

Chichester District Council

Appendix III

Market Values & Assumptions Research

Local Plan Viability Study

December 2019

DSP18563

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Contents	Page
Introduction	3
Economic Context / Housing Market Context	4
Residential Market Review	11
- Land Registry New-Build Data	12
- Land Registry Resale Data	103
- DSP New build Housing Asking Price Research and Analysis	186
- Zoopla Average Values and Analysis	196
Commercial Economic Context	199
- Yield Guide	206
Commercial Property Values Research	208
- Commercial Values Data - CoStar	208
- Commercial Values Data – Valuation Office Agency	210
Stakeholder Consultation	211
Land Values Economic Context / Research	220

Note:

CoStar property resource extracts for research base follow the above.

1.0 Introduction

- 1.1 Referred to within DSP's main report, this document – Appendix III - provides an overview of the research undertaken into residential property values, together with the wider economic conditions. Collectively, this research aims to help inform the assumptions setting for the sample residential appraisals and provides background evidence by building a picture of values and the variation of those within the Chichester District.
- 1.2 This report will also provide the Council with an indication of the type and sources of data that it could monitor, revisit and update, to further inform its ongoing work where necessary in the future. Doing so would provide valuable context for monitoring the delivery subsequent to setting policy positions and aspirations.
- 1.3 It should be acknowledged that this is high level work, and a great deal of variance may be seen in practice from one development to another (with site-specific characteristics). This data gathering process adopted by DSP involves the review of a range of information sources, so as to inform an overview that is relevant to and appropriate for the project context. The aim here is to consider changes and trends and therefore enable us to assess with the Council an updated context picture so far as is suitable and practically possible.
- 1.4 This Appendix uses a range of extracts and quotes (shown *in italic text* to distinguish that externally sourced information from DSP's commentary and context / analysis), with sources acknowledged.

2.0 Economic / Housing Market Context

2.1 Bank of England

2.1.1 The official Bank Rate (Base Rate) was increased from 0.5% to 0.75% in August 2018, the second such increase since August 2016.

2.2. Bank of England – Agent’s Summary of Business Conditions 2019 Q2

2.2.1. The full report (published 20 June 2019) is available at:
www.bankofengland.co.uk/agents-summary/2019/2019-q2.

2.2.2. Report extracts:

- *‘Total business services, including exports, continued to grow at a modest rate as Brexit uncertainty weighed on demand for professional and financial services.’*
- *‘Output growth in the construction sector slowed. Overall activity was broadly flat compared with a year ago due to some housing and commercial property projects being scaled back.’*
- *‘Investment intentions weakened, as Brexit-related uncertainty weighed on sentiment, particularly among exporters.’*
- *‘Demand for bank credit among large and small companies remained subdued and there were reports that banks were less willing to lend to some sectors.’*
- *‘Brexit uncertainty continued to weigh on demand for commercial property and housing.’*
- *‘Investors demand for UK commercial property remained muted, but continued to outpace supply due to the lack of properties coming onto the market.’*
- *‘Housing market transactions continued to be dampened by Brexit uncertainty, with activity largely restricted to “forced” moves due to life changes.’*
- *‘Housing prices were reported to be flat in most areas. Contracts said prices were falling in some areas – mainly London and the South East – although affordability continued to be a constraint in that part of the UK. There were increasing reports of surveyors being more cautious about valuations.’*

2.3. Office for National Statistics – UK House Price Index (May 2019)

2.3.1. The full report (published 19 June 2019) is available at: www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/may2019.

2.3.2. Headline reads: *'UK House Price Index for May 2019 published'*.

2.3.3. Report extracts:

- *'HM Land Registry has published the UK House Price Index for May 2019 with figures, calculated by the Office for National Statistics, showing that, on average, housing prices have risen by 0.1% since April while there has also been an annual price rise of 1.2%, bringing the average UK property value to £229,431.'*
- *'For England specifically, the UK HPI showed an annual house price rise of 1.0%, bringing the average property value to £245,817, better than the collective of all UK nations.'*
- *'The South West experienced the greatest monthly increase of 1.2% which saw house prices in the region soaring to an average of £257,563, while it was the nation's capital, London, which saw the most notable decline of 2.5% bringing the average house price to £457,471.'*
- *'In terms of annual price rise however, the North West claims the greatest figure with 3.4% increase to £164,261, while again it is London where the most significant decrease was experienced at a substantial 4.4%.'*
- *'The greatest number of repossession sales in March was experienced in the North West at a grand total of 160, whereas the lowest number of repossession sales was witnessed in the East of England with just 8.'*
- *'In Wales, house prices have fallen by 1.4% since April 2019 while the annual price of homes has risen by a respectable 3.0%, taking the average property value to £159,428, with March seeing a total number of 50 repossession sales.'*
- *'The UK Property Transactions Statistics for May 2019 showed that on a seasonally adjusted basis, the number of transactions on residential properties with a value of £40,000 or more was 89,810 which is 11.3% lower when placed in comparison with the previous year.'*
- *'Ultimately, transactions between April 2019 and May 2019 increased by 6.4%.'*

2.4. HM Land Registry – UK and England House Price Index (June 2019)

2.4.1. The full report for the UK (published 14 August 2019) is available at: www.gov.uk/government/publications/uk-house-price-index-summary-june-2019.

The report for England (published 14 August 2019) is available at: www.gov.uk/government/publications/uk-house-price-index-england-june-2019.

2.4.2. UK House price index summary: Headline Statistics

- *‘The average price of a property in the UK was £230,292.’*
- *‘The annual price change of a property in the UK was 0.9%.’*
- *‘The monthly price change of a property in the UK was 0.7%.’*
- *‘The index figure for the UK (January 2015 = 100) was 120.8.’*

2.4.3. Economic Statement:

- *‘UK house prices grew by 0.9% in the year to June 2019, unchanged from May 2019. On a non-seasonally adjusted basis, average house prices in the UK increased by 0.7% between May 2019 and June 2019, compared with a rise of 0.7% during the same period a year earlier (May 2018 and June 2018).’*
- *‘House price growth was strongest in Wales where prices increased by 4.4% in the year to June 2019, down from 4.6% in the year to May 2019. The lowest annual growth was in London, where prices fell by 2.7% over the year to June 2019, up from a fall of 3.1% in May 2019.’*
- *‘The Royal Institution of Chartered Surveyor’s (RICS) June 2019 UK Residential Market Survey reported a stable trend beginning to emerge. Buyer demand rose modestly while new instructions to sell held steady over the month. In the with this, their newly agreed sales series edged into positive territory for the first time this year.’*
- *‘The August Inflation Report from the Bank of England reported that the housing market remains weak but there are some signs this has stabilised. Results from their recent NMG survey of household’s expectations reported that households expect house prices to decline a little over the next 12-months. Around 20% of households who expect to move house in the next two years reported having delayed moving due to Brexit-related uncertainty.’*

- *'The UK Property Transactions Statistics for June 2019 showed that on a seasonally adjusted basis, the number of transactions on residential properties with a value of £40,000 or greater was 84,490. This is 16.5% lower than a year ago. Between May 2019 and June 2019, transactions fell by 9.7%.'*
- *'The Bank of England's Money and Credit release reported that mortgage approvals for house purchase (an indicator for future lending) increased in June 2019 to 66,400, remaining roughly in line with previous years.'*

2.4.4. Annual price changes:

- *'Average house prices in the UK increased by 0.9% in the year to June 2019, unchanged from May 2019.'*
- *'At the country level, the largest annual price was recorded in Wales, increasing by 4.4% over the year to June 2019.'*
- *'Scotland saw house prices increase by 1.3% over the last 12 months.'*
- *'The slowest annual growth was in England where prices increased by 0.7% in the year to June 2019.'*
- *'Northern Ireland house prices increased by 3.5% over the year to Quarter 2 (April to June 2019).'*

2.4.5. UK House price index England: Headline statistics

- *'The average price of a property in England was £246,728.'*
- *'The annual price change of a property in England was 0.7%.'*
- *'The monthly price change of a property in England was 0.7%.'*
- *'The index figure for England (January 2015 = 100) was 121.6.'*

2.4.6. Economic statement extracts:

- *'England house prices grew by 0.7% in the year to June 2019, unchanged from May 2019. England house prices were growing slower than the UK annual rate of 0.9% in the year to June 2019. East Midlands was the fastest growing region with annual growth of 3.2%, up from 1.8% in the year to May 2019. The lowest annual growth was in London, where prices fell by 2.7% over the year to June 2019, up from a fall of 3.1% in May 2019.'*

- *‘On a non-seasonally adjusted basis, average house prices in England increased by 0.7% between May 2019 and June 2019, compared with a rise of 0.6% during the same period a year earlier (May 2018 and June 2018). On a seasonally adjusted basis, average house prices in England increased by 0.1% between May 2019 and June 2019.’*
- *‘The UK Property Transaction Statistics showed that on a non-seasonally adjusted basis, in the 3-months to June 2019 the number of transactions on residential properties with a value of £40,000 or greater in England was 225,980. This is down by 7.7% compared with the 3-months to June 2018.’*
- *‘Across England, all houses showed an increase in average price in June 2019 when compared with the same month in the previous year. Detached houses showed the biggest increase, rising by 1.8% in the year to June 2019 to £376,000. The average price of flats and maisonettes fell by 2.7% in the year to June 2019 to £221,000. Falling prices over the year in England flats and maisonettes was driven by negative growth in London for this property type. London accounts for around 30% of England flats and maisonettes transactions.’*
- *‘As with other indicators in the housing market, which typically fluctuate from month to month, it is important not to put too much weight on one month’s set of house price data.’*

2.4.7. Annual price changes:

- *‘Average house prices in England increased by 0.7% in the year to June 2019, unchanged from May 2019.’*
- *‘In London, average prices fell by 2.7% in the year to June 2019, up from a fall of 3.1% in May 2019.’*

2.5. Royal Institution of Chartered Surveyors – UK Residential Market Survey (May 2019)

2.5.1. The full report is available at: www.rics.org/globalassets/rics-website/media/knowledge/research/market-surveys/uk-residential-market-survey-may-2019-rics.pdf.

2.5.2. Headlines read:

- *‘Demand stabilises in May.’*

- *'New buyer enquiries steady over the month.'*
- *'Indicators on sales, prices and new instructions remain slightly negative, albeit less so than previously.'*
- *'Expectations point to a gradual improvement in activity over the next twelve months.'*

2.5.3. Report extracts:

- *'The May 2019 RICS UK Residential Market Survey results point to a slightly more stable picture coming through over the month. Indeed, new buyer enquiries held steady, while the negative trend in agreed sales, new instructions and prices diminished to a certain degree.'*
- *'At the national level, new buyer enquiries were virtually unchanged when compared to the April results. This marks the first report since July 2018 in which survey participant did not cite a decline in buyer demand. Even so, agreed sales continued to slip for a tenth successive month, with a net balance of -13% of contributors noticing a fall.'*
- *'Looking ahead, sales expectations for the next three months are still consistent with a further decline in activity, posting a net balance of -14%. However, further out, respondents continue to envisage a modest improvement in sales volumes at the twelve-month horizon.'*
- *'Meanwhile, new instructions to sell declined yet again during May, the eleventh consecutive month in which they have done so. Notwithstanding this, the net balance of -11% marks an improvement on -34% last month and is also the least negative since September 2018. Less encouragingly though, the number of appraisals undertaken during the survey period remains down on an annual comparison throughout all parts of the UK.'*
- *'With regards to house prices, the survey's headline series registered a net balance of -10%, compared to -22% previously. As such, this is symptomatic of a deceleration in the pace of price declines at the national level over the past three-months, having hit -27% in February (this indicator typically has a six-month lead over actual measures of house price inflation).'*
- *'The regional breakdown shows the South East now exhibits the weakest sentiment on price movements. Virtually all parts of the UK are expected to see some uplift over the year ahead.'*

2.6. Savills – UK Housing Market Update (August 2019)

2.6.1. The full report is available at: www.savills.co.uk/research_articles/229130/283195-0/uk-housing-market-update---august-2019.

2.6.2. Headline reads: *'Housing market steadies, as both prices and activity levels stabilise.'*

2.6.3. Report extracts:

- *'House prices rose 0.3% in July, according to Nationwide, leaving annual growth also at 0.3%. This is broadly flat national average hides the regional variation, with strong growth in the Midlands and Wales balancing out the falls in London and the South. It now looks likely that the UK will see zero average house price growth in 2019, undershooting the 1.5% growth we forecast last October, which assumed an orderly Brexit in March as per major economic projections at the time.'*
- *'This zero-price growth matches the latest RICS survey results, which saw roughly even numbers of surveyors reporting prices rising as falling. But there are greater signs of optimism, pointing to stabilising market values and volumes. More surveyors are now reporting price rises that at any time since August 2018. They are also showing increasing optimism in activity levels, with a narrow majority seeing rising numbers of both inquiries and instructions for the first time since last summer. This is supported by Land Registry transaction figures, which, while still declining, have been falling at a reduced rate over the past few months.'*
- *'This modest strengthening in activity suggests some buyers and sellers gave up waiting for Brexit, following agreement of the current extension in April. Many buyers simply cannot delay moving indefinitely but will attempt to avoid peaks of uncertainty. The next is obviously the October Brexit deadline, when it is far from clear what will happen: Brexit with a deal, without a deal, or a further extension. What actually happens will determine the speed and strength of any boost in activity levels. But as long as any lack of demand is matched by low numbers of people wanting to sell, prices are unlikely to see a major change.'*

3.0 Residential Market Review

- 3.1.1 Consistent with our assessment principles, DSP research data from a range of readily available sources. As noted above, these are sources that could also be used by the Council for any future similar work, updating or monitoring.
- 3.1.2 In the following sections we will provide an outline of the data reviewed.
- 3.1.3 The residential market review was carried out in February 2019 and comprised the desktop-based research and analysis of both sold and asking prices for new build and resale property across the District. The data was collected via the Land Registry price paid dataset, from the latest available point, over the previous two years for new build property and over the previous five months for resales.
- 3.1.4 The full dataset is categorised into settlements. Further summary analysis is presented by both Settlement and Ward Areas.

3.2 Review of Land Registry New Build Sold Prices Data (Feb 2017 to Feb 2019)

- 3.2.1 The followings Table 1a and 1b below provide a Chichester District based summary of Land Registry published sold prices data – focussing solely on new build housing. The floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG’s remit. Property values have been updated in line with the UK HPI.

See Table 1a on the following page.

Table 1a – Land Registry Sold Prices Review – Chichester District New builds (2yrs – February 2017 to February 2019) – Sorted by Settlement

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
Birdham										
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	West Wittering	30/06/2017	£445,000	98	£4,541	£450,385	£4,596
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	30/06/2017	£445,000	98	£4,541	£450,385	£4,596
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	30/05/2017	£435,000	97	£4,485	£431,259	£4,446
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	West Wittering	30/06/2017	£310,000	75	£4,133	£313,751	£4,183
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	West Wittering	03/03/2017	£325,000	81	£4,012	£328,055	£4,050
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	31/05/2017	£445,000	110	£4,045	£441,173	£4,011
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	26/05/2017	£525,000	132	£3,977	£520,485	£3,943
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	West Wittering	31/03/2017	£295,000	81	£3,642	£297,773	£3,676
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	22/07/2017	£750,000	207	£3,623	£759,900	£3,671
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	30/06/2017	£470,000	132	£3,561	£475,687	£3,604
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	27/07/2017	£735,000	207	£3,551	£744,702	£3,598

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	West Wittering	22/06/2017	£465,000	132	£3,523	£470,627	£3,565
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	14/07/2017	£725,000	207	£3,502	£734,570	£3,549
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	31/05/2017	£637,000	184	£3,462	£631,522	£3,432
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	30/06/2017	£620,000	184	£3,370	£627,502	£3,410
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	30/06/2017	£530,000	159	£3,333	£536,413	£3,374
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	23/06/2017	£430,000	132	£3,258	£435,203	£3,297
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	West Wittering	30/06/2017	£515,000	159	£3,239	£521,232	£3,278
Average						£505,667	138	£3,678	£509,479	£3,705
Bracklesham Bay										
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	East Wittering	28/09/2018	£357,999	93	£3,849	£369,956	£3,978
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	East Wittering	30/10/2018	£358,000	93	£3,849	£361,759	£3,890
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	East Wittering	28/09/2018	£400,000	108	£3,704	£413,360	£3,827
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	East Wittering	25/09/2018	£325,000	89	£3,652	£335,855	£3,774

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	East Wittering	28/09/2018	£445,000	129	£3,450	£459,863	£3,565
Average						£377,200	102	£3,684	£388,159	£3,791
Chichester										
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	20/04/2018	£610,000	79	£7,722	£607,621	£7,691
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	29/03/2018	£590,000	89	£6,629	£594,189	£6,676
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	29/03/2018	£595,000	97	£6,134	£599,225	£6,178
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	01/05/2018	£595,000	98	£6,071	£596,845	£6,090
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	22/03/2018	£575,000	96	£5,990	£579,083	£6,032
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	14/03/2018	£565,000	97	£5,825	£569,012	£5,866
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	26/03/2018	£545,000	94	£5,798	£548,870	£5,839
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	29/03/2018	£490,000	87	£5,632	£493,479	£5,672

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	15/03/2018	£535,000	96	£5,573	£538,799	£5,612
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	22/06/2018	£494,995	87	£5,690	£486,481	£5,592
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	26/03/2018	£505,000	92	£5,489	£508,586	£5,528
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	03/03/2018	£475,000	87	£5,460	£478,373	£5,499
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	Chichester West	14/03/2018	£580,000	109	£5,321	£584,118	£5,359
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	20/10/2017	£290,000	62	£4,677	£291,769	£4,706
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	28/02/2017	£335,000	75	£4,467	£342,873	£4,572
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	12/06/2017	£280,000	62	£4,516	£283,388	£4,571
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	24/03/2017	£280,000	62	£4,516	£282,632	£4,559
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	03/11/2017	£285,000	62	£4,597	£282,350	£4,554

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	28/02/2017	£385,000	87	£4,425	£394,048	£4,529
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	28/07/2017	£260,000	59	£4,407	£263,432	£4,465
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	12/04/2017	£277,000	62	£4,468	£272,928	£4,402
KINGFISHER GARDENS	PO20 2EQ	Terraced	CHICHESTER	Chichester East	22/06/2018	£385,000	86	£4,477	£378,378	£4,400
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	17/03/2017	£370,000	85	£4,353	£373,478	£4,394
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	23/06/2017	£325,000	75	£4,333	£328,933	£4,386
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	13/04/2017	£275,000	62	£4,435	£270,958	£4,370
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	Chichester East	03/01/2018	£330,000	75	£4,400	£327,492	£4,367
KING WILLIAM CLOSE	PO19 6EF	Detached	CHICHESTER	Chichester North	29/09/2017	£495,000	114	£4,342	£495,050	£4,343
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	27/03/2017	£470,000	110	£4,273	£474,418	£4,313

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	Chichester North	03/02/2017	£499,950	119	£4,201	£511,699	£4,300
HERON CLOSE	PO20 2EL	Semi-detached	CHICHESTER	Chichester East	13/03/2018	£318,000	75	£4,240	£320,258	£4,270
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	23/03/2017	£465,000	110	£4,227	£469,371	£4,267
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	26/05/2017	£370,000	86	£4,302	£366,818	£4,265
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	Chichester East	19/12/2017	£320,000	75	£4,267	£319,680	£4,262
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	28/06/2017	£315,000	75	£4,200	£318,812	£4,251
WINDMILL CLOSE	PO19 8FW	Detached	CHICHESTER	Chichester South	05/10/2018	£499,950	119	£4,201	£505,199	£4,245
FOSTER ROAD	PO19 6DQ	Detached	CHICHESTER	Chichester North	23/03/2017	£499,950	119	£4,201	£504,650	£4,241
WINDMILL CLOSE	PO19 8FW	Semi-detached	CHICHESTER	Chichester South	14/08/2018	£329,950	79	£4,177	£334,569	£4,235
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	Chichester North	27/09/2018	£466,000	114	£4,088	£481,564	£4,224

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	20/03/2017	£460,000	110	£4,182	£464,324	£4,221
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	30/06/2017	£358,000	86	£4,163	£362,332	£4,213
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	Chichester North	25/09/2017	£480,000	114	£4,211	£480,048	£4,211
WATERSIDE DRIVE	PO19 8PJ	Terraced	CHICHESTER	Chichester South	31/07/2018	£304,950	73	£4,177	£306,658	£4,201
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	Chichester North	31/03/2017	£320,000	77	£4,156	£323,008	£4,195
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	29/06/2017	£360,000	87	£4,138	£364,356	£4,188
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	07/07/2017	£310,000	75	£4,133	£314,092	£4,188
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	27/06/2017	£310,000	75	£4,133	£313,751	£4,183
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	Chichester North	13/02/2017	£489,950	120	£4,083	£501,464	£4,179
HERON CLOSE	PO20 2EL	Semi-detached	CHICHESTER	Chichester East	12/01/2018	£315,000	75	£4,200	£312,606	£4,168

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
WATERSIDE DRIVE	PO19 8PJ	Terraced	CHICHESTER	Chichester South	30/07/2018	£299,950	73	£4,109	£301,630	£4,132
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	Chichester North	31/03/2017	£315,000	77	£4,091	£317,961	£4,129
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	29/06/2017	£305,000	75	£4,067	£308,691	£4,116
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	02/05/2017	£327,000	79	£4,139	£324,188	£4,104
KINGFISHER GARDENS	PO20 2EQ	Terraced	CHICHESTER	Chichester East	31/10/2018	£300,000	74	£4,054	£303,150	£4,097
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	31/03/2017	£250,000	62	£4,032	£252,350	£4,070
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	13/10/2017	£380,000	94	£4,043	£382,318	£4,067
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	Chichester East	26/06/2018	£310,000	75	£4,133	£304,668	£4,062
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	06/10/2017	£460,000	114	£4,035	£462,806	£4,060
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	17/10/2017	£395,000	98	£4,031	£397,410	£4,055

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	07/07/2017	£300,000	75	£4,000	£303,960	£4,053
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	31/03/2017	£340,000	85	£4,000	£343,196	£4,038
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	Chichester North	24/04/2018	£520,000	129	£4,031	£517,972	£4,015
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	16/10/2017	£375,000	94	£3,989	£377,288	£4,014
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	Chichester West	25/04/2017	£321,000	79	£4,063	£316,281	£4,004
TERN CRESCENT	PO20 2EP	Detached	CHICHESTER	Chichester East	09/10/2017	£502,000	127	£3,953	£505,062	£3,977
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	14/07/2017	£415,000	106	£3,915	£420,478	£3,967
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	21/07/2017	£415,000	106	£3,915	£420,478	£3,967
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	02/11/2017	£300,000	75	£4,000	£297,210	£3,963
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	29/06/2017	£415,000	106	£3,915	£420,022	£3,962

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
WATERSIDE DRIVE	PO19 8PJ	Semi-detached	CHICHESTER	Chichester South	21/08/2018	£379,950	98	£3,877	£385,269	£3,931
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	Chichester North	05/10/2018	£442,500	114	£3,882	£447,146	£3,922
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	Chichester North	01/02/2018	£500,000	129	£3,876	£505,750	£3,921
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£330,000	85	£3,882	£333,102	£3,919
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	Chichester East	31/08/2018	£335,000	87	£3,851	£339,690	£3,904
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	Chichester East	29/06/2018	£345,000	87	£3,966	£339,066	£3,897
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	Chichester North	06/04/2018	£445,000	114	£3,904	£443,265	£3,888
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	16/02/2018	£357,000	93	£3,839	£361,106	£3,883
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	03/08/2017	£535,000	140	£3,821	£540,350	£3,860
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	20/04/2018	£360,000	93	£3,871	£358,596	£3,856

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	27/10/2017	£375,000	98	£3,827	£377,288	£3,850
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	Chichester West	26/05/2017	£410,000	106	£3,868	£406,474	£3,835
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	29/06/2017	£385,000	102	£3,775	£389,659	£3,820
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	20/12/2017	£355,000	93	£3,817	£354,645	£3,813
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	Chichester North	17/04/2018	£435,000	114	£3,816	£433,304	£3,801
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	30/10/2017	£385,000	102	£3,775	£387,349	£3,798
KINGFISHER GARDENS	PO20 2EQ	Detached	CHICHESTER	Chichester East	23/05/2018	£480,000	127	£3,780	£481,488	£3,791
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	Chichester North	13/04/2018	£485,000	129	£3,760	£483,109	£3,745
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	31/10/2017	£550,000	148	£3,716	£553,355	£3,739
WATERSIDE VIEW	PO20 2GE	Detached	CHICHESTER	Chichester East	12/09/2018	£735,000	204	£3,603	£759,549	£3,723

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	Chichester East	14/03/2018	£540,000	148	£3,649	£543,834	£3,675
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	Chichester North	18/01/2018	£475,000	129	£3,682	£471,390	£3,654
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	Chichester East	23/11/2017	£545,000	148	£3,682	£539,932	£3,648
LONGACRES WAY	PO20 2EJ	Flat	CHICHESTER	Chichester East	23/06/2017	£295,000	82	£3,598	£298,570	£3,641
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	Chichester East	30/06/2017	£295,000	82	£3,598	£298,570	£3,641
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	30/03/2017	£295,000	82	£3,598	£297,773	£3,631
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	26/03/2018	£353,000	98	£3,602	£355,506	£3,628
TERN CRESCENT	PO20 2EP	Semi-detached	CHICHESTER	Chichester East	29/06/2018	£465,000	126	£3,690	£457,002	£3,627
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	Chichester North	03/02/2017	£499,950	142	£3,521	£511,699	£3,604
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	22/12/2017	£351,500	98	£3,587	£351,149	£3,583

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	21/12/2017	£350,000	98	£3,571	£349,650	£3,568
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	12/12/2017	£480,000	135	£3,556	£479,520	£3,552
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	03/01/2018	£350,000	98	£3,571	£347,340	£3,544
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	28/06/2018	£335,000	93	£3,602	£329,238	£3,540
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	28/06/2017	£470,000	135	£3,481	£475,687	£3,524
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	23/06/2017	£275,000	79	£3,481	£278,328	£3,523
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	24/02/2017	£464,500	135	£3,441	£475,416	£3,522
LONGACRES WAY	PO20 2EJ	Flat	CHICHESTER	Chichester East	09/02/2018	£285,000	82	£3,476	£288,278	£3,516
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	21/12/2017	£475,000	135	£3,519	£474,525	£3,515
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	22/12/2017	£475,000	135	£3,519	£474,525	£3,515

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
KINGFISHER GARDENS	PO20 2EQ	Detached	CHICHESTER	Chichester East	08/12/2017	£575,000	164	£3,506	£574,425	£3,503
WATERSIDE VIEW	PO20 2GE	Detached	CHICHESTER	Chichester East	29/06/2018	£725,000	204	£3,554	£712,530	£3,493
WINDMILL CLOSE	PO19 8FW	Semi-detached	CHICHESTER	Chichester South	21/09/2018	£384,950	114	£3,377	£397,807	£3,490
BIRDHAM ROAD	PO20 7FE	Detached	CHICHESTER	Chichester South	21/02/2018	£344,950	100	£3,450	£348,917	£3,489
KINGFISHER GARDENS	PO20 2EQ	Detached	CHICHESTER	Chichester East	14/08/2018	£560,000	164	£3,415	£567,840	£3,462
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	05/01/2018	£470,000	135	£3,481	£466,428	£3,455
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	08/01/2018	£470,000	135	£3,481	£466,428	£3,455
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	17/02/2017	£455,000	135	£3,370	£465,693	£3,450
LONGACRES WAY	PO20 2EJ	Detached	CHICHESTER	Chichester East	15/12/2017	£565,000	164	£3,445	£564,435	£3,442
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	21/12/2017	£465,000	135	£3,444	£464,535	£3,441

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	08/12/2017	£335,000	98	£3,418	£334,665	£3,415
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	18/12/2017	£335,000	98	£3,418	£334,665	£3,415
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	15/06/2018	£322,250	93	£3,465	£316,707	£3,405
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	Chichester East	11/05/2018	£345,000	102	£3,382	£346,070	£3,393
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	20/12/2017	£458,000	135	£3,393	£457,542	£3,389
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	21/12/2017	£485,000	143	£3,392	£484,515	£3,388
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	03/01/2018	£460,000	135	£3,407	£456,504	£3,382
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	08/01/2018	£470,000	139	£3,381	£466,428	£3,356
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	Chichester East	31/01/2018	£500,000	148	£3,378	£496,200	£3,353
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	16/08/2018	£465,000	142	£3,275	£471,510	£3,320

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	Chichester East	07/12/2017	£325,000	98	£3,316	£324,675	£3,313
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	Chichester East	27/04/2018	£675,000	204	£3,309	£672,368	£3,296
WATERSIDE VIEW	PO20 2GE	Detached	CHICHESTER	Chichester East	31/05/2018	£670,000	204	£3,284	£672,077	£3,294
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	23/08/2017	£315,000	97	£3,247	£318,150	£3,280
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	Chichester East	22/03/2018	£480,000	148	£3,243	£483,408	£3,266
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	07/07/2017	£335,000	104	£3,221	£339,422	£3,264
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	Chichester North	19/12/2017	£463,108	143	£3,239	£462,645	£3,235
WATERSIDE DRIVE	PO19 8PJ	Semi-detached	CHICHESTER	Chichester South	31/07/2018	£384,950	120	£3,208	£387,106	£3,226
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	31/05/2017	£285,000	88	£3,239	£282,549	£3,211
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	11/06/2018	£490,000	150	£3,267	£481,572	£3,210

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	13/09/2018	£430,000	139	£3,094	£444,362	£3,197
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	31/07/2018	£475,000	150	£3,167	£477,660	£3,184
NORTH MEAD	PO19 6EG	Semi-detached	CHICHESTER	Chichester North	27/06/2018	£438,000	139	£3,151	£430,466	£3,097
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	13/07/2018	£433,000	142	£3,049	£435,425	£3,066
WINDMILL CLOSE	PO19 8FW	Detached	CHICHESTER	Chichester South	21/09/2018	£472,950	160	£2,956	£488,747	£3,055
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	29/09/2017	£295,000	97	£3,041	£295,030	£3,042
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	22/12/2017	£510,000	170	£3,000	£509,490	£2,997
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	31/01/2018	£510,000	170	£3,000	£506,124	£2,977
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	28/07/2017	£173,000	59	£2,932	£175,284	£2,971
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	01/02/2018	£495,000	170	£2,912	£500,693	£2,945

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	10/01/2018	£500,000	170	£2,941	£496,200	£2,919
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	04/04/2018	£492,000	170	£2,894	£490,081	£2,883
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	Chichester North	10/01/2018	£490,000	170	£2,882	£486,276	£2,860
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	11/07/2018	£315,000	125	£2,520	£316,764	£2,534
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	28/09/2018	£295,000	125	£2,360	£304,853	£2,439
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	Chichester North	12/10/2018	£275,000	121	£2,273	£277,888	£2,297
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	Chichester North	23/03/2017	£194,394	93	£2,090	£196,221	£2,110
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	Chichester North	23/03/2017	£194,394	93	£2,090	£196,221	£2,110
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£194,394	94	£2,068	£196,221	£2,087
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£194,394	94	£2,068	£196,221	£2,087

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	Chichester North	08/02/2017	£153,154	77	£1,989	£156,753	£2,036
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	Chichester North	08/02/2017	£153,154	77	£1,989	£156,753	£2,036
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£153,154	77	£1,989	£154,594	£2,008
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£153,154	77	£1,989	£154,594	£2,008
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£153,154	77	£1,989	£154,594	£2,008
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£153,154	77	£1,989	£154,594	£2,008
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£153,154	77	£1,989	£154,594	£2,008
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	Chichester North	27/04/2017	£153,154	77	£1,989	£150,903	£1,960
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	Chichester North	27/04/2017	£153,154	77	£1,989	£150,903	£1,960
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	Chichester North	08/02/2017	£117,764	77	£1,529	£120,531	£1,565
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	Chichester North	08/02/2017	£117,764	77	£1,529	£120,531	£1,565

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	Chichester North	08/02/2017	£117,764	77	£1,529	£120,531	£1,565
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£165,930	110	£1,508	£167,490	£1,523
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£165,930	110	£1,508	£167,490	£1,523
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	Chichester North	30/03/2017	£165,930	110	£1,508	£167,490	£1,523
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	Chichester North	27/04/2017	£117,764	77	£1,529	£116,033	£1,507
Average						£387,953	107	£3,632	£389,760	£3,649
Chidham										
CHIDHAM PLACE	PO18 8TP	Detached	CHIDHAM	Bosham	18/10/2017	£440,000	107	£4,112	£442,684	£4,137
MAIN ROAD	PO18 8TP	Detached	CHIDHAM	Bosham	30/03/2017	£425,000	109	£3,899	£428,995	£3,936
Average						£432,500	108	£4,005	£435,840	£4,036
East Wittering										
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	17/11/2017	£289,950	54	£5,369	£287,253	£5,320
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	28/02/2018	£247,950	48	£5,166	£250,801	£5,225

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	30/06/2017	£398,950	81	£4,925	£403,777	£4,985
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	23/11/2017	£277,950	56	£4,963	£275,365	£4,917
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	29/06/2018	£254,950	51	£4,999	£250,565	£4,913
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	18/12/2017	£363,950	75	£4,853	£363,586	£4,848
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	30/06/2017	£375,950	79	£4,759	£380,499	£4,816
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	31/05/2018	£228,197	48	£4,754	£228,904	£4,769
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	29/06/2017	£266,950	57	£4,683	£270,180	£4,740
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	16/03/2018	£283,950	61	£4,655	£285,966	£4,688
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	28/02/2018	£364,950	79	£4,620	£369,147	£4,673
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	27/06/2018	£368,950	84	£4,392	£362,604	£4,317
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	28/06/2018	£218,950	50	£4,379	£215,184	£4,304
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	East Wittering	29/06/2018	£329,950	84	£3,928	£324,275	£3,860
Average						£305,111	65	£4,710	£304,865	£4,706
Hambrook										
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	04/05/2017	£470,000	92	£5,109	£465,958	£5,065

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	15/03/2017	£470,000	95	£4,947	£474,418	£4,994
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	20/03/2017	£434,500	97	£4,479	£438,584	£4,521
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	Southbourne	04/12/2017	£280,000	63	£4,444	£279,720	£4,440
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	Southbourne	11/12/2017	£280,000	63	£4,444	£279,720	£4,440
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	04/07/2018	£410,000	93	£4,409	£412,296	£4,433
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	Southbourne	15/12/2017	£295,000	67	£4,403	£294,705	£4,399
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	Southbourne	05/01/2018	£290,000	67	£4,328	£287,796	£4,295
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	Southbourne	04/05/2018	£285,000	67	£4,254	£285,884	£4,267
KILN MEWS	PO18 8FS	Other	HAMBROOK	Southbourne	22/12/2017	£221,366	52	£4,257	£221,145	£4,253
PYNHAM CRESCENT	PO18 8FQ	Terraced	HAMBROOK	Southbourne	15/03/2017	£285,000	68	£4,191	£287,679	£4,231
PYNHAM CRESCENT	PO18 8FQ	Terraced	HAMBROOK	Southbourne	29/03/2017	£285,000	68	£4,191	£287,679	£4,231
KILN MEWS	PO18 8FS	Detached	HAMBROOK	Southbourne	29/05/2018	£357,500	85	£4,206	£358,608	£4,219

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PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	17/05/2017	£800,000	188	£4,255	£793,120	£4,219
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	18/10/2017	£785,000	188	£4,176	£789,789	£4,201
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	22/05/2018	£785,000	188	£4,176	£787,434	£4,188
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	Southbourne	12/01/2018	£279,000	67	£4,164	£276,880	£4,133
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	Southbourne	22/02/2018	£730,000	188	£3,883	£738,395	£3,928
KILN MEWS	PO18 8FS	Detached	HAMBROOK	Southbourne	15/12/2017	£420,000	112	£3,750	£419,580	£3,746
KILN MEWS	PO18 8FS	Detached	HAMBROOK	Southbourne	04/04/2018	£370,000	102	£3,627	£368,557	£3,613
KILN DRIVE	PO18 8EE	Detached	HAMBROOK	Southbourne	20/12/2017	£471,000	140	£3,364	£470,529	£3,361
KILN MEWS	PO18 8FS	Flat	HAMBROOK	Southbourne	12/12/2017	£235,000	74	£3,176	£234,765	£3,173
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	Southbourne	11/12/2017	£335,000	110	£3,045	£334,665	£3,042
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	Southbourne	05/12/2017	£315,000	110	£2,864	£314,685	£2,861
PYNHAM CRESCENT	PO18 8FQ	Semi-detached	HAMBROOK	Southbourne	17/03/2017	£202,668	88	£2,303	£204,573	£2,325

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
PYNHAM CRESCENT	PO18 8FQ	Semi-detached	HAMBROOK	Southbourne	03/04/2017	£202,668	88	£2,303	£199,689	£2,269
KILN MEWS	PO18 8FS	Flat	HAMBROOK	Southbourne	22/12/2017	£157,542	74	£2,129	£157,384	£2,127
Average						£395,912	100	£3,968	£387,564	£3,884
Loxwood										
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	31/08/2018	£600,000	84	£7,143	£608,400	£7,243
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	31/08/2018	£494,950	87	£5,689	£501,879	£5,769
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	Plaistow	13/09/2018	£494,950	100	£4,950	£511,481	£5,115
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	Plaistow	31/08/2018	£379,950	77	£4,934	£385,269	£5,003
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	28/09/2018	£556,203	119	£4,674	£574,780	£4,830
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	Plaistow	26/04/2018	£479,950	100	£4,800	£478,078	£4,781
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	29/06/2018	£689,950	142	£4,859	£678,083	£4,775
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	17/10/2018	£562,000	119	£4,723	£567,901	£4,772
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	22/06/2018	£574,950	119	£4,832	£565,061	£4,748

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GUILDFORD ROAD	RH14 0EQ	Detached	LOXWOOD	Plaistow	17/05/2018	£560,000	119	£4,706	£561,736	£4,720
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	Plaistow	25/05/2018	£470,000	100	£4,700	£471,457	£4,715
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	27/06/2018	£569,950	119	£4,789	£560,147	£4,707
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	Plaistow	26/10/2018	£790,000	191	£4,136	£798,295	£4,180
Average						£555,604	114	£4,894	£558,659	£4,920
Selsey										
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	Selsey North	21/12/2017	£355,000	75	£4,733	£354,645	£4,729
JODRELL PLACE	PO20 0FQ	Detached	SELSEY	Selsey North	30/06/2017	£350,000	75	£4,667	£354,235	£4,723
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	Selsey North	25/09/2017	£350,000	75	£4,667	£350,035	£4,667
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	Selsey North	29/09/2017	£350,000	75	£4,667	£350,035	£4,667
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	Selsey North	29/06/2017	£299,000	65	£4,600	£302,618	£4,656
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	02/06/2017	£343,000	75	£4,573	£347,150	£4,629
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	16/06/2017	£343,000	75	£4,573	£347,150	£4,629

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	Selsey North	29/06/2017	£295,000	65	£4,538	£298,570	£4,593
TRANQUILLITY WAY	PO20 0BF	Semi-detached	SELSEY	Selsey North	27/04/2018	£299,000	65	£4,600	£297,834	£4,582
TRANQUILLITY WAY	PO20 0BF	Semi-detached	SELSEY	Selsey North	20/12/2017	£294,000	65	£4,523	£293,706	£4,519
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	12/04/2017	£343,000	75	£4,573	£337,958	£4,506
ORBIT GARDENS	PO20 0EF	Semi-detached	SELSEY	Selsey North	31/03/2017	£275,000	65	£4,231	£277,585	£4,271
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	31/03/2017	£360,000	87	£4,138	£363,384	£4,177
ORBIT GARDENS	PO20 0EF	Semi-detached	SELSEY	Selsey North	13/04/2017	£275,000	65	£4,231	£270,958	£4,169
HALLEY VIEW	PO20 0FL	Detached	SELSEY	Selsey North	06/06/2017	£365,000	89	£4,101	£369,417	£4,151
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	Selsey North	27/04/2018	£369,000	89	£4,146	£367,561	£4,130
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	Selsey North	14/07/2017	£360,000	89	£4,045	£364,752	£4,098
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	30/06/2017	£352,000	87	£4,046	£356,259	£4,095
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	22/09/2017	£352,000	87	£4,046	£352,035	£4,046
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	Selsey North	13/11/2017	£355,000	87	£4,080	£351,699	£4,043

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ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	27/06/2017	£355,000	89	£3,989	£359,296	£4,037
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	Selsey North	25/08/2017	£355,000	89	£3,989	£358,550	£4,029
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	Selsey North	01/09/2017	£357,000	89	£4,011	£357,036	£4,012
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	Selsey North	27/04/2018	£350,000	87	£4,023	£348,635	£4,007
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	Selsey North	10/11/2017	£350,000	87	£4,023	£346,745	£3,986
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	Selsey North	21/12/2017	£355,000	89	£3,989	£354,645	£3,985
JODRELL PLACE	PO20 0FQ	Detached	SELSEY	Selsey North	05/06/2017	£339,000	87	£3,897	£343,102	£3,944
HUBBLE CLOSE	PO20 0BQ	Terraced	SELSEY	Selsey North	27/09/2017	£255,000	68	£3,750	£255,026	£3,750
HUBBLE CLOSE	PO20 0BQ	Terraced	SELSEY	Selsey North	27/09/2017	£255,000	68	£3,750	£255,026	£3,750
HUBBLE CLOSE	PO20 0BQ	Terraced	SELSEY	Selsey North	29/09/2017	£248,000	68	£3,647	£248,025	£3,647
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	Selsey North	22/06/2017	£550,000	158	£3,481	£556,655	£3,523
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	Selsey North	30/06/2017	£550,000	158	£3,481	£556,655	£3,523
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	Selsey North	30/06/2017	£500,000	144	£3,472	£506,050	£3,514
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	Selsey North	27/10/2017	£499,000	144	£3,465	£502,044	£3,486
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	Selsey North	26/05/2017	£505,000	144	£3,507	£500,657	£3,477

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
JODRELL PLACE	PO20 0FQ	Detached	SELSEY	Selsey North	30/06/2017	£335,000	120	£2,792	£339,054	£2,825
HALLEY VIEW	PO20 0FL	Detached	SELSEY	Selsey North	22/03/2017	£105,000	62	£1,694	£105,987	£1,709
Average						£349,919	89	£3,946	£351,372	£3,962
Southbourne										
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	14/09/2018	£435,000	94	£4,628	£449,529	£4,782
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	28/09/2018	£435,000	94	£4,628	£449,529	£4,782
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	27/07/2018	£419,500	94	£4,463	£421,849	£4,488
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	19/06/2018	£421,500	94	£4,484	£414,250	£4,407
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	29/06/2018	£419,500	94	£4,463	£412,285	£4,386
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	15/06/2018	£429,500	97	£4,428	£422,113	£4,352
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	Southbourne	10/03/2017	£380,000	90	£4,222	£383,572	£4,262
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	28/09/2018	£625,000	156	£4,006	£645,875	£4,140

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PRIORS ORCHARD	PO10 8GE	Semi-detached	SOUTHBOURNE	Southbourne	11/05/2018	£314,500	77	£4,084	£315,475	£4,097
PRIORS ORCHARD	PO10 8GE	Semi-detached	SOUTHBOURNE	Southbourne	24/04/2018	£314,500	77	£4,084	£313,273	£4,068
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	16/08/2018	£455,000	114	£3,991	£461,370	£4,047
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	05/10/2018	£455,000	114	£3,991	£459,778	£4,033
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	Southbourne	10/05/2017	£365,000	90	£4,056	£361,861	£4,021
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	11/05/2018	£455,000	114	£3,991	£456,411	£4,004
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	Southbourne	17/07/2017	£355,000	90	£3,944	£359,686	£3,997
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	Southbourne	03/02/2017	£305,000	79	£3,861	£312,168	£3,951
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	29/06/2018	£455,000	114	£3,991	£447,174	£3,923
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	Southbourne	31/05/2017	£355,000	90	£3,944	£351,947	£3,911

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	Southbourne	24/04/2017	£315,000	80	£3,938	£310,370	£3,880
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	Southbourne	30/05/2017	£499,950	128	£3,906	£495,650	£3,872
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	Southbourne	24/04/2017	£312,633	80	£3,908	£308,037	£3,850
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	Southbourne	23/05/2017	£345,000	90	£3,833	£342,033	£3,800
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	Southbourne	14/06/2018	£600,000	156	£3,846	£589,680	£3,780
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	Southbourne	10/04/2017	£599,995	167	£3,593	£591,175	£3,540
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	Southbourne	10/03/2017	£525,000	167	£3,144	£529,935	£3,173
PRIORS ORCHARD	PO10 8GE	Other	SOUTHBOURNE	Southbourne	18/05/2018	£180,000	78	£2,308	£180,558	£2,315
Average						£414,291	105	£3,963	£414,830	£3,968
Tangmere										
RICHMOND CLOSE	PO20 2EF	Other	TANGMERE	Boxgrove	18/01/2018	£605,000	79	£7,658	£600,402	£7,600
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	31/07/2018	£284,995	63	£4,524	£286,591	£4,549

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	29/06/2018	£289,995	63	£4,603	£285,007	£4,524
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	29/06/2018	£284,995	63	£4,524	£280,093	£4,446
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	29/06/2018	£280,000	63	£4,444	£275,184	£4,368
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	Boxgrove	31/08/2018	£399,995	93	£4,301	£405,595	£4,361
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	Boxgrove	15/09/2017	£249,995	60	£4,167	£250,020	£4,167
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	Boxgrove	29/09/2017	£245,995	60	£4,100	£246,020	£4,100
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	Boxgrove	22/09/2017	£241,995	60	£4,033	£242,019	£4,034
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	Boxgrove	29/09/2017	£241,995	60	£4,033	£242,019	£4,034
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	Boxgrove	27/10/2017	£239,995	60	£4,000	£241,459	£4,024
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	22/12/2017	£324,995	81	£4,012	£324,670	£4,008
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	22/12/2017	£324,995	81	£4,012	£324,670	£4,008
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	Boxgrove	15/09/2017	£238,995	60	£3,983	£239,019	£3,984
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	03/01/2018	£324,995	81	£4,012	£322,525	£3,982

