

Appendix III
Market and Values Research

For: South Cambridgeshire District Council
Community Infrastructure Levy (CIL)
Viability Assessment

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EGi property resource extracts for research base follow the above.

South Cambridgeshire District Council – Data by Settlement (Jan 2013)

Over

(23 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£297,475	£363,925
Semi-Detached	n/a	£174,950	£375,000	£189,995
Terraced	n/a	#DIV/0!	£169,995	n/a
Flats	#DIV/0!	n/a	n/a	n/a
Bungalows	n/a	#DIV/0!	£245,000	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£174,950	£174,950	£174,950	£174,950	£174,950	£174,950
3-Bed Houses	£284,986	£169,995	£207,461	£297,475	£375,000	£375,000
4-Bed Houses	£352,330	£189,995	£284,975	£325,000	£395,000	£575,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£245,000	£225,000	£235,000	£245,000	£255,000	£265,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk

Willingham

(31 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£236,648	£331,414
Semi-Detached	n/a	£189,998	£212,498	n/a
Terraced	n/a	£166,248	£196,658	n/a
Flats	£113,000	#DIV/0!	n/a	n/a
Bungalows	n/a	£249,975	£249,950	£299,983

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£113,000	£112,000	£112,500	£113,000	£113,500	£114,000
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£178,123	£152,500	£161,871	£172,495	£188,746	£215,000
3-Bed Houses	£210,444	£177,500	£197,475	£205,000	£209,995	£300,000
4-Bed Houses	£320,613	£245,000	£282,488	£317,475	£347,500	£425,000
2-Bed Bungalows	£249,975	£249,950	£249,963	£249,975	£249,988	£250,000
3-Bed Bungalows	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950
4-Bed Bungalows	£299,983	£275,000	£282,475	£289,950	£312,475	£335,000

Cottenham**(34 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	n/a	£366,231
Semi-Detached	n/a	£189,950	n/a	#DIV/0!
Terraced	n/a	£182,738	£216,732	#DIV/0!
Flats	£106,500	n/a	n/a	n/a
Bungalows	n/a	£269,995	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£106,500	£98,000	£102,250	£106,500	£110,750	£115,000
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£184,180	£179,000	£182,950	£184,000	£185,000	£189,950
3-Bed Houses	£236,584	£182,500	£198,713	£225,000	£275,000	£325,000
4-Bed Houses	£366,231	£279,950	£318,750	£367,498	£407,450	£450,000
2-Bed Bungalows	£269,995	£269,995	£269,995	£269,995	£269,995	£269,995
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Rampton****(5 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	#DIV/0!	£455,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	n/a
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£307,500	£325,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£455,000	£435,000	£445,000	£455,000	£465,000	£475,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£307,500	£230,000	£268,750	£307,500	£346,250	£385,000
4-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000

January 2013, www.rightmove.co.uk

Swavesey

(18 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£240,000	£319,983
Semi-Detached	n/a	£172,998	£258,725	£199,950
Terraced	n/a	£204,995	n/a	n/a
Flats	£99,973	n/a	n/a	n/a
Bungalows	n/a	£250,000	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£99,973	£89,995	£94,984	£99,973	£104,961	£109,950
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£183,663	£166,000	£172,998	£179,995	£192,495	£204,995
3-Bed Houses	£254,980	£199,950	£240,000	£249,950	£290,000	£295,000
4-Bed Houses	£302,836	£199,950	£282,475	£295,000	£330,000	£399,950
2-Bed Bungalows	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk**Fen Drayton**

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£200,988	£345,000
Semi-Detached	n/a	#DIV/0!	£219,162	#DIV/0!
Terraced	n/a	£164,995	£199,995	n/a
Flats	£99,995	#DIV/0!	n/a	n/a
Bungalows	n/a	n/a	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£99,995	£99,995	£99,995	£99,995	£99,995	£99,995
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£164,995	£149,995	£157,495	£164,995	£172,495	£179,995
3-Bed Houses	£206,825	£195,000	£197,000	£199,995	£214,950	£224,995
4-Bed Houses	£345,000	£275,000	£300,000	£325,000	£380,000	£435,000
2-Bed Bungalows	£154,748	£144,500	£149,624	£154,748	£159,871	£164,995
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Oakington and Westwick

