

Appendix III

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Supplementary Property Prices Report for:

St Edmundsbury District Council
Fenland District Council
East Cambridgeshire District Council
Forest Heath District Council

Viability Study 2009/10 - Background

Introduction

Adams Integra was asked to prepare an affordable housing viability assessment on behalf of these four local authorities. This meant undertaking an informed assessment of economic viability, as impacted by a range of potential affordable housing requirements (alongside other obligations)

To underpin the viability study, and as a key part of our methodology, research was required to determine the level of new build housing values across the four Councils' areas. As context for the viability study work, we needed to understand the level and range of values encountered, and likely to be seen as we move ahead, so as to make judgements as to the figures most appropriate to use in our appraisal modelling. We use a 'Value Points' methodology. That looks at how viability varies as the key driver of the new build property values vary – either by location and/or with time (as potentially influenced by varying market conditions).

It is the new build values that are of key relevance to the viability study, given that such schemes are the supply source of the planning-led affordable housing being considered.

In addition to new build pricing and for general background purposes, desktop information was also reviewed to enable us to consider the state of the overall housing market locally, including existing (i.e. overall/resale market) values. The context of the national and regional pictures is also outlined.

Adams Integra's interpretation of the data is shown below, indicating the variation in values across the area. This process when viewed overall enabled us to develop a wider understanding of the local market, and to verify and supplement the new build property values research. It is acknowledged that much of the information is marketing price based. We acknowledge this, but combined with taking soundings from local agents and others, and making allowances in arriving at the range of values we apply, we consider this to give us a more up-to-date and dynamic picture than we get through relying on historic data which often does not clearly reflect property types and sizes, or latest knowledge and experience of market conditions. The key lies in selecting an appropriate range of values at which to study viability, and through informing that with a range of information.

Wider market overview information has also been included, as drawn from market reports provided by the organisations such as the RICS and Land Registry.

The study process meant fixing assumptions in June 2009, so those were necessarily supported by such information as was available up to that date. Market reporting is included as available at that point, and that is set out first – see below. However, Adams Integra has been aware of market conditions throughout the study period. On closing the study, therefore, we have provided updated general market information and comment as well.

As this part of the work was kept open while the study proceeded, this Appendix may contain some incomplete information where details were not available or not received during that time. This is not an exhaustive piece of property market research, but through it we aimed to gather up information from a range of sources as was available – to inform our judgements.

Housing Market Reporting

*In this section the italic text is attributed to a range of sources – as stated in each case. Accompanying notes or comments by Adams Integra are not in italics. Any emphasis using **Bold** text is by Adams Integra.*

Royal Institution of Chartered Surveyors (RICS)

RICS Housing Market Survey May 2009 (released 9 June 2009)

This survey was released under the headline: *‘Increased buyer interest and lower new instructions provide support for house prices’.*

And it went on....

‘Other key points:

- New buyer enquiries increase at a faster pace in May*
- Instructions to agents fall again leaving stocks down more than one third on a year ago*
- Fifth consecutive rise in sales to stock ratio suggests pricing environment is improving*

....The May survey provides more evidence that activity in the housing market is continuing to pick up, albeit from historic lows.’

.... ‘The series measuring confidence in both the sales and price outlook improved further over the month.’

.... ‘From a regional perspective, the net price balance improved in most parts of the Country.’

The survey includes market comments from surveyors based in a wide variety of locations across the Country. Whilst on this occasion there were none attributed to local surveyors from this area, there were a number of comments from those in East Anglia which broadly reflected the RICS’ reporting tone, as above.

An **RICS news release** 15 June reported:

‘Gap between asking and selling prices appears to be narrowing.’

'In contrast, last August results of the same survey revealed that the gap was widening.'
'Across the UK, houses are selling at an average of 11 per cent below the asking price.....' **(clearly there is wide variation in this).**

The news release also referred to recent reports from **Rightmove**, *'which suggests that asking prices have been relatively stable since February'*.

RICS Economics – May 2009 RICS housing market survey and 15 June news release

Land Registry

The Land Registry's April 2009 House Price Index was released on 1 June 2009.

This stated:

'The April data shows an annual house price change of -16.2 per cent. Although property prices are still falling, the speed of the fall has been fairly static over the last couple of months.'

'The monthly house price change of -0.3 per cent, bringing the average house price in England and Wales to £152,898.'

'The number of recorded property transactions has decreased over the last year, with the number of sales averaging 31,315 per month in the months November 2008 to February 2009. In the same period the year before, the average was 75,374.' **(Sales rate less than half that seen in the same period the year before).**

The index shows that in the **South East** prices increased by 0.1% for the month, decreased by 17.2% over the year (latest average price £187,124).

It shows that in the **East** there was a similar picture, with prices increasing by 0.6% for the month, but having decreased by 16.3% over the year (latest average price £160,068).

In **Cambridgeshire** the monthly price change reported was -1.2% (a fall of 1.2%), bringing the yearly change to -17.1% and the average price to £163,618.

In **Suffolk** the monthly price change reported was -0.8% (a fall of 0.8%), bringing the yearly change to -17.3% and the average price to £143,329.

Land Registry House Price Index April 2009

Further updating:

RICS Market Forecast (August 2009):

At the beginning of 2009, the RICS had expected house prices to fall back a further 10-15% during the year. That would have left prices at around 25-30% less (typically) than their autumn 2007 peak. This position has now been revised so that prices are likely to be slightly higher in Q4 of 2009 than they were in Q4 of 2008.

Reference to Land Registry information suggests that prices have risen recently in some areas (marginally), whilst they appear to have continued falling in others. Overall, it might be said that something of a levelling out had started to be seen since the early spring of 2009.

In Adams Integra's experience, this has been borne out through mixed messages (broadly more positive overall) picked up from Estate Agents, some house builders (who have begun to pick up a level of activity) and others - since around March 2009.

Lack of supply (quantity of homes on the market), coupled with a lower interest rate climate (subject to mortgage availability – see below) and a feeling that better value can be had, are thought to have contributed to the supporting of prices in recent months. A significant change in sentiment has been felt.

However, there remain fundamental weaknesses in the market which are not going to be resolved short term. While prices could continue to edge up, it is thought more likely still (in some camps) that prices may fall further in 2010 – over the next 18 months. The downturn is of an unprecedented nature. This uncertain overview (little chance of quick return to boom times) is due to credit conditions remaining tight, transactions levels running at a historic low of around a third of the long run average (even though mortgage approvals have edged up) – underpinned by wider economic uncertainty with employment levels looking set to deteriorate further.

The implications for house building have been severe. Completions for 2009 look set to make around 75,000 – around half of even the 2008 level and less than a third of the 240,000 or so that Government figures have indicated are needed annually.

In essence the outlook remains clouded. A fairly flat, uncertain, inactive market looks more likely to continue through 2009 and 2010 than a quick return to a more buoyant position. Such forecasting is far from certain and can change quickly.

Principal Information Source: RICS Housing Market Forecast August 2009

Land Registry – House Price Index August 2009 (released 28 September 2009)

This stated:

'The data for August shows a fairly flat market with a monthly house price change of -0.1 per cent. The average property in England and Wales is now worth £155,968.

The annual rate of decline is continuing to slow with an annual movement of -9.4 per cent. This is up from a low of approximately -16 per cent experienced in February this year.

Property transactions averaged 41,911 sales per month in the months March to June 2009. In the same period a year earlier, the average was higher, at 60,997 sales per month'.

The index at this point shows in the **South East** prices increased by 0.3% for the month, decreased by 9.1% over the year (latest average price £194,206)

It shows that in the **East** there was again a similar picture, with prices increasing by 0.7% for the month, but having decreased by 8.0% over the year (latest average price £165,069).

In **Cambridgeshire** the monthly price change reported was 1.0%, bringing the yearly change to -11.6% and the average price to £166,863.

In **Suffolk** the monthly price change reported was 0.7%, bringing the yearly change to -13.6% and the average price to £144,212.

So, at this stage, modest price increases were seen to be making steady inroads in to the recent steep price declines.

Land Registry House Price Index August 2009

Housing Market Overview – Updated December 2009

Interest rates:

The Bank of England Base Rate remains at a historically low 0.5%. Despite this, finance for property (mortgages for purchase, and development finance) remains very constrained and is not generally available on favourable terms relative to this interest rates backdrop.

Mortgage approvals:

As at 19 November 2009, the Council of Mortgage Lender's mortgage 'Lending for house purchase and remortgage'¹ website page stated as a headline:

'Gross Mortgage Lending up 5% in October'

'October gross mortgage lending was an estimated £13.5 billion, a 5% rise from £12.9 billion in September but down 27% on £18.5 billion in October 2008, according to the Council of Mortgage Lenders. This is typical seasonal activity between September and October - the average monthly rise over the last decade has been 5%.

The annual comparison should start to improve a little in the coming months as underlying lending volumes dropped sharply in the latter part of 2008 and early 2009.

The October outcome is in line with our updated forecast for gross lending of around £141 billion for 2009 as a whole. We expect some seasonal slowdown over the remainder of this year.

There has been a significant change in the type of lending taking place from the start of the year. House purchase activity has picked up significantly. In contrast, remortgaging has dropped to decade-low levels as many borrowers have little incentive to refinance when they move onto low reversion rates, and others find themselves unable to do so due to equity constraints.

The coming months are likely to be dominated by seasonal factors rather than underlying change.'