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	08/03/2017	£268,000	68	£3,941	£270,519	£3,978
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	20/10/2017	£268,000	68	£3,941	£269,635	£3,965
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	30/06/2017	£269,000	69	£3,899	£272,255	£3,946
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	08/03/2017	£269,000	69	£3,899	£271,529	£3,935
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	14/09/2018	£335,000	88	£3,807	£346,189	£3,934
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	28/09/2018	£335,000	88	£3,807	£346,189	£3,934
RICHMOND CLOSE	PO20 2EF	Detached	TANGMERE	Boxgrove	22/12/2017	£364,995	93	£3,925	£364,630	£3,921
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	15/03/2017	£263,000	68	£3,868	£265,472	£3,904
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	Boxgrove	24/03/2017	£259,000	68	£3,809	£261,435	£3,845
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	20/07/2018	£335,000	88	£3,807	£336,876	£3,828
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	25/08/2017	£284,000	75	£3,787	£286,840	£3,825
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	28/07/2017	£283,000	75	£3,773	£286,736	£3,823

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	27/10/2017	£309,995	82	£3,780	£311,886	£3,803
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	31/07/2018	£304,995	81	£3,765	£306,703	£3,786
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	26/05/2017	£259,500	68	£3,816	£257,268	£3,783
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	25/05/2018	£330,000	88	£3,750	£331,023	£3,762
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	Boxgrove	26/05/2017	£257,000	68	£3,779	£254,790	£3,747
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	Boxgrove	29/03/2018	£344,995	93	£3,710	£347,444	£3,736
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	Boxgrove	28/04/2017	£257,000	68	£3,779	£253,222	£3,724
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	15/12/2017	£326,500	88	£3,710	£326,174	£3,707
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	08/12/2017	£326,000	88	£3,705	£325,674	£3,701
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	Boxgrove	22/06/2018	£330,000	88	£3,750	£324,324	£3,686
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	24/11/2017	£327,000	88	£3,716	£323,959	£3,681
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	Boxgrove	06/09/2017	£275,050	75	£3,667	£275,078	£3,668

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	28/06/2018	£328,000	88	£3,727	£322,358	£3,663
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	Boxgrove	29/06/2018	£479,995	129	£3,721	£471,739	£3,657
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	01/12/2017	£300,000	82	£3,659	£299,700	£3,655
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	28/04/2017	£252,000	68	£3,706	£248,296	£3,651
FILKINS CLOSE	PO20 2EH	Detached	TANGMERE	Boxgrove	01/06/2018	£344,995	93	£3,710	£339,061	£3,646
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	20/04/2018	£299,995	82	£3,658	£298,825	£3,644
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	Boxgrove	28/09/2018	£450,000	128	£3,516	£465,030	£3,633
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	Boxgrove	17/11/2017	£300,000	82	£3,659	£297,210	£3,625
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	05/11/2018	£320,000	88	£3,636	£315,904	£3,590
FILKINS CLOSE	PO20 2EH	Detached	TANGMERE	Boxgrove	08/06/2018	£469,995	129	£3,643	£461,911	£3,581
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	27/04/2018	£315,000	88	£3,580	£313,772	£3,566
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	31/10/2018	£328,000	93	£3,527	£331,444	£3,564

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	12/10/2018	£310,000	88	£3,523	£313,255	£3,560
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	Boxgrove	31/08/2017	£509,995	145	£3,517	£515,095	£3,552
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	Boxgrove	19/10/2018	£450,000	129	£3,488	£454,725	£3,525
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	21/12/2017	£310,000	88	£3,523	£309,690	£3,519
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	15/06/2018	£315,000	88	£3,580	£309,582	£3,518
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	Boxgrove	28/03/2018	£447,000	128	£3,492	£450,174	£3,517
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	01/06/2017	£321,000	93	£3,452	£324,884	£3,493
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	Boxgrove	26/03/2018	£442,000	128	£3,453	£445,138	£3,478
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	Boxgrove	28/02/2018	£319,000	93	£3,430	£322,669	£3,470
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	Boxgrove	30/11/2017	£447,500	128	£3,496	£443,338	£3,464
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	11/10/2017	£319,000	93	£3,430	£320,946	£3,451
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	30/06/2017	£316,000	93	£3,398	£319,824	£3,439
FILKINS CLOSE	PO20 2EH	Detached	TANGMERE	Boxgrove	27/04/2018	£499,995	145	£3,448	£498,045	£3,435

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	27/07/2018	£300,000	88	£3,409	£301,680	£3,428
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	Boxgrove	28/11/2017	£441,000	128	£3,445	£436,899	£3,413
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	Boxgrove	28/06/2018	£320,000	93	£3,441	£314,496	£3,382
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	23/02/2018	£310,000	93	£3,333	£313,565	£3,372
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	Boxgrove	28/09/2018	£283,000	88	£3,216	£292,452	£3,323
RICHMOND CLOSE	PO20 2EF	Semi-detached	TANGMERE	Boxgrove	31/08/2018	£289,995	89	£3,258	£294,055	£3,304
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	Boxgrove	19/06/2018	£295,000	88	£3,352	£289,926	£3,295
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	23/02/2018	£299,950	93	£3,225	£303,399	£3,262
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	08/06/2018	£308,500	93	£3,317	£303,194	£3,260
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	31/05/2018	£314,995	97	£3,247	£315,971	£3,257
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	Boxgrove	29/03/2018	£299,950	93	£3,225	£302,080	£3,248
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	Boxgrove	21/12/2017	£300,000	93	£3,226	£299,700	£3,223
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	Boxgrove	21/12/2017	£430,000	138	£3,116	£429,570	£3,113

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	27/07/2018	£299,950	97	£3,092	£301,630	£3,110
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	14/06/2018	£304,995	97	£3,144	£299,749	£3,090
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	Boxgrove	29/06/2018	£432,000	138	£3,130	£424,570	£3,077
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	28/06/2018	£299,995	97	£3,093	£294,835	£3,040
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	Boxgrove	31/05/2017	£399,950	138	£2,898	£396,510	£2,873
FILKINS CLOSE	PO20 2EH	Semi-detached	TANGMERE	Boxgrove	15/12/2017	£348,495	123	£2,833	£348,147	£2,830
FILKINS CLOSE	PO20 2EH	Semi-detached	TANGMERE	Boxgrove	16/11/2017	£349,995	123	£2,845	£346,740	£2,819
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	13/04/2018	£334,995	123	£2,724	£333,689	£2,713
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	08/06/2018	£334,995	123	£2,724	£329,233	£2,677
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	28/06/2018	£334,995	123	£2,724	£329,233	£2,677
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	29/06/2018	£334,995	123	£2,724	£329,233	£2,677

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	29/06/2018	£332,500	123	£2,703	£326,781	£2,657
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	Boxgrove	29/06/2018	£330,000	123	£2,683	£324,324	£2,637
Average						£328,719	93	£3,550	£328,394	£3,547
Westbourne										
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	Westbourne	23/06/2017	£299,950	75	£3,999	£303,579	£4,048
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	Westbourne	27/06/2017	£339,950	86	£3,953	£344,063	£4,001
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	Westbourne	25/08/2017	£545,000	141	£3,865	£550,450	£3,904
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	Westbourne	27/07/2017	£375,000	104	£3,606	£379,950	£3,653
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	Westbourne	29/08/2017	£375,000	104	£3,606	£378,750	£3,642
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	Westbourne	24/07/2017	£500,000	143	£3,497	£506,600	£3,543
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	Westbourne	31/08/2017	£389,950	115	£3,391	£393,850	£3,425
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	Westbourne	08/09/2017	£399,950	117	£3,418	£399,990	£3,419

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	Westbourne	29/06/2017	£450,000	143	£3,147	£455,445	£3,185
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	Westbourne	16/06/2017	£425,000	143	£2,972	£430,143	£3,008
Average						£409,980	117	£3,501	£414,282	£3,538
Westhampnett										
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	Lavant	05/07/2017	£359,995	82	£4,390	£364,747	£4,448
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	05/10/2017	£379,995	88	£4,318	£382,313	£4,344
AUGUSTUS WAY	PO18 0FQ	Terraced	WESTHAMPNETT	Lavant	09/06/2017	£294,995	69	£4,275	£298,564	£4,327
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	Lavant	21/07/2017	£349,995	82	£4,268	£354,615	£4,325
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	Lavant	27/07/2017	£349,995	82	£4,268	£354,615	£4,325
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	28/07/2017	£374,995	88	£4,261	£379,945	£4,318
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	21/03/2017	£374,995	88	£4,261	£378,520	£4,301
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	Lavant	30/10/2017	£349,995	82	£4,268	£352,130	£4,294

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	Lavant	06/10/2017	£344,660	82	£4,203	£346,762	£4,229
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	Lavant	24/05/2017	£374,995	88	£4,261	£371,770	£4,225
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	Lavant	21/09/2017	£364,995	88	£4,148	£365,031	£4,148
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	31/10/2017	£464,995	113	£4,115	£467,831	£4,140
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	08/03/2018	£460,888	113	£4,079	£464,160	£4,108
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	Lavant	28/07/2017	£359,995	89	£4,045	£364,747	£4,098
AUGUSTUS WAY	PO18 0FQ	Terraced	WESTHAMPNETT	Lavant	24/03/2017	£280,000	69	£4,058	£282,632	£4,096
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	Lavant	30/06/2017	£359,995	89	£4,045	£364,351	£4,094
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	09/06/2017	£451,995	113	£4,000	£457,464	£4,048
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	Lavant	28/07/2017	£354,995	89	£3,989	£359,681	£4,041
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	10/11/2017	£459,995	113	£4,071	£455,717	£4,033

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	24/03/2017	£449,995	113	£3,982	£454,225	£4,020
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	22/03/2018	£447,995	113	£3,965	£451,176	£3,993
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	Lavant	07/02/2017	£449,995	116	£3,879	£460,570	£3,970
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	Lavant	24/03/2017	£350,000	89	£3,933	£353,290	£3,970
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	Lavant	30/06/2017	£442,000	113	£3,912	£447,348	£3,959
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	Lavant	28/07/2017	£320,000	82	£3,902	£324,224	£3,954
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	Lavant	18/05/2018	£444,995	113	£3,938	£446,374	£3,950
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	Lavant	06/03/2017	£449,995	115	£3,913	£454,225	£3,950
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	11/05/2017	£449,995	113	£3,982	£446,125	£3,948
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	19/05/2017	£449,995	113	£3,982	£446,125	£3,948
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	25/08/2017	£440,000	113	£3,894	£444,400	£3,933
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	15/12/2017	£599,995	153	£3,922	£599,395	£3,918

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	20/12/2017	£599,995	153	£3,922	£599,395	£3,918
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	Lavant	31/01/2018	£539,995	138	£3,913	£535,891	£3,883
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	11/07/2017	£524,995	138	£3,804	£531,925	£3,855
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	19/03/2018	£430,000	113	£3,805	£433,053	£3,832
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	12/04/2018	£440,000	115	£3,826	£438,284	£3,811
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	Lavant	31/05/2017	£429,995	113	£3,805	£426,297	£3,773
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	Lavant	25/01/2018	£524,495	138	£3,801	£520,509	£3,772
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	Lavant	14/12/2017	£576,862	153	£3,770	£576,285	£3,767
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	Lavant	16/08/2018	£575,000	155	£3,710	£583,050	£3,762
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	Lavant	14/12/2017	£412,000	113	£3,646	£411,588	£3,642
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	Lavant	28/07/2017	£550,000	153	£3,595	£557,260	£3,642
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	Lavant	08/02/2017	£493,000	139	£3,547	£504,586	£3,630

Address	Postcode	Property type	Settlement	Ward Area	Sale date	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	Lavant	17/05/2018	£495,000	138	£3,587	£496,535	£3,598
VESTA MEWS	PO18 0FT	Terraced	WESTHAMPNETT	Lavant	23/02/2018	£369,995	112	£3,304	£374,250	£3,342
VESTA MEWS	PO18 0FT	Terraced	WESTHAMPNETT	Lavant	31/01/2018	£350,000	112	£3,125	£347,340	£3,101
VESTA MEWS	PO18 0FT	Terraced	WESTHAMPNETT	Lavant	26/01/2018	£349,300	112	£3,119	£346,645	£3,095
STANE STREET	PO18 0PA	Detached	WESTHAMPNETT	Lavant	14/08/2017	£702,500	249	£2,821	£709,525	£2,849
Average						£432,720	112	£3,849	£435,114	£3,870

Table 1b – Land Registry Sold Prices Review – Chichester District New builds (2yrs – February 2017 to February 2019) – Sorted by Ward Area

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
Bosham										
CHIDHAM PLACE	PO18 8TP	Detached	CHIDHAM	CHICHESTER	Bosham	£440,000	107	£4,112	£442,684	£4,137
MAIN ROAD	PO18 8TP	Detached	CHIDHAM	CHICHESTER	Bosham	£425,000	109	£3,899	£428,995	£3,936
Average						£432,500	108	£4,005	£435,840	£4,036
Boxgrove										
RICHMOND CLOSE	PO20 2EF	Other	TANGMERE	CHICHESTER	Boxgrove	£605,000	79	£7,658	£600,402	£7,600
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£284,995	63	£4,524	£286,591	£4,549
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£289,995	63	£4,603	£285,007	£4,524
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£284,995	63	£4,524	£280,093	£4,446
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£280,000	63	£4,444	£275,184	£4,368

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	CHICHESTER	Boxgrove	£399,995	93	£4,301	£405,595	£4,361
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	CHICHESTER	Boxgrove	£249,995	60	£4,167	£250,020	£4,167
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	CHICHESTER	Boxgrove	£245,995	60	£4,100	£246,020	£4,100
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	CHICHESTER	Boxgrove	£241,995	60	£4,033	£242,019	£4,034
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	CHICHESTER	Boxgrove	£241,995	60	£4,033	£242,019	£4,034
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	CHICHESTER	Boxgrove	£239,995	60	£4,000	£241,459	£4,024
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£324,995	81	£4,012	£324,670	£4,008
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£324,995	81	£4,012	£324,670	£4,008
FILKINS CLOSE	PO20 2EH	Terraced	TANGMERE	CHICHESTER	Boxgrove	£238,995	60	£3,983	£239,019	£3,984
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£324,995	81	£4,012	£322,525	£3,982
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£268,000	68	£3,941	£270,519	£3,978

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£268,000	68	£3,941	£269,635	£3,965
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£269,000	69	£3,899	£272,255	£3,946
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£269,000	69	£3,899	£271,529	£3,935
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£335,000	88	£3,807	£346,189	£3,934
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£335,000	88	£3,807	£346,189	£3,934
RICHMOND CLOSE	PO20 2EF	Detached	TANGMERE	CHICHESTER	Boxgrove	£364,995	93	£3,925	£364,630	£3,921
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£263,000	68	£3,868	£265,472	£3,904
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	CHICHESTER	Boxgrove	£259,000	68	£3,809	£261,435	£3,845
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£335,000	88	£3,807	£336,876	£3,828
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£284,000	75	£3,787	£286,840	£3,825
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£283,000	75	£3,773	£286,736	£3,823

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£309,995	82	£3,780	£311,886	£3,803
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£304,995	81	£3,765	£306,703	£3,786
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£259,500	68	£3,816	£257,268	£3,783
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£330,000	88	£3,750	£331,023	£3,762
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	CHICHESTER	Boxgrove	£257,000	68	£3,779	£254,790	£3,747
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	CHICHESTER	Boxgrove	£344,995	93	£3,710	£347,444	£3,736
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	CHICHESTER	Boxgrove	£257,000	68	£3,779	£253,222	£3,724
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£326,500	88	£3,710	£326,174	£3,707
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£326,000	88	£3,705	£325,674	£3,701
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	CHICHESTER	Boxgrove	£330,000	88	£3,750	£324,324	£3,686
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£327,000	88	£3,716	£323,959	£3,681

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	CHICHESTER	Boxgrove	£275,050	75	£3,667	£275,078	£3,668
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£328,000	88	£3,727	£322,358	£3,663
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	CHICHESTER	Boxgrove	£479,995	129	£3,721	£471,739	£3,657
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£300,000	82	£3,659	£299,700	£3,655
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£252,000	68	£3,706	£248,296	£3,651
FILKINS CLOSE	PO20 2EH	Detached	TANGMERE	CHICHESTER	Boxgrove	£344,995	93	£3,710	£339,061	£3,646
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£299,995	82	£3,658	£298,825	£3,644
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	CHICHESTER	Boxgrove	£450,000	128	£3,516	£465,030	£3,633
BROOM HILLS	PO20 2EG	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£300,000	82	£3,659	£297,210	£3,625
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£320,000	88	£3,636	£315,904	£3,590
FILKINS CLOSE	PO20 2EH	Detached	TANGMERE	CHICHESTER	Boxgrove	£469,995	129	£3,643	£461,911	£3,581

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£315,000	88	£3,580	£313,772	£3,566
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£328,000	93	£3,527	£331,444	£3,564
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£310,000	88	£3,523	£313,255	£3,560
OSBORN DRIVE	PO20 2EE	Detached	TANGMERE	CHICHESTER	Boxgrove	£509,995	145	£3,517	£515,095	£3,552
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	CHICHESTER	Boxgrove	£450,000	129	£3,488	£454,725	£3,525
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£310,000	88	£3,523	£309,690	£3,519
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£315,000	88	£3,580	£309,582	£3,518
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	CHICHESTER	Boxgrove	£447,000	128	£3,492	£450,174	£3,517
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£321,000	93	£3,452	£324,884	£3,493
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	CHICHESTER	Boxgrove	£442,000	128	£3,453	£445,138	£3,478
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	CHICHESTER	Boxgrove	£319,000	93	£3,430	£322,669	£3,470

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	CHICHESTER	Boxgrove	£447,500	128	£3,496	£443,338	£3,464
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£319,000	93	£3,430	£320,946	£3,451
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£316,000	93	£3,398	£319,824	£3,439
FILKINS CLOSE	PO20 2EH	Detached	TANGMERE	CHICHESTER	Boxgrove	£499,995	145	£3,448	£498,045	£3,435
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£300,000	88	£3,409	£301,680	£3,428
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	CHICHESTER	Boxgrove	£441,000	128	£3,445	£436,899	£3,413
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	CHICHESTER	Boxgrove	£320,000	93	£3,441	£314,496	£3,382
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£310,000	93	£3,333	£313,565	£3,372
HANGAR DRIVE	PO20 2EB	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£283,000	88	£3,216	£292,452	£3,323
RICHMOND CLOSE	PO20 2EF	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£289,995	89	£3,258	£294,055	£3,304
HANGAR DRIVE	PO20 2ED	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£295,000	88	£3,352	£289,926	£3,295

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£299,950	93	£3,225	£303,399	£3,262
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£308,500	93	£3,317	£303,194	£3,260
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£314,995	97	£3,247	£315,971	£3,257
HANGAR DRIVE	PO20 2EB	Terraced	TANGMERE	CHICHESTER	Boxgrove	£299,950	93	£3,225	£302,080	£3,248
HANGAR DRIVE	PO20 2ED	Terraced	TANGMERE	CHICHESTER	Boxgrove	£300,000	93	£3,226	£299,700	£3,223
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	CHICHESTER	Boxgrove	£430,000	138	£3,116	£429,570	£3,113
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£299,950	97	£3,092	£301,630	£3,110
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£304,995	97	£3,144	£299,749	£3,090
HANGAR DRIVE	PO20 2EB	Detached	TANGMERE	CHICHESTER	Boxgrove	£432,000	138	£3,130	£424,570	£3,077
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£299,995	97	£3,093	£294,835	£3,040
HANGAR DRIVE	PO20 2ED	Detached	TANGMERE	CHICHESTER	Boxgrove	£399,950	138	£2,898	£396,510	£2,873

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
FILKINS CLOSE	PO20 2EH	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£348,495	123	£2,833	£348,147	£2,830
FILKINS CLOSE	PO20 2EH	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£349,995	123	£2,845	£346,740	£2,819
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£334,995	123	£2,724	£333,689	£2,713
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£334,995	123	£2,724	£329,233	£2,677
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£334,995	123	£2,724	£329,233	£2,677
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£334,995	123	£2,724	£329,233	£2,677
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£332,500	123	£2,703	£326,781	£2,657
OSBORN DRIVE	PO20 2EE	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	£330,000	123	£2,683	£324,324	£2,637
Average						£328,719	93	£3,550	£328,394	£3,547
Chichester East										

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£335,000	75	£4,467	£342,873	£4,572
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£385,000	87	£4,425	£394,048	£4,529
KINGFISHER GARDENS	PO20 2EQ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£385,000	86	£4,477	£378,378	£4,400
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£325,000	75	£4,333	£328,933	£4,386
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£330,000	75	£4,400	£327,492	£4,367
HERON CLOSE	PO20 2EL	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£318,000	75	£4,240	£320,258	£4,270
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£320,000	75	£4,267	£319,680	£4,262
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£315,000	75	£4,200	£318,812	£4,251
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£360,000	87	£4,138	£364,356	£4,188

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£310,000	75	£4,133	£314,092	£4,188
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£310,000	75	£4,133	£313,751	£4,183
HERON CLOSE	PO20 2EL	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£315,000	75	£4,200	£312,606	£4,168
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£305,000	75	£4,067	£308,691	£4,116
KINGFISHER GARDENS	PO20 2EQ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£300,000	74	£4,054	£303,150	£4,097
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£380,000	94	£4,043	£382,318	£4,067
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£310,000	75	£4,133	£304,668	£4,062
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£395,000	98	£4,031	£397,410	£4,055
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£300,000	75	£4,000	£303,960	£4,053

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£375,000	94	£3,989	£377,288	£4,014
TERN CRESCENT	PO20 2EP	Detached	CHICHESTER	CHICHESTER	Chichester East	£502,000	127	£3,953	£505,062	£3,977
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£300,000	75	£4,000	£297,210	£3,963
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£335,000	87	£3,851	£339,690	£3,904
KINGFISHER GARDENS	PO20 2EQ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£345,000	87	£3,966	£339,066	£3,897
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£375,000	98	£3,827	£377,288	£3,850
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£385,000	102	£3,775	£389,659	£3,820
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£385,000	102	£3,775	£387,349	£3,798
KINGFISHER GARDENS	PO20 2EQ	Detached	CHICHESTER	CHICHESTER	Chichester East	£480,000	127	£3,780	£481,488	£3,791

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£550,000	148	£3,716	£553,355	£3,739
WATERSIDE VIEW	PO20 2GE	Detached	CHICHESTER	CHICHESTER	Chichester East	£735,000	204	£3,603	£759,549	£3,723
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	CHICHESTER	Chichester East	£540,000	148	£3,649	£543,834	£3,675
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	CHICHESTER	Chichester East	£545,000	148	£3,682	£539,932	£3,648
LONGACRES WAY	PO20 2EJ	Flat	CHICHESTER	CHICHESTER	Chichester East	£295,000	82	£3,598	£298,570	£3,641
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	CHICHESTER	Chichester East	£295,000	82	£3,598	£298,570	£3,641
TERN CRESCENT	PO20 2EP	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£465,000	126	£3,690	£457,002	£3,627
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£350,000	98	£3,571	£349,650	£3,568
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£350,000	98	£3,571	£347,340	£3,544

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£275,000	79	£3,481	£278,328	£3,523
LONGACRES WAY	PO20 2EJ	Flat	CHICHESTER	CHICHESTER	Chichester East	£285,000	82	£3,476	£288,278	£3,516
KINGFISHER GARDENS	PO20 2EQ	Detached	CHICHESTER	CHICHESTER	Chichester East	£575,000	164	£3,506	£574,425	£3,503
WATERSIDE VIEW	PO20 2GE	Detached	CHICHESTER	CHICHESTER	Chichester East	£725,000	204	£3,554	£712,530	£3,493
KINGFISHER GARDENS	PO20 2EQ	Detached	CHICHESTER	CHICHESTER	Chichester East	£560,000	164	£3,415	£567,840	£3,462
LONGACRES WAY	PO20 2EJ	Detached	CHICHESTER	CHICHESTER	Chichester East	£565,000	164	£3,445	£564,435	£3,442
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£335,000	98	£3,418	£334,665	£3,415
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£335,000	98	£3,418	£334,665	£3,415
LONGACRES WAY	PO20 2EJ	Terraced	CHICHESTER	CHICHESTER	Chichester East	£345,000	102	£3,382	£346,070	£3,393

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	CHICHESTER	Chichester East	£500,000	148	£3,378	£496,200	£3,353
LONGACRES WAY	PO20 2EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	£325,000	98	£3,316	£324,675	£3,313
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	CHICHESTER	Chichester East	£675,000	204	£3,309	£672,368	£3,296
WATERSIDE VIEW	PO20 2GE	Detached	CHICHESTER	CHICHESTER	Chichester East	£670,000	204	£3,284	£672,077	£3,294
HERON CLOSE	PO20 2EL	Detached	CHICHESTER	CHICHESTER	Chichester East	£480,000	148	£3,243	£483,408	£3,266
Average						£405,100	108	£3,740	£406,547	£3,753
Chichester North										
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£260,000	59	£4,407	£263,432	£4,465
KING WILLIAM CLOSE	PO19 6EF	Detached	CHICHESTER	CHICHESTER	Chichester North	£495,000	114	£4,342	£495,050	£4,343
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£470,000	110	£4,273	£474,418	£4,313

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£499,950	119	£4,201	£511,699	£4,300
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£465,000	110	£4,227	£469,371	£4,267
FOSTER ROAD	PO19 6DQ	Detached	CHICHESTER	CHICHESTER	Chichester North	£499,950	119	£4,201	£504,650	£4,241
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£466,000	114	£4,088	£481,564	£4,224
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£460,000	110	£4,182	£464,324	£4,221
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£480,000	114	£4,211	£480,048	£4,211
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	CHICHESTER	Chichester North	£320,000	77	£4,156	£323,008	£4,195
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£489,950	120	£4,083	£501,464	£4,179
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	CHICHESTER	Chichester North	£315,000	77	£4,091	£317,961	£4,129

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£250,000	62	£4,032	£252,350	£4,070
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£340,000	85	£4,000	£343,196	£4,038
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	CHICHESTER	Chichester North	£520,000	129	£4,031	£517,972	£4,015
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£442,500	114	£3,882	£447,146	£3,922
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	CHICHESTER	Chichester North	£500,000	129	£3,876	£505,750	£3,921
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£330,000	85	£3,882	£333,102	£3,919
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£445,000	114	£3,904	£443,265	£3,888
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£357,000	93	£3,839	£361,106	£3,883
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£360,000	93	£3,871	£358,596	£3,856

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£355,000	93	£3,817	£354,645	£3,813
KING WILLIAM CLOSE	PO19 6EF	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£435,000	114	£3,816	£433,304	£3,801
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	CHICHESTER	Chichester North	£485,000	129	£3,760	£483,109	£3,745
KING WILLIAM CLOSE	PO19 6EF	Terraced	CHICHESTER	CHICHESTER	Chichester North	£475,000	129	£3,682	£471,390	£3,654
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£295,000	82	£3,598	£297,773	£3,631
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£353,000	98	£3,602	£355,506	£3,628
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	CHICHESTER	Chichester North	£499,950	142	£3,521	£511,699	£3,604
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£351,500	98	£3,587	£351,149	£3,583
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£480,000	135	£3,556	£479,520	£3,552

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£335,000	93	£3,602	£329,238	£3,540
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£470,000	135	£3,481	£475,687	£3,524
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£464,500	135	£3,441	£475,416	£3,522
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£475,000	135	£3,519	£474,525	£3,515
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£475,000	135	£3,519	£474,525	£3,515
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£470,000	135	£3,481	£466,428	£3,455
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£470,000	135	£3,481	£466,428	£3,455
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£455,000	135	£3,370	£465,693	£3,450
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£465,000	135	£3,444	£464,535	£3,441

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£322,250	93	£3,465	£316,707	£3,405
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£458,000	135	£3,393	£457,542	£3,389
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£485,000	143	£3,392	£484,515	£3,388
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£460,000	135	£3,407	£456,504	£3,382
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£470,000	139	£3,381	£466,428	£3,356
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£465,000	142	£3,275	£471,510	£3,320
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£315,000	97	£3,247	£318,150	£3,280
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£335,000	104	£3,221	£339,422	£3,264
PENNY ACRE	PO19 6DY	Terraced	CHICHESTER	CHICHESTER	Chichester North	£463,108	143	£3,239	£462,645	£3,235

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£285,000	88	£3,239	£282,549	£3,211
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£490,000	150	£3,267	£481,572	£3,210
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£430,000	139	£3,094	£444,362	£3,197
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£475,000	150	£3,167	£477,660	£3,184
NORTH MEAD	PO19 6EG	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£438,000	139	£3,151	£430,466	£3,097
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£433,000	142	£3,049	£435,425	£3,066
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£295,000	97	£3,041	£295,030	£3,042
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£510,000	170	£3,000	£509,490	£2,997
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£510,000	170	£3,000	£506,124	£2,977

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£173,000	59	£2,932	£175,284	£2,971
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£495,000	170	£2,912	£500,693	£2,945
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£500,000	170	£2,941	£496,200	£2,919
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£492,000	170	£2,894	£490,081	£2,883
NORTH MEAD	PO19 6EG	Terraced	CHICHESTER	CHICHESTER	Chichester North	£490,000	170	£2,882	£486,276	£2,860
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£315,000	125	£2,520	£316,764	£2,534
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£295,000	125	£2,360	£304,853	£2,439
LONGLEY ROAD	PO19 6EB	Flat	CHICHESTER	CHICHESTER	Chichester North	£275,000	121	£2,273	£277,888	£2,297
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£194,394	93	£2,090	£196,221	£2,110

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
CHARLOTTE AVENUE	PO19 6DU	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	£194,394	93	£2,090	£196,221	£2,110
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£194,394	94	£2,068	£196,221	£2,087
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£194,394	94	£2,068	£196,221	£2,087
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£156,753	£2,036
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£156,753	£2,036
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£154,594	£2,008
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£154,594	£2,008
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£154,594	£2,008
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£154,594	£2,008

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£150,903	£1,960
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	CHICHESTER	Chichester North	£153,154	77	£1,989	£150,903	£1,960
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	CHICHESTER	Chichester North	£117,764	77	£1,529	£120,531	£1,565
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	CHICHESTER	Chichester North	£117,764	77	£1,529	£120,531	£1,565
FOSTER ROAD	PO19 6DQ	Terraced	CHICHESTER	CHICHESTER	Chichester North	£117,764	77	£1,529	£120,531	£1,565
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£165,930	110	£1,508	£167,490	£1,523
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£165,930	110	£1,508	£167,490	£1,523
RENDELL GARDENS	PO19 6DT	Terraced	CHICHESTER	CHICHESTER	Chichester North	£165,930	110	£1,508	£167,490	£1,523
CHARLOTTE AVENUE	PO19 6DU	Terraced	CHICHESTER	CHICHESTER	Chichester North	£117,764	77	£1,529	£116,033	£1,507

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
Average						£359,766	113	£3,197	£361,462	£3,212
Chichester South										
WINDMILL CLOSE	PO19 8FW	Detached	CHICHESTER	CHICHESTER	Chichester South	£499,950	119	£4,201	£505,199	£4,245
WINDMILL CLOSE	PO19 8FW	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	£329,950	79	£4,177	£334,569	£4,235
WATERSIDE DRIVE	PO19 8PJ	Terraced	CHICHESTER	CHICHESTER	Chichester South	£304,950	73	£4,177	£306,658	£4,201
WATERSIDE DRIVE	PO19 8PJ	Terraced	CHICHESTER	CHICHESTER	Chichester South	£299,950	73	£4,109	£301,630	£4,132
WATERSIDE DRIVE	PO19 8PJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	£379,950	98	£3,877	£385,269	£3,931
WINDMILL CLOSE	PO19 8FW	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	£384,950	114	£3,377	£397,807	£3,490
BIRDHAM ROAD	PO20 7FE	Detached	CHICHESTER	CHICHESTER	Chichester South	£344,950	100	£3,450	£348,917	£3,489
WATERSIDE DRIVE	PO19 8PJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	£384,950	120	£3,208	£387,106	£3,226

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
WINDMILL CLOSE	PO19 8FW	Detached	CHICHESTER	CHICHESTER	Chichester South	£472,950	160	£2,956	£488,747	£3,055
Average						£378,061	104	£3,635	£383,989	£3,692
Chichester West										
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£610,000	79	£7,722	£607,621	£7,691
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£590,000	89	£6,629	£594,189	£6,676
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£595,000	97	£6,134	£599,225	£6,178
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£595,000	98	£6,071	£596,845	£6,090
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£575,000	96	£5,990	£579,083	£6,032
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£565,000	97	£5,825	£569,012	£5,866
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£545,000	94	£5,798	£548,870	£5,839

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£490,000	87	£5,632	£493,479	£5,672
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£535,000	96	£5,573	£538,799	£5,612
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£494,995	87	£5,690	£486,481	£5,592
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£505,000	92	£5,489	£508,586	£5,528
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£475,000	87	£5,460	£478,373	£5,499
THE WOOLSTAPLERS	PO19 1BQ	Flat	CHICHESTER	CHICHESTER	Chichester West	£580,000	109	£5,321	£584,118	£5,359
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£290,000	62	£4,677	£291,769	£4,706
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£280,000	62	£4,516	£283,388	£4,571
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£280,000	62	£4,516	£282,632	£4,559

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£285,000	62	£4,597	£282,350	£4,554
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£277,000	62	£4,468	£272,928	£4,402
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£370,000	85	£4,353	£373,478	£4,394
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£275,000	62	£4,435	£270,958	£4,370
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£370,000	86	£4,302	£366,818	£4,265
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£358,000	86	£4,163	£362,332	£4,213
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£327,000	79	£4,139	£324,188	£4,104
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£460,000	114	£4,035	£462,806	£4,060
KNOTT GARDENS	PO19 3FE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	£321,000	79	£4,063	£316,281	£4,004

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£415,000	106	£3,915	£420,478	£3,967
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£415,000	106	£3,915	£420,478	£3,967
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£415,000	106	£3,915	£420,022	£3,962
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£535,000	140	£3,821	£540,350	£3,860
KNOTT GARDENS	PO19 3FE	Detached	CHICHESTER	CHICHESTER	Chichester West	£410,000	106	£3,868	£406,474	£3,835
Average						£441,267	89	£4,952	£442,747	£4,969
East Wittering										
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£289,950	54	£5,369	£287,253	£5,320
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£247,950	48	£5,166	£250,801	£5,225
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£398,950	81	£4,925	£403,777	£4,985
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£277,950	56	£4,963	£275,365	£4,917

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£254,950	51	£4,999	£250,565	£4,913
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£363,950	75	£4,853	£363,586	£4,848
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£375,950	79	£4,759	£380,499	£4,816
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£228,197	48	£4,754	£228,904	£4,769
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£266,950	57	£4,683	£270,180	£4,740
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£283,950	61	£4,655	£285,966	£4,688
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£364,950	79	£4,620	£369,147	£4,673
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£368,950	84	£4,392	£362,604	£4,317
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£218,950	50	£4,379	£215,184	£4,304
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	£357,999	93	£3,849	£369,956	£3,978
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	£358,000	93	£3,849	£361,759	£3,890
STOCKS LANE	PO20 8FL	Flat	EAST WITTERING	CHICHESTER	East Wittering	£329,950	84	£3,928	£324,275	£3,860
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	£400,000	108	£3,704	£413,360	£3,827

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HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	£325,000	89	£3,652	£335,855	£3,774
HORNBEAM WALK	PO20 8FN	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	£445,000	129	£3,450	£459,863	£3,565
Average						£324,081	75	£4,339	£319,391	£4,277
Lavant										
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£359,995	82	£4,390	£364,747	£4,448
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£379,995	88	£4,318	£382,313	£4,344
AUGUSTUS WAY	PO18 0FQ	Terraced	WESTHAMPNETT	CHICHESTER	Lavant	£294,995	69	£4,275	£298,564	£4,327
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£349,995	82	£4,268	£354,615	£4,325
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£349,995	82	£4,268	£354,615	£4,325
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£374,995	88	£4,261	£379,945	£4,318
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£374,995	88	£4,261	£378,520	£4,301

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£349,995	82	£4,268	£352,130	£4,294
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£344,660	82	£4,203	£346,762	£4,229
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£374,995	88	£4,261	£371,770	£4,225
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£364,995	88	£4,148	£365,031	£4,148
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£464,995	113	£4,115	£467,831	£4,140
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£460,888	113	£4,079	£464,160	£4,108
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£359,995	89	£4,045	£364,747	£4,098
AUGUSTUS WAY	PO18 0FQ	Terraced	WESTHAMPNETT	CHICHESTER	Lavant	£280,000	69	£4,058	£282,632	£4,096
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£359,995	89	£4,045	£364,351	£4,094
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£451,995	113	£4,000	£457,464	£4,048
VESTA MEWS	PO18 0FT	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£354,995	89	£3,989	£359,681	£4,041

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£459,995	113	£4,071	£455,717	£4,033
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£449,995	113	£3,982	£454,225	£4,020
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£447,995	113	£3,965	£451,176	£3,993
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£449,995	116	£3,879	£460,570	£3,970
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£350,000	89	£3,933	£353,290	£3,970
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£442,000	113	£3,912	£447,348	£3,959
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£320,000	82	£3,902	£324,224	£3,954
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£444,995	113	£3,938	£446,374	£3,950
AUGUSTUS WAY	PO18 0FQ	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£449,995	115	£3,913	£454,225	£3,950
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£449,995	113	£3,982	£446,125	£3,948
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£449,995	113	£3,982	£446,125	£3,948
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£440,000	113	£3,894	£444,400	£3,933
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£599,995	153	£3,922	£599,395	£3,918
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£599,995	153	£3,922	£599,395	£3,918

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£539,995	138	£3,913	£535,891	£3,883
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£524,995	138	£3,804	£531,925	£3,855
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£430,000	113	£3,805	£433,053	£3,832
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£440,000	115	£3,826	£438,284	£3,811
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£429,995	113	£3,805	£426,297	£3,773
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£524,495	138	£3,801	£520,509	£3,772
VESPASIAN CLOSE	PO18 0FS	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£576,862	153	£3,770	£576,285	£3,767
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£575,000	155	£3,710	£583,050	£3,762
VESPASIAN CLOSE	PO18 0FS	Semi-detached	WESTHAMPNETT	CHICHESTER	Lavant	£412,000	113	£3,646	£411,588	£3,642
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£550,000	153	£3,595	£557,260	£3,642
HADRIAN DRIVE	PO18 0FP	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£493,000	139	£3,547	£504,586	£3,630
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£495,000	138	£3,587	£496,535	£3,598
VESTA MEWS	PO18 0FT	Terraced	WESTHAMPNETT	CHICHESTER	Lavant	£369,995	112	£3,304	£374,250	£3,342

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
VESTA MEWS	PO18 0FT	Terraced	WESTHAMPNETT	CHICHESTER	Lavant	£350,000	112	£3,125	£347,340	£3,101
VESTA MEWS	PO18 0FT	Terraced	WESTHAMPNETT	CHICHESTER	Lavant	£349,300	112	£3,119	£346,645	£3,095
STANE STREET	PO18 0PA	Detached	WESTHAMPNETT	CHICHESTER	Lavant	£702,500	249	£2,821	£709,525	£2,849
Average						£432,720	112	£3,849	£435,114	£3,870
Plaistow										
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£600,000	84	£7,143	£608,400	£7,243
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£494,950	87	£5,689	£501,879	£5,769
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	BILLINGSHURST	Plaistow	£494,950	100	£4,950	£511,481	£5,115
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	BILLINGSHURST	Plaistow	£379,950	77	£4,934	£385,269	£5,003
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£556,203	119	£4,674	£574,780	£4,830
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	BILLINGSHURST	Plaistow	£479,950	100	£4,800	£478,078	£4,781
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£689,950	142	£4,859	£678,083	£4,775

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NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£562,000	119	£4,723	£567,901	£4,772
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£574,950	119	£4,832	£565,061	£4,748
GUILDFORD ROAD	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£560,000	119	£4,706	£561,736	£4,720
NURSERY GREEN	RH14 0EQ	Semi-detached	LOXWOOD	BILLINGSHURST	Plaistow	£470,000	100	£4,700	£471,457	£4,715
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£569,950	119	£4,789	£560,147	£4,707
NURSERY GREEN	RH14 0EQ	Detached	LOXWOOD	BILLINGSHURST	Plaistow	£790,000	191	£4,136	£798,295	£4,180
Average						£555,604	114	£4,894	£558,659	£4,920
Selsey North										
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	CHICHESTER	Selsey North	£355,000	75	£4,733	£354,645	£4,729
JODRELL PLACE	PO20 0FQ	Detached	SELSEY	CHICHESTER	Selsey North	£350,000	75	£4,667	£354,235	£4,723
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	CHICHESTER	Selsey North	£350,000	75	£4,667	£350,035	£4,667
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	CHICHESTER	Selsey North	£350,000	75	£4,667	£350,035	£4,667
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	CHICHESTER	Selsey North	£299,000	65	£4,600	£302,618	£4,656
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£343,000	75	£4,573	£347,150	£4,629

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ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£343,000	75	£4,573	£347,150	£4,629
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	CHICHESTER	Selsey North	£295,000	65	£4,538	£298,570	£4,593
TRANQUILLITY WAY	PO20 0BF	Semi-detached	SELSEY	CHICHESTER	Selsey North	£299,000	65	£4,600	£297,834	£4,582
TRANQUILLITY WAY	PO20 0BF	Semi-detached	SELSEY	CHICHESTER	Selsey North	£294,000	65	£4,523	£293,706	£4,519
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£343,000	75	£4,573	£337,958	£4,506
ORBIT GARDENS	PO20 0EF	Semi-detached	SELSEY	CHICHESTER	Selsey North	£275,000	65	£4,231	£277,585	£4,271
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£360,000	87	£4,138	£363,384	£4,177
ORBIT GARDENS	PO20 0EF	Semi-detached	SELSEY	CHICHESTER	Selsey North	£275,000	65	£4,231	£270,958	£4,169
HALLEY VIEW	PO20 0FL	Detached	SELSEY	CHICHESTER	Selsey North	£365,000	89	£4,101	£369,417	£4,151
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	CHICHESTER	Selsey North	£369,000	89	£4,146	£367,561	£4,130
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	CHICHESTER	Selsey North	£360,000	89	£4,045	£364,752	£4,098
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£352,000	87	£4,046	£356,259	£4,095

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£352,000	87	£4,046	£352,035	£4,046
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	CHICHESTER	Selsey North	£355,000	87	£4,080	£351,699	£4,043
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£355,000	89	£3,989	£359,296	£4,037
ORBIT GARDENS	PO20 0EF	Detached	SELSEY	CHICHESTER	Selsey North	£355,000	89	£3,989	£358,550	£4,029
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	CHICHESTER	Selsey North	£357,000	89	£4,011	£357,036	£4,012
TRANQUILLITY WAY	PO20 0BF	Detached	SELSEY	CHICHESTER	Selsey North	£350,000	87	£4,023	£348,635	£4,007
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	CHICHESTER	Selsey North	£350,000	87	£4,023	£346,745	£3,986
HUBBLE CLOSE	PO20 0BQ	Detached	SELSEY	CHICHESTER	Selsey North	£355,000	89	£3,989	£354,645	£3,985
JODRELL PLACE	PO20 0FQ	Detached	SELSEY	CHICHESTER	Selsey North	£339,000	87	£3,897	£343,102	£3,944
HUBBLE CLOSE	PO20 0BQ	Terraced	SELSEY	CHICHESTER	Selsey North	£255,000	68	£3,750	£255,026	£3,750
HUBBLE CLOSE	PO20 0BQ	Terraced	SELSEY	CHICHESTER	Selsey North	£255,000	68	£3,750	£255,026	£3,750
HUBBLE CLOSE	PO20 0BQ	Terraced	SELSEY	CHICHESTER	Selsey North	£248,000	68	£3,647	£248,025	£3,647
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	CHICHESTER	Selsey North	£550,000	158	£3,481	£556,655	£3,523
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	CHICHESTER	Selsey North	£550,000	158	£3,481	£556,655	£3,523

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	CHICHESTER	Selsey North	£500,000	144	£3,472	£506,050	£3,514
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	CHICHESTER	Selsey North	£499,000	144	£3,465	£502,044	£3,486
LUNAR CRESCENT	PO20 0FN	Detached	SELSEY	CHICHESTER	Selsey North	£505,000	144	£3,507	£500,657	£3,477
JODRELL PLACE	PO20 0FQ	Detached	SELSEY	CHICHESTER	Selsey North	£335,000	120	£2,792	£339,054	£2,825
HALLEY VIEW	PO20 0FL	Detached	SELSEY	CHICHESTER	Selsey North	£105,000	62	£1,694	£105,987	£1,709
Average						£349,919	89	£3,946	£351,372	£3,962
Southbourne										
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£470,000	92	£5,109	£465,958	£5,065
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£470,000	95	£4,947	£474,418	£4,994
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£435,000	94	£4,628	£449,529	£4,782
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£435,000	94	£4,628	£449,529	£4,782
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£434,500	97	£4,479	£438,584	£4,521
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£419,500	94	£4,463	£421,849	£4,488
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	CHICHESTER	Southbourne	£280,000	63	£4,444	£279,720	£4,440