(9 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	#DIV/0!	£329,983
Semi-Detached	n/a	n/a	#DIV/0!	n/a
Terraced	n/a	#DIV/0!	£159,950	n/a
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£225,000	£257,498	£389,950

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£159,950	£159,950	£159,950	£159,950	£159,950	£159,950
4-Bed Houses	£306,238	£185,000	£222,500	£282,475	£366,213	£475,000
2-Bed Bungalows	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
3-Bed Bungalows	£257,498	£239,995	£248,746	£257,498	£266,249	£275,000
4-Bed Bungalows	£389,950	£389,950	£389,950	£389,950	£389,950	£389,950

January 2013, www.rightmove.co.uk**Histon**

(21 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£314,950	£466,238
Semi-Detached	n/a	£230,000	£282,475	#DIV/0!
Terraced	n/a	£247,475	£223,332	n/a
Flats	£105,000	#DIV/0!	n/a	n/a
Bungalows	n/a	£152,995	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£105,000	£105,000	£105,000	£105,000	£105,000	£105,000
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£238,738	£215,000	£237,500	£245,000	£246,238	£249,950
3-Bed Houses	£269,977	£189,995	£235,000	£249,950	£279,950	£379,950
4-Bed Houses	£466,238	£329,950	£401,238	£487,500	£552,500	£560,000
2-Bed Bungalows	£152,995	£152,995	£152,995	£152,995	£152,995	£152,995
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Girton

(13 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	#DIV/0!	£443,317
Semi-Detached	n/a	n/a	n/a	n/a
Terraced	n/a	n/a	#DIV/0!	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	£275,890	£229,500	£249,950	£250,000	£275,000	£375,000
4-Bed Houses	£403,738	£285,000	£296,213	£367,475	£475,000	£595,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk**Impington**

(13 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£410,000
Semi-Detached	n/a	n/a	#DIV/0!	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	#DIV/0!	n/a	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£244,967	£219,950	£234,950	£249,950	£257,475	£265,000
3-Bed Houses	£238,333	£225,000	£235,000	£245,000	£245,000	£245,000
4-Bed Houses	£378,750	£325,000	£358,750	£382,500	£402,500	£425,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Milton

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£275,000	£366,236
Semi-Detached	n/a	£185,000	£244,983	£265,000
Terraced	n/a	#DIV/0!	#DIV/0!	n/a
Flats	#DIV/0!	£143,315	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	£143,315	£125,000	£137,475	£149,950	£152,473	£154,995
2-Bed Houses	£185,000	£185,000	£185,000	£185,000	£185,000	£185,000
3-Bed Houses	£252,488	£234,950	£234,988	£250,000	£267,500	£275,000
4-Bed Houses	£354,988	£265,000	£319,995	£350,000	£389,950	£450,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Landbeach**

(5 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£349,950
Semi-Detached	n/a	£185,000	#DIV/0!	£239,950
Terraced	n/a	#DIV/0!	£187,475	#DIV/0!
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£185,000	£185,000	£185,000	£185,000	£185,000	£185,000
3-Bed Houses	£187,475	£185,000	£186,238	£187,475	£188,713	£189,950
4-Bed Houses	£294,950	£239,950	£267,450	£294,950	£322,450	£349,950
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk

Waterbeach

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£257,999	£454,998
Semi-Detached	n/a	#DIV/0!	n/a	n/a
Terraced	n/a	#DIV/0!	n/a	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	£105,000	#DIV/0!	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£239,680	£186,950	£199,950	£245,000	£265,000	£299,950
4-Bed Houses	£454,998	£359,995	£407,496	£454,998	£502,499	£550,000
2-Bed Bungalows	£105,000	£105,000	£105,000	£105,000	£105,000	£105,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk**Horningsea**

