

Community Infrastructure Levy Consultation 2023

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Respondent #48 -	_		
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Last Modified:	Monday, March 27, 2023 2:	57:15 PM	
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Page 2: Register for	CONSUNATION		
Q2			
Your name:			
Tim Waring			



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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27 March 2023



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 Plan"³.

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



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.
- 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."

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

- 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.
- 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."

- 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

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 NUMBER OF TRANSACTIONS Royale Hotel 0.25 miles 66 (Flats only)		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

- 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.
- 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

Reference Address	Date sold	Sold price	Estimated market value	New build?	Subcategory	Floor area ft ²	Price per ft ²	Market price per ft² (Dec 2022)	Tenure
1 1, Ambassador Court, The Mount, York, York YO24 1DU	08/04/2022	£ 270,000	£ 293,061		Flat	1,066	£ 253	£ 275	Leasehold
2 131, The Mount, York, York YO24 1DU	31/03/2022	£ 425,000	£ 468,518		Flat	1,152	£ 369	£ 407	
3 Flat 4, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	25/02/2022	£ 282,500	£ 307,129		Flat	614	£ 460	£ 501	
4 Flat 5, St. Catherines Court, Holgate Road, York, York YO24 4BY	14/02/2022	£ 139,000	f 151,118		Flat	269	£ 517	£ 562	
5 Flat 19, Langton Court, Scarcroft Road, York, York YO24 1BF	17/12/2021	£ 205,000	f 221,851		Flat	667	£ 307	£ 332	Leasehold
6 4, Cambridge Mews, York, York YO24 4BU	10/12/2021	£ 108,000			Flat	441	£ 245	£ 265	Leasehold
7 Flat 3, 78, Holgate Road, York, York YO24 4AB	14/10/2021	£ 200,000	£ 222,002	No i	Flat	840	£ 238	£ 264	Leasehold
8 4, Ambassador Court, The Mount, York, York YO24 1DU	30/09/2021	£ 230,000	£ 259,539	No I	Flat	807	£ 285	£ 321	Leasehold
9 6, Holgate Road, York, York YO24 4AB	24/08/2021	£ 177,000	f 198,351	No I	Flat	624	£ 284	£ 318	Leasehold
10 17, Mill Mount Lodge, Mill Mount, York, York YO24 1BG	06/08/2021	£ 210,000	£ 235,332	No I	Flat	624	£ 336	£ 377	Leasehold
11 12, Catesby House, Cambridge Street, York, York YO24 4AS	04/08/2021	£ 128,500	f 144,001	No I	Flat	506	£ 254	£ 285	Leasehold
12 Flat 20, St. Catherines Court, Holgate Road, York, York YO24 4BY	09/07/2021	£ 152,500	f 168,617	No I	Flat	392	£ 389	£ 430	Leasehold
13 Flat 18, The Walk, Holgate Road, York, York YO24 4EL	30/06/2021	£ 178,000	f 195,341	No I	Flat	560	£ 318	£ 349	Leasehold
14 Flat 3, 1, Holgate Road, York, York YO24 4AA	30/06/2021	£ 170,000	£ 186,561		Flat	753	£ 226	£ 248	Leasehold
15 48, Nunthorpe Avenue, York, York YO23 1PF	30/06/2021	£ 165,000	f 181,074	No I	Flat	495	£ 333	£ 366	Leasehold
16 Apartment 1, Kirk House, Mill Mount, York, York YO24 1AG	23/06/2021	£ 455,000	£ 499,326		Flat	1,238	£ 368	£ 403	Leasehold
17 Flat 3, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	14/06/2021	£ 290,000	£ 318,252	No I	Flat	678	£ 428	£ 469	Leasehold
18 65, Holgate Road, York, York YO24 4AA	10/06/2021	£ 3,300,000	£ 3,794,633	No I	Flat	538	£ 6,132	£ 7,051	Freehold
19 4, Stone Court, Dalton Terrace, York, York YO24 4EJ	04/06/2021	£ 155,000	f 170,100	No I	Flat	495	£ 313	£ 344	Leasehold
20 Apartment 3, Kirk House, Mill Mount, York, York YO24 1AG	27/05/2021		£ 581,946		Flat	1,518	£ 349	£ 383	Leasehold
21 2, The Crescent, York, York YO24 1AW	10/05/2021		£ 867,552		Flat	484		£ 1,791	Freehold
22 1, The Crescent, York, York YO24 1AW	10/05/2021		£ 983,225		Flat	527		£ 1,864	Freehold
23 Flat 2, 2, Driffield Terrace, York, York YO24 1EJ	23/04/2021		£ 457,075		Flat	366		£ 1,249	Leasehold
24 Apartment 8, Kirk House, Mill Mount, York, York YO24 1AG	25/02/2021	£ 375,000	£ 430,728	Yes	Flat	915	£ 410	£ 471	Leasehold
25 Apartment 9, Kirk House, Mill Mount, York, York YO24 1AG	22/02/2021		£ 516,874		Flat	1,249		£ 414	Leasehold
26 96, Holgate Road, York, York YO24 4BB	04/02/2021		£ 315,868		Flat	1,399	£ 197	£ 226	Leasehold
