

Date: 04/06/2015

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Subject: **New build residential property prices in Chichester June 2015**

Item	Subject
1.	<p>Introduction</p> <p>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.</p>
2.	<p>General Observations</p> <p>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.</p> <p>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.</p>

3. **Schedule of prices**

Sandpiper Walk, Chichester - Barratt Homes					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 9 - The Cambridge	4 bed detached	£499,995	£4,587	109	
Canal Walk, Chichester - Barratt 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 - Unknown					
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 (sqm)	
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	3 bed townhouse	£440,000	£3,308	133	
Plot 219 - The Milne	4 bed townhouse	£425,000	£3,195	133	
Plot 221 - The Milne	4 bed townhouse	£435,000	£3,271	133	
Plot 410 - The Charliwood	3 bed townhouse	£525,000	£3,889	135	
Plot 425 - The Charliwood	3 bed townhouse	£499,995	£3,704	135	
Plot 417 - The Bamham	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	£4,198	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 - Crayfern Homes					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 3	3 bed townhouse	£340,000	£4,789	71	
Plot 8	4 bed detached	£415,000	£3,843	108	
The Nurseries, Chichester - Crayfern Homes					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 1	3 bed dorma bungalow	£475,000	£3,862	123	
Plot 2	3 bed dorma bungalow	£475,000	£3,862	123	
The Print Works, Chichester - Colour Space Ltd					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 1	3 bed townhouse	£549,950	£5,045	109	
Plot 2	3/4 bed townhouse	£565,000	£4,871	116	
Brook Meadows, Hambrook - Rydon Homes					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 9	4 bed detached	£705,000	£3,161	223	
Station Road, Bosham - Knightbridge Property Company					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Gatekeeper	2 bed end terrace	£340,000	£3,829	89	
Brimstone	3/4 bed terrace	£365,950	£3,627	101	
Greenleaves, Billingshurst - Bellway					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
The Sencha	3 bed semi-detached	£354,995	£4,293	83	
The Assam	4 bed detached	£459,995	£4,096	112	
The Imperial	4 bed detached	£474,995	£4,481	106	
Marringdean Acres, Billingshurst - Fabrica					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 84	5 bed detached	£534,995	£3,591	149	
Plot 86	5 bed detached	£529,995	£3,557	149	
Plot 126	3 bed detached	£335,000	£3,807	88	
Plot 131	2 bed detached	£299,995	£4,225	71	
Plot 136	4 bed detached	£380,000	£3,486	109	
Plot 148	4 bed detached	£449,995	£3,409	132	
Millford Grange, Storrington - David Wilson Homes					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 2 - Chelworth	4 bed detached	£559,995	£3,670	153	
Plot 4 - Chelworth	4 bed detached	£554,995	£3,637	153	
Plot 30 - Chelworth	4 bed detached	£554,995	£3,637	153	
Rosewood House, Storrington - Martin Grant Homes					
Plot No.	House Type	Purchase Price	Price (psqm)	Size (sqm)	
Plot 1	5 bed detached	£875,000	£3,616	242	