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	CHICHESTER	Southbourne	£280,000	63	£4,444	£279,720	£4,440
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£410,000	93	£4,409	£412,296	£4,433
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£421,500	94	£4,484	£414,250	£4,407
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	CHICHESTER	Southbourne	£295,000	67	£4,403	£294,705	£4,399
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£419,500	94	£4,463	£412,285	£4,386
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£429,500	97	£4,428	£422,113	£4,352
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	CHICHESTER	Southbourne	£290,000	67	£4,328	£287,796	£4,295
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	CHICHESTER	Southbourne	£285,000	67	£4,254	£285,884	£4,267
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£380,000	90	£4,222	£383,572	£4,262
KILN MEWS	PO18 8FS	Other	HAMBROOK	CHICHESTER	Southbourne	£221,366	52	£4,257	£221,145	£4,253
PYNHAM CRESCENT	PO18 8FQ	Terraced	HAMBROOK	CHICHESTER	Southbourne	£285,000	68	£4,191	£287,679	£4,231
PYNHAM CRESCENT	PO18 8FQ	Terraced	HAMBROOK	CHICHESTER	Southbourne	£285,000	68	£4,191	£287,679	£4,231
KILN MEWS	PO18 8FS	Detached	HAMBROOK	CHICHESTER	Southbourne	£357,500	85	£4,206	£358,608	£4,219
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£800,000	188	£4,255	£793,120	£4,219

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£785,000	188	£4,176	£789,789	£4,201
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£785,000	188	£4,176	£787,434	£4,188
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£625,000	156	£4,006	£645,875	£4,140
KILN MEWS	PO18 8FS	Terraced	HAMBROOK	CHICHESTER	Southbourne	£279,000	67	£4,164	£276,880	£4,133
PRIORS ORCHARD	PO10 8GE	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£314,500	77	£4,084	£315,475	£4,097
PRIORS ORCHARD	PO10 8GE	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£314,500	77	£4,084	£313,273	£4,068
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£455,000	114	£3,991	£461,370	£4,047
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£455,000	114	£3,991	£459,778	£4,033
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£365,000	90	£4,056	£361,861	£4,021
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£455,000	114	£3,991	£456,411	£4,004
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£355,000	90	£3,944	£359,686	£3,997

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£305,000	79	£3,861	£312,168	£3,951
PYNHAM CRESCENT	PO18 8FQ	Detached	HAMBROOK	CHICHESTER	Southbourne	£730,000	188	£3,883	£738,395	£3,928
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£455,000	114	£3,991	£447,174	£3,923
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£355,000	90	£3,944	£351,947	£3,911
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£315,000	80	£3,938	£310,370	£3,880
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£499,950	128	£3,906	£495,650	£3,872
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£312,633	80	£3,908	£308,037	£3,850
PARHAM PLACE	PO10 8FS	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	£345,000	90	£3,833	£342,033	£3,800
PRIORS ORCHARD	PO10 8GE	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£600,000	156	£3,846	£589,680	£3,780
KILN MEWS	PO18 8FS	Detached	HAMBROOK	CHICHESTER	Southbourne	£420,000	112	£3,750	£419,580	£3,746
KILN MEWS	PO18 8FS	Detached	HAMBROOK	CHICHESTER	Southbourne	£370,000	102	£3,627	£368,557	£3,613
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£599,995	167	£3,593	£591,175	£3,540

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
KILN DRIVE	PO18 8EE	Detached	HAMBROOK	CHICHESTER	Southbourne	£471,000	140	£3,364	£470,529	£3,361
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	£525,000	167	£3,144	£529,935	£3,173
KILN MEWS	PO18 8FS	Flat	HAMBROOK	CHICHESTER	Southbourne	£235,000	74	£3,176	£234,765	£3,173
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	CHICHESTER	Southbourne	£335,000	110	£3,045	£334,665	£3,042
KILN MEWS	PO18 8FS	Semi-detached	HAMBROOK	CHICHESTER	Southbourne	£315,000	110	£2,864	£314,685	£2,861
PYNHAM CRESCENT	PO18 8FQ	Semi-detached	HAMBROOK	CHICHESTER	Southbourne	£202,668	88	£2,303	£204,573	£2,325
PRIORS ORCHARD	PO10 8GE	Other	SOUTHBOURNE	EMSWORTH	Southbourne	£180,000	78	£2,308	£180,558	£2,315
PYNHAM CRESCENT	PO18 8FQ	Semi-detached	HAMBROOK	CHICHESTER	Southbourne	£202,668	88	£2,303	£199,689	£2,269
KILN MEWS	PO18 8FS	Flat	HAMBROOK	CHICHESTER	Southbourne	£157,542	74	£2,129	£157,384	£2,127
Average						£400,431	102	£3,921	£400,940	£3,926
West Wittering										

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	CHICHESTER	West Wittering	£445,000	98	£4,541	£450,385	£4,596
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£445,000	98	£4,541	£450,385	£4,596
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£435,000	97	£4,485	£431,259	£4,446
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	CHICHESTER	West Wittering	£310,000	75	£4,133	£313,751	£4,183
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	CHICHESTER	West Wittering	£325,000	81	£4,012	£328,055	£4,050
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£445,000	110	£4,045	£441,173	£4,011
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£525,000	132	£3,977	£520,485	£3,943
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	CHICHESTER	West Wittering	£295,000	81	£3,642	£297,773	£3,676
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£750,000	207	£3,623	£759,900	£3,671

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£470,000	132	£3,561	£475,687	£3,604
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£735,000	207	£3,551	£744,702	£3,598
TAWNY CLOSE	PO20 7FA	Semi-detached	BIRDHAM	CHICHESTER	West Wittering	£465,000	132	£3,523	£470,627	£3,565
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£725,000	207	£3,502	£734,570	£3,549
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£637,000	184	£3,462	£631,522	£3,432
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£620,000	184	£3,370	£627,502	£3,410
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£530,000	159	£3,333	£536,413	£3,374
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£430,000	132	£3,258	£435,203	£3,297
TAWNY CLOSE	PO20 7FA	Detached	BIRDHAM	CHICHESTER	West Wittering	£515,000	159	£3,239	£521,232	£3,278

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
Average						£505,667	138	£3,678	£509,479	£3,705
Westbourne										
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	EMSWORTH	Westbourne	£299,950	75	£3,999	£303,579	£4,048
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	EMSWORTH	Westbourne	£339,950	86	£3,953	£344,063	£4,001
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	EMSWORTH	Westbourne	£545,000	141	£3,865	£550,450	£3,904
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	EMSWORTH	Westbourne	£375,000	104	£3,606	£379,950	£3,653
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	EMSWORTH	Westbourne	£375,000	104	£3,606	£378,750	£3,642
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	EMSWORTH	Westbourne	£500,000	143	£3,497	£506,600	£3,543
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	EMSWORTH	Westbourne	£389,950	115	£3,391	£393,850	£3,425
THE SHIRE	PO10 8FT	Semi-detached	WESTBOURNE	EMSWORTH	Westbourne	£399,950	117	£3,418	£399,990	£3,419
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	EMSWORTH	Westbourne	£450,000	143	£3,147	£455,445	£3,185

Address	Postcode	Property type	Town	Locality	Ward Area	Sale price	EPC size M2	Price £/M2	Updated values in line with UK HPI	Updated values in line with UK HPI £/M2
THE SHIRE	PO10 8FT	Detached	WESTBOURNE	EMSWORTH	Westbourne	£425,000	143	£2,972	£430,143	£3,008
Average						£409,980	117	£3,501	£414,282	£3,538

3.2.2. Tables 1c and 1d below provide an overall analysis of the above Land Registry new build data showing adjusted average values per m² (sorted by the highest to lowest) by settlement and Chichester wards respectively. A key point of this analysis is to consider all available information in an appropriate way for the study purpose, which in this case requires a high-level overview of general values ‘patterns’ rather than a site specific ‘focused’ approach.

Table 1c – Land Registry Sold Prices Review Analysis – Chichester DC New Builds - Updated Average Price per m² by Settlement.

Settlement	Average updated value in line with UK HPI	Average updated value in line with UK HPI £/M2
Birdham	£509,479	£3,705
Bracklesham Bay	£388,159	£3,791
Chichester	£389,760	£3,649
Chidham	£435,840	£4,036
East Wittering	£304,865	£4,706
Hambrook	£387,564	£3,884
Loxwood	£558,659	£4,920
Selsey	£351,372	£3,962
Southbourne	£414,830	£3,968
Tangmere	£328,394	£3,546
Westbourne	£414,282	£3,538
Westhampnett	£435,114	£3,870

Table 1d – Land Registry Sold Prices Review Analysis – Chichester DC New Builds - Updated Average Price per m² by Ward.

Ward area	Average updated value in line with UK HPI	Average updated value in line with UK HPI £/M2
Bosham	£435,840	£4,036
Boxgrove	£328,394	£3,547
Chichester East	£406,547	£3,753
Chichester North	£361,462	£3,212
Chichester South	£383,989	£3,692
Chichester West	£442,747	£4,969
East Wittering	£331,019	£4,432
Lavant	£435,114	£3,870
Plaistow	£558,659	£4,920
Selsey North	£351,372	£3,962
Southbourne	£400,940	£3,926
West Wittering	£509,479	£3,705
Westbourne	£414,282	£3,538

Review of Land Registry Resale Sold Prices Data (September 2018 - February 2019)

3.2.3. The following Tables 2a and 2b below provide a Chichester District based summary of Land Registry published sold prices data – focussing solely on resale housing over a five-month period. As above, the floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG’s remit. Property values have been updated in line with the UK HPI. Only properties in settlements as defined by CDC’s Core Strategy Settlement Hierarchy have been included.

See Table 2a on the following page.

Table 2a – Land Registry Sold Prices Review – Chichester District Resale (September 2018 to February 2019) – Sorted by Settlement

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
Batchmere											
FIRST AVENUE	PO20 7LQ	Detached	BATCHMERE	CHICHESTER	West Wittering	25/09/2018	£650,000	134	£4,851	£671,710	£5,013
Average							£650,000	134	£4,851	£671,710	£5,013
Birdham											
BELL LANE	PO20 7HX	Semi-detached	BIRDHAM	CHICHESTER	West Wittering	08/11/2018	£352,500	64	£5,508	£347,988	£5,437
Average							£352,500	64	£5,508	£347,988	£5,437
Boxgrove											
ABBOTTS CLOSE	PO18 0EL	Detached	BOXGROVE	CHICHESTER	Boxgrove	29/10/2018	£387,000	80	£4,838	£391,064	£4,888
THE STREET	PO18 0DX	Detached	BOXGROVE	CHICHESTER	Boxgrove	12/10/2018	£465,000	109	£4,266	£469,883	£4,311
THE STREET	PO18 0DX	Detached	BOXGROVE	CHICHESTER	Lavant	07/09/2018	£415,000	124	£3,347	£428,861	£3,459
Average							£422,333	104	£4,048	£429,936	£4,121
Bracklesham Bay											

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
THIRD AVENUE	PO20 8JL	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	28/09/2018	£310,000	53	£5,849	£320,354	£6,044
FARM ROAD	PO20 8JT	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	07/09/2018	£270,000	53	£5,094	£279,018	£5,264
WEST BRACKLESHAM DRIVE	PO20 8PH	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	21/09/2018	£780,000	155	£5,032	£806,052	£5,200
SANDRINGHAM CLOSE	PO20 8HS	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	15/11/2018	£420,000	82	£5,122	£414,624	£5,056
THIRD AVENUE	PO20 8JL	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	25/10/2018	£440,000	90	£4,889	£444,620	£4,940
GRAYSWOOD AVENUE	PO20 8HZ	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	26/09/2018	£329,950	72	£4,583	£340,970	£4,736
EAST BRACKLESHAM DRIVE	PO20 8JS	Flat	BRACKLESHAM BAY	CHICHESTER	East Wittering	11/12/2018	£242,500	52	£4,663	£242,500	£4,663
MARINESIDE	PO20 8JJ	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	10/09/2018	£453,000	101	£4,485	£468,130	£4,635
GARDEN AVENUE	PO20 8HX	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	29/11/2018	£470,000	102	£4,608	£463,984	£4,549

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
FARM ROAD	PO20 8JT	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	12/11/2018	£355,000	81	£4,383	£350,456	£4,327
MARINESIDE	PO20 8JJ	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	12/11/2018	£400,500	96	£4,172	£395,374	£4,118
EAST BRACKLESHAM DRIVE	PO20 8JH	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	15/10/2018	£735,000	182	£4,038	£742,718	£4,081
MARINESIDE	PO20 8JJ	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	09/11/2018	£485,000	119	£4,076	£478,792	£4,023
BRACKLESHAM LANE	PO20 8JF	Detached	BRACKLESHAM BAY	CHICHESTER	West Wittering	06/09/2018	£535,000	141	£3,794	£552,869	£3,921
MIDDLETON CLOSE	PO20 8SR	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	09/11/2018	£300,000	77	£3,896	£296,160	£3,846
MARINESIDE	PO20 8JJ	Flat	BRACKLESHAM BAY	CHICHESTER	East Wittering	04/10/2018	£270,000	72	£3,750	£272,835	£3,789
ROBINSON WAY	PO20 8SE	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	26/09/2018	£236,000	65	£3,631	£243,882	£3,752
HARMONY DRIVE	PO20 8JX	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	21/09/2018	£350,000	97	£3,608	£361,690	£3,729

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
TIDE WAY	PO20 8FE	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	21/11/2018	£340,000	91	£3,736	£335,648	£3,688
WILTON CLOSE	PO20 8QY	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	14/12/2018	£373,500	102	£3,662	£373,500	£3,662
MIDDLETON CLOSE	PO20 8SR	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	23/11/2018	£305,000	86	£3,547	£301,096	£3,501
FARM ROAD	PO20 8JT	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	23/10/2018	£360,000	105	£3,429	£363,780	£3,465
TIDE WAY	PO20 8FE	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	12/12/2018	£255,000	76	£3,355	£255,000	£3,355
GRAYSWOOD AVENUE	PO20 8HZ	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	18/12/2018	£250,000	79	£3,165	£250,000	£3,165
Average							£386,060	93	£4,157	£389,752	£4,197
Chichester											
GRANGE LANE	PO20 9DS	Detached	CHICHESTER	CHICHESTER	Chichester South	23/10/2018	£1,225,000	116	£10,560	£1,215,690	£10,480
EAST BRACKLESHAM DRIVE	PO20 8JH	Detached	CHICHESTER	CHICHESTER	Chichester South	15/10/2018	£735,000	77	£9,545	£729,414	£9,473

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
KING GEORGE GARDENS	PO19 6LB	Terraced	CHICHESTER	CHICHESTER	Chichester North	20/09/2018	£875,000	131	£6,679	£904,225	£6,902
BEACH GARDENS	PO20 0HX	Detached	CHICHESTER	CHICHESTER	Chichester South	14/11/2018	£527,500	78	£6,763	£527,500	£6,763
POUND ROAD	PO20 8AJ	Detached	CHICHESTER	CHICHESTER	Chichester West	26/11/2018	£505,000	75	£6,733	£505,000	£6,733
THE DRIVE	PO19 5PP	Detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£1,565,000	242	£6,467	£1,553,106	£6,418
SUMMERSDALE ROAD	PO19 6PN	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	19/09/2018	£512,500	83	£6,175	£529,618	£6,381
ALEXANDRA ROAD	PO19 7LX	Detached	CHICHESTER	CHICHESTER	Chichester East	07/12/2018	£482,500	76	£6,349	£482,500	£6,349
CHEQUER LANE	PO18 8EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	23/10/2018	£450,000	71	£6,338	£446,580	£6,290
CEDAR DRIVE	PO19 3EG	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	12/09/2018	£379,000	63	£6,016	£391,659	£6,217
THE STREET	PO20 7AH	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£560,000	90	£6,222	£555,744	£6,175
CEDAR DRIVE	PO19 3EL	Detached	CHICHESTER	CHICHESTER	Chichester West	26/10/2018	£640,000	103	£6,214	£635,136	£6,166

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
LITTEN TERRACE	PO19 7SA	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£570,000	96	£5,938	£589,038	£6,136
ELMSTEAD PARK ROAD	PO20 8NQ	Detached	CHICHESTER	CHICHESTER	Chichester West	01/11/2018	£440,000	72	£6,111	£440,000	£6,111
ST MARTINS SQUARE	PO19 1NT	Terraced	CHICHESTER	CHICHESTER	Chichester North	07/09/2018	£840,000	143	£5,874	£868,056	£6,070
CAWLEY ROAD	PO19 1UZ	Terraced	CHICHESTER	CHICHESTER	Chichester South	29/10/2018	£695,000	117	£5,940	£689,718	£5,895
CLAY LANE	PO18 8BS	Detached	CHICHESTER	CHICHESTER	Chichester West	09/11/2018	£600,000	103	£5,825	£600,000	£5,825
HUNTERS WAY	PO19 5RB	Detached	CHICHESTER	CHICHESTER	Chichester North	02/11/2018	£775,000	137	£5,657	£775,000	£5,657
BROAD ROAD	PO18 8SH	Detached	CHICHESTER	CHICHESTER	Chichester West	09/11/2018	£395,000	70	£5,643	£395,000	£5,643
	PO20 7AE	Detached	CHICHESTER	CHICHESTER	Chichester South	10/10/2018	£925,000	163	£5,675	£917,970	£5,632
KEEPERS WOOD	PO19 5XU	Detached	CHICHESTER	CHICHESTER	Chichester North	12/10/2018	£725,000	128	£5,664	£719,490	£5,621
DOWNS ROAD	PO18 9BN	Flat	CHICHESTER	CHICHESTER	Chichester North	12/11/2018	£365,000	65	£5,615	£365,000	£5,615

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SWANFIELD DRIVE	PO19 6FH	Detached	CHICHESTER	CHICHESTER	Chichester East	02/11/2018	£290,000	52	£5,577	£290,000	£5,577
OAKFIELD AVENUE	PO20 8BU	Detached	CHICHESTER	CHICHESTER	Chichester South	01/11/2018	£595,000	107	£5,561	£595,000	£5,561
BOGNOR ROAD	PO19 7TW	Terraced	CHICHESTER	CHICHESTER	Chichester South	21/09/2018	£450,000	84	£5,357	£465,030	£5,536
ETTRICK ROAD	PO19 7DU	Detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£345,000	62	£5,565	£342,378	£5,522
BELGRAVE CRESCENT	PO19 8SA	Detached	CHICHESTER	CHICHESTER	Chichester South	24/09/2018	£445,500	84	£5,304	£460,380	£5,481
CRITCHFIELD ROAD	PO18 8HH	Detached	CHICHESTER	CHICHESTER	Chichester West	24/10/2018	£475,000	87	£5,460	£471,390	£5,418
CANAL WHARF	PO19 8EY	Terraced	CHICHESTER	CHICHESTER	Chichester South	26/11/2018	£650,000	120	£5,417	£650,000	£5,417
TANNERY CLOSE	PO19 3EY	Flat	CHICHESTER	CHICHESTER	Chichester West	13/09/2018	£465,000	89	£5,225	£480,531	£5,399
CORMORANT WAY	PO20 8PN	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£295,000	55	£5,364	£292,758	£5,323
ROMAN FIELDS	PO19 5AB	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	07/11/2018	£535,000	101	£5,297	£535,000	£5,297

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SHIPPAM STREET	PO19 1AG	Flat	CHICHESTER	CHICHESTER	Chichester East	21/09/2018	£243,000	48	£5,063	£251,116	£5,232
WALL COTTAGE DRIVE	PO19 1QQ	Terraced	CHICHESTER	CHICHESTER	Chichester West	07/09/2018	£331,000	66	£5,015	£342,055	£5,183
SANDRINGHAM CLOSE	PO20 8HS	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£420,000	82	£5,122	£420,000	£5,122
MERE CLOSE	PO20 8AG	Detached	CHICHESTER	CHICHESTER	Chichester South	31/10/2018	£310,500	61	£5,090	£308,140	£5,051
FLORENCE ROAD	PO19 7TB	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	07/12/2018	£311,400	62	£5,023	£311,400	£5,023
CLEVELAND ROAD	PO19 7AF	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£419,000	84	£4,988	£419,000	£4,988
THE AVENUE	PO18 8TY	Detached	CHICHESTER	CHICHESTER	Chichester West	19/11/2018	£475,000	96	£4,948	£475,000	£4,948
HARCOURT WAY	PO20 0PF	Detached	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£299,950	61	£4,917	£299,950	£4,917
LABURNUM GROVE	PO19 7DL	Detached	CHICHESTER	CHICHESTER	Chichester South	26/09/2018	£870,000	183	£4,754	£899,058	£4,913
WORCESTER ROAD	PO19 5DZ	Detached	CHICHESTER	CHICHESTER	Chichester North	11/12/2018	£480,000	98	£4,898	£480,000	£4,898

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WORCESTER ROAD	PO19 5DW	Detached	CHICHESTER	CHICHESTER	Chichester North	16/11/2018	£440,000	90	£4,889	£440,000	£4,889
PRIORY ROAD	PO19 1NS	Detached	CHICHESTER	CHICHESTER	Chichester North	14/09/2018	£575,000	122	£4,713	£594,205	£4,871
THIRD AVENUE	PO20 8JL	Detached	CHICHESTER	CHICHESTER	Chichester South	25/10/2018	£440,000	90	£4,889	£436,656	£4,852
FISHBOURNE ROAD WEST	PO19 3JL	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	20/09/2018	£410,000	88	£4,659	£423,694	£4,815
ABBOTTS CLOSE	PO18 0EL	Detached	CHICHESTER	CHICHESTER	Chichester East	29/10/2018	£387,000	80	£4,838	£384,059	£4,801
MITCHMERE COTTAGES	PO18 9JW	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£485,000	101	£4,802	£481,314	£4,765
BROYLE ROAD	PO19 6BH	Flat	CHICHESTER	CHICHESTER	Chichester North	25/10/2018	£182,000	38	£4,789	£180,617	£4,753
MARINERS TERRACE	PO18 8JA	Terraced	CHICHESTER	CHICHESTER	Chichester West	02/11/2018	£440,000	93	£4,731	£440,000	£4,731
GROVE ROAD	PO19 8AP	Flat	CHICHESTER	CHICHESTER	Chichester South	26/10/2018	£285,000	60	£4,750	£282,834	£4,714
ORCHARD AVENUE	PO20 0AW	Detached	CHICHESTER	CHICHESTER	Chichester South	07/11/2018	£357,000	76	£4,697	£357,000	£4,697

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LOWER ROAD	PO18 0AG	Detached	CHICHESTER	CHICHESTER	Chichester North	02/11/2018	£820,000	175	£4,686	£820,000	£4,686
CAMBRAI AVENUE	PO19 7UY	Terraced	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£310,500	66	£4,705	£308,140	£4,669
TURNSTONE CLOSE	PO20 8FJ	Detached	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£415,000	89	£4,663	£415,000	£4,663
FRANKLIN PLACE	PO19 1BL	Terraced	CHICHESTER	CHICHESTER	Chichester North	25/09/2018	£310,000	69	£4,493	£320,354	£4,643
SOUTHERN ROAD	PO20 0BD	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£273,000	59	£4,627	£273,000	£4,627
FLETCHER AVENUE	PO19 6DG	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	20/09/2018	£725,000	162	£4,475	£749,215	£4,625
WESTGATE	PO19 3HH	Detached	CHICHESTER	CHICHESTER	Chichester West	23/11/2018	£1,250,000	271	£4,613	£1,250,000	£4,613
OVING ROAD	PO19 7EW	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	07/12/2018	£267,000	58	£4,603	£267,000	£4,603
ROUNDSTONE WAY	PO20 0PH	Detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£269,000	59	£4,559	£266,956	£4,525
MERRYFIELD DRIVE	PO20 0DU	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£275,000	61	£4,508	£275,000	£4,508

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CLAYPIT LANE	PO18 0NU	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£825,000	182	£4,533	£818,730	£4,499
BANKSIDE	PO18 0HT	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	23/11/2018	£310,000	69	£4,493	£310,000	£4,493
CAMBRAI AVENUE	PO19 7UY	Terraced	CHICHESTER	CHICHESTER	Chichester East	13/09/2018	£293,500	68	£4,316	£303,303	£4,460
WILLIAM CAWLEY MEWS	PO19 6AD	Flat	CHICHESTER	CHICHESTER	Chichester North	23/10/2018	£305,000	69	£4,420	£302,682	£4,387
ROUNDSTONE WAY	PO20 0PH	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	16/11/2018	£263,000	60	£4,383	£263,000	£4,383
FARM ROAD	PO20 8JT	Detached	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£355,000	81	£4,383	£355,000	£4,383
EXETER ROAD	PO19 5EF	Detached	CHICHESTER	CHICHESTER	Chichester North	14/12/2018	£425,000	97	£4,381	£425,000	£4,381
NORWICH ROAD	PO19 5DQ	Detached	CHICHESTER	CHICHESTER	Chichester North	10/12/2018	£460,000	105	£4,381	£460,000	£4,381
CAVENDISH STREET	PO19 3BS	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£525,000	119	£4,412	£521,010	£4,378
STOCKBRIDGE GARDENS	PO19 8QS	Detached	CHICHESTER	CHICHESTER	Chichester South	12/12/2018	£490,000	112	£4,375	£490,000	£4,375

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CONEY SIX	PO20 8DL	Detached	CHICHESTER	CHICHESTER	Chichester West	16/11/2018	£650,000	149	£4,362	£650,000	£4,362
LONGMEADOW GARDENS	PO20 7HP	Detached	CHICHESTER	CHICHESTER	Chichester West	29/10/2018	£390,000	89	£4,382	£387,036	£4,349
QUERIPEL MEWS	PO19 6DX	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£357,495	85	£4,206	£369,435	£4,346
LEWIS ROAD	PO20 0RQ	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£310,000	72	£4,306	£307,644	£4,273
CHAPEL STREET	PO19 1BU	Terraced	CHICHESTER	CHICHESTER	Chichester West	14/09/2018	£499,950	121	£4,132	£516,648	£4,270
FISHBOURNE ROAD WEST	PO19 3JR	Detached	CHICHESTER	CHICHESTER	Chichester West	27/09/2018	£697,000	169	£4,124	£720,280	£4,262
ROOKWOOD ROAD	PO20 8LT	Terraced	CHICHESTER	CHICHESTER	Chichester West	01/11/2018	£305,000	72	£4,236	£305,000	£4,236
THE STREET	PO18 0DX	Detached	CHICHESTER	CHICHESTER	Chichester East	12/10/2018	£465,000	109	£4,266	£461,466	£4,234
WINDEN AVENUE	PO19 7UZ	Terraced	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£370,000	87	£4,253	£367,188	£4,221
ORCHARD STREET	PO19 1DH	Terraced	CHICHESTER	CHICHESTER	Chichester West	14/12/2018	£374,000	89	£4,202	£374,000	£4,202

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MOSSE GARDENS	PO19 3PQ	Terraced	CHICHESTER	CHICHESTER	Chichester West	15/11/2018	£235,000	56	£4,196	£235,000	£4,196
MARINESIDE	PO20 8JJ	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£400,500	96	£4,172	£400,500	£4,172
BISHOPSGATE WALK	PO19 6FJ	Terraced	CHICHESTER	CHICHESTER	Chichester North	19/09/2018	£335,000	83	£4,036	£346,189	£4,171
NEEDLEMAKERS	PO19 7LD	Flat	CHICHESTER	CHICHESTER	Chichester North	24/09/2018	£165,000	41	£4,024	£170,511	£4,159
ORMONDE AVENUE	PO19 7UX	Terraced	CHICHESTER	CHICHESTER	Chichester East	18/09/2018	£330,000	83	£3,976	£341,022	£4,109
WINDSOR ROAD	PO19 7XG	Detached	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£320,000	78	£4,103	£320,000	£4,103
WORCESTER ROAD	PO19 5DZ	Detached	CHICHESTER	CHICHESTER	Chichester North	19/10/2018	£535,000	130	£4,115	£530,934	£4,084
MARINESIDE	PO20 8JJ	Terraced	CHICHESTER	CHICHESTER	Chichester South	09/11/2018	£485,000	119	£4,076	£485,000	£4,076
APPLEDRAM LANE NORTH	PO19 3RW	Flat	CHICHESTER	CHICHESTER	Chichester West	13/09/2018	£208,000	53	£3,925	£214,947	£4,056
PARKLANDS ROAD	PO19 3DX	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	26/10/2018	£584,000	143	£4,084	£579,562	£4,053

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TOWER STREET	PO19 1QL	Flat	CHICHESTER	CHICHESTER	Chichester West	01/11/2018	£287,000	71	£4,042	£287,000	£4,042
ORCHARD STREET	PO19 1DE	Terraced	CHICHESTER	CHICHESTER	Chichester West	07/12/2018	£420,000	104	£4,038	£420,000	£4,038
WOODLANDS LANE	PO19 5PD	Flat	CHICHESTER	CHICHESTER	Chichester North	02/11/2018	£168,500	42	£4,012	£168,500	£4,012
FISHBOURNE ROAD EAST	PO19 3HS	Detached	CHICHESTER	CHICHESTER	Chichester West	26/09/2018	£790,000	204	£3,873	£816,386	£4,002
PROVIDENCE PLACE	PO19 1BS	Flat	CHICHESTER	CHICHESTER	Chichester West	13/09/2018	£200,000	52	£3,846	£206,680	£3,975
SHERBORNE ROAD	PO19 3AL	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	13/12/2018	£329,000	83	£3,964	£329,000	£3,964
THE AVENUE	PO19 5JT	Flat	CHICHESTER	CHICHESTER	Chichester North	25/09/2018	£310,000	81	£3,827	£320,354	£3,955
CHICHESTER WAY	PO20 0PJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	23/11/2018	£330,000	84	£3,929	£330,000	£3,929
YORK CHASE	PO19 5DY	Detached	CHICHESTER	CHICHESTER	Chichester North	26/10/2018	£530,000	134	£3,955	£525,972	£3,925
	PO18 9LG	Detached	CHICHESTER	CHICHESTER	Chichester West	12/10/2018	£1,140,000	289	£3,945	£1,131,336	£3,915

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VICTORIA ROAD	PO19 7HY	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	08/11/2018	£262,000	67	£3,910	£262,000	£3,910
MAPLEHURST ROAD	PO19 6RP	Detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£725,000	184	£3,940	£719,490	£3,910
GROVE ROAD	PO19 8AP	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/09/2018	£295,000	78	£3,782	£304,853	£3,908
CANTERBURY CLOSE	PO19 5DD	Detached	CHICHESTER	CHICHESTER	Chichester North	19/10/2018	£500,000	127	£3,937	£496,200	£3,907
ST PANCRAS	PO19 7LT	Terraced	CHICHESTER	CHICHESTER	Chichester East	27/09/2018	£325,000	86	£3,779	£335,855	£3,905
SUMMERSDALE ROAD	PO19 6PL	Terraced	CHICHESTER	CHICHESTER	Chichester North	19/10/2018	£421,000	107	£3,935	£417,800	£3,905
ST ITHA ROAD	PO20 0AA	Detached	CHICHESTER	CHICHESTER	Chichester South	30/10/2018	£346,000	88	£3,932	£343,370	£3,902
CHARLTON ROAD	PO18 0JA	Detached	CHICHESTER	CHICHESTER	Chichester North	26/10/2018	£475,000	121	£3,926	£471,390	£3,896
ADELAIDE ROAD	PO19 7NB	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	13/12/2018	£327,000	84	£3,893	£327,000	£3,893
LAWRENCE CLOSE	PO20 0TN	Detached	CHICHESTER	CHICHESTER	Chichester South	16/10/2018	£301,000	77	£3,909	£298,712	£3,879

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ST PAULS ROAD	PO19 3BH	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	21/09/2018	£650,000	174	£3,736	£671,710	£3,860
ST PANCRAS	PO19 7LT	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£295,000	79	£3,734	£304,853	£3,859
HIGHLEIGH ROAD	PO20 7NR	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£950,000	248	£3,831	£942,780	£3,802
ELM CLOSE	PO20 8HY	Detached	CHICHESTER	CHICHESTER	Chichester South	29/10/2018	£417,500	109	£3,830	£414,327	£3,801
NEWFIELD ROAD	PO20 0EY	Detached	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£395,000	105	£3,762	£395,000	£3,762
FARDELL CLOSE	PO19 7HB	Flat	CHICHESTER	CHICHESTER	Chichester East	16/11/2018	£173,000	46	£3,761	£173,000	£3,761
TAMAR WAY	PO20 2FG	Terraced	CHICHESTER	CHICHESTER	Chichester East	10/10/2018	£173,500	46	£3,772	£172,181	£3,743
CAVENDISH STREET	PO19 3BS	Terraced	CHICHESTER	CHICHESTER	Chichester West	28/09/2018	£369,200	102	£3,620	£381,531	£3,741
NANSEN COTTAGES	PO20 1NU	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£250,000	67	£3,731	£250,000	£3,731
PHOENIX CLOSE	PO19 8AA	Terraced	CHICHESTER	CHICHESTER	Chichester South	26/10/2018	£232,500	62	£3,750	£230,733	£3,722

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HONEYSUCKLE LANE	PO20 9JN	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	26/10/2018	£322,000	86	£3,744	£319,553	£3,716
SOMERSTOWN	PO19 6AG	Terraced	CHICHESTER	CHICHESTER	Chichester North	07/09/2018	£322,950	90	£3,588	£333,737	£3,708
SEAFIELD CLOSE	PO20 8DP	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	12/10/2018	£380,000	102	£3,725	£377,112	£3,697
CLEVELAND ROAD	PO19 7AF	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£380,000	103	£3,689	£380,000	£3,689
KINGSHAM ROAD	PO19 8AH	Terraced	CHICHESTER	CHICHESTER	Chichester West	19/12/2018	£275,000	75	£3,667	£275,000	£3,667
OAK AVENUE	PO19 3AH	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£365,000	99	£3,687	£362,226	£3,659
VICTORIA ROAD	PO19 7JA	Terraced	CHICHESTER	CHICHESTER	Chichester East	25/09/2018	£455,000	129	£3,527	£470,197	£3,645
HANNAH SQUARE	PO19 3LN	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	06/11/2018	£510,000	140	£3,643	£510,000	£3,643
GILBERT ROAD	PO19 3NR	Flat	CHICHESTER	CHICHESTER	Funtington	11/09/2018	£215,000	61	£3,525	£222,181	£3,642
ST AGNES PLACE	PO19 7TU	Flat	CHICHESTER	CHICHESTER	Chichester East	14/11/2018	£315,000	88	£3,580	£315,000	£3,580

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
THE AVENUE	PO19 5PT	Flat	CHICHESTER	CHICHESTER	Chichester North	07/11/2018	£315,000	88	£3,580	£315,000	£3,580
WORCESTER ROAD	PO19 5EB	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	10/12/2018	£560,000	157	£3,567	£560,000	£3,567
BROYLE ROAD	PO19 6BA	Terraced	CHICHESTER	CHICHESTER	Chichester North	29/10/2018	£445,000	124	£3,589	£441,618	£3,561
PARKLANDS ROAD	PO19 3DY	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	17/09/2018	£475,000	138	£3,442	£490,865	£3,557
THE HORSESHOE	PO20 9ES	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£439,000	124	£3,540	£439,000	£3,540
OXFORD CLOSE	PO20 8EW	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£275,000	78	£3,526	£275,000	£3,526
ST JAMES SQUARE	PO19 7HX	Terraced	CHICHESTER	CHICHESTER	Chichester East	03/09/2018	£228,000	67	£3,403	£235,615	£3,517
ARNOLD WAY	PO18 8NJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	12/10/2018	£329,000	93	£3,538	£326,500	£3,511
CANAL PLACE	PO19 8DR	Terraced	CHICHESTER	CHICHESTER	Chichester South	04/12/2018	£345,000	99	£3,485	£345,000	£3,485
JUXON CLOSE	PO19 7AA	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£300,000	86	£3,488	£297,720	£3,462

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
HUNSTON ROAD	PO20 1NP	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	09/11/2018	£385,000	112	£3,438	£385,000	£3,438
GRAYLINGWELL DRIVE	PO19 6AN	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£370,000	112	£3,304	£382,358	£3,414
WHYKE LANE	PO19 7US	Terraced	CHICHESTER	CHICHESTER	Chichester South	03/09/2018	£362,500	110	£3,295	£374,608	£3,406
GREEN LANE	PO20 1EQ	Detached	CHICHESTER	CHICHESTER	Chichester East	14/11/2018	£480,000	141	£3,404	£480,000	£3,404
GRAYLINGWELL DRIVE	PO19 6AN	Terraced	CHICHESTER	CHICHESTER	Chichester North	24/10/2018	£360,000	105	£3,429	£357,264	£3,403
FARM ROAD	PO20 8JT	Detached	CHICHESTER	CHICHESTER	Chichester South	23/10/2018	£360,000	105	£3,429	£357,264	£3,403
HARCOURT WAY	PO20 0PF	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	24/10/2018	£250,000	73	£3,425	£248,100	£3,399
CROFT MEAD	PO19 6RW	Terraced	CHICHESTER	CHICHESTER	Chichester North	26/10/2018	£270,000	79	£3,418	£267,948	£3,392
SOMERSTOWN	PO19 6AF	Flat	CHICHESTER	CHICHESTER	Chichester North	07/09/2018	£223,000	68	£3,279	£230,448	£3,389
HENTY GARDENS	PO19 3DW	Flat	CHICHESTER	CHICHESTER	Chichester West	11/12/2018	£155,000	46	£3,370	£155,000	£3,370

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GOODWOOD GARDENS	PO20 1SP	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£600,000	177	£3,390	£595,440	£3,364
HALFREY ROAD	PO18 8BU	Detached	CHICHESTER	CHICHESTER	Chichester West	19/12/2018	£555,000	165	£3,364	£555,000	£3,364
THE PITCROFT	PO19 6XB	Terraced	CHICHESTER	CHICHESTER	Chichester North	24/10/2018	£260,000	77	£3,377	£258,024	£3,351
THE AVENUE	PO19 5JT	Flat	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£260,000	77	£3,377	£258,024	£3,351
DOUGLAS MARTIN ROAD	PO19 6SP	Flat	CHICHESTER	CHICHESTER	Chichester East	16/11/2018	£154,000	46	£3,348	£154,000	£3,348
WELLINGTON GARDENS	PO20 0RF	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£290,000	86	£3,372	£287,796	£3,346
PEERLEY CLOSE	PO20 8PB	Terraced	CHICHESTER	CHICHESTER	Chichester South	25/10/2018	£236,000	70	£3,371	£234,206	£3,346
MILL CLOSE	PO19 3JW	Flat	CHICHESTER	CHICHESTER	Chichester South	18/10/2018	£275,000	82	£3,354	£272,910	£3,328
HARVESTER CLOSE	PO19 6XF	Terraced	CHICHESTER	CHICHESTER	Chichester North	13/09/2018	£283,000	88	£3,216	£292,452	£3,323
HARVESTER CLOSE	PO19 6XF	Terraced	CHICHESTER	CHICHESTER	Chichester North	21/09/2018	£285,000	89	£3,202	£294,519	£3,309

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OVING ROAD	PO20 2AG	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	27/09/2018	£246,000	77	£3,195	£254,216	£3,302
PROVIDENCE PLACE	PO19 1BS	Flat	CHICHESTER	CHICHESTER	Chichester West	16/11/2018	£199,950	61	£3,278	£199,950	£3,278
SOMERSTOWN	PO19 6AQ	Flat	CHICHESTER	CHICHESTER	Chichester North	26/09/2018	£225,000	71	£3,169	£232,515	£3,275
THE BRIDGEWAY	PO20 0LQ	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£450,000	138	£3,261	£450,000	£3,261
HONEYSUCKLE LANE	PO20 9JN	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£284,000	87	£3,264	£281,842	£3,240
NORTHSIDE	PO18 0BX	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	12/10/2018	£300,000	92	£3,261	£297,720	£3,236
FOXWARREN CLOSE	PO20 8EH	Flat	CHICHESTER	CHICHESTER	Chichester South	09/11/2018	£183,500	57	£3,219	£183,500	£3,219
GILBERT ROAD	PO19 3NP	Flat	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£222,500	69	£3,225	£220,809	£3,200
LIME CLOSE	PO19 6SW	Terraced	CHICHESTER	CHICHESTER	Chichester East	02/11/2018	£275,000	86	£3,198	£275,000	£3,198
SHERBORNE ROAD	PO19 3AL	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	26/10/2018	£326,000	102	£3,196	£323,522	£3,172

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ROBINSON CLOSE	PO20 0FD	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£450,000	142	£3,169	£450,000	£3,169
CAWLEY ROAD	PO19 1XF	Flat	CHICHESTER	CHICHESTER	Chichester South	13/12/2018	£231,000	73	£3,164	£231,000	£3,164
WINTERBOURNE ROAD	PO19 6RS	Terraced	CHICHESTER	CHICHESTER	Chichester North	30/10/2018	£249,750	79	£3,161	£247,852	£3,137
OVING ROAD	PO20 2AG	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	14/12/2018	£202,500	65	£3,115	£202,500	£3,115
MANOR ROAD	PO20 0SF	Detached	CHICHESTER	CHICHESTER	Chichester South	30/10/2018	£315,000	101	£3,119	£312,606	£3,095
POUND FARM ROAD	PO19 7AR	Flat	CHICHESTER	CHICHESTER	Chichester East	05/09/2018	£241,500	81	£2,981	£249,566	£3,081
WATERSIDE DRIVE	PO19 8RN	Terraced	CHICHESTER	CHICHESTER	Chichester South	04/12/2018	£280,000	91	£3,077	£280,000	£3,077
BOGNOR ROAD	PO19 7TH	Terraced	CHICHESTER	CHICHESTER	Chichester South	15/10/2018	£220,000	71	£3,099	£218,328	£3,075
DONALDSON CLOSE	PO20 9JP	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£274,000	89	£3,079	£271,918	£3,055
CHARLES AVENUE	PO19 7HF	Flat	CHICHESTER	CHICHESTER	Chichester North	14/12/2018	£150,000	50	£3,000	£150,000	£3,000

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ALBERT ROAD	PO19 3JE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	14/12/2018	£305,000	102	£2,990	£305,000	£2,990
STOCKBRIDGE ROAD	PO19 8PD	Flat	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£125,000	42	£2,976	£125,000	£2,976
BAXENDALE ROAD	PO19 6UN	Terraced	CHICHESTER	CHICHESTER	Chichester North	17/12/2018	£330,000	112	£2,946	£330,000	£2,946
POUND FARM ROAD	PO19 7PX	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	01/11/2018	£525,000	181	£2,901	£525,000	£2,901
APPLEDRAM LANE NORTH	PO19 3RW	Detached	CHICHESTER	CHICHESTER	Chichester West	16/11/2018	£375,000	131	£2,863	£375,000	£2,863
MARISFIELD PLACE	PO20 0PD	Detached	CHICHESTER	CHICHESTER	Chichester East	15/11/2018	£320,000	112	£2,857	£320,000	£2,857
PACIFIC WAY	PO20 0TY	Detached	CHICHESTER	CHICHESTER	Chichester South	26/10/2018	£370,000	129	£2,868	£367,188	£2,846
STOCKBRIDGE ROAD	PO19 8ES	Flat	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£155,000	55	£2,818	£153,822	£2,797
BELGRAVE CRESCENT	PO19 8SH	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£356,000	129	£2,760	£353,294	£2,739
CLAYTON ROAD	PO20 9DF	Detached	CHICHESTER	CHICHESTER	Chichester West	23/11/2018	£515,000	194	£2,655	£515,000	£2,655

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CHARLES AVENUE	PO19 7EZ	Flat	CHICHESTER	CHICHESTER	Chichester East	01/11/2018	£124,000	47	£2,638	£124,000	£2,638
STOCKBRIDGE ROAD	PO19 8ES	Flat	CHICHESTER	CHICHESTER	Chichester South	24/10/2018	£127,000	48	£2,646	£126,035	£2,626
ADELAIDE ROAD	PO19 7NB	Terraced	CHICHESTER	CHICHESTER	Chichester North	10/12/2018	£336,000	129	£2,605	£336,000	£2,605
MANOR FARM COURT	PO20 0LY	Detached	CHICHESTER	CHICHESTER	Chichester South	22/11/2018	£377,500	153	£2,467	£377,500	£2,467
Average							£410,167	98	£4,197	£412,067	£4,216
Donnington											
THE MEADOWS	PO19 8TG	Detached	DONNINGTON	CHICHESTER	Donnington	10/09/2018	£330,000	76	£4,342	£341,022	£4,487
Average							£330,000	76	£4,342	£341,022	£4,487
East Wittering											
OAKFIELD AVENUE	PO20 8BU	Detached	EAST WITTERING	CHICHESTER	East Wittering	01/11/2018	£595,000	107	£5,561	£587,384	£5,490
CORMORANT WAY	PO20 8PN	Semi-detached	EAST WITTERING	CHICHESTER	West Wittering	19/10/2018	£295,000	55	£5,364	£298,098	£5,420

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STOCKS LANE	PO20 8NJ	Detached	EAST WITTERING	CHICHESTER	East Wittering	12/09/2018	£410,000	86	£4,767	£423,694	£4,927
CONEY SIX	PO20 8DL	Detached	EAST WITTERING	CHICHESTER	East Wittering	16/11/2018	£650,000	149	£4,362	£641,680	£4,307
WESSEX AVENUE	PO20 8NP	Detached	EAST WITTERING	CHICHESTER	West Wittering	25/09/2018	£499,950	120	£4,166	£516,648	£4,305
WINDMILL COURT	PO20 8RJ	Flat	EAST WITTERING	CHICHESTER	East Wittering	05/10/2018	£212,500	57	£3,728	£214,731	£3,767
SEAFIELD CLOSE	PO20 8DP	Semi-detached	EAST WITTERING	CHICHESTER	East Wittering	12/10/2018	£380,000	102	£3,725	£383,990	£3,765
PEERLEY CLOSE	PO20 8PB	Terraced	EAST WITTERING	CHICHESTER	East Wittering	25/10/2018	£236,000	70	£3,371	£238,478	£3,407
WINDMILL COURT	PO20 8RJ	Flat	EAST WITTERING	CHICHESTER	East Wittering	31/10/2018	£172,500	59	£2,924	£174,311	£2,954
Average							£383,439	89	£4,287	£386,557	£4,322
Fishbourne											
CLAY LANE	PO18 8BS	Detached	FISHBOURNE	CHICHESTER	Fishbourne	09/11/2018	£600,000	103	£5,825	£592,320	£5,751
GODWIN WAY	PO18 8BW	Detached	FISHBOURNE	CHICHESTER	Fishbourne	17/09/2018	£305,000	71	£4,296	£315,187	£4,439