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	n/a	n/a
Terraced	n/a	n/a	n/a	#DIV/0!
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	£375,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£335,000	£335,000	£335,000	£335,000	£335,000	£335,000
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Fen Ditton**(13 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£610,000
Semi-Detached	n/a	#DIV/0!	£277,498	£292,500
Terraced	n/a	£240,000	£214,950	£250,000
Flats	£125,000	£179,983	n/a	n/a
Bungalows	n/a	#DIV/0!	£275,000	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£125,000	£125,000	£125,000	£125,000	£125,000	£125,000
2-Bed Flats	£179,983	£160,000	£165,000	£170,000	£189,975	£209,950
2-Bed Houses	£240,000	£240,000	£240,000	£240,000	£240,000	£240,000
3-Bed Houses	£256,648	£214,950	£214,973	£214,995	£277,498	£340,000
4-Bed Houses	£440,625	£250,000	£281,875	£381,250	£540,000	£750,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk**Stow Cum Quy****(1 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	#DIV/0!	#DIV/0!
Semi-Detached	n/a	n/a	#DIV/0!	n/a
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	#DIV/0!	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Teversham

(5 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	#DIV/0!	£299,995
Semi-Detached	n/a	n/a	£257,500	#DIV/0!
Terraced	n/a	n/a	£229,500	#DIV/0!
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	#DIV/0!	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	£248,167	£229,500	£234,750	£240,000	£257,500	£275,000
4-Bed Houses	£299,995	£299,995	£299,995	£299,995	£299,995	£299,995
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Fulbourn**

(16 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£399,995	£464,369
Semi-Detached	n/a	#DIV/0!	£252,500	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	£60,000	#DIV/0!	n/a	n/a
Bungalows	n/a	n/a	£344,975	£410,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£301,665	£240,000	£252,500	£265,000	£332,498	£399,995
4-Bed Houses	£464,369	£280,000	£328,713	£412,500	£618,750	£700,000
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	£344,975	£339,950	£342,463	£344,975	£347,488	£350,000
4-Bed Bungalows	£410,000	£410,000	£410,000	£410,000	£410,000	£410,000

January 2013, www.rightmove.co.uk

Great Wilbraham

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	#DIV/0!	#DIV/0!
Semi-Detached	n/a	n/a	£232,250	#DIV/0!
Terraced	n/a	n/a	£210,000	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	n/a	n/a	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	£224,833	£210,000	£219,750	£229,500	£232,250	£235,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Weston Colville**

(4 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£330,000	#DIV/0!
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	£267,475	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	n/a	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£288,317	£249,950	£267,475	£285,000	£307,500	£330,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

West Wrattling

(4 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£450,000	£567,500
Semi-Detached	n/a	#DIV/0!	#DIV/0!	n/a
Terraced	n/a	#DIV/0!	#DIV/0!	n/a
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£450,000	£450,000	£450,000	£450,000	£450,000	£450,000
4-Bed Houses	£567,500	£385,000	£476,250	£567,500	£658,750	£750,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Balsham**

(7 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£425,000	£346,667
Semi-Detached	n/a	#DIV/0!	£315,000	#DIV/0!
Terraced	n/a	n/a	n/a	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	n/a	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	£134,450	£134,450	£134,450	£134,450	£134,450	£134,450
3-Bed Houses	£370,000	£315,000	£342,500	£370,000	£397,500	£425,000
4-Bed Houses	£346,667	£320,000	£322,500	£325,000	£360,000	£395,000
2-Bed Bungalows	£195,000	£195,000	£195,000	£195,000	£195,000	£195,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

West Wickham

(5 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	n/a	£535,000	£525,000
Semi-Detached	n/a	#DIV/0!	£316,667	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	n/a
Flats	n/a	n/a	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£371,250	£300,000	£300,000	£325,000	£396,250	£535,000
4-Bed Houses	£525,000	£525,000	£525,000	£525,000	£525,000	£525,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk**Horseheath**

