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20561/A3/CM/kb
18th May 2016

Dear Brian

NEWCASTLE AND GATESHEAD COMMUNITY INFRASTRUCTURE LEVY
CONSULTATION ON ADDITIONAL INFORMATION
RESPONSE PREPARED ON BEHALF OF TAYLOR WIMPEY UK LIMITED

Following the Community Infrastructure Levy ("CIL") Charging Schedule hearing session on 22nd April 2016 the Examiner wrote to both Newcastle City Council ("NCC") and Gateshead Metropolitan Borough Council ("GMBC") to seek clarification on a number of assumptions used to underpin CIL rates proposed in each authority. Both Councils have responded to this request and their comments have been published for consultation until 20th May 2016.

This letter contains Taylor Wimpey UK Limited's ("our Client's") comments to the Council's response. It should be noted that our Client has taken part in all stages of the CIL process including responding to all stages of consultation and meeting the Council to discuss our concerns. Our Client also attended and contributed to the discussions at the hearing session on 22nd April 2016. Throughout the process our Client has consistently maintained its fundamental concerns with CIL. That is:

- The CIL tariff in relation to our Client's strategic sites (at £60/sq m) is too high and will endanger the viability and deliverability of these sites.
- This is a result of a number of unrealistic assumptions which have fed into the Councils' viability assessments. Most notably in relation to the threshold land values and the residential revenues.
- Given that both Councils are heavily relying on these sites coming forward in order to meet their future housing requirements outlined in the adopted Core Strategy and Urban Core Plan ("CSUCP") then anything that threatens the viability of these sites will have fundamental consequences for the future growth and prosperity of Newcastle and Gateshead.

Ascertaining the level of CIL is essentially a development viability exercise and owing to this it is critical that the level of CIL is based on robust and credible evidence. It is clear from the guidance (contained in the National Planning Practice Guidance (March 2014)) and the regulations (contained in the Community Infrastructure Levy Regulation 2010 (as amended)) that charging authorities wishing to introduce the levy should propose a rate which does not put at serious risk the overall development of their area. It will therefore be important that the rate is based on reality and the viable level of funding towards the planned provision of infrastructure needed to deliver the CSUCP. It is clear from the evidence presented that CIL alone will not be able to fund the all the infrastructure that is said to be required until the end of the current plan period. This makes it more important to set the level of CIL based on what can be afforded rather than what may theoretically be desired, to reduce the risk of the shortfall being even greater.

This sets the context to which we comment on the Councils' response to the Inspector below. Of specific relevance to our Client are Items 1, 2 and 6 and so our comments relate to these three issues only.

To assist in examining the Councils' additional information our Client has employed Andrew Entwistle MRICS of George F White to provide further advice. A report has been produced which is appended to this letter and which analyses these items in more detail. The findings are summarised below.

Item 1 – Information on the data sources and number/location of sites behind the sales values in table 4.3 (page 82) in the Councils' Viability and Deliverability Report (Feb. 2016) (PO4)

In examining the information provided under Item 1, our Client continues to have concerns over the data sources which have been used.

Firstly, many of the figures used are guide prices (which are used for marketing purposes) and which may not reflect the actual (net) prices paid for the properties listed. Those which have used a more reliable source such as Land Registry may not accurately reflect sales discounts applied by housebuilders to new build properties. It is also considered that the samples chosen by the Council are not representative as they have chosen top brand/premium products such as Charles Church which do not necessarily reflect the general sales values in the area.

More fundamentally it is still not clear how the Councils have derived their sales values. The appended report prepared by George F White makes its own assessment and analysis of the Councils' data and arrives at the conclusion that the £/sq ft (£/sq m) are substantially less. It is also worth highlighting that the data provided covers Newcastle only and does not include any data for Gateshead. To ensure that the Examiner has a complete picture of the sales values we have also examined Land Registry data for Gateshead. This clearly shows that for Gateshead residential values are significantly lower, even before sales incentives on new build properties might be taken into account. Indeed the appended report shows that data for Gateshead demonstrates residential values of £142/sq ft (£1,528/sq m) - £185/sq ft (£1,991/sq m) for new build properties; clearly some way off the £209/sq ft (£2,250/sq m) assumed by the Councils.

All this demonstrates that the information provided by the Councils in Item 1 cannot be relied upon.

Item 2 – Evidence relating to sales values information for Kibblesworth and as referenced on the last page of the Council's response dated 19th April 2016 (eg. adjacent estates to Ryton and postcode NE40 3).

Our Client has land interests both in Kibblesworth and Ryton. As part of our representations duly submitted to GMBC in May 2015 and December 2015, we provided a Hometrack Report for Kibblesworth which showed that rather than being able to maintain a High-Mid residential value (of £2,250/sq m or £209/sq ft) that the area is more likely to support sales values of £146/sq ft (£1,848/sq m) (upper quartile). Irrespective of any 'new build premium' that may be added, this is a notable disparity. Indeed given the constrained supply in Gateshead over recent years, it is our considered view that the figure presented in the Hometrack Report is a high watermark and residential values will likely become suppressed when new homes are delivered on the strategic sites.

We note in GMBC's response that they have sought 7 comparables for Kibblesworth to show sales values however our client has major concerns with this approach. Of particular concern is the sample size which is small and not representative of the area (with three properties not even located in Kibblesworth) and no new build properties included in the sample. The process of how GMBC has derived its data is also opaque; for instance it is not clear how they have applied area measurements to sales values. To address this we have provided our own assessment (appended to this letter) which shows sales values notably lower than GMBC's. Indeed examining Land Registry data for Kibblesworth demonstrates a range of sales values of £106/sq ft (£1,140/sq m) to £129/sq ft (£1,388/sq m) (which are even lower than the Hometrack data). Our Client acknowledges that new build detached houses attract a premium and this will increase prices beyond existing stock in the second hand market. However, even with the inclusion of a premium of around 7-10%, the Council's value of £209/sq ft (£2,250/sq m) remains wildly optimistic.

Similar points can be made in terms of GMBC's analysis of Ryton; that the sample size (6) is too small and the properties are not representative of the area or are new build properties. It is again unclear how GMBC has sourced its data or applied area measurements to sales values. Consequently, we append our own analysis of Ryton which shows values of £157/sq ft (£1,690/sq m) and £189/sq ft (£2,034/sq m).

We therefore strongly believe that GMBC's new evidence does not provide adequate justification that a High-mid residential value of £209/sq ft (£2,250/ sq m) can be applied to Ryton and Kibblesworth. Consequently the CIL charge in these areas needs to be reduced in light of this to potentially a new 'middle band' which sits between the existing £30/sq m and £60/sq m charges. This is so CIL will not affect viability and deliverability of housing in these settlements.

Item 6 – Housing Trajectory information on small windfall sites delivery rate in Gateshead (Gateshead Council).

We note GMBC's assumptions for small windfall sites and how this contributes and feeds into their overall housing land supply position. Whilst we have not undertaken a detailed analysis and critique of GMBC's housing land supply position, even a cursory glance at the site specific trajectory shows that GMBC are relying heavily on the relatively early delivery of many of their strategic sites which are proposed to be subject to the CIL tariff of £60/sq m.

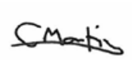
Tying in with our overall view that this rate of £60/sq m is too high in relation to our Client's land interests, the imposition of this charge would clearly frustrate the delivery of these sites and consequently our Client would strongly query that in these circumstances that GMBC could maintain a 7.1 year supply of housing land over the relevant 5 year period.

Given the importance that Central Government has placed on achieving and maintaining a 5 year supply of housing land (see paragraph 49 of the National Planning Policy Framework ("NPPF")), it is imperative that both Councils do not put into place anything that threatens the deliverability of these key strategic sites. If delivery is frustrated and both Councils can no longer maintain a 5 year supply of deliverable housing land, then the relevant housing policies of the CSUCP will no longer be regarded as up to date and this in turn will seriously undermine both Councils' ability to deliver their overall development strategy.

It is our Client's considered view that the current proposed CIL tariff of £60/sq m will affect the deliverability of these sites and this needs to be considered seriously and the CIL tariff reduced to a new 'middle band' to ensure the Councils' housing trajectories are achieved.

We trust that these comments will assist the Examiner in considering the CIL Charging Schedules further. Please do not hesitate to contact me if you require further clarification.

Yours sincerely



CHRIS MARTIN
Senior Planner

GEORGE F.WHITE

Newcastle and Gateshead Community Infrastructure Levy Examination

Representations on behalf of Taylor Wimpey plc
May 2016

Andrew John Entwistle FRICS FAAV

CLIENT NAME	Taylor Wimpey plc
CLIENT REF	WOL607497
DATE	17 May 2016
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CONSULTANT	Andrew John Entwistle FRICS FAAV
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01v2	Draft	17 May 2016	JPC/AJE	AJE 17 May 2016
01v3	Final	18 May 2016	JPC/AJE	AJE 18 May 2016

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APPENDICES

1.0 **Resume of Qualifications and Expertise**

1.1 I am Andrew John Entwistle, a Partner in the firm of George F White LLP, which operates throughout the north east region. George F White is a multi-disciplinary surveying firm whose activities range from agency and valuation to planning and development.

1.2 I act for a wide range of clients in providing valuation and property advice. I am also the recipient of instructions to carry out valuations for security purposes and provision of Expert Witness reports.

1.3 I am Head of Valuations and Compliance for George F White LLP.

1.4 I am experienced in assessing development sites having brought numerous sites in option agreements working in conjunction with planning consultants of George F White LLP. Most recently I have negotiated options and sales in Durham, Newcastle and Gateshead, including primary Green Belt release sites.

1.5 I am a Fellow of The Royal Institution of Chartered Surveyors and a Fellow of the Central Association of Agricultural Valuers.

1.6 I am a RICS Registered Valuer.

1.7 I am a member of the Valuation Standards Board (VSB) of the Royal Institution of Chartered Surveyors (RICS), which oversees production of the RICS Valuations Standards (The "Red Book").

2.0 **Background and Synopsis**

2.1 The hearing session for Newcastle and Gateshead's Community Infrastructure Levy ("CIL") Examination took place on 21st April 2016. Barton Willmore attended and gave evidence on behalf of Taylor Wimpey in relation to their land interests in Newcastle and Gateshead.

2.2 At the conclusion of the hearing session the Examiner highlighted that she would draw up a list of areas where she would like further clarification and send this to the Councils and participants involved. This was emailed and posted on the CIL examination website on 28th April 2016.

2.3 The evidence presented at the hearing session for Taylor Wimpey principally related to residential values and in particular for sites such as Kibblesworth, Ryton, Upper Callerton, Sunniside and Crawcrook.

2.4 As a result of this the Inspector has sought clarification in general terms regarding residential values (£ per m^2/ft^2) and where the Councils have sourced and obtained their data; as well as asking for specific information in relation the Kibblesworth and Ryton.

2.5 George F White LLP have been instructed to provide a review and analysis of the Council's evidence base and an assessment of the residential values (£ per m^2/ft^2) used as the basis of the proposed CIL rates.

3.0 **Analysis**

3.1 This section will consider the following questions:

3.2 **Item 1 – Information on the data sources and number/location of sites behind the sales values in table 4.3 (page 82) in the Councils' Viability and Deliverability Report (Feb 2016)[PO4]**

3.3 In respect of Item 1 in the Gateshead and Newcastle Community Infrastructure Levy Response to Post Hearing Note dated 5 May 2016, I am instructed to provide my opinion as to:-

i. Whether the Councils' data sources are reliable?

ii. Whether key elements in the Council's data analysis have been calculated correctly?

iii. Whether there is any reliable market evidence available that may counter the Councils' position?

3.4 **Item 2 – Evidence relating to sales values information for Kibblesworth and as referenced on the last page of the Councils' response dated 19 April 2016 (e.g. adjacent estates to Ryton and postcode NE40 3)**

3.5 In respect of Item 2 in the Gateshead and Newcastle Community Infrastructure Levy Response to Post Hearing Note dated 5 May 2016, I am instructed to provide my opinion as to:-

i. Whether the comparables, which the Council have relied upon, are reliable?

ii. Whether key elements in the Council's data analysis have been calculated correctly?

iii. Whether there is any reliable market evidence available that may counter the Councils' position?

iv. Whether there is a superior method with which to examine residential values in Ryton and Kibblesworth? If so where is this sourced and what does it show?

Item 1

3.6 *"Are the Council's data sources reliable?"*

3.7 It is specifically stated within the Gateshead and Newcastle Community Infrastructure Levy Response to Post Hearing Note dated 5 May 2016, that the data they have relied upon is derived from housebuilder publicity and websites as was available in August 2014; together with residential sales values that were sourced from zoopla.co.uk, nethouseprices.com, council transactional data and Land Registry Price Paid data.

3.8 The Royal Institution of Chartered Surveyors (RICS) specify a hierarchy of market evidence, as set out in the Comparable Evidence in Property Valuation, 1st edition information paper, wherein actual transactional evidence is given higher weight for use in valuing properties, and is deemed to be more reliable, than other evidence such as guide prices used for marketing purposes.

3.9 In light of which it appears that the Council have attached a degree of weight to marketing material and other publicity that had been made available by house-builders such as Charles Church and Persimmon amongst others, who have recently been active within the region, since there is obvious reference within the Council's briefing note to the various housing model products that were being offered by various house-builders on new build developments across the region.

3.10 Owing to the time which has passed between the date at which the Council originally gathered their market data (August 2014) and the date of the Gateshead and Newcastle Community Infrastructure Levy Response to Post Hearing Note (May 2016), it is not possible to review the content of the house-builders' publicity releases, websites and marketing material as they were in August 2014; rather only their content and pricing levels as at the current date, i.e. May 2016, can be reviewed. As such, it is not possible to verify the reliability of the price levels which have been listed for the varying new-build house models.

