NOTES



Date: 04/06/2015

Prepared By: David Codling

Subject: New build residential property prices in Chichester June 2015

Item	Subject
1.	Introduction
	This note has been produced in response to representations raised by Martin Grant Homes and Savills as part of Chichester's Community Infrastructure Levy (CIL) charging setting process. It is intended to assist the examination process by detailing current asking sale prices of new build residential properties in the District of Chichester. The evidence has been sourced via online housing advertising as at the 3rd June 2015.
2.	General Observations
	The new build residential market is seeing keen interest from a number of developers. The preferred product is family housing especially around 3 and 4 bed homes though there is evidence of high end 5 bed properties also being provided at premium rates. The evidence confirms that residential sales values in Chichester are on an upward trajectory and the rates per m2 adopted in the Viability report in 2014 are likely to be exceeded in 2015.



NOTES



lat No.	Barratt Homes			
	House Type	Purchase Price £499,995	Price (psqm)	Size (sqm)
Plot 9 - The Cambridge	4 bed detached	1,433,333	£4,587	109
Canal Walk, Chichester- Barra	tt Homes			
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)
Plot 31 - The Oakhampton	4 bed detached	£533,000	£4,008	133
Plot 39 - The Harrogate	4 bed detached	£505,000	£3,855	131
Regnum Place, Chichester - Un				
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)
Unknown	2 bed duplex flat	£450,000	£3,846	117
Graylingwell Park, Chichester	Linden Homes			
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sgm)
Plot 315 - Henshaw House	2 bed flat	£290,000	£4,531	64
Plot 316 - Henshaw House	1 bed flat	£265,000	£4,657	57
Plot 319 - Henshaw House	2 bed flat	£299,995	£4,431	68
Plot 320 - Henshaw House	2 bed flat	£285,000	£4,688	61
Plot 324 - Henshaw House	2 bed flat	£290,000	£4,531	64
Plot 325 - Henshaw House	1 bed flat	£265,000	£4,657	57
Plot 329 - Henshaw House	2 bed flat	£279,995	£4,605	61
Plot 199 - The Wordsworth	4 bed detached	£410,000	£3,628	113
Plot 190 - The Milne	3 bed townhouse	£399,995	£3,007	133
Plot 192 - The Milne	3 bed townhouse	£399,995	£3,007	133
Plot 193 - The Milne	3 bed townhouse	£399,995	£3,007	133
Plot 194 - The Milne Plot 219 - The Milne	3 bed townhouse 4 bed townhouse	£440,000 £425,000	£3,308 £3,195	133 133
Plot 221 - The Milne	4 bed townhouse	£425,000 £435,000	£3,195 £3,271	133
Plot 410 - The Charlwood	3 bed townhouse	£525,000	£3,889	135
Plot 425 - The Charlwood	3 bed townhouse	£499,995	£3,704	135
Plot 417 - The Barnham	4 bed townhouse	£499,995	£3,704	135
Plot 423 - The Arundel	4 bed townhouse	£499,995	£3,704	135
Plot 435 - The Arundel	4 bed townhouse	£499,995	£3,704	135
Plot 424 - The Cowdray	3 bed townhouse	£499,995	£3,704	135
The Oaks, Fishbourne - Pallant	: Homes			
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)
Plot 1	3 bed detached	£340,000		81
Plot 4	2 bed terrace	£235,000	£3,406	69
Plot 15	2/3 bed semi detached	£290,950	£4,217	69
Chequers Place, Chichester - C	anders Heres			
Plot No.	House Type	Purchase Price	Price (psgm)	Size (sgm)
Plot 3	3 bed townhouse	£340,000	£4,789	71
Plot 8	4 bed detached	£415,000	£3,843	108
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The Nurseries, Chichester - Cra	syfem Homes			
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)
Plot 1	3 bed dorma bungalow	£475,000		123
Plot 2	3 bed dorma bungalow	£475,000	£3,862	123
The Print Works, Chichester - (/	
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)
Plot No. Plot 1	House Type 3 bed townhouse	£549,950	£5,045	109
Plot No.	House Type			
Plot No. Plot 1 Plot 2	House Type 3 bed townhouse 3/4 bed townhouse	£549,950	£5,045	109
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F	House Type 3 bed townhouse 3/4 bed townhouse	£549,950 £565,000	£5,045 £4,871	109 116
Plot No. Plot 1 Plot 2	House Type 3 bed townhouse 3/4 bed townhouse	£549,950	£5,045 £4,871 Price (psqm)	109 116 Size (sqm)
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No.	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type	£549,950 £565,000 Purchase Price	£5,045 £4,871 Price (psqm)	109 116 Size (sqm)
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No.	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached	£549,950 £565,000 Purchase Price	£5,045 £4,871 Price (psqm)	109 116 Size (sqm)
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached	£549,950 £565,000 Purchase Price	£5,045 £4,871 Price (psqm)	109 116 Size (sqm)
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed endterrace	£549,950 £565,000 Purchase Price £705,000 Purchase Price £340,000	£5,045 £4,871 Price (psqm) £3,161 Price (psqm)	109 116 Size (sqm) 223 Size (sqm)
Plot No. Plot 1 Plot 2 Plot No. Plot No. Plot 9 Station Road, Bosham - Knight Plot No.	House Type 3 bed townhouse 3/4 bed townhouse 2/4don Homes House Type 4 bed detached bridge Property Company House Type	£549,950 £565,000 Purchase Price £705,000	£5,045 £4,871 Price (psqm) £3,161	109 116 Size (sqm) 223 Size (sqm)
Plot No. Plot 1 Plot 2 Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone	House Type 3 bed townhouse 3/4 bed townhouse 2ydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace	£549,950 £565,000 Purchase Price £705,000 Purchase Price £340,000	£5,045 £4,871 Price (psqm) £3,161 Price (psqm)	109 116 Size (sqm) 223 Size (sqm)