27 Apartment 4, Kirk House, Mill Mount, York, York YO24 1AG	26/01/2021	£ 310,000	£ 353,659		Flat	872	£ 356	£ 406	
28 Apartment 10, Kirk House, Mill Mount, York, York YO24 1AG	22/12/2020		£ 545,401		Flat	1,259	£ 377	£ 433	Leasehold
29 Flat 3, 2, Driffield Terrace, York, York YO24 1EJ	18/12/2020		f 436,321		Flat	1,066	£ 357	£ 409	Leasehold
30 Car Parking Space 6, The Walk, Holgate Road, York, York YO24 4EL	18/12/2020				Flat	657	£ 282	£ 343	Leasehold
31 Flat 46, The Walk, Holgate Road, York, York YO24 4EL	18/12/2020		£ 212,419		Flat	614	£ 302	£ 346	
32 Apartment 20, Kirk House, Mill Mount, York, York YO24 1AG	11/12/2020		£ 453,544		Flat	1,163	£ 340	£ 390	
33 Flat 2, 1, Holgate Road, York, York YO24 4AA	11/12/2020		f 192,326		Flat	689	£ 243	£ 279	Leasehold
34 Apartment 22, Kirk House, Mill Mount, York, York YO24 1AG	04/12/2020		£ 427,709		Flat	1,227	£ 304	£ 349	Leasehold
35 Apartment 11, Kirk House, Mill Mount, York, York YO24 1AG	04/12/2020		f 602,811		Flat	1,345		£ 448	Leasehold
36 16, Watson Street, York, York YO24 4BH	04/12/2020		£ 160,750		Flat	377	£ 372		Leasehold
37 Apartment 16, Kirk House, Mill Mount, York, York YO24 1AG	27/11/2020		£ 626,449		Flat	1,367	£ 395	£ 458	Leasehold
38 Apartment 15, Kirk House, Mill Mount, York, York YO24 1AG	03/11/2020		£ 562,644		Flat	1,367	£ 355	£ 412	
39 5, Stone Court, Dalton Terrace, York, York YO24 4EJ	30/10/2020		£ 328,969		Flat	689	£ 402	£ 478	
40 Apartment 17, Kirk House, Mill Mount, York, York YO24 1AG	20/10/2020		£ 445,355		Flat	947	£ 396	£ 470	Leasehold
41 Apartment 18, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020				Flat	1,033	£ 435	£ 517	Leasehold
42 Apartment 12, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020		£ 480,983		Flat	1,055	£ 384	£ 456	Leasehold
43 Apartment 14, Kirk House, Mill Mount, York, York YO24 1AG	13/10/2020				Flat	1,281	£ 347	£ 413	Leasehold
44 Flat 6, Langton Court, Scarcroft Road, York, York YO24 1BF	11/09/2020		£ 258,106		Flat	893	£ 241		
45 Flat 7, Langton Court, Scarcroft Road, York, York YO24 1BF	24/07/2020		£ 238,184 £ 160,431		Flat	710		£ 335 £ 380	Leasehold
46 Flat 4, 69, The Mount, York, York YO24 1AX	22/06/2020				Flat	422			Leasehold
47 Flat 15, The Walk, Holgate Road, York, York YO24 4EL	01/05/2020				Flat Flat	527		2 300	Leasehold
48 125, The Mount, York, York YO24 1DU	04/02/2020		£ 766,875		Flat	3,132			
49 Flat 1, St. Catherines Court, Holgate Road, York, York YO24 4BY	29/01/2020 29/01/2020		£ 187,108 £ 190,072		Flat	527 629	£ 299 £ 255	£ 355 £ 302	Leasehold Leasehold
50 8, Mount Court, York, York YO24 4AA 51 Flat 3, St. Catherines Court, Holgate Road, York, York YO24 4BY	20/12/2019	£ 159,995 £ 165,000	£ 190,072 £ 198,417		Flat	538	£ 255	£ 302 £ 369	Leasehold
52 4, Mount Court, York, York YO24 4AA	28/11/2019	£ 150,000			Flat	603	£ 249	£ 296	Leasehold
				_	Flat			1 100	
53 34, Nunthorpe Avenue, York, York YO23 1PF 54 30, Oliver Mews, York, York YO24 4DA	28/11/2019 20/08/2019				Flat	506 565	£ 285 £ 329	£ 339 £ 385	Leasehold
54 30, Oliver Mews, York, York YO24 4DA 55 Flat 11, Langton Court, Scarcroft Road, York, York YO24 1BF	08/08/2019				Flat	764	£ 329	£ 385	Leasehold
56 4, St James Mount, York, YOrk YO23 1EL	19/07/2019		£ 251,747		Flat	764	£ 281	£ 329	Freehold
57 82, Holgate Road, York, York YO24 4AB	24/06/2019		£ 260,947 £ 777,999		Flat	2,217	£ 276	£ 328 £ 351	Freehold
58 Flat 48, The Walk, Holgate Road, York, York YO24 4EL	17/05/2019		£ 255.758		Flat	560			Leasehold
59 Flat 46, The Walk, Holgate Road, York, York YO24 4EL	18/04/2019		£ 235,738		Flat	527		£ 457	Leasehold
60 5, Mill Mount Lodge, Mill Mount, York, York YO24 1BG	19/02/2019		£ 575,498		Flat	1,216	£ 403	£ 473	Leasehold
61 Flat 2, Grasmead House, 1, Scarcroft Hill, York, York YO24 1DF	14/02/2019		£ 5/5,498 £ 299,494		Flat	743		£ 4/3	Leasehold
62 3, Driffield Terrace, York, York YO24 1EJ	07/01/2019		£ 299,494 £ 1,126,243		Flat	1,066	£ 798	£ 1,057	Freehold
63 54, Nunthorpe Avenue, York, YOrk YO23 1PF	04/08/2022	£ 285,000	£ 1,126,243 £ 288,177		Flat	786	£ 798	£ 1,057	Leasehold
64 59, Blossom Street, York, York YO24 1AZ	15/07/2022	£ 285,000 £ 525.000			Flat	1.453	£ 363	£ 364	Leasehold
65 8, Cambridge Mews, York, York YO24 4BU	19/08/2020	£ 525,000 £ 105.000			Flat	291	£ 361	1 304	Leasehold
66 8, St James Mount, York, York YO23 1EL	23/10/2019	£ 220,000			Flat	861	£ 255	£ 300	Freehold
Total / Average	23/10/2019		£ 230,442			56,559	£ 417		
I rount recible		23,304,343	27,100,307			30,333	- 41/	- 400	