3.11 Nevertheless, it is noted that the property details which are provided for each of the new build housing products, such as pricing, dimensions and so on that have been provided within the Council's evidence base, relate to particular house model ranges rather than specific property addresses. As such, there is a concern that the data they are relying upon is comprised of guide prices, based on the house model type (that is used for marketing purposes) as taken from marketing material, rather than actual achieved values. Hence the values which the Council present, indicate only the level at which the house-builders intended to market their properties at in August 2014, rather than the value that the market was actually prepared to pay for them.

3.12 This inflated view of new build house price levels is exacerbated by the fact that the Council's dataset, regarding the various house type models and brands which are on offer on development sites across the region, draws heavily on brands and companies such as Charles Church who deal heavily in high value and high specification new build developments.

3.13 As such, incorporating these high specification house types into a CIL consultation process which seeks to assess the reasonable level of revenues and costings that might be expected to be observed on residential developments across the region, rather than reflecting the additional costs that are incurred in developing these higher specification house types will automatically skew the expected revenue figures upwards.

3.14 Therefore, in accordance with the RICS information paper regarding the use of comparable evidence in property valuation, as referenced above, there are concerns about the accuracy and reliability of the data the Council have used to support their proposed CIL charging schedule, since they are just indicative guide prices for marketing purposes and not actual achieved values; as a result there should be concern about how much weight the Council has attached to this data in formulating their CIL proposals.

3.15 Whereas, Land Registry sale price values are typically a more reliable source of market evidence upon which reasonable weight and reliance can be made since they document the actual prices which have been paid during completed transactions for specific properties within the market. Hence the other residential sales data that the Council have utilised, from sources such as zoopla.com, nethouseprices.com and the Land Registry; should provide a more reliable indicator as to the level of value that the market is willing to pay for a particular property or type of property.

3.16 However, despite being a more reliable source of data than guide prices used for marketing, Land Registry sales data is still not a perfect source of evidence, particularly in regard to new build dwellings. Since the Land Registry “price paid” data reflects the gross value of the transaction as a whole and therefore not necessarily the specific value of the property.

3.17 This is of particular relevance when valuing new build dwelling, since house-builders frequently use a variety of incentives so as to encourage the completion of transactions and therefore maintain sales rates, which effectively result in a discount against the gross release price (the price at which the house-builder intends to ‘release,’ i.e. market, the property at).

3.18 Furthermore, in my experience of dealing with other new build developments across the region, I am aware that many housing developers have an acceptable discount margin for use in negotiation which stipulates how far the price can be discounted to achieve a sale. Whilst these margins are strictly controlled, it nevertheless means that there is further scope for discount from the headline value figures that are often quoted in press releases and sales particulars.

3.19 To illustrate, I have enclosed a price schedule, provided by Taylor Wimpey in respect of a development site at Redcar & Cleveland which displays the incentive discounts that were offered as part of their property sales package, for which the average total discount was 7.37%.

3.20 A copy of this schedule is enclosed within Appendix A.

3.21 Hence, an over-reliance on Land Registry “price paid” data may result in an inflated view of property values, which may overlook the actual levels of value that were achieved by the properties themselves, once the value attributable to any sales incentives that may have been incorporated within the overall sales package have been disregarded.

3.22 Furthermore, in querying the reliability of the dataset which the Council has relied upon, it is also important to note the inaccuracies that are present within the data extract which raises further doubts about the reliability of the data which the Council has used.

3.23 For instance there are duplicated data entries within the extract such as the case of 45 Ministry Close NE7 7NF which is entered into the new build detached sales data table twice; and more remarkably 2 Carlington Walk NE13 9AN which is a detached dwelling with an achieved value of £415,000 that was nevertheless recorded by the Council as a terraced property, which very obviously skews and misconstrues the data given that the other terraced sales values, that are documented in the extract, all are at the £200,000 price level or below.

3.24 The presence of such errors is perhaps indicative of a lack of ‘quality control’ or auditing of any of the data which the Council has used; which has instead simply been taken at face value without any further thought.

3.25 Hence, given that such obvious errors are evident within such a small sample of the Council’s overall dataset, means that there are significant concerns over the accuracy and reliability of the wider dataset which the Council has collated and drawn upon.

3.26 *“Have key elements in the Council’s data analysis been calculated correctly?”*

3.27 The Code of Measuring Practice, 6th Edition sets out the professional standards which are expected to be observed by members of the profession, when measuring properties, of all types.

3.28 The Code of Measuring Practice stipulates that when using measurements for new build residential properties, the Gross Internal Area of the property is the measurement which needs to be referred to.

3.29 The Gross Internal Area represents the area of a building measured to the internal face of the perimeter walls at each floor level.

3.30 In the tables of data which the Council have provided in their Community Infrastructure Levy Response to Post Hearing Note dated 5 May 2016, the Council have described the area of each of the new build housing products in terms of their Gross Internal Area, which accords with RICS Standards.

3.31 However there is no reference made as to where the area measurement for each of the house model types, were derived from i.e. whether they were taken verbatim from house-builders own house type specifications or whether Council employees had measured each of the various house types themselves and if so at which specific address they were taken.

3.32 Without the source of the floor area information being known, it is not possible to comment on the veracity or accuracy of the area data that the Council has presented within their evidence base extract.

3.33 In regard to the Land Registry sales evidence that the Council also utilise, no floor areas are given for any of the listed properties, indicating that the Council has not analysed the £/m^2 or £/ft^2 that have actually been achieved by new build properties within the market.

3.34 To this end, I have referred to the Landmark EPC register which documents all Energy Performance Certificates which have been commissioned on residential properties across the country, and which includes data relating to the Gross Internal Area of the properties involved.

3.35 I have then collected the floor area data for each of the properties listed within the Council's data extract and cross referenced it with the sales value that was achieved by each of the listed properties so as to provide further detail as to the price that was paid per unit area (m^2 and ft^2) of each of the properties.

3.36 A copy of this analysis is enclosed within Appendix B.

3.37 From this analysis, it is evident that, for the properties listed within the Council's data extract, that the average price paid for detached new build properties in Newcastle is £2,070/m^2 (£192/ft^2), £2,059/m^2 (£191/ft^2) for semi-detached new build properties and £1,863/m^2 (£173/ft^2) for terrace new build properties.

3.38 It is noted that the data set provided within the Gateshead and Newcastle Community Infrastructure Levy Response to Post Hearing Note is clearly stated to be only an extract and not the full extent of the data which has been used. However it is significant that the data extract which the Council has elected to publish as part of their official briefing note, does not support the level of value that they have set for the High-Mid residential zone (£2,250/m^2 / £209/ft^2) in their proposed charging regime, which therefore raises doubts about the reliability of the rest of the data which the Council has drawn upon, and by appearing to solely rely on headline valuation figures rather than analysing the detail of the actual price paid per unit area of new build housing within the Gateshead region, there exists the possibility that the Council have drawn incorrect conclusions from the data and that the level of value put forward for the High-Mid residential value zone, £2,250/m^2 (£209/ft^2), is too high.

3.39 *"Is there any reliable market evidence available that may counter the Councils' position?"*

3.40 The sample data extract which the Council enclosed within their Community Infrastructure Levy Response to Post Hearing Note dated 5 May 2016, contains details of 198 detached property sales (after accounting for duplicated entries), 49 semi-detached property sales and 39 terraced (accounting for the misrepresented property mentioned above) property sales. Whilst Land Registry sales data indicates that over the period in which the Council collected their evidence, there were 577 detached new build properties sold, 305 semi-detached new build properties and 189 terraced new build properties sold over the period.

3.41 As such, the Council's sample extract represents only a very small proportion of the overall level of activity in the new build residential market in Newcastle and Gateshead; Meaning that there is a significant body of evidence, representing the majority of new-build residential market activity that is freely available from the Land Registry and which could be analysed.

3.42 Given that the small, selective sample of data which the Council enclosed within their Note of 5 May 2016 shows that real sales prices were substantially lower than the valuation level that the Council are proposing for High-Mid Houses, I believe there is a distinct possibility that analysis of the wider data for the regional new build market would similarly demonstrate that prices actually achieved in the market fall below the level which the Council is currently proposing.

3.43 In addition the data sample that the Council has published as being part of their evidence base to support their CIL proposals appears to be significantly weighted towards Newcastle-based property values, with little or no reference made to achieved sales prices for new build dwellings in Gateshead.

3.44 To this end, I have also analysed new build sales figures from Gateshead, taken from the period as the Council's own dataset for comparative purposes by undertaking a search of Land Registry "price paid data" for new build properties within Gateshead. From which it is apparent that there were 19 detached property sales, 29 semi-detached property sales and 19 terraced dwellings over the relevant period.

3.45 From analysis of the values achieved by each of the properties in conjunction with the Landmark EPC Register, so as to ascertain the relevant floor areas of each, it is apparent that in Gateshead the average price achieved for a new build detached dwelling is £1,986/m^2 (£185/ft^2), for new build semi-detached dwellings the average value is £1,653/m^2 (£154/ft^2) and for terraced new build properties the average value is £1,530/m^2 (£142/ft^2).

3.46 A copy of this analysis is enclosed within Appendix C.

3.47 As such, it is clearly apparent that the actual values achieved by new build residential dwellings located within Gateshead, fall significantly below the Council's proposed High-Mid residential price level of £2,250/m^2 (£209/ft^2).

3.48 Feedback from the Spatial Planning and Environment department of Gateshead Council has been that CIL residential value zones have been applied across the whole Newcastle-Gateshead area meaning that the Gateshead values zones are effectively comparable to the same zones in Newcastle; whereas the empirical market evidence for new build sales values in Newcastle and Gateshead shows that this is not the case, with average Gateshead new build values falling below those of Newcastle.

Item 2

3.49 *“Are the comparables, which the Council have relied upon, reliable?”*

3.50 In preparing their Post Hearing Note dated 5 May 2016, it is apparent that the Council have collated sales data for 7 new build properties in Kibblesworth, postcode zone NE11 0, all of which are comprised of 3 bedroom properties; together with 6 new build properties located in Ryton, postcode zone NE40 3, which are comprised of a mix of 2 and 3 bedroom properties.

3.51 I have checked the values recorded for each of the 13 properties against the Land Registry’s “price paid” database to verify whether they are achieved property values or simply indicative values for marketing purposes. From which it seems that the values which the Council have referred to, do relate to completed transactions and as such should be fairly reliable indicators as to the level of the market for these particular types of houses.

3.52 Nevertheless, this cross-check with the Land Registry database has also made it apparent that the Council have utilised comparables which are of little to no relevance to this CIL consultation exercise. For instance, the Council’s comparable schedule includes details of 3, 9 and 25 Hollydene, Kibblesworth which I would consider to be of little to no relevance to this consultation exercise as firstly, none of these properties are a new build property; whilst in the case of 25 Hollydene, the transaction to which the valuation figure relates is for the leasehold interest and as such, the circumstances of this property, in my view, very significantly restricts its usefulness as a comparable for use in assessing the expected reasonable value for new build residential dwellings, which are generally sold freehold on the open market.

3.53 Moreover, I find the general presentation of the Council’s evidence to be severely misleading in that they use these 13 properties to justify an average revenue figure of £2,183/m^2 (£208/ft^2) for properties in Kibblesworth and £2,224/m^2 (206/ft^2) for properties in Ryton.

3.54 However, their dataset refers to 2 and 3 bedroom properties which generally have floor areas of between 44m^2 (473ft^2) and 95m^2 (1,022ft^2) i.e. generally smaller scale properties, which through economies of scale will result in higher values per unit of floor area than would be observed in larger properties of similar overall value.

3.55 *“Have key elements in the Council’s data analysis been calculated correctly?”*

3.56 The comparable schedule for properties located at Kibblesworth and Ryton which the Council have compiled, provides details of the address, property description, sale price, gross internal area together a price analysis and general comment on each of the properties.

3.57 They have described the floor area of each of the comparables on the basis of the Gross Internal Floor area, which is not the typical standard to which non-new build properties are typically measured but is somewhat understandable from the point of view of enabling more direct comparison with other market evidence relating to new build properties, which typically are described in terms of their Gross Internal Area.

3.58 Also, there is no reference made as to where the area measurements were taken from i.e. whether they were taken verbatim from sales particulars and the like or whether Council employees/representatives had measured each of the properties themselves.

3.59 Furthermore, it is important to note that a significant number of the comparables that the Council have put forward in respect of Ryton and Kibblesworth have used sales data from the 2015 housing market i.e. significantly later than the date at which the other market evidence was compiled for use in the CIL consultation procedure, which was typically gathered in 2013 and 2014. As such the data contained within the Council's comparable schedule for Ryton and Kibblesworth will reflect changes in the housing market that are not possible to observe in the other sources of market data which the Council has referred to, which therefore prevents like-for-like comparison between the datasets i.e. the price trends observed for properties in Ryton and Kibblesworth taken in 2015 cannot be directly cross-checked with market value data for new build properties in Newcastle and Gateshead that transacted in 2013 and 2014.

3.60 *"Is there is any reliable market evidence available that may counter the Councils' position?"*

3.61 As discussed in the previous section regarding Item 1 of the Gateshead and Newcastle Community Infrastructure Levy Response to Post Hearing Note dated 5 May 2016; new build residential sales evidence for the Gateshead area, as per Land Registry "price paid" data, indicates that new build residential values average at £1,986/m^2 (£185/ft^2) for detached dwelling, £1,653/m^2 (£154/ft^2) for new build semi-detached dwellings and at £1,530/m^2 (£142/ft^2) for terraced new build properties i.e. significantly below the Council's proposed residential pricing level of £2,250/m^2 (£209/ft^2).

3.62 Having carried out further research into the Land Registry's "price paid" database, it is apparent that there, there have been a number of new build property transactions with the NE11 0 and NE40 postcode areas, within which Kibblesworth and Ryton are respectively located.

3.63 As such, I have conducted a search of the Land Registry "price paid" database in respect of each these areas.

3.64 A schedule, and analysis, of the new build residential property values which have been achieved within the relevant timeframe in each of these locations are enclosed within Appendix D

3.65 Analysis of these new build property transactions demonstrates that new build house prices in Kibblesworth range between £1,141/m^2 (£106/ft^2) and £1,388/m^2 (£129/ft^2), albeit mainly for semi-detached and terraced dwellings.