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MOSSE GARDENS	PO19 3PG	Terraced	FISHBOURNE	CHICHESTER	Fishbourne	10/12/2018	£242,500	58	£4,181	£242,500	£4,181
MOSSE GARDENS	PO19 3PQ	Terraced	FISHBOURNE	CHICHESTER	Fishbourne	15/11/2018	£235,000	56	£4,196	£231,992	£4,143
MOSSE GARDENS	PO19 3PQ	Semi-detached	FISHBOURNE	CHICHESTER	Fishbourne	14/12/2018	£225,000	57	£3,947	£225,000	£3,947
ROMAN WAY	PO19 3QT	Terraced	FISHBOURNE	CHICHESTER	Southbourne	13/09/2018	£310,000	84	£3,690	£320,354	£3,814
Average							£319,583	72	£4,470	£321,226	£4,493
Hambrook											
WEST ASHLING ROAD	PO18 8UF	Semi-detached	HAMBROOK	CHICHESTER	Funtington	24/09/2018	£485,000	83	£5,843	£501,199	£6,039
THE AVENUE	PO18 8TY	Detached	HAMBROOK	CHICHESTER	Southbourne	19/11/2018	£475,000	96	£4,948	£468,920	£4,885
POTTERS CORNER	PO18 8TT	Detached	HAMBROOK	CHICHESTER	Southbourne	29/11/2018	£652,500	136	£4,798	£644,148	£4,736
SCANT ROAD WEST	PO18 8UA	Detached	HAMBROOK	CHICHESTER	Funtington	24/09/2018	£620,000	166	£3,735	£640,708	£3,860
BROAD ROAD	PO18 8RE	Detached	HAMBROOK	CHICHESTER	Southbourne	13/12/2018	£485,000	133	£3,647	£485,000	£3,647
BAILEYS WAY	PO18 8FE	Flat	HAMBROOK	CHICHESTER	Southbourne	13/11/2018	£220,000	66	£3,333	£217,184	£3,291

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Average							£489,583	113	£4,320	£492,860	£4,349
Hunston											
NANSEN COTTAGES	PO20 1NU	Terraced	HUNSTON	CHICHESTER	Donnington	02/11/2018	£250,000	67	£3,731	£246,800	£3,684
	PO20 1NR	Detached	HUNSTON	CHICHESTER	Donnington	17/09/2018	£282,000	81	£3,481	£291,419	£3,598
UPHILL WAY	PO20 1PH	Terraced	HUNSTON	CHICHESTER	Donnington	07/12/2018	£260,000	83	£3,133	£260,000	£3,133
ST LEODEGARS WAY	PO20 1PE	Terraced	HUNSTON	CHICHESTER	Sidlesham	07/09/2018	£324,000	111	£2,919	£334,822	£3,016
Average							£279,000	86	£3,263	£283,260	£3,313
Ifold											
THE DRIVE	RH14 0TE	Detached	IFOLD	BILLINGSHURST	Wisborough Green	21/09/2018	£470,000	112	£4,196	£485,698	£4,337
THE DRIVE	RH14 0TD	Detached	IFOLD	BILLINGSHURST	Plaistow	07/12/2018	£595,000	151	£3,940	£595,000	£3,940
THE RIDE	RH14 0TF	Detached	IFOLD	BILLINGSHURST	Plaistow	19/10/2018	£870,000	298	£2,919	£879,135	£2,950
Average							£645,000	187	£3,449	£653,278	£3,493
Kirdford											

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PETWORTH ROAD	RH14 0NU	Detached	KIRDFORD	BILLINGSHURST	Wisborough Green	25/09/2018	£1,000,000	182	£5,495	£1,033,400	£5,678
TOWNFIELD	RH14 0NA	Semi-detached	KIRDFORD	BILLINGSHURST	Wisborough Green	15/10/2018	£375,000	80	£4,688	£378,938	£4,737
Average							£687,500	131	£5,248	£706,169	£5,391
Lavant											
MIDHURST ROAD	PO18 0DE	Semi-detached	LAVANT	CHICHESTER	Lavant	04/09/2018	£363,000	81	£4,481	£375,124	£4,631
TUDOR CLOSE	PO19 5QZ	Flat	LAVANT	CHICHESTER	Lavant	10/09/2018	£360,000	95	£3,789	£372,024	£3,916
Average							£361,500	88	£4,108	£373,574	£4,245
Loxwood											
PIGBUSH LANE	RH14 0QY	Detached	LOXWOOD	BILLINGSHURST	Plaistow	28/11/2018	£840,000	236	£3,559	£829,248	£3,514
Average							£840,000	236	£3,559	£829,248	£3,514
Merston											
GREEN LANE	PO20 1EQ	Detached	MERSTON	CHICHESTER	North Mundham	14/11/2018	£480,000	141	£3,404	£473,856	£3,361
Average							£480,000	141	£3,404	£473,856	£3,361

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North Mundham											
FLETCHER PLACE	PO20 1JR	Semi-detached	NORTH MUNDHAM	CHICHESTER	North Mundham	17/12/2018	£246,000	53	£4,642	£246,000	£4,642
Average							£246,000	53	£4,642	£246,000	£4,642
Nutbourne											
BROAD ROAD	PO18 8SH	Detached	NUTBOURNE	CHICHESTER	Southbourne	09/11/2018	£395,000	70	£5,643	£389,944	£5,571
MAIN ROAD	PO18 8RT	Detached	NUTBOURNE	CHICHESTER	Southbourne	23/11/2018	£740,000	188	£3,936	£730,528	£3,886
MAIN ROAD	PO18 8RL	Semi-detached	NUTBOURNE	CHICHESTER	Southbourne	11/09/2018	£405,000	127	£3,189	£418,527	£3,295
Average							£513,333	128	£4,000	£513,000	£3,997
Oving											
SAMPSONS DRIVE	PO20 2AY	Semi-detached	OVING	CHICHESTER	North Mundham	06/12/2018	£435,000	99	£4,394	£435,000	£4,394
CHURCH LANE	PO20 2DE	Detached	OVING	CHICHESTER	North Mundham	06/12/2018	£760,000	183	£4,153	£760,000	£4,153
Average							£597,500	141	£4,238	£597,500	£4,238
Plaistow											

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SHILLINGLEE ROAD	RH14 0PQ	Detached	PLAISTOW	BILLINGSHURST	Plaistow	29/11/2018	£690,000	75	£9,200	£681,168	£9,082
BACK LANE	RH14 0QA	Detached	PLAISTOW	BILLINGSHURST	Plaistow	15/11/2018	£500,000	82	£6,098	£493,600	£6,020
BACK LANE	RH14 0QA	Detached	PLAISTOW	BILLINGSHURST	Plaistow	04/09/2018	£485,000	97	£5,000	£501,199	£5,167
SHILLINGLEE ROAD	RH14 0PQ	Detached	PLAISTOW	BILLINGSHURST	Plaistow	28/09/2018	£980,000	235	£4,170	£1,012,732	£4,309
SHILLINGLEE ROAD	RH14 0PQ	Semi-detached	PLAISTOW	BILLINGSHURST	Plaistow	12/12/2018	£680,000	160	£4,250	£680,000	£4,250
DURFOLD WOOD	RH14 0PN	Detached	PLAISTOW	BILLINGSHURST	Plaistow	26/10/2018	£760,000	189	£4,021	£767,980	£4,063
Average							£682,500	140	£4,887	£689,447	£4,936
Runcton											
LAGNESS ROAD	PO20 1QA	Detached	RUNCTON	CHICHESTER	North Mundham	04/09/2018	£650,000	125	£5,200	£671,710	£5,374
MILL LANE	PO20 1PN	Detached	RUNCTON	CHICHESTER	North Mundham	28/09/2018	£410,000	92	£4,457	£423,694	£4,605
RUNCTON LANE	PO20 1PT	Detached	RUNCTON	CHICHESTER	North Mundham	14/12/2018	£660,000	165	£4,000	£660,000	£4,000

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
RUNCTON LANE	PO20 1PT	Other	RUNCTON	CHICHESTER	North Mundham	20/09/2018	£825,000	232	£3,556	£852,555	£3,675
GOODWOOD GARDENS	PO20 1SP	Detached	RUNCTON	CHICHESTER	North Mundham	12/10/2018	£600,000	177	£3,390	£606,300	£3,425
Average							£629,000	158	£3,976	£642,852	£4,064
Selsey											
BEACH GARDENS	PO20 0HX	Detached	SELSEY	CHICHESTER	Selsey South	14/11/2018	£527,500	78	£6,763	£520,748	£6,676
BROAD VIEW	PO20 0SX	Semi-detached	SELSEY	CHICHESTER	Selsey North	05/10/2018	£279,000	51	£5,471	£281,930	£5,528
PARK CRESCENT	PO20 0HB	Detached	SELSEY	CHICHESTER	Selsey North	28/09/2018	£292,500	60	£4,875	£302,270	£5,038
HARCOURT WAY	PO20 0PF	Detached	SELSEY	CHICHESTER	Selsey North	08/11/2018	£299,950	61	£4,917	£296,111	£4,854
MONTALAN CRESCENT	PO20 9BL	Detached	SELSEY	CHICHESTER	Selsey North	20/09/2018	£215,000	47	£4,574	£222,181	£4,727
ROUNDSTONE WAY	PO20 0PH	Detached	SELSEY	CHICHESTER	Selsey North	19/10/2018	£269,000	59	£4,559	£271,825	£4,607
SOUTHERN ROAD	PO20 0BD	Terraced	SELSEY	CHICHESTER	Selsey South	02/11/2018	£273,000	59	£4,627	£269,506	£4,568

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SOLENT WAY	PO20 0JR	Terraced	SELSEY	CHICHESTER	Selsey South	27/09/2018	£180,000	41	£4,390	£186,012	£4,537
MERRYFIELD DRIVE	PO20 0DU	Semi-detached	SELSEY	CHICHESTER	Selsey North	08/11/2018	£275,000	61	£4,508	£271,480	£4,450
LEWIS ROAD	PO20 0RQ	Detached	SELSEY	CHICHESTER	Selsey North	12/10/2018	£310,000	72	£4,306	£313,255	£4,351
ROUNDSTONE WAY	PO20 0PH	Semi-detached	SELSEY	CHICHESTER	Selsey North	16/11/2018	£263,000	60	£4,383	£259,634	£4,327
CROFT ROAD	PO20 0RL	Semi-detached	SELSEY	CHICHESTER	Selsey North	14/09/2018	£250,000	62	£4,032	£258,350	£4,167
MEADOWLAND	PO20 0LA	Detached	SELSEY	CHICHESTER	Selsey North	17/12/2018	£375,000	91	£4,121	£375,000	£4,121
WELLINGTON GARDENS	PO20 0EE	Semi-detached	SELSEY	CHICHESTER	Selsey North	20/12/2018	£245,000	61	£4,016	£245,000	£4,016
ST ITHA ROAD	PO20 0AA	Detached	SELSEY	CHICHESTER	Selsey South	30/10/2018	£346,000	88	£3,932	£349,633	£3,973
LAWRENCE CLOSE	PO20 0TN	Detached	SELSEY	CHICHESTER	Selsey North	16/10/2018	£301,000	77	£3,909	£304,161	£3,950
COPPICE LANE	PO20 9EX	Terraced	SELSEY	CHICHESTER	Selsey North	28/09/2018	£268,000	71	£3,775	£276,951	£3,901
CHICHESTER WAY	PO20 0PJ	Semi-detached	SELSEY	CHICHESTER	Selsey North	23/11/2018	£330,000	84	£3,929	£325,776	£3,878
LANDSEER DRIVE	PO20 0EQ	Semi-detached	SELSEY	CHICHESTER	Selsey North	20/09/2018	£165,000	44	£3,750	£170,511	£3,875

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
BONNAR ROAD	PO20 9AP	Detached	SELSEY	CHICHESTER	Selsey North	27/09/2018	£494,000	134	£3,687	£510,500	£3,810
HONEYSUCKLE LANE	PO20 9JN	Semi-detached	SELSEY	CHICHESTER	Sidlesham	26/10/2018	£322,000	86	£3,744	£325,381	£3,784
SUNNYMEAD DRIVE	PO20 0DF	Detached	SELSEY	CHICHESTER	Selsey North	23/11/2018	£334,000	88	£3,795	£329,725	£3,747
BEVERLEY CLOSE	PO20 0DR	Semi-detached	SELSEY	CHICHESTER	Selsey North	27/11/2018	£265,000	70	£3,786	£261,608	£3,737
NEWFIELD ROAD	PO20 0EY	Detached	SELSEY	CHICHESTER	Selsey North	08/11/2018	£395,000	105	£3,762	£389,944	£3,714
MANOR LANE	PO20 0NX	Detached	SELSEY	CHICHESTER	Selsey North	18/12/2018	£252,500	68	£3,713	£252,500	£3,713
DRIFT ROAD	PO20 0PP	Semi-detached	SELSEY	CHICHESTER	Selsey North	20/09/2018	£255,000	71	£3,592	£263,517	£3,712
ROBINS CLOSE	PO20 0QX	Semi-detached	SELSEY	CHICHESTER	Selsey North	14/09/2018	£258,000	72	£3,583	£266,617	£3,703
NORTH ROAD	PO20 0BW	Detached	SELSEY	CHICHESTER	Selsey North	30/11/2018	£320,000	86	£3,721	£315,904	£3,673
THE HORSESHOE	PO20 9ES	Detached	SELSEY	CHICHESTER	Selsey North	15/11/2018	£439,000	124	£3,540	£433,381	£3,495
LITTLEFIELD CLOSE	PO20 0DZ	Semi-detached	SELSEY	CHICHESTER	Selsey North	03/12/2018	£285,000	82	£3,476	£285,000	£3,476

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
HARCOURT WAY	PO20 0PF	Semi-detached	SELSEY	CHICHESTER	Selsey North	24/10/2018	£250,000	73	£3,425	£252,625	£3,461
VINCENT ROAD	PO20 9DH	Detached	SELSEY	CHICHESTER	Selsey North	18/09/2018	£622,000	187	£3,326	£642,775	£3,437
HILLFIELD ROAD	PO20 0LB	Flat	SELSEY	CHICHESTER	Selsey South	15/11/2018	£107,250	31	£3,460	£105,877	£3,415
WELLINGTON GARDENS	PO20 0RF	Semi-detached	SELSEY	CHICHESTER	Selsey North	19/10/2018	£290,000	86	£3,372	£293,045	£3,408
GROVE ROAD	PO20 0AS	Detached	SELSEY	CHICHESTER	Selsey North	27/11/2018	£410,000	119	£3,445	£404,752	£3,401
LITTLEFIELD CLOSE	PO20 0DZ	Terraced	SELSEY	CHICHESTER	Selsey North	28/09/2018	£279,000	87	£3,207	£288,319	£3,314
GAINSBOROUGH DRIVE	PO20 0EL	Semi-detached	SELSEY	CHICHESTER	Selsey	05/09/2018	£278,000	87	£3,195	£287,285	£3,302
HONEYSUCKLE LANE	PO20 9JN	Semi-detached	SELSEY	CHICHESTER	Selsey North	19/10/2018	£284,000	87	£3,264	£286,982	£3,299
HIGH STREET	PO20 0RB	Flat	SELSEY	CHICHESTER	Selsey North	23/11/2018	£315,000	96	£3,281	£310,968	£3,239
THE BRIDGEWAY	PO20 0LQ	Detached	SELSEY	CHICHESTER	Selsey South	15/11/2018	£450,000	138	£3,261	£444,240	£3,219
MANOR ROAD	PO20 0SF	Detached	SELSEY	CHICHESTER	Selsey North	30/10/2018	£315,000	101	£3,119	£318,308	£3,152
ROBINSON CLOSE	PO20 0FD	Detached	SELSEY	CHICHESTER	Selsey North	15/11/2018	£450,000	142	£3,169	£444,240	£3,128

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
DONALDSON CLOSE	PO20 9JP	Semi-detached	SELSEY	CHICHESTER	Sidlesham	19/10/2018	£274,000	89	£3,079	£276,877	£3,111
MERRYFIELD DRIVE	PO20 0DN	Semi-detached	SELSEY	CHICHESTER	Selsey North	26/09/2018	£269,000	93	£2,892	£277,985	£2,989
DOMEHOUSE CLOSE	PO20 0UB	Detached	SELSEY	CHICHESTER	Selsey North	07/12/2018	£245,000	83	£2,952	£245,000	£2,952
PACIFIC WAY	PO20 0TY	Detached	SELSEY	CHICHESTER	Selsey North	26/10/2018	£370,000	129	£2,868	£373,885	£2,898
UPWAYS CLOSE	PO20 0NJ	Detached	SELSEY	CHICHESTER	Selsey North	30/11/2018	£542,000	188	£2,883	£535,062	£2,846
MARISFIELD PLACE	PO20 0PD	Detached	SELSEY	CHICHESTER	Selsey North	15/11/2018	£320,000	112	£2,857	£315,904	£2,821
SEAL ROAD	PO20 0HU	Detached	SELSEY	CHICHESTER	Selsey South	01/10/2018	£298,000	112	£2,661	£301,129	£2,689
CHURCH ROAD	PO20 0LS	Terraced	SELSEY	CHICHESTER	Selsey North	19/11/2018	£227,050	84	£2,703	£224,144	£2,668
EAST BEACH ROAD	PO20 9BS	Detached	SELSEY	CHICHESTER	Selsey North	23/11/2018	£670,000	251	£2,669	£661,424	£2,635
CLAYTON ROAD	PO20 9DF	Detached	SELSEY	CHICHESTER	Selsey South	23/11/2018	£515,000	194	£2,655	£508,408	£2,621
HUNNISETT CLOSE	PO20 0FH	Terraced	SELSEY	CHICHESTER	Selsey North	30/11/2018	£300,000	114	£2,632	£296,160	£2,598
HIGH STREET	PO20 0QY	Flat	SELSEY	CHICHESTER	Selsey North	23/11/2018	£123,000	47	£2,617	£121,426	£2,584

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
HIGH STREET	PO20 0QE	Other	SELSEY	CHICHESTER	Selsey North	21/09/2018	£280,000	114	£2,456	£289,352	£2,538
HUNNISETT CLOSE	PO20 0FH	Terraced	SELSEY	CHICHESTER	Selsey North	30/11/2018	£350,000	140	£2,500	£345,520	£2,468
MANOR FARM COURT	PO20 0LY	Detached	SELSEY	CHICHESTER	Selsey South	22/11/2018	£377,500	153	£2,467	£372,668	£2,436
Average							£320,952	94	£3,419	£322,084	£3,432
Sidlesham											
STREET END LANE	PO20 7RG	Semi-detached	SIDLESHAM	CHICHESTER	Sidlesham	25/09/2018	£630,000	121	£5,207	£651,042	£5,381
SELSEY ROAD	PO20 7RD	Semi-detached	SIDLESHAM	CHICHESTER	Sidlesham	23/11/2018	£265,000	113	£2,345	£261,608	£2,315
Average							£447,500	117	£3,825	£456,325	£3,900
Southbourne											
THE CRESCENT	PO10 8JS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	14/09/2018	£425,000	98	£4,337	£439,195	£4,482
KELSEY AVENUE	PO10 8NF	Terraced	SOUTHBOURNE	EMSWORTH	Southbourne	27/09/2018	£310,000	74	£4,189	£320,354	£4,329
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	19/12/2018	£480,000	111	£4,324	£480,000	£4,324
THE DRIVE	PO10 8JP	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	16/11/2018	£250,000	67	£3,731	£246,800	£3,684

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
STEIN ROAD	PO10 8LB	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	14/09/2018	£345,000	99	£3,485	£356,523	£3,601
STEIN ROAD	PO10 8LD	Terraced	SOUTHBOURNE	EMSWORTH	Southbourne	29/11/2018	£410,000	113	£3,628	£404,752	£3,582
CLOVELLY ROAD	PO10 8PD	Terraced	SOUTHBOURNE	EMSWORTH	Southbourne	05/10/2018	£260,000	77	£3,377	£262,730	£3,412
STEIN ROAD	PO10 8LL	Flat	SOUTHBOURNE	EMSWORTH	Southbourne	12/10/2018	£142,500	51	£2,794	£143,996	£2,823
STEIN ROAD	PO10 8LL	Flat	SOUTHBOURNE	EMSWORTH	Southbourne	28/11/2018	£169,995	61	£2,787	£167,819	£2,751
Average							£310,277	83	£3,718	£313,574	£3,758
Tangmere											
LYSANDER WAY	PO20 2FJ	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	21/09/2018	£171,000	40	£4,275	£176,711	£4,418
CHURCHWOOD DRIVE	PO20 2GY	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	13/09/2018	£234,000	55	£4,255	£241,816	£4,397
MEADOW WAY	PO20 2AX	Detached	TANGMERE	CHICHESTER	Boxgrove	21/09/2018	£309,000	82	£3,768	£319,321	£3,894
CHURCHWOOD DRIVE	PO20 2GY	Terraced	TANGMERE	CHICHESTER	Boxgrove	14/09/2018	£199,500	54	£3,694	£206,163	£3,818
TAMAR WAY	PO20 2FG	Terraced	TANGMERE	CHICHESTER	Boxgrove	10/10/2018	£173,500	46	£3,772	£175,322	£3,811
WOODFIELD CLOSE	PO20 2FL	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	14/09/2018	£228,000	65	£3,508	£235,615	£3,625

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
CHURCHWOOD DRIVE	PO20 2GB	Flat	TANGMERE	CHICHESTER	Boxgrove	23/11/2018	£150,000	41	£3,659	£148,080	£3,612
TAMAR WAY	PO20 2FG	Terraced	TANGMERE	CHICHESTER	Boxgrove	17/12/2018	£223,500	63	£3,548	£223,500	£3,548
SAXON MEADOW	PO20 2GA	Flat	TANGMERE	CHICHESTER	Boxgrove	21/09/2018	£180,000	53	£3,396	£186,012	£3,510
CHURCHWOOD DRIVE	PO20 2GS	Flat	TANGMERE	CHICHESTER	Boxgrove	12/12/2018	£131,500	38	£3,461	£131,500	£3,461
TANGMERE ROAD	PO20 2HR	Detached	TANGMERE	CHICHESTER	Boxgrove	29/11/2018	£249,000	72	£3,458	£245,813	£3,414
THE BOULEVARD	PO20 2AN	Flat	TANGMERE	CHICHESTER	Boxgrove	14/09/2018	£189,750	61	£3,111	£196,088	£3,215
Average							£203,229	56	£3,640	£207,162	£3,710
West Wittering											
CAKEHAM ROAD	PO20 8LQ	Other	WEST WITTERING	CHICHESTER	West Wittering	19/09/2018	£624,999	77	£8,117	£645,874	£8,388
HOWARD AVENUE	PO20 8EX	Detached	WEST WITTERING	CHICHESTER	West Wittering	05/10/2018	£627,200	88	£7,127	£633,786	£7,202
POUND ROAD	PO20 8AJ	Detached	WEST WITTERING	CHICHESTER	West Wittering	26/11/2018	£505,000	75	£6,733	£498,536	£6,647

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
CAKEHAM ROAD	PO20 8LQ	Other	WEST WITTERING	CHICHESTER	West Wittering	19/09/2018	£624,999	99	£6,313	£645,874	£6,524
POUND ROAD	PO20 8AJ	Detached	WEST WITTERING	CHICHESTER	West Wittering	08/10/2018	£742,000	123	£6,033	£749,791	£6,096
BENNETTS CLOSE	PO20 8EP	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	03/12/2018	£345,000	57	£6,053	£345,000	£6,053
ELMSTEAD PARK ROAD	PO20 8NQ	Detached	WEST WITTERING	CHICHESTER	West Wittering	01/11/2018	£440,000	72	£6,111	£434,368	£6,033
RUSSELL ROAD	PO20 8EF	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	08/10/2018	£395,000	74	£5,338	£399,148	£5,394
HARROW DRIVE	PO20 8EJ	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	10/12/2018	£296,000	58	£5,103	£296,000	£5,103
RUSSELL ROAD	PO20 8EF	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	25/09/2018	£330,000	68	£4,853	£341,022	£5,015
WELLSFIELD	PO20 8LH	Detached	WEST WITTERING	CHICHESTER	West Wittering	28/11/2018	£848,000	179	£4,737	£837,146	£4,677
TURNSTONE CLOSE	PO20 8FJ	Detached	WEST WITTERING	CHICHESTER	West Wittering	12/11/2018	£415,000	89	£4,663	£409,688	£4,603
CULIMORE CLOSE	PO20 8HD	Detached	WEST WITTERING	CHICHESTER	West Wittering	28/09/2018	£485,000	111	£4,369	£501,199	£4,515

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
HOWARD AVENUE	PO20 8EX	Detached	WEST WITTERING	CHICHESTER	West Wittering	05/12/2018	£580,000	143	£4,056	£580,000	£4,056
CHAUCER DRIVE	PO20 8BZ	Detached	WEST WITTERING	CHICHESTER	West Wittering	17/12/2018	£330,000	82	£4,024	£330,000	£4,024
ELLA CLOSE	PO20 8EZ	Detached	WEST WITTERING	CHICHESTER	West Wittering	14/12/2018	£490,000	126	£3,889	£490,000	£3,889
MARINE DRIVE	PO20 8HQ	Detached	WEST WITTERING	CHICHESTER	West Wittering	25/09/2018	£630,000	172	£3,663	£651,042	£3,785
OXFORD CLOSE	PO20 8EW	Terraced	WEST WITTERING	CHICHESTER	West Wittering	02/11/2018	£275,000	78	£3,526	£271,480	£3,481
FOXWARREN CLOSE	PO20 8EH	Flat	WEST WITTERING	CHICHESTER	West Wittering	09/11/2018	£183,500	57	£3,219	£181,151	£3,178
Average							£482,458	96	£5,015	£486,374	£5,055
Westbourne											
WESTBOURNE ROAD	PO10 8UL	Terraced	WESTBOURNE	EMSWORTH	Southbourne	03/12/2018	£478,000	136	£3,515	£478,000	£3,515
Average							£478,000	136	£3,515	£478,000	£3,515
Westerton											

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
RICHMOND ROAD	PO18 0PQ	Semi-detached	WESTERTON	CHICHESTER	Lavant	05/10/2018	£258,000	72	£3,583	£260,709	£3,621
Average							£258,000	72	£3,583	£260,709	£3,621
Westhampnett											
CLAYPIT LANE	PO18 0NU	Detached	WESTHAMPNETT	CHICHESTER	Lavant	12/10/2018	£825,000	182	£4,533	£833,663	£4,581
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	CHICHESTER	Lavant	28/09/2018	£545,000	153	£3,562	£563,203	£3,681
Average							£685,000	168	£4,090	£698,433	£4,170
Wisborough Green											
DURBANS ROAD	RH14 0DQ	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	11/09/2018	£412,000	71	£5,803	£425,761	£5,997
KIRDFORD ROAD	RH14 0DE	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	31/10/2018	£600,000	116	£5,172	£606,300	£5,227
LAUREL COTTAGES	RH14 0BJ	Terraced	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	10/12/2018	£410,000	95	£4,316	£410,000	£4,316
CARTERS WAY	RH14 0BX	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	15/11/2018	£518,000	127	£4,079	£511,370	£4,027
NEWPOUND	RH14 0AX	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	04/09/2018	£575,000	158	£3,639	£594,205	£3,761

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
WALTHURST LANE	RH14 0AD	Semi-detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	30/11/2018	£710,000	192	£3,698	£700,912	£3,651
WALTHURST LANE	RH14 0AD	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	25/09/2018	£1,250,000	359	£3,482	£1,291,750	£3,598
KIRDFORD ROAD	RH14 0DD	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	21/09/2018	£645,000	189	£3,413	£666,543	£3,527
Average							£640,000	163	£3,917	£650,855	£3,984
Woodmancote											
	PO10 8RD	Detached	WOODMANCOTE	EMSWORTH	Southbourne	12/10/2018	£590,000	169	£3,491	£596,195	£3,528
Average							£590,000	169	£3,491	£596,195	£3,528

Table 2b – Land Registry Sold Prices Review – Chichester DC Resales (September 2018 to February 2019) – Sorted by Ward Area

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
Boxgrove											
ABBOTTS CLOSE	PO18 0EL	Detached	BOXGROVE	CHICHESTER	Boxgrove	29/10/2018	£387,000	80	£4,838	£391,064	£4,888
LYSANDER WAY	PO20 2FJ	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	21/09/2018	£171,000	40	£4,275	£176,711	£4,418
CHURCHWOOD DRIVE	PO20 2GY	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	13/09/2018	£234,000	55	£4,255	£241,816	£4,397
THE STREET	PO18 0DX	Detached	BOXGROVE	CHICHESTER	Boxgrove	12/10/2018	£465,000	109	£4,266	£469,883	£4,311
MEADOW WAY	PO20 2AX	Detached	TANGMERE	CHICHESTER	Boxgrove	21/09/2018	£309,000	82	£3,768	£319,321	£3,894
CHURCHWOOD DRIVE	PO20 2GY	Terraced	TANGMERE	CHICHESTER	Boxgrove	14/09/2018	£199,500	54	£3,694	£206,163	£3,818
TAMAR WAY	PO20 2FG	Terraced	TANGMERE	CHICHESTER	Boxgrove	10/10/2018	£173,500	46	£3,772	£175,322	£3,811
WOODFIELD CLOSE	PO20 2FL	Semi-detached	TANGMERE	CHICHESTER	Boxgrove	14/09/2018	£228,000	65	£3,508	£235,615	£3,625
CHURCHWOOD DRIVE	PO20 2GB	Flat	TANGMERE	CHICHESTER	Boxgrove	23/11/2018	£150,000	41	£3,659	£148,080	£3,612
TAMAR WAY	PO20 2FG	Terraced	TANGMERE	CHICHESTER	Boxgrove	17/12/2018	£223,500	63	£3,548	£223,500	£3,548

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SAXON MEADOW	PO20 2GA	Flat	TANGMERE	CHICHESTER	Boxgrove	21/09/2018	£180,000	53	£3,396	£186,012	£3,510
CHURCHWOOD DRIVE	PO20 2GS	Flat	TANGMERE	CHICHESTER	Boxgrove	12/12/2018	£131,500	38	£3,461	£131,500	£3,461
TANGMERE ROAD	PO20 2HR	Detached	TANGMERE	CHICHESTER	Boxgrove	29/11/2018	£249,000	72	£3,458	£245,813	£3,414
THE BOULEVARD	PO20 2AN	Flat	TANGMERE	CHICHESTER	Boxgrove	14/09/2018	£189,750	61	£3,111	£196,088	£3,215
Average							£235,054	61	£3,831	£239,063	£3,896
Chichester East											
ALEXANDRA ROAD	PO19 7LX	Detached	CHICHESTER	CHICHESTER	Chichester East	07/12/2018	£482,500	76	£6,349	£482,500	£6,349
SWANFIELD DRIVE	PO19 6FH	Detached	CHICHESTER	CHICHESTER	Chichester East	02/11/2018	£290,000	52	£5,577	£290,000	£5,577
SHIPPAM STREET	PO19 1AG	Flat	CHICHESTER	CHICHESTER	Chichester East	21/09/2018	£243,000	48	£5,063	£251,116	£5,232
FLORENCE ROAD	PO19 7TB	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	07/12/2018	£311,400	62	£5,023	£311,400	£5,023
ABBOTTS CLOSE	PO18 0EL	Detached	CHICHESTER	CHICHESTER	Chichester East	29/10/2018	£387,000	80	£4,838	£384,059	£4,801
OVING ROAD	PO19 7EW	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	07/12/2018	£267,000	58	£4,603	£267,000	£4,603
CAMBRAI AVENUE	PO19 7UY	Terraced	CHICHESTER	CHICHESTER	Chichester East	13/09/2018	£293,500	68	£4,316	£303,303	£4,460
THE STREET	PO18 0DX	Detached	CHICHESTER	CHICHESTER	Chichester East	12/10/2018	£465,000	109	£4,266	£461,466	£4,234

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
ORMONDE AVENUE	PO19 7UX	Terraced	CHICHESTER	CHICHESTER	Chichester East	18/09/2018	£330,000	83	£3,976	£341,022	£4,109
VICTORIA ROAD	PO19 7HY	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	08/11/2018	£262,000	67	£3,910	£262,000	£3,910
ST PANCRAS	PO19 7LT	Terraced	CHICHESTER	CHICHESTER	Chichester East	27/09/2018	£325,000	86	£3,779	£335,855	£3,905
FARNDSELL CLOSE	PO19 7HB	Flat	CHICHESTER	CHICHESTER	Chichester East	16/11/2018	£173,000	46	£3,761	£173,000	£3,761
TAMAR WAY	PO20 2FG	Terraced	CHICHESTER	CHICHESTER	Chichester East	10/10/2018	£173,500	46	£3,772	£172,181	£3,743
VICTORIA ROAD	PO19 7JA	Terraced	CHICHESTER	CHICHESTER	Chichester East	25/09/2018	£455,000	129	£3,527	£470,197	£3,645
ST AGNES PLACE	PO19 7TU	Flat	CHICHESTER	CHICHESTER	Chichester East	14/11/2018	£315,000	88	£3,580	£315,000	£3,580
ST JAMES SQUARE	PO19 7HX	Terraced	CHICHESTER	CHICHESTER	Chichester East	03/09/2018	£228,000	67	£3,403	£235,615	£3,517
GREEN LANE	PO20 1EQ	Detached	CHICHESTER	CHICHESTER	Chichester East	14/11/2018	£480,000	141	£3,404	£480,000	£3,404
DOUGLAS MARTIN ROAD	PO19 6SP	Flat	CHICHESTER	CHICHESTER	Chichester East	16/11/2018	£154,000	46	£3,348	£154,000	£3,348
OVING ROAD	PO20 2AG	Semi-detached	CHICHESTER	CHICHESTER	Chichester East	27/09/2018	£246,000	77	£3,195	£254,216	£3,302
LIME CLOSE	PO19 6SW	Terraced	CHICHESTER	CHICHESTER	Chichester East	02/11/2018	£275,000	86	£3,198	£275,000	£3,198
POUND FARM ROAD	PO19 7AR	Flat	CHICHESTER	CHICHESTER	Chichester East	05/09/2018	£241,500	81	£2,981	£249,566	£3,081
Average							£304,638	76	£4,008	£308,024	£4,053

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Chichester North											
KING GEORGE GARDENS	PO19 6LB	Terraced	CHICHESTER	CHICHESTER	Chichester North	20/09/2018	£875,000	131	£6,679	£904,225	£6,902
THE DRIVE	PO19 5PP	Detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£1,565,000	242	£6,467	£1,553,106	£6,418
SUMMERSDALE ROAD	PO19 6PN	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	19/09/2018	£512,500	83	£6,175	£529,618	£6,381
LITTEN TERRACE	PO19 7SA	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£570,000	96	£5,938	£589,038	£6,136
ST MARTINS SQUARE	PO19 1NT	Terraced	CHICHESTER	CHICHESTER	Chichester North	07/09/2018	£840,000	143	£5,874	£868,056	£6,070
HUNTERS WAY	PO19 5RB	Detached	CHICHESTER	CHICHESTER	Chichester North	02/11/2018	£775,000	137	£5,657	£775,000	£5,657
KEEPERS WOOD	PO19 5XU	Detached	CHICHESTER	CHICHESTER	Chichester North	12/10/2018	£725,000	128	£5,664	£719,490	£5,621
DOWNS ROAD	PO18 9BN	Flat	CHICHESTER	CHICHESTER	Chichester North	12/11/2018	£365,000	65	£5,615	£365,000	£5,615
ROMAN FIELDS	PO19 5AB	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	07/11/2018	£535,000	101	£5,297	£535,000	£5,297

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WORCESTER ROAD	PO19 5DZ	Detached	CHICHESTER	CHICHESTER	Chichester North	11/12/2018	£480,000	98	£4,898	£480,000	£4,898
WORCESTER ROAD	PO19 5DW	Detached	CHICHESTER	CHICHESTER	Chichester North	16/11/2018	£440,000	90	£4,889	£440,000	£4,889
PRIORY ROAD	PO19 1NS	Detached	CHICHESTER	CHICHESTER	Chichester North	14/09/2018	£575,000	122	£4,713	£594,205	£4,871
MITCHMERE COTTAGES	PO18 9JW	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£485,000	101	£4,802	£481,314	£4,765
BROYLE ROAD	PO19 6BH	Flat	CHICHESTER	CHICHESTER	Chichester North	25/10/2018	£182,000	38	£4,789	£180,617	£4,753
LOWER ROAD	PO18 0AG	Detached	CHICHESTER	CHICHESTER	Chichester North	02/11/2018	£820,000	175	£4,686	£820,000	£4,686
FRANKLIN PLACE	PO19 1BL	Terraced	CHICHESTER	CHICHESTER	Chichester North	25/09/2018	£310,000	69	£4,493	£320,354	£4,643
FLETCHER AVENUE	PO19 6DG	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	20/09/2018	£725,000	162	£4,475	£749,215	£4,625
BANKSIDE	PO18 0HT	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	23/11/2018	£310,000	69	£4,493	£310,000	£4,493
WILLIAM CAWLEY MEWS	PO19 6AD	Flat	CHICHESTER	CHICHESTER	Chichester North	23/10/2018	£305,000	69	£4,420	£302,682	£4,387

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EXETER ROAD	PO19 5EF	Detached	CHICHESTER	CHICHESTER	Chichester North	14/12/2018	£425,000	97	£4,381	£425,000	£4,381
NORWICH ROAD	PO19 5DQ	Detached	CHICHESTER	CHICHESTER	Chichester North	10/12/2018	£460,000	105	£4,381	£460,000	£4,381
QUERIPEL MEWS	PO19 6DX	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£357,495	85	£4,206	£369,435	£4,346
BISHOPSGATE WALK	PO19 6FJ	Terraced	CHICHESTER	CHICHESTER	Chichester North	19/09/2018	£335,000	83	£4,036	£346,189	£4,171
NEEDLEMAKERS	PO19 7LD	Flat	CHICHESTER	CHICHESTER	Chichester North	24/09/2018	£165,000	41	£4,024	£170,511	£4,159
WORCESTER ROAD	PO19 5DZ	Detached	CHICHESTER	CHICHESTER	Chichester North	19/10/2018	£535,000	130	£4,115	£530,934	£4,084
WOODLANDS LANE	PO19 5PD	Flat	CHICHESTER	CHICHESTER	Chichester North	02/11/2018	£168,500	42	£4,012	£168,500	£4,012
THE AVENUE	PO19 5JT	Flat	CHICHESTER	CHICHESTER	Chichester North	25/09/2018	£310,000	81	£3,827	£320,354	£3,955
YORK CHASE	PO19 5DY	Detached	CHICHESTER	CHICHESTER	Chichester North	26/10/2018	£530,000	134	£3,955	£525,972	£3,925
MAPLEHURST ROAD	PO19 6RP	Detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£725,000	184	£3,940	£719,490	£3,910

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CANTERBURY CLOSE	PO19 5DD	Detached	CHICHESTER	CHICHESTER	Chichester North	19/10/2018	£500,000	127	£3,937	£496,200	£3,907
SUMMERSDALE ROAD	PO19 6PL	Terraced	CHICHESTER	CHICHESTER	Chichester North	19/10/2018	£421,000	107	£3,935	£417,800	£3,905
CHARLTON ROAD	PO18 0JA	Detached	CHICHESTER	CHICHESTER	Chichester North	26/10/2018	£475,000	121	£3,926	£471,390	£3,896
ADELAIDE ROAD	PO19 7NB	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	13/12/2018	£327,000	84	£3,893	£327,000	£3,893
ST PANCRAS	PO19 7LT	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£295,000	79	£3,734	£304,853	£3,859
SOMERSTOWN	PO19 6AG	Terraced	CHICHESTER	CHICHESTER	Chichester North	07/09/2018	£322,950	90	£3,588	£333,737	£3,708
OAK AVENUE	PO19 3AH	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£365,000	99	£3,687	£362,226	£3,659
THE AVENUE	PO19 5PT	Flat	CHICHESTER	CHICHESTER	Chichester North	07/11/2018	£315,000	88	£3,580	£315,000	£3,580
WORCESTER ROAD	PO19 5EB	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	10/12/2018	£560,000	157	£3,567	£560,000	£3,567
BROYLE ROAD	PO19 6BA	Terraced	CHICHESTER	CHICHESTER	Chichester North	29/10/2018	£445,000	124	£3,589	£441,618	£3,561

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GRAYLINGWELL DRIVE	PO19 6AN	Terraced	CHICHESTER	CHICHESTER	Chichester North	28/09/2018	£370,000	112	£3,304	£382,358	£3,414
GRAYLINGWELL DRIVE	PO19 6AN	Terraced	CHICHESTER	CHICHESTER	Chichester North	24/10/2018	£360,000	105	£3,429	£357,264	£3,403
CROFT MEAD	PO19 6RW	Terraced	CHICHESTER	CHICHESTER	Chichester North	26/10/2018	£270,000	79	£3,418	£267,948	£3,392
SOMERSTOWN	PO19 6AF	Flat	CHICHESTER	CHICHESTER	Chichester North	07/09/2018	£223,000	68	£3,279	£230,448	£3,389
THE PITCROFT	PO19 6XB	Terraced	CHICHESTER	CHICHESTER	Chichester North	24/10/2018	£260,000	77	£3,377	£258,024	£3,351
THE AVENUE	PO19 5JT	Flat	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£260,000	77	£3,377	£258,024	£3,351
HARVESTER CLOSE	PO19 6XF	Terraced	CHICHESTER	CHICHESTER	Chichester North	13/09/2018	£283,000	88	£3,216	£292,452	£3,323
HARVESTER CLOSE	PO19 6XF	Terraced	CHICHESTER	CHICHESTER	Chichester North	21/09/2018	£285,000	89	£3,202	£294,519	£3,309
SOMERSTOWN	PO19 6AQ	Flat	CHICHESTER	CHICHESTER	Chichester North	26/09/2018	£225,000	71	£3,169	£232,515	£3,275
NORTHSIDE	PO18 0BX	Semi-detached	CHICHESTER	CHICHESTER	Chichester North	12/10/2018	£300,000	92	£3,261	£297,720	£3,236

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GILBERT ROAD	PO19 3NP	Flat	CHICHESTER	CHICHESTER	Chichester North	31/10/2018	£222,500	69	£3,225	£220,809	£3,200
WINTERBOURNE ROAD	PO19 6RS	Terraced	CHICHESTER	CHICHESTER	Chichester North	30/10/2018	£249,750	79	£3,161	£247,852	£3,137
Average							£445,876	102	£4,387	£449,472	£4,423
Chichester South											
GRANGE LANE	PO20 9DS	Detached	CHICHESTER	CHICHESTER	Chichester South	23/10/2018	£1,225,000	116	£10,560	£1,215,690	£10,480
EAST BRACKLESHAM DRIVE	PO20 8JH	Detached	CHICHESTER	CHICHESTER	Chichester South	15/10/2018	£735,000	77	£9,545	£729,414	£9,473
BEACH GARDENS	PO20 0HX	Detached	CHICHESTER	CHICHESTER	Chichester South	14/11/2018	£527,500	78	£6,763	£527,500	£6,763
CHEQUER LANE	PO18 8EJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	23/10/2018	£450,000	71	£6,338	£446,580	£6,290
THE STREET	PO20 7AH	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£560,000	90	£6,222	£555,744	£6,175
CAWLEY ROAD	PO19 1UZ	Terraced	CHICHESTER	CHICHESTER	Chichester South	29/10/2018	£695,000	117	£5,940	£689,718	£5,895

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	PO20 7AE	Detached	CHICHESTER	CHICHESTER	Chichester South	10/10/2018	£925,000	163	£5,675	£917,970	£5,632
OAKFIELD AVENUE	PO20 8BU	Detached	CHICHESTER	CHICHESTER	Chichester South	01/11/2018	£595,000	107	£5,561	£595,000	£5,561
BOGNOR ROAD	PO19 7TW	Terraced	CHICHESTER	CHICHESTER	Chichester South	21/09/2018	£450,000	84	£5,357	£465,030	£5,536
ETTRICK ROAD	PO19 7DU	Detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£345,000	62	£5,565	£342,378	£5,522
BELGRAVE CRESCENT	PO19 8SA	Detached	CHICHESTER	CHICHESTER	Chichester South	24/09/2018	£445,500	84	£5,304	£460,380	£5,481
CANAL WHARF	PO19 8EY	Terraced	CHICHESTER	CHICHESTER	Chichester South	26/11/2018	£650,000	120	£5,417	£650,000	£5,417
CORMORANT WAY	PO20 8PN	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£295,000	55	£5,364	£292,758	£5,323
SANDRINGHAM CLOSE	PO20 8HS	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£420,000	82	£5,122	£420,000	£5,122
MERE CLOSE	PO20 8AG	Detached	CHICHESTER	CHICHESTER	Chichester South	31/10/2018	£310,500	61	£5,090	£308,140	£5,051
CLEVELAND ROAD	PO19 7AF	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£419,000	84	£4,988	£419,000	£4,988

