Community Infrastructure Levy Consultation 2023

		QUESTION SUMMARIES	DATA TRENDS	INDIVIDUAL RESPONSES
	All Pages –			
ļ	Respondent #48 –	"		
	COMPLETE Started:	Monday, March 27, 2023 1:59	0-41 DM	
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Pa	age 1: Survey Informat	tion		
	Q1 Do you confirm that you order to take the survey	u have read and understood the p y.	privacy notice? You mu	ıst select 'Yes' in
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Pa	age 2: Register for con	sultation		
	Q2 Your name:			
	Tim Waring			

Contact details:	
Organisation (optional)	Quod Ltd
Address	
Address 2	
City/town	
Post code	
Email address	

Q4

Do you wish to notified of future updates to CIL by the council? If yes we will use contact details provided above

Yes

Q5

Do you wish to participate in the CIL examination? If yes we will use contact details provided above

Yes

Page 3: Your response

Q6

1a. The Community Infrastructure Levy (CIL) Viability Study informed the production of the proposed rates in the draft CIL Charging Schedule. Do you have any comments on the content of the CIL Viability Study?

Yes; please refer to attached correspondence (Quod) and report (Bidwells).

Q8

2a. Do the proposed levy rates set out in the draft CIL Charging Schedule appropriately reflect the conclusions of the CIL Viability Study?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q10

3a. Do the proposed levy rates set out in the draft CIL Charging Schedule provide an appropriate balance between securing infrastructure investment and supporting the financial viability of new development in the area?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q12

4a. CIL rates should not be set at a level which could render new development financially unviable. To ensure the financial viability of new development in the area, and to take into account variations in land prices and development costs throughout the authority's area, the draft CIL Charging Schedule proposes variable rates for different kinds of development. Do you have any comments on the proposed CIL rates?

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).

Q14

5a. Should any types of development be charged a different CIL rate, and if so, why? Where alternative rates are proposed, please provide evidence to demonstrate why a proposed rate should be changed.

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).

Page 4: Your response

Q16

6a. To support the financial viability of new development in the area, the draft CIL Charging Schedule includes an Instalments Policy which allows specified levels of levy charges to be paid in instalments over a set period of time. Do you have any comments on the draft Instalments Policy?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q18

7a. Part 6 of the CIL Regulations (as amended) allows the Council to give discretionary relief for certain types of development from paying the levy. The Council has not identified any types of

development which may require this beyond the compulsory relief and exemptions outlined in the Regulations. Is there a need to provide discretionary relief from the levy to any types of development, and if so, why?

No; please refer to the attached correspondence (Quod) and report (Bidwells).

Q20

8a. Do you have any other comments on the draft CIL Charging Schedule?

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).

Q22

9a. Do you have any other comments on the CIL evidence base?

Yes; please refer to the attached correspondence (Quod) and report (Bidwells).



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CIL Consultation City of York Council West Offices Station Rise York YO1 6GA

For the attention of Strategy Planning Policy Team

By Email

Dear Strategy Planning Policy Team

Draft Community Infrastructure Levy – City of York Council (February 2023) Representations on behalf of Oakgate Group Ltd ("Oakgate")

Quod, acting on behalf of Oakgate, make the following representations to City of York Council's ("CYC") Community Infrastructure Levy ("CIL") Draft Charging Schedule ("DCS").

Oakgate are an investor and developer in York, and have concerns of the implications of CIL on the delivery of new housing in the City, and most specifically, the various schemes they are currently promoting, including those at Mount Royale Hotel, Tramway Working Men's Club and the York Motor Sports Village.

Oakgate's Case - Summary

Notably, Oakgate's concerns relate to the ability of residential development in the City to sustain the CIL charge proposed in the DCS.

The DCS proposes a charge of £200 per sqm levied on all residential developments across York, regardless of their location. It is demonstrated below that it is not appropriate to impose a blanket CIL charge across the City for new homes, but that differential CIL rates should be applied in different parts of the City given the differing market circumstances across York.

These representations are supported by a Report by Bidwells on the viability evidence base underpinning the CIL DCS.

Oakgate wish to work with CYC (and their advisors PPE) to determine a more appropriate DCS for residential across the City.

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Guidance of Setting CIL Rates

Government guidance on setting CIL rates is contained in the Community Infrastructure Levy Guidance (updated January 2023) ("CIL Guidance") which notes that when deciding the Levy rates, a Local Planning Authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments¹. It goes on to note that they should show how "*their proposed levy rate will contribute towards the implementation of their relevant plan and supporting development across their area*". In this case, the relevant Local Plan will be in the York Local Plan, which is currently at Regulation 19 stage, and has been the subject of examination and is presently subject to draft Proposed Main Modifications (consultation of these rungs until today). It is anticipated that the Local Plan will be adopted later this year.

The CIL Guidance refers to the Regulations, and specifically notes that differential rates can be applied in a flexible way, to ensure that viability of development is not put at risk².

The National Planning Policy Guidance ("PPG") (which supports the NPPF) states that:

"Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic and that the total cumulative cost of all relevant policies will not undermine deliverability of the Plan³.

Chiming with the advice of the CIL Guidance, the PPG notes that there is a necessary balance at the centre of the charge setting process, and it is an obligation of the charging authority that:

"...in meeting the regulatory requirements, charging authorities should be able to show and explain how their proposed levy rate (or rates) will contribute toward the implementation of their relevant plan and support development across their area (see Regulation 14(i) as amended by the 2014 Regulations)^{**}.

Both sets of Guidance clearly recognise that differential rates should be applied in certain circumstances in order that the viability of development is not put at risk, and that the Local Plan can be implemented.

¹ Paragraph: 010 reference ID: 25-010-2019-09-01.

² Paragraph: 022 reference ID: 25-022-2019-09-01.

³ Paragraph: 002 reference ID: 10-002-2019-05-09.

⁴ Paragraph: 010 reference ID: 25-010-2019-09-01.



The Local Plan Strategy

The City of York Local Plan (Regulation 19) sets out its key vision, for the City which "...aspires to be a City who's special qualities and distinctiveness are recognised worldwide..." and that in order to do so, the Local Plan aims to "deliver sustainable patterns and forms of development to support this ambition and the delivery of the City's economic, environmental and social objectives...".

In order to meet these objectives, it is recognised⁵ that there needs to be a "*continuous supply of housing opportunities through the Plan period, and that sustainable sites should be brought forward in order to deliver of the vision of providing good quality homes and opportunities*". It is recognised in the same paragraph of the Local Plan that it is essential that sites shall be identified for housing development, which are both "*viable and deliverable*".

In summary, the Local Plan's vision will require careful consideration of viability, to ensure that housing development is deliverable through the City, and that the City can achieve their overall aim of providing good quality homes and opportunities in order to meet their aspiration of being a City that is recognised worldwide.

Underpinning the CIL DCS is the City of York CIL Viability Study (December 2022) (Porter Planning Economics – PPE). The attached report by Bidwells notes that the Viability Study adopts a relatively conventional approach to viability testing, whereby a series of development appraisals or scheme typologies are tested in order to determine whether they are capable of sustaining CIL payment.

Whilst Bidwells do not challenge the general methodology that PPE have adopted, they demonstrate that the evidence base on which the viability is assessed is unsound, and not appropriate for testing the viability of residential <u>across the whole</u> City.

The Viability Case

Notably, Bidwells demonstrate that there is a wide variation in sales values across the City, which in turn demonstrates that there are strong grounds for adopting a differential rate to CIL charging for residential in different parts of the City.

Notably, the evidence suggests that differential rates should be applied in a flexible way, across the City, rather than a blanket rate for all new residential regardless of location.

The Bidwells report demonstrates that there is clear evidence of geographical differences in sales values in York, and that the evidence presented by PPE, involves a narrow set of samples, relating only to new build property.

⁵ Paragraph 2.5 of the Local Plan.



Bidwells demonstrate that there are distinctly different value areas within York, and that applying a blanket rate would render schemes unviable. As CIL rates are mandatory payments, the consequence is that other Section 106 requirements (such as affordable housing) will be the subject of reduced levels of contribution (ie, below policy target levels).

Therefore, even if it is proven to be viable to deliver new homes subject to CIL, but without Section 106 contributions, the Plan's objectives of providing a broad range of homes for all, and especially the need to provide affordable homes for which there is an acute need, will render the Plan in capable of delivering on one of its key aims.

Conclusion

In view of the above, Oakgate would wish to work with CYC and their advisors, to determine a more appropriate approach to CIL charging for residential uses across the City. We would hope to work positively with CYC to ensure that the policy requirements can be implemented, and development is both incentivised and accelerated within the City.

Oakgate are keen to work with CYC, to address these issues before the charging schedule is submitted for Examination.

In the meantime, Oakgate however, reserve the right to be represented at the Examination Hearing into the CIL DCS.

Yours sincerely



Enc

City of York CIL Consultation March 2023



REPRESENTATIONS ON THE VIABILITY EVIDENCE BASE ON BEHALF OF OAKGATE GROUP LIMITED

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Appendix 1

RESIDENTIAL TRANSACTIONS



1.0 Introduction

- 1.1 Bidwells is instructed Oakgate Group Limited ("Oakgate") to review the viability evidence base that has recently been published by City of York Council ("CYC" or "the Council") to support the current consultation that is being carried out regarding the potential implementation of a Community Infrastructure Levy ("CIL").
- 1.2 Bidwells has advised Oakgate and their parent company Caddick Group on viability issues on several sites over a number of years. Bidwells has been asked by Oakgate to consider the implications of the proposed introduction of CIL on development schemes in York, specifically sites at Mount Royale Hotel, Tramway Working Men's Club, and the York Motorsports Village.
- 1.3 These representations comment on the general approach to viability testing taken by PPE, and the analysis of the ability of residential development in the City to sustain the level of CIL charge that is recommended, and finally our conclusions as to whether the level of CIL that is proposed is justified and supported by evidence.