Source: Council of Mortgage lenders website – 19 November 2009: www.cml.org.uk

The HCA's Monthly Housing Market Bulletin also provides a useful snapshot of information on the housing market and economy. It provides an outline of some of the information included here, together with summaries of other indicators and trends. It can be found at www.homesandcommunities.co.uk/public/documents/Monthly-Housing-Bulletin-Dec-2009.pdf

¹ <http://www.cml.org.uk/cml/media/press/2468>

Latest trends reported (update – latest data trends - in outline)

Land Registry - House Price Index October 2009 (released 27 November 2009)

England & Wales -	Monthly change 0.2%; annual change -1.5%; average price £167,318
East -	Monthly change 1.4%; annual change -0.2%; average price £317,601
South East -	Monthly change 1.3%; annual change -1.5%; average price £201,245
Cambridgeshire -	Monthly change 0.7%; annual change -5.4%; average price £170,081
Suffolk -	Monthly change 0.8%; annual change -7.2%; average price £147,967

'The Land Registry data for October shows a positive monthly house price change of 0.6 per cent, which is the fifth month in a row in which the movement has been above 0 per cent. The annual change now stands at -3.4 per cent. This is the sixth month in a row in which the fall in annual change has eased. The average house price in England and Wales is now £159,546. Sales volumes averaged 52,608 per month from May to August 2009. In comparison to this, during the same months last year, the figure stood at 56,107.'

Land Registry - House Price Index December 2009 (released 29 January 2010)

England & Wales -	Monthly change 0.1%; annual change 2.5%; average price £161,783
East -	Monthly change 0.0%; annual change 3.2%; average price £171,660
South East -	Monthly change 0.4%; annual change 5.6%; average price £204,275
Cambridgeshire -	Monthly change 0.0%; annual change -0.5%; average price £172,101
Suffolk -	Monthly change 0.9%; annual change -0.6%; average price £150,417

'December's data shows the first positive annual house price change since May 2008. The figure now stands at 2.5 per cent. The monthly change is 0.1 per cent, which is the eighth month in a row in which the monthly change has been above zero.....The number of sales per month has increased since last year, with an average of 58,000 transactions (per month) between July 2009 and October 2009, compared to an average of 46,655 in the same period a year before.'

It appeared that at this point house price trends in both the East and South East were approximately equivalent to or exceeding England and Wales trends, while those in Cambridgeshire and Suffolk still lagged behind to an extent; although Suffolk prices saw an increase in excess of this other context data over the latest available months reporting.

Land Registry - House Price Index January 2010 (released 26 February 2010)

England & Wales -	Monthly change 2.1%; annual change 5.2%; average price £165,088
East -	Monthly change 1.5%; annual change 5.8%; average price £173,486
South East -	Monthly change 2.5%; annual change 8.5%; average price £209,227
Cambridgeshire -	Monthly change 1.0%; annual change 1.9%; average price £174,530
Suffolk -	Monthly change -0.3%; annual change 0.4%; average price £150,048

'The January data shows an annual house price movement of 5.2 per cent, which is the second month in a row in which the figure has been positive. While not all regions are recovering at the same rate, it is clear that overall prices are increasing. Monthly house price change is also positive this month at 2.1 per cent.....Transaction volumes averaged 57,722 per month from August to

November 2009. In comparison to this, the figure was 42,523 during the same months the year before.'

Here we saw prices in the East on a similar trend to the England and Wales figures, South East figures a little ahead of those but again sub-regional prices trends which appear to be behind those at this point. Nevertheless, it appeared that at the very least local prices were stabilising at this point.

New Build property

The new build pricing information was collated through on the ground (local area visits) and desktop research. The local research involved travelling throughout the area to view new developments as far as those were seen and, where on-site selling was occurring, speaking to those sales agents wherever possible. Where this was not possible and we felt further information was needed, we contacted house builders' sales staff by telephone or email, or reviewed their websites further, to supplement the information gathered where necessary.

In addition to speaking to on-site sales agents, Adams Integra also requested opinions from estate agents with regard to the local market, together with any comments on new build schemes and sales values.

Information on new developments was also collected through desktop research using websites such as www.rightmove.co.uk, www.primelocation.com and www.smartnewhomes.com.

This review of new build pricing - of all advertised available properties at the time of the study research phase - enabled us to underpin our judgements on the various value levels (range of 'value points') to be assumed for the variety of dwelling types applied within our appraisal modelling.

New Build property marketed in St Edmundsbury – May 2009

Address	Description	Price	Size (m2)	Price per m2	Developer/ Agent	Incentives
Bury St Edmunds						
Flats						
Walpole House, Arc, Bury St Edmunds, Suffolk	2 bed flat	From £155,000			Savills New Homes	Available to Buy Off Plan
	2 bed flat	From £155,000				
	2 bed flat	From £155,000				
	1 bed flat	From £110,000				Available to Buy Off Plan
	1 bed flat	From £110,000				
	1 bed flat	From £110,000				
Laundry Lane, Bury St. Edmunds, IP33	2 bed apartment	£149,995			Land Charter Homes Plc	Part exchange available. Assisted Move available
	2 bed apartment	£149,995			Lacy Scott and Knight	
	1 bed apartment	£43,750 (Shared Ownership Price)			Howards Estate Agents	Shared Ownership
	1 bed apartment	£48,750 (Shared Ownership Price)				
	1 bed apartment	£48,750 (Shared Ownership Price)				
Hengham House, Arc, Bury St Edmunds, Suffolk	1 bed flat	From £145,000			Savills New Homes	
	1 bed flat	From £145,000				
	1 bed flat	From £145,000				
	1 bed flat	From £145,000				
	1 bed flat	From £145,000				
	1 bed flat	From £145,000				
Airfield Road, Bury St. Edmunds, IP32	2 bed apartment From	£129,995	47.3	£2,749	George Wimpey	
Forum Court, Station Hill, Bury St. Edmunds, IP32	2 bed apartment	£125,000			Flagship Homes	Shared Ownership. £500 legal fees, 5% Deposit paid on share purchased and £2,500 cashback towards service charge
	1 bed apartment	£102,500				
Houses						
Laundry Lane, Bury St Edmunds, Suffolk	4 bed town house	From £349,995			Lacy Scott and Knight	

	4 bed town house From	£339,995	150.8	£2,255		
	3 bed town house From	£319,995	132.8	£2,409		
	3 bed town house	POA				
	3 bed town house From	£315,995	142.1	£2,223		
	3 bed town house	From £275,000				
	3 bed town house	From £249,995				
	1 coach bed house	From £199,995				
	4 bed end terrace	POA				
	3 bed terrace From	£274,995	115.2	£2,388	Land Charter Homes Plc	Part exchange available. Assisted Move available
	3 bed town house	From £315,995			Lacy Scott and Knight	
	3 bed town house	From £275,995				
Bury St Edmunds	3 bed town house	POA			Sworders	
Eastgate Street, Bury St. Edmunds	3 bed town house	Guide Price £195,000			William H. Brown	£1000 cashback
Bury St Edmunds	4 bed detached	POA			Sworders	
Sicklesmere Road, Bury St. Edmunds	5 bed detached	£395,000			Connells	
	4 bed detached	£365,000				
Providence Place, Northgate Avenue, Bury St Edmunds, Suffolk	4 bed town house	From £335,000			Lacy Scott and Knight	
	4 bed town house	From £325,000				
	4 bed town house	From £320,000				
	4 bed semi detached	From £275,000				
	4 bed semi detached	From £255,000				
Airfield Road, Bury St. Edmunds, IP32	4 bed detached	From £309,995			George Wimpey	
	3 bed detached From	£219,995	80.0	£2,749.94		
	3 bed terrace	From £197,995				
	3 bed terrace From	£184,995	71.2	£2,598.24		
	3 bed terrace From	£174,995	73.6	£2,377.33		
Queensbury Court, Queens Road, Bury St Edmunds	3 bed town house	POA			Sworders	
	3 bed town house	POA				
Haverhill						
Flats						
Haverhill, Suffolk	1 bed flat	£119,995			Abbots	Part exchange considered
Haverhill, Suffolk, CB9	1 bed flat	From £114,995			Land & New Homes	Developer guaranteed buy back scheme available
Anglian Place, Burton End, Haverhill, CB9	2 bed apartment	£100,000	55.3	£1,809	Flagship Homes	Shared Ownership

Barnaby Way, Haverhill, Haverhill, Suffolk, CB9 0LJ	2 bed flat	From £99,995			Cheffins Residential	
Houses						
Haverhill, Suffolk	4 bed detached	£249,950			Abbotts	
	4 bed detached	£239,950				
	4 bed detached	£239,950				
	4 bed detached	£225,000				
Barnaby Way, Haverhill, Haverhill, Suffolk, CB9 0LJ	4 bed detached (Guide Price)	£226,995	112.6	£2,016	Cheffins Residential	
	3 bed semi detached	Guide Price £139,995				
	1 bed semi detached (Offers in Region of)	£119,995	50.9	£2,359		
Apple Acre Road, Haverhill, Suffolk, CB9	4 bed terrace	£199,950			Land & New Homes	Part exchange considered. Developer guaranteed buy back scheme available
	4 bed end terrace	£194,950				
	4 bed end terrace	£186,950				
	3 bed terrace	From £159,950				
Haverhill, Suffolk	4 bed terrace	£186,950			Abbotts	Part exchange considered. Developer guaranteed buy back scheme available
	4 bed end terrace	£186,950				
	3 bed terrace	£159,950				
Mount Terrace, Haverhill, Suffolk, CB9	2 bed terrace	From £143,500			Land & New Homes	
Barnham						
Houses						
Ellington Road, Barnham	3 bed detached	£159,950			William H Brown	
Barrow						
Houses						
Barrow, Bury St Edmunds, Suffolk	4 bed detached	POA			Sworders	
Fornham All Saints						
Houses						
Tut Hill, Fornham All Saints, IP28	3 bed detached	Guide Price £250,000			Robinsons Portfolio	
Great Barton						
Houses						
Livermere Road, Great Barton	3 bed detached	£235,000			Haart	
	3 bed detached	£235,000				
Hepworth						
Houses						
Hepworth, Diss, Suffolk, IP22	3 bed detached	£275,000			Land & New Homes	