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
HARCOURT WAY	PO20 0PF	Detached	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£299,950	61	£4,917	£299,950	£4,917
LABURNUM GROVE	PO19 7DL	Detached	CHICHESTER	CHICHESTER	Chichester South	26/09/2018	£870,000	183	£4,754	£899,058	£4,913
THIRD AVENUE	PO20 8JL	Detached	CHICHESTER	CHICHESTER	Chichester South	25/10/2018	£440,000	90	£4,889	£436,656	£4,852
GROVE ROAD	PO19 8AP	Flat	CHICHESTER	CHICHESTER	Chichester South	26/10/2018	£285,000	60	£4,750	£282,834	£4,714
ORCHARD AVENUE	PO20 0AW	Detached	CHICHESTER	CHICHESTER	Chichester South	07/11/2018	£357,000	76	£4,697	£357,000	£4,697
CAMBRAI AVENUE	PO19 7UY	Terraced	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£310,500	66	£4,705	£308,140	£4,669
TURNSTONE CLOSE	PO20 8FJ	Detached	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£415,000	89	£4,663	£415,000	£4,663
SOUTHERN ROAD	PO20 0BD	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£273,000	59	£4,627	£273,000	£4,627
ROUNDSTONE WAY	PO20 0PH	Detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£269,000	59	£4,559	£266,956	£4,525
MERRYFIELD DRIVE	PO20 0DU	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£275,000	61	£4,508	£275,000	£4,508

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
CLAYPIT LANE	PO18 0NU	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£825,000	182	£4,533	£818,730	£4,499
ROUNDSTONE WAY	PO20 0PH	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	16/11/2018	£263,000	60	£4,383	£263,000	£4,383
FARM ROAD	PO20 8JT	Detached	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£355,000	81	£4,383	£355,000	£4,383
CAVENDISH STREET	PO19 3BS	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£525,000	119	£4,412	£521,010	£4,378
STOCKBRIDGE GARDENS	PO19 8QS	Detached	CHICHESTER	CHICHESTER	Chichester South	12/12/2018	£490,000	112	£4,375	£490,000	£4,375
LEWIS ROAD	PO20 0RQ	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£310,000	72	£4,306	£307,644	£4,273
WINDEN AVENUE	PO19 7UZ	Terraced	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£370,000	87	£4,253	£367,188	£4,221
MARINESIDE	PO20 8JJ	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/11/2018	£400,500	96	£4,172	£400,500	£4,172
WINDSOR ROAD	PO19 7XG	Detached	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£320,000	78	£4,103	£320,000	£4,103
MARINESIDE	PO20 8JJ	Terraced	CHICHESTER	CHICHESTER	Chichester South	09/11/2018	£485,000	119	£4,076	£485,000	£4,076

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
CHICHESTER WAY	PO20 0PJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	23/11/2018	£330,000	84	£3,929	£330,000	£3,929
GROVE ROAD	PO19 8AP	Terraced	CHICHESTER	CHICHESTER	Chichester South	12/09/2018	£295,000	78	£3,782	£304,853	£3,908
ST ITHA ROAD	PO20 0AA	Detached	CHICHESTER	CHICHESTER	Chichester South	30/10/2018	£346,000	88	£3,932	£343,370	£3,902
LAWRENCE CLOSE	PO20 0TN	Detached	CHICHESTER	CHICHESTER	Chichester South	16/10/2018	£301,000	77	£3,909	£298,712	£3,879
HIGHLEIGH ROAD	PO20 7NR	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£950,000	248	£3,831	£942,780	£3,802
ELM CLOSE	PO20 8HY	Detached	CHICHESTER	CHICHESTER	Chichester South	29/10/2018	£417,500	109	£3,830	£414,327	£3,801
NEWFIELD ROAD	PO20 0EY	Detached	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£395,000	105	£3,762	£395,000	£3,762
NANSEN COTTAGES	PO20 1NU	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£250,000	67	£3,731	£250,000	£3,731
PHOENIX CLOSE	PO19 8AA	Terraced	CHICHESTER	CHICHESTER	Chichester South	26/10/2018	£232,500	62	£3,750	£230,733	£3,722
HONEYSUCKLE LANE	PO20 9JN	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	26/10/2018	£322,000	86	£3,744	£319,553	£3,716

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
CLEVELAND ROAD	PO19 7AF	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£380,000	103	£3,689	£380,000	£3,689
THE HORSESHOE	PO20 9ES	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£439,000	124	£3,540	£439,000	£3,540
OXFORD CLOSE	PO20 8EW	Terraced	CHICHESTER	CHICHESTER	Chichester South	02/11/2018	£275,000	78	£3,526	£275,000	£3,526
CANAL PLACE	PO19 8DR	Terraced	CHICHESTER	CHICHESTER	Chichester South	04/12/2018	£345,000	99	£3,485	£345,000	£3,485
JUXON CLOSE	PO19 7AA	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£300,000	86	£3,488	£297,720	£3,462
HUNSTON ROAD	PO20 1NP	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	09/11/2018	£385,000	112	£3,438	£385,000	£3,438
WHYKE LANE	PO19 7US	Terraced	CHICHESTER	CHICHESTER	Chichester South	03/09/2018	£362,500	110	£3,295	£374,608	£3,406
FARM ROAD	PO20 8JT	Detached	CHICHESTER	CHICHESTER	Chichester South	23/10/2018	£360,000	105	£3,429	£357,264	£3,403
HARCOURT WAY	PO20 0PF	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	24/10/2018	£250,000	73	£3,425	£248,100	£3,399
GOODWOOD GARDENS	PO20 1SP	Detached	CHICHESTER	CHICHESTER	Chichester South	12/10/2018	£600,000	177	£3,390	£595,440	£3,364

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
WELLINGTON GARDENS	PO20 0RF	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£290,000	86	£3,372	£287,796	£3,346
PEERLEY CLOSE	PO20 8PB	Terraced	CHICHESTER	CHICHESTER	Chichester South	25/10/2018	£236,000	70	£3,371	£234,206	£3,346
MILL CLOSE	PO19 3JW	Flat	CHICHESTER	CHICHESTER	Chichester South	18/10/2018	£275,000	82	£3,354	£272,910	£3,328
THE BRIDGEWAY	PO20 0LQ	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£450,000	138	£3,261	£450,000	£3,261
HONEYSUCKLE LANE	PO20 9JN	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£284,000	87	£3,264	£281,842	£3,240
FOXWARREN CLOSE	PO20 8EH	Flat	CHICHESTER	CHICHESTER	Chichester South	09/11/2018	£183,500	57	£3,219	£183,500	£3,219
ROBINSON CLOSE	PO20 0FD	Detached	CHICHESTER	CHICHESTER	Chichester South	15/11/2018	£450,000	142	£3,169	£450,000	£3,169
CAWLEY ROAD	PO19 1XF	Flat	CHICHESTER	CHICHESTER	Chichester South	13/12/2018	£231,000	73	£3,164	£231,000	£3,164
OVING ROAD	PO20 2AG	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	14/12/2018	£202,500	65	£3,115	£202,500	£3,115
MANOR ROAD	PO20 0SF	Detached	CHICHESTER	CHICHESTER	Chichester South	30/10/2018	£315,000	101	£3,119	£312,606	£3,095

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WATERSIDE DRIVE	PO19 8RN	Terraced	CHICHESTER	CHICHESTER	Chichester South	04/12/2018	£280,000	91	£3,077	£280,000	£3,077
BOGNOR ROAD	PO19 7TH	Terraced	CHICHESTER	CHICHESTER	Chichester South	15/10/2018	£220,000	71	£3,099	£218,328	£3,075
DONALDSON CLOSE	PO20 9JP	Semi-detached	CHICHESTER	CHICHESTER	Chichester South	19/10/2018	£274,000	89	£3,079	£271,918	£3,055
STOCKBRIDGE ROAD	PO19 8PD	Flat	CHICHESTER	CHICHESTER	Chichester South	08/11/2018	£125,000	42	£2,976	£125,000	£2,976
Average							£407,671	93	£4,373	£407,215	£4,368
Chichester West											
POUND ROAD	PO20 8AJ	Detached	CHICHESTER	CHICHESTER	Chichester West	26/11/2018	£505,000	75	£6,733	£505,000	£6,733
CEDAR DRIVE	PO19 3EG	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	12/09/2018	£379,000	63	£6,016	£391,659	£6,217
CEDAR DRIVE	PO19 3EL	Detached	CHICHESTER	CHICHESTER	Chichester West	26/10/2018	£640,000	103	£6,214	£635,136	£6,166
ELMSTEAD PARK ROAD	PO20 8NQ	Detached	CHICHESTER	CHICHESTER	Chichester West	01/11/2018	£440,000	72	£6,111	£440,000	£6,111

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CLAY LANE	PO18 8BS	Detached	CHICHESTER	CHICHESTER	Chichester West	09/11/2018	£600,000	103	£5,825	£600,000	£5,825
BROAD ROAD	PO18 8SH	Detached	CHICHESTER	CHICHESTER	Chichester West	09/11/2018	£395,000	70	£5,643	£395,000	£5,643
CRITCHFIELD ROAD	PO18 8HH	Detached	CHICHESTER	CHICHESTER	Chichester West	24/10/2018	£475,000	87	£5,460	£471,390	£5,418
TANNERY CLOSE	PO19 3EY	Flat	CHICHESTER	CHICHESTER	Chichester West	13/09/2018	£465,000	89	£5,225	£480,531	£5,399
WALL COTTAGE DRIVE	PO19 1QQ	Terraced	CHICHESTER	CHICHESTER	Chichester West	07/09/2018	£331,000	66	£5,015	£342,055	£5,183
THE AVENUE	PO18 8TY	Detached	CHICHESTER	CHICHESTER	Chichester West	19/11/2018	£475,000	96	£4,948	£475,000	£4,948
FISHBOURNE ROAD WEST	PO19 3JL	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	20/09/2018	£410,000	88	£4,659	£423,694	£4,815
MARINERS TERRACE	PO18 8JA	Terraced	CHICHESTER	CHICHESTER	Chichester West	02/11/2018	£440,000	93	£4,731	£440,000	£4,731
WESTGATE	PO19 3HH	Detached	CHICHESTER	CHICHESTER	Chichester West	23/11/2018	£1,250,000	271	£4,613	£1,250,000	£4,613
CONY SIX	PO20 8DL	Detached	CHICHESTER	CHICHESTER	Chichester West	16/11/2018	£650,000	149	£4,362	£650,000	£4,362

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LONGMEADOW GARDENS	PO20 7HP	Detached	CHICHESTER	CHICHESTER	Chichester West	29/10/2018	£390,000	89	£4,382	£387,036	£4,349
CHAPEL STREET	PO19 1BU	Terraced	CHICHESTER	CHICHESTER	Chichester West	14/09/2018	£499,950	121	£4,132	£516,648	£4,270
FISHBOURNE ROAD WEST	PO19 3JR	Detached	CHICHESTER	CHICHESTER	Chichester West	27/09/2018	£697,000	169	£4,124	£720,280	£4,262
ROOKWOOD ROAD	PO20 8LT	Terraced	CHICHESTER	CHICHESTER	Chichester West	01/11/2018	£305,000	72	£4,236	£305,000	£4,236
ORCHARD STREET	PO19 1DH	Terraced	CHICHESTER	CHICHESTER	Chichester West	14/12/2018	£374,000	89	£4,202	£374,000	£4,202
MOSSE GARDENS	PO19 3PQ	Terraced	CHICHESTER	CHICHESTER	Chichester West	15/11/2018	£235,000	56	£4,196	£235,000	£4,196
APPLEDRAM LANE NORTH	PO19 3RW	Flat	CHICHESTER	CHICHESTER	Chichester West	13/09/2018	£208,000	53	£3,925	£214,947	£4,056
PARKLANDS ROAD	PO19 3DX	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	26/10/2018	£584,000	143	£4,084	£579,562	£4,053
TOWER STREET	PO19 1QL	Flat	CHICHESTER	CHICHESTER	Chichester West	01/11/2018	£287,000	71	£4,042	£287,000	£4,042
ORCHARD STREET	PO19 1DE	Terraced	CHICHESTER	CHICHESTER	Chichester West	07/12/2018	£420,000	104	£4,038	£420,000	£4,038

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FISHBOURNE ROAD EAST	PO19 3HS	Detached	CHICHESTER	CHICHESTER	Chichester West	26/09/2018	£790,000	204	£3,873	£816,386	£4,002
PROVIDENCE PLACE	PO19 1BS	Flat	CHICHESTER	CHICHESTER	Chichester West	13/09/2018	£200,000	52	£3,846	£206,680	£3,975
SHERBORNE ROAD	PO19 3AL	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	13/12/2018	£329,000	83	£3,964	£329,000	£3,964
	PO18 9LG	Detached	CHICHESTER	CHICHESTER	Chichester West	12/10/2018	£1,140,000	289	£3,945	£1,131,336	£3,915
ST PAULS ROAD	PO19 3BH	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	21/09/2018	£650,000	174	£3,736	£671,710	£3,860
CAVENDISH STREET	PO19 3BS	Terraced	CHICHESTER	CHICHESTER	Chichester West	28/09/2018	£369,200	102	£3,620	£381,531	£3,741
SEAFIELD CLOSE	PO20 8DP	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	12/10/2018	£380,000	102	£3,725	£377,112	£3,697
KINGSHAM ROAD	PO19 8AH	Terraced	CHICHESTER	CHICHESTER	Chichester West	19/12/2018	£275,000	75	£3,667	£275,000	£3,667
HANNAH SQUARE	PO19 3LN	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	06/11/2018	£510,000	140	£3,643	£510,000	£3,643
PARKLANDS ROAD	PO19 3DY	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	17/09/2018	£475,000	138	£3,442	£490,865	£3,557

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ARNOLD WAY	PO18 8NJ	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	12/10/2018	£329,000	93	£3,538	£326,500	£3,511
HENTY GARDENS	PO19 3DW	Flat	CHICHESTER	CHICHESTER	Chichester West	11/12/2018	£155,000	46	£3,370	£155,000	£3,370
HALFREY ROAD	PO18 8BU	Detached	CHICHESTER	CHICHESTER	Chichester West	19/12/2018	£555,000	165	£3,364	£555,000	£3,364
PROVIDENCE PLACE	PO19 1BS	Flat	CHICHESTER	CHICHESTER	Chichester West	16/11/2018	£199,950	61	£3,278	£199,950	£3,278
SHERBORNE ROAD	PO19 3AL	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	26/10/2018	£326,000	102	£3,196	£323,522	£3,172
ALBERT ROAD	PO19 3JE	Semi-detached	CHICHESTER	CHICHESTER	Chichester West	14/12/2018	£305,000	102	£2,990	£305,000	£2,990
APPLEDRAM LANE NORTH	PO19 3RW	Detached	CHICHESTER	CHICHESTER	Chichester West	16/11/2018	£375,000	131	£2,863	£375,000	£2,863
CLAYTON ROAD	PO20 9DF	Detached	CHICHESTER	CHICHESTER	Chichester West	23/11/2018	£515,000	194	£2,655	£515,000	£2,655
Average							£460,312	111	£4,162	£463,894	£4,195
Donnington											
THE MEADOWS	PO19 8TG	Detached	DONNINGTON	CHICHESTER	Donnington	10/09/2018	£330,000	76	£4,342	£341,022	£4,487

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NANSEN COTTAGES	PO20 1NU	Terraced	HUNSTON	CHICHESTER	Donnington	02/11/2018	£250,000	67	£3,731	£246,800	£3,684
	PO20 1NR	Detached	HUNSTON	CHICHESTER	Donnington	17/09/2018	£282,000	81	£3,481	£291,419	£3,598
UPHILL WAY	PO20 1PH	Terraced	HUNSTON	CHICHESTER	Donnington	07/12/2018	£260,000	83	£3,133	£260,000	£3,133
Average							£280,500	77	£3,655	£284,810	£3,711
East Wittering											
THIRD AVENUE	PO20 8JL	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	28/09/2018	£310,000	53	£5,849	£320,354	£6,044
OAKFIELD AVENUE	PO20 8BU	Detached	EAST WITTERING	CHICHESTER	East Wittering	01/11/2018	£595,000	107	£5,561	£587,384	£5,490
FARM ROAD	PO20 8JT	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	07/09/2018	£270,000	53	£5,094	£279,018	£5,264
WEST BRACKLESHAM DRIVE	PO20 8PH	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	21/09/2018	£780,000	155	£5,032	£806,052	£5,200
SANDRINGHAM CLOSE	PO20 8HS	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	15/11/2018	£420,000	82	£5,122	£414,624	£5,056
THIRD AVENUE	PO20 8JL	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	25/10/2018	£440,000	90	£4,889	£444,620	£4,940
STOCKS LANE	PO20 8NJ	Detached	EAST WITTERING	CHICHESTER	East Wittering	12/09/2018	£410,000	86	£4,767	£423,694	£4,927

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GRAYSWOOD AVENUE	PO20 8HZ	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	26/09/2018	£329,950	72	£4,583	£340,970	£4,736
EAST BRACKLESHAM DRIVE	PO20 8JS	Flat	BRACKLESHAM BAY	CHICHESTER	East Wittering	11/12/2018	£242,500	52	£4,663	£242,500	£4,663
MARINESIDE	PO20 8JJ	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	10/09/2018	£453,000	101	£4,485	£468,130	£4,635
GARDEN AVENUE	PO20 8HX	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	29/11/2018	£470,000	102	£4,608	£463,984	£4,549
FARM ROAD	PO20 8JT	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	12/11/2018	£355,000	81	£4,383	£350,456	£4,327
CONY SIX	PO20 8DL	Detached	EAST WITTERING	CHICHESTER	East Wittering	16/11/2018	£650,000	149	£4,362	£641,680	£4,307
MARINESIDE	PO20 8JJ	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	12/11/2018	£400,500	96	£4,172	£395,374	£4,118
EAST BRACKLESHAM DRIVE	PO20 8JH	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	15/10/2018	£735,000	182	£4,038	£742,718	£4,081
MARINESIDE	PO20 8JJ	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	09/11/2018	£485,000	119	£4,076	£478,792	£4,023
MIDDLETON CLOSE	PO20 8SR	Terraced	BRACKLESHAM BAY	CHICHESTER	East Wittering	09/11/2018	£300,000	77	£3,896	£296,160	£3,846
MARINESIDE	PO20 8JJ	Flat	BRACKLESHAM BAY	CHICHESTER	East Wittering	04/10/2018	£270,000	72	£3,750	£272,835	£3,789
WINDMILL COURT	PO20 8RJ	Flat	EAST WITTERING	CHICHESTER	East Wittering	05/10/2018	£212,500	57	£3,728	£214,731	£3,767
SEAFIELD CLOSE	PO20 8DP	Semi-detached	EAST WITTERING	CHICHESTER	East Wittering	12/10/2018	£380,000	102	£3,725	£383,990	£3,765

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ROBINSON WAY	PO20 8SE	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	26/09/2018	£236,000	65	£3,631	£243,882	£3,752
HARMONY DRIVE	PO20 8JX	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	21/09/2018	£350,000	97	£3,608	£361,690	£3,729
TIDE WAY	PO20 8FE	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	21/11/2018	£340,000	91	£3,736	£335,648	£3,688
WILTON CLOSE	PO20 8QY	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	14/12/2018	£373,500	102	£3,662	£373,500	£3,662
MIDDLETON CLOSE	PO20 8SR	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	23/11/2018	£305,000	86	£3,547	£301,096	£3,501
FARM ROAD	PO20 8JT	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	23/10/2018	£360,000	105	£3,429	£363,780	£3,465
PEERLEY CLOSE	PO20 8PB	Terraced	EAST WITTERING	CHICHESTER	East Wittering	25/10/2018	£236,000	70	£3,371	£238,478	£3,407
TIDE WAY	PO20 8FE	Semi-detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	12/12/2018	£255,000	76	£3,355	£255,000	£3,355
GRAYSWOOD AVENUE	PO20 8HZ	Detached	BRACKLESHAM BAY	CHICHESTER	East Wittering	18/12/2018	£250,000	79	£3,165	£250,000	£3,165
WINDMILL COURT	PO20 8RJ	Flat	EAST WITTERING	CHICHESTER	East Wittering	31/10/2018	£172,500	59	£2,924	£174,311	£2,954
Average							£379,548	91	£4,189	£382,182	£4,218
Fishbourne											

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CLAY LANE	PO18 8BS	Detached	FISHBOURNE	CHICHESTER	Fishbourne	09/11/2018	£600,000	103	£5,825	£592,320	£5,751
GODWIN WAY	PO18 8BW	Detached	FISHBOURNE	CHICHESTER	Fishbourne	17/09/2018	£305,000	71	£4,296	£315,187	£4,439
MOSSE GARDENS	PO19 3PG	Terraced	FISHBOURNE	CHICHESTER	Fishbourne	10/12/2018	£242,500	58	£4,181	£242,500	£4,181
MOSSE GARDENS	PO19 3PQ	Terraced	FISHBOURNE	CHICHESTER	Fishbourne	15/11/2018	£235,000	56	£4,196	£231,992	£4,143
MOSSE GARDENS	PO19 3PQ	Semi-detached	FISHBOURNE	CHICHESTER	Fishbourne	14/12/2018	£225,000	57	£3,947	£225,000	£3,947
RUDKIN PLACE	PO18 8FH	Terraced	FISHBOURNE	CHICHESTER	Fishbourne	01/10/2018	£350,000	111	£3,153	£353,675	£3,186
BLACKBOY LANE	PO18 8BL	Detached	FISHBOURNE	CHICHESTER	Fishbourne	10/12/2018	£567,500	206	£2,755	£567,500	£2,755
BLACKBOY LANE	PO18 8BE	Detached	FISHBOURNE	CHICHESTER	Fishbourne	09/10/2018	£255,000	191	£1,335	£257,678	£1,349
Average							£347,500	107	£3,259	£348,231	£3,266
Funtington											
WEST ASHLING ROAD	PO18 8UF	Semi-detached	HAMBROOK	CHICHESTER	Funtington	24/09/2018	£485,000	83	£5,843	£501,199	£6,039
SCANT ROAD WEST	PO18 8UA	Detached	HAMBROOK	CHICHESTER	Funtington	24/09/2018	£620,000	166	£3,735	£640,708	£3,860
GILBERT ROAD	PO19 3NR	Flat	CHICHESTER	CHICHESTER	Funtington	11/09/2018	£215,000	61	£3,525	£222,181	£3,642
Average							£440,000	103	£4,258	£454,696	£4,400

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Lavant											
MIDHURST ROAD	PO18 0DE	Semi-detached	LAVANT	CHICHESTER	Lavant	04/09/2018	£363,000	81	£4,481	£375,124	£4,631
CLAYPIT LANE	PO18 0NU	Detached	WESTHAMPNETT	CHICHESTER	Lavant	12/10/2018	£825,000	182	£4,533	£833,663	£4,581
TUDOR CLOSE	PO19 5QZ	Flat	LAVANT	CHICHESTER	Lavant	10/09/2018	£360,000	95	£3,789	£372,024	£3,916
VESTA MEWS	PO18 0FT	Detached	WESTHAMPNETT	CHICHESTER	Lavant	28/09/2018	£545,000	153	£3,562	£563,203	£3,681
RICHMOND ROAD	PO18 0PQ	Semi-detached	WESTERTON	CHICHESTER	Lavant	05/10/2018	£258,000	72	£3,583	£260,709	£3,621
THE STREET	PO18 0DX	Detached	BOXGROVE	CHICHESTER	Lavant	07/09/2018	£415,000	124	£3,347	£428,861	£3,459
Average							£461,000	118	£3,912	£472,264	£4,008
North Mundham											
LAGNESS ROAD	PO20 1QA	Detached	RUNCTON	CHICHESTER	North Mundham	04/09/2018	£650,000	125	£5,200	£671,710	£5,374
FLETCHER PLACE	PO20 1JR	Semi-detached	NORTH MUNDHAM	CHICHESTER	North Mundham	17/12/2018	£246,000	53	£4,642	£246,000	£4,642
MILL LANE	PO20 1PN	Detached	RUNCTON	CHICHESTER	North Mundham	28/09/2018	£410,000	92	£4,457	£423,694	£4,605

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SAMPSONS DRIVE	PO20 2AY	Semi-detached	OVING	CHICHESTER	North Mundham	06/12/2018	£435,000	99	£4,394	£435,000	£4,394
CHURCH LANE	PO20 2DE	Detached	OVING	CHICHESTER	North Mundham	06/12/2018	£760,000	183	£4,153	£760,000	£4,153
RUNCTON LANE	PO20 1PT	Detached	RUNCTON	CHICHESTER	North Mundham	14/12/2018	£660,000	165	£4,000	£660,000	£4,000
RUNCTON LANE	PO20 1PT	Other	RUNCTON	CHICHESTER	North Mundham	20/09/2018	£825,000	232	£3,556	£852,555	£3,675
GOODWOOD GARDENS	PO20 1SP	Detached	RUNCTON	CHICHESTER	North Mundham	12/10/2018	£600,000	177	£3,390	£606,300	£3,425
GREEN LANE	PO20 1EQ	Detached	MERSTON	CHICHESTER	North Mundham	14/11/2018	£480,000	141	£3,404	£473,856	£3,361
CHURCH LANE	PO20 2DE	Detached	OVING	CHICHESTER	North Mundham	05/09/2018	£1,625,000	527	£3,083	£1,679,275	£3,186
Average							£669,100	179	£3,730	£680,839	£3,795
Plaistow											
RICKMANS LANE	RH14 0NT	Detached	PLAISTOW	BILLINGSHURST	Plaistow	17/09/2018	£1,452,000	75	£19,360	£1,500,497	£20,007
SHILLINGLEE ROAD	RH14 0PQ	Detached	PLAISTOW	BILLINGSHURST	Plaistow	29/11/2018	£690,000	75	£9,200	£681,168	£9,082

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BACK LANE	RH14 0QA	Detached	PLAISTOW	BILLINGSHURST	Plaistow	15/11/2018	£500,000	82	£6,098	£493,600	£6,020
BACK LANE	RH14 0QA	Detached	PLAISTOW	BILLINGSHURST	Plaistow	04/09/2018	£485,000	97	£5,000	£501,199	£5,167
SHILLINGLEE ROAD	RH14 0PQ	Detached	PLAISTOW	BILLINGSHURST	Plaistow	28/09/2018	£980,000	235	£4,170	£1,012,732	£4,309
SHILLINGLEE ROAD	RH14 0PQ	Semi-detached	PLAISTOW	BILLINGSHURST	Plaistow	12/12/2018	£680,000	160	£4,250	£680,000	£4,250
DURFOLD WOOD	RH14 0PN	Detached	PLAISTOW	BILLINGSHURST	Plaistow	26/10/2018	£760,000	189	£4,021	£767,980	£4,063
THE DRIVE	RH14 0TD	Detached	IFOLD	BILLINGSHURST	Plaistow	07/12/2018	£595,000	151	£3,940	£595,000	£3,940
PIGBUSH LANE	RH14 0QY	Detached	LOXWOOD	BILLINGSHURST	Plaistow	28/11/2018	£840,000	236	£3,559	£829,248	£3,514
THE RIDE	RH14 0TF	Detached	IFOLD	BILLINGSHURST	Plaistow	19/10/2018	£870,000	298	£2,919	£879,135	£2,950
Average							£785,200	160	£4,914	£794,056	£4,969
Selsey North											
GRANGE LANE	PO20 9DS	Detached	SELSEY	CHICHESTER	Selsey North	23/10/2018	£1,225,000	116	£10,560	£1,237,863	£10,671
BROAD VIEW	PO20 0SX	Semi-detached	SELSEY	CHICHESTER	Selsey North	05/10/2018	£279,000	51	£5,471	£281,930	£5,528
PARK CRESCENT	PO20 0HB	Detached	SELSEY	CHICHESTER	Selsey North	28/09/2018	£292,500	60	£4,875	£302,270	£5,038
HARCOURT WAY	PO20 0PF	Detached	SELSEY	CHICHESTER	Selsey North	08/11/2018	£299,950	61	£4,917	£296,111	£4,854

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MONTALAN CRESCENT	PO20 9BL	Detached	SELSEY	CHICHESTER	Selsey North	20/09/2018	£215,000	47	£4,574	£222,181	£4,727
ROUNDSTONE WAY	PO20 0PH	Detached	SELSEY	CHICHESTER	Selsey North	19/10/2018	£269,000	59	£4,559	£271,825	£4,607
MERRYFIELD DRIVE	PO20 0DU	Semi-detached	SELSEY	CHICHESTER	Selsey North	08/11/2018	£275,000	61	£4,508	£271,480	£4,450
LEWIS ROAD	PO20 0RQ	Detached	SELSEY	CHICHESTER	Selsey North	12/10/2018	£310,000	72	£4,306	£313,255	£4,351
ROUNDSTONE WAY	PO20 0PH	Semi-detached	SELSEY	CHICHESTER	Selsey North	16/11/2018	£263,000	60	£4,383	£259,634	£4,327
CROFT ROAD	PO20 0RL	Semi-detached	SELSEY	CHICHESTER	Selsey North	14/09/2018	£250,000	62	£4,032	£258,350	£4,167
MEADOWLAND	PO20 0LA	Detached	SELSEY	CHICHESTER	Selsey North	17/12/2018	£375,000	91	£4,121	£375,000	£4,121
WELLINGTON GARDENS	PO20 0EE	Semi-detached	SELSEY	CHICHESTER	Selsey North	20/12/2018	£245,000	61	£4,016	£245,000	£4,016
LAWRENCE CLOSE	PO20 0TN	Detached	SELSEY	CHICHESTER	Selsey North	16/10/2018	£301,000	77	£3,909	£304,161	£3,950
COPPICE LANE	PO20 9EX	Terraced	SELSEY	CHICHESTER	Selsey North	28/09/2018	£268,000	71	£3,775	£276,951	£3,901
CHICHESTER WAY	PO20 0PJ	Semi-detached	SELSEY	CHICHESTER	Selsey North	23/11/2018	£330,000	84	£3,929	£325,776	£3,878
LANDSEER DRIVE	PO20 0EQ	Semi-detached	SELSEY	CHICHESTER	Selsey North	20/09/2018	£165,000	44	£3,750	£170,511	£3,875

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BONNAR ROAD	PO20 9AP	Detached	SELSEY	CHICHESTER	Selsey North	27/09/2018	£494,000	134	£3,687	£510,500	£3,810
SUNNYMEAD DRIVE	PO20 0DF	Detached	SELSEY	CHICHESTER	Selsey North	23/11/2018	£334,000	88	£3,795	£329,725	£3,747
BEVERLEY CLOSE	PO20 0DR	Semi-detached	SELSEY	CHICHESTER	Selsey North	27/11/2018	£265,000	70	£3,786	£261,608	£3,737
NEWFIELD ROAD	PO20 0EY	Detached	SELSEY	CHICHESTER	Selsey North	08/11/2018	£395,000	105	£3,762	£389,944	£3,714
MANOR LANE	PO20 0NX	Detached	SELSEY	CHICHESTER	Selsey North	18/12/2018	£252,500	68	£3,713	£252,500	£3,713
DRIFT ROAD	PO20 0PP	Semi-detached	SELSEY	CHICHESTER	Selsey North	20/09/2018	£255,000	71	£3,592	£263,517	£3,712
ROBINS CLOSE	PO20 0QX	Semi-detached	SELSEY	CHICHESTER	Selsey North	14/09/2018	£258,000	72	£3,583	£266,617	£3,703
NORTH ROAD	PO20 0BW	Detached	SELSEY	CHICHESTER	Selsey North	30/11/2018	£320,000	86	£3,721	£315,904	£3,673
THE HORSESHOE	PO20 9ES	Detached	SELSEY	CHICHESTER	Selsey North	15/11/2018	£439,000	124	£3,540	£433,381	£3,495
LITTLEFIELD CLOSE	PO20 0DZ	Semi-detached	SELSEY	CHICHESTER	Selsey North	03/12/2018	£285,000	82	£3,476	£285,000	£3,476
HARCOURT WAY	PO20 0PF	Semi-detached	SELSEY	CHICHESTER	Selsey North	24/10/2018	£250,000	73	£3,425	£252,625	£3,461
VINCENT ROAD	PO20 9DH	Detached	SELSEY	CHICHESTER	Selsey North	18/09/2018	£622,000	187	£3,326	£642,775	£3,437

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WELLINGTON GARDENS	PO20 0RF	Semi-detached	SELSEY	CHICHESTER	Selsey North	19/10/2018	£290,000	86	£3,372	£293,045	£3,408
GROVE ROAD	PO20 0AS	Detached	SELSEY	CHICHESTER	Selsey North	27/11/2018	£410,000	119	£3,445	£404,752	£3,401
LITTLEFIELD CLOSE	PO20 0DZ	Terraced	SELSEY	CHICHESTER	Selsey North	28/09/2018	£279,000	87	£3,207	£288,319	£3,314
GAINSBOROUGH DRIVE	PO20 0EL	Semi-detached	SELSEY	CHICHESTER	Selsey North	05/09/2018	£278,000	87	£3,195	£287,285	£3,302
HONEYSUCKLE LANE	PO20 9JN	Semi-detached	SELSEY	CHICHESTER	Selsey North	19/10/2018	£284,000	87	£3,264	£286,982	£3,299
HIGH STREET	PO20 0RB	Flat	SELSEY	CHICHESTER	Selsey North	23/11/2018	£315,000	96	£3,281	£310,968	£3,239
MANOR ROAD	PO20 0SF	Detached	SELSEY	CHICHESTER	Selsey North	30/10/2018	£315,000	101	£3,119	£318,308	£3,152
ROBINSON CLOSE	PO20 0FD	Detached	SELSEY	CHICHESTER	Selsey North	15/11/2018	£450,000	142	£3,169	£444,240	£3,128
MERRYFIELD DRIVE	PO20 0DN	Semi-detached	SELSEY	CHICHESTER	Selsey North	26/09/2018	£269,000	93	£2,892	£277,985	£2,989
DOMEHOUSE CLOSE	PO20 0UB	Detached	SELSEY	CHICHESTER	Selsey North	07/12/2018	£245,000	83	£2,952	£245,000	£2,952
PACIFIC WAY	PO20 0TY	Detached	SELSEY	CHICHESTER	Selsey North	26/10/2018	£370,000	129	£2,868	£373,885	£2,898
UPWAYS CLOSE	PO20 0NJ	Detached	SELSEY	CHICHESTER	Selsey North	30/11/2018	£542,000	188	£2,883	£535,062	£2,846
MARISFIELD PLACE	PO20 0PD	Detached	SELSEY	CHICHESTER	Selsey North	15/11/2018	£320,000	112	£2,857	£315,904	£2,821

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CHURCH ROAD	PO20 0LS	Terraced	SELSEY	CHICHESTER	Selsey North	19/11/2018	£227,050	84	£2,703	£224,144	£2,668
EAST BEACH ROAD	PO20 9BS	Detached	SELSEY	CHICHESTER	Selsey North	23/11/2018	£670,000	251	£2,669	£661,424	£2,635
HUNNISETT CLOSE	PO20 0FH	Terraced	SELSEY	CHICHESTER	Selsey North	30/11/2018	£300,000	114	£2,632	£296,160	£2,598
HIGH STREET	PO20 0QY	Flat	SELSEY	CHICHESTER	Selsey North	23/11/2018	£123,000	47	£2,617	£121,426	£2,584
HIGH STREET	PO20 0QE	Other	SELSEY	CHICHESTER	Selsey North	21/09/2018	£280,000	114	£2,456	£289,352	£2,538
HUNNISETT CLOSE	PO20 0FH	Terraced	SELSEY	CHICHESTER	Selsey North	30/11/2018	£350,000	140	£2,500	£345,520	£2,468
THE BRIDGEWAY	PO20 0LQ	Detached	SELSEY	CHICHESTER	Selsey North	08/10/2018	£315,000	138	£2,283	£318,308	£2,307
MONTALAN CRESCENT	PO20 9BL	Other	SELSEY	CHICHESTER	Selsey North	05/09/2018	£90,000	47	£1,915	£93,006	£1,979
WEST STREET	PO20 9AA	Other	SELSEY	CHICHESTER	Selsey North	12/09/2018	£210,000	171	£1,228	£217,014	£1,269
Average							£329,280	95	£3,464	£331,290	£3,485
Selsey South											
BEACH GARDENS	PO20 0HX	Detached	SELSEY	CHICHESTER	Selsey South	14/11/2018	£527,500	78	£6,763	£520,748	£6,676
SOUTHERN ROAD	PO20 0BD	Terraced	SELSEY	CHICHESTER	Selsey South	02/11/2018	£273,000	59	£4,627	£269,506	£4,568
SOLENT WAY	PO20 0JR	Terraced	SELSEY	CHICHESTER	Selsey South	27/09/2018	£180,000	41	£4,390	£186,012	£4,537
ST ITHA ROAD	PO20 0AA	Detached	SELSEY	CHICHESTER	Selsey South	30/10/2018	£346,000	88	£3,932	£349,633	£3,973

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HILLFIELD ROAD	PO20 0LB	Flat	SELSEY	CHICHESTER	Selsey South	15/11/2018	£107,250	31	£3,460	£105,877	£3,415
THE BRIDGEWAY	PO20 0LQ	Detached	SELSEY	CHICHESTER	Selsey South	15/11/2018	£450,000	138	£3,261	£444,240	£3,219
SEAL ROAD	PO20 0HU	Detached	SELSEY	CHICHESTER	Selsey South	01/10/2018	£298,000	112	£2,661	£301,129	£2,689
CLAYTON ROAD	PO20 9DF	Detached	SELSEY	CHICHESTER	Selsey South	23/11/2018	£515,000	194	£2,655	£508,408	£2,621
MANOR FARM COURT	PO20 0LY	Detached	SELSEY	CHICHESTER	Selsey South	22/11/2018	£377,500	153	£2,467	£372,668	£2,436
FIDLER CLOSE	PO20 0FA	Terraced	SELSEY	CHICHESTER	Selsey South	30/11/2018	£155,400	65	£2,391	£153,411	£2,360
HILLFIELD ROAD	PO20 0JS	Flat	SELSEY	CHICHESTER	Selsey South	06/09/2018	£125,000	61	£2,049	£129,175	£2,118
Average							£304,968	93	£3,289	£303,710	£3,275
Sidlesham											
STREET END LANE	PO20 7RG	Semi-detached	SIDLESHAM	CHICHESTER	Sidlesham	25/09/2018	£630,000	121	£5,207	£651,042	£5,381
HONEYSUCKLE LANE	PO20 9JN	Semi-detached	SELSEY	CHICHESTER	Sidlesham	26/10/2018	£322,000	86	£3,744	£325,381	£3,784
DONALDSON CLOSE	PO20 9JP	Semi-detached	SELSEY	CHICHESTER	Sidlesham	19/10/2018	£274,000	89	£3,079	£276,877	£3,111
ST LEODEGARS WAY	PO20 1PE	Terraced	HUNSTON	CHICHESTER	Sidlesham	07/09/2018	£324,000	111	£2,919	£334,822	£3,016

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SELSEY ROAD	PO20 7RD	Semi-detached	SIDLESHAM	CHICHESTER	Sidlesham	23/11/2018	£265,000	113	£2,345	£261,608	£2,315
Average							£363,000	104	£3,490	£369,946	£3,557
Southbourne											
BROAD ROAD	PO18 8SH	Detached	NUTBOURNE	CHICHESTER	Southbourne	09/11/2018	£395,000	70	£5,643	£389,944	£5,571
THE AVENUE	PO18 8TY	Detached	HAMBROOK	CHICHESTER	Southbourne	19/11/2018	£475,000	96	£4,948	£468,920	£4,885
POTTERS CORNER	PO18 8TT	Detached	HAMBROOK	CHICHESTER	Southbourne	29/11/2018	£652,500	136	£4,798	£644,148	£4,736
THE CRESCENT	PO10 8JS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	14/09/2018	£425,000	98	£4,337	£439,195	£4,482
KELSEY AVENUE	PO10 8NF	Terraced	SOUTHBOURNE	EMSWORTH	Southbourne	27/09/2018	£310,000	74	£4,189	£320,354	£4,329
PARHAM PLACE	PO10 8FS	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	19/12/2018	£480,000	111	£4,324	£480,000	£4,324
MAIN ROAD	PO18 8RT	Detached	NUTBOURNE	CHICHESTER	Southbourne	23/11/2018	£740,000	188	£3,936	£730,528	£3,886
ROMAN WAY	PO19 3QT	Terraced	FISHBOURNE	CHICHESTER	Southbourne	13/09/2018	£310,000	84	£3,690	£320,354	£3,814
THE DRIVE	PO10 8JP	Detached	SOUTHBOURNE	EMSWORTH	Southbourne	16/11/2018	£250,000	67	£3,731	£246,800	£3,684
BROAD ROAD	PO18 8RE	Detached	HAMBROOK	CHICHESTER	Southbourne	13/12/2018	£485,000	133	£3,647	£485,000	£3,647
STEIN ROAD	PO10 8LB	Semi-detached	SOUTHBOURNE	EMSWORTH	Southbourne	14/09/2018	£345,000	99	£3,485	£356,523	£3,601

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STEIN ROAD	PO10 8LD	Terraced	SOUTHBOURNE	EMSWORTH	Southbourne	29/11/2018	£410,000	113	£3,628	£404,752	£3,582
	PO10 8RD	Detached	WOODMANCOTE	EMSWORTH	Southbourne	12/10/2018	£590,000	169	£3,491	£596,195	£3,528
WESTBOURNE ROAD	PO10 8UL	Terraced	WESTBOURNE	EMSWORTH	Southbourne	03/12/2018	£478,000	136	£3,515	£478,000	£3,515
CLOVELLY ROAD	PO10 8PD	Terraced	SOUTHBOURNE	EMSWORTH	Southbourne	05/10/2018	£260,000	77	£3,377	£262,730	£3,412
MAIN ROAD	PO18 8RL	Semi-detached	NUTBOURNE	CHICHESTER	Southbourne	11/09/2018	£405,000	127	£3,189	£418,527	£3,295
BAILEYS WAY	PO18 8FE	Flat	HAMBROOK	CHICHESTER	Southbourne	13/11/2018	£220,000	66	£3,333	£217,184	£3,291
STEIN ROAD	PO10 8LL	Flat	SOUTHBOURNE	EMSWORTH	Southbourne	12/10/2018	£142,500	51	£2,794	£143,996	£2,823
STEIN ROAD	PO10 8LL	Flat	SOUTHBOURNE	EMSWORTH	Southbourne	28/11/2018	£169,995	61	£2,787	£167,819	£2,751
Average							£397,000	103	£3,856	£398,472	£3,871
West Wittering											
CAKEHAM ROAD	PO20 8LQ	Other	WEST WITTERING	CHICHESTER	West Wittering	19/09/2018	£624,999	77	£8,117	£645,874	£8,388
HOWARD AVENUE	PO20 8EX	Detached	WEST WITTERING	CHICHESTER	West Wittering	05/10/2018	£627,200	88	£7,127	£633,786	£7,202
POUND ROAD	PO20 8AJ	Detached	WEST WITTERING	CHICHESTER	West Wittering	26/11/2018	£505,000	75	£6,733	£498,536	£6,647
CAKEHAM ROAD	PO20 8LQ	Other	WEST WITTERING	CHICHESTER	West Wittering	19/09/2018	£624,999	99	£6,313	£645,874	£6,524

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POUND ROAD	PO20 8AJ	Detached	WEST WITTERING	CHICHESTER	West Wittering	08/10/2018	£742,000	123	£6,033	£749,791	£6,096
BENNETTS CLOSE	PO20 8EP	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	03/12/2018	£345,000	57	£6,053	£345,000	£6,053
ELMSTEAD PARK ROAD	PO20 8NQ	Detached	WEST WITTERING	CHICHESTER	West Wittering	01/11/2018	£440,000	72	£6,111	£434,368	£6,033
BELL LANE	PO20 7HX	Semi-detached	BIRDHAM	CHICHESTER	West Wittering	08/11/2018	£352,500	64	£5,508	£347,988	£5,437
CORMORANT WAY	PO20 8PN	Semi-detached	EAST WITTERING	CHICHESTER	West Wittering	19/10/2018	£295,000	55	£5,364	£298,098	£5,420
RUSSELL ROAD	PO20 8EF	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	08/10/2018	£395,000	74	£5,338	£399,148	£5,394
HARROW DRIVE	PO20 8EJ	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	10/12/2018	£296,000	58	£5,103	£296,000	£5,103
RUSSELL ROAD	PO20 8EF	Semi-detached	WEST WITTERING	CHICHESTER	West Wittering	25/09/2018	£330,000	68	£4,853	£341,022	£5,015
FIRST AVENUE	PO20 7LQ	Detached	BATCHMERE	CHICHESTER	West Wittering	25/09/2018	£650,000	134	£4,851	£671,710	£5,013
WELLSFIELD	PO20 8LH	Detached	WEST WITTERING	CHICHESTER	West Wittering	28/11/2018	£848,000	179	£4,737	£837,146	£4,677
TURNSTONE CLOSE	PO20 8FJ	Detached	WEST WITTERING	CHICHESTER	West Wittering	12/11/2018	£415,000	89	£4,663	£409,688	£4,603
CULIMORE CLOSE	PO20 8HD	Detached	WEST WITTERING	CHICHESTER	West Wittering	28/09/2018	£485,000	111	£4,369	£501,199	£4,515

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
WESSEX AVENUE	PO20 8NP	Detached	EAST WITTERING	CHICHESTER	West Wittering	25/09/2018	£499,950	120	£4,166	£516,648	£4,305
HOWARD AVENUE	PO20 8EX	Detached	WEST WITTERING	CHICHESTER	West Wittering	05/12/2018	£580,000	143	£4,056	£580,000	£4,056
CHAUCER DRIVE	PO20 8BZ	Detached	WEST WITTERING	CHICHESTER	West Wittering	17/12/2018	£330,000	82	£4,024	£330,000	£4,024
BRACKLESHAM LANE	PO20 8JF	Detached	BRACKLESHAM BAY	CHICHESTER	West Wittering	06/09/2018	£535,000	141	£3,794	£552,869	£3,921
ELLA CLOSE	PO20 8EZ	Detached	WEST WITTERING	CHICHESTER	West Wittering	14/12/2018	£490,000	126	£3,889	£490,000	£3,889
MARINE DRIVE	PO20 8HQ	Detached	WEST WITTERING	CHICHESTER	West Wittering	25/09/2018	£630,000	172	£3,663	£651,042	£3,785
OXFORD CLOSE	PO20 8EW	Terraced	WEST WITTERING	CHICHESTER	West Wittering	02/11/2018	£275,000	78	£3,526	£271,480	£3,481
FOXWARREN CLOSE	PO20 8EH	Flat	WEST WITTERING	CHICHESTER	West Wittering	09/11/2018	£183,500	57	£3,219	£181,151	£3,178
Average							£479,131	98	£4,910	£484,517	£4,965
Wisborough Green											
DURBANS ROAD	RH14 0DQ	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	11/09/2018	£412,000	71	£5,803	£425,761	£5,997
PETWORTH ROAD	RH14 0NU	Detached	KIRDFORD	BILLINGSHURST	Wisborough Green	25/09/2018	£1,000,000	182	£5,495	£1,033,400	£5,678
KIRDFORD ROAD	RH14 0DE	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	31/10/2018	£600,000	116	£5,172	£606,300	£5,227

Address	Postcode	Property type	Town	Locality	Ward area	Sale date	Sale price	EPC size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
TOWNFIELD	RH14 0NA	Semi-detached	KIRDFORD	BILLINGSHURST	Wisborough Green	15/10/2018	£375,000	80	£4,688	£378,938	£4,737
THE DRIVE	RH14 0TE	Detached	IFOLD	BILLINGSHURST	Wisborough Green	21/09/2018	£470,000	112	£4,196	£485,698	£4,337
LAUREL COTTAGES	RH14 0BJ	Terraced	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	10/12/2018	£410,000	95	£4,316	£410,000	£4,316
CARTERS WAY	RH14 0BX	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	15/11/2018	£518,000	127	£4,079	£511,370	£4,027
NEWPOUND	RH14 0AX	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	04/09/2018	£575,000	158	£3,639	£594,205	£3,761
WALTHURST LANE	RH14 0AD	Semi-detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	30/11/2018	£710,000	192	£3,698	£700,912	£3,651
WALTHURST LANE	RH14 0AD	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	25/09/2018	£1,250,000	359	£3,482	£1,291,750	£3,598
KIRDFORD ROAD	RH14 0DD	Detached	WISBOROUGH GREEN	BILLINGSHURST	Wisborough Green	21/09/2018	£645,000	189	£3,413	£666,543	£3,527
Average							£633,182	153	£4,143	£645,898	£4,227

- 3.2.4. Tables 2c and 2d below provide an overall analysis of the above Land Registry resale data showing adjusted average values per m² (sorted by the highest to lowest) by settlement and ward areas respectively. A key point of this analysis is to consider all available information in an appropriate way for the study purpose, which in this case requires a high-level overview of general values 'patterns' rather than a site specific 'focused' approach.