2.0 General Approach to Viability Testing

- 2.1 The report prepared by PPE as the evidence base for the CIL consultation follows a relatively conventional approach. It carries out a series of development appraisals of scheme typologies which test whether these typologies would be capable of sustaining a CIL payment, and if so, at what level. The document concludes by advising levels of CIL which could viably be levied on different use types on different schemes within the CYC area.
- 2.2 The bulk of PPE's analysis focuses on a series of residential development typologies which although not specific to any particular scheme, reflect the type and character of schemes that might be delivered within the CYC area.
- 2.3 These typologies include greenfield and brownfield schemes in rural, city centre, urban and suburban locations, as well as large, medium and small size schemes. The use of typologies is generally supported, and we agree that the typologies analysed reflect the form of development that is likely to come forward in York over the plan period.
- 2.4 In addition to the generic residential typologies described above, PPE has carried out an analysis of the major strategic sites in York which are set out in the emerging Local Plan.
- 2.5 In addition to the conventional residential typologies and site-specific analysis above, PPE also considers the impact of CIL on older persons accommodation including retirement dwellings and extra care accommodation.
- 2.6 Finally, PPE looks at non-residential development including town centre offices, business parks, industrial/warehousing, convenience and comparison retail, supermarkets, hotels, student accommodation and care homes.

2.7 We agree that the approach taken by PPE is in line with that advocated generally by the NPPG.

3.0 Requirement to Strike an Appropriate Balance

3.1 At paragraph 2.15 of the CIL Viability Study, PPE recites the Regulation 14 of the 2014 CIL Regulations which requires a charging authority (CYC in this case) to:

"...strike...an appropriate balance between:

The desirability of funding from CIL (in whole or part) the ...cost of infrastructure required to support the development of its area...; and

The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area."

3.2 At paragraph 2.20 of the CIL Viability Study, PPE quotes the PPG regarding the high-level (i.e. non-site specific) nature of the assessment:

"A charging authority should use an area-based approach, involving a broad test of viability across their area, as the evidence base to underpin their charge. The authority will need to be able to show why they consider that the proposed levy rate or rates set an appropriate balance between the need to fund infrastructure and the potential implications for the viability of development across their area."

3.3 At paragraph 2.21 of the Study, PPE quotes the PPG stating that when a CIL schedule is subjected to public examination, the Inspector much ensure that:

"...evidence has been provided that shows the proposed rate or rates would not undermine the deliverability of the plan."

3.4 PPE's report considers whether and to what extent CIL could viably be levied on each use and development typology.

4.0 Approach to Testing the Viability of Residential Development

4.1 Each residential development, strategic site, and non-residential development typology analysis is in the form of a development appraisal. A development appraisal considers the revenues that a development scheme could generate, and then deducts the costs of delivering that development, including developers profit. The resultant figure is the residual land value ("RLV") and indicates how much a rational purchaser would be willing to pay for a site to deliver the scheme that is tested.



- 4.2 This residual land value is then compared to a Benchmark Land Value ("BLV") and if the RLV exceeds (i.e., is greater than) the BLV then it can be considered viable and there is scope (referred to as "headroom" by PPE) for CIL to be charged.
- 4.3 We agree with the general methodology that PPE has taken to analysing the ability of residential development to support a CIL levy, although disagree with the evidence base on which their analysis of sales values has been based.

5.0 Approach to Assessing Sales Values for Residential Development

- 5.1 In seeking to determine an appropriate sales value for residential units in their analysis, PPE has reviewed transactional evidence from HM Land Registry, and identified 10,670 relevant residential sales between January 2019 and May 2022. Of these, PPE has identified that 449 were for new build properties, of which 280 are houses and 159 are flats.
- 5.2 As the transactions occur at various points over the period, PPE has then correctly indexed these transactions to August 2022 to give average sales values of £4,200 psm (£390 psf) for houses and £5,335 psm (£496 psf) for flats. This is set out at paragraphs 3.17 to 3.22 of their report.
- 5.3 At paragraph 3.22, PPE states:

"Across the CYC area, the achieved sales values show little in the way of clearly defined locations, where there are significantly different sales values that could necessitate a requirement for different CIL rates. The conclusion from this analysis is that there is not sufficient evidence to support an approach where multiple value areas are considered."

- 5.4 In table 4.8 PPE sets out the rates that they have tested being the averages of £4,200 psm for houses and £5,335 psm for flats, as discussed above.
- 5.5 The evidence of new build residential transactions is set out in Appendix B of PPE's report. We note that the 448 new build transactions upon which PPE has based its sales values for testing represent only 4.2% of the total 10,670 transactions that they identified.
- 5.6 It is accepted that only actual evidence can be considered, but in our opinion, it is wrong to apply zero weight to the evidence of more than 95% of residential transactions that happened over the sample period.
- 5.7 Looking more closely at the evidence of new build flat transactions, aside from being a small proportion of the total transactions, is contained on only four main postcode areas. Whilst this is clearly as a result of new build developments being located only in these areas, it also fails to reflect values in other parts of the City where development has not happened, but to which CIL would apply.
- 5.8 Of the 55 new build flat transactions listed in Appendix B, 27 (49%) are located in the YO1 postcode and 23 (42%) are located in the YO31 postcode. This data distribution skews the



average flat value and therefore PPE's conclusion that there is no discernible difference in sales values across the City that would justify multiple value areas.

6.0 Analysis of Values in Areas Surrounding the Oakgate Sites

6.1 In order to illustrate the difference in values across the City, including areas where no newbuilds have occurred we have reviewed HM Land Registry data for all property transactions within a radius of the sites as per the table below:

SITE	RADIUS OF SEARCH	NUMBER OF TRANSACTIONS	AVERAGE VALUE (REBASED TO AUGUST 2022)	DIFFERENCE TO PPE ADOPTED VALUE FOR FLATS OF £5,335 PSM,
Mount Royale Hotel, YO24 1GU	0.25 miles	66 (Flats only)	£5,100psm (£474psf)	-£235psm
Tramways WMC, YO1 9PY	0.25 miles	128 (flats only)	£4,591psm (£427psf)	-£745psm
York Motor Sports Village, YO32 9JS	0.5 miles	187 (houses and flats)	£3,889psm (£361psf) – (houses and flats)	-£1,446psm
		8 (Flats only)	£2,999psm (£279psf)	-£2,336psm

- 6.2 A search radius of 0.25 miles has been adopted for both the Mount Royale Hotel and Tramways WMC, as this gives a significant amount of comparable evidence of flat sales.
- 6.3 Due to the lack of comparable sales around the York Motor Sports Village a wider search radius of 0.5 miles has been adopted, and houses have been included in the same data set due to the limited number of flat sales.
- 6.4 A copy of the data is included as Annex 1 to these representations.
- 6.5 The sales value adopted for flat sales in the PPE CIL analysis is £5,335psm. As can be seen from the table above, in each area analysed, the average sales value falls below this. Furthermore, in each case the difference is greater than the CIL Levy for residential development within the City of York that is recommended by PPE in their report.
- 6.6 We consider therefore that PPE's statement at paragraph 3.22 of their report is incorrect as there is clear evidence (albeit from resale rather than solely newbuild sales) that there are distinctly

different value areas within York and that consideration should be given to applying differential rates of CIL on a geographical basis within the City.

7.0 Conclusions

- 7.1 Whilst we support the approach that PPE have taken to analysing residential development schemes in the City of York, we disagree with the sales data sample that has been adopted.
- 7.2 PPE's sample includes sales from a narrow set of new build property which form less than 5% of the sales transactions in York over the sample period. PPE takes no account of resale sales which form the vast majority of sales.
- 7.3 Based on the new build sample data, PPE concludes that there are no significantly different sales values across the City, and accordingly there is no merit in recommending varied levels of CIL across the City. We disagree with this conclusion.
- 7.4 As our own analysis shows, once resale transactions are considered, there are significant differences in value across the City. Accordingly, we disagree with PPE's recommendation that a CIL charge of £200 per sq metre should be levied on all residential development across within York.
- 7.5 The adoption of a levy at the level suggested by PPE would render many schemes unviable, leading to time-consuming scheme-by-scheme viability negotiations and the inevitable delivery of affordable housing and other planning gain at levels below those sought by the Council in planning policy.
- 7.6 In order to identify appropriate levels of CIL, we consider that PPE should analyse sales data in more detail, including resale data, and consider applying differential rates of CIL reflecting the clear multiple value areas that exist across the City of York.
- 7.7 Bidwells and Oakgate appreciate the challenges of the exercise that PPE and CYC are undertaking regarding the introduction of a CIL and would be pleased to work with them to assist them in developing the evidence base to allow a robust and appropriate levy to be adopted.