Dec-22	154.23
Aug-22	152.13
Change	1.36%

		Total		£psf		£psm
Average Sale Price (Dec 22)	£	27,166,307	£	480	£	5,170
Average Sale Price (Aug 22)	£	26,796,410	£	474	£	5,100

Reference	Address	Date sold 22/11/2019	Sold price	Estimated market value	New build?	Subcategory	Floor area ft ²		Market price per ft² (Dec 2022)	Tenure
	16, Cocoa Suites, Navigation Road, York, York YO1 9AE 2, Little Kent Mews, York, York YO10 4EP	13/07/2021	£ 135,000 £ 123,000	£ 160,744 £ 135,999	No	Flat	280 291		f 574	Leasehold Leasehold
	19, Cocoa Suites, Navigation Road, York, York YO1 9AE	03/12/2019	£ 123,000	£ 168,354		Flat	291			Leasehold
	47, Cocoa Suites, Navigation Road, York, York YO1 9AE	14/01/2022	£ 176,000	£ 192,354		Flat	301			Leasehold
	15, Cocoa Suites, Navigation Road, York, York YO1 9AE	25/11/2021	£ 185,000	£ 201,600		Flat	301			Leasehold
	48, Cocoa Suites, Navigation Road, York, York YO1 9AE	30/09/2021	£ 170,000	£ 198,249		Flat	301			Leasehold
	44, Fishergate, York, York YO10 4AB	15/01/2020	£ 103,000	£ 122,362	No	Flat	301	£ 342	£ 406	Leasehold
	20, Cocoa Suites, Navigation Road, York, York YO1 9AE	03/12/2019	£ 140,000	£ 168,354	Yes	Flat	301		£ 559	
	30, Cocoa Suites, Navigation Road, York, York YO1 9AE	16/05/2022	£ 189,000	£ 200,449	No	Flat	312			Leasehold
	25, Cocoa Suites, Navigation Road, York, York YO1 9AE	16/07/2020	£ 157,500	£ 187,570	No	Flat	312	£ 505		Leasehold
	3, Cocoa Suites, Navigation Road, York, York YO1 9AE	03/02/2021	£ 165,000	£ 189,521	No	Flat	334	£ 494	£ 568	Leasehold
12	10, Victoria Apartments, 2, Heslington Road, York, York YO10 5AT	18/02/2022	£ 130,000	£ 141,334	No	Flat	344			Leasehold
	58, Cocoa Suites, Navigation Road, York, York YO1 9AE	17/09/2021	£ 180,000	£ 203,117		Flat	344			Leasehold
	6, Cocoa Suites, Navigation Road, York, York YO1 9AE	12/03/2021	£ 192,500	£ 216,837		Flat	344			Leasehold
	17, Cocoa Suites, Navigation Road, York, York YO1 9AE	31/01/2020	£ 185,000	£ 219,777		Flat	344			Leasehold
16	12a, Cocoa Suites, Navigation Road, York, York YO1 9AE	17/01/2020	£ 145,000	£ 172,258		Flat	344			Leasehold
	12, Cocoa Suites, Navigation Road, York, York YO1 9AE	08/11/2019		£ 184,558		Flat	344			Leasehold
18	55, Cocoa Suites, Navigation Road, York, York YO1 9AE	15/02/2022	£ 175,000	£ 193,347		Flat	355			Leasehold
	12, Escrick Street, York, York YO10 4AW	21/02/2022	£ 150,000	£ 163,077		Flat	398		£ 409	
	58, Fishergate, York, York YO10 4AB	16/09/2021	£ 167,000	£ 188,448		Flat	398			Leasehold
	16, Covent House, George Street, York, York YO1 9QE	14/01/2021	£ 105,000 £ 165.000	£ 119,788 £ 191,415		Flat	441 441			Leasehold
	8, Strand House, Dixon Lane, York, York YO1 9QY 15, Covent House, George Street, York, York YO1 9QE	25/11/2020								Leasehold
		16/08/2021	£ 136,000	£ 152,405 £ 231,846		Flat	452			Leasehold Leasehold
24	Apartment 32, Bellerby Court, Palmer Lane, York, York YO1 7AF	18/02/2020	£ 195,000 £ 177.000	£ 231,846 £ 210.754		Flat	452 452			Leasehold
	14, Cocoa Suites, Navigation Road, York, York YO1 9AE 2, The Gatehouse, Dixons Yard, York, York YO1 9SE	15/11/2019 18/09/2020	£ 177,000 £ 83,490	£ 210,754 £ 100,229		Flat	452		£ 466	
	18, Cocoa Suites, Navigation Road, York, York YO1 9AE	04/06/2021	£ 83,490 £ 231,000	£ 100,229 £ 253,504		Flat	463			Leasehold
70	Apartment 43, Bellerby Court, Palmer Lane, York, York YO1 7AF	20/12/2019	£ 231,000 £ 179,550	£ 253,504 £ 215,914		Flat	463			Leasehold
	Apartment 25, Bellerby Court, Palmer Lane, York, York YO1 7AF	12/11/2019	£ 179,330	£ 213,914 £ 202,478		Flat	463			Leasehold
	Apartment 39, Bellerby Court, Palmer Lane, York, York YO1 7AF	23/07/2021	£ 165,000	£ 202,478		Flat	474			Leasehold
	1, Strand House, Dixon Lane, York, York YO1 9QY	31/12/2019	£ 150,000	£ 180,379		Flat	474			Leasehold
	1, Gibson House, Dixons Yard, York, York YO1 9SG	02/12/2021	£ 162,500	£ 175,857		Flat	484		£ 363	
	42, Cocoa Suites, Navigation Road, York, York YO1 9AE	06/05/2021	£ 237,000		No	Flat	484			Leasehold
	9, Thistleton Court, Margaret Street, York, York YO10 4UE	31/01/2020	£ 143,000		No	Flat	484			Leasehold
	3, Peckitt Street, York, York YO1 9SF	19/02/2020	£ 830,000	£ 1,076,555		Flat	495			Freehold
	7, Covent House, George Street, York, York YO1 9QE	05/12/2019				Flat	495			Leasehold
	Apartment 9, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£ 242,162		Flat	506			Leasehold
	23, Mayfair House, Piccadilly, York, York YO1 9QJ	09/11/2021	£ 180,000	£ 196,152		Flat	506			Leasehold
	7, Escrick Mews, York, York YO10 4AW	09/10/2020	£ 140,000	£ 166,266		Flat	506		£ 329	Leasehold
	3, Hothams Court, York, York YO1 9PH	03/02/2020	£ 180,000	£ 214,012		Flat	506			Leasehold
	Apartment 59, Bellerby Court, Palmer Lane, York, York YO1 7AF	06/01/2020	£ 170,050	£ 202,017		Flat	506			Leasehold
	19b, Barbican Road, York, York YO10 5AA	31/10/2019	£ 168,000	£ 197,356		Flat	506			Leasehold
43	Apartment 93, Bellerby Court, Palmer Lane, York, York YO1 7AF	18/10/2019	£ 190,000	£ 223,200	No	Flat	506	£ 376	£ 441	Leasehold
	Flat 3, Oxtoby Court, Fishergate, York, York YO10 4GA	25/01/2022	£ 200,000	£ 218,584	No	Flat	517			Leasehold
	4, Dixons Yard, York, York YO1 9TJ	23/12/2019	£ 166,631	£ 200,378	No	Flat	517	£ 323	£ 388	Leasehold
	Apartment 78, Bellerby Court, Palmer Lane, York, York YO1 7AF	02/02/2022	£ 230,000	£ 250,052	No	Flat			£ 474	Leasehold