Table 2c – Land Registry Sold Prices Review Analysis – Chichester Re-sale - Updated Average Price per m² by Settlement.

Settlement	Average updated price in line with UK HPI	Average updated price in line with UK HPI £/M2
Batchmere	£671,710	£5,013
Birdham	£347,988	£5,437
Boxgrove	£429,936	£4,121
Bracklesham Bay	£389,752	£4,197
Chichester	£412,067	£4,216
Donnington	£341,022	£4,487
East Wittering	£386,557	£4,322
Fishbourne	£321,226	£4,493
Hambrook	£492,860	£4,349
Hunston	£283,260	£3,313
Ifold	£653,278	£3,493
Kirdford	£706,169	£5,391
Lavant	£373,574	£4,245
Loxwood	£829,248	£3,514
Merston	£473,856	£3,361
North Mundham	£246,000	£4,642
Nutbourne	£513,000	£3,997
Oving	£597,500	£4,238
Plaistow	£689,447	£4,936
Runcton	£642,852	£4,064
Selsey	£322,084	£3,432
Sidlesham	£456,325	£3,900
Southbourne	£313,574	£3,758
Tangmere	£207,162	£3,710
West Wittering	£486,374	£5,055
Westbourne	£478,000	£3,515
Westerton	£260,709	£3,621
Westhampnett	£698,433	£4,170
Wisborough Green	£650,855	£3,984
Woodmancote	£596,195	£3,528

*Table 2d – Land Registry Sold Prices Review Analysis – Chichester Resales - Updated
Average Price per m² by Ward.*

Ward area	Average updated price in line with UK HPI	Average updated price in line with UK HPI £/M2
Boxgrove	£239,063	£3,896
Chichester East	£308,024	£4,053
Chichester North	£449,472	£4,423
Chichester South	£407,215	£4,368
Chichester West	£463,894	£4,195
Donnington	£284,810	£3,711
East Wittering	£382,182	£4,218
Fishbourne	£348,231	£3,266
Funtington	£454,696	£4,400
Lavant	£472,264	£4,008
North Mundham	£680,839	£3,795
Plaistow	£794,056	£4,969
Selsey North	£331,290	£3,485
Selsey South	£303,710	£3,275
Sidlesham	£369,946	£3,557
Southbourne	£398,472	£3,871
West Wittering	£484,517	£4,965
Wisborough Green	£645,898	£4,227

Available New Build Properties for Sale – February 2019

- 3.2.5. Table 3a below provides information on available new build properties for sale as of February 2019 as found through web-searching, including from www.rightmove.co.uk; various house builders' & estate agents' websites and associated / follow-up enquiries as relevant.
- 3.2.6. The noted property sizes are as supplied with the agent's / developer's details or, where those were not stated, as per DSP's estimates – e.g., from agents' or other floor plans / dimensions (*Note: estimated dwelling sizes are shown in italics; Agent's or others' quoted property size details in non-italics*).
- 3.2.7. The final column showing a 5% deduction to the stated (i.e., advertised) 'price per m²' is intended to recognise that there will usually be an adjustment between marketing and sale price.

See Table 3a on the following page.

Table 3a - Available new build property – as marketed at the time of research (February 2019)

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
East Wittering							
Clappers Lane	East Wittering	4 bed detached	£455,000	149	£3,064	£432,250	£2,910.77
Southdown View	East Wittering	3 bed terraced	£435,000	130	£3,349	£413,250	£3,181
Clappers Lane	East Wittering	3 bed detached	£358,000	104	£3,432	£340,100	£3,261
Clappers Lane	East Wittering	3 bed detached	£358,000	103	£3,466	£340,100	£3,292
Clappers Lane	East Wittering	4 bed detached	£455,000	130	£3,508	£432,250	£3,333
The Kingfishers	East Wittering	1 bed flat	£179,950	50	£3,599	£170,953	£3,419
The Kingfishers	East Wittering	1 bed flat	£179,950	50	£3,599	£170,953	£3,419
The Kingfishers	East Wittering	2 bed flat	£235,000	65	£3,615	£223,250	£3,435
Clappers Lane	East Wittering	2 bed semi-detached	£266,000	69	£3,838	£252,700	£3,646
Clappers Lane	East Wittering	2 bed semi-detached	£266,000	69	£3,838	£252,700	£3,646
Bracklesham Bay	East Wittering	3 bed semi-detached	£750,000	143	£5,245	£712,500	£4,983
Bracklesham Bay	East Wittering	4 bed semi-detached	£765,000	145	£5,276	£726,750	£5,012
Average			£391,908	101	£3,819	£372,313	£3,628
Selsey							

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
High Street	Selsey	3 bed semi-detached	£325,000	110	£2,965	£308,750	£2,817
High Street	Selsey	3 bed semi-detached	£335,000	110	£3,057	£318,250	£2,904
Average			£330,000	110	£3,011	£313,500	£2,860
Southbourne							
Main Road	Southbourne	2 bed semi-detached	£309,950	98	£3,169	£294,453	£3,011
Alfrey Close	Southbourne	4 bed detached	£518,000	142	£3,640	£492,100	£3,458
Alfrey Close	Southbourne	2 bed semi-detached	£319,000	86	£3,727	£303,050	£3,540
Main Road	Southbourne	3 bed semi-detached	£399,950	103	£3,868	£379,953	£3,675
Alfrey Close	Southbourne	3 bed semi-detached	£380,000	97	£3,918	£361,000	£3,722
Alfrey Close	Southbourne	3 bed detached	£395,000	99	£4,010	£375,250	£3,810
Alfrey Close	Southbourne	3 bed detached	£412,000	102	£4,027	£391,400	£3,826
Alfrey Close	Southbourne	4 bed detached	£580,000	144	£4,036	£551,000	£3,834
Breach Avenue	Southbourne	4 bed detached	£595,000	145	£4,103	£565,250	£3,898
Main Road	Southbourne	3 bed semi-detached	£424,950	103	£4,110	£403,703	£3,904
Alfrey Close	Southbourne	3 bed detached	£415,000	100	£4,133	£394,250	£3,927
Main Road	Southbourne	3 bed semi-detached	£439,950	103	£4,255	£417,953	£4,042
Main Road	Southbourne	4 bed detached	£629,950	132	£4,758	£598,453	£4,520

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
Main Road	Southbourne	4 bed detached	£685,000	132	£5,174	£650,750	£4,915
Average			£464,554	113	£4,066	£441,326	£3,863
Tangmere							
Bader Heights	Tangmere	4 bed detached	£415,000	129	£3,217	£394,250	£3,056
Bader Heights	Tangmere	4 bed detached	£415,000	129	£3,217	£394,250	£3,056
Bader Heights	Tangmere	4 bed detached	£435,000	132	£3,295	£413,250	£3,131
Bader Heights	Tangmere	4 bed detached	£429,000	129	£3,326	£407,550	£3,159
Bader Heights	Tangmere	3 bed terraced	£325,000	97	£3,364	£308,750	£3,196
Bader Heights	Tangmere	3 bed terraced	£326,000	97	£3,375	£309,700	£3,206
Bader Heights	Tangmere	3 bed detached	£325,000	96	£3,392	£308,750	£3,223
Bader Heights	Tangmere	3 bed semi-detached	£330,000	96	£3,445	£313,500	£3,272
Bader Heights	Tangmere	4 bed detached	£455,000	131	£3,468	£432,250	£3,295
Average			£383,889	115	£3,344	£364,694	£3,177
Camelsdale							
St Christopher's Road	Camelsdale	3 bed detached	£585,000	147	£3,974	£555,750	£3,775
Tanners Lane	Camelsdale	3 bed detached	£750,000	85	£8,865	£712,500	£8,422
Average			£667,500	116	£6,420	£634,125	£6,099

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
Fishbourne							
Blackboy Lane	Fishbourne	4 bed detached	£765,000	224	£3,412	£726,750	£3,242
Average			£765,000	224	£3,412	£726,750	£3,242
Nutbourne							
Meadow View	Nutbourne	2 bed semi-detached	£297,500	90	£3,317	£282,625	£3,151
Main Road	Nutbourne	2 bed semi-detached	£299,500	90	£3,339	£284,525	£3,172
Meadow View	Nutbourne	3 bed semi-detached	£340,000	99	£3,427	£323,000	£3,256
Meadow View	Nutbourne	3 bed semi-detached	£340,000	97	£3,516	£323,000	£3,340
Main Road	Nutbourne	3 bed semi-detached	£360,000	97	£3,723	£342,000	£3,537
Main Road	Nutbourne	4 bed detached	£600,000	151	£3,976	£570,000	£3,777
Main Road	Nutbourne	4 bed detached	£625,000	151	£4,142	£593,750	£3,935
Blenheim Gardens	Nutbourne	4 bed detached	£625,000	148	£4,237	£593,750	£4,025
Average			£435,875	115	£3,710	£414,081	£3,524
Hermitage							
Breach Avenue	Hermitage	4 bed detached	£595,000	160	£3,719	£565,250	£3,533
Priors Orchard	Hermitage	4 bed detached	£629,950	165	£3,809	£598,453	£3,618
Main Road	Hermitage	4 bed detached	£685,000	165	£4,141	£650,750	£3,934

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
Average			£636,650	164	£3,890	£604,818	£3,695
Loxwood							
Hall Hurst Close	Loxwood	2 bed semi-detached	£364,950	104	£3,523	£346,703	£3,347
Hall Hurst Close	Loxwood	2 bed semi-detached	£374,950	104	£3,619	£356,203	£3,438
The Drive	Loxwood	4 bed detached	£825,000	201	£4,111	£783,750	£3,905
The Drive	Loxwood	4 bed detached	£845,000	204	£4,138	£802,750	£3,931
Hall Hurst Close	Loxwood	3 bed semi-detached	£474,950	103	£4,616	£451,203	£4,385
Hall Hurst Close	Loxwood	3 bed detached	£574,950	124	£4,652	£546,203	£4,419
Average			£576,633	140	£4,110	£547,802	£3,904
West Wittering							
Marine Drive	West Wittering	4 bed detached	£1,000,000	159	£6,289	£950,000	£5,975
Marine Drive	West Wittering	4 bed detached	£1,100,000	174	£6,336	£1,045,000	£6,020
Average			£1,050,000	166	£6,313	£997,500	£5,997
Westhampnett							
The Sadlers	Westhampnett	3 bed detached	£398,500	134	£2,985	£378,575	£2,836
The Sadlers	Westhampnett	2 bed terraced	£293,500	87	£3,370	£278,825	£3,201
The Sadlers	Westhampnett	2 bed semi-detached	£300,000	87	£3,444	£285,000	£3,272

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
The Sadlers	Westhampnett	2 bed semi-detached	£310,000	89	£3,499	£294,500	£3,324
Madgwick Park	Westhampnett	3 bed detached	£412,500	116	£3,547	£391,875	£3,370
Madgwick Park	Westhampnett	3 bed detached	£415,000	116	£3,568	£394,250	£3,390
Madgwick Park	Westhampnett	3 bed detached	£399,950	112	£3,574	£379,953	£3,395
Hadrian Drive	Westhampnett	4 bed detached	£500,000	134	£3,723	£475,000	£3,537
Average			£378,681	109	£3,464	£359,747	£3,291
Wisborough Green							
Petworth Road	Wisborough Green	3 bed detached	£525,000	115	£4,565	£498,750	£4,337
Petworth Road	Wisborough Green	2 bed semi-detached	£445,000	95	£4,684	£422,750	£4,450
Petworth Road	Wisborough Green	2 bed detached	£445,000	90	£4,944	£422,750	£4,697
Petworth Road	Wisborough Green	2 bed detached	£480,000	95	£5,053	£456,000	£4,800
Average			£473,750	99	£4,812	£450,063	£4,571
Chichester North							
Graylingwell Park	Chichester North	2 bed flat	£300,000	96	£3,135	£285,000	£2,978
Connolly Way	Chichester North	4 bed terraced	£465,000	137	£3,399	£441,750	£3,229
Foxholme Close	Chichester North	2 bed terraced	£325,000	80	£4,063	£308,750	£3,859
Connolly Way	Chichester North	4 bed terraced	£485,000	117	£4,131	£460,750	£3,925

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
Connolly Way	Chichester North	3 bed terraced	£465,000	111	£4,174	£441,750	£3,965
Connolly Way	Chichester North	4 bed terraced	£475,000	111	£4,264	£451,250	£4,051
Connolly Way	Chichester North	3 bed terraced	£440,000	103	£4,272	£418,000	£4,058
Connolly Way	Chichester North	3 bed terraced	£440,000	103	£4,272	£418,000	£4,058
Connolly Way	Chichester North	3 bed terraced	£465,000	103	£4,515	£441,750	£4,289
Connolly Way	Chichester North	3 bed terraced	£467,000	103	£4,534	£443,650	£4,307
Foxholme Close	Chichester North	2 bed terraced	£365,000	80	£4,563	£346,750	£4,334
Graylingwell Park	Chichester North	2 bed flat	£320,000	67	£4,790	£304,000	£4,551
Connolly Way	Chichester North	3 bed semi-detached	£475,000	98	£4,857	£451,250	£4,614
Connolly Way	Chichester North	3 bed semi-detached	£475,000	98	£4,857	£451,250	£4,614
Foxholme Close	Chichester North	3 bed terraced	£650,000	132	£4,924	£617,500	£4,678
Wellington Mews	Chichester North	3 bed terraced	£775,000	104	£7,423	£736,250	£7,052
Wellington Mews	Chichester North	3 bed terraced	£785,000	103	£7,592	£745,750	£7,212
Average			£480,706	103	£4,692	£456,671	£4,457
Chichester East							
Keepers Green	Chichester East	1 bed flat	£207,500	65	£3,192	£197,125	£3,033
Shopwhyke Road	Chichester East	3 bed terraced	£365,000	110	£3,321	£346,750	£3,155

Address	Settlement	Description	Sale price	Size	Price £/M2	Sale price 5% less	Price £/M2 5% less
Shopwhyke Road	Chichester East	4 bed semi-detached	£450,000	133	£3,391	£427,500	£3,222
Keepers Green	Chichester East	3 bed semi-detached	£372,500	109	£3,408	£353,875	£3,238
Shopwhyke Road	Chichester East	4 bed detached	£545,000	151	£3,604	£517,750	£3,424
Keepers Green	Chichester East	4 bed terraced	£525,000	145	£3,621	£498,750	£3,440
Shopwhyke Road	Chichester East	2 bed flat	£295,000	80	£3,688	£280,250	£3,503
Keepers Green	Chichester East	2 bed flat	£280,000	75	£3,733	£266,000	£3,547
Shopwhyke Road	Chichester East	4 bed detached	£575,000	151	£3,803	£546,250	£3,613
Keepers Green	Chichester East	2 bed detached	£340,000	89	£3,833	£323,000	£3,641
Average			£395,500	111	£3,559	£375,725	£3,382
Chichester South							
Waterside Close	Chichester South	4 bed semi-detached	£449,950	130	£3,472	£427,453	£3,298
Windmill Close	Chichester South	3 bed semi-detached	£389,950	111	£3,526	£370,453	£3,349
Waterside Close	Chichester South	3 bed semi-detached	£389,950	111	£3,526	£370,453	£3,349
Ormonde Avenue	Chichester South	4 bed detached	£795,000	135	£5,889	£755,250	£5,594
Average			£506,213	121	£4,103	£480,902	£3,898

- 3.2.8. Table 3b below provides an overall analysis of the above new build properties data showing adjusted average values per m² (sorted by the highest to lowest) by settlement areas respectively.

Table 3b – Chichester DC New Build Property February 2019 - Adjusted Average Price per m² by Settlement.

Settlement	Price £/M2 5% less	Sample Size
East Wittering	£3,628	12
Selsey	£2,860	2
Southbourne	£3,863	14
Tangmere	£3,177	9
Camelsdale	£6,099	2
Fishbourne	£3,242	1
Nutbourne	£3,524	8
Hermitage	£3,695	3
Loxwood	£3,904	6
West Wittering	£5,997	2
Westhampnett	£3,291	8
Wisborough Green	£4,571	4
Chichester North	£4,457	17
Chichester East	£3,382	10
Chichester South	£3,898	4

Table 4 – Zoopla current values estimates – sourced from area stats by settlement.

Settlement	Average price Sq. f (houses)	Average price Sq. m (houses)	Average price Sq. f (flats)	Average price Sq. m (flats)	Average price Sq. f (houses and flats)	Average price Sq. m (houses and flats)
Wisborough Green	£430	£4,629	N/A	N/A	£430	£4,629
Plaistow	£424	£4,564	N/A	N/A	£424	£4,564
Kirdford	£437	£4,704	£380	£4,090	£409	£4,397
West Wittering	£410	£4,413	£380	£4,090	£395	£4,252
Camelsdale	£382	£4,112	£398	£4,284	£390	£4,198
Loxwood	£388	£4,176	N/A	N/A	£388	£4,176
Stockbridge	£391	£4,209	£364	£3,918	£378	£4,063
Ifold	£372	£4,004	N/A	N/A	£372	£4,004
Birdham	£364	£3,918	N/A	N/A	£364	£3,918
Broadbridge	£356	£3,832	£371	£3,993	£364	£3,913
Chichester City	£369	£3,972	£356	£3,832	£363	£3,902
Bracklesham	£350	£3,767	£365	£3,929	£358	£3,848
Bosham	£402	£4,327	£307	£3,305	£355	£3,816
Southbourne	£356	£3,832	£351	£3,778	£354	£3,805
East Wittering	£320	£3,445	£386	£4,155	£353	£3,800
Hammer	£352	£3,789	£353	£3,800	£353	£3,794
Westbourne	£352	£3,789	£353	£3,800	£353	£3,794
Fishbourne	£345	£3,714	N/A	N/A	£345	£3,714
Hambrook	£345	£3,714	N/A	N/A	£345	£3,714
Tangmere	£325	£3,498	£327	£3,520	£326	£3,509
Boxgrove	£322	£3,466	N/A	N/A	£322	£3,466
Nutbourne	£311	£3,348	N/A	N/A	£311	£3,348
Westhampnett	£318	£3,423	£300	£3,229	£309	£3,326

Settlement	Average price Sq. f (houses)	Average price Sq. m (houses)	Average price Sq. f (flats)	Average price Sq. m (flats)	Average price Sq. f (houses and flats)	Average price Sq. m (houses and flats)
Hermitage	£307	£3,305	N/A	N/A	£307	£3,305
North Mundham	£307	£3,305	N/A	N/A	£307	£3,305
Runcton	£298	£3,208	N/A	N/A	£298	£3,208
Hunston	£296	£3,186	N/A	N/A	£296	£3,186
Selsey	£287	£3,089	£241	£2,594	£264	£2,842
Overall Average:	£354	£3,812	£349	£3,755	£351	£3,778

4. Commercial Market information, rents and yields

4.1.1. Example sources used:

- CoStar searches for retail (all types, including larger supermarkets and convenience stores), offices, industrial/warehousing, distribution warehousing together with hotel data where available. This information comprises both lease and sales comparables within the Districts (www.costar.co.uk – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms);
- Valuation Office Agency (VOA) Rating List;
- Others – RICS market information; property advertised; web-based research;
- Any available local soundings – indications / examples.

4.2 RICS Commercial Property Market Survey Q2 2019

4.2.1 The full report is available at: www.rics.org/uk/news-insight/research/market-surveys/uk-commercial-market-survey/q2-2019.

4.2.2 Headline reads: *'Retail pressure shows no signs of abating.'*

- *'Rents and capital values expected to fall further across prime and secondary retail markets.'*
- *'Demand continues to outstrip supply in the industrial sector.'*
- *'Slim majority of respondents feel the market is in a downturn.'*

4.2.3 *'The Q2 2019 RICS UK Commercial Property Market Survey results show the well-established trends of recent quarters remain firmly in place. Indeed, the retail sector continues to display firmly negative sentiment in the face of the structural shift towards increased online spending. Meanwhile, solid demand growth is still being reported across the industrial sector, with this pattern evident across all parts of the UK.'*

4.2.4 *'In terms of the occupier market, the tenant demand indicator remained in the negative territory for a fifth quarter on succession at the headline level. Even so, the*

net balance reading of -59% in the retail sector was again responsible for pulling the all-sector average below zero. In the office sector, respondents cited little change in occupier demand over the quarter, while tenant enquiries for industrial space continue to rise smartly.'

- 4.2.5 *'Given this, the availability of vacant industrial space fell back once more during Q2, although the pace of decline has slowed over the past year. At the same time, the availability of office space edged up for a third successive report. Unsurprisingly, the retail sector posted the most significant rise in availability, with a net balance of +52% of survey participants reporting an increase (the most elevated figure since Q2 2009). As a result, both retail and office landlords raised the value of incentive packages on offer to tenants, with the increase most pronounced for the former.'*
- 4.2.6 *'At the headline level, near term rental expectations were broadly unchanged compared with Q1 (net balance -7% compared with -9% previously). As such, this measure continues to suggest all-sector rents will dip marginally over the coming months. That said, all of the negativity is stemming from the retail sector, which posted a net balance +2%). Meanwhile, contributors envisage the industrial sector delivering further solid near-term rental growth.'*
- 4.2.7 *'Regarding the next twelve months, respondents continue to foresee prime industrial rents rising by roughly 3% with expectations for secondary slightly more modest, standing around 1.5%. For prime offices, approximately 2% rental growth is expected, while the outlook remains flat to marginally negative for secondary office rents. On the same basis, prime and secondary retail rents are seen falling by around 3.5% and 7% respectively.'*
- 4.2.8 *'When disaggregated, the results show a similar contrast between the prime and secondary office sectors in London. Whereas prime office rents are seen increasing by 1.5% across the capital over the next twelve-months, rents for secondary office space are seen falling by 1%. Elsewhere, the regional outlook remains very similar to that at the national level, with both prime and industrial sector rents expected to rise right across the UK. At the other end of the spectrum, rental expectations for the retail sector (both prime and secondary) remain comfortably negative within all areas.'*

- 4.2.9 *'In each quarter since the Brexit vote took place, survey participants have been asked if they have seen any evidence of firms looking to relocate at least some part of their business as a result. In Q2, 32% stated they had seen some evidence of this, unchanged from Q1, but up from 23% six-months ago. Going forward, a slim majority (52%) of respondents nationally do expect relocations to occur although this will very much depend on how the Brexit process unfolds from this point.'*
- 4.2.10 *'In terms of investor demand, the headline net balance came in at -9%, slightly less negative than in Q1 (-15%). Beneath this figure, growth in the industrial sector was offset by a fall in demand for retail units, while the trend was flat for offices.'*
- 4.2.11 *'For the third quarter in a row, demand from overseas investors fell, to a greater or lesser dress, across all areas of the market. Alongside this, the supply of property available on the sales market held steady at the headline level, although an increase was reported across the retail sector.'*
- 4.2.12 *'Over the next twelve-months, respondents foresee a further solid growth in capital values across the prime industrial and office sectors. Secondary industrial assets are also anticipated to chalk up further, albeit modest, gains although the outlook is broadly flat for secondary offices. In contrast, retail capital value projection remains entrenched in negative territory.'*
- 4.2.13 *'From a regional perspective, the East Midlands, along with Scotland and Northern Ireland returned the most elevated expectations for capital value growth in the prime office sector. At the same time, the East Midlands, Scotland and the West Midlands display the firmest assessment on the outlook for prime industrial values for the coming year. Conversely, retail capital values are anticipated to decline at the sharpest pace in the North East and Greater London in the next twelve-months.'*
- 4.2.14 *'Meanwhile, 53% of respondents nationally feel the market is in some stage of a downturn (with this proportion virtually unchanged over the past three quarters). The share of contributors taking this view is slightly higher in London, at 63%. Nevertheless, over 50% of respondents also feel the market is turning down in the East Midlands, East Anglia, Scotland, the South East and the South West.'*

Nevertheless, the overall outlook for the market is still consistent with a ‘soft landing’ at this stage.’

4.3 Savills: Commercial Market in Minutes August 2019

4.3.1 The full report is available at:

www.savills.co.uk/research_articles/229130/287130/market-in-minutes-uk-commercial-august-2019.

4.3.2 Headline reads: *‘Continued volatility in the market leading to a swing towards prime.’*

4.3.3 Report extracts:

4.3.4 *‘The broad trend last month was mainly one of more of the same, with yields rising a quarter-point across retail warehousing and leisure. This brings our average prime yield to 4.9%, its highest level since November 2016.’*

4.3.5 *‘We expect this trend to continue for the remainder of this year, as while opportunistic investors are becoming increasingly active studies of the UK retail market, transactional volumes remain at near-record lows as they wait to strike at the “right place”.’*

Figure 2 – Savills Prime Yields

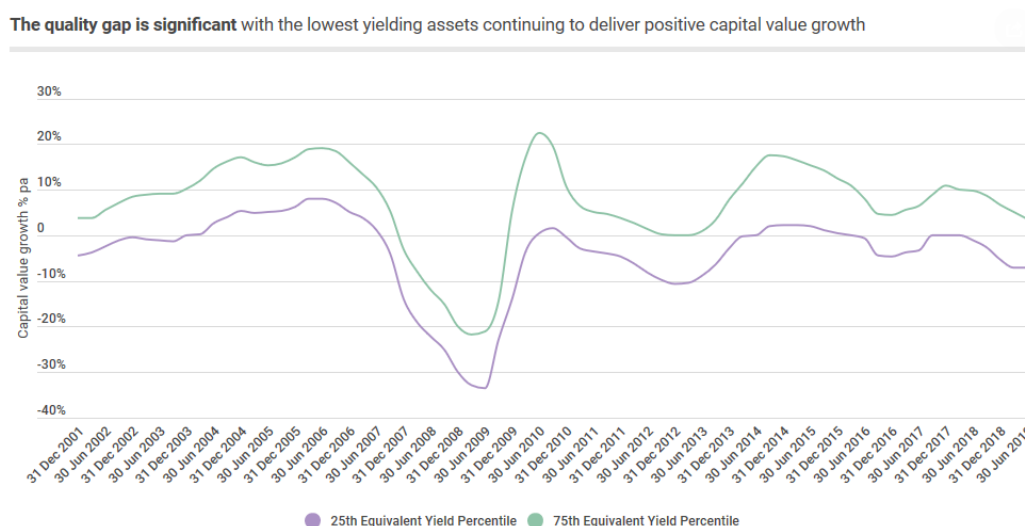
Savills prime yields

	July 2018	June 2019	July 2019
West End Offices	3.25%	3.75%	3.75%
City Offices	4.00%	4.25%	4.00%
Offices M25	5.00%	5.00%	5.00%
Provincial Offices	4.75%	4.75%	4.75%
High Street Retail	4.25%	5.00%	5.00%
Shopping Centres	5.00%	5.50%	5.50%
Retail Warehouse (Open A1)	5.25%	6.00%	6.25%
Retail Warehouse (Restricted)	5.50%	6.25%	6.50%
Foodstores (OMR)	4.50%	4.75%	4.75%
Ind/Distribution (OMR)	4.25%	4.25%	4.25%
Industrial Multi-lets	4.00%	4.00%	4.00%
Leisure Parks	5.25%	5.50%	5.75%
Regional Hotels	4.25%	4.25%	4.25%

4.3.6 *‘The one exception to the trend of the last 12-months was in the City of London office market, where we have moved the prime yield down from 4.25% in June to 4% in July. This move has been supported by the sale of 8 Finsbury Circus to Singapore based Stanford Land for £260m, representing a net initial yield of 4%. The depth of interest and the eventual price achieved on this asset indicates that there is still a significant depth of demand for prime London assets, which may well be boosted in the second half of 2019 by the recent weakening of sterling.’*

4.3.7 *‘This swing towards prime is echoed by the trends from the latest MSCI quarterly results, which show a widening performance gap across many sectors between the best and worst asset types and locations.’*

Figure 3 – Capital value growth



4.3.8 *‘While take-up in the London office market in the first half of 2019 was down year-on-year (30% in the City and 6% in the West End), the major regional cities have continued to show strong occupational demand against a background of increasingly tight supply.’*

4.3.9 *‘Given that 2018 saw the best ever year of take-up in the top 10 regional cities, it is impressive that this has continued into the first six-months of 2019, with 3.2 sq. ft of take-up (0.3% higher than the same period in 2018).’*

4.3.10 *‘This strong tenant demand continues to be led by the TMT sector, which accounted 19% of all regional office take-up in the first half of 2019. However, serviced office*

providers have become increasingly acquisitive in the regional cities over the last six-months, taking just over 700,000 sq. ft of office space (17% of H1 2019 take-up).'

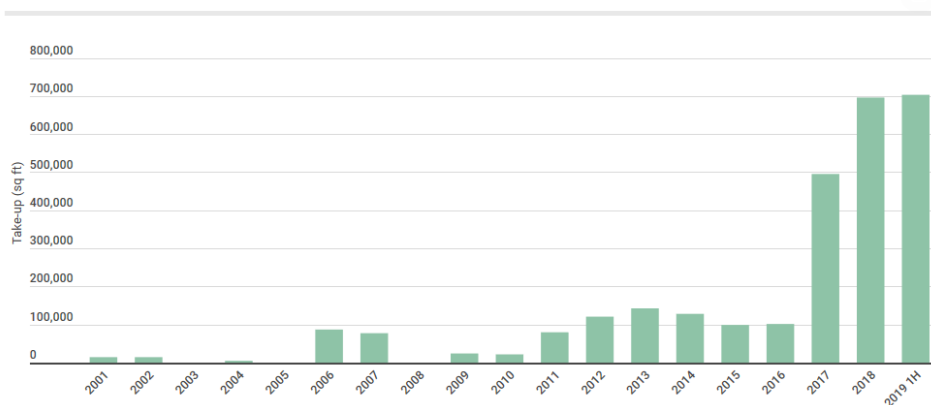
4.3.11 *'We expect this trend to continue in the second half of the year, and into 2020. This is a replication of the trend that has been seen in the central London office market over the last five-years, where serviced office provider activity peaked at 18% of take-up in 2017.'*

4.3.12 *'The comparative lack of speculative development activity that has taken place in the past GFC period in the major regional cities has driven Grade A supply to record low levels in some cities. For example, in five of the top 10 regional cities, Grade A availability is now less than one year's average take-up of prime office space.'*

4.3.13 *'The undersupply situation is putting firm upward pressure on prime office rents in many locations, with record high office rents being achieved in Birmingham, Cambridge, Leeds, Manchester and Oxford.'*

Figure 4 – Take up (Sq. Ft)

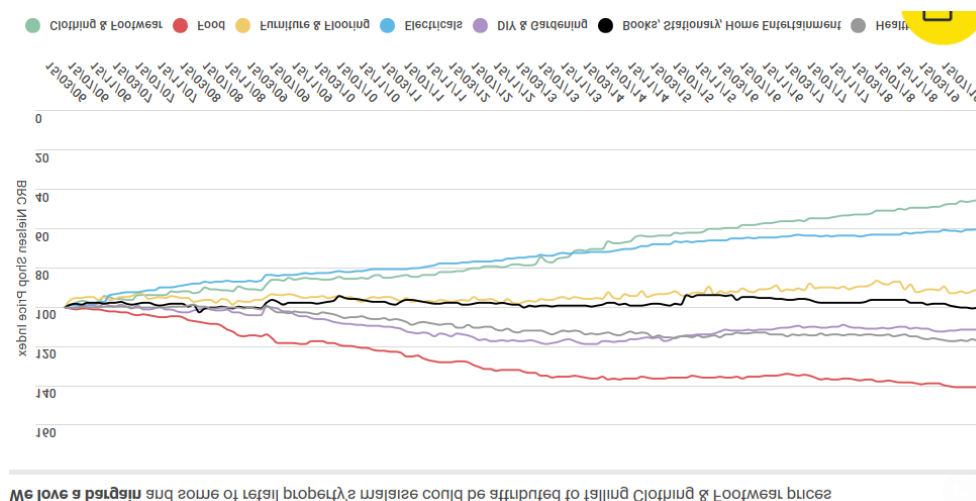
Serviced office providers have taken more space in the top regional cities in the first half of 2019 as they did in the whole of 2018



4.3.14 *'More has been written in the last few years about the troubles in the retail sector than any other segment of the property market. The focus of blame usually swings from the internet to business rates to greedy landlords, but one area that seldom gets attention in the shopper's instable demand for a bargain. The rise of fast fashion (a trend that seems at odds with the rise in interest in CSR), has led to huge price competition in the fashion space, which has been further intensified by competition from online retail. This trend is exemplified by the most recent BRC Nielsen shop price indices, which show that since December 1995 Clothing & Footwear prices have fallen*

55%. This more than other statistics, might explain why there has been such significant downward pressure on store portfolios and rents in recent years.'

Figure 5 – BRC Nielsen shop price index



4.4 Knight Frank – Investment Yield Guide (August 2019)

- 4.4.1 The full report is available at: www.knightfrank.co.uk/research/investment-yield-guide-august-2019-6394.aspx.
- 4.4.2 Table 5 below provides an extract from the most recent table of investment yields (driving the capitalisation of rents).

Table 5 – Knight Frank Yield Guide (August 2019)

Sector	Aug-19	Market Sentiment
High Street Retail		
Bond Street	2.50% - 2.75%	Negative
Oxford Street	2.75% - 3.00%	Negative
Prime Shops	5.00%	Negative
Regional Cities	5.50% +	Negative
Good Secondary	6.75% - 7.00%	Negative
Secondary Tertiary	10% ++	Negative
Shopping Centres		
Regionally Dominant (£200+ psf Zone A)	5.25%	Negative
Dominant Prime	6.50%	Negative
Town Dominant	8.50%	Negative

Sector	Aug-19	Market Sentiment
Secondary	10.00%	Negative
Out of Town Retail		
Open A1/Fashion Parks	6.00%	Negative
Secondary Open A1 Parks	7.50%	Negative
Bulky Goods Parks	6.00% +	Negative
Secondary Bulky Goods Parks	7.50% +	Negative
Solus Open A1	5.25% - 5.50%	Negative
Solus Bulky (c.50,000 sq. ft. let to strong covenant)	5.75% - 6.00%	Negative
Leisure		
Leisure Parks	5.25%	Stable
Specialist Sectors		
Dept. Stores Prime (with fixed uplifts)	8.00%	Negative
Car Showrooms (20yrs with fixed uplifts & manufacturer covenant)	4.50%	Stable
Car Showrooms (20yrs with fixed uplifts & dealer covenant)	3.50%	Stable
Budget Hotels	4.00%	Stable
Student Accommodation (Prime London - direct let)	4.00%	Positive
Student Accommodation (Prime Regional - direct let)	5.25%	Positive
Student Accommodation (Prime London - 25yr lease Annual RPI)	3.50%	Stable
Student Accommodation (Prime Regional - 25yr lease Annual RPI)	3.75%	Stable
Healthcare (Elderly Care 30 yrs indexed linked reviews)	3.75%	Positive
Foodstores		
Annual RPI increases (IY) (25-year income)	4.25% -	Positive
Open market reviews	4.75% -	Positive
Warehouse & Industrial Space		
Prime Distribution/Warehousing (20yr income (with fixed uplifts IY))	4.00%	Stable
Prime Distribution/Warehousing (15yr income)	4.25%	Stable
Secondary Distribution (10-year income)	5.00%	Negative
SE Estate (exc. London & Heathrow)	4.00%	Stable
Good Modern RoUK Estate	4.50%	Stable
Secondary Estates	6.00% +	Stable
Offices		
City Prime	4.25%	Stable
West End Prime	3.50% - 3.75%	Stable
Major Regional Cities	4.75%	Stable
SE Towns	5.00%	Stable
Business Parks (SE)	5.00%	Stable
Bonds & Rates		

Sector	Aug-19	Market Sentiment
Libor 3 months (06/02/2018)	0.77%	
Base Rate (06/02/2018)	0.75%	
5-year swap rates (06/02/2018)	0.63%	
10-year gilts redemption yield (06/02/2018)	0.52%	

5.0 Commercial Property Values Research

5.1.1 The information as outlined in the following section is based on researching data as far as available reflecting property within the Chichester District, covering the following types: -

- Shops / premises
- Retail Warehousing
- Supermarkets
- Offices
- Industrial Warehousing

5.1.2 Our commercial rent assumptions are set based on a range of data sources as detailed throughout this report.

5.2 Commercial Values Data - CoStar

5.2.1 DSP subscribes to the commercial property data resource 'CoStar' and here we include relevant extracts, again as far as available, for the Council's area. Summary reporting analysis for both lease and sales comparables is provided; combined with the full data extract to be found at the end of this Appendix. CoStar is a market leading commercial property intelligence resource used and informed by a wide range of Agents and other property firms, to provide commercial real estate information and analytics. CoStar conducts extensive, ongoing research to provide and maintain a comprehensive database of commercial and real estate information where subscribers are able to analyse, interpret and gain insight into commercial property values and availability, as well as general commercial market conditions.

5.2.2 The CoStar sourced research is based on available lease comparables within the Chichester District covering retail (all types), offices and industrial / warehousing over the last 3 to 5 years. Figures 5a – 5c below provide the analysis summary, with the full data set provided at the rear of this Appendix.

Figure 5a – CoStar Lease Comparables – Retail (5 years)

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
65	£24.88	£26.49	12

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	54	£2.46	£24.88	£30.17	£154.96
Achieved Rent Per SF	15	£15.58	£26.49	£35.29	£110.19
Net Effective Rent Per SF	10	£14.33	£22.61	£35.13	£58.61
Asking Rent Discount	11	-20.5%	5.0%	0.8%	28.9%
TI Allowance	-	-	-	-	-
Rent Free Months	8	0	4	3	12

Figure 5b – CoStar Lease Comparables – Office (3 years)

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
61	£13.65	£12.08	11

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	50	£7.39	£13.65	£14.11	£31.64
Achieved Rent Per SF	20	£3.18	£12.08	£14.00	£20.33
Net Effective Rent Per SF	16	£6.49	£11.89	£13.69	£20.33
Asking Rent Discount	19	-27.2%	6.1%	0.0%	76.5%
TI Allowance	-	-	-	-	-
Rent Free Months	6	0	1	0	3

Figure 5c – CoStar Lease Comparables – Industrial (5 years)

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
84	£7.49	£6.65	12

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	51	£3.00	£7.49	£9.08	£16.54
Achieved Rent Per SF	47	£3.00	£6.65	£7.76	£12.28
Net Effective Rent Per SF	26	£3.00	£6.67	£7.96	£12.28
Asking Rent Discount	20	-16.8%	-0.4%	0.0%	28.7%
TI Allowance	-	-	-	-	-
Rent Free Months	10	0	1	0	6

5.2.3 The full CoStar dataset, as summarised in the above tables, has been further analysed (see Table 6 below) to provide a more detailed view of the range of rents in the Chichester submarket across the main commercial property types, as part of the robust assumption setting process.

Table 6: CoStar Summary Analysis – Chichester

Use Class	Min Rent per Sq.m	1st Quartile Rent per Sq.m	Median Rent per Sq.m	3rd Quartile Rent per Sq.m	Max Rent per sq.m
Industrial	£32.29	£69.97	£104.95	£107.64	£178.04
Office	£50.07	£125.40	£150.70	£161.46	£340.52
Retail	£26.45	£215.28	£313.33	£465.29	£1,186.12

5.3 Further commercial property values data sources - VOA Rating List

Table 7: VOA Data Summary – Shops, Offices, Retail Warehousing, Industrial, Supermarkets and Convenience Stores

Type	£/m2 Minimum Average Rental Indications	£/m2 1st Quartile Rental Indications	£/m2 Median Rental Indications	£/m2 3rd Quartile Rental Indications	£/m2 Maximum Average Rental Indications
Offices	£20.50	£90.94	£110.24	£132.28	£227.44
Industrial	£7.02	£45.41	£59.52	£81.08	£112.64
Retail Warehousing	£147.65	£222.48	£259.05	£267.68	£283.37
Supermarkets	£237.48	£258.21	£278.93	£281.69	£284.46
Shops	£21.77	£99.65	£156.61	£291.33	£1,139.90
Convenience Stores	£84.18	£97.06	£113.23	£116.90	£132.02

6.0 Stakeholder Consultation – Phase 1

6.1.1. As part of the information gathering process, DSP invited a number of local stakeholders to help contribute by providing local residential / commercial market indications / experiences and values information. This was in order to both invite engagement and to help inform our study assumptions, alongside our own research, with further experience and judgements. It was conducted by way of a survey / pro-forma (containing some suggested assumptions) supplied by email by DSP via the Council for comment. The covering email contained a short introduction about the project, and also explained the type of information we required as well as assuring participants that any information they may provide would be kept in confidence, respecting commercial sensitivities throughout the whole process.