APPENDIX 1 RESIDENTIAL TRANSACTIONS



Mount Royale Hotel YO24 1GU Transactions within 0.25 miles January 2019 - August 2022

erence	Address	Date sold	Sold price	Estimated market value		Subcategory	Floor area ft ²	Price per ft ²	Market price per ft ² (Dec 2022)	Tenure
1	1, Ambassador Court, The Mount, York, York YO24 1DU	08/04/2022	£ 270,000	£ 293,061	No	Flat	1,066	£ 253		Leaseh
	131, The Mount, York, York YO24 1DU	31/03/2022	£ 425,000	£ 468,518		Flat	1,152	£ 369		Leaseh
	Flat 4, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	25/02/2022	£ 282,500	£ 307,129		Flat	614	£ 460		
	Flat 5, St. Catherines Court, Holgate Road, York, York YO24 4BY	14/02/2022	£ 139,000	£ 151,118	No	Flat	269	£ 517		
	Flat 19, Langton Court, Scarcroft Road, York, York YO24 1BF		£ 205,000	£ 221,851		Flat	667	£ 307		Leaseh
	4, Cambridge Mews, York, York YO24 4BU	10/12/2021		£ 116,878		Flat	441	£ 245		Leaseh
	Flat 3, 78, Holgate Road, York, York YO24 4AB		£ 200,000	£ 222,002		Flat	840	£ 238		
8	4, Ambassador Court, The Mount, York, York YO24 1DU	30/09/2021		£ 259,539	No	Flat	807	£ 285	£ 321	
9	6, Holgate Road, York, York YO24 4AB	24/08/2021	£ 177,000	£ 198,351	No	Flat	624	£ 284	£ 318	Leaseh
10	17, Mill Mount Lodge, Mill Mount, York, York YO24 1BG	06/08/2021	£ 210,000	£ 235,332	No	Flat	624	£ 336	£ 377	Lease
11	12, Catesby House, Cambridge Street, York, York YO24 4AS	04/08/2021	£ 128,500	£ 144,001	No	Flat	506	£ 254	£ 285	Lease
12	Flat 20, St. Catherines Court, Holgate Road, York, York YO24 4BY	09/07/2021	£ 152,500	£ 168,617	No	Flat	392	£ 389	£ 430	Lease
13	Flat 18, The Walk, Holgate Road, York, York YO24 4EL	30/06/2021	£ 178,000	£ 195,341	No	Flat	560	£ 318	£ 349	Lease
14	Flat 3, 1, Holgate Road, York, York YO24 4AA	30/06/2021		£ 186,561	No	Flat	753	£ 226	£ 248	Lease
	48, Nunthorpe Avenue, York, York YO23 1PF	30/06/2021	£ 165,000	£ 181,074	No	Flat	495	£ 333	£ 366	Lease
	Apartment 1, Kirk House, Mill Mount, York, York YO24 1AG		£ 455,000	£ 499,326	Yes	Flat	1,238	£ 368		
	Flat 3, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	14/06/2021	£ 290,000	£ 318,252	No	Flat	678	£ 428	£ 469	Lease
	65, Holgate Road, York, York YO24 4AA	10/06/2021		£ 3,794,633		Flat	538	£ 6,132		Freeh
	4, Stone Court, Dalton Terrace, York, York YO24 4EJ	04/06/2021	£ 155,000	£ 170,100		Flat	495	£ 313		Lease
	Apartment 3, Kirk House, Mill Mount, York, York YO24 1AG	27/05/2021	£ 530.000	£ 581,946	Yes	Flat	1.518		£ 383	Lease
	2, The Crescent, York, York YO24 1AW	10/05/2021	£ 750,000	£ 367,552		Flat	484	£ 1,548	£ 1,791	Freeh
	1, The Crescent, York, York YO24 1AW	10/05/2021		£ 983,225		Flat	527	£ 1,548 £ 1,612		Freeh
	Flat 2, 2, Driffield Terrace, York, YOrk YO24 1EJ	23/04/2021		£ 983,225 £ 457,075	No	Flat	366	£ 1,612 £ 1,120	£ 1,864 £ 1,249	
	Apartment 8, Kirk House, Mill Mount, York, York YO24 145			£ 430,728	Yes	Flat	915	£ 1,120 £ 410		
		25/02/2021			Yes	Flat		£ 410 £ 360		Lease
	Apartment 9, Kirk House, Mill Mount, York, York YO24 1AG	22/02/2021		£ 516,874			1,249			
	96, Holgate Road, York, York YO24 4BB	04/02/2021		£ 315,868		Flat	1,399	£ 197		
	Apartment 4, Kirk House, Mill Mount, York, York YO24 1AG	26/01/2021		£ 353,659	Yes	Flat	872	£ 356		
	Apartment 10, Kirk House, Mill Mount, York, York YO24 1AG	22/12/2020		£ 545,401	Yes	Flat	1,259	£ 377		Lease
	Flat 3, 2, Driffield Terrace, York, York YO24 1EJ	18/12/2020		£ 436,321		Flat	1,066	£ 357		
	Car Parking Space 6, The Walk, Holgate Road, York, York YO24 4EL	18/12/2020		£ 225,484		Flat	657	£ 282		
	Flat 46, The Walk, Holgate Road, York, York YO24 4EL	18/12/2020		£ 212,419		Flat	614	£ 302		
	Apartment 20, Kirk House, Mill Mount, York, York YO24 1AG	11/12/2020		£ 453,544		Flat	1,163	£ 340		
	Flat 2, 1, Holgate Road, York, York YO24 4AA	11/12/2020		£ 192,326	No	Flat	689	£ 243		
	Apartment 22, Kirk House, Mill Mount, York, York YO24 1AG	04/12/2020	£ 372,500	£ 427,709	Yes	Flat	1,227	£ 304		
	Apartment 11, Kirk House, Mill Mount, York, York YO24 1AG	04/12/2020	£ 525,000	£ 602,811		Flat	1,345	£ 390		Lease
36	16, Watson Street, York, York YO24 4BH	04/12/2020	£ 140,000	£ 160,750	No	Flat	377	£ 372	£ 427	Lease
37	Apartment 16, Kirk House, Mill Mount, York, York YO24 1AG	27/11/2020	£ 540,000	£ 626,449	Yes	Flat	1,367	£ 395	£ 458	Lease
38	Apartment 15, Kirk House, Mill Mount, York, York YO24 1AG	03/11/2020	£ 485,000	£ 562,644	Yes	Flat	1,367	£ 355	£ 412	Lease
39	5, Stone Court, Dalton Terrace, York, York YO24 4EJ	30/10/2020	£ 277,000	£ 328,969	No	Flat	689	£ 402	£ 478	Lease
40	Apartment 17, Kirk House, Mill Mount, York, York YO24 1AG	20/10/2020	£ 375,000	£ 445,355	Yes	Flat	947	£ 396	£ 470	Lease
41	Apartment 18, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020	£ 450,000	£ 534,426	Yes	Flat	1,033	£ 435	£ 517	Lease
	Apartment 12, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020		£ 480,983		Flat	1,055	£ 384		
	Apartment 14, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020		£ 528,487		Flat		£ 347		Lease
	Flat 6, Langton Court, Scarcroft Road, York, York YO24 1BF	11/09/2020		£ 258,106		Flat	893	£ 241		Lease
	Flat 7, Langton Court, Scarcroft Road, York, York YO24 1BF	24/07/2020		£ 238,184		Flat	710	£ 282		
	Flat 4, 69, The Mount, York, York YO24 1AX	22/06/2020		£ 160,431		Flat	422	£ 320		
	Flat 15. The Walk, Holgate Road, York, York YO24 4EL	01/05/2020		£ 200.665	No	Flat	527	£ 322		
	125, The Mount, York, York YO24 1DU	04/02/2020	£ 645,000	£ 766,875	No	Flat	3,132	£ 206	£ 245	
	Flat 1, St. Catherines Court, Holgate Road, York, York YO24 4BY	29/01/2020	£ 157,500	£ 766,875 £ 187,108	No	Flat	5,132	£ 208 £ 299		
	8, Mount Court, York, York YO24 4AA	29/01/2020		£ 187,108 £ 190,072		Flat	629	£ 299 £ 255		
	Flat 3, St. Catherines Court, Holgate Road, York, York YO24 4BY		£ 159,995 £ 165.000	£ 190,072 £ 198,417	No	Flat	538	£ 255 £ 307		Lease
	4, Mount Court, York, York YO24 4AA	28/11/2019		£ 178,605		Flat	603			Leas
	34, Nunthorpe Avenue, York, York YO23 1PF	28/11/2019	£ 144,000	£ 171,461		Flat	506	£ 285		Lease
	30, Oliver Mews, York, York YO24 4DA		£ 186,000	£ 217,790		Flat	565	£ 329	£ 385	Lease
	Flat 11, Langton Court, Scarcroft Road, York, York YO24 1BF	08/08/2019		£ 251,747	No	Flat	764	£ 281		
	4, St James Mount, York, York YO23 1EL	19/07/2019		£ 260,947	No	Flat	797	£ 276		
	82, Holgate Road, York, York YO24 4AB	24/06/2019		£ 777,999	No	Flat	2,217	£ 295		
	Flat 48, The Walk, Holgate Road, York, York YO24 4EL	17/05/2019		£ 255,758		Flat	560	£ 384		
	Flat 25, The Walk, Holgate Road, York, York YO24 4EL	18/04/2019		£ 246,941	No	Flat	527	£ 398		
60	5, Mill Mount Lodge, Mill Mount, York, York YO24 1BG	19/02/2019		£ 575,498		Flat	1,216	£ 403		
61	Flat 2, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	14/02/2019	£ 255,000	£ 299,494	No	Flat	743	£ 343	£ 403	Lease
62	3, Driffield Terrace, York, York YO24 1EJ	07/01/2019	£ 850,000	£ 1,126,243	No	Flat	1,066	£ 798	£ 1,057	Freel
	54, Nunthorpe Avenue, York, York YO23 1PF		£ 285,000	£ 288,177	No	Flat	786	£ 363		
	59, Blossom Street, York, York YO24 1AZ		£ 525,000	£ 528,393	No	Flat	1,453	£ 361		
	8, Cambridge Mews, York, York YO24 4BU	19/08/2020	£ 105,000	£ 126,265		Flat	291	£ 361		
	8, St James Mount, York, York YO23 1EL		£ 220,000	£ 258,442		Flat	861	£ 255		Freek
									1 - 300	1100