	Apartment 2, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£ 242,162	No	Flat	527	£ 421	£ 459	Leasehold
	33, Cocoa Suites, Navigation Road, York, York YO1 9AE	08/06/2021	£ 232,000	£ 254,601		Flat	527			Leasehold
49	9, Escrick Mews, York, York YO10 4AW	26/02/2021	£ 159,995	£ 195,481		Flat	527			Leasehold
	8, Escrick Mews, York, York YO10 4AW	09/10/2020	£ 140,000	£ 166,266		Flat	527			Leasehold
	Apartment 8, Bellerby Court, Palmer Lane, York, York YO1 7AF	09/06/2020	£ 210,900	£ 250,629		Flat	527		£ 475	
	3, Trafalgar House, Piccadilly, York, York YO1 9QP	27/06/2022	£ 178,000	£ 182,596	No	Flat	538			Leasehold
	Apartment 6, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£ 242,162		Flat	538			Leasehold
	16, Barbican Court, Fawcett Street, York, York YO10 4AQ	25/10/2021	£ 188,000	£ 208,682		Flat	538			Leasehold
	28, Fishergate, York, York YO10 4AB	06/12/2019	£ 150,000	£ 180,379		Flat	538			Leasehold
	Apartment 35, Bellerby Court, Palmer Lane, York, York YO1 7AF	17/10/2019	£ 207,100	£ 243,288		Flat	538			Leasehold
	26, Cocoa Suites, Navigation Road, York, York YO1 9AE	06/03/2020	£ 230,000	£ 272,053		Flat	549			Leasehold
	57, Rowntree Wharf, York, York YO1 9XA	18/11/2019	£ 168,000	£ 200,038		Flat	549			Leasehold
	1, Barbican Court, Fawcett Street, York, York YO10 4AQ	03/09/2021	£ 180,000	£ 203,117		Flat	560			Leasehold
	29, Long Close Lane, York, York YO10 4UP	18/03/2022	£ 180,000	f 198,431		Flat	570			Leasehold
	5, Barbican Court, Fawcett Street, York, York YO10 4AQ	22/02/2022	£ 187,000	£ 203,303		Flat	581			Leasehold
	13, Barbican Court, Fawcett Street, York, York YO10 4AQ 2, Barbican Court, Fawcett Street, York, York YO10 4AQ	20/07/2021 12/03/2021	£ 185,000 £ 165,000	£ 204,552 £ 185,860		Flat	581 581			Leasehold Leasehold
	Flat 4, Paragon House, Fawcett Street, York, York YO10 4BZ 10, Long Close Lane, York, York YO10 4UP	21/08/2020 07/07/2021	£ 181,000 £ 145,000	£ 217,657 £ 160,324		Flat	581 592			Leasehold Leasehold
	Apartment 7, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£ 242,162		Flat	603			Leasehold
	Flat 7, Paragon House, Fawcett Street, York, York YO10 4BZ	15/10/2021	£ 222,222	£ 216,452		Flat	614			Leasehold
	Apartment 88, Bellerby Court, Palmer Lane, York, York YO1 7AF	22/09/2021	£ 239,000	£ 269,695		Flat	614			Leasehold
	62, Fishergate, York, York YO10 4AR	17/12/2019	£ 175,000	£ 210,442		Flat	614			Leasehold
	Flat 1, 2, Walmgate, York, York YO1 9TJ	01/08/2022	£ 335,000	£ 338,735		Flat	635		£ 533	
	29, Rosemary Court, York, York YO1 9UQ	16/12/2021	£ 200,000	£ 216,440	No	Flat	646		£ 335	
72	2, Trent House, Margaret Street, York, York YO10 4TH	14/10/2021	£ 165,000	£ 183,152		Flat	646			Leasehold
	1, Mayfair House, Piccadilly, York, York YO1 9QJ	25/09/2020	£ 215,000	£ 258,106	No	Flat	657	£ 327	£ 393	Leasehold
	24, Rowntree Wharf, York, York YO1 9XA	27/05/2022	£ 245,000	£ 259,841		Flat	667			Leasehold
75	8, St. Denys Court, St Denys Road, York, York YO1 9PU	24/09/2021	£ 200,000	£ 225,686	No	Flat	667	£ 300	£ 338	Leasehold
76	Flat 8, City House, Fawcett Street, York, York YO10 4BF	04/02/2020	£ 168,500	£ 200,339		Flat	673			Leasehold
	29, Cocoa Suites, Navigation Road, York, York YO1 9AE	27/01/2022	£ 301,000	£ 328,968	No	Flat	678		£ 485	Leasehold
	Flat 1, Merchants Place, Merchant Gate, York, York YO1 9TU	20/07/2020	£ 280,000	£ 333,458		Flat	678		£ 492	Leasehold
79	24, Mayfair House, Piccadilly, York, York YO1 9QJ	17/06/2021	£ 217,500	£ 238,689		Flat	689		£ 346	Leasehold
	7, St. Georges House, 23, Castlegate, York, York YO1 9RN	01/09/2021	£ 175,000			Flat	700			Leasehold
81	18, Mayfair House, Piccadilly, York, York YO1 9QJ		£ 217,500	£ 258,306	No	Flat	700			Leasehold
82	34, Cocoa Suites, Navigation Road, York, York YO1 9AE	19/06/2020	£ 282,000	£ 335,123		Flat	700			Leasehold
	1, Dixons Yard, York, York YO1 9TJ	21/01/2022				Flat	710			Leasehold
84	46, Rowntree Wharf, York, York YO1 9XA	21/05/2021	£ 170,000			Flat	710			Leasehold
	10, Speculation Street, York, York YO1 9UF	22/09/2020	£ 150,000			Flat	710			Leasehold
86	28, Trafalgar House, Piccadilly, York, York YO1 9QP	26/03/2021	£ 224,000			Flat	721			Leasehold
87	Flat 9, Paragon House, Fawcett Street, York, York YO10 4BZ			£ 276,063		Flat	721			Leasehold
	36, Cocoa Suites, Navigation Road, York, York YO1 9AE	26/04/2022	£ 330,000			Flat	732			Leasehold
	10, Shannon House, Margaret Street, York, York YO10 4UU	31/05/2022	£ 190,000			Flat	743			Leasehold
90	89, Walmgate, York, York YO1 9UA	25/02/2022				Flat	743 743			Leasehold Freehold
	16, Castlegate, York, York YO1 9RP	26/05/2021								
	Flat 11, Merchants Place, Merchant Gate, York, York YO1 9TU	31/01/2020				Flat	743			Leasehold
	1, Malt Shovel Court, York, York YO1 9TB	17/02/2021	£ 275,000	£ 315,868	NO	Flat	753	£ 365		Leasehold
93	Apartment 77 Bellerby Court Balmer Lane Verly Verly VO1 745	14/04/2020								
93 94	Apartment 77, Bellerby Court, Palmer Lane, York, York YO1 7AF	14/01/2020					753			Leasehold
93 94 95	Apartment 77, Bellerby Court, Palmer Lane, York, York YO1 7AF Apartment 4, 21, Clifford Street, York, York YO1 9RG 149, Walmgate, York, York YO1 9UB	14/01/2020 30/11/2021 02/08/2021	£ 222,222	£ 242,162	No	Flat	753 764 764	£ 291	£ 317	Leasehold Leasehold