6.1.2. The list of development industry stakeholders contacted was as below: -

Table 8: Stakeholder Consultation List

2020 Architecture	Cross Town Planning	Jones Homes	Property Tectonics
2H Architecture	Cube17	Jones Town Planning	Proplanning
3D Architecture	Cush Wake	JPA Design	Pro-Vision
50 Degrees	Cushman Wakefield	JPT Upper Associates	Prowe Planning
A M Design LTD	D M H Stallard	JSAPAR Group	PRP
ACA	D2 Planning	Junell Homes	PT Plan
ACDENV	Dain Tree Design	JW architecture	Pullen Architecture
Adam Scollingwood	Darling Associates	JWS	Pure Town Planning
ADM Architects	David Lock Associates	Kingfisher Ecology	PWJ Architects
Advoco Planning	David Wilson Homes	Kingston Studio	PWP Architects
Affinity Surveying	DB Architects	KPS UK	Quartet Architecture
AJS Design Solutions	DCP LTD	L M Architecture	Randell design group
Alitex	Dean Lewis Estates LTD	Les Weymes Planning Consultancy LTD	Rapleys

All Tree Solutions	Devonshires	Lewis Planning	Redrow Homes
Alliance Planning	DHA plan & Development	Lewis Visuals	Reeves Windows
Alpine Tree Surgeons	DHCS	Lichfields	Rennison
Altham Lewis	Disegno UK	Lilley Architecture	Ressance
Amberliving	DMA Building Designs	Linden Homes	RF Property Solutions
Amdesign Architects LTD	DMB Planning	Living Space Design	RH Partnership
AMEC	Dolman Surveyors	Lizard Landscape	Richard Brown Planning
Ami Consulting	Dominic Lawson	LMD Architecture	Rider and Bailey
Ampersnad Associates	Domusea	Look Design and Build	Ridge
Anders Roberts	Douglas Briggs Partnership	Lowe DPM	RM Tree Surgery
Anglian Group	Dovetail BC	LPR Design	Roberts Miller Redshaw
AP Architectural	Downland Design	LRM Planning LTD	Rollinson Planning Consultancy
Apcar Smith Planning	Dowsett Mayhew Planning Partnership LTD	Luken Beck	Romans
Apex Planning	DPDS Consulting LTD	Lymington Technical	Rookery Barns
Apple Panels	Dwell Design	M 2 Architecture	RPS group
Appleton Town Planning	Dyergrimes Architects	M F Designs	RSK
AQP	Eaton landscapes	M H Architects	Rural & Urban Planning Consultancy
AR Design Studio	ECE Planning	M T Architects	S T Plan
ARB tect tree care	EFD Architects	M3 Architectural Design	Savills
Arborlec Services	Elberry Properties	Maddox Planning	Savills
Archibald Shaw	Elmcroft Tree Services	Man Hire LLP	SB Design Services
Architect RAA	Emerson	Mandstrees	Scandia Hus
Architects Sussex	Epinder Architects	Mango Planning	Scandia Hus
Architectural Designs	Everest	Manorwood	SDA Planning
Architectural UK	Evisons	Mansell Design	Seaward Properties LTD

Architecture design	F Gould	Marine Management	Sigma Planning Services
Architon	F J Thompson	Mark Alford Design	Simon Planning & Design
ASC design services	Fellwood Tree Surgeons	Marshall Technical Services	Sirius Group
Ascot design	Fifty point eight	Martin Arnold	Sky Fell Trees
Aspinall Verdi	Finnamore	Martin Grant Homes	Skyline Design Services
Aspire AS	First City LTD	Martin Ralph	Sloane and Brown
ATRAM Architecture	First Franchise	Matplan	Smith's Gore
AV LTD	First Plan	Matrix 24	Smith's LTD
Axis Mall	Flare Visual	MDT Design	Soane Developments
Bailey Bros	Flude	MDV interiors	Sothern Brook
Bailey Dyson Calder	Foddy Consultant	Medlams Surveys	Southern Planning Practice LTD
Barratt Homes	Folkes Architects	Michael Reed	Space Industries
Barton Willmore	Foreman and Partners	Miller Homes	Spectrums G LTD
Batchelle Monk House	Fryer Planning	Miller Hughes	Spencer Signs
Bayside Architectural	FTI Consulting	Mirilion Properties	Spire Consultancy
Bedford & Upton	G R Planning Consultancy LTD	MJ Gleeson	SSA Planning
Beech Viewing Building	Genesis Town Planning LTD	MK3 Designs	STAAC
Beechdown	Genesis TP	Model Projects	Stratland Management LTD
Bell Cornwell	George Baxter Associates	Monarch Oak	Stride and Son
Bellingram	Giles Bennett	Mono Consultants	Stride Anderson
Bellway Homes	Giles Wheeler-Bennett	Moore Planning	Strutt and Parker
Ben Smith and Partners	Gillings Planning	More Than Windows	Studio 1 Architects
Berkeley Group	Gina design	Morgan Carey	Studio 5 Architects
Bespoke Architects	Goodhart	MRP Architects	Studiolack
Bidwells	GP Surveyors	MSN	Stupat Plus

Bilsham Lane	GP Tree Works	Mulberry BG	Surrey and Sussex Tree Surgery
Birch Design	GPS LTD	Murdoch Planning	Survey Cloud
BIS Design	Greenwoods Tree Care	Murray Planning	Sussex Building Surveyors
Blendworth Tree Surgeons	Gristwood and Toms	MWA Planning	Sussex Buildings Consultancy
Blue Jelly	Ground Control	My Conservatory Design	Sussex Planning
BNF	Groundsure	N B Architecture	Sussex Tree Works
BNP Paribas Real Estate	Grove Design UK	N M Architectural	Sutcliff Consultants
Both Creative	GVA	Narts	Swarbrick Design
Bovis	Handbury Properties	Nash PL	Taylor Wimpey
Boyer Planning	Harrington Design	Nathaniel Lichfield & Partners LTD	Technical Signs
BPG	Harwood Savin	NDB LTD	Terence O'Rourke
Breezefree	Hastoe	Neame Sutton	Tetlow King Planning
Brett Incorporated LTD	HBF	Neame Sutton LTD	TFT consultants
Bryan Jezeph Consultancy	HCM	Newsome Surveyors	The ARB Consultants
Brynwell	HD Architects	Next Phase Development	The Seaman Partnership
BTA Architects	Head 4 Heights Tree Surgery	Nexus Planning	Thornsyong
Buckle Design Associates	HED UK	Nicolls LTD	Tibbalds Planning & Urban Design
C J Associates	Heine Planning	NJA Town Planning LTD	Tilia Tree Surgeons
CAAD	Helyer Davies Architects LTD	NOV Planning	Tony Holt Design
Caldo Tec	Henry Adams	NP Designs	Top Line Windows
Cammack Contractors	HFMHK	O T Neim	Top Marx
Candl Management	Hill	Oak Hanger Forestry	Tree Management Company
Care4free	Hitchings	Oasis Warehouse	Trespass

Carl Architect	HJ Concepts	Office for Architectural Culture	Troy Planning
Carmody Grooke	HMPC LTD	OM Architects	TS Drawing Services
Carr and Poth	HMY UK	Oriel	TSBP Architecture
Carter Jonas	HNW	OSP Architecture	Turley
Cassington Landscapes LTD	Holland Architecture	Outside Interests	Urban Nature Tree Surgery
CBRE	Hughes Planning	Paben	Urban Woodcutters
CF Building Designs	Hunter Page Planning	Pallant Homes	UW Club
CG Commercial	Hunters	Paris Smith	Vail Williams
CGA Architects	Hunters South	Parker Dann	Veka
CH Planning Sales	Hyphen Architecture	PB Properties	Wannops
Chesters Commercial	Ian Adam Smith	PB Treeworks	Ward Mitchell
Chestnut Planning	Iceni Projects	PDK Consulting	WCEC UK
Chichester District Council	Inasanctum	PDP Architects	Weeks and Lafone
Chichester Cathedral	Indigo Planning	Peacock and Smith	Welling Partnership
Chichester City Council	Inigo Architecture	Pegasus Group	Wessex Planning
Chichester Trees	Innovate Signs	Pegasus Planning Group	West Sussex Borough Council
Chris Flint Associates	Insight Studio	Performance4most	WGCL
Churchill Design	Inspire Design Studio	Persimmon Homes	Whale Back
Churchill Retirement Living	Intel Land	Peter Ford Associates LTD	White Young Green
Churchlands	Intelligent Land	Philips Surveyors	Whittington Homes
CK Architectural Hull	Inter-sect Architects	Pike Planning	Wilkinson Helsby
CL Planning	Irwin Mitchell	Plainview	Williams Gallagher
CL Technical	Ivon Blumer Architects	Plan A UK	Witcher Crawford
Cloud 9 Design Studio	J H Burley	Plan it Consulting	Wood Constructions
Cluttons	J S Architects	Planning Bureau LTD	Woodbe
CMC Design	Jackson Planning	Planning issues LTD	Woodhill Design and Build

CMYK	James Campbell Associates	Planning Potential	Woodsmen Tree Services
Cobalt Communications	Jane Jones Warner	Planning Solutions	WPS Planning
Coherent Architecture	Jaspar Group	Plans 4 Planning	Wray Mccann
Connick Tree Care	JB Architects	Planware	WVH Planning
Construction House	JB Architecture	PM Pro Consultants	Wyatt Design and Build
Corinthianad	JB Architecture Design	PMG LTD	WYG
Country Tree Surgeons	Jeffrey Douglas	PNW	Yapton Lodge
Countryside	JJR Designs	Podium LLP	Yelo Architects
Cover Storey	JM Architects	Porchester Planning Consultancy	Your Home Plans
Cover Story Architects LLP	Job Worth Doing	PPC Planner	Yugin & Partners
Cowan Architects	John Groom Architect	Primary Tree Surgeons	
Critchley Architect	JoJu	Pro Licht	

6.1.3. Other stakeholders contacted as part of the information gathering process including locally active Affordable Housing Providers as well as liaising with key contacts within the Council.

6.1.4. The response rate was relatively positive overall compared with other similar consultations. A limited response rate is however not unusual for this type of process in DSP's wide experience of undertaking strategic level viability testing. There are a range of sensitivities and aspects involved, which were acknowledged by DSP throughout the process.

6.1.5. However, any information / comments that were provided as a result of this consultation helped to inform and check / support our assumptions but due to commercial sensitivity and confidentiality they are not listed here.

6.2. Feedback Log

6.2.1. This was maintained to monitor the response levels and summarise information and soundings such as were collected from the various local agents, developers and

others operating in the area and / or nearby areas – including on general market conditions and local variations, residential values and commercial sales / lettings and, where possible, land values together with development costs indications. As noted above, the information provided to DSP through the consultation process is commercially sensitive and is therefore not displayed below.

6.2.2. The section below, specifically provides an overview of the residential market generally informed by contact with local agents, rather than the response to our formal consultation process. This was initially conducted as part of the 2018 project phase with the same agents contacted again in May 2019 to understand whether their views had changed in the intervening period. Note: the updated comments are provided in *italics*.

- The residential market has generally been described as being fairly static throughout the winter months but since the spring the market has slowed further. Although the uncertainty of Brexit has not directly had a direct impact per se, it has resulted in some buyers being more cautious before committing to a purchase. *Update: Agent considered the market has remained relatively static since Autumn 2018 with some price fluctuation (down and up) across the area. The continued economic uncertainty is having an impact.*
- Slowing growth in Q2 with a levelling out of market activity particularly at the upper end of the market. There is a under supply of 3-bed houses which continue to be in demand – a “buyers’ market”. A strong appetite for incentivised housing exists in the District with good associated infrastructure links. *Update: Agent reports that although growth has slowed (now minimal) if property is priced correctly, it will sell relatively quickly. The upper end of the market remains challenging. Agent maintains that property close to good infrastructure links is quicker to sell than other properties less well located.*
- The market continues to remain subdued at present. This related principally to the economic uncertainty with Brexit, however properties that are currently being marketed which are competitively priced will sell. It is those “needing to move” that are currently promoting a sale. *Update: market activity remains subdued, but property is still moving. The economic and political uncertainty surrounding Brexit is continuing to have an impact causing buyers to be more cautious about committing to a property purchase.*

7.0 Stakeholder Consultation – Phase 2: Strategic Sites

- 7.1.1. Linked to the above initial consultation, we also carried out a further phase of consultation with representatives of the promoters of the Council's identified strategic sites to be viability tested as part of this Study. These site promoters were invited to complete a short pro-forma / survey as provided in Table 9 below.
- 7.1.2. The purpose of this process was to see whether those parties involved in particular sites and locations had any information that they could put forward to inform this viability review process. DSP again noted that all sensitivities were understood and to be respected, hence the information gathered from this second phase consultation exercise is not outlined here.

Table 9 Pro-forma consultation – Site Promoters.

Site name / ref.	
Land ownership – any indication of single / multiple ownership and the degree of control / joint working achievable in order to create comprehensive development. Any awareness of potential constraints such as ransoms, rights of way, covenants, etc.	
Any knowledge / information on land price or expectation – indication of the land value that needs to be created for the land owner (e.g. £ sum of £ per Hectare / acre) after all development costs and obligations are deducted from a serviced land value? For example, minimum option price, expected uplift to existing agricultural use value, or similar (with the basis made clear e.g., £/net or gross/Ha.)	
Any knowledge of particular site conditions / constraints to be overcome – and associated development costs? (Just for example - ground conditions / contamination, flooding / drainage abnormal, ecology / landscape issues, highways / access / transport related).	

<p>Any view on the local housing (and/or employment / commercial property) market as affects the scheme and particularly on likely (current) new build housing values - £/sq. ft. / sq. m – for the location (indicative)?</p>	
<p>Any early stages views on the viability impact (positive or negative) of any non-residential uses / elements proposed?</p>	
<p>Site enabling and infrastructure. The Council is continuing to work on the infrastructure requirements and Plan for the borough - undertaking an assessment of needs, including on and off-site works and contributions (both enabling works and s.106), but any early expectations on extent of works (access, site works, etc. – in addition to on plot and normal external works) and obligations from the promoters’ side would be useful.</p>	
<p>Any known upgrading / diversion etc. issues that need to be dealt with as regards utility supplies to the site (water, gas, electricity, communications); and particularly any known / estimated costs associated with these?</p>	
<p>Any other scheme viability / site availability related comments welcomed.</p>	
<p>Would you be happy to be contacted again on this topic – or, if relevant, would it be better for the Council to contact someone else on this? (If so, please provide brief details).</p>	

8.0 Land Values Context

8.1 Savills Market in Minutes: UK Residential Development Land Q2 2019

8.1.1 The full report is available at: www.savills.co.uk/research_articles/229130/281550-0/market-in-minutes--residential-development-land-q2-2019.

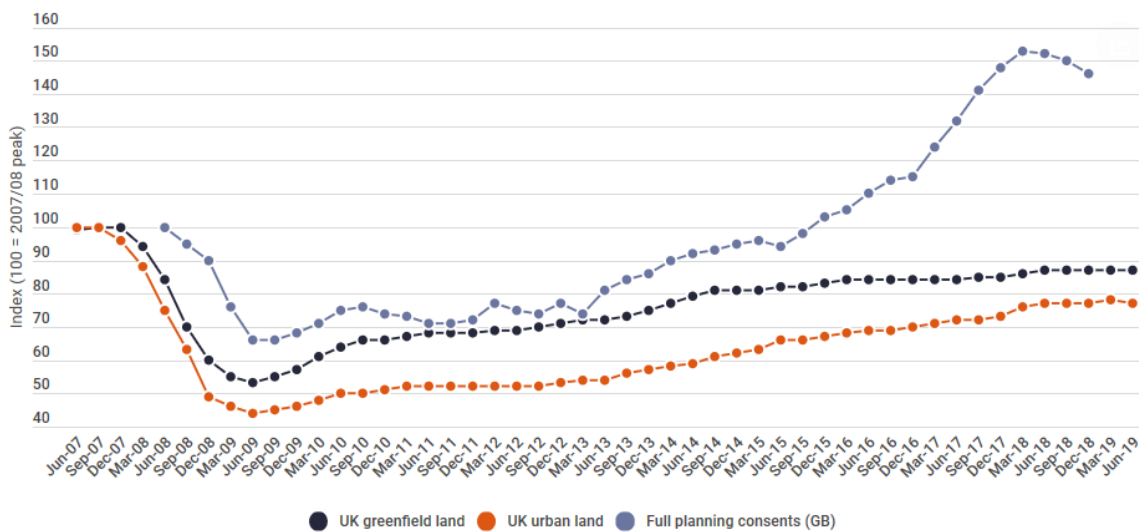
8.1.2 Headline reads: *'Land values remain stable in Q2 due to careful site selection from housebuilders.'*

8.1.3 *'Land values remained stable during the second quarter of 2019 as housebuilders maintain discipline and manage risk in their land acquisition. UK greenfield and urban values changed by 0.0% and -0.1% this quarter, taking annual growth to 0.8% and 0.6% respectively. In contrast to the rest of the UK, land values in Scotland and the East have grown Q2 with strong competition for well-located, smaller sites of c.100 units on the edge of urban areas in relatively affordable locations.'*

8.1.4 *'A shortage of land opportunities in Scottish cities is driving growth there. Strong rates of sale for new homes in the East Midlands are driving demand for land with good transport links in more affordable locations such as Peterborough.'*

Figure 6 – Flat land values

Flat land values: There has been little movement in land values as housebuilders take a more disciplined approach to buying



- 8.1.5 *'Housebuilders are maintaining discipline when land buying, managing risk through careful site selection and acquisition structures. Alongside these themes, Kier has started to dispose of land in order to reduce debt and raise cash, and Persimmon has focused on pursuing selective investment in new land opportunities. Consistent with this risk mitigation, uncomplicated, smaller sites in attractive locations are still commanding strong interest.'*
- 8.1.6 *'This risk managing is a response to increasing uncertainty over the political and economic impact of Brexit, the effort of the forthcoming restrictions to Help to Buy and the cyclical nature of the housing market. There are signs that this is feeding into a wider slowdown in housebuilding. MHCLG figures on new build starts and completions for Q1 2019 reveal, 36,630 total starts in England, 9% down compared with Q1 2018. Private new build stats are down 11% during the same period.'*
- 8.1.7 *'Housing associations (HA's) are becoming more important player in the land market, with the potential to significantly contribute to delivery on their own or through JVs and partnerships. According to the Inside Housing to 50 biggest builders survey, delivery numbers are up. The top 50 developing HA's build 38,137 homes in 2018/19, an 8% increase from 2017/18. They plan to increase delivery by a further 11% in 2019/20 to 42,278 completions.'*
- 8.1.8 *'Current HA delivery is largely reliant on Section 106. Despite intentions to move towards land-led development, according to the NHF supply survey in 2018-19, 54% of affordable housing completions were delivered through Section 106. Delivery of low-cost home ownership (shared ownership) increased the most, growing by 21% in 2018/19 as HA's move away from market sale towards other tenure across subsidised. For example, one-third of L&Q's overall delivery total is low-cost home ownership, while Torus delivered 46% of its units through shared ownership.'*
- 8.1.9 *'Despite current optimism, HA appetite to develop is impacted by the uncertainty of future government sector to support amid recent political instability. HA's also remain constrained by land, with 78% citing land as the biggest development constraint in the Savills Housing Sector Survey 2019.'*

- 8.1.10 *'Investment into the development of modern methods of construction (MMC) is increasing as builders using MMC and innovations in construction technologies gathers momentum.'*
- 8.1.11 *'According to the Inside Housing Survey, the top 50 developing HA's delivered 5,389 homes using MMC in 2018/19 an increase of 15% from last year. Ilke Homes and Places for People announced a £100 million modular deal in which Places for People will source 750 modular homes from Ilke's Yorkshire factory. Barratt has acquired a British timber manufacturer and aspires to use MMC in every new build unit by 2025. Japanese housebuilder Sekisui House has teamed up Homes England and Urban Splash in a £90 million partnership.'*
- 8.1.12 *'More partnerships and joint ventures are emerging between government bodies, the private sector and housing associations. Partnerships offer a solution to protect against emerging risks in the market, through sharing resources, finance and land within the sector. Working collaboratively can spread risk, unlock land opportunities and enable the delivery of larger sites. Many of the announced partnerships are built on existing relationships.'*
- 8.1.13 *'Partnerships are already widespread within the sector, but we are seeing increased appetite for collaboration. Housebuilders are pairing up with housing associations to buy larger sites. For example, Countryside and Midland Heart have announced a joint venture to build 1,000 new homes in Midlands in the next three years. Crest Nicholson has partnered with sovereign to deliver 920 homes on the Harry Stoke development in Bristol.'*
- 8.1.14 *'Councils are also forming partnerships in order to allow their land to be built out. Bristol City Council and L&G are working together to deliver 500 units in Bristol City centre. For housing associations, the government strategic partnerships programme has accelerated delivery, allowing the delivery of a greater diversity of tenures due to the flexibility of grant under the scheme. In July, the government extended the scheme, providing existing strategic partners with the option to bid for £1 billion of extra funding between March 2025 and March 2029.'*

8.2 Knight Frank: Residential Development Land Index Q2 2019

8.2.1 The full report is available at: www.knightfrank.co.uk/research/uk-res-dev-land-index-q2-2019-6395.aspx.

8.2.2 Headline reads: *'Constrained supply underpins land value.'*

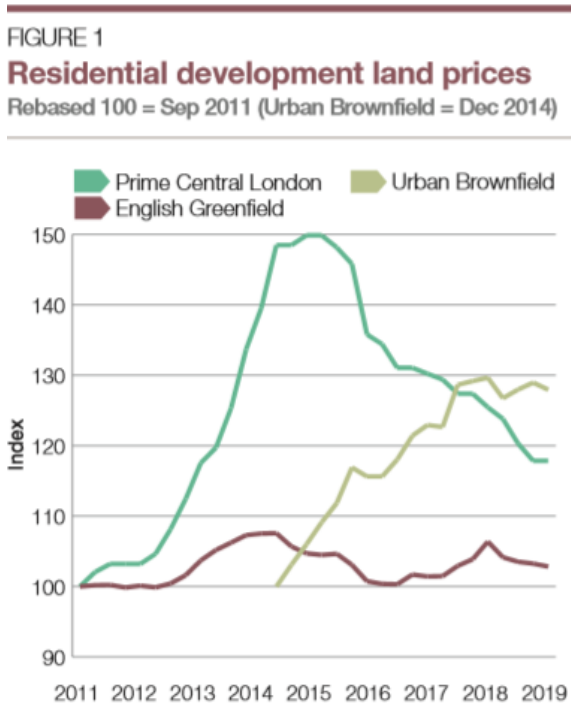
8.2.3 Report extracts:

- *'A lack of sites for sale stemmed or halted declines in average land prices across markets in England during the second quarter as developers who scaled back investing in land in the months following the EU referendum sought to replenish their supply of sites.'*
- *'Values in Prime Central London, which have declined 21% since the peak in Q3 2015, remained flat in Q2 amid a dearth of sites for sale. Vendors in many cases are choosing to wait for political clarity before marketing sites as developers seek to plan beyond the current political upheaval by investing in land.'*
- *'Average Greenfield land values declined 0.4% during the quarter, taking the annual decline to -3.1%, though uncertainty and moderating house price growth continue to weigh on values, housebuilders have seen encouraging sales activity in recent months are increasingly competing for well-priced sites in optimal locations after pulling back from buying land in the months following the 2016 vote to leave the EU.'*
- *'Sales of new homes have been particularly resilient where properties are eligible for the Help to Buy Equity Loan scheme, which accounted for more than 50,000 sales across England during 2018, according to official figures. The government will introduce regional price caps and restrict the loans to first time buyers from 2021 and intend to end the scheme in 2023.'*
- *'Uncertainty over whether there will be a replacement for the program, whether public or private sector led, is creeping into sentiment in the land market, and is likely to become a dominant issue in the coming quarters.'*
- *'Urban Brownfield land values dipped 0.8% in Q2, taking the annual decline to -1.3%. Values were largely flat across regional cities and declined moderately in zones 3 to 6 in London, where the planning environment continues to be challenging and sentiment among hope purchases is most susceptible to Brexit.'*

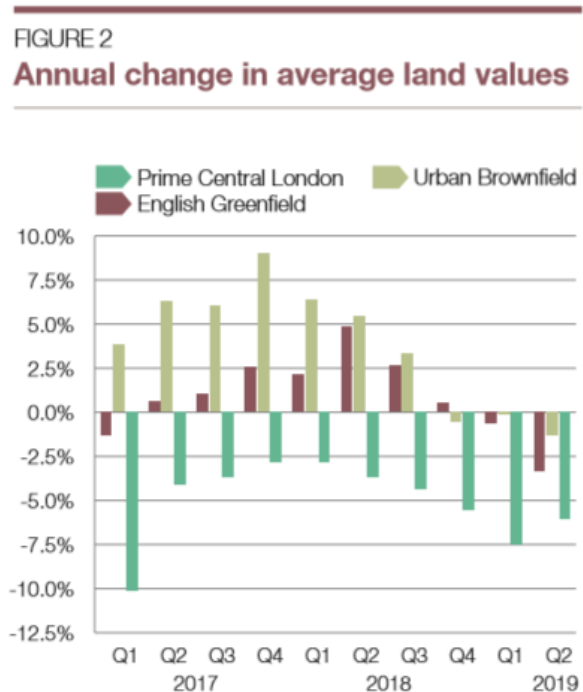
- ‘However, some sentiment surveys point to a possible pick-up in sales volumes and house prices in the months ahead. Estate agents reported a modest rise in appetite from potential purchases to acquire property in June, according to the RICS UK Residential Market Survey. Meanwhile the HIS Market House Price Sentiment Index, a measure of homeowner sentiment, also ticked up. The survey, where a net balance of higher than 50 indicates that homeowners expect house prices to rise in future, reached +60% in July.’

8.2.4 Residential development figures and tables extracted from report:

Figure 7 – Knight Frank Research Pt1



Source: Knight Frank Research



Source: Knight Frank Research

Figure 8 – Knight Frank Research Pt2

Prime Central London Development Land Index				
Date	Index	12-month % change	6-month % change	3-month % change
Mar-18	127.38	-2.8%	-1.6%	0.0%
Jun-18	125.45	-3.7%	-1.5%	-1.5%
Sep-18	123.80	-4.3%	-2.8%	-1.3%
Dec-18	120.30	-5.6%	-4.1%	-2.8%
Mar-19	117.85	-7.5%	-4.8%	-2.0%
Jun-19	117.85	-6.1%	-2.0%	0.0%

England Greenfield Development Land Index				
Date	Index	12-month % change	6-month % change	3-month % change
Mar-18	103.88	2.2%	2.4%	0.9%
Jun-18	106.07	4.6%	3.1%	2.1%
Sep-18	104.14	2.6%	0.3%	-1.8%
Dec-18	103.51	0.6%	-2.4%	-0.6%
Mar-19	103.25	-0.6%	-0.9%	-0.3%
Jun-19	102.83	-3.1%	-0.7%	-0.4%

Urban Brownfield Development Land Index				
Date	Index	12-month % change	6-month % change	3-month % change
Mar-18	129.18	6.4%	5.3%	0.4%
Jun-18	129.66	5.5%	0.8%	0.4%
Sep-18	126.74	3.3%	-1.9%	-2.3%
Dec-18	127.97	-0.5%	-1.3%	1.0%
Mar-19	128.96	-0.2%	1.8%	0.8%
Jun-19	127.94	-1.3%	0.0%	-0.8%

Source: Knight Frank Research

8.3 Benchmark Land Values

8.3.1 Land value in any given situation should reflect specific viability influencing factors, such as:

- The existing use scenario;
- Planning portal and status / risk (as an indication and depending on circumstances, planning risk factors may equate to a reduction from a “with planning” land value by as much as 75%);
- Development potential – scale, type, etc. (usually subject to planning) and;
- Development constraints – including site conditions and necessary works, costs and obligations (including known abnormal factors);
- Development plan policies

- 8.3.2 It follows that the planning policies and obligations will have a bearing on land value; as has been recognised by examiners and Planning Inspectors.
- 8.3.3 In order to consider the likely viability of local plan policies in relation to any development scheme relevant to the Local Plan, the outturn results of the development appraisals (the RLVs viewed in £/ha terms) need to be somehow measured against a comparative level of land value. This is a key part of the context for reviewing the strength of the results as those changes across the range of assumptions on sales values (GDVs) and crucially including the effect of local plan policies (including affordable housing), and other sensitivity tests.
- 8.3.4 This comparison process is, as with much of strategic level viability assessment, not an exact science. It involves judgements and the well-established acknowledgements that, as with other appraisal aspects, land values will in practice vary from scheme to scheme as well as being dependant to some extent on timing in relation to market conditions and other wider influences such as Government policy. The levels of land values selected for this comparison context are often known as ‘benchmark’ land values, ‘viability tests’ (as referred to in our results tables – Appendices IIa to IIc) or similar. They are not fixed in terms of creating definite cut-offs or steps in viability, but in our experience, they serve well in terms of adding a layer of filtering to the results, to help enable the review of those; they help to highlight the tone of the RLV results and therefore the changing strength of relationship between the values (GDVs) and development costs as the appraisal inputs (assumptions) change.
- 8.3.5 As suitable (appropriate and robust) context for a high-level review of this nature, DSP’s practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons in this way. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those.
- 8.3.6 The land value comparison levels are not fixed or even guides for use on scheme specifics; they are purely for this assessment purpose. In our experience, sites will come forward at alternative figures – including in some cases beneath the levels assumed for this purpose. We have considered land values in a way that supports an appropriately “buffered” type view.

8.3.7 The revised NPPF was published in July 2018 alongside updated Planning Practice Guidance (PPG) (in particular in relation to viability both at plan making and decision taking stages of the planning process). The latest PPG on viability (May 2019) makes it clear that benchmark land values (BLVs) should be based on the Existing Use Value (EUV) plus approach and states: -

'A benchmark land values should be established on the basis of the existing us value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus (EUV+) ...

Benchmark land value should:

- *Be based upon existing use value*
- *Allow for a premium to landowners (including equity resulting from those building their own homes)*
- *Reflect the implications of abnormal costs; site-specifics infrastructure costs; and professional site fees*

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

Plan makers should establish a reasonable premium to the land owner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up-to-date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

- 8.3.8 In order to inform the BLVs for use here, we have reviewed existing evidence, previous viability studies, site specific viability assessments and in particular have had regard to published Government sources of land values for policy application¹. The Government data provides industrial, office, residential and agricultural land value estimates for the local sub-region but not all areas are covered. This includes data for Chichester District Council in relation to residential land estimates. Not all areas are covered and obviously areas such as Chichester District Council may well have varying characteristics particularly in relation to industrial / office land than wider areas in the region. Therefore, where data is insufficient, we have made use of our own experience and judgement in order to utilise a 'best fit' from the available data. The benchmarks indicated within the appendices are therefore informed by this data and other source as described above.

¹ MHCLG: Land value estimates for policy appraisal 2017 (May 2018)
DSP 2018 – Project ref. 18534

- 8.3.9 The residential land value estimates in particular require adjustment for the purposes of strategic viability testing due to the fact that a different assumptions basis is used in our study compared to the truncated valuation model used for the residential land value estimate. This (and other) viability assessments, assume all development costs are accounted for as inputs to the RLV appraisal, rather than those being reflected within a much higher, “serviced” i.e., “ready to develop” level of land value. The MHCLG truncated valuation model provided a much higher level or land value as it assumes all land and planning related costs are discharged, assumes that there is a nil affordable housing requirement (whereas in practice the affordable housing requirement can impact land value around 50% on a 0.5 ha site with 40% AH) with no CIL or other planning obligations allowance. That level of land value would also assume that full planning consent is in place, whereas the risk associated with obtaining planning consent can equate to as much as a 75% deduction when adjusting a consented site value to an unconsented land value starting point. Lower quartile build-costs and a 17% developer’s profit (compared to the assumed median build costs and 20% developer’s profit used in this study (17.5% was subsequently sensitivity tested)) are additional assumptions that lead to a view of land value well above that used for comparison (benchmark purposes) in viability assessments such as this. So, the assessment approach (as relates to all land values) assumes all deductions from the GDV are covered by the development costs assumptions applied within the appraisals. In our view this would lead to a significantly reduced residential land value benchmark when taking into account all of those factors.
- 8.3.10 The figure that we consider representing the minimum land value likely to incentivise release for development under any circumstances in the local context is around £250,000/ha, based on gross site area with lower and upper ends at £100,000 and £500,000/ha. In our experience of dealing with site specific viability, greenfield land values tend to be assumed at minimum option agreements levels. These are typically around £100,000 and not exceeding £150,000 per gross acre (i.e., approx. £250,000 to a maximum of £370,000 per gross hectare). Land values at those levels are likely to be relevant to development on greenfield land (e.g., agricultural land or in cases of enhancement to amenity land value).

- 8.3.11 At this level, it could be relevant for consideration as the lowest base point for enhancement to greenfield land values (with agricultural land reported by the VOA and a range of other sources to be valued at circa £20,000-£25,000/ha in existing use). The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations in such scenarios would not go beyond these levels either – they could well do in a range of circumstances.
- 8.3.12 The EUV+ BLVs used within the study therefore range between £100,000/ha for greenfield land (including a significant uplift from existing agricultural values) to approximately £3.5m for residential land in existing use.
- 8.3.13 Matters such as realistic site selection for the particular proposals, allied to realistic land owner expectations on site value, will continue to be vitally important. Even moving away from a ‘market value’ led approach, site value needs to be proportionate to realistic development scope and site constraints, ensuring that headroom from supporting necessary planning obligations is not overly squeezed beneath the levels that should be achieved.
- 8.3.14 The RICS Guidance (pre-dating the new NPPF and PPG) refers to site value in the following *‘Site Value should equate to the market value subject to the following assumptions: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. The residual land value (ignoring any planning obligations and assuming planning permission is in place) and current use value represent the parameters within which to assess the level of any planning obligations.’*
- 8.3.15 The Local Housing Delivery Group report³ chaired by Sir John Harman (again pre-dating the new NPPF and PPG), notes that: *‘Consideration of an appropriate Threshold Land Value 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. Reference to market values can still provide a useful ‘sense check’ on the threshold values that are being used in the model (making use of cost-*

effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.

- 8.3.16 *We recommend that the Threshold Land Value is based on premium over current use values and credible alternative use values.'*
- 8.3.17 The revisions to the Viability PPG and the new NPPF (in July 2018), as described above, now very clearly advise that land value should be based on the value of the existing use plus an appropriate level of premium or uplift to incentivise release of the land for development from its existing use.
- 8.3.18 Any overbid level of land value (i.e., incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative use on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics an appropriate appraisal inputs vary, so will landowner expectation.
- 8.3.19 In summary, reference to the land value benchmarks range as outlined within the report and shown within the Appendix II results summary tables footnotes (range overall £100,000 to £3,500,000/ha) have been formulated with reference to the principles outlined above and are considered appropriate.

DSP Chichester Whole Plan and CIL Viability Study
Appendix III ends

Chichester District Council

DSP18563 – Whole Plan Viability Study

Commercial Values Research Extracts

- Sourced and analysed from Co-Star

Order of appearance

Retail – 5 years

Office – 3 years

Industrial – 5 years

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

65

£24.88

£26.49

12

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	54	£2.46	£24.88	£30.17	£154.96
Achieved Rent Per SF	15	£15.58	£26.49	£35.29	£110.19
Net Effective Rent Per SF	10	£14.33	£22.61	£35.13	£58.61
Asking Rent Discount	11	-20.5%	5.0%	0.8%	28.9%
TI Allowance	-	-	-	-	-
Rent Free Months	8	0	4	3	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	60	1	12	9	51
Deal Size	65	190	2,032	1,049	18,611
Lease Deal in Months	21	60.0	129.0	120.0	240.0
Floor Number	65	LL	LBBY	GRND	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 4 Crane St	★★★★☆	498	GRND	22/07/2019	New	£35.66/fri	Asking
2 2 East St	★★★★☆	498	GRND	31/05/2019	New	£17.57/fri	Asking
3 115 High St	★★★☆☆	449	GRND	31/05/2019	New	£31.18/fri	Asking
4 10 Eastgate Sq	★★★★☆	822	GRND	15/04/2019	New	£19.46/fri	Asking
5 14 Eastgate	★★★☆☆	718	GRND	05/04/2019	New	£41.09/fri	Asking
6 104 The Hornet	★★★☆☆	6,150	GRND	03/04/2019	New	£12.20/fri	Asking
7 109 High St	★★★★☆	475	GRND	13/03/2019	New	£22.11/iri	Asking
8 71-72 North St	★★★★☆	1,119	GRND	11/03/2019	New	£70.60/fri	Asking
9 2a Northgate	★★★★☆	602	GRND	07/03/2019	New	£49.42/fri	Asking
10 Summersdale Lavant Rd	★★★★☆	1,820	GRND	21/02/2019	New	£21.70/fri	Asking
11 Cathedral Courtyard 5 Southgate	★★★★☆	404	GRND	17/01/2019	New	£59.41/fri	Asking
12 36 East St	★★★★☆	823	GRND	14/01/2019	New	£75.94/fri	Asking
13 34 Southgate	★★★★☆	1,026	GRND	01/01/2019	New	£33.63/fri	Asking
14 11 The Hornet	★★★★☆	1,240	GRND	31/12/2018	New	£16.13/fri	Asking
15 3-3A Crane St	★★★★☆	430	GRND	18/12/2018	New	£37.21/fri	Achieved
16 10-11 St Pancras	★★★★☆	2,684	GRND	06/12/2018	New	-	-
17 97 High St	★★★☆☆	992	GRND,1	01/12/2018	New	£16.38	Asking
18 24 St Pancras	★★★☆☆	1,225	LL	19/10/2018	New	£11.43/fri	Asking
19 High St	★★★★☆	12,209	GRND	10/10/2018	New	£2.46/fri	Asking
20 3A Little London	★★★★☆	190	GRND	14/09/2018	New	£36.84/fri	Effective
21 59 North St	★★★☆☆	590	GRND	02/07/2018	New	£54.24/fri	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
22 93 East St	★★★★★	726	GRND	21/06/2018	New	£110.19/fri	Achieved
20 3A Little London	★★★★★	240	GRND	15/05/2018	New	£54.17/fri	Effective
23 12 Southgate	★★★★★	596	GRND	14/05/2018	New	£29.36/fri	Asking
24 39 North St	★★★★★	1,801	GRND,1-2	06/05/2018	New	£22.49	Asking
25 66 South St	★★★★★	1,152	GRND	30/04/2018	New	£36.89/fri	Asking
26 19-22 Southgate	★★★★★	4,000	GRND	12/04/2018	New	£26.25/fri	Achieved
27 10 Market Rd	★★★★★	525	GRND	04/04/2018	New	£35.24/fri	Asking
28 11-12 Market Rd	★★★★★	3,354	GRND,1	04/04/2018	New	£25.34	Asking
29 7 South St	★★★★★	898	GRND,1	04/04/2018	New	£53.45/fri	Asking
30 30A East St	★★★★★	1,785	GRND,1-2	18/03/2018	New	£35.29	Effective
31 23 The Hornet	★★★★★	826	GRND,1	06/03/2018	New	£24.21/fri	Asking
32 Christchurch Buildings Southgate	★★★★★	1,049	GRND	01/02/2018	New	£30.98/fri	Asking
33 30-30A Southgate	★★★★★	4,488	GRND	01/02/2018	New	£18.94	Asking
34 25 Southgate	★★★★★	1,013	GRND,1	31/01/2018	New	£18.51/iri	Asking
35 70 North St	★★★★★	2,279	GRND,1	18/12/2017	New	£52.65/fri	Asking
36 31-32 East St	★★★★★	1,962	BSMT,G...	29/10/2017	New	£58.61/fri	Effective
37 50a North St	★★★★★	976	GRND,1	23/10/2017	New	£15.11/fri	Asking
38 10 Crane St	★★★★★	622	GRND	01/10/2017	New	£38.59/fri	Asking
7 111 High St	★★★★★	359	GRND	22/09/2017	New	£18.12/iro	Asking
39 28 East St	★★★★★	1,471	BSMT,G...	01/09/2017	New	£32.29	Asking
40 9 South St	★★★★★	1,345	BSMT,G...	01/09/2017	New	£53.90	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
41 54 North St	★★★★☆	734	GRND	31/08/2017	New	£21.08/fri	Effective
42 The Corn Exchange Baffins Ln	★★★★☆	2,238	GRND	25/07/2017	New	£20.00/fri	Asking
42 The Corn Exchange Baffins Ln	★★★★☆	3,979	GRND	25/07/2017	New	£20.00/fri	Asking
43 Lidl Portfield Way	★★★★☆	18,611	GRND	21/07/2017	New	£15.07	Effective
44 67 South St	★★★★☆	901	GRND	20/07/2017	New	£34.96/fri	Effective
45 150 St Pancras	★★★★☆	556	GRND	14/07/2017	New	-	-
46 Ambassador House Crane St	★★★★☆	2,130	GRND	02/07/2017	New	£14.33/fri	Effective
47 16 Northgate	★★★★☆	1,270	BSMT,G...	15/06/2017	New	£14.57/fri	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	4-4A Crane St Chichester, PO19 1LH <i>Chichester Ret Submarket</i>	Chichester District Council	498 New Direct	Jul 2019			
	2 East St Chichester, PO20 0BJ <i>Chichester Ret Submarket</i>		498 New Direct	May 2019			
	115 High St Chichester, PO20 0QB <i>Chichester Ret Submarket</i>		449 New Assignment	May 2019			
	10 Eastgate Sq Chichester, PO19 1JH <i>Chichester Ret Submarket</i>		822 New Direct	May 2019		£4,800 PA	
	14 Eastgate Chichester, PO19 1JL <i>Chichester Ret Submarket</i>	AJ Bell Business Solutions Ltd	718 New Direct	May 2019		£13,652 PA	
	104 The Hornet Chichester, PO19 7JR <i>Chichester Ret Submarket</i>	Store Property Holdings Ltd	6,150 New Direct	May 2019		£22,034 PA	













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	109-111 High St Chichester, PO20 0QB <i>Chichester Ret Submarket</i>		475 New Direct	Mar 2019		£3,976 PA	
 	71-72 North St Chichester, PO19 1LP <i>Chichester Ret Submarket</i>	Monday Charitable Trust	1,119 New Direct	Apr 2019		£34,463 PA	
 	2a-2b Northgate Chichester, PO19 1BA <i>Chichester Ret Submarket</i>	Sit & Sip	602 New Direct	Apr 2019			
 	Summersdale Lavant Rd Chichester, PO19 5RD <i>Chichester Ret Submarket</i>		1,820 New Direct	Feb 2019			
 	Cathedral Courtyard 5 Southgate Chichester, PO19 1EU <i>Chichester Ret Submarket</i>		404 New Direct	Mar 2019			
 	36 East St Chichester, PO19 1HS <i>Chichester Ret Submarket</i>	Mecabury Properties Limited	823 New Direct	Feb 2019		£29,698 PA	



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	34 Southgate Chichester, PO19 1ES <i>Chichester Submarket</i>	Mr Arkwrights Tool Emporium Danworth Holdings Ltd	1,026 New Direct	Feb 2019		£14,131 PA	
	11 The Hornet Chichester, PO19 7JL <i>Chichester Ret Submarket</i>		1,240 New Assignment	Dec 2018		£8,107 PA	
	3-3A Crane St Chichester, PO19 1LH <i>Chichester Ret Submarket</i>	Chichester District Council	430 New Direct	Jan 2019 5 Years	£16,000 PA	£7,573 PA	
	10-13 St Pancras Chichester, PO19 7SJ <i>Chichester Ret Submarket</i>	Gourmet & Company Limited	2,684 New Direct	Dec 2018			
	97 High St Chichester, PO20 0QN <i>Chichester Ret Submarket</i>		992 New Direct	Dec 2018			
	24 St Pancras Chichester, PO19 7LT <i>Chichester Submarket</i>	Mecabury Properties Limited	1,225 New Assignment	Oct 2018		£6,163 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	High St Chichester, PO20 0QG <i>Chichester Ret Submarket</i>	Martlet Build Ltd	12,209 New Direct	Jan 2019			
 	3-3C Little London Chichester, PO19 1PH <i>Chichester Ret Submarket</i>	Parker & Gibbs Ltd Pallant Investments Ltd	190 New Direct	Sep 2018 6 Years	£7,000 PA £7,000 PA	0 Mos £2,722 PA	Sep 2020... Sep 2021
 	59 North St Chichester, PO19 1NB <i>Chichester Ret Submarket</i>		590 New Direct	Jul 2018 10 Years			
 	93 East St Chichester, PO19 1HA <i>Chichester Submarket</i>	Siddle Limited Sea Corner Group Ltd	726 New Direct	Sep 2018 5 Years	£80,000 PA	£37,601 PA	
 	3-3C Little London Chichester, PO19 1PH <i>Chichester Ret Submarket</i>	Tides Coffee Ltd Pallant Investments Ltd	240 New Direct	May 2018 10 Years	£13,000 PA £13,000 PA	0 Mos £2,936 PA	May 2021... May 2023
 	12 Southgate Chichester, PO19 1ES <i>Chichester Ret Submarket</i>		596 New Direct	May 2018		£7,223 PA	













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	39 North St Chichester, PO19 1LX <i>Chichester Ret Submarket</i>	Ednam Estates Limited	1,801 New Direct	Jun 2018		£16,426 PA	
 	66 South St Chichester, PO19 1EE <i>Chichester Ret Submarket</i>	Yaba Yard Beronpark Ltd	1,152 New Assignment	May 2018		£19,998 PA	
 	19-22 Southgate Chichester, PO19 1ES <i>Chichester Ret Submarket</i>	British Heart Foundation J Sainsbury plc	4,000 New Direct	Apr 2018 10 Years	£105,000 PA		
 	8-10 Market Rd Chichester, PO19 1JW <i>Chichester Ret Submarket</i>	Solara Limited	525 New Direct	Apr 2018 10 Years		£5,149 PA	
 	11-12 Market Rd Chichester, PO19 1JW <i>Chichester Ret Submarket</i>	Boltane Limited	3,354 New Direct	May 2018			
 	7 South St Chichester, PO19 1EH <i>Chichester Ret Submarket</i>	N S S Trustees Limited	898 New Direct	Apr 2018		£21,315 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	30A East St Chichester, PO19 1HS <i>Chichester Ret Submarket</i>	EE Mobile Staffordshire County Council	1,785 New Direct	Apr 2018	£63,000 PA £62,997 PA	£27,832 PA	
 	23 The Hornet Chichester, PO19 7JL <i>Chichester Ret Submarket</i>		826 New Direct	Mar 2018 10 Years		£5,359 PA	Mar 2023 Mar 2023
 	30-30A Southgate Chichester, PO19 1DP <i>Chichester Ret Submarket</i>		4,488 New Assignment	Feb 2018		£20,213 PA	
 	Christchurch Buildings Southgate Chichester, PO19 1DP <i>Chichester Ret Submarket</i>	Church	1,049 New Direct	Feb 2018		£12,000 PA	
 	25 Southgate Chichester, PO19 1ES <i>Chichester Ret Submarket</i>		1,013 New Direct	Jan 2018		£5,030 PA	
 	70 North St Chichester, PO19 1NB <i>Chichester Ret Submarket</i>	Ecclesiastical Insurance Office plc	2,279 New Direct	Jan 2018 10 Years		£43,110 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	31-32 East St Chichester, PO19 1HS <i>Chichester Ret Submarket</i>	House of Gerry Weber The Prudential Assurance	1,962 New Direct	Oct 2017 10 Years	£115,000 PA £115,000 PA		
 	50 North St Chichester, PO19 1NQ <i>Chichester Ret Submarket</i>	Ednam Estates Limited	976 New Direct	Oct 2017		£11,680 PA	
 	10 Crane St Chichester, PO19 1LJ <i>Chichester Ret Submarket</i>		622 New Direct	Oct 2017		£12,454 PA	
 	109-111 High St Chichester, PO20 0QB <i>Chichester Ret Submarket</i>		359 New Direct	Sep 2017		£2,712 PA	
 	28 East St Chichester, PO19 1HS <i>Chichester Ret Submarket</i>		1,471 New Direct	Oct 2017		£23,183 PA	
 	9 South St Chichester, PO19 1EH <i>Chichester Ret Submarket</i>	Grape Tree	1,345 New Direct	Sep 2017	£72,500 PA £72,500 PA	£32,572 PA	Feb 2019 Feb 2019