Dec-22	154.23
Aug-22	152.13
Change	1.36%

 Total

 £
 27,166,307
 £

 £
 26,796,410
 £
£psm 5,170 5,100 £psf 480 £ 474 £ Average Sale Price (Dec 22) Average Sale Price (Aug 22)

Tramways WMC YO1 9PY Transactions within 0.25 miles

January 2019 - August 2022

e Address	Date sold	Sold price					Market price per ft ² (Dec 2022)	Ten
1 16, Cocoa Suites, Navigation Road, York, York YO1 9AE	22/11/2019	£ 135,000			280			1 Lea:
2 2, Little Kent Mews, York, York YO10 4EP	13/07/2021	£ 123,000			291			
3 19, Cocoa Suites, Navigation Road, York, York YO1 9AE	03/12/2019	£ 140,000			291			
4 47, Cocoa Suites, Navigation Road, York, York YO1 9AE	14/01/2022	£ 176,000			301			3 Lea
5 15, Cocoa Suites, Navigation Road, York, York YO1 9AE	25/11/2021	£ 185,000	£ 201,600		301			
6 48, Cocoa Suites, Navigation Road, York, York YO1 9AE	30/09/2021	£ 170,000			301			3 Lea
7 44, Fishergate, York, York YO10 4AB	15/01/2020	£ 103,000			301			
8 20, Cocoa Suites, Navigation Road, York, York YO1 9AE	03/12/2019	£ 140,000	£ 168,354		301		£ 559	
9 30, Cocoa Suites, Navigation Road, York, York YO1 9AE	16/05/2022	£ 189,000	£ 200,449	No Flat	312	£ 605	£ 642	2 Lea
10 25, Cocoa Suites, Navigation Road, York, York YO1 9AE	16/07/2020	£ 157,500	£ 187,570	No Flat	312	£ 505	£ 601	1 Lea
11 3, Cocoa Suites, Navigation Road, York, York YO1 9AE	03/02/2021	£ 165,000			334	£ 494		
12 10, Victoria Apartments, 2, Heslington Road, York, York YO10 5AT	18/02/2022	£ 130,000			344	£ 377	£ 410) Lea
13 58, Cocoa Suites, Navigation Road, York, York YO1 9AE	17/09/2021	£ 180,000			344			
14 6, Coccoa Suites, Navigation Road, York, York YO1 9AE	12/03/2021	£ 192,500			344			
15 17, Cocoa Suites, Navigation Road, York, York YO1 9AE	31/01/2020	£ 185,000	£ 219,777		344			
16 12a, Cocoa Suites, Navigation Road, York, York YO1 9AE	17/01/2020	£ 145,000			344			
17 12, Cocoa Suites, Navigation Road, York, York YO1 9AE	08/11/2019	£ 155,000			344			
18 55, Cocoa Suites, Navigation Road, York, York YO1 9AE	15/02/2022	£ 175,000			355			
19 12, Escrick Street, York, York YO10 4AW	21/02/2022	£ 150,000			398		£ 409	Elea
20 58, Fishergate, York, York YO10 4AB	16/09/2021	£ 167,000			398			
21 16, Covent House, George Street, York, York YO1 9QE	14/01/2021	£ 105,000	£ 119,788	No Flat	441	£ 238	£ 271	1 Lea
22 8, Strand House, Dixon Lane, York, York YO1 9QY	25/11/2020	£ 165,000	£ 191,415	No Flat	441	£ 374	£ 434	1 Lea
23 15, Covent House, George Street, York, York YO1 9QE	16/08/2021	£ 136,000	£ 152,405	No Flat	452	£ 301	£ 337	7 Lea
24 Apartment 32, Bellerby Court, Palmer Lane, York, York YO1 7AF	18/02/2020	£ 195.000	£ 231.846		452			
25 14, Cocoa Suites, Navigation Road, York, York YO1 9AE	15/11/2019	£ 177,000			452			
26 2, The Gatehouse, Dixons Yard, York, York YO1 95E	18/09/2020	£ 83,490			455			
27 18, Cocoa Suites, Navigation Road, York, York YO1 9AE	04/06/2021	£ 231,000			463			
28 Apartment 43, Bellerby Court, Palmer Lane, York, York YO1 7AF	20/12/2019	£ 179,550			463			
29 Apartment 25, Bellerby Court, Palmer Lane, York, York YO1 7AF	12/11/2019	£ 170,050			463			
30 Apartment 39, Bellerby Court, Palmer Lane, York, York YO1 7AF	23/07/2021	£ 165,000			474			
31 1, Strand House, Dixon Lane, York, York YO1 9QY	31/12/2019	£ 150,000			474	£ 317	£ 381	1 Lea
32 1, Gibson House, Dixons Yard, York, York YO1 95G	02/12/2021	£ 162,500			484			
33 42, Cocoa Suites, Navigation Road, York, York YO1 9AE	06/05/2021	£ 237.000			484		£ 537	
34 9, Thistleton Court, Margaret Street, York, York YO10 4UE	31/01/2020	£ 143,000	£ 260,229		484	£ 295	£ 351	
					484			
35 3, Peckitt Street, York, York YO1 9SF	19/02/2020							
36 7, Covent House, George Street, York, York YO1 9QE	05/12/2019	£ 120,000			495			
37 Apartment 9, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222			506			
38 23, Mayfair House, Piccadilly, York, York YO1 9QJ	09/11/2021	£ 180,000			506			
39 7, Escrick Mews, York, York YO10 4AW	09/10/2020	£ 140,000			506	£ 277	£ 329	Eea
40 3, Hothams Court, York, York YO1 9PH	03/02/2020	£ 180,000	£ 214,012	No Flat	506	£ 356	£ 423	3 Lea
41 Apartment 59, Bellerby Court, Palmer Lane, York, York YO1 7AF	06/01/2020	£ 170,050	£ 202,017	No Flat	506	£ 336	£ 399	E Lea
42 19b, Barbican Road, York, York YO10 5AA	31/10/2019	£ 168,000	£ 197,356	No Flat	506	£ 332	£ 390) Lea
43 Apartment 93, Bellerby Court, Palmer Lane, York, York YO1 7AF	18/10/2019	£ 190,000	£ 223,200		506			
44 Flat 3, Oxtoby Court, Fishergate, York, York YO10 4GA	25/01/2022	£ 200,000			517			
45 4, Dixons Yard, York, York YO1 9TJ								
46 Apartment 78, Bellerby Court, Palmer Lane, York, York YO1 7AF	23/12/2019 02/02/2022	£ 166,631 £ 230,000			517			
47 Apartment 2, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222			527			
48 33, Cocoa Suites, Navigation Road, York, York YO1 9AE	08/06/2021	£ 232,000			527			
49 9, Escrick Mews, York, York YO10 4AW	26/02/2021	£ 159,995	£ 195,481		527			
50 8, Escrick Mews, York, York YO10 4AW	09/10/2020	£ 140,000	£ 166,266	No Flat	527	£ 265	£ 315	5 Lea
51 Apartment 8, Bellerby Court, Palmer Lane, York, York YO1 7AF	09/06/2020	£ 210,900	£ 250,629	No Flat	527	£ 400	£ 475	5 Lea
52 3, Trafalgar House, Piccadilly, York, York YO1 9QP	27/06/2022	£ 178.000	£ 182,596		538		£ 339	
53 Apartment 6, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222			538			
54 16, Barbican Court, Fawcett Street, York, York YO10 4AQ		£ 188,000			538			
55 28, Fishergate, York, York YO10 4AB	06/12/2019	£ 150,000			538			
56 Apartment 35, Bellerby Court, Palmer Lane, York, York YO1 7AF	17/10/2019	£ 207,100			538			
57 26, Cocoa Suites, Navigation Road, York, York YO1 9AE	06/03/2020	£ 230,000	£ 272,053	No Flat	549			
58 57, Rowntree Wharf, York, York YO1 9XA	18/11/2019	£ 168,000			549			
59 1, Barbican Court, Fawcett Street, York, York YO10 4AQ	03/09/2021	£ 180,000	£ 203,117	No Flat	560	£ 322	£ 363	3 Lea
60 29, Long Close Lane, York, York YO10 4UP	18/03/2022	£ 180,000	£ 198,431	No Flat	570			3 Lea
61 5, Barbican Court, Fawcett Street, York, York YO10 4AQ	22/02/2022	£ 187,000			581			
62 13, Barbican Court, Fawcett Street, York, York YO10 4AQ	20/07/2021	£ 185,000			581	£ 318	£ 352	2 Lea
63 2, Barbican Court, Fawcett Street, York, York YO10 4AQ	12/03/2021	£ 165,000			581			
64 Flat 4, Paragon House, Fawcett Street, York, York YO10 4AQ								1 Lea
65 10, Long Close Lane, York, YOrk YO10 4B2	21/08/2020 07/07/2021	£ 181,000 £ 145,000	£ 217,657 £ 160,324		581			
66 Apartment 7, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222			603			
67 Flat 7, Paragon House, Fawcett Street, York, York YO10 4BZ	15/10/2021	£ 195,000			614			
68 Apartment 88, Bellerby Court, Palmer Lane, York, York YO1 7AF	22/09/2021	£ 239,000			614			
69 62, Fishergate, York, York YO10 4AR	17/12/2019	£ 175,000			614			3 Lea
70 Flat 1, 2, Walmgate, York, York YO1 9TJ	01/08/2022	£ 335,000			635			
71 29, Rosemary Court, York, York YO1 9UQ	16/12/2021	£ 200,000	£ 216,440	No Flat	646	£ 310		
72 2, Trent House, Margaret Street, York, York YO10 4TH	14/10/2021	£ 165,000			646	£ 255	£ 284	1 Lea
73 1, Mayfair House, Piccadilly, York, York YO1 9QJ	25/09/2020	£ 215,000			657		£ 393	3 Lea
74 24, Rowntree Wharf, York, York YO1 9XA	27/05/2022	£ 245,000	£ 259,841		667			
75 8, St. Denys Court, St Denys Road, York, York YO1 9PU	24/09/2021	£ 200,000			667			3 Lea
76 Flat 8, City House, Fawcett Street, York, York YO10 4BF	04/02/2020	£ 168,500			673			
77 29, Cocoa Suites, Navigation Road, York, York YO1 9AE	27/01/2022	£ 301.000			678			
78 Flat 1, Merchants Place, Merchant Gate, York, York YO1 9TU	20/07/2020	£ 280,000			678		£ 492	
79 24, Mayfair House, Piccadilly, York, York YO1 9QJ	17/06/2021				689			5 Lea
80 7, St. Georges House, 23, Castlegate, York, York YO1 9RN	01/09/2021				700			2 Lea
81 18, Mayfair House, Piccadilly, York, York YO1 9QJ	30/10/2020				700) Lea
82 34, Cocoa Suites, Navigation Road, York, York YO1 9AE	19/06/2020	£ 282,000	£ 335,123	No Flat	700			
83 1, Dixons Yard, York, York YO1 9TJ	21/01/2022	£ 162,500		No Flat	710			
84 46, Rowntree Wharf, York, York YO1 9XA	21/05/2021	£ 170,000			710			
85 10, Speculation Street, York, York YO1 9UF	22/09/2020	£ 150,000			710			
		£ 224,000			721) Lea
86 28, Trafalgar House, Piccadilly, York, York YO1 9QP								
87 Flat 9, Paragon House, Fawcett Street, York, York YO10 4BZ	31/10/2019	£ 235,000			721			3 Lea
88 36, Cocoa Suites, Navigation Road, York, York YO1 9AE	26/04/2022				732			E Lea
89 10, Shannon House, Margaret Street, York, York YO10 4UU		£ 190,000	£ 201,510		743	£ 256		1 Lea
90 89, Walmgate, York, York YO1 9UA	25/02/2022	£ 185,000	£ 201,128		743	£ 249		
		£ 750,000			743			
91 16, Castlegate, York, York YO1 9RP						£ 400		5 Lea
91 16, Castlegate, York, York YO1 9RP 92 Elat 11, Merchants Place, Merchant Gate, York, York YO1 9TU	31/01/2020							
92 Flat 11, Merchants Place, Merchant Gate, York, York YO1 9TU	31/01/2020							3 100
92 Flat 11, Merchants Place, Merchant Gate, York, York YO1 9TU 93 1, Malt Shovel Court, York, York YO1 9TB	17/02/2021	£ 275,000	£ 315,868	No Flat	753	£ 365	£ 419	E Lea
92 Flat 11, Merchants Place, Merchant Gate, York, York YO1 9TU		£ 275,000 £ 316,883	£ 315,868 £ 376,452	No Flat No Flat		£ 365 £ 421	£ 419 £ 500	9 Lea 0 Lea 7 Lea