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£350,000	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	#DIV/0!	n/a
Terraced	n/a	n/a	#DIV/0!	#DIV/0!
Flats	n/a	#DIV/0!	n/a	n/a
Bungalows	n/a	£180,000	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	n/a	n/a	n/a	n/a	n/a	n/a
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	£180,000	£180,000	£180,000	£180,000	£180,000	£180,000
3-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a
4-Bed Bungalows	n/a	n/a	n/a	n/a	n/a	n/a

January 2013, www.rightmove.co.uk

Shudy Camps

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£450,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£450,000	£450,000	£450,000	£450,000	£450,000	£450,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Castle Camps**

(7 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£388,749	#DIV/0!
Semi-Detached	n/a	#DIV/0!	£254,975	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£165,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£344,158	£214,950	£298,750	£334,998	£382,499	£495,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Bartlow

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£675,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£675,000	£675,000	£675,000	£675,000	£675,000	£675,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Linton**

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£480,000	#DIV/0!
Semi-Detached	n/a	#DIV/0!	£206,665	£242,500
Terraced	n/a	£168,475	£193,488	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£175,000	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£168,475	£160,000	£164,238	£168,475	£172,713	£176,950
3-Bed Houses	£261,549	£175,000	£189,950	£210,000	£220,000	£595,000
4-Bed Houses	£242,500	£235,000	£238,750	£242,500	£246,250	£250,000
2-Bed Bungalows	£175,000	£157,500	£162,500	£167,500	£183,750	£200,000
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Hildersham

(4 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£640,000
Semi-Detached	n/a	£249,950	£279,995	£425,000
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950
3-Bed Houses	£279,995	£279,995	£279,995	£279,995	£279,995	£279,995
4-Bed Houses	£532,500	£425,000	£478,750	£532,500	£586,250	£640,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Little Abington**

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£590,000
Semi-Detached	n/a	#DIV/0!	£265,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£265,000	£265,000	£265,000	£265,000	£265,000	£265,000
4-Bed Houses	£590,000	£565,000	£577,500	£590,000	£602,500	£615,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Great Abington

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£525,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£525,000	£525,000	£525,000	£525,000	£525,000	£525,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Babraham

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£575,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	£214,995	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£214,995	£214,995	£214,995	£214,995	£214,995	£214,995
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£575,000	£575,000	£575,000	£575,000	£575,000	£575,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Pampisford

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	£339,000	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£339,000	£339,000	£339,000	£339,000	£339,000	£339,000
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Stapleford**

(5 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£700,000
Semi-Detached	n/a	#DIV/0!	£260,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£260,000	£260,000	£260,000	£260,000	£260,000	£260,000
4-Bed Houses	£700,000	£465,000	£500,000	£535,000	£817,500	£1,100,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Sawston

(37 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£358,283	£387,475
Semi-Detached	n/a	#DIV/0!	£233,871	£388,738
Terraced	n/a	£226,650	£194,827	£234,950
Flats	#DIV/0!	£146,000	n/a	n/a
Bungalows	n/a	£287,450	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	£146,000	£137,000	£140,750	£144,500	£150,500	£156,500
2-Bed Houses	£226,650	£195,000	£217,475	£239,950	£242,475	£245,000
3-Bed Houses	£234,911	£175,000	£189,950	£224,950	£244,995	£399,950
4-Bed Houses	£366,407	£234,950	£265,000	£324,950	£387,475	£700,000
2-Bed Bungalows	£287,450	£224,950	£256,200	£287,450	£318,700	£349,950
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Great Shelford**