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
43	 54 North St Chichester, PO19 1NQ <i>Chichester Ret Submarket</i>		734 New Direct	Aug 2017 10 Years	£16,000 PA £15,476 PA	3 Mos at Start £5,825 PA	Aug 2022
44	 The Corn Exchange Baffins Ln Chichester, PO19 1GE <i>Chichester Submarket</i>	Seaward Properties Ltd	2,238 New Direct	Aug 2017			
45	 The Corn Exchange Baffins Ln Chichester, PO19 1GE <i>Chichester Submarket</i>	Seaward Properties Ltd	3,979 New Direct	Aug 2017			
46	 Lidl Portfield Way Chichester, PO19 7YH <i>Chichester Ret Submarket</i>	Lidl	18,611 New Direct	Jul 2017 15 Years	£290,000 PA £280,428 PA	4 Mos at Start	Jul 2022...
47	 67 South St Chichester, PO19 1EE <i>Chichester Ret Submarket</i>		901 New Direct	Jul 2017 5 Years	£31,500 PA £31,499 PA	£16,765 PA	
48	 150 St Pancras Chichester, PO19 7LH <i>Chichester Ret Submarket</i>	Thyme & Chillies	556 New Direct	Jul 2017			



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Ambassador House Crane St Chichester, PO19 1LL <i>Chichester Submarket</i>	Kutchenhaus U and I Group plc	2,130 New Direct	Aug 2017 10 Years	£35,000 PA £30,514 PA	12 Mos at Start £20,750 PA	
 	16 Northgate Chichester, PO19 1BJ <i>Chichester Ret Submarket</i>		1,270 New Direct	Jul 2017		£4,225 PA	
 	19-20 East St Chichester, PO19 1HS <i>Chichester Ret Submarket</i>	Crump Winter Bena Estates Limited	3,802 New Direct	Jun 2017 15 Years		£68,586 PA	
 	13 Southgate Chichester, PO19 1ES <i>Chichester Ret Submarket</i>		1,220 New Direct	Jun 2017			
 	2 West St Chichester, PO19 1QD <i>Chichester Ret Submarket</i>	Baileys Artisan Gelato Ltd Sampson BHDS Trust 1	1,475 New Direct	May 2017 10 Years	£45,000 PA	3 Mos at Start £21,495 PA	Apr 2022
 	Chichester Gate Leisure Park Terminus Rd Chichester, PO19 8EL <i>Chichester Submarket</i>	Air Arena Trampolines Aberdeen Asset Management plc	8,988 New Direct	May 2017 20 Years			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	51A South St Chichester, PO19 1DS <i>Chichester Ret Submarket</i>		2,182 New Direct	Apr 2017		£12,023 PA	
 	4 Bognor Rd Chichester, PO19 7TF <i>Chichester Ret Submarket</i>	Natalie Ewens Hairdressing Brooks Brothers Developments (W...	469 New Direct	Feb 2017		£2,534 PA	
 	Terminus Rd Chichester, PO19 8EL <i>Chichester Ret Submarket</i>	Taco Bell Aberdeen Asset Management plc	1,761 New Direct	Feb 2017 20 Years	£45,000 PA £42,204 PA	9 Mos at Start	Feb 2022...
 	13A Eastgate Sq Chichester, PO19 1JL <i>Chichester Ret Submarket</i>	Kamsons	1,600 New Direct	Mar 2017 15 Years		£14,662 PA	
 	Drayton House Drayton Ln Chichester, PO20 2EW <i>Chichester Submarket</i>	Drayton Investments Ltd	6,782 New Direct	Dec 2016		£33,548 PA	
 	Cathedral Courtyard Southgate Chichester, PO19 1EU <i>Chichester Ret Submarket</i>	Mark Hobden	328 New Direct	Dec 2016		£2,888 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	69 North St Chichester, PO19 1LP <i>Chichester Ret Submarket</i>	Luckes Ltd Clarke Property Ltd	648 New Direct	Dec 2016	£44,600 PA	£16,392 PA	
 	10 The Hornet Chichester, PO19 7JG <i>Chichester Ret Submarket</i>		1,245 New Direct	Dec 2016 10 Years		£5,964 PA	
 	Cathedral Courtyard Southgate Chichester, PO19 1EU <i>Chichester Ret Submarket</i>	Mark Hobden	316 New Direct	Nov 2016		£2,782 PA	
 	Chichester Gate Leisure Park Terminus Rd Chichester, PO19 8EL <i>Chichester Submarket</i>	Bella Italia Aberdeen Asset Management plc	3,973 New Direct	Nov 2016			
 	50 North St Chichester, PO19 1NQ <i>Chichester Ret Submarket</i>	RSPCA Ednam Estates Limited	446 New Direct	Sep 2016 10 Years			

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

61

£13.65

£12.08

11

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	50	£7.39	£13.65	£14.11	£31.64
Achieved Rent Per SF	20	£3.18	£12.08	£14.00	£20.33
Net Effective Rent Per SF	16	£6.49	£11.89	£13.69	£20.33
Asking Rent Discount	19	-27.2%	6.1%	0.0%	76.5%
TI Allowance	-	-	-	-	-
Rent Free Months	6	0	1	0	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	59	1	11	7	101
Deal Size	61	166	1,255	941	4,072
Lease Deal in Months	19	24.0	61.0	60.0	120.0
Floor Number	61	GRND	GRND	1	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Kingley Centre Downs Rd	★★★★★	1,848	GRND	27/08/2019	New	£7.45/fri	Asking
2 Byc House Lock Ln	★★★★★	228	GRND	26/07/2019	New	£14.00/fri	Asking
3 76-77 East St	★★★★★	3,182	1-2	06/06/2019	New	£10.00/fri	Effective
4 Martins Barn Birdham Rd	★★★★★	900	1st	29/05/2019	New	£13.99/fri	Effective
4 Martins Barn Birdham Rd	★★★★★	900	1st	10/05/2019	New	£13.88/fri	Effective
5 Bicentennial Building Terminus Rd	★★★★★	2,785	2nd	18/03/2019	New	£14.40/fri	Asking
5 Bicentennial Building Terminus Rd	★★★★★	3,552	2nd	11/03/2019	New	£14.95	Asking
6 Strettington Ln	★★★★★	3,854	GRND	30/01/2019	New	£6.49	Effective
7 2 Chapel St	★★★★★	237	1st	24/01/2019	New	£17.70/fri	Achieved
8 38-39 Little London	★★★★★	1,338	1st	11/01/2019	New	-	-
9 Chichester Boys Club 34a Little London	★★★★★	360	1st	05/12/2018	New	£15.83	Asking
10 1-2 St Pancras	★★★★★	1,255	1st	06/11/2018	New	£12.50/fri	Asking
11 44a North St	★★★★★	1,849	GRND,1	10/10/2018	New	-	-
12 The Victoria 25 St Pancras	★★★★★	521	GRND	10/10/2018	New	£21.11	Asking
13 93 East St	★★★★★	1,871	1-3	28/09/2018	New	£14.00/fri	Asking
14 Theatre Ln	★★★★★	1,911	GRND,1-2	24/09/2018	New	£11.05/fri	Effective
15 The Granary Oak Ln	★★★★★	725	GRND	08/09/2018	New	£15.00/fri	Asking
15 The Granary Oak Ln	★★★★★	725	GRND	08/08/2018	New	£15.00	Asking
16 Bognor Rd	★★★★★	756	1st	16/07/2018	New	£13.50/fri	Effective
17 Adsdean Farm Adsdean	★★★★★	309	1st	01/07/2018	New	£11.65/fri	Asking
18 2-4 Southgate	★★★★★	1,257	1st	24/06/2018	New	£15.00/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19 1 North Pallant	★★★★★	414	2nd	18/06/2018	New	£14.37/iri	Asking
20 Chilgrove Business Centre Chilgrove Farm	★★★★★	356	GRND	13/06/2018	New	-	-
20 Chilgrove Business Centre Chilgrove Farm	★★★★★	457	GRND	03/06/2018	New	-	-
21 The Boathouse Longlands Rd	★★★★★	416	1st	06/05/2018	New	£13.67/fri	Asking
20 Chilgrove Business Centre Chilgrove Park Rd	★★★★★	166	1st	03/05/2018	New	-	-
22 The Bull Pen Selsey Rd	★★★★★	510	GRND	03/04/2018	New	£14.12	Asking
23 Appledram Ln S	★★★★★	365	GRND	01/04/2018	New	£15.75/fri	Asking
24 Auto Barn Birdham Rd	★★★★★	1,387	GRND,1	01/04/2018	New	£14.41/fri	Effective
25 City Business Centre Basin Rd	★★★★★	414	GRND	19/03/2018	New	£18.12/fri	Asking
26 Westhampnett Rd	★★★★★	1,228	GRND	01/02/2018	New	£10.00/fri	Asking
27 West Barn Norton Ln	★★★★★	1,679	1st	16/01/2018	New	-	-
28 The Brye Appledram Ln S	★★★★★	1,257	GRND	12/01/2018	New	£11.54/fri	Asking
16 Bognor Rd	★★★★★	720	1st	12/01/2018	New	£13.40/fri	Asking
12 The Victoria 25 St Pancras	★★★★★	1,421	1st	08/01/2018	New	£12.49/fri	Asking
27 West Barn Norton Ln	★★★★★	1,442	GRND	15/12/2017	New	-	-
29 The Corn Exchange Baffins Ln	★★★★★	4,072	1st	01/12/2017	New	£17.50/fri	Asking
5 Bicentennial Building Terminus Rd	★★★★★	1,500	GRND	09/11/2017	New	-	-
25 City Business Centre Basin Rd	★★★★★	425	1st	26/10/2017	New	£20.33	Effective
30 Lincoln House City Fields Way	★★★★★	1,329	GRND	01/10/2017	New	£14.14/fri	Asking
31 31 North St	★★★★★	683	1st	01/10/2017	New	£22.84	Asking
30 Lincoln House City Fields Way	★★★★★	929	GRND	07/09/2017	New	£14.14/fri	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
29 The Corn Exchange Baffins Ln	★ ★ ★ ★ ★	2,068	2nd	01/09/2017	New	£17.50/fri	Asking
32 Manor Farm Selsey Rd	★ ★ ★ ★ ★	360	GRND	15/08/2017	New	£15.00	Asking
20 Chilgrove Business Centre Chilgrove Farm	★ ★ ★ ★ ★	355	1st	03/08/2017	New	-	-
29 The Corn Exchange Baffins Ln	★ ★ ★ ★ ★	2,030	1st	26/07/2017	New	£17.50/fri	Asking
28 The Brye Appledram Ln S	★ ★ ★ ★ ★	892	1st	18/06/2017	New	£14.01/fri	Achieved
7 2 Chapel St	★ ★ ★ ★ ★	254	1-2	01/04/2017	New	£36.00/fri	Asking
33 Metro House Northgate	★ ★ ★ ★ ★	2,292	1st	04/03/2017	New	£15.00/fri	Achieved
34 Madam Green Business... High St	★ ★ ★ ★ ★	1,301	GRND	16/02/2017	New	£11.91/fri	Asking








Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Kingley Centre Downs Rd Chichester, PO18 9HJ <i>Chichester Ind Submarket</i>		1,848 New Direct	Sep 2019			
 	Byc House Lock Ln Chichester, PO20 7BB <i>Chichester Submarket</i>	Birdham Harbour Estates Limited	228 New Direct	Aug 2019			
 	76-77 East St Chichester, PO19 1HL <i>Chichester Submarket</i>	Pension House Exchange Ltd CCLA Investment Management Ltd	3,182 New Direct	Jul 2019 5 Years	£10.00/SF £10.00/SF	£9.55/SF	
 	Martins Barn Birdham Rd Chichester, PO20 7BX <i>Chichester Submarket</i>	Indigo Yachting Ltd CEA Settlement Trust	900 New Direct	May 2019 5 Years	£13.99/SF £13.99/SF		
 	Martins Barn Birdham Rd Chichester, PO20 7BX <i>Chichester Submarket</i>	The Thrive Team Limited CEA Settlement Trust	900 New Direct	May 2019 5 Years	£13.88/SF £13.88/SF		
 	Bicentennial Building Terminus Rd Chichester, PO19 8EZ <i>Chichester Submarket</i>	John Wiley & Sons Ltd	2,785 New Direct	Apr 2019			





Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Bicentennial Building Terminus Rd Chichester, PO19 8EZ <i>Chichester Submarket</i>	John Wiley & Sons Ltd	3,552 New Direct	Apr 2019			
 	Temple Bar Business Park Chichester, PO18 0TU <i>Chichester Submarket</i>	Heaver Farms Ltd	3,854 New Direct	Jun 2019 3 Years	£6.49/SF £6.49/SF	0 Mos	Jan 2021
 	2 Chapel St Chichester, PO19 1BU <i>Chichester Submarket</i>	Mrs Curry	237 New Direct	Feb 2019	£17.70/SF		
 	38-39 Little London Chichester, PO19 1PL <i>Chichester Ret Submarket</i>		1,338 New Direct	Jan 2019			
 	Chichester Boys Club 34a Little London Chichester, PO19 1PL <i>Chichester Submarket</i>		360 New Direct	Dec 2018			
 	1-2 St Pancras Chichester, PO19 7SJ <i>Chichester Submarket</i>		1,255 New Direct	Nov 2018			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	44a North St Chichester, PO19 1NF <i>Chichester Submarket</i>	Xafinity Pension Trustees Ltd	1,849 New Direct	Nov 2018			
 	The Victoria 25 St Pancras Chichester, PO19 7LT <i>Chichester Submarket</i>	Mecabury Properties Limited	521 New Direct	Nov 2018		£5.10/SF	
 	93 East St Chichester, PO19 1HA <i>Chichester Submarket</i>	Sea Corner Group Ltd	1,871 New Direct	Oct 2018 5 Years		£5.97/SF	
 	Theatre Ln Chichester, PO19 1SR <i>Chichester Submarket</i>	Life Centre Chichester District Council	1,911 New Direct	Sep 2018 10 Years	£8.11/SF £11.05/SF	0 Mos £7.41/SF	Sep 2023 Sep 2023
 	The Granary Oak Ln Chichester, PO20 7FD <i>Chichester Submarket</i>	Windmill Properties Limited	725 New Direct	Sep 2018			
 	The Granary Oak Ln Chichester, PO20 7FD <i>Chichester Submarket</i>	Windmill Properties Limited	725 New Direct	Aug 2018		£4.82/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Bognor Rd Chichester, PO19 8FX <i>Chichester Submarket</i>	Jackie Wilkinson Nash & Partners Ltd	756 New Direct	Jul 2018 6 Years	£13.50/SF £13.50/SF	0 Mos £5.54/SF	Jul 2021 Jul 2021
 	Adsdean Farm Adsdean Chichester, PO18 9DN <i>Chichester Submarket</i>		309 New Direct	Jul 2018			
 	2-4 Southgate Chichester, PO19 8DQ <i>Chichester Submarket</i>	Hunter Denning Ltd Westergate Park Estates Ltd	1,257 New Direct	Jul 2018 2 Years	£15.00/SF £15.00/SF	£6.48/SF	
 	1 North Pallant Chichester, PO19 1TL <i>Chichester Submarket</i>		414 New Direct	Jul 2018		£4.33/SF	
 	Chilgrove Business Centre Chilgrove Farm Chichester, PO18 9HU <i>Chichester Submarket</i>	The Land App S & P Renwick	356 New Sublease	Jun 2018		£3.33/SF	
 	Chilgrove Business Centre Chilgrove Farm Chichester, PO18 9HU <i>Chichester Submarket</i>	Chichester Yoga S & P Renwick	457 New Direct	Jun 2018		£3.34/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Boathouse Longlands Rd Chichester, PO20 8DD <i>Chichester Submarket</i>		416 New Direct	Jun 2018		£4.76/SF	
 	Chilgrove Business Centre Chilgrove Farm Chichester, PO18 9HU <i>Chichester Submarket</i>	TCCO Property Investments S & P Renwick	166 New Sublease	May 2018			
 	The Bull Pen Selsey Rd Chichester, PO20 7PL <i>Chichester Submarket</i>		510 New Direct	Apr 2018		£4.75/SF	
 	Appledram Ln S Chichester, PO20 7EG <i>Chichester Submarket</i>	Frederick Hill Ltd	365 New Direct	Apr 2018		£5.23/SF	
 	Auto Barn Birdham Rd Chichester, PO20 7BX <i>Chichester Submarket</i>	Feeling Group Ltd	1,387 New Direct	May 2018 3 Years	£14.41/SF £14.41/SF	£8.46/SF	
 	City Business Centre Basin Rd Chichester, PO19 8DU <i>Chichester Ind Submarket</i>	City Business Centre Management...	414 New Direct	Mar 2018		£6.53/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	1,228 New Direct	Mar 2018 3 Years		£4.62/SF	
 	West Barn 1-3 Old Dairy Ln Chichester, PO20 3AF <i>Arun Submarket</i>	Harmen Construction Ltd	1,679 New Direct	Feb 2018 5 Years			
 	The Brye Appledram Ln S Chichester, PO20 7EG <i>Chichester Submarket</i>	Mr Burden	1,257 New Direct	Feb 2018		£4.08/SF	
 	Bognor Rd Chichester, PO19 8FX <i>Chichester Submarket</i>	Nash & Partners Ltd	720 New Direct	Jan 2018		£10.96/SF	
 	The Victoria 25 St Pancras Chichester, PO19 7LT <i>Chichester Submarket</i>	Mecabury Properties Limited	1,421 New Direct	Jan 2018		£4.15/SF	
 	West Barn 1-3 Old Dairy Ln Chichester, PO20 3AF <i>Arun Submarket</i>	RGP Design Ltd Harmen Construction Ltd	1,442 New Direct	Dec 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Corn Exchange Baffins Ln Chichester, PO19 1GE <i>Chichester Submarket</i>	Seaward Properties Ltd	4,072 New Direct	Dec 2017			
 	Bicentennial Building Terminus Rd Chichester, PO19 8EZ <i>Chichester Submarket</i>	John Wiley & Sons Ltd	1,500 New Direct	Dec 2017			
 	City Business Centre Basin Rd Chichester, PO19 8DU <i>Chichester Ind Submarket</i>	Simon Secombe City Business Centre Management...	425 New Direct	Oct 2017 7 Years	£20.33/SF £20.33/SF	£4.22/SF	
 	Lincoln House City Fields Way Chichester, PO20 2FS <i>Chichester Submarket</i>	Kingsbridge Estates Ltd	1,329 New Direct	Oct 2017			
 	31 North St Chichester, PO19 1LY <i>Chichester Ret Submarket</i>		683 New Direct	Oct 2017			
 	Lincoln House City Fields Way Chichester, PO20 2FS <i>Chichester Submarket</i>	Kingsbridge Estates Ltd	929 New Direct	Sep 2017			













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Corn Exchange Baffins Ln Chichester, PO19 1GE <i>Chichester Submarket</i>	Seaward Properties Ltd	2,068 New Direct	Oct 2017			
 	Manor Farm Selsey Rd Chichester, PO20 7PL <i>Chichester Submarket</i>	Farmex Limited	360 New Direct	Aug 2017		£1.66/SF	
 	Chilgrove Business Centre Chilgrove Farm Chichester, PO18 9HU <i>Chichester Submarket</i>	S & P Renwick	355 New Direct	Aug 2017		£3.34/SF	
 	The Corn Exchange Baffins Ln Chichester, PO19 1GE <i>Chichester Submarket</i>	Seaward Properties Ltd	2,030 New Direct	Aug 2017			
 	The Brye Appledram Ln S Chichester, PO20 7EG <i>Chichester Submarket</i>	Mr Burden	892 New Direct	Jun 2017	£14.01/SF	£3.57/SF	
 	2 Chapel St Chichester, PO19 1BU <i>Chichester Submarket</i>	Mrs Curry	254 New Direct	Apr 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Metro House Northgate Chichester, PO19 1BE <i>Chichester Submarket</i>	Seaward Properties Ltd	2,292 New Direct	Apr 2017	£15.00/SF		
 	Madam Green Business Centre High St Chichester, PO20 2DD <i>Chichester Submarket</i>	P & S Hague	1,301 New Direct	Mar 2017		£4.45/SF	
 	27-28 Southgate Chichester, PO19 1ES <i>Chichester Ret Submarket</i>	Stonegate Pub Company Ltd	941 New Direct	Mar 2017 5 Years	£3.18/SF £8.67/SF	1 Mo at Start £4.30/SF	
 	Lakeside House Quarry Ln Chichester, PO19 8NY <i>Chichester Submarket</i>		457 New Direct	Jan 2017			
 	Southgate Chichester, PO19 1ET <i>Chichester Submarket</i>	Pallent Capital Ltd Goldpine Furniture Ltd	1,148 New Direct	Feb 2017 6 Years	£16.00/SF £15.22/SF	3 Mos at Start £5.05/SF	Feb 2020
 	York House & Exeter House City Fields Chichester, PO20 2FR <i>Chichester Submarket</i>	Kingsbridge Estates Ltd	2,234 New Direct	Dec 2017	£14.00/SF	£5.39/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Appledram Ln S Chichester, PO20 7EG <i>Chichester Submarket</i>	Cathedral Wealth Management Ltd Frederick Hill Ltd	900 New Direct	Dec 2016 3 Years	£13.33/SF £13.33/SF	£4.33/SF	
 	York House & Exeter House City Fields Chichester, PO20 2FR <i>Chichester Submarket</i>	Kingsbridge Estates Ltd	1,088 New Direct	Dec 2016			
 	Goodwood Aerodrome Chichester, PO18 0PH <i>Chichester Ind Submarket</i>	The Goodwood Estate Company L...	899 New Direct	Nov 2016 5 Years	£14.46/SF £14.46/SF		Nov 2019
 	Bognor Rd Chichester, PO19 8FX <i>Chichester Submarket</i>	Claimers UK Ltd Nash & Partners Ltd	781 New Direct	Oct 2016 5 Years	£13.44/SF £13.44/SF	£0.02/SF	Oct 2019
 	Metro House Northgate Chichester, PO19 1BE <i>Chichester Submarket</i>	Pearson Professional Seaward Properties Ltd	1,907 New Direct	Sep 2016 10 Years	£15.00/SF £15.00/SF	£5.00/SF	Oct 2020 Sep 2019...
 	Chichester Marina Chichester, PO20 7EJ <i>Chichester Ind Submarket</i>	J C Solicitors Ltd Premier Marinas Ltd	1,468 New Direct	Sep 2016 5 Years	£12.60/SF £12.60/SF	£5.54/SF	Sep 2018 Sep 2018

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
61	 <p>Ambassador House Crane St Chichester, PO19 1LL <i>Chichester Submarket</i></p>	Bennett & Game Recruitment Ltd U and I Group plc	3,660 New Direct	Sep 2016		£3.88/SF	Sep 2021 Sep 2021

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

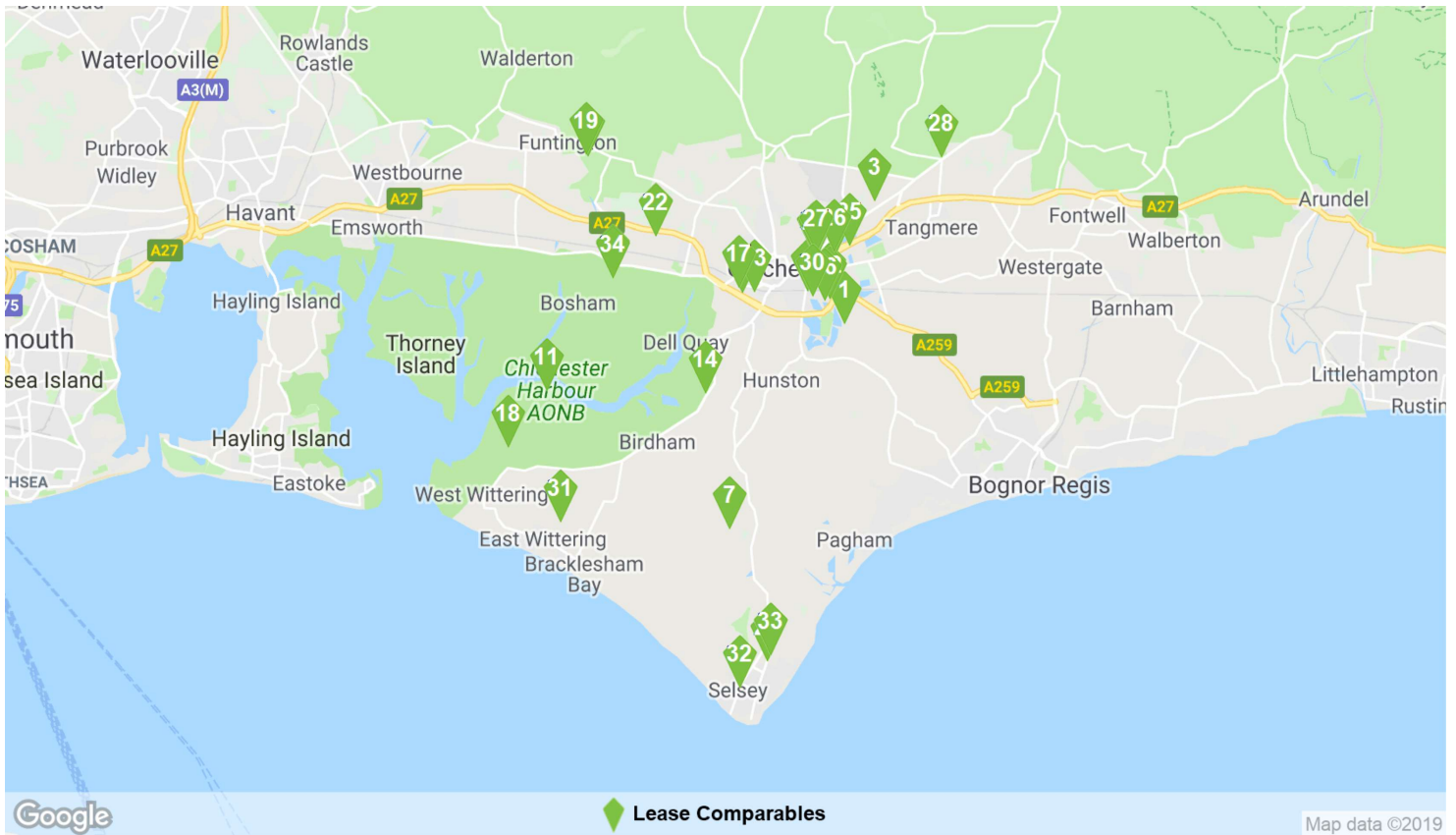
84

£7.49

£6.65

12

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	51	£3.00	£7.49	£9.08	£16.54
Achieved Rent Per SF	47	£3.00	£6.65	£7.76	£12.28
Net Effective Rent Per SF	26	£3.00	£6.67	£7.96	£12.28
Asking Rent Discount	20	-16.8%	-0.4%	0.0%	28.7%
TI Allowance	-	-	-	-	-
Rent Free Months	10	0	1	0	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	76	1	12	9	110
Deal Size	84	132	4,843	1,914	124,918
Lease Deal in Months	61	12.0	55.0	36.0	302.0
Floor Number	84	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Vinnetrow Business Cen... Vinnetrow Rd	★★★★★	2,950	GRND	02/07/2019	New	£4.50/fri	Effective
2 Quarry Ln	★★★★★	3,377	GRND	03/06/2019	New	£12.50/fri	Asking
3 Roman Rd	★★★★★	642	GRND	23/05/2019	New	£10.90/iri	Asking
4 Gravel Ln	★★★★★	28,387	GRND	21/05/2019	New	£8.24/fri	Asking
3 Roman Rd	★★★★★	1,376	GRND	16/05/2019	New	£9.00/fri	Effective
5 Walton Farm Walton Ln	★★★★★	9,650	GRND	12/04/2019	New	£4.00/fri	Effective
6 Row B-C New Barn Farm	★★★★★	4,000	GRND	20/03/2019	New	£6.50/fri	Asking
7 Chalk Ln	★★★★★	6,300	GRND	19/03/2019	New	£5.40/iri	Asking
8 Terminus Rd	★★★★★	2,475	GRND	05/03/2019	New	£7.76/fri	Achieved
8 Terminus Rd	★★★★★	1,103	MEZZ	05/03/2019	New	£7.76/fri	Achieved
8 Terminus Rd	★★★★★	1,103	MEZZ	01/03/2019	New	£7.76/fri	Achieved
6 Row B-C New Barn Farm	★★★★★	2,000	GRND	20/02/2019	New	£6.75/fri	Asking
8 Terminus Rd	★★★★★	2,475	GRND	30/01/2019	New	£7.76/fri	Effective
9 13 Clay Ln	★★★★★	189	GRND	17/01/2019	New	£11.90	Asking
10 Site A A3 Portfield	★★★★★	1,986	GRND,1	17/01/2019	New	£9.06/fri	Asking
11 Unit 1 Itchenor	★★★★★	12,917	GRND	01/01/2019	New	£5.50/fri	Asking
11 Unit 1 Itchenor	★★★★★	329	MEZZ	01/01/2019	New	£5.50/fri	Asking
12 Quarry Ln	★★★★★	3,617	GRND,...	04/12/2018	New	£13.40/fri	Asking
13 Terminus Rd	★★★★★	2,217	GRND	16/11/2018	New	£9.47/fri	Effective
14 Birdham Business Park Birdham Rd	★★★★★	3,078	GRND	09/11/2018	New	£8.51/fri	Effective
15 Portfield	★★★★★	10,889	GRND,...	31/10/2018	New	£9.00/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
16 Waterside Quarry Ln	★★★★★	2,112	GRND	01/08/2018	New	£6.98/fri	Asking
17 Terminus Rd	★★★★★	2,904	GRND	31/07/2018	New	£6.67/fri	Effective
7 Keynor Ln	★★★★★	3,600	GRND	18/05/2018	New	£4.44/fri	Effective
18 Court Barn Rookwood Ln	★★★★★	3,983	GRND	16/05/2018	New	£3.00/fri	Effective
19 Row B-C New Barn Farm	★★★★★	1,914	GRND	05/05/2018	New	£7.58/fri	Asking
20 Westthampnett Rd	★★★★★	552	GRND	15/03/2018	New	£10.00/fri	Asking
21 Westthampnett Rd	★★★★★	558	GRND	15/03/2018	New	£10.00/fri	Asking
22 12 Clay Ln	★★★★★	132	GRND	22/01/2018	New	£11.36	Effective
19 Row B-C New Barn Farm	★★★★★	945	GRND	03/01/2018	New	£10.05/fri	Asking
23 Westthampnett Rd	★★★★★	549	GRND	30/12/2017	New	£10.01/fri	Asking
24 Westthampnett Rd	★★★★★	919	GRND	30/12/2017	New	£10.00/fri	Effective
6 Row B-C New Barn Farm	★★★★★	474	GRND	22/12/2017	New	£11.39/fri	Effective
6 Row B-C New Barn Farm	★★★★★	472	GRND	01/12/2017	New	£10.59/fri	Asking
23 Westthampnett Rd	★★★★★	955	GRND	01/12/2017	New	£10.00/fri	Asking
6 Row B-C New Barn Farm	★★★★★	1,914	GRND	01/11/2017	New	£7.57/fri	Asking
19 Row B-C New Barn Farm	★★★★★	962	GRND	01/11/2017	New	-	-
25 Site N - Phase II Portfield	★★★★★	904	GRND,1	01/11/2017	New	£10.51	Achieved
26 Phase 2 Portfield	★★★★★	9,734	GRND	01/11/2017	New	£10.51	Achieved
26 Phase 2 Portfield	★★★★★	1,155	MEZZ	01/11/2017	New	£10.51	Achieved
27 Westthampnett Rd	★★★★★	1,259	GRND	30/10/2017	New	£10.00/fri	Asking
28 The Forge Stane St	★★★★★	2,500	GRND	01/10/2017	New	£4.80	Asking

Lease Comps Summary


Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
20 Westhampnett Rd	★★★★☆	566	GRND	01/10/2017	New	£9.51/fri	Asking
29 Ellis Sq	★★★★☆	2,366	GRND	23/09/2017	New	£7.00/fri	Asking
30 Quarry Ln	★★★★☆	20,762	GRND,1...	03/09/2017	New	£7.75/fri	Asking
31 Church Farm Ln	★★★★☆	1,632	GRND,1	26/08/2017	New	£5.51/fri	Effective
32 Selsey Business Centre The Bridleway	★★★★☆	980	GRND,1	25/08/2017	New	£10.20/fri	Asking
27 Westhampnett Rd	★★★★☆	700	GRND	25/08/2017	New	£10.00/fri	Asking
33 Pulsar Business Park Ellis Sq	★★★★☆	2,366	GRND	21/08/2017	New	£5.95/fri	Effective
34 Walton Farm Walton Ln	★★★★☆	4,388	GRND	16/08/2017	New	£4.00	Asking







Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Vinnetrow Business Centre Vinnetrow Rd Chichester, PO20 1QH <i>Chichester Ind Submarket</i>		2,950 New Direct	Aug 2019 2 Years	£4.50/SF £4.50/SF		
	Quarry Ln Chichester, PO19 8ET <i>Chichester Ind Submarket</i>	Seaward Properties Ltd	3,377 New Direct	Jul 2019 10 Years		£4.89/SF	
	Roman Rd Chichester, PO18 0QR <i>Chichester Ind Submarket</i>		642 New Direct	Jun 2019			
	Gravel Ln Chichester, PO19 8PQ <i>Chichester Ind Submarket</i>	Candles & Diffusers Chichester District Council	28,387 New Direct	Jun 2019 10 Years		£2.00/SF	
	Roman Rd Chichester, PO18 0QR <i>Chichester Ind Submarket</i>	Kaefer Ltd	1,376 New Direct	Jun 2019 5 Years	£9.00/SF £9.00/SF		May 2022
	Walton Farm Walton Ln Chichester, PO18 8QB <i>Chichester Ind Submarket</i>	Bruke Stanford	9,650 New Direct	Apr 2019 6 Years	£4.00/SF £4.00/SF	0 Mos	Apr 2022 Apr 2022

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Ltd	4,000 New Direct	Apr 2019		£2.04/SF	
	Chalk Ln Chichester, PO20 7LL <i>Chichester Ind Submarket</i>	Keynor Farm Limited	6,300 New Direct	Apr 2019			
	Terminus Rd Chichester, PO19 8UH <i>Chichester Ind Submarket</i>	Quantum Electrical Distribution	2,475 New Direct	Apr 2019 10 Years	£7.76/SF		
	Terminus Rd Chichester, PO19 8UH <i>Chichester Ind Submarket</i>	Quantum Electrical Distribution	1,103 New Direct	Apr 2019 10 Years	£7.76/SF		
	Terminus Rd Chichester, PO19 8UH <i>Chichester Ind Submarket</i>	Quantum Electrical Distribution	1,103 New Direct	Mar 2019 10 Years	£7.76/SF		
	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Ltd	2,000 New Direct	Mar 2019 3 Years			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 13	Terminus Rd Chichester, PO19 8UH <i>Chichester Ind Submarket</i>	Quantum Electrical Distribution	2,475 New Direct	Mar 2019 10 Years	£7.76/SF £7.76/SF		
 14	13 Clay Ln Chichester, PO18 8AH <i>Chichester Ind Submarket</i>		189 New Direct	Feb 2019			
 15	Site A A1-A7 Portfield Chichester, PO19 7BJ <i>Chichester Ind Submarket</i>	Glenmore Developments Ltd	1,986 New Direct	Feb 2019		£3.69/SF	
 16	Unit 1 Itchenor Chichester, PO20 7AY <i>Chichester Ind Submarket</i>	Cetus Powercraft Ltd	12,917 New Direct	May 2019 7 Years			
 17	Unit 1 Itchenor Chichester, PO20 7AY <i>Chichester Ind Submarket</i>	Cetus Powercraft Ltd	329 New Direct	Mar 2019 7 Years			
 18	Quarry Ln Chichester, PO19 8NY <i>Chichester Ind Submarket</i>	Seaward Properties Ltd	3,617 New Direct	Jan 2019			












Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Terminus Rd Chichester, PO19 8UN <i>Chichester Ind Submarket</i>	Chichester M.O.T Centre Berkeley Burke	2,217 New Direct	Nov 2018 10 Years	£9.47/SF £9.47/SF		Nov 2023 Nov 2020
 	Birdham Business Park Birdham Rd Chichester, PO20 7BT <i>Chichester Ind Submarket</i>	White Villa Dina Foods Ltd	3,078 New Direct	Nov 2018 8 Years 8 Months	£8.58/SF £8.51/SF	Spread Over -	Jul 2022 Nov 2023
 	Portfield Chichester, PO19 7BJ <i>Chichester Ind Submarket</i>	Orbinox (UK) Ltd	10,889 New Direct	Jan 2019 10 Years	£9.00/SF £9.00/SF		
 	Waterside Quarry Ln Chichester, PO19 8NY <i>Chichester Ind Submarket</i>	Mr Heaver	2,112 New Direct	Nov 2018		£2.33/SF	
 	Terminus Rd Chichester, PO19 8PH <i>Chichester Ind Submarket</i>	WTD GROUP LTD	2,904 New Direct	Aug 2018 3 Years	£6.88/SF £6.67/SF	1 Mo at Start £3.25/SF	
 	Chalk Ln Chichester, PO20 7LL <i>Chichester Ind Submarket</i>	WSMC Keynor Farm Limited	3,600 New Direct	May 2018 3 Years	£4.44/SF £4.44/SF	0 Mos	







Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Court Barn Rockwood Ln Chichester, PO20 8QH <i>Chichester Ind Submarket</i>		3,983 New Direct	May 2018 10 Years	£3.00/SF £3.00/SF	0 Mos	May 2023
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	1,914 New Direct	Jun 2018			
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	552 New Direct	Mar 2018 3 Years		£4.50/SF	
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	558 New Direct	Mar 2018 3 Years		£13.83/SF	
 	12 Clay Ln Chichester, PO18 8AH <i>Chichester Ind Submarket</i>		132 New Direct	Jan 2018 2 Years	£11.36/SF £11.36/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	945 New Direct	Jan 2018			













Lease Comparables

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 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	549 New Direct	Dec 2017 3 Years		£4.58/SF	
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	919 New Direct	Dec 2017 3 Years	£10.00/SF £10.00/SF	£4.06/SF	
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Mr Ben O'Dell Basil Baird (Fareham) Ltd	474 New Direct	Dec 2017 1 Year	£11.39/SF £11.39/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Ltd	472 New Direct	Dec 2017			
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	955 New Direct	Dec 2017 3 Years		£4.74/SF	
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Ltd	1,914 New Direct	Dec 2017 1 Year			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	962 New Direct	Dec 2017			
 	Phase 2 Portfield Chichester, PO19 7BJ <i>Chichester Ind Submarket</i>	Glenmore Developments Ltd	9,734 New Direct	Apr 2019	£10.51/SF		
 	Site N - Phase II Portfield Chichester, PO20 2BN <i>Chichester Ind Submarket</i>		904 New Direct	Nov 2017	£10.51/SF		
 	Phase 2 Portfield Chichester, PO19 7BJ <i>Chichester Ind Submarket</i>	Glenmore Developments Ltd	1,155 New Direct	Mar 2019	£10.51/SF		
 	41 Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	1,259 New Direct	Oct 2017 3 Years			
 	The Forge Stane St Chichester, PO18 0NQ <i>Chichester Ind Submarket</i>		2,500 New Direct	Oct 2017			













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	566 New Direct	Oct 2017 3 Years		£3.56/SF	
 	Ellis Sq Chichester, PO20 0AF <i>Chichester Ind Submarket</i>	W K Thomas George Pitt Discretionary Trust	2,366 New Direct	Oct 2017		£2.04/SF	
 	Quarry Ln Chichester, PO19 8PE <i>Chichester Ind Submarket</i>	Contract Candles Ltd Chichester District Council	20,762 New Direct	Oct 2017		£2.80/SF	
 	E1-E5 Church Farm Ln Chichester, PO20 8RL <i>Chichester Ind Submarket</i>	Fluid Adventures	1,632 New Direct	Sep 2017 3 Years	£5.51/SF £5.51/SF	£2.62/SF	
 	Selsey Business Centre The Bridleway Chichester, PO20 0RS <i>Chichester Ind Submarket</i>	Computer Mapping Services Ltd Mr Alfred Kenny	980 New Direct	Aug 2017		£2.61/SF	
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	700 New Direct	Aug 2017 3 Years		£4.19/SF	







Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Pulsar Business Park Mounbatten Pl Chichester, PO20 0AY <i>Chichester Ind Submarket</i>	Bunzl UK Ltd	2,366 New Direct	Aug 2017 5 Years	£5.95/SF £5.95/SF	0 Mos £1.97/SF	
 	Walton Farm Walton Ln Chichester, PO18 8QB <i>Chichester Ind Submarket</i>		4,388 New Direct	Sep 2017			
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	566 New Direct	Jul 2017 3 Years		£3.47/SF	
 	Westhampnett Rd Chichester, PO19 7JU <i>Chichester Ind Submarket</i>	Chichester District Council	882 New Direct	Jul 2017		£2.59/SF	
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	1,000 New Direct	Jun 2017 1 Year	£6.50/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£6.50/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		
	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year			
	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	1,000 New Direct	Jun 2017 1 Year	£6.50/SF		
	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	500 New Direct	Jun 2017 1 Year	£10.00/SF		
	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	2,000 New Direct	Jun 2017 1 Year			
	Inspiration House Rutland Way Chichester, PO19 7RT <i>Chichester Ind Submarket</i>	Kervan Gida Bank of Montreal	14,141 New Direct	Apr 2017 10 Years	£6.05/SF £7.19/SF	Spread Over -	Apr 2022 Apr 2022


Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Inspiration House Rutland Way Chichester, PO19 7RT <i>Chichester Ind Submarket</i>	Best Log Bank of Montreal	16,506 New Direct	Apr 2017 10 Years	£7.51/SF £8.15/SF		Apr 2022 Apr 2022
 	Site A A1-A7 Portfield Chichester, PO19 7BJ <i>Chichester Ind Submarket</i>	Hubble Constantine Glenmore Developments Ltd	1,317 New Direct	May 2017 5 Years	£9.11/SF £9.11/SF		
 	Inspiration House Rutland Way Chichester, PO19 7RT <i>Chichester Ind Submarket</i>	Bank of Montreal	16,514 New Direct	Jun 2017		£2.62/SF	
 	Birdham Rd Chichester, PO20 7BU <i>Chichester Ind Submarket</i>		2,512 New Direct	Apr 2017		£1.66/SF	
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Reliance Basil Baird (Fareham) Limited	2,000 New Direct	Apr 2017 1 Year	£6.75/SF		
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	2,000 New Direct	Apr 2017 1 Year	£6.75/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Row B-C New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	Basil Baird (Fareham) Limited	2,000 New Direct	Apr 2017 1 Year	£6.75/SF		
 	Chichester Food Park Bognor Rd Chichester, PO20 1NW <i>Chichester Ind Submarket</i>	Natures Way Foods Ltd CBRE Global Investors Ltd	124,918 New Direct	Mar 2017 25 Years 2 Mont...	£6.00/SF £6.30/SF		Mar 2022...
 	Terminus Rd Chichester, PO19 8TX <i>Chichester Ind Submarket</i>	White Pebble International Chichester District Council	12,500 Renewal Direct	May 2017 5 Years	£5.86/SF £6.52/SF		
 	Broadbridge Business Centre Delling Ln Chichester, PO18 8NF <i>Chichester Ind Submarket</i>	Caymanas Foods Ltd	4,611 New Direct	Feb 2017 5 Years	£5.10/SF £4.52/SF	6 Mos at Start £2.13/SF	
 	Row A New Barn Farm Chichester, PO18 9DA <i>Chichester Ind Submarket</i>	CNO Tractors Basil Baird (Fareham) Limited	5,000 New Direct	Feb 2017 1 Year	£6.50/SF		
 	Former Ele-Flex Building Quarry Ln Chichester, PO19 8NY <i>Chichester Ind Submarket</i>	Beaver Tool Hire	8,721 New Direct	Dec 2016 2 Years		0 Mos	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Site C Portfield Chichester, PO19 7BJ <i>Chichester Ind Submarket</i>	Cathedral Signs Ltd Glenmore Developments Ltd	1,039 New Direct	Dec 2016 5 Years	£9.14/SF £9.14/SF		
	Shopwyke Rd Chichester, PO20 2GD <i>Chichester Ind Submarket</i>	The Goodwood Estate Company L...	409 New Direct	Nov 2016		£3.16/SF	
	Quarry Ln Chichester, PO19 8NY <i>Chichester Ind Submarket</i>	Eurocell Building Plastics Ltd The Seward Pension Scheme	3,203 New Direct	Oct 2016 10 Years	£12.00/SF £12.00/SF	£2.99/SF	Oct 2021 Oct 2021
	Shopwhyke Rd Chichester, PO20 2GD <i>Chichester Ind Submarket</i>	Millmanor Ltd	2,239 New Direct	Oct 2016 1 Year	£4.47/SF £4.47/SF	£2.72/SF	
	Shopwhyke Rd Chichester, PO20 2GD <i>Chichester Ind Submarket</i>	Millmanor Ltd	500 New Direct	Oct 2016 1 Year	£10.00/SF £10.00/SF		
	Quarry Ln Chichester, PO19 8ET <i>Chichester Ind Submarket</i>	South Coast Honda Ltd Seaward Properties Ltd	2,932 New Direct	Sep 2016 10 Years	£12.28/SF £12.28/SF	£4.30/SF	