3.66 I acknowledge that with the predominance of semi-detached and terraced dwellings within this location may result in a degree of market-building; wherein any influx of newly built detached homes may release levels of, previously pent up, demand. However given the prevailing levels of value, I consider it unlikely that the levels of demand would be such that property prices increase to anywhere near the £2,250/m^2 (£209/ft^2) figure which the Council has proposed.

3.67 Whilst, with regard to Ryton, the observed new build sales values are in the range of £1,639/m^2 (£152/ft^2) to £2,037/m^2 (£189/ft^2). Again, a high proportion of the new build dwellings in Ryton are comprised of semi-detached and terraced dwellings and fewer detached. However, again I consider that even in the event that development of further detached dwellings unlocks pent up demand, I do not consider that this would be sufficient to raise values up to £2,250/m^2 (£209/ft^2) which the Council has proposed.

3.68 Particularly, given that the economies of scale for new build homes typically show that the price achieved per unit of total floor area tends to decrease as the size and scale of the property increases.

3.69 *"Is a superior method with which to examine residential values in Ryton and Kibblesworth? If so where is this sourced and what does it show?"*

3.70 Having reviewed the sales price evidence that is available through the Land Registry "price paid" data as well as having considered the various sources of market evidence which the Council have provided as part of their Community Infrastructure Levy Response to Post Hearing Note dated 5 May 2016; I am of the opinion that, whilst not being a perfect source of market evidence, I consider the sales price evidence held by the Land Registry to be the most reliable and useful source of market evidence with regard to new build property sales values in Kibblesworth and Ryton.

3.71 I am of this opinion, on the basis that the data contained therein, relates to prices obtained in actual completed transactions. Whilst I have discussed earlier in this report that even with Land Registry data, there exists the possibility, particularly in respect of new build residential properties, that the data can overstate the value actually achieved by the property itself within an open market transaction.

3.72 However, the search parameters that are available through the Land Registry means that it is also possible to filter out any non-new build properties and therefore restrict the data to those properties which are directly relevant to the matter at hand, and thus avoid the issues with reliability and usefulness which I consider have affected the Council's dataset in respect of the specific property markets in Ryton and Kibblesworth.

3.73 The findings from my analysis of the Land Registry sale price data have been discussed in the sections above, with copies of the empirical data analysis enclosed within the Appendices to this report.

4.0 **Summary**

4.1 Item 1

4.2 We have assessed the Councils' data sources and analysis and do not consider that they are reliable because:

- The Council have used questionable comparable figures based on guide prices which may not reflect actual prices paid;
- Even on the basis that the prices in the Land Registry are accurate they do not reflect sales discounts applied by house builders;
- The Council have selected guide prices from top brand products which do not reflect the High-Mid range sector as a whole.
- The Council have shown duplicated data entries, giving concerns about the accuracy and reliability of the data sets the Council have relied upon;
- I cannot see from the source material how the Council have derived their GDV value, i.e. how they have applied area measurements to sale values. I have made my own assessment and analysis on the Councils' sample data which indicates the GDV per unit of residential floor area, is substantially less than the Council have indicated; and,
- The market evidence presented by the Council relates to Newcastle and evidence from Land Registry data for Gateshead demonstrates a significantly lower GDV per unit of residential floor area, even before accounting for sales incentives.

4.3 Item 2

4.4 The evidence relating to sales values has been assessed and the Councils' evidence is unreliable due to:

- The small sample size with unrepresentative properties;
- Flawed analysis of those comparables, as described in Item 1 above;

- I cannot see from the source material how the Council have derived their GDV value, i.e. how they have applied area measurements to sale values. I have made my own assessment and analysis on the Councils' sample data which indicates the GDV per unit of residential floor area, is substantially less than the Council have indicated;

- Analysis of Land Registry data for Kibblesworth demonstrates a range between £1,141/m^2 (£106/ft^2) and £1,388/m^2 (£129/ft^2). Whilst it is acknowledged that newly built detached homes may increase prices it is not likely to be anywhere near the £2,250/m^2 (£209/ft^2) figure the Council has proposed;

- Analysis of Land Registry data for Ryton demonstrates a range between £1,639/m^2 (£152/ft^2) and £2,037/m^2 (£189/ft^2). Whilst it is acknowledged that newly built detached homes may increase prices it is not likely to be anywhere near the £2,250/m^2 (£209/ft^2) figure the Council has proposed; and

- Land Registry data is reliable if interpreted correctly. My analysis demonstrates significantly lower figures for the expected level of GDV per unit of residential floor area, even before adjusting for sales incentives.

Signed:

Date: 17th May 2016

For and on behalf of George F White LLP

APPENDIX A

Sales Incentives Data

SALES INCENTIVES DATA

Taken from Taylor Wimpey plc development site located in Redcar & Cleveland

a	b	c	d	e	f	g	h	i	j
Plot	Postal address	House Type name	Gross Release Price (£k)	Cash discounts (k)	Other incentives (k)	Part exchange (k)	Net Sales Price at Reservation (£k)	Land reg	Price per sq ft (£)
			9,079			**-523.473**	**8,410.1**		**190.0**
1	1	D1651 - Farnham (D)	340			-30.749	309.2	£ 339,950	187.3
2	3	D1337 - Richmond (D)	270		-7.500	-13.248	249.3		186.4
3	5	D1159 - Berwick (D)	250		-6.062		243.9	£ 249,950	210.4
4	7	D1545 - Lindisfarne (D)	320		-0.688	-24.999	294.3	£ 319,950	191.6
5	9	D1545 - Lindisfarne (D)	320		-2.000	-24.000	293.7	£ 319,950	191.2
6	11	D1337 - Richmond (D)	275		-8.429		266.7	£ 266,702	199.5
7	15	D1545 - Lindisfarne (D)	320		-5.000	-29.998	285.0	£ 319,950	185.5
8	17	D1545 - Lindisfarne (D)	306		-34.635		271.6	£ 305,950	176.8
10	21	D1159 - Berwick (D)	250		-3.000	-19.249	227.7	£ 249,950	196.5
11	23	D1251 - Durham (D)	265	-15			250.0	£ 249,950	199.8
12	25	D1159 - Berwick (D)	250			-18.749	231.2	£ 249,995	199.5
14	29	D1251 - Durham (D)	265			-17.999	247.0	£ 264,950	197.4
15	31	D1337 - Richmond (D)	275		-8.249	-18.499	248.2	£ 274,950	185.6
18	37	D1337 - Richmond (D)	250				250.0	£ 249,950	186.9
19	39	D1251 - Durham (D)	250		-5.950		244.0	£ 249,950	195.0
20	41	D1337 - Richmond (D)	275		-12.400	-27.674	234.9	£ 274,950	175.7
21	43	D1651 - Farnham (D)	340		-10.000	-25.875	304.1	£ 339,950	184.2
22	38	Midford (D)	240			-22.874	217.1	£ 239,950	188.3
23	36	D1337 - Richmond (D)	240		-9.250		230.8	£ 240,000	172.6
24	34	D1251 - Durham (D)	250			-13.624	236.3	£ 249,950	188.9
25	32	Midford (D)	240			-18.499	221.5	£ 239,950	192.1
26	30	D1159 - Berwick (D)	240			-18.248	221.7		191.3
27	28	Midford (D)	240			-18.124	221.8		192.4
28	26	D1159 - Berwick (D)	240		-3.000	-18.749	218.2		188.3
29	24	D1159 - Berwick (D)	240			-17.749	222.2	£ 239,950	191.7
30	22	BRY1251 - Roseberry (D)	265		-0.500	-19.249	245.2		196.0
31	20	BRY1251 - Roseberry (D)	265			-18.249	246.7		197.2
32	18	Midford (D)	240			-18.374	221.6		192.2
33	16	D1251 - Durham (D)	250			-18.999	231.0		184.6
36	10	D1159 - Berwick (D)	240		-7.000	-14.199	218.8		188.7
37	8	D1251 - Durham (D)	250		-5.000		245.0	£ 249,950	195.8
38	2	D1251 - Durham (D)	250			-18.499	231.5		185.0
39	4	D1159 - Berwick (D)	240		-2.400	-18.499	219.1		189.0
40	6	D1651 - Farnham (D)	330			-18.499	311.5		188.6

Ratio of “Net Sales Price at Reservation” [Column h) to “Land Reg” [Column d] indicates the level to which incentives were applied in each transaction.

Across this dataset the total average level of discount, attributable to the use of sales incentives, amounts to 7.37%

APPENDIX B

Analysis by Gross Internal Floor Area of Council New Build Sales Data

ANALYSIS BY GROSS INTERNAL FLOOR AREAS OF COUNCIL'S NEW BUILD HOUSING DATA

Full data (New Build Detatched)