Total / Avera	70	128 £	31,278,825	£ 35,989,697			83.223	£ 376	£ 432	
12	69, Rowntree Wharf, York, York YO1 9XA	25/01/2021 £	372,500	£ 424,962	No	Flat	1,539	£ 242	£ 276	Leasehold
12	62, Rowntree Wharf, York, York YO1 9XA	12/11/2019 £	370,000	£ 440,559	No	Flat	1,324	£ 279	£ 333	Leasehold
12	26, John Walker House, Dixons Yard, York, York YO1 95X	07/12/2020 £	530,000	£ 608,553	No	Flat	1,324	£ 400	£ 460	Leasehold
12	14, John Walker House, Dixons Yard, York, York YO1 9SX	22/09/2021 £	525,000	£ 592,425	No	Flat	1,292	£ 406	£ 459	Leasehold
12	Apartment 1, Bellerby Court, Palmer Lane, York, York YO1 7AF	18/10/2019 £	425,000	£ 499,264	No	Flat	1,216	£ 349	£ 410	Leasehold
12	Apartment 10, Bellerby Court, Palmer Lane, York, York YO1 7AF	09/12/2019 £	465,950	£ 560,317	No	Flat	1,216	£ 383	£ 461	Leasehold
12	Apartment 13, Bellerby Court, Palmer Lane, York, York YO1 7AF	29/06/2020 £	420,000	£ 499,120	No	Flat	1,216	£ 345	£ 410	Leasehold
12	Apartment 8, 21, Clifford Street, York, York YO1 9RG	30/11/2021 £	222,222	£ 242,162	No	Flat	1,141	£ 195	£ 212	Leasehold
12	Apartment G, The Old Fire Station, Clifford Street, York, York YO1 9RD	05/11/2019 £	1,250,000	£ 1,488,375	No	Flat	1,109	£ 1,127	£ 1,342	Leasehold
11	Apartment A, The Old Fire Station, Clifford Street, York, York YO1 9RD	10/09/2020 £	820,000	£ 984,403	No	Flat	1,109	£ 740	£ 888	Leasehold
11	Apartment F, The Old Fire Station, Clifford Street, York, York YO1 9RD	30/10/2020 £	525,000	£ 623,496		Flat	1,109	£ 474	£ 562	Leasehold
11	Apartment B, The Old Fire Station, Clifford Street, York, York YO1 9RD	02/11/2020 £	575,000	£ 667,053	No	Flat	1,109	£ 519	£ 602	Leasehold
	Apartment 3, Bellerby Court, Palmer Lane, York, York YO1 7AF	01/12/2020 £	330,000		No	Flat	1,098	£ 301	£ 345	Leasehold
	65, Rowntree Wharf, York, York YO1 9XA	08/06/2021 £	288,000			Flat	1,055	£ 273		Leasehold
	Apartment 3, 21, Clifford Street, York, York YO1 9RG	30/11/2021 £	222,222	£ 242.162		Flat	969	£ 229		Leasehold
	20. John Walker House, Dixons Yard, York, York YO1 95X	02/06/2021 £	290,000	£ 318.252	No	Flat	936	£ 310		Leasehol
	5, Piccadilly Lofts, Piccadilly, York, York YO1 9NX	19/04/2022 £	540.000	£ 586.123		Flat	926			Leasehold
	28, Rowntree Wharf, York, York YO1 9XA	23/06/2021 £	204.000	£ 223.874		Flat	915			Leasehold
	20. Mayfair House, Piccadilly, York, York YO1 9QJ	28/01/2022 £	290.000	£ 316.946		Flat	915			Leasehold
	5. John Walker House, Dixons Yard, York, York YO1 95X	21/10/2019 £	300.000	£ 352.421		Flat	883			Leasehold
	6, Festival Flats, Paragon Street, York, York YO10 4AG	17/01/2022 £	205.000	£ 224.048		Flat	872			
	15, Festival Flats, York, York YO10 4AF	17/12/2019 £	140.000	£ 168.354		Flat	861			
	6, Gloucester House, Castlegate, York, York YO1 9RN	07/08/2020 £	320.000	£ 384.808		Flat	840			
	54. Navigation Road. York. York YO1 9UG	17/09/2020 £	170.000	£ 204,084		Flat	829			Leasehold
	Flat 4, 29, Walmgate, York, York YO1 9TX	31/01/2020 £	172,000	£ 204,333		Flat	807			Leasehold
	Apartment 24, Bellerby Court, Palmer Lane, York, York YO1 7AF	21/02/2020 £	300,000	£ 356,686		Flat	807			Leasehold
	Apartment 48, Bellerby Court, Palmer Lane, York, York YO1 7AF	24/02/2020 £	308.000	£ 366.198		Flat	807			
	Apartment 30. Bellerby Court, Palmer Lane, York, York YO1 7AF	27/04/2020 £	312.950	£ 373.140		Flat	807			Leasehol
	5, Ancroft Close, York, York YO1 9QF	01/04/2022 £	180.000	£ 455,910 £ 195,374		Flat	7/3			Leasehol
	Apartment 94. Bellerby Court, Palmer Lane, York, York YO1 7AF	23/12/2019 £	362.500	£ 242,162		Flat	775			Leasehol
	Apartment 95, Bellerby Court, Palmer Lane, York, York YO1 7AF Apartment 5, 21, Clifford Street, York, York YO1 9RG	12/03/2020 £ 30/11/2021 £	330,000	£ 390,337 £ 242,162		Flat	764			Leasehol

House Price Indexation (HMLR HPI (York Dec 22 - Aug 22)

Dec-22	154 22
Aug-22	154.25
Change	1.36%

		Total		£psf		£psm
Average Sale Price	£	35,989,697	£	432	£	4,655
Average Sale Price	£	35,499,660	£	427	£	4,591
Average Sale Price	£	35,499,660	£	427	£	4,59