Hopton						
Houses						
Oakwood House, Hopton	5 bed detached	£445,000	182.7	£2,436	Musker McIntyre	
Poslingford						
Houses						
Poslingford, Suffolk, CO10	3 bed detached	£275,000			By Choice	
Risby						
Houses						
St Giles View, Risby, Suffolk	5 bed detached	From £345,000			Lacy Scott and Knight	
Stansfield						
Houses						
Plough Hill, Stansfield, CO10	4 bed detached	£225,000			Sworders	

New Build property marketed in Fenland – May 2009

Address	Description	Price	Size (m2)	Price per m2	Developer/ Agent	Incentives
March						
Flats						
Peyton Avenue, March	1 bed flat	£74,995			William H. Brown	
Houses						
Stonecross Way, March	4 bed detached	£295,000			William H. Brown	
	4 bed detached	£295,000				
	4 bed detached	£295,000				
Phillips Chase, March, Cambridgeshire	4 bed detached (from)	£225,000	123.00	£1,829	Harrison Murray	
Creek Road, March, PE15	3 bed semi detached (from)	£185,000	86.00	£2,151	Ellis Winters Estate Agents	
	3 bed semi detached	£150,000	57.00	£2,632	William H. Brown	
Elliott Road, March	4 bed detached	£175,000	98.00	£1,786	William H. Brown	
	3 bed semi detached	£122,000				
	2 bed semi detached	£109,995	53.00	£2,075		
Southwell Close, March	4 bed detached	£142,500			William H. Brown	Shared Ownership
	3 bed semi detached	£50,820 (Shared Ownership Price)	62.00			
	3 bed semi detached	£49,770 (Shared Ownership Price)	62.00			
County Road, March, PE15	4 bed detached	£139,125			Home - SmartLIFE	Shared Ownership
	3 bed semi detached	£127,050				
	3 bed semi detached	£124,425				
	3 bed terrace	£118,125				
	2 bed terrace	£104,475				
	2 bed semi detached	£99,225				
	2 bed end terrace	£99,225				
All Saints Close, March, PE15	3 bed detached (from)	£130,000			Home	
	3 bed semi detached	£130,000			William H. Brown	
	3 bed semi detached	£130,000	68.00	£1,912		
	3 bed house	£124,950			Home	
	3 bed terrace	£119,000			William H. Brown	
	2 bed semi detached	£117,000				
	2 bed semi detached	£99,999				
	3 bed semi detached	£53,550 (Shared Ownership Price)	64.00			

Station Road, March	3 bed end terrace	£57,500 (Shared Ownership Price)	64.00		William H. Brown	Shared Ownership
Norwood Road, March	2 bed semi detached	£39,690 (Shared Ownership Price)	53.00		William H. Brown	Shared Ownership
	2 bed semi detached	£37,800 (Shared Ownership Price)	53.00			
Whittlesey						
Flats						
Finkle Court, Whittlesey	2 bed flat	£104,950	46.00	£2,282	Sharman Quinney	
Station Road, Whittlesey	1 bed flat	£94,998			Sharman Quinney	
	1 bed flat	£87,000				
Houses						
Bowker Way, Whittlesey, PE7	4 bed detached	£229,995	110.0	£2,091	Grays	
	4 bed detached	£225,995	110.0	£2,055		
	4 bed detached	£209,995	113.0	£1,858		
	4 bed detached	£199,995	110.0	£1,818		
	4 bed end terrace	£179,995	113.0	£1,593		
	3 bed end terrace	£155,995	93.0	£1,677		
	3 bed end terrace	£154,995	94.0	£1,649		
	3 bed end terrace	£154,995				
Gale Gardens, Whittlesey	4 bed town house	£159,000	68.0	£2,338	Sharman Quinney	
	4 bed terrace	£159,000			Grays	Incentives available. Buy property for half price
	3 bed town house	£145,000	65.0	£2,231	Sharman Quinney	
Gilbert Close, Whittlesey, PE7	3 bed semi detached (Guide Price)	£135,000	53.0	£2,547	Malcolm James & Partners	
Finkle Lane, Whittlesey	2 bed semi detached	£134,950	45.0	£2,999	Sharman Quinney	
	2 bed semi detached	£110,000			Circle Anglia	Shared Ownership
Chestnut Crescent, Whittlesey, PE7	2 bed semi detached (offers in excess of)	£116,500	48.0	£2,427	Malcolm James & Partners	Stamp duty incentive
Chatteris						
Houses						
London Road, Chatteris, PE16	2 bed coach house (from)	£129,995	58.7	£2,215	Persimmon Homes	Shared Equity Scheme
	5 bed detached (from)	£274,995	148.4	£1,853		
	4 bed detached (from)	£239,995	138.1	£1,738		
	3 bed terrace (from)	£159,995	75.0	£2,132		
	3 bed terrace (from)	£149,995				

	3 bed terrace (from)	£149,995				
	1 bed house	From £109,995				
	2 bed end terrace	£112,950	71.0	£1,591	Circle Anglia	Shared Ownership
	2 bed terrace	£109,950	71.0	£1,549		
Fairbairn Way, Chatteris	4 bed detached	£214,995			Harrison Murray	
	3 bed terrace	£149,995	59.50	£2,521		
	3 bed terrace	£41,700 (Shared Ownership Price)			Ellis Winters Estate Agents	
West Park Street, Chatteris	4 bed detached	£214,950	103.00	£2,087	Sharman Quinney	
	4 bed detached	£204,950	117.00	£1,752		
Wenny Road, Chatteris	3 bed semi detached	£130,000			Ellis Winters Estate Agents	
Bridge Street, Chatteris	3 bed terrace	£129,995	72.00	£1,805	Ellis Winters Estate Agents	
	3 bed terrace	£118,000			Harrison Murray	
Beaufort Drive, Chatteris	3 bed detached	£128,000	66.00	£1,939	Ellis Winters Estate Agents	
	3 bed end terrace	£127,500	65.00	£1,962		
Doddington						
Houses						
Primrose Hill, Doddington	4 bed detached	£235,000			Sharman Quinney	
	3 bed chalet	£215,000				
	3 bed chalet	£199,995				
	3 bed chalet	£199,995				
8 Cooks Green, Doddington	3 bed detached	£187,750			Sharman Quinney	
Manea						
Houses						
Manea, March	4 bed detached	£259,995			Bennett Sanders	
School Lane, Manea, March	4 bed detached	£210,000			William H. Brown	
Bedford View, Manea	3 bed semi detached	£110,000			Sharman Quinney	Shared Ownership
	3 bed semi detached	£110,000				
Elm						
Houses						
Abington Grove, Elm, Wisbech	3 bed detached	Offers in Excess of £138,995			William H. Brown	£1000 cashback
Wisbech St Mary						
Houses						
Sayers Crescent, Wisbech St. Mary, PE13	4 bed detached	£195,000	157.6	£1,237	Elkdeer Estate Agents	
	3 bed detached	POA				
	4 bed semi detached	£159,995				
	3 bed semi detached	£145,000	101.9	£1,423		
	3 bed semi detached	£145,000	101.9	£1,423		

	2 bed semi detached	POA				
	2 bed semi detached	£112,500				
	4 x 2 bed semi detached	£115,000			William H. Brown	
Station Road, Wisbech St. Mary	2 bed end terrace	£110,000			William H. Brown	
	2 bed end terrace	£110,000				
	2 bed mid terrace	£105,000				
	2 bed end terrace	£99,995				
	2 bed end terrace	£99,995				
	2 bed mid terrace	£99,950				
Coates						
Houses						
Church Gardens, Coates Road	3 bed detached	£150,000			Sharman Quinney	
Benwick						
Flats						
Doddington Road, Benwick, Cambridgeshire	2 bed flat	£84,995			Harrison Murray	
	1 bed apartment	From £67,995			Bryant Homes	
	1 bed flat	Offers in Region of £62,000			Harrison Murray	
Houses						
Whittlesey Road, Benwick, Near March	4 bed detached	£295,000			Northwood	
High Street, Benwick, March	3 bed detached	£159,995			William H. Brown	
	3 bed detached	£159,995				
	3 bed detached	£159,995				
	3 bed detached	£159,995				
	3 bed detached	£159,995				
	3 bed detached	£159,995				
	3 bed detached	From £149,995				£1000 cashback
Murrow						
Houses						
Front Road, Murrow	4 bed detached	Offers in Excess of £205,000			John Jordan Estate Agents	
Gorefield						
Houses						
Highfields, Gorefield, Wisbech, Cambridgeshire, PE13 4LX	5 bed detached	From £219,995			C. Carters Estate Agents	
	4 bed detached	From £199,995				
	3 bed detached	From £159,995				
	3 bed semi detached	From £144,995				
Oxford Drive, Gorefield, Wisbech,	4 bed detached	£204,995			Homesabout Estate Agents	

PE13	3 bed detached	£140,000			Circle Anglia	Shared Ownership. Free White Goods & Legal fee's Paid. 3 months free rent.
	3 bed detached	£140,000				
High Road, Gorefield, Wisbech	4 bed detached	£199,995			William H. Brown	
Eastrea						
Houses						
Springfields, Eastrea, Whittlesey	2 bed mid terrace cottage	£131,950	56.1	£2,352	Dunham Property Agents	
	2 bed mid terrace cottage	£131,950				
Guyhirn						
Houses						
High Road, Guyhirn, Wisbech	4 bed detached	£205,000			William H. Brown	£1000 cashback
	4 bed detached	Guide Price £197,500			Malcolm James & Partners	
Homelands, Guyhirn	3 bed semi detached	£165,000			Spicer McColl	
	3 bed detached	£160,000				
	2 bed terrace	£125,000				
	2 bed terrace	£125,000				
	2 bed end terrace	£115,000				
	2 bed end terrace	£115,000				
Christchurch						
Houses						
Green Lane, Christchurch, Wisbech	4 bed detached	Offers in Excess of £200,000			William H. Brown	Stamp duty paid
Turves						
Houses						
Red Barn, Turves, Nr Whittlesey, Cambridgeshire	3 bed detached	£179,995			City & County (UK) Ltd	