Value area	ref	price_paid	deed_date	Year	Month	postcode	property _type	new build	estate type	House Number	street	locality	district	ward	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
	d42	310,000	27/09/2013	2013	9	NE13 9AE	D	Y	F	1	SHORESWOOD WAY		NEWCASTLE	Woolsington	192	2,067	£1,615	£150
	d42	359,490	21/03/2013	2013	3	NE13 9AE	D	Y	F	3	SHORESWOOD WAY		NEWCASTLE	Woolsington	223	2,400	£1,612	£150
	d2	318,000	08/11/2013	2013	11	NE13 9AP	D	Y	F	18	ELFORD AVENUE		NEWCASTLE	Castle	171	1,841	£1,860	£173
	d2	300,000	25/03/2013	2013	3	NE13 9AP	D	Y	F	30	ELFORD AVENUE		NEWCASTLE	Castle	189	2,034	£1,587	£147
	d2	291,000	22/03/2013	2013	3	NE13 9AP	D	Y	F	36	ELFORD AVENUE		NEWCASTLE	Castle	189	2,034	£1,540	£143
	d2	265,000	28/03/2013	2013	3	NE13 9AP	D	Y	F	38	ELFORD AVENUE		NEWCASTLE	Castle	157	1,690	£1,688	£157
	d2	257,596	28/03/2013	2013	3	NE13 9AP	D	Y	F	40	ELFORD AVENUE		NEWCASTLE	Castle	157	1,690	£1,641	£152
	d2	249,995	26/04/2013	2013	4	NE13 9AP	D	Y	F	42	ELFORD AVENUE		NEWCASTLE	Castle	157	1,690	£1,592	£148
	d2	282,000	21/06/2013	2013	6	NE13 9AP	D	Y	F	46	ELFORD AVENUE		NEWCASTLE	Castle	189	2,034	£1,492	£139
	d2	410,000	04/12/2013	2013	12	NE13 9AP	D	Y	F	50	ELFORD AVENUE		NEWCASTLE	Castle	214	2,303	£1,916	£178
	d2	320,000	02/07/2014	2014	7	NE13 9AP	D	Y	F	12	ELFORD AVENUE		NEWCASTLE	Castle	171	1,841	£1,871	£174
	d2	330,000	07/07/2014	2014	7	NE13 9AP	D	Y	F	14	ELFORD AVENUE		NEWCASTLE	Castle	171	1,841	£1,930	£179
	d2	318,000	02/05/2014	2014	5	NE13 9AP	D	Y	F	20	ELFORD AVENUE		NEWCASTLE	Castle	171	1,841	£1,860	£173
	d3	420,000	28/02/2013	2013	2	NE13 9AQ	D	Y	F	11	SPINDLESTONE VIEW		NEWCASTLE	Castle	214	2,303	£1,963	£182
	d3	410,000	06/12/2013	2013	12	NE13 9AQ	D	Y	F	14	SPINDLESTONE VIEW		NEWCASTLE	Castle	213	2,293	£1,925	£179
	d3	355,000	30/06/2014	2014	6	NE13 9AQ	D	Y	F	12	SPINDLESTONE VIEW		NEWCASTLE	Castle	166	1,787	£2,139	£199
	d3	355,000	24/04/2014	2014	4	NE13 9AQ	D	Y	F	9	SPINDLESTONE VIEW		NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
	d42	360,000	07/06/2013	2013	6	NE13 9AR	D	Y	F	1	WARENTON WAY		NEWCASTLE	Castle	206	2,217	£1,748	£162
	d42	399,950	20/12/2013	2013	12	NE13 9AR	D	Y	F	11	WARENTON WAY		NEWCASTLE	Castle	214	2,303	£1,869	£174
	d42	399,950	19/12/2013	2013	12	NE13 9AR	D	Y	F	15	WARENTON WAY		NEWCASTLE	Castle	206	2,217	£1,942	£180
	d42	335,000	28/03/2013	2013	3	NE13 9AR	D	Y	F	2	WARENTON WAY		NEWCASTLE	Castle	192	2,067	£1,745	£162
	d42	355,000	13/12/2013	2013	12	NE13 9AR	D	Y	F	7	WARENTON WAY		NEWCASTLE	Castle	166	1,787	£2,139	£199
	d5	387,000	20/12/2013	2013	12	NE13 9AT	D	Y	F	10	NUNNYWICK WAY		NEWCASTLE	Castle	149	1,604	£2,597	£241
	d5	280,000	13/12/2013	2013	12	NE13 9AT	D	Y	F	18	NUNNYWICK WAY		NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
	d5	249,950	24/05/2013	2013	5	NE13 9AT	D	Y	F	24	NUNNYWICK WAY		NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
	d5	369,950	07/06/2013	2013	6	NE13 9AT	D	Y	F	8	NUNNYWICK WAY		NEWCASTLE	Castle	149	1,604	£2,483	£231
	d6	275,000	28/06/2013	2013	6	NE13 9AU	D	Y	F	1	HETHPOOL COURT		NEWCASTLE	Castle	144	1,550	£1,910	£177
	d6	249,950	28/06/2013	2013	6	NE13 9AU	D	Y	F	2	HETHPOOL COURT		NEWCASTLE	Castle	210	2,260	£1,190	£111
	d6	250,000	28/06/2013	2013	6	NE13 9AU	D	Y	F	3	HETHPOOL COURT		NEWCASTLE	Castle	144	1,550	£1,736	£161
	d6	270,000	12/09/2013	2013	9	NE13 9AU	D	Y	F	4	HETHPOOL COURT		NEWCASTLE	Castle	144	1,550	£1,875	£174
	d7	285,000	28/02/2013	2013	2	NE13 9AW	D	Y	F	10	SALTWICK AVENUE		NEWCASTLE	Castle	149	1,604	£1,913	£178
	d7	395,000	23/12/2013	2013	12	NE13 9AW	D	Y	F	16	SALTWICK AVENUE		NEWCASTLE	Castle	149	1,604	£2,651	£246
	d7	249,950	16/12/2013	2013	12	NE13 9AW	D	Y	F	18	SALTWICK AVENUE		NEWCASTLE	Castle	171	1,841	£1,462	£136
	d7	399,950	23/12/2013	2013	12	NE13 9AW	D	Y	F	2	SALTWICK AVENUE		NEWCASTLE	Castle	210	2,260	£1,905	£177
	d7	274,950	19/12/2013	2013	12	NE13 9AW	D	Y	F	20	SALTWICK AVENUE		NEWCASTLE	Castle	210	2,260	£1,309	£122
	d7	249,950	13/12/2013	2013	12	NE13 9AW	D	Y	F	22	SALTWICK AVENUE		NEWCASTLE	Castle	149	1,604	£1,678	£156
	d7	282,500	13/12/2013	2013	12	NE13 9AW	D	Y	F	24	SALTWICK AVENUE		NEWCASTLE	Castle	239	2,573	£1,182	£110
	d7	285,000	12/12/2013	2013	12	NE13 9AW	D	Y	F	26	SALTWICK AVENUE		NEWCASTLE	Castle	144	1,550	£1,979	£184
	d7	249,950	31/05/2013	2013	5	NE13 9AW	D	Y	F	4	SALTWICK AVENUE		NEWCASTLE	Castle	149	1,604	£1,678	£156
	d7	315,000	30/04/2013	2013	4	NE13 9AW	D	Y	F	6	SALTWICK AVENUE		NEWCASTLE	Castle	171	1,841	£1,842	£171
	d7	361,000	17/03/2014	2014	3	NE13 9AW	D	Y	F	12	SALTWICK AVENUE		NEWCASTLE	Castle	239	2,573	£1,510	£140
	d7	415,000	18/02/2014	2014	2	NE13 9AW	D	Y	F	14	SALTWICK AVENUE		NEWCASTLE	Castle	210	2,260	£1,976	£184
	d7	249,950	02/05/2014	2014	5	NE13 9AW	D	Y	F	19	SALTWICK AVENUE		NEWCASTLE	Castle	149	1,604	£1,678	£156
	d7	249,950	15/05/2014	2014	5	NE13 9AW	D	Y	F	21	SALTWICK AVENUE		NEWCASTLE	Castle	239	2,573	£1,046	£97
	d7	285,000	05/03/2014	2014	3	NE13 9AW	D	Y	F	23	SALTWICK AVENUE		NEWCASTLE	Castle	144	1,550	£1,979	£184
	d7	285,000	28/02/2014	2014	2	NE13 9AW	D	Y	F	25	SALTWICK AVENUE		NEWCASTLE	Castle	239	2,573	£1,192	£111
	d7	277,450	27/06/2014	2014	6	NE13 9AW	D	Y	F	27	SALTWICK AVENUE		NEWCASTLE	Castle	144	1,550	£1,927	£179
	d7	385,000	27/06/2014	2014	6	NE13 9AW	D	Y	F	28	SALTWICK AVENUE		NEWCASTLE	Castle	144	1,550	£2,674	£248
	d8	280,000	19/04/2013	2013	4	NE13 9AX	D	Y	F	10	NEWSTEAD ROAD		NEWCASTLE	Castle	136	1,464	£2,059	£191
	d8	380,000	14/06/2013	2013	6	NE13 9AX	D	Y	F	12	NEWSTEAD ROAD		NEWCASTLE	Castle	190	2,045	£2,000	£186
	d8	249,950	28/03/2013	2013	3	NE13 9AX	D	Y	F	17	NEWSTEAD ROAD		NEWCASTLE	Castle	171	1,841	£1,462	£136
	d8	249,950	26/03/2013	2013	3	NE13 9AX	D	Y	F	19	NEWSTEAD ROAD		NEWCASTLE	Castle	210	2,260	£1,190	£111
	d8	434,269	26/06/2013	2013	6	NE13 9AX	D	Y	F	26	NEWSTEAD ROAD		NEWCASTLE	Castle	253	2,723	£1,716	£159
	d8	389,950	31/05/2013	2013	5	NE13 9AX	D	Y	F	8	NEWSTEAD ROAD		NEWCASTLE	Castle	210	2,262	£1,855	£172
	d9	426,800	14/06/2013	2013	6	NE13 9AY	D	Y	F	10	ABBERWICK WALK		NEWCASTLE	Castle	253	2,723	£1,687	£157
	d9	412,450	07/11/2013	2013	11	NE13 9AY	D	Y	F	14	ABBERWICK WALK		NEWCASTLE	Castle	171	1,841	£2,412	£224
	d9	249,950	28/06/2013	2013	6	NE13 9AY	D	Y	F	15	ABBERWICK WALK		NEWCASTLE	Castle	181	1,948	£1,381	£128
	d9	249,950	28/06/2013	2013	6	NE13 9AY	D	Y	F	16	ABBERWICK WALK		NEWCASTLE	Castle	223	2,400	£1,121	£104
	d9	350,000	28/03/2013	2013	3	NE13 9AY	D	Y	F	18	ABBERWICK WALK		NEWCASTLE	Castle	223	2,400	£1,570	£146
	d9	330,000	26/04/2013	2013	4	NE13 9AY	D	Y	F	20	ABBERWICK WALK		NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
	d9	383,150	15/11/2013	2013	11	NE13 9AY	D	Y	F	4	ABBERWICK WALK		NEWCASTLE	Castle	253	2,723	£1,514	£141
	d9	310,175	19/04/2013	2013	4	NE13 9AY	D	Y	F	5	ABBERWICK WALK		NEWCASTLE	Castle	160	1,722	£1,939	£180
	d9	345,000	03/05/2013	2013	5	NE13 9AY	D	Y	F	6	ABBERWICK WALK		NEWCASTLE	Castle	160	1,722	£2,156	£200
	d10	436,500	31/05/2013	2013	5	NE13 9AZ	D	Y	F	2	HUMBLETON ROAD		NEWCASTLE	Castle	253	2,723	£1,725	£160
	d11	263,000	14/03/2014	2014	3	NE13 9BD	D	Y	F	131	ROSEDEN WAY		NEWCASTLE	Castle	115	1,238	£2,287	£212
	d11	289,950	09/07/2014	2014	7	NE13 9BD	D	Y	F	75	ROSEDEN WAY		NEWCASTLE	Castle	147	1,582	£1,972	£183
	d11	290,000	04/01/2013	2013	1	NE13 9BN	D	Y	F	58	ROSEDEN WAY		NEWCASTLE	Castle	175	1,884	£1,657	£154
	d11	300,000	29/11/2013	2013	11	NE13 9BN	D	Y	F	72	ROSEDEN WAY		NEWCASTLE	Castle	175	1,884	£1,714	£159
	d11	350,000	29/11/2013	2013	11	NE13 9BN	D	Y	F	78	ROSEDEN WAY		NEWCASTLE	Castle	191	2,056	£1,832	£170
	d12	249,995	28/03/2013	2013	3	NE13 9BQ	D	Y	F	11	LEASINGTHORNE WAY		NEWCASTLE	Castle	122	1,313	£2,049	£190
	d12	270,000	28/03/2013	2013	3	NE13 9BQ	D	Y	F	14	LEASINGTHORNE WAY		NEWCASTLE	Castle	143	1,539	£1,888	£175
	d12	284,995	26/04/2013	2013	4	NE13 9BQ	D	Y	F	15	LEASINGTHORNE WAY		NEWCASTLE	Castle	122	1,313	£2,336	£217
	d12	218,020	20/03/2013	2013	3	NE13 9BQ	D	Y	F	16	LEASINGTHORNE WAY		NEWCASTLE	Castle	103	1,109	£2,117	£197
	d12	249,515	22/03/2013	2013	3	NE13 9BQ	D	Y	F	18	LEASINGTHORNE WAY		NEWCASTLE	Castle	103	1,109	£2,422	£225