(24 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£250,000	£425,000	£537,496
Semi-Detached	n/a	£249,995	£344,500	£480,000
Terraced	n/a	£215,990	£239,950	#DIV/0!
Flats	£165,000	£131,667	n/a	n/a
Bungalows	n/a	£235,000	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Flats	£131,667	£115,000	£115,000	£115,000	£140,000	£165,000
2-Bed Houses	£225,706	£200,000	£217,475	£220,000	£237,498	£250,000
3-Bed Houses	£367,325	£239,950	£323,750	£372,000	£421,000	£475,000
4-Bed Houses	£525,997	£480,000	£499,995	£499,995	£550,000	£599,995
2-Bed Bungalows	£235,000	£235,000	£235,000	£235,000	£235,000	£235,000
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Little Shelford

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£495,000	#DIV/0!
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	£310,000	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£310,000	£310,000	£310,000	£310,000	£310,000	£310,000
3-Bed Houses	£495,000	£495,000	£495,000	£495,000	£495,000	£495,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Wittlesford**

(11 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£425,000	£501,667
Semi-Detached	n/a	£450,000	£248,124	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£329,950	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£450,000	£450,000	£450,000	£450,000	£450,000	£450,000
3-Bed Houses	£283,499	£225,000	£225,000	£242,500	£299,995	£425,000
4-Bed Houses	£501,667	£395,000	£440,000	£485,000	£555,000	£625,000
2-Bed Bungalows	£329,950	£329,950	£329,950	£329,950	£329,950	£329,950
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Duxford

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£375,000	£386,989
Semi-Detached	n/a	£199,950	£220,000	#DIV/0!
Terraced	n/a	£189,973	#DIV/0!	£270,000
Flats	£165,000	£189,950	n/a	n/a
Bungalows	n/a	£250,000	£599,995	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Flats	£189,950	£189,950	£189,950	£189,950	£189,950	£189,950
2-Bed Houses	£193,298	£189,950	£189,973	£189,995	£194,973	£199,950
3-Bed Houses	£271,667	£215,000	£220,000	£225,000	£300,000	£375,000
4-Bed Houses	£353,564	£245,000	£270,000	£289,995	£362,475	£675,000
2-Bed Bungalows	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000
3-Bed Bungalows	£599,995	£599,995	£599,995	£599,995	£599,995	£599,995
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Ickleton**

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£499,995
Semi-Detached	n/a	#DIV/0!	£305,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£305,000	£305,000	£305,000	£305,000	£305,000	£305,000
4-Bed Houses	£499,995	£499,995	£499,995	£499,995	£499,995	£499,995
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Hauxton

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	£265,000	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£265,000	£265,000	£265,000	£265,000	£265,000	£265,000
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Harston**

(12 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£350,000	£594,279
Semi-Detached	n/a	#DIV/0!	£294,973	#DIV/0!
Terraced	n/a	£199,950	£239,950	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£199,950	£199,950	£199,950	£199,950	£199,950	£199,950
3-Bed Houses	£294,974	£239,950	£239,984	£294,973	£349,963	£350,000
4-Bed Houses	£594,279	£375,000	£482,475	£675,000	£710,000	£725,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Newton

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	£295,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£205,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£295,000	£295,000	£295,000	£295,000	£295,000	£295,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	£205,000	£205,000	£205,000	£205,000	£205,000	£205,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Foxton**

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£530,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	£199,998	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£199,998	£199,995	£199,996	£199,998	£199,999	£200,000
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£530,000	£530,000	£530,000	£530,000	£530,000	£530,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Thriplow

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	£239,950	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£295,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£239,950	£239,950	£239,950	£239,950	£239,950	£239,950
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£295,000	£215,000	£255,000	£295,000	£335,000	£375,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Fowlmere**

(9 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£325,000	£341,633
Semi-Detached	n/a	#DIV/0!	£284,998	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£195,000	£299,995	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£294,999	£250,000	£272,496	£302,498	£325,000	£325,000
4-Bed Houses	£341,633	£299,950	£319,950	£339,950	£362,475	£385,000
2-Bed Bungalows	£195,000	£195,000	£195,000	£195,000	£195,000	£195,000
3-Bed Bungalows	£299,995	£299,995	£299,995	£299,995	£299,995	£299,995
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Heydon