York Motor Sports Village YO32 9JS Transactions within 0.5 miles (Flats only) January 2019 - August 2022

rence Address	Date sold	Sold price	Estimated market value	New build?				Market price per ft ² (Dec 2022)	Tenu
1 89, Anthea Drive, York, York YO31 9DQ 2 45, Woodland Way, Huntington, York, York YO32 9NX	19/08/2022	£ 320,000 £ 345.000	£ 324,547 £ 349,902		Semi_Detache Semi Detache	840	381	387	Free
3 12, Eastway, Huntington, York, York YO31 9ES	05/08/2022		£ 282,407		Semi_Detache	797	350		Free
4 8, Green Court, New Lane, Huntington, York, York YO32 9TB	05/08/2022		£ 176,951		Flat	657	267	270	Leas
5 100, Highthorn Road, York, York YO31 9HB	03/08/2022		£ 334,740		Semi_Detache		307		Free
6 9, Whitethorn Close, York, York YO31 9EZ	03/08/2022		£ 324,547		Semi_Detache	883	363	368	
7 84, New Lane, Huntington, York, York YO32 9NH	25/07/2022		£ 341,178		Detached	1,087	308		Free
8 26, Priory Wood Way, York, York YO31 9JG 9 80, Highthorn Road, York, York YO31 9HB	30/06/2022 29/06/2022		£ 304,455 £ 249,756		Semi_Detache Semi_Detache	743	397 326		Free
10 43, Woodland Way, Huntington, York, York YO32 9NX	29/06/2022		£ 249,/30 £ 309,615		Semi_Detache	883	340		Free
11 3, Heather Close, Huntington, York, York YO32 9PB	29/06/2022		£ 258,013		Semi Detache	635	394		Free
12 9, Heathside, Huntington, York, York YO32 9AA	24/06/2022	£ 316,000	£ 326,095		Terraced	829	381	393	Free
13 16, Beech Glade, York, York YO31 9EP	16/06/2022		£ 256,207		Semi_Detache	732	339	350	
14 32, Willow Glade, Huntington, York, York YO32 9NJ	16/05/2022		£ 309,089		Detached	753	385		Free
15 103, Anthea Drive, York, York YO31 9DQ	09/05/2022		£ 304,839		Terraced	700	407		Free
16 11, Whitethorn Close, York, York YO31 9EZ 17 64, Brockfield Park Drive, York, York YO31 9EB	04/05/2022 03/05/2022		£ 234,746 £ 290,231		Semi_Detache Semi_Detache	657	335		Free
18 12, Redthorn Drive, York, York YO31 9DW	31/03/2022		£ 290,231 £ 312,781		Semi_Detache	1,055	317		Fre
19 First Floor Flat, 22, Saddlers Close, Huntington, York, York YO32 9LU	31/03/2022		£ 187,407		Flat	624	272		Lea
20 20, Firwood Whin, York, York YO31 9JP	18/03/2022		£ 271,449		Semi Detache	570	426	476	
21 12, Skewsby Grove, York, York YO31 9DT	11/03/2022	£ 276,000	£ 308,013		Detached	721	383		Fre
22 28, Saddlers Close, Huntington, York, York YO32 9LU	09/03/2022	£ 405,000	£ 451,976	No	Detached	1,044	388	433	Free
23 37, Saddlers Close, Huntington, York, York YO32 9LU	07/03/2022		£ 435,236		Detached	1,109	352		Free
24 11, Briar Drive, York, York YO31 9DP	03/03/2022		£ 284,854		Semi_Detache	603	423		Free
25 109, Anthea Drive, York, York YO31 9DQ	03/03/2022		£ 359,420		Terraced	797	402		Free
26 13, Hawthorn Spinney, York, York YO31 9JQ	11/02/2022		£ 414,980		Semi_Detache	1,528	245	272	
27 20, Kestrel Wood Way, York, York YO31 9EJ 28 232, New Lane, Huntington, York, York YO22 9L7	24/01/2022 20/01/2022		£ 264,916 £ 261,569		Semi_Detache Detached	1,012 829	235 284		Free
28 222, New Lane, Huntington, York, York YO32 9LZ 29 1, Maythorn Road, York, York YO31 9DN	20/01/2022 15/12/2021		£ 261,569 £ 373,290		Semi Detache	1,141	284	316	
30 262, Malton Road, York, York YO32 9TE	10/12/2021		£ 575,250 £ 704,259		Detached	2,540	250		Free
31 16, Heathside, Huntington, York, York YO32 9ZD	03/12/2021		£ 704,259 £ 451,166		Detached	1,206	340		Fre
32 8, Doriam Avenue, York, York YO31 9JF	30/11/2021		£ 269,262		Semi_Detache	581	413	463	
33 24, Willow Glade, Huntington, York, York YO32 9NJ	26/11/2021		£ 307,888	No	Detached	1,044	263		Fre
34 32, Whitethorn Close, York, York YO31 9EY	05/11/2021	£ 207,500	£ 232,800		Semi_Detache	517	402	451	Free
35 12, Merlin Covert, York, York YO31 9JJ	01/11/2021		£ 280,482		Semi_Detache	926	270	303	
36 108, Brockfield Park Drive, York, York YO31 9ER	22/10/2021		£ 344,116		Terraced	861	348	400	
37 5, Maythorn Road, York, York YO31 9DN	20/10/2021	£ 240,000	£ 274,177		Semi_Detache	495	485		Fre
38 28, Geldof Road, Huntington, York, York YO32 9JT 39 7, Doriam Drive, York, York YO31 9JE	15/10/2021 30/09/2021		£ 383,923 £ 457,305		Detached Terraced	1,173	286	327	
40 65, Heathside, Huntington, York, York YO32 9AA	30/09/2021		£ 457,305 £ 334,185		Terraced	1,453	344		Fre
41 20, Maythorn Road, York, York YO31 9DL	30/09/2021		£ 257,394		Semi Detache	861	255	299	
42 16, Whitethorn Close, York, York YO31 9EY	30/09/2021		£ 345,142		Semi Detache	850	347		Free
43 8, Eastway, Huntington, York, York YO31 9ES	29/09/2021		£ 283,560		Detached	732	328		Free
44 66, Highthorn Road, York, York YO31 9HB	29/09/2021	£ 250,000	£ 292,493	No	Semi_Detache	840	298	348	Free
45 5, Minster Avenue, York, York YO31 9DJ	24/09/2021	£ 240,000	£ 280,794		Semi_Detache	893	269		Free
46 47, Whenby Grove, York, York YO31 9DS	24/09/2021		£ 359,767		Semi_Detache	926	332		Free
47 62, Whitethorn Close, York, York YO31 9EY	23/09/2021		£ 277,869		Semi_Detache	807	294		Free
48 5, Beech Glade, York, York YO31 9EP	07/09/2021		£ 292,493		Semi_Detache	667	375		Free
49 36, Lea Way, Huntington, York, York YO32 9PE	03/09/2021 24/08/2021		£ 362,692 £ 280,324		Semi_Detache Semi Detache	1,281 646	242 372		Free
50 19, Forge Close, Huntington, York, York YO32 9LX 51 23, Hambleton Way, Huntington, York, York YO32 9PJ	23/08/2021		£ 280,324 £ 385,445		Semi_Detache	926	372		Free
52 10, Kendrew Close, Huntington, York, York YO32 9NL	17/08/2021		£ 293,172		Semi_Detache	1,023	245		Free
53 4, Priory Wood Way, York, York YO31 9JG	13/08/2021		£ 286,164		Semi_Detache	527	465		Free
54 32, Minster Avenue, York, York YO31 9DJ	09/08/2021		£ 240,611		Semi_Detache	635	324	379	
55 98, New Lane, Huntington, York, York YO32 9NH	06/08/2021		£ 387,352		Detached	936	350	414	Free
56 8, Heather Close, Huntington, York, York YO32 9PB	30/07/2021		£ 326,000		Semi_Detache	915	306		Free
57 87, Highthorn Road, York, York YO31 9HA	26/07/2021		£ 300,386		Semi_Detache	797	324		Free
58 24, Beech Glade, York, York YO31 9EP	16/07/2021		£ 244,500		Semi_Detache	764	275		Free
59 3, Brecks Court, New Lane, Huntington, York, York YO32 9AH	30/06/2021		£ 511,011		Semi_Detache		288		Free
60 78, Brockfield Park Drive, York, York YO31 9ER 61 75, Anthea Drive, York, York YO31 9DQ	29/06/2021 28/06/2021		£ 344,932 £ 406,486		Semi_Detache Semi_Detache	1,302	228		Free
62 24, Firwood Whin, York, York YO31 9JP	18/06/2021		£ 270,023		Semi_Detache	689	338	392	
63 2, Eastway, Huntington, York, York YO31 9ES	18/06/2021			No	Semi Detache	1,173	286	332	
64 27, Brockfield Park Drive, York, York YO31 9EF	17/06/2021		£ 290,347		Semi_Detache	527	474		Free
65 10, Priory Wood Way, York, York YO31 9JG	11/06/2021		£ 226,471		Semi_Detache		355		Free
66 12, Fox Covert, York, York YO31 9EN	08/06/2021		£ 278,733		Semi_Detache	549	437	508	
67 268, New Lane, Huntington, York, York YO32 9LY	04/06/2021		£ 249,698		Semi_Detache	732	294	341	
68 34, Woodland Way, Huntington, York, York YO32 9NY	04/06/2021		£ 373,967		Semi_Detache	1,270	254		Free
69 57, Whenby Grove, York, York YO31 9DS	01/06/2021		£ 290,347		Semi_Detache	829	302		Free
70 76, New Lane, Huntington, York, York YO32 9NN 71 2, Heather Close, Huntington, York, York YO32 9PB	24/05/2021 19/05/2021		£ 466,412 £ 398,237		Semi_Detache Detached	1,345	297		Fre
71 Z, Heatner Close, Huntington, York, YOX YO32 9PB 72 8, Skewsby Grove, York, York YO31 9DT	30/04/2021		£ 398,237 £ 371,779		Detached	1,335 854	362	436	
73 S, Andrew Drive, Huntington, York, York YO32 9YF	30/04/2021		£ 427,125		Detached	1,055	337	430	
74 118, Anthea Drive, York, York YO31 9DE	30/04/2021	£ 227,000	£ 267,755		Terraced	710	320		Fre
75 23, Minster Avenue, York, York YO31 9DJ	30/04/2021	£ 273,000	£ 324,802	No	Semi_Detache	883	309		Fre
76 144, New Lane, Huntington, York, York YO32 9NF	30/04/2021		£ 350,977		Semi_Detache	1,119	264		Free
77 2, Brewery Cottages, New Lane, Huntington, York, York YO32 9NQ	27/04/2021		£ 430,690		Semi_Detache	1,227	295		Fre
78 60, Highthorn Road, York, York YO31 9HB	09/04/2021		£ 392,618		Semi_Detache		276		Fre
79 38, Heathside, Huntington, York, York YO32 9ZD	08/04/2021		£ 368,823		Semi_Detache	958	324		Free
80 210, New Lane, Huntington, York, York YO32 9PS 81 12, Priory Wood Way, York, York YO31 9JG	26/03/2021 19/03/2021		£ 314,226 £ 239,582		Semi_Detache Semi_Detache	861 581	303		Fre
81 12, Priory Wood Way, York, York Y031 9JG 82 7, Fox Covert, York, York Y031 9EN	16/03/2021		£ 239,582 £ 300,983		Semi_Detache	581	438		Fre
83 30, Heathside, Huntington, York, York YO32 9ZD	12/03/2021		£ 346,305	No	Terraced	958	303	361	Fre
84 31, Geldof Road, Huntington, York, York YO32 9JT	12/03/2021		£ 320,865		Detached	926	284		Fre
85 21, Minster Avenue, York, York YO31 9DJ	11/03/2021	£ 247,000			Terraced	968	255		Fre
86 29, New Lane, Huntington, York, York YO32 9NW	09/03/2021	£ 450,000	£ 549,008		Detached	1,206	373		Fre
87 121, Highthorn Road, York, York YO31 9HA	04/03/2021		£ 291,351		Semi_Detache	775	312		Fre
88 6, Brecks Court, New Lane, Huntington, York, York YO32 9AH	26/02/2021		£ 384,865		Terraced	1,109	284		Free
89 60, Woodland Way, Huntington, York, York YO32 9NY	26/02/2021		£ 277,020		Semi_Detache	646	348	429	
90 First Floor Flat, 4, Saddlers Close, Huntington, York, York YO32 9LU	26/02/2021		£ 189,521		Flat	646	255		Lea
91 7, Brecks Court, New Lane, Huntington, York, York YO32 9AH	24/02/2021				Terraced Semi Detache	1,109	301 299		Fre
92 35, Doriam Drive, York, York YO31 9JE 93 22, Minster Avenue, York, York YO31 9DJ	24/02/2021 11/02/2021		£ 233,928 £ 294,257		Semi_Detache	635	299		Fre
93 22, Minster Avenue, York, York YO31 9DJ 94 31, Heathside, Huntington, York, York YO32 9AA	04/02/2021		£ 294,257 £ 320,112		Semi_Detache	829	34/		Fre
95 23, Fox Covert, York, York YO31 9EN	29/01/2021		£ 374,998		Semi_Detache	786	389	477	
96 4, Brecks Court, New Lane, Huntington, York, York YO32 9AH	29/01/2021	£ 450,000	£ 551,468	Yes	Semi_Detache	1,528	294		Fre
97 1, Saddlers Close, Huntington, York, York YO32 9LU	29/01/2021	£ 310,000	£ 384,199	No	Detached	958	324	401	
98 102, New Lane, Huntington, York, York YO32 9NH	29/01/2021		£ 446,167		Detached	1,152	313		Free
99 116, Anthea Drive, York, York YO31 9DE	21/01/2021		£ 303,307	No	Semi_Detache	710	348		Free
100 28, Minster Avenue, York, York YO31 9DJ	11/01/2021	£ 280,000	£ 343,136	No	Semi_Detache	1,044	268	329	Free