ANALYSIS BY GROSS INTERNAL FLOOR AREAS OF COUNCIL'S NEW BUILD HOUSING DATA

High-Mid

d12	240,000	24/05/2013	2013	5	NE13 9BQ	D	Y	F	20	LEASINGTHORNE WAY	NEWCASTLE	Castle	103	1,109	£2,330	£216
d12	266,840	06/06/2013	2013	6	NE13 9BQ	D	Y	F	22	LEASINGTHORNE WAY	NEWCASTLE	Castle	143	1,539	£1,866	£173
d12	264,995	26/04/2013	2013	4	NE13 9BQ	D	Y	F	9	LEASINGTHORNE WAY	NEWCASTLE	Castle	122	1,313	£2,172	£202
d13	200,400	26/04/2013	2013	4	NE13 9BR	D	Y	F	1	ESPERLEY AVENUE	NEWCASTLE	Castle	96	1,033	£2,088	£194
d13	210,950	28/02/2013	2013	2	NE13 9BR	D	Y	F	15	ESPERLEY AVENUE	NEWCASTLE	Castle	96	1,033	£2,197	£204
d13	218,000	30/04/2013	2013	4	NE13 9BR	D	Y	F	3	ESPERLEY AVENUE	NEWCASTLE	Castle	113	1,216	£1,929	£179
d13	249,950	23/12/2013	2013	12	NE13 9BR	D	Y	F	5	ESPERLEY AVENUE	NEWCASTLE	Castle	115	1,238	£2,173	£202
d13	246,950	31/10/2013	2013	10	NE13 9BR	D	Y	F	7	ESPERLEY AVENUE	NEWCASTLE	Castle	115	1,238	£2,147	£199
d13	242,950	29/11/2013	2013	11	NE13 9BR	D	Y	F	9	ESPERLEY AVENUE	NEWCASTLE	Castle	115	1,238	£2,113	£196
d14	220,000	23/12/2013	2013	12	NE13 9BT	D	Y	F	10	NETTLESWORTH AVENU	NEWCASTLE	Castle	113	1,216	£1,947	£181
d14	220,000	23/12/2013	2013	12	NE13 9BT	D	Y	F	12	NETTLESWORTH AVENU	NEWCASTLE	Castle	113	1,216	£1,947	£181
d14	235,000	23/12/2013	2013	12	NE13 9BT	D	Y	F	14	NETTLESWORTH AVENU	NEWCASTLE	Castle	118	1,270	£1,992	£185
d14	215,000	20/12/2013	2013	12	NE13 9BT	D	Y	F	16	NETTLESWORTH AVENU	NEWCASTLE	Castle	100	1,076	£2,150	£200
d14	215,000	14/05/2014	2014	5	NE13 9BT	D	Y	F	2	NETTLESWORTH AVENU	NEWCASTLE	Castle	100	1,076	£2,150	£200
d14	215,000	30/04/2014	2014	4	NE13 9BT	D	Y	F	4	NETTLESWORTH AVENU	NEWCASTLE	Castle	100	1,076	£2,150	£200
d15	224,950	15/11/2013	2013	11	NE13 9BU	D	Y	F	16	IVESTON AVENUE	NEWCASTLE	Castle	113	1,216	£1,991	£185
d15	224,000	29/11/2013	2013	11	NE13 9BU	D	Y	F	17	IVESTON AVENUE	NEWCASTLE	Castle	113	1,216	£1,982	£184
d15	215,000	25/11/2013	2013	11	NE13 9BU	D	Y	F	18	IVESTON AVENUE	NEWCASTLE	Castle	100	1,076	£2,150	£200
d15	223,000	30/04/2013	2013	4	NE13 9BU	D	Y	F	19	IVESTON AVENUE	NEWCASTLE	Castle	100	1,076	£2,230	£207
d15	234,500	26/04/2013	2013	4	NE13 9BU	D	Y	F	21	IVESTON AVENUE	NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
d15	200,000	23/12/2013	2013	12	NE13 9BU	D	Y	F	6	IVESTON AVENUE	NEWCASTLE	Castle	113	1,216	£1,770	£164
d15	215,000	20/08/2014	2014	8	NE13 9BU	D	Y	F	1	IVESTON AVENUE	NEWCASTLE	Castle	100	1,076	£2,150	£200
d15	234,500	15/08/2014	2014	8	NE13 9BU	D	Y	F	2	IVESTON AVENUE	NEWCASTLE	Castle	100	1,076	£2,345	£218
d15	215,000	07/03/2014	2014	3	NE13 9BU	D	Y	F	3	IVESTON AVENUE	NEWCASTLE	Castle	100	1,076	£2,150	£200
d15	234,500	27/02/2014	2014	2	NE13 9BU	D	Y	F	4	IVESTON AVENUE	NEWCASTLE	Castle	100	1,076	£2,345	£218
d16	310,000	28/06/2013	2013	6	NE13 9BW	D	Y	F	2	ELEMORE CLOSE	NEWCASTLE	Castle	175	1,884	£1,771	£165
d16	319,265	22/11/2013	2013	11	NE13 9BW	D	Y	F	22	ELEMORE CLOSE	NEWCASTLE	Castle	175	1,884	£1,824	£169
d16	195,995	21/02/2014	2014	2	NE13 9BW	D	Y	F	29	ELEMORE CLOSE	NEWCASTLE	Castle	88	947	£2,227	£207
d16	368,600	21/03/2014	2014	3	NE13 9BW	D	Y	F	33	ELEMORE CLOSE	NEWCASTLE	Castle	220	2,368	£1,675	£156
d16	249,995	21/03/2014	2014	3	NE13 9BW	D	Y	F	35	ELEMORE CLOSE	NEWCASTLE	Castle	103	1,109	£2,427	£225
d16	249,995	28/03/2014	2014	3	NE13 9BW	D	Y	F	37	ELEMORE CLOSE	NEWCASTLE	Castle	103	1,109	£2,427	£225
d16	325,845	16/05/2014	2014	5	NE13 9BW	D	Y	F	43	ELEMORE CLOSE	NEWCASTLE	Castle	179	1,927	£1,820	£169
d16	204,995	23/05/2014	2014	5	NE13 9BW	D	Y	F	45	ELEMORE CLOSE	NEWCASTLE	Castle	88	947	£2,329	£216
d16	204,425	12/06/2014	2014	6	NE13 9BW	D	Y	F	47	ELEMORE CLOSE	NEWCASTLE	Castle	88	947	£2,323	£216
d16	207,495	19/06/2014	2014	6	NE13 9BW	D	Y	F	49	ELEMORE CLOSE	NEWCASTLE	Castle	88	947	£2,358	£219
d16	374,995	27/06/2014	2014	6	NE13 9BW	D	Y	F	51	ELEMORE CLOSE	NEWCASTLE	Castle	220	2,368	£1,705	£158
d16	322,995	27/06/2014	2014	6	NE13 9BW	D	Y	F	55	ELEMORE CLOSE	NEWCASTLE	Castle	176	1,894	£1,835	£170
d17	234,950	30/06/2014	2014	6	NE13 9BY	D	Y	F	1	MAYNARD ROAD	NEWCASTLE	Castle	100	1,076	£2,350	£218
d17	297,950	30/06/2014	2014	6	NE13 9BY	D	Y	F	3	MAYNARD ROAD	NEWCASTLE	Castle	147	1,582	£2,027	£188
d17	305,950	03/11/2014	2014	11	NE13 9BY	D	Y	F	5	MAYNARD ROAD	NEWCASTLE	Castle	147	1,582	£2,081	£193
d17	217,450	28/11/2014	2014	11	NE13 9BY	D	Y	F	14	MAYNARD STREET	NEWCASTLE	Castle	79	850	£2,753	£256
d17	309,950	05/12/2014	2014	12	NE13 9BY	D	Y	F	17	MAYNARD STREET	NEWCASTLE	Castle	96	1,033	£3,229	£300
d17	209,950	22/12/2014	2014	12	NE13 9BY	D	Y	F	23	MAYNARD STREET	NEWCASTLE	Castle	79	850	£2,658	£247
d18	249,950	18/11/2013	2013	11	NE13 9BZ	D	Y	F	10	LAMBLEY WAY	NEWCASTLE	Castle	115	1,238	£2,173	£202
d18	249,950	30/04/2013	2013	4	NE13 9BZ	D	Y	F	11	LAMBLEY WAY	NEWCASTLE	Castle	115	1,238	£2,173	£202
d18	292,000	15/03/2013	2013	3	NE13 9BZ	D	Y	F	12	LAMBLEY WAY	NEWCASTLE	Castle	239	2,573	£1,222	£114
d18	310,950	30/08/2013	2013	8	NE13 9BZ	D	Y	F	8	LAMBLEY WAY	NEWCASTLE	Castle	147	1,582	£2,115	£197
d19	249,995	28/11/2014	2014	11	NE13 9DA	D	Y	F	14	HERON CRESCENT	NEWCASTLE	Castle	107	1,152	£2,336	£217
d19	229,995	21/11/2014	2014	11	NE13 9DA	D	Y	F	16	HERON CRESCENT	NEWCASTLE	Castle	88	947	£2,614	£243
d19	249,995	05/12/2014	2014	12	NE13 9DA	D	Y	F	18	HERON CRESCENT	NEWCASTLE	Castle	107	1,152	£2,336	£217
d19	249,995	17/07/2014	2014	7	NE13 9DA	D	Y	F	43	HERON CRESCENT	NEWCASTLE	Castle	105	1,130	£2,381	£221
d19	210,000	20/06/2014	2014	6	NE13 9DA	D	Y	F	45	HERON CRESCENT	NEWCASTLE	Castle	105	1,130	£2,000	£186
d19	216,000	27/06/2014	2014	6	NE13 9DA	D	Y	F	47	HERON CRESCENT	NEWCASTLE	Castle	105	1,130	£2,057	£191
d20	242,950	19/12/2014	2014	12	NE13 9DB	D	Y	F	29	GREVILLE GARDENS	NEWCASTLE	Castle	113	1,216	£2,150	£200
d20	199,950	27/05/2014	2014	5	NE13 9DB	D	Y	F	31	GREVILLE GARDENS	NEWCASTLE	Castle	79	850	£2,531	£235
d20	200,400	13/06/2014	2014	6	NE13 9DB	D	Y	F	33	GREVILLE GARDENS	NEWCASTLE	Castle	96	1,033	£2,088	£194
d20	200,400	02/06/2014	2014	6	NE13 9DB	D	Y	F	35	GREVILLE GARDENS	NEWCASTLE	Castle	96	1,033	£2,088	£194
d20	234,950	23/06/2014	2014	6	NE13 9DB	D	Y	F	39	GREVILLE GARDENS	NEWCASTLE	Castle	113	1,216	£2,079	£193
d20	223,200	25/06/2014	2014	6	NE13 9DB	D	Y	F	41	GREVILLE GARDENS	NEWCASTLE	Castle	100	1,076	£2,232	£207
d20	234,950	27/06/2014	2014	6	NE13 9DB	D	Y	F	43	GREVILLE GARDENS	NEWCASTLE	Castle	100	1,076	£2,350	£218
d20	186,000	30/06/2014	2014	6	NE13 9DB	D	Y	F	45	GREVILLE GARDENS	NEWCASTLE	Castle	79	850	£2,354	£219
d20	324,950	29/09/2014	2014	9	NE13 9DB	D	Y	F	47	GREVILLE GARDENS	NEWCASTLE	Castle	147	1,582	£2,211	£205
d20	230,000	29/08/2014	2014	8	NE13 9DB	D	Y	F	48	GREVILLE GARDENS	NEWCASTLE	Castle	100	1,076	£2,300	£214
d20	204,950	02/07/2014	2014	7	NE13 9DB	D	Y	F	49	GREVILLE GARDENS	NEWCASTLE	Castle	79	850	£2,594	£241
d20	249,950	29/08/2014	2014	8	NE13 9DB	D	Y	F	50	GREVILLE GARDENS	NEWCASTLE	Castle	118	1,270	£2,118	£197
d20	209,950	30/06/2014	2014	6	NE13 9DB	D	Y	F	51	GREVILLE GARDENS	NEWCASTLE	Castle	79	850	£2,658	£247
d20	249,950	11/09/2014	2014	9	NE13 9DB	D	Y	F	52	GREVILLE GARDENS	NEWCASTLE	Castle	118	1,270	£2,118	£197
d20	237,950	27/06/2014	2014	6	NE13 9DB	D	Y	F	53	GREVILLE GARDENS	NEWCASTLE	Castle	113	1,216	£2,106	£196
d20	242,000	24/12/2014	2014	12	NE13 9DB	D	Y	F	67	GREVILLE GARDENS	NEWCASTLE	Castle	100	1,076	£2,420	£225
d21	272,995	26/09/2014	2014	9	NE13 9DD	D	Y	F	5	BRIDGET GARDENS	NEWCASTLE	Castle	107	1,152	£2,551	£237
d22	354,950	01/08/2014	2014	8	NE13 9DF	D	Y	F	35	SIR BOBBY ROBSON WA	NEWCASTLE	Castle	171	1,841	£2,076	£193
d23	384,950	02/12/2014	2014	12	NE13 9DH	D	Y	F	1	ASHWOOD CLOSE	NEWCASTLE	Castle	181	1,948	£2,127	£198
d23	384,950	04/12/2014	2014	12	NE13 9DH	D	Y	F	2	ASHWOOD CLOSE	NEWCASTLE	Castle	181	1,948	£2,127	£198
d23	289,950	17/12/2014	2014	12	NE13 9DH	D	Y	F	3	ASHWOOD CLOSE	NEWCASTLE	Castle	126	1,356	£2,301	£214
d23	289,950	28/11/2014	2014	11	NE13 9DH	D	Y	F	32	ASHWOOD CLOSE	NEWCASTLE	Castle	126	1,356	£2,301	£214
d23	379,950	28/11/2014	2014	11	NE13 9DH	D	Y	F	34	ASHWOOD CLOSE	NEWCASTLE	Castle	181	1,948	£2,099	£195

d24	199,000	16/12/2014	2014	12	NE13 9DN	D	Y	F	44	GREVILLE GARDENS		NEWCASTLE	Castle	79	850	£2,519	£234
d24	294,950	23/12/2014	2014	12	NE13 9DN	D	Y	F	46	GREVILLE GARDENS		NEWCASTLE	Castle	147	1,582	£2,006	£186
d24	226,000	27/11/2014	2014	11	NE13 9DN	D	Y	F	58	GREVILLE GARDENS		NEWCASTLE	Castle	100	1,076	£2,260	£210
d25	289,950	04/10/2013	2013	10	NE13 9GA	D	Y	F	17	LYNEMOUTH WAY		NEWCASTLE	Castle	147	1,582	£1,972	£183
d25	183,000	21/06/2013	2013	6	NE13 9GA	D	Y	F	21	LYNEMOUTH WAY		NEWCASTLE	Castle	81	872	£2,259	£210
d25	235,000	28/06/2013	2013	6	NE13 9GA	D	Y	F	24	LYNEMOUTH WAY		NEWCASTLE	Castle	118	1,270	£1,992	£185
d25	183,000	10/06/2013	2013	6	NE13 9GA	D	Y	F	27	LYNEMOUTH WAY		NEWCASTLE	Castle	96	1,033	£1,906	£177
d25	215,000	28/06/2013	2013	6	NE13 9GA	D	Y	F	28	LYNEMOUTH WAY		NEWCASTLE	Castle	100	1,076	£2,150	£200
d25	276,000	17/12/2013	2013	12	NE13 9GA	D	Y	F	29	LYNEMOUTH WAY		NEWCASTLE	Castle	147	1,582	£1,878	£174
d25	273,000	14/06/2013	2013	6	NE13 9GA	D	Y	F	5	LYNEMOUTH WAY		NEWCASTLE	Castle	147	1,582	£1,857	£173
d25	275,450	27/06/2014	2014	6	NE13 9GA	D	Y	F	22	LYNEMOUTH WAY		NEWCASTLE	Castle	147	1,582	£1,874	£174
d26	278,000	29/08/2013	2013	8	NE13 9GB	D	Y	F	25	BOWDEN CLOSE		NEWCASTLE	Castle	147	1,582	£1,891	£176
d26	239,950	14/06/2013	2013	6	NE13 9GB	D	Y	F	45	BOWDEN CLOSE		NEWCASTLE	Castle	115	1,238	£2,087	£194
d26	249,950	25/03/2013	2013	3	NE13 9GB	D	Y	F	47	BOWDEN CLOSE		NEWCASTLE	Castle	115	1,238	£2,173	£202
d26	282,000	22/11/2013	2013	11	NE13 9GB	D	Y	F	64	BOWDEN CLOSE		NEWCASTLE	Castle	147	1,582	£1,918	£178
d26	249,950	23/12/2013	2013	12	NE13 9GB	D	Y	F	66	BOWDEN CLOSE		NEWCASTLE	Castle	115	1,238	£2,173	£202
d26	244,950	15/11/2013	2013	11	NE13 9GB	D	Y	F	70	BOWDEN CLOSE		NEWCASTLE	Castle	115	1,238	£2,130	£198
d26	289,950	25/06/2013	2013	6	NE13 9GB	D	Y	F	73	BOWDEN CLOSE		NEWCASTLE	Castle	147	1,582	£1,972	£183
d27	490,000	07/03/2014	2014	3	NE13 9NT	D	Y	F	MEADOW	BRUNTON LANE		NEWCASTLE	Castle	207	2,228	£2,367	£220
d27	470,000	03/02/2014	2014	2	NE13 9NT	D	Y	F	PARK HOU	BRUNTON LANE		NEWCASTLE	Castle	184	1,981	£2,554	£237
d27	480,000	14/03/2014	2014	3	NE13 9NT	D	Y	F	SOUTH VIE	BRUNTON LANE		NEWCASTLE	Castle	207	2,228	£2,319	£215
d28	199,995	25/01/2013	2013	1	NE7 7NF	D	Y	F	11	MINISTRY CLOSE		NEWCASTLE	Dene	86	926	£2,326	£216
d28	199,575	04/02/2013	2013	2	NE7 7NF	D	Y	F	15	MINISTRY CLOSE		NEWCASTLE	Dene	86	926	£2,321	£216
d28	249,265	27/03/2013	2013	3	NE7 7NF	D	Y	F	19	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,352	£218
d28	249,995	28/06/2013	2013	6	NE7 7NF	D	Y	F	20	MINISTRY CLOSE		NEWCASTLE	Dene	100	1,076	£2,500	£232
d28	270,000	27/09/2013	2013	9	NE7 7NF	D	Y	F	21	MINISTRY CLOSE		NEWCASTLE	Dene	114	1,227	£2,368	£220
d28	237,000	05/12/2013	2013	12	NE7 7NF	D	Y	F	22	MINISTRY CLOSE		NEWCASTLE	Dene	100	1,076	£2,370	£220
d28	249,995	03/05/2013	2013	5	NE7 7NF	D	Y	F	23	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,358	£219
d28	270,000	31/07/2013	2013	7	NE7 7NF	D	Y	F	24	MINISTRY CLOSE		NEWCASTLE	Dene	114	1,227	£2,368	£220
d28	244,000	30/08/2013	2013	8	NE7 7NF	D	Y	F	25	MINISTRY CLOSE		NEWCASTLE	Dene	100	1,076	£2,440	£227
d28	279,995	16/08/2013	2013	8	NE7 7NF	D	Y	F	26	MINISTRY CLOSE		NEWCASTLE	Dene	114	1,227	£2,456	£228
d28	249,995	26/07/2013	2013	7	NE7 7NF	D	Y	F	27	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,358	£219
d28	249,995	14/08/2013	2013	8	NE7 7NF	D	Y	F	28	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,358	£219
d28	249,995	19/07/2013	2013	7	NE7 7NF	D	Y	F	29	MINISTRY CLOSE		NEWCASTLE	Dene	100	1,076	£2,500	£232
d28	249,995	14/11/2013	2013	11	NE7 7NF	D	Y	F	33	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,358	£219
d28	270,000	16/09/2013	2013	9	NE7 7NF	D	Y	F	35	MINISTRY CLOSE		NEWCASTLE	Dene	114	1,227	£2,368	£220
d28	209,995	13/12/2013	2013	12	NE7 7NF	D	Y	F	49	MINISTRY CLOSE		NEWCASTLE	Dene	87	936	£2,414	£224
d28	200,000	16/12/2013	2013	12	NE7 7NF	D	Y	F	51	MINISTRY CLOSE		NEWCASTLE	Dene	87	936	£2,299	£214
d28	209,995	29/11/2013	2013	11	NE7 7NF	D	Y	F	53	MINISTRY CLOSE		NEWCASTLE	Dene	87	936	£2,414	£224
d28	249,995	25/10/2013	2013	10	NE7 7NF	D	Y	F	61	MINISTRY CLOSE		NEWCASTLE	Dene	100	1,076	£2,500	£232
d28	240,000	27/06/2014	2014	6	NE7 7NF	D	Y	F	38	MINISTRY CLOSE		NEWCASTLE	Dene	100	1,076	£2,400	£223
d28	249,995	21/03/2014	2014	3	NE7 7NF	D	Y	F	39	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,358	£219
d28	279,995	28/03/2014	2014	3	NE7 7NF	D	Y	F	41	MINISTRY CLOSE		NEWCASTLE	Dene	114	1,227	£2,456	£228
d28	279,995	17/04/2014	2014	4	NE7 7NF	D	Y	F	43	MINISTRY CLOSE		NEWCASTLE	Dene	114	1,227	£2,456	£228
d28	249,995	25/04/2014	2014	4	NE7 7NF	D	Y	F	45	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,358	£219
d28	249,995	25/04/2014	2014	4	NE7 7NF	D	Y	F	45	MINISTRY CLOSE		NEWCASTLE	Dene			DUPLICATION	
d28	237,000	28/02/2014	2014	2	NE7 7NF	D	Y	F	55	MINISTRY CLOSE		NEWCASTLE	Dene	100	1,076	£2,370	£220
d28	249,995	27/06/2014	2014	6	NE7 7NF	D	Y	F	71	MINISTRY CLOSE		NEWCASTLE	Dene	106	1,141	£2,358	£219
d28	270,000	27/06/2014	2014	6	NE7 7NF	D	Y	F	73	MINISTRY CLOSE		NEWCASTLE	Dene	114	1,227	£2,368	£220