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£950,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£950,000	£950,000	£950,000	£950,000	£950,000	£950,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Great and Little Chishill**

(5 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£435,000	#DIV/0!
Semi-Detached	n/a	£229,999	£299,950	#DIV/0!
Terraced	n/a	£170,000	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£200,000	£170,000	£185,000	£200,000	£214,999	£229,999
3-Bed Houses	£344,967	£299,950	£299,950	£299,950	£367,475	£435,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Haslingfield

(10 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£373,300	£445,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	£254,995
Terraced	n/a	£225,000	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£270,000	£637,500	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
3-Bed Houses	£373,300	£269,950	£334,950	£399,950	£424,975	£450,000
4-Bed Houses	£349,998	£254,995	£302,496	£349,998	£397,499	£445,000
2-Bed Bungalows	£270,000	£225,000	£247,500	£270,000	£292,500	£315,000
3-Bed Bungalows	£637,500	£350,000	£493,750	£637,500	£781,250	£925,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Barrington**

(7 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£595,000
Semi-Detached	n/a	#DIV/0!	£250,000	£300,000
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£185,000	£342,500	£327,500

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000
4-Bed Houses	£447,500	£300,000	£373,750	£447,500	£521,250	£595,000
2-Bed Bungalows	£185,000	£185,000	£185,000	£185,000	£185,000	£185,000
3-Bed Bungalows	£342,500	£250,000	£296,250	£342,500	£388,750	£435,000
4-Bed Bungalows	£327,500	£327,500	£327,500	£327,500	£327,500	£327,500

January 2013, www.rightmove.co.uk

Shepreth

(8 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£462,500
Semi-Detached	n/a	#DIV/0!	£215,000	#DIV/0!
Terraced	n/a	#DIV/0!	£205,000	£405,000
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£208,333	£205,000	£205,000	£205,000	£210,000	£215,000
4-Bed Houses	£451,000	£400,000	£405,000	£425,000	£475,000	£550,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Melbourn**

(50 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£304,086	£452,549
Semi-Detached	n/a	£235,000	£242,303	£287,498
Terraced	n/a	£174,975	£200,493	£335,000
Flats	£165,000	£156,749	n/a	n/a
Bungalows	n/a	£229,995	£270,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Flats	£156,749	£141,000	£141,746	£148,498	£163,500	£189,000
2-Bed Houses	£204,988	£174,950	£174,988	£205,000	£235,000	£235,000
3-Bed Houses	£261,910	£182,975	£227,461	£249,995	£292,496	£375,000
4-Bed Houses	£396,995	£225,000	£271,246	£387,500	£428,250	£750,000
2-Bed Bungalows	£229,995	£209,995	£219,995	£229,995	£239,995	£249,995
3-Bed Bungalows	£270,000	£270,000	£270,000	£270,000	£270,000	£270,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Meldreth

(20 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£364,158	£416,250
Semi-Detached	n/a	#DIV/0!	#DIV/0!	£265,000
Terraced	n/a	#DIV/0!	£212,498	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£240,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£326,243	£199,995	£266,246	£325,000	£372,463	£475,000
4-Bed Houses	£399,444	£235,000	£285,000	£435,000	£465,000	£550,000
2-Bed Bungalows	£240,000	£110,000	£147,500	£185,000	£305,000	£425,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Orwell**

(10 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£287,475	£487,498
Semi-Detached	n/a	#DIV/0!	£288,750	£305,995
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£250,000	£375,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£288,113	£247,500	£268,125	£287,475	£307,463	£330,000
4-Bed Houses	£426,997	£305,995	£390,498	£475,000	£487,498	£499,995
2-Bed Bungalows	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000
3-Bed Bungalows	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Waddon

(5 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£550,000
Semi-Detached	n/a	#DIV/0!	£295,000	£290,000
Terraced	n/a	#DIV/0!	£349,950	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£440,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£322,475	£295,000	£308,738	£322,475	£336,213	£349,950
4-Bed Houses	£420,000	£290,000	£355,000	£420,000	£485,000	£550,000
2-Bed Bungalows	£440,000	£440,000	£440,000	£440,000	£440,000	£440,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Bassingbourn Cum Kneesworth**