97 Apartment 95, Bellerby Court, Palmer Lane, York, York YO1 7AF	12/03/2020	£ 330,000	£ 390,337	No	Flat	764		£ 511	Leasehold
98 Apartment 5, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	f 242,162	No	Flat	775	£ 287	£ 312	Leasehold
99 Apartment 94, Bellerby Court, Palmer Lane, York, York YO1 7AF	23/12/2019	£ 362,500	£ 435,916	No	Flat	775			Leasehold
100 5, Ancroft Close, York, York YO1 9QF	01/04/2022	£ 180,000	f 195,374	No	Flat	797	£ 226	£ 245	Leasehold
101 Apartment 30, Bellerby Court, Palmer Lane, York, York YO1 7AF	27/04/2020	£ 312,950	f 373,140	No	Flat	807	£ 388	£ 462	Leasehold
102 Apartment 48, Bellerby Court, Palmer Lane, York, York YO1 7AF	24/02/2020	£ 308,000	f 366,198	No	Flat	807			Leasehold
103 Apartment 24, Bellerby Court, Palmer Lane, York, York YO1 7AF	21/02/2020	£ 300,000	£ 356,686	No	Flat	807	£ 372	£ 442	Leasehold
104 Flat 4, 29, Walmgate, York, York YO1 9TX	31/01/2020	£ 172,000	£ 204,333	No	Flat	807	£ 213	£ 253	Leasehold
105 54, Navigation Road, York, York YO1 9UG	17/09/2020	£ 170,000	£ 204,084	No	Flat	829	£ 205	£ 246	Leasehold
106 6, Gloucester House, Castlegate, York, York YO1 9RN	07/08/2020	£ 320,000	£ 384,808	No	Flat	840	£ 381	£ 458	Leasehold
107 15, Festival Flats, York, York YO10 4AF	17/12/2019	£ 140,000	f 168,354	No	Flat	861			Leasehold
108 6, Festival Flats, Paragon Street, York, York YO10 4AG	17/01/2022	£ 205,000	£ 224,048	No	Flat	872	£ 235	£ 257	Leasehold
109 5, John Walker House, Dixons Yard, York, York YO1 9SX	21/10/2019	£ 300,000	£ 352,421	No	Flat	883	£ 340	£ 399	Leasehold
110 20, Mayfair House, Piccadilly, York, York YO1 9QJ	28/01/2022	£ 290,000	£ 316,946	No	Flat	915	£ 317	£ 346	Leasehold
111 28, Rowntree Wharf, York, York YO1 9XA	23/06/2021	£ 204,000	£ 223,874	No	Flat	915	£ 223	£ 245	Leasehold
112 5, Piccadilly Lofts, Piccadilly, York, York YO1 9NX	19/04/2022	£ 540,000	£ 586,123	No	Flat	926	£ 583	£ 633	Leasehold
113 20, John Walker House, Dixons Yard, York, York YO1 9SX	02/06/2021	£ 290,000	£ 318,252	No	Flat	936	£ 310	£ 340	Leasehold
114 Apartment 3, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£ 242,162	No	Flat	969	£ 229	£ 250	Leasehold
115 65, Rowntree Wharf, York, York YO1 9XA	08/06/2021	£ 288,000	£ 316,057	No	Flat	1,055	£ 273	£ 300	Leasehold
116 Apartment 3, Bellerby Court, Palmer Lane, York, York YO1 7AF	01/12/2020	£ 330,000	£ 378,910	No	Flat	1,098	£ 301	£ 345	Leasehold
117 Apartment B, The Old Fire Station, Clifford Street, York, York YO1 9RD	02/11/2020		£ 667,053	No	Flat	1,109	£ 519	£ 602	Leasehold
118 Apartment F, The Old Fire Station, Clifford Street, York, York YO1 9RD	30/10/2020	£ 525,000	£ 623,496	No	Flat	1,109	£ 474	£ 562	Leasehold
119 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
120 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
121 Apartment 8, 21, Clifford Street, York, York YO1 9RG	30/11/2021	£ 222,222	£ 242,162	No	Flat	1,141	£ 195	£ 212	Leasehold
122 Apartment 13, Bellerby Court, Palmer Lane, York, York YO1 7AF	29/06/2020	£ 420,000	f 499,120	No	Flat	1,216	£ 345	£ 410	Leasehold
123 Apartment 10, Bellerby Court, Palmer Lane, York, York YO1 7AF	09/12/2019	£ 465,950	£ 560,317	No	Flat	1,216	£ 383	£ 461	Leasehold
124 Apartment 1, Bellerby Court, Palmer Lane, York, York YO1 7AF	18/10/2019	£ 425,000	£ 499,264	No	Flat	1,216	£ 349	£ 410	Leasehold
125 14, John Walker House, Dixons Yard, York, York YO1 95X	22/09/2021				Flat	1,292			Leasehold
126 26, John Walker House, Dixons Yard, York, York YO1 9SX	07/12/2020	£ 530,000	£ 608,553	No	Flat	1,324	£ 400	£ 460	Leasehold
127 62, Rowntree Wharf, York, York YO1 9XA	12/11/2019	£ 370,000	£ 440,559	No	Flat	1,324			Leasehold
128 69, Rowntree Wharf, York, York YO1 9XA	25/01/2021	£ 372,500	£ 424,962	No	Flat	1,539	£ 242	£ 276	Leasehold
Total / Average	128	£ 31,278,825	£ 35,989,697			83,223	£ 376	£ 432	