Detached New Build	Ave	Max	Med	Min
£/sq.m	£2,070	£3,229	£2,115	£1,046
£/sq.ft	£192	£300	£197	£97

ANALYSIS BY GROSS INTERNAL FLOOR AREA OF COUNCIL'S NEW BUILD HOUSING SALES DATA

Full Data (Semis)

Value area	ref	price_paid	deed_date	Year	Month	postcode	property _type	new build	estate type	House Number	street	locality	district	ward	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
High-Mid	s6	175,000	28/02/2014	2014	2	NE13 9BD	S	Y	F	129	ROSEDEN WAY		NEWCASTLE	Castle	79	850	£2,215	£206
	s6	173,000	28/03/2014	2014	3	NE13 9BD	S	Y	F	135	ROSEDEN WAY		NEWCASTLE	Castle	79	850	£2,190	£203
	s6	180,500	17/04/2014	2014	4	NE13 9BD	S	Y	F	137	ROSEDEN WAY		NEWCASTLE	Castle	105	1,130	£1,719	£160
	s6	190,000	27/06/2014	2014	6	NE13 9BD	S	Y	F	139	ROSEDEN WAY		NEWCASTLE	Castle	105	1,130	£1,810	£168
	s8	201,995	27/06/2013	2013	6	NE13 9BQ	S	Y	F	7	LEASINGTHORNE WAY		NEWCASTLE	Castle	100	1,076	£2,020	£188
	s8	171,645	08/08/2014	2014	8	NE13 9BQ	S	Y	F	17	LEASINGTHORNE WAY		NEWCASTLE	Castle	95	1,023	£1,807	£168
	s8	169,995	19/09/2014	2014	9	NE13 9BQ	S	Y	F	23	LEASINGTHORNE WAY		NEWCASTLE	Castle	95	1,023	£1,789	£166
	s7	174,950	30/06/2014	2014	6	NE13 9BS	S	Y	F	69	ELMWOOD PARK COURT		NEWCASTLE	Castle	93	1,001	£1,881	£175
	s7	174,950	27/06/2014	2014	6	NE13 9BS	S	Y	F	70	ELMWOOD PARK COURT		NEWCASTLE	Castle	93	1,001	£1,881	£175
	s7	173,950	23/05/2014	2014	5	NE13 9BS	S	Y	F	77	ELMWOOD PARK COURT		NEWCASTLE	Castle	93	1,001	£1,870	£174
	s7	179,950	23/05/2014	2014	5	NE13 9BS	S	Y	F	78	ELMWOOD PARK COURT		NEWCASTLE	Castle	93	1,001	£1,935	£180
	s7	162,950	17/06/2014	2014	6	NE13 9BS	S	Y	F	80	ELMWOOD PARK COURT		NEWCASTLE	Castle	85	915	£1,917	£178
	s7	162,950	27/06/2014	2014	6	NE13 9BS	S	Y	F	81	ELMWOOD PARK COURT		NEWCASTLE	Castle	85	915	£1,917	£178
	s7	162,950	13/05/2014	2014	5	NE13 9BS	S	Y	F	82	ELMWOOD PARK COURT		NEWCASTLE	Castle	79	850	£2,063	£192
	s9	173,000	24/01/2014	2014	1	NE13 9BT	S	Y	F	6	NETTLESWORTH AVENUE		NEWCASTLE	Castle	79	850	£2,190	£203
	s9	173,000	21/02/2014	2014	2	NE13 9BT	S	Y	F	8	NETTLESWORTH AVENUE		NEWCASTLE	Castle	79	850	£2,190	£203
	s10	230,000	28/06/2013	2013	6	NE13 9BW	S	Y	F	4	ELEMORE CLOSE		NEWCASTLE	Castle	126	1,356	£1,825	£170
	s10	229,995	27/06/2013	2013	6	NE13 9BW	S	Y	F	6	ELEMORE CLOSE		NEWCASTLE	Castle	126	1,356	£1,825	£170
	s10	214,995	24/01/2014	2014	1	NE13 9BW	S	Y	F	21	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£2,150	£200
	s10	207,000	24/01/2014	2014	1	NE13 9BW	S	Y	F	23	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£2,070	£192
	s10	169,995	28/02/2014	2014	2	NE13 9BW	S	Y	F	25	ELEMORE CLOSE		NEWCASTLE	Castle	95	1,023	£1,789	£166
	s10	163,000	21/02/2014	2014	2	NE13 9BW	S	Y	F	27	ELEMORE CLOSE		NEWCASTLE	Castle	95	1,023	£1,716	£159
	s10	214,995	28/03/2014	2014	3	NE13 9BW	S	Y	F	39	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£2,150	£200
	s10	210,495	25/03/2014	2014	3	NE13 9BW	S	Y	F	41	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£2,105	£196
	s10	194,950	28/11/2014	2014	11	NE13 9BY	S	Y	F	10	MAYNARD STREET		NEWCASTLE	Castle	79	850	£2,468	£229
	s10	194,950	28/11/2014	2014	11	NE13 9BY	S	Y	F	12	MAYNARD STREET		NEWCASTLE	Castle	79	850	£2,468	£229
	s12	189,995	15/08/2014	2014	8	NE13 9DA	S	Y	F	10	HERON CRESCENT		NEWCASTLE	Castle	105	1,130	£1,809	£168
	s12	192,000	25/07/2014	2014	7	NE13 9DA	S	Y	F	2	HERON CRESCENT		NEWCASTLE	Castle	105	1,130	£1,829	£170
	s12	175,000	23/05/2014	2014	5	NE13 9DA	S	Y	F	39	HERON CRESCENT		NEWCASTLE	Castle	79	850	£2,215	£206
	s12	192,995	25/07/2014	2014	7	NE13 9DA	S	Y	F	4	HERON CRESCENT		NEWCASTLE	Castle	105	1,130	£1,838	£171
	s12	176,995	15/08/2014	2014	8	NE13 9DA	S	Y	F	6	HERON CRESCENT		NEWCASTLE	Castle	79	850	£2,240	£208
	s13	175,700	30/06/2014	2014	6	NE13 9DB	S	Y	F	36	GREVILLE GARDENS		NEWCASTLE	Castle	79	850	£2,224	£207
	s13	184,950	30/06/2014	2014	6	NE13 9DB	S	Y	F	38	GREVILLE GARDENS		NEWCASTLE	Castle	79	850	£2,341	£217
	s13	175,000	16/05/2014	2014	5	NE13 9DD	S	Y	F	1	BRIDGET GARDENS		NEWCASTLE	Castle	79	850	£2,215	£206
	s13	179,995	10/10/2014	2014	10	NE13 9DD	S	Y	F	11	BRIDGET GARDENS		NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
	s13	179,995	24/10/2014	2014	10	NE13 9DD	S	Y	F	15	BRIDGET GARDENS		NEWCASTLE	Castle	79	850	£2,278	£212
	s13	175,995	23/05/2014	2014	5	NE13 9DD	S	Y	F	3	BRIDGET GARDENS		NEWCASTLE	Castle	79	850	£2,228	£207
	s13	177,995	19/09/2014	2014	9	NE13 9DD	S	Y	F	7	BRIDGET GARDENS		NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
	s13	198,950	22/12/2014	2014	12	NE13 9DN	S	Y	F	22	GREVILLE GARDENS		NEWCASTLE	Castle	79	850	£2,518	£234
	s13	199,950	19/12/2014	2014	12	NE13 9DN	S	Y	F	24	GREVILLE GARDENS		NEWCASTLE	Castle	79	850	£2,531	£235
	s13	198,950	12/12/2014	2014	12	NE13 9DN	S	Y	F	28	GREVILLE GARDENS		NEWCASTLE	Castle	79	850	£2,518	£234
	s15	174,000	24/05/2013	2013	5	NE13 9GA	S	Y	F	23	LYNEMOUTH WAY		NEWCASTLE	Castle	79	850	£2,203	£205
	s15	182,950	01/05/2013	2013	5	NE13 9GA	S	Y	F	25	LYNEMOUTH WAY		NEWCASTLE	Castle	100	1,076	£1,830	£170
	s16	131,966	20/09/2013	2013	9	NE7 7NF	S	Y	F	32	MINISTRY CLOSE		NEWCASTLE	Dene	60	646	£2,199	£204
	s16	174,995	28/10/2013	2013	10	NE7 7NF	S	Y	F	57	MINISTRY CLOSE		NEWCASTLE	Dene	79	850	£2,215	£206
	s16	174,995	25/10/2013	2013	10	NE7 7NF	S	Y	F	59	MINISTRY CLOSE		NEWCASTLE	Dene	79	850	£2,215	£206
	s16	99,995	27/06/2014	2014	6	NE7 7NF	S	Y	F	69	MINISTRY CLOSE		NEWCASTLE	Dene	79	850	£1,266	£118

Semi-Detached New Build	Ave	Max	Med	Min
£/sq.m	£2,059	£2,531	£2,105	£1,266
£/sq.ft	£191	£235	£196	£118

ANALYSIS BY GROSS INTERNAL FLOOR AREA OF COUNCIL'S NEW BUILD HOUSING SALES DATA

Full Data (Terraces)