(29 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£392,475	£414,983
Semi-Detached	n/a	£249,995	£229,986	£263,332
Terraced	n/a	£176,996	£199,975	£259,995
Flats	#DIV/0!	£180,000	n/a	n/a
Bungalows	n/a	£300,000	£300,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	£180,000	£180,000	£180,000	£180,000	£180,000	£180,000
2-Bed Houses	£191,596	£167,995	£179,995	£179,995	£180,000	£249,995
3-Bed Houses	£252,066	£184,950	£200,000	£220,000	£267,461	£399,950
4-Bed Houses	£327,849	£240,000	£254,995	£279,950	£335,000	£595,000
2-Bed Bungalows	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000
3-Bed Bungalows	£300,000	£255,000	£265,000	£275,000	£322,500	£370,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Litlington

(10 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£462,500
Semi-Detached	n/a	#DIV/0!	£275,000	£215,000
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£310,000	£425,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£275,000	£210,000	£213,750	£245,000	£306,250	£400,000
4-Bed Houses	£380,000	£215,000	£320,000	£425,000	£462,500	£500,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£310,000	£295,000	£302,500	£310,000	£317,500	£325,000
4-Bed Bungalows	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000

January 2013, www.rightmove.co.uk**Steeple Morden**

(10 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£435,000	£600,000
Semi-Detached	n/a	#DIV/0!	£250,000	#DIV/0!
Terraced	n/a	£249,950	#DIV/0!	#DIV/0!
Flats	#DIV/0!	£217,473	n/a	n/a
Bungalows	n/a	£175,000	£350,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	£217,473	£214,950	£216,211	£217,473	£218,734	£219,995
2-Bed Houses	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950
3-Bed Houses	£342,500	£220,000	£265,000	£357,500	£435,000	£435,000
4-Bed Houses	£600,000	£600,000	£600,000	£600,000	£600,000	£600,000
2-Bed Bungalows	£175,000	£175,000	£175,000	£175,000	£175,000	£175,000
3-Bed Bungalows	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Guilden Morden

(9 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£475,000	£523,736
Semi-Detached	n/a	#DIV/0!	£250,000	#DIV/0!
Terraced	n/a	#DIV/0!	£196,333	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£262,800	£185,000	£199,000	£205,000	£250,000	£475,000
4-Bed Houses	£523,736	£450,000	£472,496	£524,973	£576,213	£595,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Tadlow**

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£399,950	#DIV/0!
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£350,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£399,950	£399,950	£399,950	£399,950	£399,950	£399,950
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Arrington

(4 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£499,950
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£299,995	£374,998

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£499,950	£499,950	£499,950	£499,950	£499,950	£499,950
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£299,995	£299,995	£299,995	£299,995	£299,995	£299,995
4-Bed Bungalows	£374,998	£350,000	£362,499	£374,998	£387,496	£399,995

January 2013, www.rightmove.co.uk**Wimpole**

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	£245,000	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£245,000	£245,000	£245,000	£245,000	£245,000	£245,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Kingston

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£540,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£540,000	£540,000	£540,000	£540,000	£540,000	£540,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Little Eversden

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£550,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£550,000	£475,000	£527,500	£580,000	£587,500	£595,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Barton

(4 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£609,998
Semi-Detached	n/a	#DIV/0!	£325,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£375,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Houses	£609,998	£599,995	£604,996	£609,998	£614,999	£620,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Coton**

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£305,000	#DIV/0!
Semi-Detached	n/a	#DIV/0!	£300,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	£140,000	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£140,000	£140,000	£140,000	£140,000	£140,000	£140,000
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£302,500	£300,000	£301,250	£302,500	£303,750	£305,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Comberton