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

Dec-22	154.23
Aug-22	152.13
Change	1.36%

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

Address 1 89, Anthea Drive, York, York YO31 9DQ	19/08/2022	Sold price £ 320.000	Estimated market value £ 324,547	New build? Subcategory No Semi Detach	Floor area ft ² e 840	Price per ft ² 381	Market price per ft² (Dec 2022) 387	Te Fre
2 45, Woodland Way, Huntington, York, YOrk YO32 9NX	12/08/2022	£ 320,000 £ 345,000	£ 324,547 £ 349,902			284		Fre
3 12, Eastway, Huntington, York, York YO31 9ES	05/08/2022	£ 278,450	£ 282,407			350		Fre
4 8, Green Court, New Lane, Huntington, York, York YO32 9TB	05/08/2022	£ 175,000	£ 176,951		657	267) Le
5 100, Highthorn Road, York, York YO31 9HB	03/08/2022	£ 330,050	£ 334,740			307		L Fr
6 9, Whitethorn Close, York, York YO31 9EZ 7 84, New Lane, Huntington, York, YOrk YO32 9NH	03/08/2022 25/07/2022	£ 320,000 £ 335,000	£ 324,547 £ 341,178		e 883 1,087	363 308		Fr Fr
8 26, Priory Wood Way, York, York YO31 9JG	30/06/2022	£ 295,000	£ 304,455			397	410	
9 80, Highthorn Road, York, York YO31 9HB	29/06/2022	£ 242,000	£ 249,756			326	336	
LO 43, Woodland Way, Huntington, York, York YO32 9NX		£ 300,000	£ 309,615			340	351	
11 3, Heather Close, Huntington, York, York YO32 9PB 12 9, Heathside, Huntington, York, York YO32 9AA	29/06/2022	£ 250,000 £ 316,000	£ 258,013 £ 326,095	No Semi_Detach No Terraced	e 635 829	394 381	406 393	
13 16, Beech Glade, York, York YO31 9EP	16/06/2022	£ 248,250	£ 256,207		e 732	339	350	
14 32, Willow Glade, Huntington, York, York YO32 9NJ	16/05/2022	£ 290,000		No Detached	753	385	410) F
L5 103, Anthea Drive, York, York YO31 9DQ	09/05/2022	£ 285,000	£ 304,839		700	407	436	
L6 11, Whitethorn Close, York, York YO31 9EZ L7 64, Brockfield Park Drive, York, York YO31 9ER	04/05/2022	£ 220,000 £ 272,000	£ 234,746 £ 290,231			335 258	358 275	
18 12, Redthorn Drive, York, York YO31 9DW		£ 280,000	£ 312,781			317	354	
19 First Floor Flat, 22, Saddlers Close, Huntington, York, York YO32 9LU	31/03/2022	£ 170,000	£ 187,407		624	272	300	L
20 20, Firwood Whin, York, York YO31 9JP	18/03/2022	£ 243,000	£ 271,449		e 570	426	476	
21 12, Skewsby Grove, York, York YO31 9DT	, , .	£ 276,000 £ 405.000	£ 308,013 £ 451,976		721 1,044	383	427	
22 28, Saddlers Close, Huntington, York, York Y032 9LU 23 37, Saddlers Close, Huntington, York, York Y032 9LU	,,	£ 405,000 £ 390.000	£ 451,976		1,044	388 352	433	
24 11, Briar Drive, York, York YO31 9DP	03/03/2022	£ 255,000	£ 284,854			423	473	
25 109, Anthea Drive, York, York YO31 9DQ		£ 320,000	£ 359,420		797	402	451	
26 13, Hawthorn Spinney, York, York YO31 9JQ	,,	£ 375,000	£ 414,980			245	272	
27 20, Kestrel Wood Way, York, York YO31 9EJ	24/01/2022	£ 238,000 £ 235.000	£ 264,916 £ 261,569			235 284	262	
28 222, New Lane, Huntington, York, York YO32 9LZ 29 1, Maythorn Road, York, York YO31 9DN	7,57,55	£ 235,000 £ 337.500	£ 261,569 £ 373,290		829 e 1,141	296	316 327	
30 262, Malton Road, York, York YO32 9TE	10/12/2021	£ 640,000	£ 704,259		2,540	252	277	
16, Heathside, Huntington, York, York YO32 9ZD	03/12/2021	£ 410,000	£ 451,166	No Detached	1,206	340	374	F F
32 8, Doriam Avenue, York, York YO31 9JF	00/22/2022	£ 240,000	£ 269,262			413	463	
33 24, Willow Glade, Huntington, York, York YO32 9NJ 34 32, Whitethorn Close, York, York YO31 9EY	26/11/2021 05/11/2021	£ 275,000 £ 207,500	£ 307,888 £ 232,800		1,044 e 517	263 402	295 451	
32, Whitethorn Close, York, York YO31 9EY 35 12, Merlin Covert, York, York YO31 9JJ		£ 207,500 £ 250,000	£ 232,800 £ 280,482			270	303	
36 108, Brockfield Park Drive, York, York YO31 9ER	22/10/2021	£ 300,000	£ 344,116	No Terraced	861	348	400) F
5, Maythorn Road, York, York YO31 9DN		£ 240,000	£ 274,177	No Semi_Detach	e 495	485	554	
38 28, Geldof Road, Huntington, York, York YO32 9JT	15/10/2021	£ 336,000 £ 390,000	£ 383,923	No Detached	1,173	286	327 315	
7, Doriam Drive, York, York YO31 9JE 10 65, Heathside, Huntington, York, York YO32 9AA	30/09/2021 30/09/2021	£ 390,000 £ 285,000	£ 457,305 £ 334,185		1,453 829	268 344	403	
11 20, Maythorn Road, York, York YO31 9DL	30/09/2021	£ 220,000	£ 257,394			255	299	
12 16, Whitethorn Close, York, York YO31 9EY		£ 295,000	£ 345,142		e 850	347	406	5 F
3 8, Eastway, Huntington, York, York YO31 9ES	29/09/2021	£ 240,000	£ 283,560		732	328	387	
14 66, Highthorn Road, York, York YO31 9HB 15 5, Minster Avenue, York, York YO31 9DJ	29/09/2021	£ 250,000 £ 240,000	£ 292,493 £ 280,794		e 840 e 893	298 269	348 314	
16 47, Whenby Grove, York, York YO31 9DS	24/09/2021 24/09/2021	£ 240,000 £ 307,500	£ 280,794 £ 359,767			332	314	
17 62, Whitethorn Close, York, York YO31 9EY		£ 237,500	£ 277,869			294	344	
18 5, Beech Glade, York, York YO31 9EP		£ 250,000	£ 292,493	No Semi_Detach	e 667	375	438	3 F
19 36, Lea Way, Huntington, York, York YO32 9PE	03/09/2021	£ 310,000	£ 362,692			242	283	
50 19, Forge Close, Huntington, York, York YO32 9LX 51 23, Hambleton Way, Huntington, York, York YO32 9PJ		£ 240,000 £ 330,000	£ 280,324 £ 385,445			372 356	434 416	