	24, Geldof Road, Huntington, York, York YO32 9JT	21/12/2020 £	260,000	£	324,394		Detached	926	281		Freeho
	90, Brockfield Park Drive, York, York YO31 9ER	15/12/2020 £	240,000	£	296,180		Semi_Detache	926	259	320	
	12, Beech Glade, York, York YO31 9EP	11/12/2020 £	249,000	£	307,287		Semi_Detache	570	436	539	
	3, Saddlers Close, Huntington, York, York YO32 9LU	11/12/2020 £	235,000		290,010		Semi_Detache	657	358		
106	1, Brecks Court, New Lane, Huntington, York, York YO32 9AH	17/11/2020 £	570,000	£	719,500		Detached	1,776	321	405	
107	94, Brockfield Park Drive, York, York YO31 9ER	30/10/2020 £	363,000	£	463,093	No	Semi_Detache	1,432	254	323	Freeho
	6, Fern Close, Huntington, York, York YO32 9PA	30/10/2020 £	220,000	£	280,663	No	Semi Detache	635	346	442	Freeho
	37, Woodland Way, Huntington, York, York YO32 9NX	28/10/2020 £	178.000	£	227.082		Semi_Detache	624	285	364	Freeho
	27, Priory Wood Way, York, York YO31 9JH	26/10/2020 £	4,104	£	5,179		Other	947	4		Freeho
		26/10/2020 £	240.000	f	306,177			893	269	343	
111	41, Whenby Grove, York, York YO31 9DS						Semi_Detache				
	62, Heathside, Huntington, York, York YO32 9ZD	23/10/2020 £	395,000	£	511,501		Detached	1,216	325		Freeho
	10, Elm Grove, York, York YO31 9HD	23/10/2020 £	270,000	£	344,450		Semi_Detache	689	392	500	
114	26, Firwood Whin, York, York YO31 9JP	22/10/2020 £	197,000	£	251,321	No	Semi_Detache	549	359	458	Freeho
115	66, Whitestone Drive, York, York YO31 9HZ	08/10/2020 £	500,000	£	647,469	No	Detached	1,604	312	404	Freeho
	44, Willow Glade, Huntington, York, York YO32 9NJ	29/09/2020 £	280.000	£	363,233	No	Semi Detache	764	366	475	Freeho
	41, Woodland Way, Huntington, York, York YO32 9NX	28/09/2020 £	295.000	£	389,929		Detached	1.044	283	373	
	72, Brockfield Park Drive, York, York YO31 9ER	22/09/2020 £	210,000		272,425		Semi Detache	915	230	298	
				L .				829			
	15, Redthorn Drive, York, York YO31 9DW	21/09/2020 £	266,000	±	345,071		Semi_Detache		321	416	
	21, Kestrel Wood Way, York, York YO31 9EQ	11/09/2020 £	230,000		298,370		Semi_Detache	958	240	311	
121	34, Minster Avenue, York, York YO31 9DJ	11/09/2020 £	225,000	£	291,883	No	Semi_Detache	646	348	452	Freeho
122	7, Kendrew Close, Huntington, York, York YO32 9NL	04/09/2020 £	230,000	£	298,370	No	Semi Detache	797	289	375	Freeho
123	19, Willow Glade, Huntington, York, York YO32 9NJ	28/08/2020 £	210,010	£	273,295	No	Semi_Detache	775	271	353	Freeho
	124, Anthea Drive, York, York YO31 9DE	14/08/2020 £	220,000	£	286,295		Semi_Detache	786	280	364	Freeho
		27/07/2020 £	279.000		361,289		Semi Detache	678	411	533	
	4, Beech Glade, York, York YO31 9EP			L.							
	37, Whitestone Drive, York, York YO31 9HY	17/07/2020 £	265,000	£	343,160		Semi_Detache	1,033	256	332	
	24, Heathside, Huntington, York, York YO32 9ZD	10/07/2020 £	375,000		496,511		Detached	1,206	311	412	
128	21, Beech Glade, York, York YO31 9EP	03/07/2020 £	230,000	£	297,837	No	Semi_Detache	689	334	432	Freeho
	142, Anthea Drive, York, York YO31 9DE	26/06/2020 £	250,000	£	320,979	No	Semi_Detache	990	252	324	Freeho
	44, Brockfield Park Drive, York, York YO31 9ER	12/06/2020 £	240.000	£	308,139		Semi Detache	915	262	337	
	17, Firwood Whin, York, York YO31 9JP	12/06/2020 £	230,000		295,300		Semi_Detache	700	329		Freeho
	15, Firwood Whin, York, York YO31 9JP		230,000	-	345,937		Semi_Detache	700	329	422	
		29/05/2020 £		±							
	56, Woodland Way, Huntington, York, York YO32 9NY	24/04/2020 £	232,000		300,284		Semi_Detache	1,066	218	282	
134	11, Eastway, Huntington, York, York YO31 9ET	20/03/2020 £	223,000		293,900	No	Detached	840	266	350	Freeho
135	7, Green Court, New Lane, Huntington, York, York YO32 9TB	20/03/2020 £	158,000	£	186,889	No	Flat	635	249	294	Leaseh
136	First Floor Flat, 11, Saddlers Close, Huntington, York, York YO32 9LU	12/03/2020 £	155,000	£	183,340	No	Flat	592	262	310	Leaseh
	8, Beech Glade, York, York YO31 9EP	12/03/2020 £	205,000		265,387		Semi_Detache	775	265	342	
120	20, Heathside, Huntington, York, York YO32 9ZD	27/02/2020 £	380,000	5	503,094		Detached	1,216	312	414	
				L .							
	51, Brockfield Park Drive, York, York YO31 9EL	21/02/2020 £	195,000		253,646		Semi_Detache	732	266		
	79, Anthea Drive, York, York YO31 9DQ	17/02/2020 £	250,000		330,983		Detached	721	347	459	
142	20, Whitethorn Close, York, York YO31 9EY	17/02/2020 £	220,000	£	286,164	No	Semi_Detache	753	292	380	Freeho
144	38, Woodland Way, Huntington, York, York YO32 9NY	10/01/2020 £	230,000	£	299,412	No	Semi_Detache	743	310	403	Freeho
145	140, New Lane, Huntington, York, York YO32 9NF	18/12/2019 £	227,000		305,178		Detached	624	364	489	
	52, Woodland Way, Huntington, York, York YO32 9NY	21/11/2019 £	195,000		256,574		Semi_Detache	1,044	187	246	
	8, Minster Avenue, York, York YO31 9DJ	18/11/2019 £	250,000		328,940		Semi Detache	893	280	368	
	43, Doriam Drive, York, York YO31 9JE	15/11/2019 £	368,000		484,200		Semi_Detache	1,464	251	331	
	16, Kestrel Wood Way, York, York YO31 9EJ	08/11/2019 £	257,500		345,131		Detached	710	362	486	
150	60, New Lane, Huntington, York, York YO32 9NN	31/10/2019 £	200,000	£	265,416	No	Detached	689	290	385	Freeho
151	8, Kendrew Close, Huntington, York, York YO32 9NL	11/10/2019 £	315,000	£	418,030	No	Detached	1,604	196	261	Freeho
152	62, Brockfield Park Drive, York, York YO31 9ER	02/10/2019 £	16,500	£	21,145	No	Other	570	29	37	Lease
	59, Lea Way, Huntington, York, York YO32 9PE	27/09/2019 £	228,000	£	295,299		Semi Detache	797	286	371	
	26, Heathside, Huntington, York, York YO32 9ZD	06/09/2019 £	340.000	5	447.872		Detached	1.206	282	372	
134	20, Heatiside, Huntington, Tork, Tork 1032 320										
	9, Brewery Cottages, New Lane, Huntington, York, York YO32 9NQ	30/08/2019 £	232,000	£	302,239		Semi_Detache	915	254		Freeh
	44, Heathside, Huntington, York, York YO32 9ZD	30/08/2019 £	390,000	£	517,522		Detached	1,216	321	425	
157	10, Minster Avenue, York, York YO31 9DJ	14/08/2019 £	174,000	£	226,679	No	Semi_Detache	491	355	462	Freeho
158	15, Saddlers Close, Huntington, York, York YO32 9LU	13/08/2019 £	158,000	£	185,004	No	Flat	829	191	223	Lease
	82, Highthorn Road, York, York YO31 9HB	12/08/2019 £	220.250	£	286.932	No	Semi Detache	721	305	398	Freeho
	25, Brockfield Park Drive, York, York YO31 9EF	08/08/2019 £	177,000		230,588		Semi_Detache	581	305	397	
	14, Beech Glade, York, North Yorkshire YO31 9EP	02/08/2019 £						570	303	468	
			205,000		267,065		Semi_Detache				
	3, Gorse Paddock, York, York YO31 9EW	01/08/2019 £	224,000	L.	291,817		Semi_Detache	646	347	452	
	190, New Lane, Huntington, York, York YO32 9PS	31/07/2019 £	256,000	£	344,728		Detached	926	277	372	
	16, Ferguson Way, Huntington, York, York YO32 9YG	26/07/2019 £	312,000		420,137		Detached	1,313	238	320	
165	19, Doriam Drive, York, York YO31 9JE	26/07/2019 £	336,000	£	443,492	No	Semi_Detache	1,356	248	327	Freeho
166	21, Heathside, Huntington, York, York YO32 9AA	24/07/2019 £	225,000	£	295,587	No	Terraced	732	307	404	Freeho
	19, Kestrel Wood Way, York, York YO31 9EQ	22/07/2019 £	212.000	£	279,822		Semi Detache	592	358	473	
		19/07/2019 £	195,000		257,384		Semi_Detache	657	297	392	
100	12, Sherwood Grove, Huntington, York, York YO31 9DH			-					297		
	12, Minster Avenue, York, York YO31 9DJ	04/07/2019 £	165,000	E.	217,786		Semi_Detache	495	333	440	
	85, Highthorn Road, York, York YO31 9HA	25/06/2019 £	232,000		306,252		Semi_Detache	786	295	390	
	108, Anthea Drive, York, York YO31 9DE	21/06/2019 £	210,000	£	277,211		Semi_Detache	764	275		
	49, Heathside, Huntington, York, York YO32 9AA	14/06/2019 £	375,000	£	505,188	No	Detached	1,206	311	419	Freeh
	37, Whitethorn Close, York, York YO31 9EZ	03/06/2019 £	220,000	£	289,464		Terraced	915	240	316	
	32, Woodland Way, Huntington, York, York YO32 9NY	23/05/2019 £	220,000		290,645		Semi_Detache	753	292	386	
		22/05/2019 £	160.000	-	190.332			657	292	290	
	2, Green Court, New Lane, Huntington, York, York YO32 9TB			-			Flat Comi Dotocho				
	4, Gorse Paddock, York, York YO31 9EW	17/05/2019 £	262,000		346,132		Semi_Detache	635	413	545	
	30, Priory Wood Way, York, York YO31 9JG	29/04/2019 £	240,000	£	314,945		Semi_Detache	926	259		Free!
	22, Heathside, Huntington, York, York YO32 9ZD	26/04/2019 £	388,000	£	517,370	No	Detached	1,216	319	425	Free
	64, New Lane, Huntington, York, York YO32 9NN	23/04/2019 £	290,000	£	379,799		Terraced	1,227	236	310	Freek
180	24, Oak Glade, York, York YO31 9JW	15/04/2019 £	200,000	f	262,454		Semi_Detache	635	315		
				-	. , .						
	4, Skewsby Grove, York, York YO31 9DT	09/04/2019 £	318,000	t	424,030		Detached	1,163	274	365	
	16, Green Court, New Lane, Huntington, York, York YO32 9TB	29/03/2019 £	157,000	£	184,474		Flat	614	256	301	
183	5, Kestrel Wood Way, York, York YO31 9EQ	25/03/2019 £	191,000	£	250,998	No	Semi_Detache	667	286	376	Freel
184	48, Whitethorn Close, York, York YO31 9EY	05/03/2019 £	147,500	£	193,834	No	Semi_Detache	527	280	368	
	29, Minster Avenue, York, York YO31 9DJ	04/03/2019 £	245,000	f	321,961		Semi Detache	743	330	434	
				-							
	164, New Lane, Huntington, York, York YO32 9ND	22/02/2019 £	295,000		393,886		Detached	743	397	530	
186	17, Hambleton Way, Huntington, York, York YO32 9PJ	08/02/2019 £	184,000	£	242,870		Semi_Detache	646	285		Freeh
187											
187 188	4, Sherwood Grove, Huntington, York, York YO31 9DH	01/02/2019 £	226,000	£	298,308	No	Semi_Detache	797	284	375	
187 188		01/02/2019 £ 04/01/2019 £	226,000 205,000	£	298,308 271,696		Semi_Detache Semi_Detache	797	284 323	375	