Value area	ref	price_paid	deed_date	Year	Month	postcode	property_type	new build	estate type	House Number	street	locality	district	ward	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
Mid-High	t8	415,000	26/09/2014	2014	9	NE13 9AN	T	Y	F	2	CARLINGTON WALK		NEWCASTLE	Castle		DETACHED		
	t9	156,700	27/06/2014	2014	6	NE13 9BD	T	Y	F	41	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,844	£171
	t9	159,950	26/09/2014	2014	9	NE13 9BD	T	Y	F	43	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,882	£175
	t9	155,000	14/11/2014	2014	11	NE13 9BD	T	Y	F	47	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,824	£169
	t9	159,950	31/10/2014	2014	10	NE13 9BD	T	Y	F	49	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,882	£175
	t9	156,700	27/06/2014	2014	6	NE13 9BD	T	Y	F	51	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,844	£171
	t9	156,700	30/04/2014	2014	4	NE13 9BD	T	Y	F	61	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,844	£171
	t9	151,950	24/06/2014	2014	6	NE13 9BD	T	Y	F	63	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,788	£166
	t9	156,700	20/06/2014	2014	6	NE13 9BD	T	Y	F	65	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,844	£171
	t9	164,950	30/06/2014	2014	6	NE13 9BD	T	Y	F	67	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,941	£180
	t9	156,950	26/09/2014	2014	9	NE13 9BD	T	Y	F	69	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,846	£172
	t9	164,950	30/04/2014	2014	4	NE13 9BD	T	Y	F	71	ROSEDEN WAY		NEWCASTLE	Castle	85	915	£1,941	£180
	t10	166,950	11/07/2014	2014	7	NE13 9BP	T	Y	F	3	ELMWOOD PARK CO		NEWCASTLE	Castle	85	915	£1,964	£182
	t10	161,950	30/06/2014	2014	6	NE13 9BP	T	Y	F	4	ELMWOOD PARK CO		NEWCASTLE	Castle	85	915	£1,905	£177
	t10	161,950	30/06/2014	2014	6	NE13 9BP	T	Y	F	5	ELMWOOD PARK CO		NEWCASTLE	Castle	85	915	£1,905	£177
	t11	205,000	26/09/2014	2014	9	NE13 9BQ	T	Y	F	25	LEASINGTHORNE WA		NEWCASTLE	Castle	100	1,076	£2,050	£190
	t12	165,950	26/06/2014	2014	6	NE13 9BS	T	Y	F	71	ELMWOOD PARK CO		NEWCASTLE	Castle	85	915	£1,952	£181
	t12	157,950	02/05/2014	2014	5	NE13 9BS	T	Y	F	72	ELMWOOD PARK CO		NEWCASTLE	Castle	85	915	£1,858	£173
	t12	159,950	17/04/2014	2014	4	NE13 9BS	T	Y	F	86	ELMWOOD PARK CO		NEWCASTLE	Castle		0	#DIV/0!	#DIV/0!
	t13	149,000	30/09/2013	2013	9	NE13 9BU	T	Y	F	10	IVESTON AVENUE		NEWCASTLE	Castle	85	915	£1,753	£163
	t13	149,000	07/06/2013	2013	6	NE13 9BU	T	Y	F	11	IVESTON AVENUE		NEWCASTLE	Castle	85	915	£1,753	£163
	t13	156,950	27/09/2013	2013	9	NE13 9BU	T	Y	F	12	IVESTON AVENUE		NEWCASTLE	Castle	85	915	£1,846	£172
	t13	159,950	24/05/2013	2013	5	NE13 9BU	T	Y	F	15	IVESTON AVENUE		NEWCASTLE	Castle	85	915	£1,882	£175
	t13	200,000	09/12/2013	2013	12	NE13 9BU	T	Y	F	5	IVESTON AVENUE		NEWCASTLE	Castle	97	1,044	£2,062	£192
	t13	151,950	18/06/2013	2013	6	NE13 9BU	T	Y	F	7	IVESTON AVENUE		NEWCASTLE	Castle	85	915	£1,788	£166
	t13	151,950	10/10/2013	2013	10	NE13 9BU	T	Y	F	8	IVESTON AVENUE		NEWCASTLE	Castle	85	915	£1,788	£166
	t13	149,000	21/06/2013	2013	6	NE13 9BU	T	Y	F	9	IVESTON AVENUE		NEWCASTLE	Castle	113	1,216	£1,319	£123
	t14	194,995	27/09/2013	2013	9	NE13 9BW	T	Y	F	10	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£1,950	£181
	t14	194,995	27/09/2013	2013	9	NE13 9BW	T	Y	F	12	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£1,950	£181
	t14	198,000	26/07/2013	2013	7	NE13 9BW	T	Y	F	14	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£1,980	£184
	t14	200,000	06/09/2013	2013	9	NE13 9BW	T	Y	F	16	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£2,000	£186
	t14	191,995	24/01/2014	2014	1	NE13 9BW	T	Y	F	18	ELEMORE CLOSE		NEWCASTLE	Castle	100	1,076	£1,920	£178
	t15	169,950	29/08/2014	2014	8	NE13 9BY	T	Y	F	7	MAYNARD ROAD		NEWCASTLE	Castle	85	915	£1,999	£186
	t15	159,950	15/12/2014	2014	12	NE13 9BY	T	Y	F	9	MAYNARD STREET		NEWCASTLE	Castle	85	915	£1,882	£175
	t16	155,950	15/04/2013	2013	4	NE13 9GA	T	Y	F	36A	LYNEMOUTH WAY		NEWCASTLE	Castle	85	915	£1,835	£170
	t16	155,400	28/02/2013	2013	2	NE13 9GA	T	Y	F	38A	LYNEMOUTH WAY		NEWCASTLE	Castle	85	915	£1,828	£170
	t17	201,000	28/06/2013	2013	6	NE13 9GB	T	Y	F	19	BOWDEN CLOSE		NEWCASTLE	Castle	107	1,152	£1,879	£175
	t17	195,000	28/06/2013	2013	6	NE13 9GB	T	Y	F	21	BOWDEN CLOSE		NEWCASTLE	Castle	107	1,152	£1,822	£169
	t17	199,950	28/06/2013	2013	6	NE13 9GB	T	Y	F	23	BOWDEN CLOSE		NEWCASTLE	Castle	107	1,152	£1,869	£174
	t28	180,000	28/07/2014	2014	7	NE6 5HR	T	Y	F	27	CHELTENHAM TERRA		NEWCASTLE	South Heaton	113	1,216	£1,593	£148

Terrace New Build	Ave	Max	Med	Min
£/sq.m	£1,863	£2,062	£1,874	£1,319
£/sq.ft	£173	£192	£174	£123

APPENDIX C

Sales Analysis of New Build Housing in Gateshead

SALES ANALYSIS OF NEW BUILD HOUSING IN GATESHEAD

FULL DATA (NEW BUILD DETACHED)

deed_date	postcode	price_paid	property _type	new build	estate type	House Number	street	locality	district	ward	region	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
28/05/2013	NE11 0YP	£158,645	D	Y	F	38	MOORMILL		GATESHEAD	GATESHEAD	TYNE AND WEAR	139	1,496	**£1,141**	**£106**
27/08/2014	NE9 6DU	£565,000	D	Y	F	1	WESTWOOD	LOW FELL	GATESHEAD	GATESHEAD	TYNE AND WEAR	300	3,229	**£1,883**	**£175**
12/09/2014	NE9 6DU	£570,000	D	Y	F	2	WESTWOOD	LOW FELL	GATESHEAD	GATESHEAD	TYNE AND WEAR	299	3,218	**£1,906**	**£177**
11/09/2014	NE9 6QD	£240,000	D	Y	F	12	IVY LANE	LOW FELL	GATESHEAD	GATESHEAD	TYNE AND WEAR	153	1,647	**£1,569**	**£146**
03/05/2013	NE9 7NZ	£213,745	D	Y	F	16	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	100	1,079	**£2,131**	**£198**
28/06/2013	NE9 7NZ	£215,000	D	Y	F	17	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	100	1,079	**£2,144**	**£199**
24/05/2013	NE9 7NZ	£222,500	D	Y	F	19	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	114	1,230	**£1,946**	**£181**
11/04/2013	NE9 7NZ	£249,995	D	Y	F	26	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	122	1,316	**£2,045**	**£190**
28/03/2013	NE9 7NZ	£243,000	D	Y	F	27	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	122	1,316	**£1,988**	**£185**
17/01/2013	NE9 7NZ	£223,675	D	Y	F	31	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	114	1,229	**£1,960**	**£182**
24/10/2014	NE9 7RG	£245,995	D	Y	F	10	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	114	1,227	**£2,158**	**£200**
24/10/2014	NE9 7RG	£202,995	D	Y	F	12	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	88	947	**£2,307**	**£214**
25/07/2014	NE9 7RG	£260,995	D	Y	F	21	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	122	1,313	**£2,139**	**£199**
13/10/2014	NE9 7RG	£239,995	D	Y	F	3	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	114	1,227	**£2,105**	**£196**
25/07/2014	NE9 7RG	£259,995	D	Y	F	4	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	122	1,313	**£2,131**	**£198**
01/08/2014	NE9 7RG	£239,995	D	Y	F	5	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	114	1,227	**£2,105**	**£196**
22/08/2014	NE9 7RG	£239,995	D	Y	F	6	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	114	1,227	**£2,105**	**£196**
28/11/2014	NE9 7RG	£242,000	D	Y	F	7	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	122	1,313	**£1,984**	**£184**
30/05/2014	NE9 7UB	£375,000	D	Y	F	THE HAWTHORNS		LOW EIGHTON	GATESHEAD	GATESHEAD	TYNE AND WEAR	189	2,034	**£1,984**	**£184**

	Ave	Max	Median	Min
£/sqm	£1,986	£2,307	£2,045	£1,141
£/sqft	£185	£214	£190	£106

SALES ANALYSIS OF NEW BUILD HOUSING IN GATESHEAD

FULL DATA (NEW BUILD SEMI-DETACHED)

deed_date	price_paid	postcode	property _type	new build	estate type	House Number	street	locality	district	ward	region	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
28/03/2013	£132,995	NE11 0TN	S	Y	F	45	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	103	1,109	**£1,291**	**£120**
28/03/2013	£132,995	NE11 0TN	S	Y	F	46	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	103	1,109	**£1,291**	**£120**
28/03/2013	£130,995	NE11 0YS	S	Y	F	15	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	98	1,055	**£1,337**	**£124**
28/03/2013	£130,995	NE11 0YS	S	Y	F	16	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	98	1,055	**£1,337**	**£124**
19/04/2013	£132,995	NE11 0YS	S	Y	F	17	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	96	1,033	**£1,385**	**£129**
09/04/2013	£131,665	NE11 0YS	S	Y	F	18	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	96	1,033	**£1,372**	**£127**
17/07/2013	£145,525	NE11 0YS	S	Y	F	19	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	127	1,367	**£1,146**	**£106**
15/07/2013	£145,300	NE11 0YS	S	Y	F	20	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	127	1,367	**£1,144**	**£106**
28/06/2013	£131,665	NE11 0YS	S	Y	F	21	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	96	1,033	**£1,372**	**£127**
27/06/2013	£131,775	NE11 0YS	S	Y	F	22	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	96	1,033	**£1,373**	**£128**
28/03/2013	£117,995	NE11 0YS	S	Y	F	27	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	85	915	**£1,388**	**£129**
28/03/2013	£117,995	NE11 0YS	S	Y	F	28	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	85	915	**£1,388**	**£129**
30/04/2013	£122,640	NE11 0YS	S	Y	F	32	COLTSPOOL		GATESHEAD	GATESHEAD	TYNE AND WEAR	103	1,109	**£1,191**	**£111**
01/04/2014	£137,000	NE11 9QQ	S	Y	F	19	KNOLL RISE		GATESHEAD	GATESHEAD	TYNE AND WEAR	80	861	**£1,713**	**£159**
21/06/2013	£117,700	NE8 3FG	S	Y	F	1	WILFRID GARDENS		GATESHEAD	GATESHEAD	TYNE AND WEAR	66	710	**£1,783**	**£166**
27/06/2013	£117,700	NE8 3FG	S	Y	F	2	WILFRID GARDENS		GATESHEAD	GATESHEAD	TYNE AND WEAR	66	710	**£1,783**	**£166**
14/06/2013	£146,950	NE8 3FH	S	Y	F	3	WOODWARD AVENUE		GATESHEAD	GATESHEAD	TYNE AND WEAR	91	980	**£1,615**	**£150**
28/08/2013	£156,000	NE8 3TB	S	Y	F	58	COBDEN TERRACE		GATESHEAD	GATESHEAD	TYNE AND WEAR		0	**#DIV/0!**	**#DIV/0!**
15/08/2014	£233,802	NE9 5EN	S	Y	F	7	PARK VIEW AVENUE		GATESHEAD	GATESHEAD	TYNE AND WEAR	102	1,098	**£2,292**	**£213**
12/12/2014	£279,450	NE9 5EW	S	Y	F	28	WILLIAM WAILES WALK		GATESHEAD	GATESHEAD	TYNE AND WEAR	117	1,259	**£2,388**	**£222**
28/03/2013	£155,995	NE9 7NZ	S	Y	F	24	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	849	**£1,978**	**£184**
28/06/2013	£159,950	NE9 7NZ	S	Y	F	4	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	849	**£2,028**	**£188**
28/06/2013	£155,000	NE9 7NZ	S	Y	F	5	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	849	**£1,965**	**£183**
28/06/2013	£126,346	NE9 7NZ	S	Y	F	6	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	57	614	**£2,217**	**£206**
21/06/2013	£128,246	NE9 7NZ	S	Y	F	7	BOWES GARDENS	SPRINGWELL	GATESHEAD	SUNDERLAND	TYNE AND WEAR	57	614	**£2,250**	**£209**
31/03/2014	£164,995	NE9 7RG	S	Y	F	1	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	850	**£2,089**	**£194**
19/12/2014	£169,995	NE9 7RG	S	Y	F	17	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	100	1,079	**£1,695**	**£157**
19/12/2014	£169,995	NE9 7RG	S	Y	F	18	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	122	1,316	**£1,391**	**£129**
28/03/2014	£164,995	NE9 7RG	S	Y	F	2	RAILWAY CLOSE	SPRINGWELL VILLAGE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	850	**£2,089**	**£194**