New Build property marketed in East Cambridgeshire – May 2009

Address	Description	Price	Size (m2)	Price per m2	Developer/ Agent	Incentives
Bottisham						
Flats						
Tunbridge Lane, Bottisham, CB25	2 bedroom maisonette	£239,995			Land Charter Homes	Part exchange available. Assisted move available.
Houses						
Tunbridge Lane, Bottisham, CB25	5 bed detached	POA			Land Charter Homes	Part exchange available. Assisted move available.
	5 bed detached	POA				
	5 bed detached	POA				
	5 bed detached	POA				
	4 bed detached	POA				
	4 bed detached	POA				
	4 bed detached	POA				
	4 bed detached	£379,995	120.6	£3,151		
	3 bed terrace	From £299,995				
Ancient Key, Bottisham, Cambridge	3 bed terrace (Guide Price)	£369,995	127.1	£2,911	Bidwells	
	3 bed end terrace (Guide Price)	£369,995	127.1	£2,911		
	3 bed terrace (Guide Price)	£359,995	127.1	£2,833		
	3 bed terrace (Guide Price)	£314,995	127.1	£2,479		
	3 bed terrace (Guide Price)	£299,995	127.1	£2,360		
Burwell						
Houses						
Ness Road, Burwell	4 bed detached	£325,000	174.0	£1,868	Bidwells	
	4 bed detached (Guide Price)	£310,000	174.0	£1,782		
	4 bed bungalow	Guide Price £295,000				
Ravenward Drive, Burwell	4 bed detached	Guide Price £275,000			Chapman Lorimer Oakes	
Ely						
Flats						
Morley Drive, Ely, CB6	2 bed apartment	£114,950			Circle Anglia	Shared Ownership
Merivale Way, Ely, CB7	2 bed flat	£56,800 (shared ownership price)	66.5		Pocock & Shaw	Shared Ownership
Longchamp Drive, Ely, Cambridgeshire	1 bed apartment	Price in the region of £201,995			Barratt Homes	
	2 bed flat	Price in the region of £177,760				

	1/2 bed apartment	Price in the region of £139,330				
	1/2 bed apartment	Price in the region of £141,350				
	1/2 bed apartment	Price in the region of £139,950				
	2 bed apartment	Price in the region of £151,500				
	2 bed apartment	Price in the region of £149,995				
	1/2 bed apartment	Price in the region of £139,950				
	2 bed apartment	Price in the region of £177,760				
	2 bed apartment	Price in the region of £178,750				
Houses						
Barton Road, Ely, Cambridge, Cambridgeshire	4 bed house (from)	£595,000	226.0	£2,633	Savills New Homes	
	4 bed house (from)	£595,000	228.0	£2,610		
Lynn Road, Ely	4 bed end terrace town house	£289,950			David Clark & Company	
	4 bed mid terrace town house	£275,000				
	4 bed end terrace town house	£265,000				
	4 bed mid terrace town house	£265,000				
	3 bed end terrace town house	£245,000				
	3 bed house	£245,000				
	3 bed end terrace	£237,500				
Allen Road, Ely, CB7	3 bed town house	£75,200 (shared ownership price)	105.3		Pocock & Shaw	Shared Ownership
Longchamp Drive, Ely, Cambridgeshire	4 bed town house	Price in the region of £236,290			Barratt Homes	
	4 bed town house	Price in the region of £225,250				
	4 bed terrace	Price in the region of £207,720				
	2 bed terrace	Price in the region of £165,200				
	2 bed terrace	Price in the region of £184,500				

	3 bed terrace	Price in the region of £217,150				
	3 x 3 bed terrace	Price in the region of £212,000				
	3 bed terrace	Price in the region of £217,150				
	4 bed house	Price in the region of £195,000				
	2 bed house	Price in the region of £174,999				
	4 bed town house	Price in the region of £225,250				
	2 x 4 bed house	Price in the region of £201,995				
	2 bed terrace	Price in the region of £186,350				
	2 bed house	Price in the region of £159,000				
	2 bed house	Price in the region of £173,250				
	4 bed house	Price in the region of £278,700				
Haddenham						
Houses						
Hop Row, Haddenham, Cambridge	5 bed detached	£399,950			David Clark & Company	Financial incentives available
	4 bed detached	£350,000				
	3 bed terrace	£192,500				
	3 bed terrace	£189,950				
	3 bed terrace	£189,950				
Highfield Gate, Haddenham, Ely, Cambridgeshire	5 bed detached	£349,995	163.3	£2,143	Bidwells	
	4 bed detached	£314,995	113.8	£2,768		
	3 bed detached	£244,995	83.3	£2,942		
	3 bed semi detached	£244,995				
	3 bed semi detached	£234,995	83.3	£2,822		
	2 bed terrace	£169,995	68.6	£2,480		
	2 bed terrace	£144,495				Head start scheme - purchase for 85% of purchase price
Littleport						
Flats						
Parsons Lane, Littleport, CB6	2 bed apartment	£112,950	44.4	£2,544	Circle Anglia	Shared Ownership
	2 bed apartment	£109,950	45.6	£2,413		

Houses						
Parsons Lane, Littleport, CB6	2 bed coach house	£139,995	53.6	£2,612	Persimmon Homes	Purchase from £97,997
	4 bed detached	From £234,995				Homebuy Direct
	4 bed detached	£234,995	137.2	£1,713		
	4 bed detached	From £209,995				
	4 bed detached	From £209,995				
	4 bed terrace	From £184,995				
	3 bed semi detached	From £174,995				
	2 bed terrace	£134,995	55.9	£2,414	Russells	
	2 x 4 bed end terrace	From £129,500 (shared ownership price)	118.3			
	2 bed coach house	From £98,000 (shared ownership price)				
2 x 2 bed terrace	From £94,500 (shared ownership price)					
River Bank, Littleport, Ely, Cambs	5 bed detached	£525,000	214.4	£2,449	Tucker Gardner	
Ely Road, Littleport, Ely, Cambridgeshire, CB6 1HL	4 bed detached	From £335,000			Russells	
	4 bed detached	From £315,000				
Highfields, Littleport, CB6 1GE	5 bed detached	From £259,995			Russells	
	4 bed detached	From £235,995				
	4 bed detached	From £229,995				
	4 bed terrace	From £185,000				
	3 bed house	From £149,995				
	3 bed terrace	From £149,995				
Lynn Road, Littleport, CB6	4 bed detached	Offers in Region of £250,000			Pocock & Shaw	
	4 bed detached	Offers in Region of £210,000				
The Brambles, Littleport, CB6	4 bed semi detached	£230,000			Pocock & Shaw	
Tilling Way, Littleport, Nr Ely, Cambs	4 bed detached	£229,995			Tucker Gardner	
	4 bed end terrace	£219,995				

Soham						
Flats						
Clay Street, Soham, CB7	2 bed apartment					Assistance in selling existing home. Pay estate agents, legal fees (up until £1,000) and Stamp Duty. Available on selected plots.
Houses						
Townsend, Soham, Cambridgeshire	3 bed mid terrace (Guide Price)	£189,995	106.4	£1,786	Bidwells	
	2 bed mid terrace (Guide Price)	£139,995	61.3	£2,283		
	2 bed coach house (Guide Price)	£129,995	71.5	£1,817		
	3 bed town house (Guide Price)	£219,995	134.7	£1,633		
	4 bed terrace (Guide Price)	£214,995	128.2	£1,677		
	3 bed detached (Guide Price)	£184,995	97.6	£1,896		
	3 bed end terrace (Guide Price)	£149,995				
	3 bed semi detached (Guide Price)	£149,995				
Clay Street, Soham, CB7	4 bed town house	From £174,995			George Wimpey	Assistance in selling existing home. Pay estate agents, legal fees (up until £1,000) and Stamp Duty. Available on selected plots.
	4 bed detached	POA				
	4 bed town house	From £174,995				
	3 bed terrace	From £159,995				
	3 bed semi detached	From £154,995				
	3 bed terrace	From £159,995				
	3 bed semi detached	From £154,995				
Soham, Ely, Cambridgeshire, CB75FH	6 bed detached	From £299,950			Cheffins Residential	Assisted Move Scheme. Part exchange available
	5 bed detached	From £272,950				£20,000 Discount. Assisted Move Scheme. Part exchange available
	5 bed detached	From £269,950				
Saxon Place, Cloverfield Drive, Soham, CB7	4 bed detached From	£252,950	176.5	£1,434	Persimmon Homes	Part exchange considered. Mortgage Subsidy up to the first 2 years of occupation. Fees Paid Schemes and Flooring
Paddock Street, Soham	4 bed detached	From £245,000			Chapman Lorimer Oakes	
	4 bed detached	From £235,000				
	4 bed detached	From £229,500				

12 Cornwell Close, Soham	2 bed terrace	£66,500 (Shared Ownership Price)			Pocock & Shaw	Shared Ownership
Witchford						
Houses						
Main Street, Witchford, Ely	4 bed detached	£339,000			William H. Brown	Valueshare Available. £1000 cashback
	4 bed detached	Offers in Region of £249,995				
Merlins Yard, Witchford, Cambs, CB6 2HT	4 bed detached	From £284,950			Russells	

Additional information provided by East Cambridgeshire Council through its Monitoring and Housing Market Partnership ('HMP') activities

At the time of compiling this the latest HMA Housing Bulletin set up to monitor its findings notes in ECDC that:

- Average house prices at June 09 now at £204,000 a fall of £23,000 from their peak.
- Volume of sales down 49% from their peak.
- Average time taken to sell has improved from 11.6 weeks since June 2008 to 8.5 weeks.
- % of asking price achieved has risen by 7% to 94% since June 2008.
- Average house price ratio to income now 5.7:1.