23, Hambleton Way, Huntington, York, York YO32 9PJ 52 10, Kendrew Close, Huntington, York, York YO32 9NL	17/08/2021	£ 330,000 £ 251,000	£ 385,445 £ 293,172			245	287	
33 4, Priory Wood Way, York, York YO31 9JG	13/08/2021	£ 245,000	£ 286,164			465	543	
54 32, Minster Avenue, York, York YO31 9DJ	09/08/2021	£ 206,000	£ 240,611		e 635	324	379	
55 98, New Lane, Huntington, York, York YO32 9NH	06/08/2021	£ 328,000	£ 387,352		936	350	414	
66 8, Heather Close, Huntington, York, York YO32 9PB 67 87, Highthorn Road, York, York YO31 9HA	30/07/2021 26/07/2021	£ 280,000 £ 258.000	£ 326,000 £ 300,386	No Semi_Detach No Semi Detach	e 915 e 797	306 324	356 377	
88 24, Beech Glade, York, York YO31 9EP	16/07/2021	£ 210,000	£ 244,500			275	320	
59 3, Brecks Court, New Lane, Huntington, York, York YO32 9AH	30/06/2021	£ 440,000	£ 511,011			288	334	
78, Brockfield Park Drive, York, York YO31 9ER	29/06/2021	£ 297,000	£ 344,932			228	265	
51 75, Anthea Drive, York, York YO31 9DQ	28/06/2021	£ 350,000	£ 406,486			339	393	
52 24, Firwood Whin, York, YORk YO31 9JP 53 2, Eastway, Huntington, York, York YO31 9ES	18/06/2021 18/06/2021	£ 232,500 £ 335,000	£ 270,023 £ 389,065	No Semi_Detach No Semi Detach		338 286	392 332	
54 27, Brockfield Park Drive, York, York YO31 9EF	17/06/2021	£ 250,000		No Semi Detach		474	550	
55 10, Priory Wood Way, York, York YO31 9JG	11/06/2021	£ 195,000	£ 226,471		e 549	355	413	
56 12, Fox Covert, York, York YO31 9EN	, ,	£ 240,000	£ 278,733			437	508	
57 268, New Lane, Huntington, York, York YO32 9LY	04/06/2021	£ 215,000	£ 249,698 £ 373,967		e 732	294	341	
58 34, Woodland Way, Huntington, York, York YO32 9NY 59 57, Whenby Grove, York, York YO31 9DS	04/06/2021	£ 322,000 £ 250,000	£ 373,967 £ 290,347			254 302	294 350	
70 76, New Lane, Huntington, York, York YO32 9NN	24/05/2021	£ 400,000	£ 290,547 £ 466,412		e 1,345	297	347	
71 2, Heather Close, Huntington, York, York YO32 9PB	19/05/2021	£ 338,000	£ 398,237	No Detached	1,335	253	298	3 F
72 8, Skewsby Grove, York, York YO31 9DT	30/04/2021	£ 309,000	£ 371,779		854	362	436	
73 5, Andrew Drive, Huntington, York, York YO32 9YF		£ 355,000	£ 427,125		1,055	337	405 377	
74 118, Anthea Drive, York, York YO31 9DE 75 23, Minster Avenue, York, York YO31 9DJ	30/04/2021	£ 227,000 £ 273,000	£ 267,755 £ 324,802	No Terraced No Semi Detach	710 e 883	320 309	377	
76 144, New Lane, Huntington, York, York YO32 9NF		£ 275,000 £ 295,000	£ 324,802			264	314	
77 2, Brewery Cottages, New Lane, Huntington, York, York YO32 9NQ	27/04/2021	£ 362,000	£ 430,690	No Semi_Detach		295	351	L F
78 60, Highthorn Road, York, York YO31 9HB	09/04/2021	£ 330,000	£ 392,618			276	329	
79 38, Heathside, Huntington, York, York YO32 9ZD 30 210, New Lane, Huntington, York, York YO32 9PS	08/04/2021 26/03/2021	£ 310,000 £ 261,000	£ 368,823 £ 314,226			324 303	385 365	
30 210, New Lane, Huntington, York, York YO32 9PS 31 12, Priory Wood Way, York, York YO31 9JG	19/03/2021	£ 261,000 £ 199,000	£ 314,226 £ 239,582			303	365 412	
12, Flory Wood Way, Tork, Tork 1031 930 32 7, Fox Covert, York, York YO31 9EN		£ 250,000	£ 300,983			438	528	B F
33 30, Heathside, Huntington, York, York YO32 9ZD	12/03/2021	£ 290,000	£ 346,305	No Terraced	958	303	361	l Fi
34 31, Geldof Road, Huntington, York, York YO32 9JT	12/03/2021				926	284	347	
35 21, Minster Avenue, York, York YO31 9DJ 36 29, New Lane, Huntington, York, York YO32 9NW		£ 247,000 £ 450,000	£ 294,956 £ 549,008	No Terraced No Detached	968 1,206	255 373	305 455	
30 29, New Lane, Huntington, York, York YO32 9NW 37 121, Highthorn Road, York, York YO31 9HA		£ 450,000 £ 242,000				3/3	376	
88 6, Brecks Court, New Lane, Huntington, York, York YO32 9AH	26/02/2021	£ 315,000			1,109	284	347	
39 60, Woodland Way, Huntington, York, York YO32 9NY	26/02/2021	£ 225,000	£ 277,020	No Semi_Detach	e 646	348	429) F
O First Floor Flat, 4, Saddlers Close, Huntington, York, York Y032 9LU	26/02/2021				646	255	293	
7, Brecks Court, New Lane, Huntington, York, York YO32 9AH		£ 334,000 £ 190,000			1,109	301 299	368 368	
32 35, Doriam Drive, York, York YO31 9JE 33 22, Minster Avenue, York, York YO31 9DJ	24/02/2021 11/02/2021	£ 190,000 £ 239,000				299 347	368 427	
22, Willister Avenue, Tork, Tork TOS1 903 94 31, Heathside, Huntington, York, York YO32 9AA	04/02/2021					314	386	
95 23, Fox Covert, York, York YO31 9EN	29/01/2021	£ 306,000	£ 374,998	No Semi_Detach	e 786	389	477	7 F
6 4, Brecks Court, New Lane, Huntington, York, York YO32 9AH	29/01/2021	£ 450,000	£ 551,468	Yes Semi_Detach	e 1,528	294	361	l F
1, Saddlers Close, Huntington, York, York YO32 9LU		£ 310,000	£ 384,199	No Detached	958	324	401	
88 102, New Lane, Huntington, York, York YO32 9NH 99 116, Anthea Drive, York, York YO31 9DE		£ 360,000 £ 247,500	£ 446,167 £ 303,307		1,152 e 710	313 348	387 427	
116, Anthea Drive, York, York YO31 9DE 00 28, Minster Avenue, York, York YO31 9DJ		£ 247,500 £ 280,000				268	329	
11 5, Brecks Court, New Lane, Huntington, York, York YO32 9AH	21/12/2020			Yes Terraced	1,109	298	365	