Plot No. Plot 1 Plot 2 Prot Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 £365,950	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627	109 116 Size(sqm) 223 Size(sqm) 89 101
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be Plot No.	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed endterrace 3/4 bed terrace	£549,950 £565,000 Purchase Price £705,000 Purchase Price £340,000 £365,950	£5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,627	109 116 Size(sqm) 223 Size(sqm) 89 101 Size(sqm)
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha	House Type 3 bed townhouse 3/4 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace ellway House Type 3 bed semi-detached	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,955	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627 Price (psqm) £4,293	109 116 Size (sqm) 223 Size (sqm) 89 101 Size (sqm) 83
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha The Assam	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace ellway House Type 3 bed semi-detached 4 bed detached	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,995 E459,995	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627 Price (psqm) £4,293 £4,096	109 116 Size(sqm) 223 Size(sqm) 89 101 Size(sqm) 83 112
Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha	House Type 3 bed townhouse 3/4 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace ellway House Type 3 bed semi-detached	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,955	£5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627 Price (psqm) £4,293 £4,096	109 116 Size (sqm) 223 Size (sqm) 89 101 Size (sqm) 83
Plot No. Plot 1 Plot 2 Plot 2 Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gate keeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha The Imperial	House Type 3 bed townhouse 3/4 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace ellway House Type 3 bed semi-detached 4 bed detached 4 bed detached	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,995 E459,995	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627 Price (psqm) £4,293 £4,096	109 116 Size(sqm) 223 Size(sqm) 89 101 Size(sqm) 83 112
Plot No. Plot 1 Plot 2 Plot 2 Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha The Assam The Imperial Marringdean Acres, Billingshu	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace sellway House Type 3 bed semi-detached 4 bed detached 4 bed detached 4 bed detached 7st - Fabrica	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,995 E459,995 E474,995	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627 Price (psqm) £4,293 £4,095 £4,481	109 116 Size (sqm) 223 Size (sqm) 89 101 Size (sqm) 83 112 106
Plot No. Plot 1 Plot 2 Plot 2 Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gate keeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha The Imperial	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace ellway House Type 4 bed semi-detached 4 bed detached 5 bed semi-detached 4 bed detached First - Fabrica House Type House Type	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,995 E459,995	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627 Price (psqm) £4,293 £4,096 £4,481	109 116 Size(sqm) 223 Size(sqm) 89 101 Size(sqm) 83 112
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Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha The Assam The Imperial Marringdean Acres, Billingshu Plot No. Plot 86 Plot 126 Plot 126 Plot 131 Plot 136	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace ellway House Type 3 bed semi-detached 4 bed detached 4 bed detached rst - Fabrica House Type 5 bed detached	E549,950 E565,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,995 E474,995 Purchase Price E534,995 E472,995 E5380,000 E299,995 E3380,000	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,627 Price (psqm) £4,293 £4,096 £4,481 Price (psqm) £3,557 £3,807 £4,234 £4,3486	109 116 Size(sqm) 223 Size(sqm) 89 101 Size(sqm) 83 112 106 Size(sqm) 149 88 71 100
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Plot No. Plot 1 Plot 2 Brook Meadows, Hambrook - F Plot No. Plot 9 Station Road, Bosham - Knight Plot No. Gatekeeper Brimstone Greenleaves, Billingshurst - Be Plot No. The Sencha The Imperial Marringdean Acres, Billingshu Plot No. Plot 84 Plot 126 Plot 126 Plot 126 Plot 131 Plot 148 Millford Grange, Storrington - Plot No. Plot 2 - Chelworth Plot 4 - Chelworth	House Type 3 bed townhouse 3/4 bed townhouse Rydon Homes House Type 4 bed detached bridge Property Company House Type 2 bed end terrace 3/4 bed terrace 2/4 bed semi-detached 4 bed detached 4 bed detached 4 bed detached 5 bed detached 6 bed detached 7 bed detached 7 bed detached 8 bed detached 9 bed detached	E549,950 E555,000 Purchase Price E705,000 Purchase Price E340,000 E365,950 Purchase Price E354,995 E474,995 Purchase Price E534,995 E474,995 Purchase Price E534,995 E335,000 E299,995 E380,000 E449,995 Purchase Price	E5,045 £4,871 Price (psqm) £3,161 Price (psqm) £3,829 £3,627 Price (psqm) £4,283 £4,096 £4,481 Price (psqm) £3,591 £3,807 £4,225 £3,486 £3,409 Price (psqm) £3,637	109 116 Size (sqm) 223 Size (sqm) 89 101 Size (sqm) 112 106 Size (sqm) 149 149 188 71 109 132 Size (sqm) 153
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