,446	24,937,442	24,937,438	24,937,435	24,937,432	
46	34 Staines Road	120	£4,019,296	5,307,889	4,886,547	4,464,783	4,042,598	3,619,990	3,196,961	2,773,511	2,349,638	1,925,344	1,500,628	1,075,491	
47	Hounslow Bus Garage	830	£8,842,451	6,399,059	1,789,549	- 2,867,666	- 7,556,853	- 12,250,709	- 17,008,517	- 21,788,843	- 26,573,915	- 31,363,733	- 36,158,298	- 40,957,610	
48	Sainsbury's Chiswick	300	£14,469,465	33,007,754	30,430,640	27,850,945	25,268,670	22,683,817	20,096,382	17,506,369	14,897,106	12,284,459	9,669,216	7,051,370	

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BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£6,713,329 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Small scheme - 8 houses (40 dph)	8	£1,342,666	2,870,086	2,750,228	2,630,249	2,510,150	2,389,929	2,269,590	2,149,128	2,028,546	1,907,844	1,787,021	1,666,077
2 Small scheme - 8 houses and flats (50 dph)	8	£1,074,133	2,883,134	2,763,281	2,643,309	2,523,215	2,403,001	2,282,666	2,162,210	2,041,634	1,920,937	1,800,120	1,679,181
3 Small scheme - 8 flats (70 dph)	8	£738,466	1,941,529	1,841,731	1,741,831	1,641,831	1,541,731	1,441,531	1,341,230	1,240,829	1,140,328	1,039,727	939,021
4 Small scheme - 8 flats (90 dph)	8	£604,200	2,889,618	2,769,768	2,649,798	2,529,708	2,409,496	2,289,164	2,168,712	2,048,138	1,927,444	1,806,629	1,685,693
5 Small scheme - 8 flats (170 dph)	8	£335,666	1,708,462	1,615,135	1,521,715	1,428,201	1,334,593	1,240,891	1,147,095	1,053,207	959,224	865,148	770,977
6 Small scheme - 8 flats (190 dph)	8	£268,533	2,889,969	2,770,120	2,650,149	2,530,059	2,409,848	2,289,516	2,169,063	2,048,489	1,927,795	1,806,981	1,686,046
7 Small scheme - 8 flats (220 dph)	8	£268,533	1,146,922	1,059,904	972,799	885,607	798,327	710,960	623,506	535,965	448,338	360,623	272,820
8 Small scheme - 8 flats (350 dph)	8	£134,267	2,891,950	2,772,103	2,652,134	2,532,044	2,411,833	2,291,502	2,171,050	2,050,478	1,929,785	1,808,971	1,688,037
9 Medium scheme - 20 houses (40 dph)	20	£3,356,665	4,804,993	4,555,473	4,305,704	4,055,683	3,805,411	3,554,889	3,304,116	3,053,093	2,801,819	2,550,295	2,298,519
10 Medium scheme - 20 houses and flats (50 dph)	20	£2,685,332	7,222,287	6,922,663	6,622,738	6,322,511	6,021,983	5,721,153	5,420,021	5,118,588	4,816,852	4,514,816	4,212,477
11 Medium scheme - 20 flats (70 dph)	20	£1,918,094	4,615,160	4,377,793	4,140,188	3,902,346	3,664,263	3,425,943	3,187,385	2,948,588	2,709,553	2,470,279	2,230,767
12 Medium scheme - 20 flats (90 dph)	20	£1,491,851	3,246,350	3,036,342	2,826,125	2,615,696	2,405,058	2,194,209	1,983,149	1,771,878	1,560,397	1,348,706	1,136,803
13 Medium scheme - 20 flats (170 dph)	20	£789,803	3,242,695	3,020,393	2,797,868	2,575,121	2,352,150	2,128,956	1,905,541	1,681,902	1,458,040	1,233,956	1,009,649
14 Medium scheme - 20 flats (190 dph)	20	£706,666	2,907,477	2,694,457	2,481,223	2,267,774	2,054,113	1,840,239	1,626,151	1,411,850	1,197,335	982,607	767,666
15 Medium scheme - 20 flats (220 dph)	20	£610,303	2,682,928	2,476,095	2,269,054	2,061,806	1,854,350	1,646,688	1,438,819	1,230,742	1,022,459	813,968	605,270
16 Medium scheme - 20 flats (350 dph)	20	£383,619	2,119,356	1,927,988	1,736,431	1,544,680	1,352,739	1,160,607	968,282	775,766	583,059	390,160	197,070
17 Large scheme - 50 houses (40 dph)	50	£8,391,662	11,014,073	10,441,551	9,868,454	9,294,781	8,720,534	8,145,711	7,570,313	6,994,340	6,417,792	5,840,669	5,262,970
18 Large scheme - 50 houses and flats (50 dph)	50	£6,713,329	11,127,823	10,555,352	9,982,305	9,408,684	8,834,488	8,259,717	7,684,370	7,108,449	6,531,952	5,954,880	5,377,233
19 Large scheme - 50 flats (70 dph)	50	£4,795,235	10,572,818	10,028,768	9,484,174	8,939,032	8,393,343	7,847,108	7,300,327	6,752,999	6,205,125	5,656,703	5,107,736
20 Large scheme - 50 flats (90 dph)	50	£3,729,627	8,619,513	8,074,493	7,528,925	6,982,811	6,434,152	5,888,945	5,341,190	4,792,890	4,244,044	3,694,651	3,144,711
21 Large scheme - 50 flats (170 dph)	50	£1,974,509	7,288,928	6,779,603	6,269,767	5,759,422	5,248,565	4,737,199	4,225,323	3,712,936	3,200,039	2,686,631	2,172,712
22 Large scheme - 50 flats (190 dph)	50	£1,766,666	6,498,532	6,010,628	5,522,235	5,033,354	4,543,983	4,054,125	3,563,777	3,072,940	2,581,615	2,089,801	1,596,833
23 Large scheme - 50 flats (220 dph)	50	£1,525,757	5,685,054	5,222,692	4,761,704	4,302,089	3,843,848	3,386,979	2,931,484	2,477,362	2,024,614	1,571,377	1,117,585
24 Large scheme - 50 flats (350 dph)	50	£599,407	4,417,795	3,991,945	3,567,364	3,144,052	2,722,009	2,300,630	1,877,629	1,455,907	1,035,464	616,301	198,417
25 Large scheme - 100 flats and houses (70 dph)	100	£9,590,471	20,710,145	19,644,844	18,574,471	17,505,026	16,434,508	15,362,918	14,290,256	13,216,522	12,141,716	11,065,836	9,988,886
26 Large scheme - 100 flats (90 dph)	100	£7,459,255	16,880,750	15,809,171	14,736,516	13,662,788	12,587,985	11,512,107	10,435,155	9,357,128	8,278,027	7,197,851	6,116,800
27 Large scheme - 100 flats (170 dph)	100	£3,949,017	14,250,114	13,248,834	12,246,550	11,243,262	10,238,972	9,233,678	8,227,381	7,220,088	6,211,776	5,202,470	4,192,155

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