House Price Indexation (HMLR HPI (York Dec 22 - Aug 22)

Dec-22	154.23		Total	£psf		£psm
Aug-22	152.13	Average Sale Price	£ 60,903,565	£ 366	£	3,942
Change	1.36%	Average Sale Price	£ 60,074,300	£ 361	£	3,889

York Motor Sports Village YO32 9J5 Transactions within 0.5 miles (Flats only) January 2019 - August 2022

Reference	Address	Date sold	Sold price	Estimated market value	New build?	Subcategory	Floor area ft ²	Price per ft ²	Market price per ft ² (Dec 2022)	Tenure
1	8, Green Court, New Lane, Huntington, York, York YO32 9TB	05/08/2022	£ 175,000	£ 176,951	No	Flat	657	£ 267	£ 270	Leasehold
2	First Floor Flat, 22, Saddlers Close, Huntington, York, York YO32 9LU	31/03/2022	£ 170,000	£ 187,407	No	Flat	624	£ 272	£ 300	Leasehold
3	First Floor Flat, 4, Saddlers Close, Huntington, York, York YO32 9LU	26/02/2021	£ 165,000	£ 189,521	No	Flat	646	£ 255	£ 293	Leasehold
4	7, Green Court, New Lane, Huntington, York, York YO32 9TB	20/03/2020	£ 158,000	£ 186,889	No	Flat	635	£ 249	£ 294	Leasehold
5	First Floor Flat, 11, Saddlers Close, Huntington, York, York YO32 9LU	12/03/2020	£ 155,000	£ 183,340	No	Flat	592	£ 262	£ 310	Leasehold
6	15, Saddlers Close, Huntington, York, York YO32 9LU	13/08/2019	£ 158,000	£ 185,004	No	Flat	829	£ 191	£ 223	Leasehold
7	2, Green Court, New Lane, Huntington, York, York YO32 9TB	22/05/2019	£ 160,000	£ 190,332	No	Flat	657	£ 244	£ 290	Leasehold
8	16, Green Court, New Lane, Huntington, York, York YO32 9TB	29/03/2019	£ 157,000	£ 184,474	No	Flat	614	£ 256	£ 301	Leasehold
Total / Average	e	8	£ 1,298,000	£ 1.483.918			5.253	£ 247	£ 283	

House Price Indexation (HMLR HPI (York Dec 22 - Aug 22)

Dec-22	154.23
Aug-22	152.13
Change	1.36%

	Total	£ps		£psm
Average Sale Price £	1,483,918	£ 283	£	3,041
Average Sale Price £	1,463,713	£ 279	£	2,999



Bidwells is a trading name of Bidwells LLP, a limited liability partnership, registered in England and Wales with number OC344553. Registered office: Bidwell House, Trumpington Road, Cambridge CB2 9LD