The above suggests that the housing market is showing some signs of recovery after sharp falls in the height of the recession.

The HMP was set up in order to inform the SHLAA (Strategic Housing Land Availability Assessment).

HMP quotes on the local market:

- *"A report commissioned for the East of England Development Agency is very upbeat about the future of the Cambridge economy in general and especially that in East Cambs".*
- *"At the moment the Cambridge sub area economy has been largely unaffected by the recession but much depends on the presence of the public sector".*
- *"The integration of policies e.g. housing and commercial will be important and the Core Strategy with its suit of integrated policies will help in this respect".*
- *"The local economy in the district has held up well. The recession seems to have affected particular sectors with the housing market and house building affected especially in the north of the district although Ely and the South of the district have fared rather better".*
- *"In Littleport the commercial sector has fared better than the domestic housing sector with some significant interest in retail and processing sectors".*

- *“Still a need for affordable housing in East Cambs. In fact the need for affordable housing exceeds the overall housing requirement in RSS”.*
- *“Currently no market for shared ownership schemes”.*
- *“Affordable housing requirement may impact on developments.”*
- *“Ely market has stayed fairly well being a strong independent market, while Soham and Littleport are their own beasts!”*
- *“Difficulties with getting mortgages. Lenders are requiring significant deposits.”*
- *“Very difficult to predict when we are coming out of recession.”*
- *“Concern over public perception that the recession will be over by this year.”*

New Build property marketed in Forest Heath – May 2009

Address	Description	Price	Size (m2)	Price per m2	Developer/ Agent	Incentives
Newmarket						
Flats						
52 Meadow Lane, Newmarket	2 bedroom maisonette	From £64,975 (Shared Ownership Price)			Pocock & Shaw	Shared Ownership
Houses						
Duchess Park, Newmarket	5 bed house (Guide Price)	£749,995			Bidwells	
	5 bed house (Guide Price)	£634,995	259.4	£2,448		
	5 bed house (Guide Price)	£619,995	203.1	£3,052		
	5 bed house (Guide Price)	£599,995				
	5 bed house (Guide Price)	£599,995				
	4 bed detached (Guide Price)	£499,995				
Crockfords Road, Newmarket, CB8	4 bed detached				Jackson-Stops & Staff	
Howard De Walden Way, Newmarket, CB8	3 bed end terrace	£155,000			Flagship Homes	Shared Ownership
	3 bed terrace	£150,000				
	2 bed end terrace	£135,000				
	2 bed terrace	£130,000				
Englhard Road and Beavorbrook Road, Off George Lambertton Close, Newmarket, Suffolk	2 bed houses	£130,000 - £135,000			Flagship Homes	Shared Ownership
	3 bed houses	£150,000 - £155,000				
Mildenhall						
Flats						
Parkers Mill, Mildenhall	2 bed flat (Guide Price)	£199,950	129.0	£1,550	Chapman Lorimer Oakes	
	3 bed flat	Guide Price £135,000				
	2 bed flat	Guide Price £125,000				
	2 bed flat	Guide Price £125,000				
	2 bed flat	Guide Price £125,000				
	2 bed flat	Guide Price £125,000				
	2 bed flat	Guide Price £117,500				

	2 bed flat	Guide Price £117,500				
	1 bed flat	Guide Price £115,000				
	2 bed flat	£113,000			Circle Anglia	Shared Ownership
	1 bed flat	£109,500			Balmforth	
	1 bed flat	From £99,950			Chapman Lorimer Oakes	
	2 bed flat	£113,000			Circle Anglia	Shared Ownership
The Retreat, Worlington Road, Mildenhall, IP28	2 bed flat	Guide Price £126,995			Chapman Lorimer Oakes	
	2 bed flat	Guide Price £126,995				
	2 bed flat	Guide Price £125,995				
	2 bed flat	Guide Price £125,995				
	2 bed flat	Guide Price £124,995				
	2 bed flat	Guide Price £124,995				
College Heath Road, Mildenhall, IP28	2 bed apartment	£90,000			Circle Anglia	Shared Ownership
	1 bed apartment	£80,000				
Houses						
Worlington Road, Mildenhall, IP28	5 bed detached	£339,995	179.3	£1,896	Bellway	
	5 bed semi detached	£309,995	159.3	£1,946		
	4 bed semi detached	£274,995	136.5	£2,015		
	5 bed detached (from)	£329,995			Balmforth	
	4 bed semi detached (Guide Price)	£309,995	136.5	£2,271	Chapman Lorimer Oakes	
	3 bed terrace (Guide Price)	£184,995	79.0	£2,343		
	3 bed terrace (Guide Price)	£179,995	79.0	£2,279		
	3 bed terrace (from)	£174,995	79.0	£2,216	Bellway	Own 100% of the property for 85% of the price
	3 bed terrace	From £148,746				
Queensway, Mildenhall	4 bed semi detached	£249,995	117.8	£2,122	Balmforth	
	4 bed semi detached	£249,995	117.8	£2,122		
	4 bed detached	£249,995				
	4 bed detached	£249,995				
	3 bed semi detached	£175,000	69.3	£2,525		
	3 bed semi detached	£175,000	69.3	£2,525		
	3 bed semi detached	£175,000	69.3	£2,525		
	3 bed semi	£175,000	69.3	£2,525		

	detached					
	2 bed end terrace	£139,000	58.3	£2,384		
	2 bed end terrace	£137,500	58.3	£2,358		
	2 bed terrace	£135,000	58.3	£2,316		
	2 bed semi detached	£135,000				
Havilland Wood, Mildenhall, Bury St. Edmunds	4 bed link detached	£189,995			William H. Brown	
	4 bed end terrace	£179,995				
	4 bed end terrace	£159,995				
	4 bed end terrace	£159,995				
	4 bed mid terrace	£154,995				
	3 bed semi detached	£147,995				
	3 bed end terrace	£144,995				
	3 bed end terrace	£139,995				
	3 bed mid terrace	£129,995				
Parkers Mill, Mildenhall	2 bed terrace	Guide Price £139,950			Chapman Lorimer Oakes	
Mill Park Gardens, Mildenhall	2 bed terrace	£139,950			Balmforth	
Fir Tree Court, Mildenhall	3 bed terrace	£115,000	80.7	£1,425	Balmforth	Shared Ownership
Brandon						
Houses						
Edmund Road, Brandon	4 bed detached	£209,950	139.6	£1,504	Chilterns	
The Sandgalls, Brandon, IP27	3 bed end terrace	£127,000			Flagship Homes	Shared Ownership. £500 paid towards legal fees. Carpets Included
	2 bed end terrace	£108,000				
	2 bed terrace	£103,000				
Red Lodge						
Flats						
Kings Warren, Red Lodge, Suffolk	2 bed flat (from)	£132,500	61.5	£2,154	Savills New Homes	
	2 bed flat	£119,950				
Thyme Close, Red Lodge, Suffolk	1 bed flat	From £122,500			Savills New Homes	
Turnpike Road, Red Lodge, IP28	2 bed maisonette	From £97,995			George Wimpey	HomeBuy Direct. First Time Buyers - Move in for £99. Deposit Match - Developer doubles deposit by up to 10% of the purchase price. Easymover - Developer sells existing property and pays move in costs. 5% Deposit Paid, Carpets and assistance with Solicitors & Mortgage Fees on selected plots.
Houses						
Turnpike Road, Red Lodge, IP28	3 bed town house	From £179,995			George Wimpey	HomeBuy Direct. First Time Buyers - Move in for £99. Deposit Match - Developer doubles deposit by up to 10% of the purchase price. Easymover -
	4 bed detached	From £269,995				

	4 bed detached	From £249,995				Developer sells existing property and pays move in costs. 5% Deposit Paid, Carpets and assistance with Solicitors & Mortgage Fees on selected plots.
	3 bed town house	From £179,995				
	3 bed end terrace	From £158,995				
Kings Warren, Red Lodge, Suffolk, IP28 8GA	5 bed detached	£339,950	211.6	£1,606	Bovis Homes	
	5 bed detached	£299,950	145.4	£2,064		
	4 bed detached (from)	£257,500	130.4	£1,975	Savills New Homes	
	4 bed semi detached (from)	£210,000	104.0	£2,019		
	4 bed detached	£286,500	163.4	£1,753	Crest Nicholson	HomeBuy Direct available
	4 bed terrace (from)	£197,500	97.6	£2,024	Savills New Homes	
	3 bed detached (from)	£195,000	81.6	£2,390		
	3 bed cottage	From £183,000			Crest Nicholson	HomeBuy Direct available
	4 bed detached	£257,500				
	4 bed semi detached	£210,000				
	4 bed semi detached	£197,500				
	3 bed semi detached	£195,000				
	3 bed cottage	£195,000				
	2 bed terrace	£132,500	61.5	£2,154		
	2 bed terrace	£124,950			Bovis Homes	
Acorn Way, Kings Warren, Red Lodge, Bury St. Edmunds, Suffolk	3 bed semi detached	£145,500			Flagship Homes	Shared Ownership
Red Lodge, Suffolk	4 bed detached	£308,995			Morris Armitage	
	2 bed semi detached	£142,995			Bloor Homes	
	2 bed semi detached	£139,995				
Hawthorn Close, Red Lodge, IP28	4 bed town house	£249,995			Site Sales	Shared Equity Scheme
	3 bed town house	£204,995				
	3 bed mid terrace	£197,000				
	3 bed terrace	£189,995				
	3 bed town house	£186,995				
	4 bed link detached	From £174,997				HomeBuy Direct Available
	3 bed end terrace	£169,995				
	3 bed town house	From £143,497				HomeBuy Direct Available
	3 bed terrace	£132,996				
	3 bed town house	From £130,897				
Juniper Road, Red Lodge, IP28	3 bed house	£180,000			Sanctuary Group	Shared Ownership
Harebell Road, Red Lodge, IP28 8TY	3 bed end terrace	£145,500			Flagship Homes	Shared Ownership. £500 paid towards legal fees. Carpets Included on
	3 bed terrace	£140,500				
	3 bed end terrace	£131,000				