102 24, Geldof Road, Huntington, York, York YO32 9JT 103 90. Brockfield Park Drive, York, York YO31 9ER	21/12/2020 15/12/2020	£ 260,000 £ 240,000	£ 324,394 £ 296.180			281 259	350 320
	-, ,						
104 12, Beech Glade, York, York YO31 9EP		£ 249,000	£ 307,287			436	539
105 3, Saddlers Close, Huntington, York, York YO32 9LU	11/12/2020		£ 290,010			358 321	
106 1, Brecks Court, New Lane, Huntington, York, York YO32 9AH	17/11/2020		£ 719,500				
107 94, Brockfield Park Drive, York, York YO31 9ER	30/10/2020	£ 363,000	£ 463,093			254	323
108 6, Fern Close, Huntington, York, York YO32 9PA	30/10/2020		£ 280,663			346	
109 37, Woodland Way, Huntington, York, York YO32 9NX	28/10/2020		£ 227,082			285	364
110 27, Priory Wood Way, York, York YO31 9JH	26/10/2020		£ 5,179		947	4	5
111 41, Whenby Grove, York, York YO31 9DS	26/10/2020		£ 306,177			269	343
112 62, Heathside, Huntington, York, York YO32 9ZD	23/10/2020		f 511,501		-)		
113 10, Elm Grove, York, York YO31 9HD	23/10/2020		£ 344,450			392	
114 26, Firwood Whin, York, York YO31 9JP	22/10/2020	£ 197,000	£ 251,321			359	458
115 66, Whitestone Drive, York, York YO31 9HZ	08/10/2020		£ 647,469	No Detached	1,604	312	404
116 44, Willow Glade, Huntington, York, York YO32 9NJ	29/09/2020	£ 280,000	£ 363,233	No Semi_De	ache 764	366	475
117 41, Woodland Way, Huntington, York, York YO32 9NX	28/09/2020	£ 295,000	£ 389,929	No Detached	1,044	283	373
118 72, Brockfield Park Drive, York, York YO31 9ER	22/09/2020	£ 210,000	£ 272,425	No Semi De	ache 915	230	298
119 15, Redthorn Drive, York, York YO31 9DW	21/09/2020	£ 266,000	£ 345,071	No Semi De	ache 829	321	416
120 21, Kestrel Wood Way, York, York YO31 9EQ	11/09/2020	£ 230,000	£ 298,370	No Semi De	ache 958	240	311
121 34, Minster Avenue, York, York YO31 9DJ	11/09/2020		f 291,883	No Semi De	ache 646	348	452
122 7, Kendrew Close, Huntington, York, York YO32 9NL	04/09/2020		£ 298.370			289	375
123 19, Willow Glade, Huntington, York, York YO32 9NJ	28/08/2020		£ 273,295			271	
124 124, Anthea Drive, York, York YO31 9DE	14/08/2020		£ 286,295			280	
125 4, Beech Glade, York, York YO31 9EP	27/07/2020		£ 361,289			411	533
126 37, Whitestone Drive, York, York YO31 9HY	17/07/2020		£ 343,160			256	332
	10/07/2020		£ 343,160 £ 496.511			311	
127 24, Heathside, Huntington, York, York YO32 9ZD	-,-,-	,			,	311	
128 21, Beech Glade, York, York YO31 9EP	03/07/2020		£ 297,837				
129 142, Anthea Drive, York, York Y031 9DE	.,,	£ 250,000	£ 320,979			252	
130 44, Brockfield Park Drive, York, York YO31 9ER	12/06/2020		£ 308,139				
131 17, Firwood Whin, York, York YO31 9JP	12/06/2020		£ 295,300				
132 15, Firwood Whin, York, York YO31 9JP	29/05/2020	£ 270,000	£ 345,937			386	494
133 56, Woodland Way, Huntington, York, York YO32 9NY	24/04/2020		£ 300,284			218	282
134 11, Eastway, Huntington, York, York YO31 9ET	20/03/2020		£ 293,900				
135 7, Green Court, New Lane, Huntington, York, York YO32 9TB	20/03/2020		£ 186,889		635	249	294
136 First Floor Flat, 11, Saddlers Close, Huntington, York, York YO32 9LU	12/03/2020		f 183,340		592	262	310
137 8, Beech Glade, York, York YO31 9EP	12/03/2020		£ 265,387			265	342
139 20, Heathside, Huntington, York, York YO32 9ZD	27/02/2020		£ 503,094	No Detached	1,216	312	414
140 51, Brockfield Park Drive, York, York YO31 9EL	21/02/2020	£ 195,000	£ 253,646	No Semi_De	ache 732	266	347
141 79, Anthea Drive, York, York YO31 9DQ	17/02/2020		£ 330,983	No Detached	721	347	459
142 20, Whitethorn Close, York, York YO31 9EY	17/02/2020	£ 220,000	£ 286,164	No Semi_De	ache 753	292	380
144 38, Woodland Way, Huntington, York, York YO32 9NY	10/01/2020	£ 230,000	£ 299,412	No Semi De	ache 743	310	403
145 140, New Lane, Huntington, York, York YO32 9NF	18/12/2019		£ 305,178	No Detached	624	364	489
146 52, Woodland Way, Huntington, York, York YO32 9NY	21/11/2019		£ 256,574			187	246
147 8, Minster Avenue, York, York YO31 9DJ	18/11/2019		£ 328,940			280	
148 43, Doriam Drive, York, York YO31 9JE	15/11/2019		£ 484,200			251	331
149 16, Kestrel Wood Way, York, York YO31 9EJ	08/11/2019		£ 345.131			362	486
150 60, New Lane, Huntington, York, York YO32 9NN	31/10/2019		£ 265,416		689	290	
151 8, Kendrew Close, Huntington, York, York YO32 9NL	11/10/2019		£ 418.030			196	
	02/10/2019	,	£ 416,050		570	29	
152 62, Brockfield Park Drive, York, York YO31 9ER		£ 228,000	£ 21,145 £ 295,299			286	
153 59, Lea Way, Huntington, York, York YO32 9PE 154 26, Heathside, Huntington, York, York YO32 9ZD	06/09/2019		£ 295,299		1,206	282	
						254	
155 9, Brewery Cottages, New Lane, Huntington, York, York YO32 9NQ	30/08/2019		£ 302,239				
156 44, Heathside, Huntington, York, York YO32 9ZD	30/08/2019	£ 390,000	£ 517,522		1,216	321	425
157 10, Minster Avenue, York, York YO31 9DJ	14/08/2019		£ 226,679			355	462
158 15, Saddlers Close, Huntington, York, York YO32 9LU	13/08/2019		£ 185,004		829		
159 82, Highthorn Road, York, York YO31 9HB	12/08/2019	£ 220,250	£ 286,932			305	
160 25, Brockfield Park Drive, York, York YO31 9EF	08/08/2019		£ 230,588			305	397
161 14, Beech Glade, York, North Yorkshire YO31 9EP	02/08/2019		£ 267,065			359	468
162 3, Gorse Paddock, York, York YO31 9EW	01/08/2019		£ 291,817			347	452
163 190, New Lane, Huntington, York, York YO32 9PS	31/07/2019		£ 344,728			277	372
164 16, Ferguson Way, Huntington, York, York YO32 9YG	26/07/2019		£ 420,137		1,313	238	
165 19, Doriam Drive, York, York YO31 9JE	26/07/2019	£ 336,000	£ 443,492	No Semi_De		248	327
166 21, Heathside, Huntington, York, York YO32 9AA	24/07/2019		£ 295,587		732	307	404
167 19, Kestrel Wood Way, York, York YO31 9EQ	22/07/2019	£ 212,000	£ 279,822	No Semi_De	ache 592	358	473
168 12, Sherwood Grove, Huntington, York, York YO31 9DH	19/07/2019	£ 195,000	£ 257,384			297	392
169 12, Minster Avenue, York, York YO31 9DJ	04/07/2019	£ 165,000	£ 217,786	No Semi_De	ache 495	333	440
170 85, Highthorn Road, York, York YO31 9HA	25/06/2019	£ 232,000	£ 306,252	No Semi_De	ache 786	295	390
171 108, Anthea Drive, York, York YO31 9DE	21/06/2019		£ 277,211			275	363
172 49, Heathside, Huntington, York, York YO32 9AA	14/06/2019		£ 505,188		1,206	311	419
173 37, Whitethorn Close, York, York YO31 9EZ	03/06/2019		£ 289,464		915	240	
174 32, Woodland Way, Huntington, York, York YO32 9NY	23/05/2019		£ 290,645			292	386
175 2, Green Court, New Lane, Huntington, York, York YO32 9TB	22/05/2019	£ 160,000	£ 190,332		657	244	290
176 4, Gorse Paddock, York, York YO31 9EW	17/05/2019		£ 190,532 £ 346,132			413	
	29/04/2019		£ 340,132				
177 30, Priory Wood Way, York, York YO31 9JG		£ 240,000 £ 388,000	£ 517,370			319	425
178 22, Heathside, Huntington, York, York YO32 9ZD	26/04/2019		£ 517,370 £ 379,799		1,216	236	425 310
179 64, New Lane, Huntington, York, York YO32 9NN	23/04/2019						
180 24, Oak Glade, York, York YO31 9JW	15/04/2019					315	
181 4, Skewsby Grove, York, York YO31 9DT	09/04/2019	£ 318,000	£ 424,030			274	365
182 16, Green Court, New Lane, Huntington, York, York YO32 9TB	29/03/2019		£ 184,474		614	256	301
183 5, Kestrel Wood Way, York, York YO31 9EQ	25/03/2019		£ 250,998			286	
184 48, Whitethorn Close, York, York YO31 9EY	05/03/2019		f 193,834			280	
185 29, Minster Avenue, York, York YO31 9DJ	04/03/2019		£ 321,961			330	434
186 164, New Lane, Huntington, York, York YO32 9ND	22/02/2019		£ 393,886			397	530
187 17, Hambleton Way, Huntington, York, York YO32 9PJ	08/02/2019	£ 184,000	£ 242,870			285	376
188 4, Sherwood Grove, Huntington, York, York YO31 9DH	01/02/2019	£ 226,000	£ 298,308	No Semi_De	ache 797	284	375
191 51, Willow Glade, Huntington, York, York YO32 9NJ	04/01/2019	£ 205,000	£ 271,696	No Semi_De	ache 635	323	428
		£ 50,274,614		1	166,290	302	366

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

Dec-22	154.23
Aug-22	152.13
Change	1.36%

		Total		£psf		£psm
Average Sale Price	£	60,903,565	£	366	£	3,942
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	f 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		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		£psf		£psm
Average Sale Price	£	1,483,918	£	283	£	3,041
Average Sale Price	£	1,463,713	£	279	£	2,999