	Ave	Max	Median	Min
£/sqm	£1,653	£2,388	£1,503	£1,144
£/sqft	£154	£222	£140	£106

SALES ANALYSIS OF NEW BUILD HOUSING IN GATESHEAD

FULL DATA (NEW BUILD TERRACE)

price_paid	deed_date	postcode	property _type	new build	estate type	House Number	street	locality	district	region	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
£113,995	28/03/2013	NE11 0YS	T	Y	F	30	COLTSPOOL	GATESHEAD	GATESHEAD	TYNE AND WEAR	87	936	**£1,310**	**£122**
£132,995	28/03/2013	NE11 0YS	T	Y	F	36	COLTSPOOL	GATESHEAD	GATESHEAD	TYNE AND WEAR	103	1109	**£1,291**	**£120**
£131,995	28/03/2013	NE11 0YS	T	Y	F	37	COLTSPOOL	GATESHEAD	GATESHEAD	TYNE AND WEAR	103	1109	**£1,282**	**£119**
£115,995	28/03/2013	NE11 0YS	T	Y	F	38	COLTSPOOL	GATESHEAD	GATESHEAD	TYNE AND WEAR	85	915	**£1,365**	**£127**
£127,500	10/05/2013	NE11 9BE	T	Y	F	31	RENFORTH STREET	GATESHEAD	GATESHEAD	TYNE AND WEAR	133	1432	**£959**	**£89**
£130,000	17/01/2013	NE11 9BE	T	Y	F	33	RENFORTH STREET	GATESHEAD	GATESHEAD	TYNE AND WEAR	133	1432	**£977**	**£91**
£163,000	31/05/2013	NE8 3DD	T	Y	F	104	SANDERSON VILLAS	GATESHEAD	GATESHEAD	TYNE AND WEAR	109	1173	**£1,495**	**£139**
£165,000	26/03/2013	NE8 3DD	T	Y	F	106	SANDERSON VILLAS	GATESHEAD	GATESHEAD	TYNE AND WEAR		0	**#DIV/0!**	**#DIV/0!**
£165,000	27/09/2013	NE8 3DD	T	Y	F	112	SANDERSON VILLAS	GATESHEAD	GATESHEAD	TYNE AND WEAR	109	1173	**£1,514**	**£141**
£179,950	20/12/2013	NE8 3ED	T	Y	F	232	SUNDERLAND ROAD	GATESHEAD	GATESHEAD	TYNE AND WEAR	150	1615	**£1,200**	**£111**
£146,940	28/03/2013	NE8 3FF	T	Y	F	79	BISHOPS PARK ROAD	GATESHEAD	GATESHEAD	TYNE AND WEAR	91	980	**£1,615**	**£150**
£219,950	22/03/2013	NE8 4EG	T	Y	F	4	CAMBORNE PARK	GATESHEAD	GATESHEAD	TYNE AND WEAR	171	1841	**£1,286**	**£119**
£147,500	01/10/2014	NE8 4EG	T	Y	F	6	CAMBORNE PARK	GATESHEAD	GATESHEAD	TYNE AND WEAR	171	1841	**£862**	**£80**
£239,950	28/06/2013	NE8 4JJ	T	Y	F	12	ENFIELD ROAD	GATESHEAD	GATESHEAD	TYNE AND WEAR	101	1087	**£2,376**	**£221**
£158,995	28/06/2013	NE9 7NZ	T	Y	F	1	BOWES GARDENS	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	850	**£2,013**	**£187**
£157,995	16/08/2013	NE9 7NZ	T	Y	F	2	BOWES GARDENS	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	850	**£2,000**	**£186**
£157,995	26/07/2013	NE9 7NZ	T	Y	F	3	BOWES GARDENS	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	850	**£2,000**	**£186**
£154,995	23/05/2014	NE9 7RG	T	Y	F	23	RAILWAY CLOSE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	850	**£1,962**	**£182**
£160,995	23/05/2014	NE9 7RG	T	Y	F	24	RAILWAY CLOSE	GATESHEAD	SUNDERLAND	TYNE AND WEAR	79	850	**£2,038**	**£189**

	Ave	Max	Median	Min
£/sqm	£1,530	£2,376	£1,430	£862
£/sqft	£142	£221	£133	£80

APPENDIX D

Sales Analysis of New Build Housing in NE11 0 and NE40

SALES ANALYSIS OF NEW BUILDING HOUSING IN NE11 0 AND NE40

NE11 0

FULL DATA (NEW BUILD SALES *NE11 0*)

deed_date	price_paid	postcode	property _type	new build	estate type	House Number	street	locality	region	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
28/03/2013	£132,995	NE11 0TN	S	Y	F	45	COLTSPOOL	GATESHEAD	GATESHEAD	103	1,109	**£1,291**	**£120**
28/03/2013	£132,995	NE11 0TN	S	Y	F	46	COLTSPOOL	GATESHEAD	GATESHEAD	103	1,109	**£1,291**	**£120**
28/05/2013	£158,645	NE11 0YP	D	Y	F	38	MOORMILL	GATESHEAD	GATESHEAD	139	1,496	**£1,141**	**£106**
28/03/2013	£130,995	NE11 0YS	S	Y	F	15	COLTSPOOL	GATESHEAD	GATESHEAD	98	1,055	**£1,337**	**£124**
28/03/2013	£130,995	NE11 0YS	S	Y	F	16	COLTSPOOL	GATESHEAD	GATESHEAD	98	1,055	**£1,337**	**£124**
19/04/2013	£132,995	NE11 0YS	S	Y	F	17	COLTSPOOL	GATESHEAD	GATESHEAD	96	1,033	**£1,385**	**£129**
09/04/2013	£131,665	NE11 0YS	S	Y	F	18	COLTSPOOL	GATESHEAD	GATESHEAD	96	1,033	**£1,372**	**£127**
17/07/2013	£145,525	NE11 0YS	S	Y	F	19	COLTSPOOL	GATESHEAD	GATESHEAD	127	1,367	**£1,146**	**£106**
15/07/2013	£145,300	NE11 0YS	S	Y	F	20	COLTSPOOL	GATESHEAD	GATESHEAD	127	1,367	**£1,144**	**£106**
28/06/2013	£131,665	NE11 0YS	S	Y	F	21	COLTSPOOL	GATESHEAD	GATESHEAD	96	1,033	**£1,372**	**£127**
27/06/2013	£131,775	NE11 0YS	S	Y	F	22	COLTSPOOL	GATESHEAD	GATESHEAD	96	1,033	**£1,373**	**£128**
28/03/2013	£117,995	NE11 0YS	S	Y	F	27	COLTSPOOL	GATESHEAD	GATESHEAD	85	915	**£1,388**	**£129**
28/03/2013	£117,995	NE11 0YS	S	Y	F	28	COLTSPOOL	GATESHEAD	GATESHEAD	85	915	**£1,388**	**£129**
28/03/2013	£113,995	NE11 0YS	T	Y	F	30	COLTSPOOL	GATESHEAD	GATESHEAD	87	936	**£1,310**	**£122**
30/04/2013	£122,640	NE11 0YS	S	Y	F	32	COLTSPOOL	GATESHEAD	GATESHEAD	103	1,109	**£1,191**	**£111**
28/03/2013	£132,995	NE11 0YS	T	Y	F	36	COLTSPOOL	GATESHEAD	GATESHEAD	103	1,109	**£1,291**	**£120**
28/03/2013	£131,995	NE11 0YS	T	Y	F	37	COLTSPOOL	GATESHEAD	GATESHEAD	103	1,109	**£1,282**	**£119**
28/03/2013	£115,995	NE11 0YS	T	Y	F	38	COLTSPOOL	GATESHEAD	GATESHEAD	85	915	**£1,365**	**£127**

	£/sq.m	£/sq.ft
Ave	*£1,300*	*£121*
Max	*£1,388*	*£129*
Median	*£1,323*	*£123*
Min	*£1,141*	*£106*

NE40

FULL DATA (NEW BUILD SALES *NE40*)

deed_date	price_paid	postcode	property _type	new build	estate type	House Number	street	locality	region	GIA (sq.m)	GIA (sq.ft)	£/sq.m	£/sq.ft
02/08/2013	£100,000	NE40 4HZ	T	Y	F	2	MILLENNIUM COURT	GREENSIDE	RYTON	61	657	**£1,639**	**£152**
10/05/2013	£114,000	NE40 4HZ	T	Y	F	15	MILLENNIUM COURT	GREENSIDE	RYTON	60	646	**£1,900**	**£177**
24/01/2013	£100,000	NE40 4HZ	T	Y	F	16	MILLENNIUM COURT	GREENSIDE	RYTON	60	646	**£1,667**	**£155**
27/09/2013	£135,995	NE40 4NE	T	Y	F	1	ELLEN CRESCENT	CRAWCROOK	RYTON	70	753	**£1,943**	**£180**
22/11/2013	£144,995	NE40 4NE	T	Y	F	11	ELLEN CRESCENT	CRAWCROOK	RYTON	78	840	**£1,859**	**£173**
22/11/2013	£161,995	NE40 4NE	T	Y	F	12	ELLEN CRESCENT	CRAWCROOK	RYTON	97	1,044	**£1,670**	**£155**
28/11/2013	£161,995	NE40 4NE	T	Y	F	13	ELLEN CRESCENT	CRAWCROOK	RYTON	97	1,044	**£1,670**	**£155**
29/11/2013	£161,995	NE40 4NE	T	Y	F	14	ELLEN CRESCENT	CRAWCROOK	RYTON	97	1,044	**£1,670**	**£155**
28/11/2013	£138,995	NE40 4NE	T	Y	F	15	ELLEN CRESCENT	CRAWCROOK	RYTON	78	840	**£1,782**	**£166**
06/12/2013	£135,995	NE40 4NE	T	Y	F	16	ELLEN CRESCENT	CRAWCROOK	RYTON	70	753	**£1,943**	**£180**
06/12/2013	£133,995	NE40 4NE	T	Y	F	17	ELLEN CRESCENT	CRAWCROOK	RYTON	70	753	**£1,914**	**£178**
19/12/2013	£133,995	NE40 4NE	T	Y	F	18	ELLEN CRESCENT	CRAWCROOK	RYTON	70	753	**£1,914**	**£178**
19/12/2013	£161,640	NE40 4NE	T	Y	F	19	ELLEN CRESCENT	CRAWCROOK	RYTON	97	1,044	**£1,666**	**£155**
20/09/2013	£161,995	NE40 4NE	T	Y	F	2	ELLEN CRESCENT	CRAWCROOK	RYTON	97	1,044	**£1,670**	**£155**
19/12/2013	£163,995	NE40 4NE	T	Y	F	20	ELLEN CRESCENT	CRAWCROOK	RYTON	97	1,044	**£1,691**	**£157**
27/09/2013	£163,995	NE40 4NE	T	Y	F	3	ELLEN CRESCENT		RYTON	97	1,044	**£1,691**	**£157**
27/09/2013	£159,995	NE40 4NE	D	Y	F	4	ELLEN CRESCENT	CRAWCROOK	RYTON	82	883	**£1,951**	**£181**
20/09/2013	£109,995	NE40 4NE	D	Y	F	5	ELLEN CRESCENT	CRAWCROOK	RYTON	54	581	**£2,037**	**£189**
23/08/2013	£135,995	NE40 4NE	T	Y	F	6	ELLEN CRESCENT	CRAWCROOK	RYTON	70	753	**£1,943**	**£180**
23/08/2013	£133,995	NE40 4NE	T	Y	F	7	ELLEN CRESCENT	CRAWCROOK	RYTON	70	753	**£1,914**	**£178**
25/05/2013	£137,995	NE40 4US	S	Y	F	10	PATTINSON DRIVE		RYTON	71	764	**£1,944**	**£181**
21/06/2013	£165,995	NE40 4US	S	Y	F	11	PATTINSON DRIVE		RYTON	98	1,055	**£1,694**	**£157**
21/06/2013	£165,995	NE40 4US	S	Y	F	12	PATTINSON DRIVE		RYTON	98	1,055	**£1,694**	**£157**
28/06/2013	£140,995	NE40 4US	S	Y	F	13	PATTINSON DRIVE		RYTON	79	850	**£1,785**	**£166**
21/06/2013	£140,995	NE40 4US	S	Y	F	14	PATTINSON DRIVE		RYTON	79	850	**£1,785**	**£166**
29/07/2013	£165,995	NE40 4US	S	Y	F	17	PATTINSON DRIVE		RYTON	98	1,055	**£1,694**	**£157**
26/07/2013	£143,995	NE40 4US	S	Y	F	18	PATTINSON DRIVE		RYTON	71	764	**£2,028**	**£188**
25/03/2013	£127,295	NE40 4US	T	Y	F	21	PATTINSON DRIVE		RYTON	71	764	**£1,793**	**£167**
18/03/2013	£117,995	NE40 4US	T	Y	F	22	PATTINSON DRIVE		RYTON	61	657	**£1,934**	**£180**
28/03/2013	£117,995	NE40 4US	T	Y	F	23	PATTINSON DRIVE		RYTON	61	657	**£1,934**	**£180**
28/02/2013	£165,995	NE40 4US	T	Y	F	24	PATTINSON DRIVE	CRAWCROOK	RYTON	98	1,055	**£1,694**	**£157**
27/02/2013	£163,995	NE40 4US	T	Y	F	25	PATTINSON DRIVE		RYTON	98	1,055	**£1,673**	**£155**
28/02/2013	£139,995	NE40 4US	T	Y	F	26	PATTINSON DRIVE		RYTON	71	764	**£1,972**	**£183**
28/03/2013	£140,995	NE40 4US	T	Y	F	27	PATTINSON DRIVE		RYTON	79	850	**£1,785**	**£166**
04/01/2013	£160,995	NE40 4US	S	Y	F	28	PATTINSON DRIVE		RYTON	98	1,055	**£1,643**	**£153**
27/09/2013	£169,995	NE40 4US	S	Y	F	29	PATTINSON DRIVE		RYTON	98	1,055	**£1,735**	**£161**
15/11/2013	£165,995	NE40 4US	T	Y	F	30	PATTINSON DRIVE		RYTON	98	1,055	**£1,694**	**£157**
28/03/2013	£115,995	NE40 4US	T	Y	F	31	PATTINSON DRIVE		RYTON	61	657	**£1,902**	**£177**
28/03/2013	£163,995	NE40 4US	T	Y	F	4	PATTINSON DRIVE		RYTON	98	1,055	**£1,673**	**£155**
28/03/2013	£133,995	NE40 4US	T	Y	F	5	PATTINSON DRIVE		RYTON	71	764	**£1,887**	**£175**
28/03/2013	£137,495	NE40 4US	T	Y	F	6	PATTINSON DRIVE		RYTON	79	850	**£1,740**	**£162**
28/03/2013	£160,995	NE40 4US	S	Y	F	7	PATTINSON DRIVE		RYTON	98	1,055	**£1,643**	**£153**
28/03/2013	£165,995	NE40 4US	S	Y	F	8	PATTINSON DRIVE		RYTON	98	1,055	**£1,694**	**£157**
28/03/2013	£165,995	NE40 4US	S	Y	F	9	PATTINSON DRIVE		RYTON	98	1,055	**£1,694**	**£157**

	£/sq.m	£/sq.ft
Ave	*£1,792*	*£166*
Max	*£2,037*	*£189*
Median	*£1,761*	*£164*
Min	*£1,639*	*£152*

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