	2 bed end terrace	£130,500				selected properties
	2 bed terrace	£125,500				
Lakenheath						
Houses						
School Close, Lakenheath	3 bed semi detached	£215,000			Balmforth	
	3 bed semi detached	£180,000				
	3 bed semi detached	£180,000				
High Street, Lakenheath	3 bed terrace	£210,000	99.8	£2,104	Chilterns	
	2 bed terrace barn conversion	£149,950	71.8	£2,088		
	2 bed terrace barn conversion	£147,500	64.2	£2,298		
	2 bed terrace barn conversion	£147,500	57.8	£2,552		
	2 bed terrace barn conversion	£147,500	64.2	£2,298		
Beck Row						
Flats						
The Street, Beck Row, IP28	2 bed apartment	From £104,995			George Wimpey	First Time Buyers - Move in for £99. Deposit Match - Developer could double deposit by up to 10% of the purchase price. Easymover - Developer sell existing property and pay for move. 5% Deposit Paid, Carpets and assistance with Solicitors & Mortgage Fees on selected plots. 1/2 Mortgage paid for 2 years.
	2 bed apartment	From £84,995				
	2 bed flat	From £94,995			Land & New Homes	
Houses						
The Street, Beck Row, IP28	4 bed detached	From £229,995			George Wimpey	First Time Buyers - Move in for £99. Deposit Match - Developer could double deposit by up to 10% of the purchase price. Easymover - Developer sell existing property and pay for move. 5% Deposit Paid, Carpets and assistance with Solicitors & Mortgage Fees on selected plots. 1/2 Mortgage paid for 2 years.
	4 bed detached	From £219,995				
Exning						
Houses						
Iceni Way, Exning, Suffolk	4 bed detached (from)	£360,000	132.0	£2,727	Savills New Homes	

	4 bed detached (from)	£355,000	131.0	£2,710		
Kentford						
Houses						
Kentford, Nr. Newmarket, Suffolk	3 bed terrace	Guide Price £211,500			Abbotts	
	3 bed terrace	Guide Price £207,995				
	3 bed terrace	Guide Price £199,995				
	2 bed end terrace	From £169,995			Land & New Homes	
West Row						
Houses						
Ferry Lane, West Row	4 bed detached	£400,000			Balmforth	
Worlington						
Houses						
Elevenways, Worlington	5 bed detached	Offers in Region of £655,000			Balmforth	
	5 bed detached	Offers in Region of £640,000				
	5 bed detached	Offers in Region of £635,000				
	5 bed detached	Offers in Region of £575,000				
Chestnut Court, Worlington	4 bed detached	£445,000			Balmforth	
	4 bed detached	£435,000				
	4 bed detached	£395,000				
	3 bed semi detached	£249,995	103.1	£2,425		
	3 bed semi detached	£245,000	103.1	£2,376		

Further local research – Agents' and developers' sales office comments

Background – notes from a series of telephone conversations with Estate Agents 17, 22, and 24 June 2009.

St Edmundsbury:

Bury St Edmunds & Haverhill

Savills:

Deal with larger second hand homes generally but 1 town centre new build of 62 studio and 1 and 2 bed flats over commercial. High profile.

Studio - 400 sq ft, £90K

1 bed - 600 sq ft, £145k

2 bed - 700 sq ft, £165k

Not a great deal of info but very helpful in terms of the one new build site they have on their books

Lacy Scott & Knight:

Very little new build land available. 2 schemes on their books.

Abbotts Gate: 39 homes in total in phased development.

Phase details given for 10 homes - mix of 2 bed flats 2, 3 and 4 bed houses – prices only available for those not reserved – no sizing at the moment.

2 bed maisonette £200k

3 bed houses £276k-£316k

4 bed house £340k

Providence Place believe this is part of a bigger development but only been given the details for 5 plots 4 bed townhouse and semis

4 bed houses £255k-£320k

Abbotts:

Market is good. Difficulty with funding being withdrawn and problems with getting mortgages. All sorts of offers out there: stamp duty being paid, carpets included, etc. Mainly houses being built flats are difficult to sell as there is a glut. They have seen an increase in the offer prices being made but still below asking price but not such a drastic difference e.g. property at £220K offers coming in about £205k/£207k, previously offering below £200k.

In Haverhill they are selling on a shared equity basis – 80/20 by the developer.

Idea on prices Bury St Edmunds - 1 beds 550 sq ft £110k 2 beds £115k/120k but have nothing at the moment.

Haverhill:

Apartments 1 and 2 beds on at £125k selling at £115k

1 bed coach house £119k

3 bed houses 740-820 sq ft £150-£165k

4 beds houses 1200 sq ft £185k-£192k on a shared equity basis.

3 bed houses in the next phase will be at £145k

Forest Heath:

Newmarket; Mildenhall; Brandon

William H Brown:

Newmarket area not a lot going on at the moment, mainly Kings Forest Housing Association and they are all for Housing Association's. Generally smaller sites for new build.

4 new build: 4 bed houses £200-£220k but the developer is holding back at the moment.

1 larger development by Bloor Homes; 50 Homes – Treetops. 2/3/4 bed homes will be complete autumn 09. No price list at the moment.

Flagship Housing Association (shared ownership for Kings Forest)

Kings Warren, Red Lodge

2 bed houses c60sqm, £125,500-£130,500

3 bed houses c73sqm, £140-£146k

Brandon

3 bed semi £127,000 no size given

Blamforth

Lakenheath

High Street Development, 2 beds 66sqm, £147-£150k

School Close, Lakenheath, 3 bed houses c66sqm, £180k

Newmarket

The Gallops, Bloor Homes, 2 beds c52sqm, £140k-£143k

4 beds, £335-£340k

5 beds, £355k

East Cambridgeshire:

Ely; Soham; Littleport; Bottisham

Russells:

Ely area generally small sites and the average size are about 22 homes but they have one development which is in the 2nd phase large site of 650 homes in total. All 3/4/5 bed houses.

3 beds 984 sq ft, £140k

4 bed 1215 sq ft, £170k

4 bed 1498 sq ft, £220k

Some property is being sold at 2005 prices.

Explained that Persimmon have a larger site which has just started Holmwood did not have the sizes but wondered about pricing for the area.

Went on to say rural area mainly houses not many flats.

Circle Anglia shared ownership in Ely 2 bed flats - £114,950

Chapman Lorimer Oaks

Paddock Street in Soham - 5 detached houses 3 sold 4 beds available 2200sqft £229-£245k. This is a one off.

Fenland:

Wishbech; March; Whittlesey; Chatteris

Spicer McColl, Wisbech

High Road

2 beds £115-£125k

3 beds £160-£165k

Coach House

2 bed maisonette £120k

2 bed house £120k

Unable to make further contact with estate agents in the areas (selected one from each area listed above) - they were out, busy or unavailable at the times of approach. Contacted William H Brown in March and Wisbech; Sharman Quinney in Whittlesey; Ellis Winters in Chatteris; Harrison Murray in March and Wisbech.

Circle Anglia shared ownership Whittlesey 2 bed flats @ £110-£113k

Land Sales Information – Residential and Commercial

A number of websites were reviewed and agents were contacted with regard to land sales information (commercial and residential) with relatively little useful information available at the time of this research. A summary of information as available is shown below. As can be seen here, the information represents marketing prices and varied widely.

Ely	Renovation of existing 8-bed house & PP for 5 detached 4-bed houses		£775,000	Uncertain analysis
Littleport	Development land 4 x 5-bed executive homes of 278m ² and 1 x 6-bed executive home at 371m ²	0.4	£390,000	£975,000/£78,000/plot
Manaea	6 acres of land with PP for 8 executive homes between 148m ² and 210m ²	2.43	£350,000	£144,033/£43,750/plot
Manaea	Existing farm warehouse with PP for 7 x 3-bed homes	0.57	£650,000	£1,140,351/£93,000/plot
March	Existing car show room and land OPP for demolition of existing and erection of 4 detached dwellings	0.19	£300,000	£1,578,947/£75,000/plot
March	Cleared building land (greenfield?) OPP for 4 x detached dwellings	0.28	£330,000	£1,178,571/£82,500/plot
Ramsey Heights	Existing industrial storage & hard standing with PP for 2 x 4-bed detached and 2 x semis		£340,000	£85,000/plot ave.
Whittlesey	Existing detached		£160,000	Uncertain analysis

	house (£250,000) plus OPP for 2 x 4-bed detached houses			
Whittlesey	Existing includes 2 x houses and car repair garage. STP could accommodate 4-5 new dwellings whilst keeping existing	0.12	£350,000	£2,916,667/approx £75,000/plot
Wisbech	Existing light industrial? Residential development site with PP for 2 x 2-bed houses; 1 x 3-bed flat, 3 x 2-bed flats and 5 x 1-bed flats		£385,000	£35,000/plot ave.
Wisbech	Residential redevelopment site. PP for 2 x detached dwellings of 472m ² (0.47 acre site) and 450m ² (0.36 acres site)	0.34	£500,000	£1,470,588/£250,000/plot
Wistow	Demolish existing residential dwelling and replace with 3 dwellings	0.24	£400,000	£1,666,667/£133,000/plot
March	OPP for demolition of existing and replacement with 4 detached dwellings	0.19	£300,000	£1,578,947/£75,000/plot
Whittlesey	No details	0.14	£275,000	£1,964,286
Downham Market	GUIDE PRICE £275,000 - £295,000. A development site for 9 terrace cottage style 2		£275,000	Up to £32,000/plot but uncertain analysis

	bedroom properties, including 4 conversions and a detached chapel with full planning permission.			
Salters Lode	Demolition of existing. 5 x new dwellings		£275,000	£55,000/plot
Manaea	Greenfield with PP for 2 x 3-bed chalet bungalows	1.4	£240,000	£171,429/£120,000/plot
Bury St Edmunds	Redevelopment of large house to 5 apartments	0.03	£350,000	£11,666,667/£70,000/unit
Mildenhall	Former petrol station and now existing car show room & MOT test centre with PP for replacement of existing structures with 5 x 3-bed and 3 x 2-bed houses. (note this has been reduced from £575,000 for quick sale)	0.27	£460,000	£1,703,704/£57,500/plot
Beck Row (Mildenhall)	3 x 2-storey / 3-bed houses	0.17	£160,000	£941,176/£53,333/plot
Whittlesey	garden for sale full planning permission for a 5 bed house	0.044	£120,000	£2,727,273
Manaea	residential development land with outline planning	0.24	£600,000	£2,500,000
Walsoken Wisbech	self build land plot outline permission for one dwelling	0.067	£90,000	£1,343,284
Chatteris	self build land plot outline permission for 3 bed bungalow +	0.032	£70,000	£2,187,500

	garage			
Chatteris	land with planning permission for 2 x 1 bed houses + 2 x 2 bed houses as small terrace	0.052	£250,000	£4,807,692/£62,500/plot
Chatteris	DPP for 3 bed detached house	0.01	£45,000	£4,500,000
Eastrea Nr Whittlesey	DPP self build land plot 3 bed detached bungalow		£120,000	
Haverhill	3 bed house + DPP on adjacent plot 4 bed house	0.061	under offer	
Chedburgh Nr Bury St Edmunds	DPP for 5 detached dwellings	0.46	£800,000	£1,739,130
Nr Wisbech	Old cottage demolished could be suitable for small new build No planning permission	0.02	£39,995	£1,999,750
Burwell	DPP for 4 bed detached house		£150,000	
Chatteris	DPP for 2 x 3 bed houses + 1 x 3 bed detached barn style	0.066	£195,000	£2,954,545 / £65,000/plot
Manaea	Land for development no planning	0.24	£800,000	£3,333,333
Whittlesey	outline planning for single house	0.02	£63,000	£3,150,000
East Cambs	outline planning development land	0.036	£175,000	£4,861,111
Bury St Edmunds	outline planning for single plot 3 bed house	0.05	£100,000	£2,000,000
Mildenhall	lapsed outline planning demo of existing and	0.101	£205,000	£2,029,703

	new build 2 dwellings			
Haverhill	DPP barn conversion	0.162	£295,000	£1,820,988
Haverhill	DPP detached dwelling 17.5 x 12.5sqm		£100,000	
Bury St Edmunds	PP for semi detached dwelling	0.141	£250,000	£1,773,050
College Street Bury St Edmunds	6 flats	0.05	£320,000	£6,400,000
Mildenhall	commercial use - lorry park with dual use	7.848	£300,000	£38,226
Ely	development land without planning	0.101	£50,000	£495,050
Haverhill	outline PP for 5 residential dwellings	0.23	£650,000	£2,826,087/£130,000/plot
Bury St Edmunds	Planning for 4 detached bungalows	0.253	£345,000	£1,363,636/£86,000/plot

Other Commercial land information

Those that were available and able to offer comments stated that there is very little land for commercial development available for sale. They did not provide any comment on price per acre/hectare guides, and re-iterated that it depends on location and use.

Cheffins, Cambridge

Provided details of a small number of sites currently being marketed.

In the main, there was no guide price or land price expectation with these.

However, we were provided with useful details of an allocated employment site (with potential for a range of use) comprising 10 acres of land adjacent to the A11 at Newmarket Road, Red Lodge with a guide price of £3-3.5m (indicating a price in the order of £300,000/acre – or approximately £741,000/hectare).

Similarly, commercial development land at Lancaster Way Business Park for B1/B2/B8 use is being marketed (with 1 plot sold recently) in plots of approximately 1 to 3 acres, again at about £300,000/acre quoting price.

In summary, there was very limited information or other guides available as to current local land values to aid existing/alternative use value comparisons on a meaningful basis. Site-specifics will be the key for comparisons.

Generally, the **RICS Commercial Market Survey for Second Quarter 2009** echoed the type of sentiment seen in the residential market reporting, regarding a very weak and uncertain market.

While there are now some signs of more confidence than of late, current commercial market features include:

- *Falling tenant demand, though falling at a reducing rate.*
- *High vacancy rates.*
- *Falling rents in many sectors.*
- *Investment deals falling further.*
- *Rising inducements continuing to point to weaker occupier fundamentals.*
- *But modest improvements in business confidence.*
- *Some very good deals for tenants.*

Source for potential further general commercial market information:

RICS Commercial Market Survey Second quarter 2009.

The type of comparisons that may be made between various uses and values will continue to change. Commercial values have suffered very badly, with often more dramatic falls than seen in the residential market.

Acknowledgement:

Adams Integra would like to thank those companies and individuals who have taken the time to respond to us, help with our enquiries and provide information – greatly appreciated.

Supplementary Property Values Report Appendix III Ends

Suffolk & Cambs Authorities - Property Values overview

Authority Area & contained settlements /areas Postcode sectors

St Edmundsbury

HMA areas - Bury St Edmunds Area / Haverhill Area
 Postcode sectors shared with Forest Heath, Braintree and Norfolk
 Postcode sectors IP29 5, IP30 9, IP31 1, IP31 2, IP32 6, IP32, 7, IP33 1, IP33 2, IP33 3
 Postcode sectors CB9 0, CB9 7, CB9 8, CB9 9, CO10 8

**Bury St Edmunds
 Haverhill**

HMA noted significantly higher prices in Bury St Edmunds (above ave for District) than in Haverhill (well below ave)
 HMA noted lowest ave. prices in CB9 8 in Haverhill

2009 research £ per sq m pricing

All new builds asking price info		adjust to	90% to est. sale price	
Bury St Edmunds	Range 2,223 to 2,747	2000.7	to 2472.3	mid range asking £2,400; mid range adjusted £2,160
Haverhill	Range 1,609 to 2,359	1626.1	to 2123.1	mid range asking £2,150; mid range adjusted £1,935

- Bardwell
- Barnham
- Barningham
- Barrow
- Bradfield St George
- Brockley
- Cavendish
- Chedburgh
- Chevington
- Clare
- Coney Weston
- Cowlinge
- Culford
- Fakenham Magna
- Flempton
- Fornham All Saints
- Great Barton
- Great Bradley
- Great Livermere
- Great & Little Wheltenham
- Hawkedon
- Hengrave
- Hepworth
- Honington & Sapiston
- Hopton
- Horringer
- Hundon
- Ingham
- Iworth
- Kedington
- Lackford
- Lidgate
- Market Weston
- Quaden
- Pakenham
- Poslingford
- Rede
- Risby
- Rougham
- Stanningfield
- Stansfield
- Stanton
- Stoke-by-Clare
- Stradishall
- Thelnetham
- Troston
- Westley
- Whepstead
- Wickhambrook
- Withersfield

2,436

mid range asking £2,436; mid range adjusted £2,192

4 Authorities - New builds & indicative VPs

Asking prices from new builds research
 Adjusted = asking less circa 10%
 Increased - asking + 10%? (Stronger market?)

VALUE POINT INDICATION		
Asking	Adjusted?	Increased values?

**Bury St Edmunds
 Haverhill**

4 to 5 3 to 4 5 to 6 IP29 5, IP30 9, IP31 1, IP31 2, IP32 6, IP32, 7, IP33 1, IP33 2, IP33 3
 3 to 4 (2 to) 3 4 (+)

CB9 0, CB9 7, CB9 8, CB9 9, CO10 8

East Cambridgeshire

HMA areas - E Cambs North / E Cambs South
 North = CB6 1, CB6 2, CB6 3, CB7 4, CB7 5

South =
 Unclear from
 SHMA as
 postcodes
 cross many
 boundaries
 and north
 ave prices
 were derived
 by deduction
 of those 5
 postcodes
 from whole
 South noted
 by HMA to
 have
 significantly
 higher prices
 than north -
 well over the
 district
 average in
 the South

Aldreth												
Ashley												
Barway												
Black Horse Drove												
Bottisham		2,360	to	3,151		2,124	to	2,836	mid range asking £2,750; mid range adjusted £2,475	5 to 6	4 to 5	6+
Brinkley												
Burrough Green												
Burwell		1,782	to	1,868		1,604	to	1,681	mid range asking £1,800; mid range adjusted £1,640	2 to 3	< 2	< 3
Chettisham												
Cheveley												
Chipperham												
Coveney												
Dullingham												
Ely	North	2,610	to	2,633		2,349	to	2,370	mid range asking £2,600; mid range adjusted £2,360	5	4 (+)	< 6
Fordham												
Haddenham	(North?)	2,143	to	2,942		1,929	to	2,648	mid range asking £2,650; mid range adjusted £2,400	5 (+)	4 to 5	6
Isleham												
Kennett												
Kiriting and Kiriting Green												
Little Downham												
Little Ouse												
Littleport	North	1,713	to	2,612		1,542	to	2,351	(CB6 1 noted by HMA to contain lowest ave price of any individual postcode sector in District). Mid range asking £2,400; mid range adjusted £2,160	4 (+)	3 to 4	5 (+)
Little												
Thetford												
Lode												
Long Meadow												
Mepal												
Newmarket												
Fringe												
Prickwillow												
Pymoor												
Queen												
Adelaide												
Reach												
Saxon Street												
Srailewell												
Soham	North	1,434	to	2,283		1,291	to	2,055	mid range asking £1,850; mid range adjusted £1,675	2 to 3	< 2	3 (+)
Stetchworth												
Stretham												
Sturtey												
Sutton												
Swaffham Bulbeck												
Swaffham Prior												
Upend												
Upware												
Wardy Hill												
Wentworth												
Westley												
Waterless												
Wicken												
Wilburton												
Wilcham												
Witchford												
Woodditton												

Forest Heath

HMA noted ave. prices significantly lower than E Camb.s ave.s

Mildenhall (with Freckenham & Red Lodge)

HMA areas - Lakenheath & Brandon / Mildenhall Area / Newmarket Area (Newmarket area blurs with St Eds & E Cambs)
 HMA noted highest ave. prices for District Postcode sectors IP28 6, IP28 7, IP28 8, IP28 9

Mildenhall

Newmarket

Postcode CB8 0, CB8 8 (but also CB8 7 shared with E Cambs)

Newmarket

Brandon (with Lakenheath)

HMA noted lowest ave. prices for District Postcode sectors IP27 0 and IP27 9

Brandon

HMA noted IP27 0 (in Brandon) and CB8 0 (in central Newmarket) to have lowest prices individually
 HMA noted distinct sub-markets with Brandon prices significantly lower than Mildenhall
 HMA noted Newmarket prices close to District ave. level but lower than surrounding village property prices

	All new builds asking price info		adjust to	90% to est. sale price						
Newmarket	Range	2,448 to 3,052		2203.2 to 2748.8	mid range asking £2,700; mid range adjusted £2,430	5 to 6	4 to 5	6 (+)	CB8 0, CB8 8, (CB8 7)	
Mildenhall	Range	1,550 to 2,525		1,395 to 2272.5	mid range asking £2,250; mid range adjusted £2,000	(-) 4	3	4 to 5	IP28 6, IP28 7, IP28 8, IP28 9	
					mid range asking £2,250; mid range adjusted £2,000 (excl Brandon single					
Brandon	Range	1,504 to 2,552		1353.6 to 2296.8	example at £1,504 asking)	(-) 4	3	4 to 5	IP27 0, IP27 9	
	Range	0 to 0		0 to 0						
Red Lodge (see Mildenhall)										
Lakenheath (see Brandon)										
Back Row										
Exning	2,710	to	2,727	2,439	to	2,454	mid range asking £2,700; mid range adjusted £2,450	5 to 6	4 to 5	6 (+)
Kentford										
West Row										
Barton Mills										
Eriswell										
Freckenham (see Mildenhall)										
Gazeley										
Holywell Row										
Icklingham										
Moulton										
Tuddenham										
Worlington	2,376	to	2,425	2,138	to	2182.5	mid range asking £2,400; mid range adjusted £2,160	4 to 5	3 to 4	5 (+)

Fenland

HMA areas - Each market town plus adjacent hinterland i.e. - Wisbech Area / Whittlesey Area / March Area / Chatteris Area
 Differences between ave. values for market towns noted to be quite small by HMA - relatively consistent values between 4 areas
 HMA noted highest ave. prices for District Postcode sector PE15 6
 HMA noted 2nd highest ave. prices for District Postcode sectors PE7 1 and PE7 2
 HMA noted ave. prices ahead of those at Wisbech Postcode sectors PE15 0, PE15 8 and PE15 9
 HMA noted lowest ave. prices for District Postcode sectors PE13 1, PE13 2, PE13 3, PE13 4, PE13 5, PE14 0
 PE15 8 (in March) and PE13 1, PE13 2, PE13 3 (in Wisbech) showed to have lowest ave. values by SMHA

Chatteris
 Whittlesey
 March
 Wisbech

	AI new builds asking price info		adjust to	90% to est. sale price					
Whittlesey	Range	1,593 to 2,091		1433.7 to 1881.9	mid range asking £1,800; mid range adjusted £1,600	2 to 3	< 2	< 3	PE7 1, PE7 2
Chatteris	Range	1,591 to 2,215		1431.9 to 1993.5	mid range asking £1,800; mid range adjusted £1,600	2 to 3	< 2	< 3	PE16 6
March	Range	TBC							
Wisbech	Range	TBC							
Doddington									
Leverington									
Manea									
Wimblington									
Elm									
Wisbech St Mary	Range	1,237 to 1,423		1113.3 to 1280.7	mid range asking £1,300; mid range adjusted £1,200	< 1	< 1	1 to 2	
Friday Bridge									
Coates									
Benwick									
Parson Drove									
Murrow									
Gorefield									
Eastrea		2,352		2,117	mid range asking £2,352; mid range adjusted £2,117	4 (+)	3 to 4	< 5	
Tydd St Giles									
Guyhirn									
Christchurch									
Newton									
Turves									
Coldham									

4 Authorities - New builds VP indications
 alongside Cambridgeshire Horizons' hometrack
 sourced initial data

Increased
 values =
 asking +
 10%?

Location	VALUE POINT INDICATION			Postcode sectors	Hometrack initial info - overall market sale prices	Indicative VPs aligned to Homtrack initial info - overview
	Asking	Adjusted?	Stronger market?			

St Edmundsbury

Bury St Edmunds	4 to 5	3 to 4	5 to 6	IP29 5, IP30 9, IP31 1, IP31 2, IP32 6, IP32, 7, IP33 1, IP33 2, IP33 3 CB9 0, CB9 7, CB9 8, CB9 9, CO10 8	IP 29 = 1883.7; IP30 = 1838.2; IP31 = 1727.8; IP32 = 1680; IP33 = 1794.8 CB9 = 1511.4; CO 10 TBC (but nb CO overall = 1686)	2 to 3
Haverhill	3 to 4	(2 to) 3	4 (+)			1 to 2

Hopton	4 to 5	3 to 4	5 (+)			
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Location	VALUE POINT INDICATION			Postcode sectors	Homtrack initial info - overall market sale prices	Indicative VPs aligned to Homtrack Initial info - overview
	Asking	Adjusted?	Stronger market?			

East Cambridgeshire

Bottisham	5 to 6	4 to 5	6+
Burwell	2 to 3	(<) 2	(<) 3
Ely	5	4 (+)	(<) 6
Haddenham	5 (+)	4 to 5	6
Littleport	4 (+)	3 to 4	5 (+)
Soham	2 to 3	(<) 2	3 (+)

Location	VALUE POINT INDICATION			Postcode sectors	Homtrack initial info - overall market sale prices	Indicative VPs aligned to Homtrack Initial info - overview
	Asking	Adjusted?	Stronger market?			

Forest Heath

Mildenhall	5 to 6	4 to 5	6 (+)	IP28 6, IP28 7, IP28 8, IP28 9 CB8 0, CB8 8 (but also CB8 7 shared with E Camba) IP27 0, IP27 9	IP28 = 1566.2 CB8 = 1719 IP27 = 1479	1 to 2
Newmarket	(<) 4	3	4 to 5			2 (+)
Brandon	(<) 4	3	4 to 5			1 to 2

Exning	5 to 6	4 to 5	6 (+)			
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Worlington	4 to 5	3 to 4	5 (+)			
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Location	VALUE POINT INDICATION			Postcode sectors	Homtrack initial info - overall market sale prices	Indicative VPs aligned to Homtrack Initial info - overview
	Asking	Adjusted?	Stronger market?			

Fenland

Chatteris	2 to 3	(<) 2	(<) 3	PE16 6	PE16 = 1503.2	1 to 2
Whittlesey	2 to 3	(<) 2	(<) 3	PE7 1, PE7 2	PE7 = 1387.5	(<) 1
March						
Wisbech						

Wisbech St Mary	< 1	< 1	1 to 2			
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Eastrea	4 (+)	3 to 4	(<) 5			
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Land Registry House Price Index - Overview comparison Nov 2007 with April 2009.

A quick check for Suffolk and Cambridge as a whole shows the following
(values in both Cambridgeshire and Suffolk are approximately 82% of their peak 2007 value at this point).

Index indicates Values circa 18% down on November 2007 (approx peak) levels.

Household type breakdown report - Suffolk Council Comparison of November 2007 - April 2009

	November 2007	April 2009
Detached (£)	276,498	227,332
Semi-detached (£)	157,159	129,213
Terraced (£)	128,708	105,821
Maisonette/Flat (£)	104,367	85,809
All (£)	174,327	143,329

House Price Index report - Suffolk Council Comparison of November 2007 - April 2009

	November 2007	April 2009
Index	309.4	254.4
Average Price (£)	174,327	143,329
Sales Volume	1,491	-

Household type breakdown report - Cambridgeshire Council Comparison of November 2007 - April 2009

	November 2007	April 2009
Detached (£)	295,286	241,316
Semi-detached (£)	182,914	149,482
Terraced (£)	160,506	131,170
Maisonette/Flat (£)	126,418	103,313
All (£)	200,211	163,618

House Price Index report - Cambridgeshire Council Comparison of November 2007 - April 2009

	November 2007	April 2009
Index	304.5	248.9
Average Price (£)	200,211	163,618
Sales Volume	1,090	-

Adams Integra selected Value Points (range of values for appraisals)

Indicative Values Range (based on unit size assumptions) and in terms of guides per sq m & sq ft							
Value Point	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	£ / sq m overview	£ / sq ft overview
1	£70,000	£93,800	£105,000	£119,000	£140,000	£1,400	£130
2	£85,000	£113,900	£127,500	£144,500	£170,000	£1,700	£158
3	£100,000	£134,000	£150,000	£170,000	£200,000	£2,000	£186
4	£115,000	£154,100	£172,500	£195,500	£230,000	£2,300	£214
5	£130,000	£174,200	£195,000	£221,000	£260,000	£2,600	£242
6	£145,000	£194,300	£217,500	£246,500	£290,000	£2,900	£269
7	£160,000	£214,400	£240,000	£272,000	£320,000	£3,200	£297

Above values indications Sizes (sq m) - Gross Internal Area (GIA)				
1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses
50	67	75	85	100

And note per sq m / sq ft guide rates applicable to wide ranging dwelling types and sizes