(14 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£325,000	£485,000
Semi-Detached	n/a	#DIV/0!	£241,650	#DIV/0!
Terraced	n/a	#DIV/0!	£201,667	#DIV/0!
Flats	£137,995	£160,000	n/a	n/a
Bungalows	n/a	£109,875	£287,500	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£137,995	£137,995	£137,995	£137,995	£137,995	£137,995
2-Bed Flats	£160,000	£160,000	£160,000	£160,000	£160,000	£160,000
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£236,421	£195,000	£205,000	£235,000	£244,975	£325,000
4-Bed Houses	£485,000	£485,000	£485,000	£485,000	£485,000	£485,000
2-Bed Bungalows	£109,875	£105,000	£107,438	£109,875	£112,313	£114,750
3-Bed Bungalows	£287,500	£250,000	£268,750	£287,500	£306,250	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Hardwick**

(13 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£322,250
Semi-Detached	n/a	£179,950	£232,975	#DIV/0!
Terraced	n/a	#DIV/0!	£199,995	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£235,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£179,950	£179,950	£179,950	£179,950	£179,950	£179,950
3-Bed Houses	£229,311	£199,995	£210,000	£219,950	£239,950	£268,950
4-Bed Houses	£322,250	£310,000	£316,125	£322,250	£328,375	£334,500
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£235,000	£235,000	£235,000	£235,000	£235,000	£235,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Caldecote

(13 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£250,000	£398,315
Semi-Detached	n/a	#DIV/0!	£232,498	#DIV/0!
Terraced	n/a	#DIV/0!	£196,650	#DIV/0!
Flats	#DIV/0!	£150,000	n/a	n/a
Bungalows	n/a	£279,995	£350,000	£399,995

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£217,491	£189,950	£195,000	£212,500	£241,246	£250,000
4-Bed Houses	£398,315	£279,995	£314,973	£349,950	£457,475	£565,000
2-Bed Bungalows	£279,995	£279,995	£279,995	£279,995	£279,995	£279,995
3-Bed Bungalows	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
4-Bed Bungalows	£399,995	£399,995	£399,995	£399,995	£399,995	£399,995

January 2013, www.rightmove.co.uk**Bourn**

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£395,000	£800,000
Semi-Detached	n/a	#DIV/0!	£175,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£285,000	£175,000	£230,000	£285,000	£340,000	£395,000
4-Bed Houses	£800,000	£800,000	£800,000	£800,000	£800,000	£800,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Longstowe

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£700,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	£575,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£700,000	£700,000	£700,000	£700,000	£700,000	£700,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	£575,000	£575,000	£575,000	£575,000	£575,000	£575,000

January 2013, www.rightmove.co.uk**Hatley**

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	£425,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£167,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	£167,000	£165,000	£166,000	£167,000	£168,000	£169,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Little Gransden

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Semi-Detached	n/a	#DIV/0!	£245,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	£350,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£245,000	£245,000	£245,000	£245,000	£245,000	£245,000
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000

January 2013, www.rightmove.co.uk**Gamlingay**

(50 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£450,000	£341,323	£359,637
Semi-Detached	n/a	£204,998	£212,648	#DIV/0!
Terraced	n/a	£132,210	£183,241	#DIV/0!
Flats	£109,950	£122,000	n/a	n/a
Bungalows	n/a	£209,950	£500,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£109,950	£109,950	£109,950	£109,950	£109,950	£109,950
2-Bed Flats	£122,000	£122,000	£122,000	£122,000	£122,000	£122,000
2-Bed Houses	£170,824	£100,000	£123,750	£138,473	£160,988	£450,000
3-Bed Houses	£245,737	£147,000	£192,613	£207,475	£258,495	£500,000
4-Bed Houses	£359,637	£237,750	£283,746	£327,475	£380,499	£625,000
2-Bed Bungalows	£209,950	£209,950	£209,950	£209,950	£209,950	£209,950
3-Bed Bungalows	£500,000	£500,000	£500,000	£500,000	£500,000	£500,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Cambourne

(75 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£169,995	£291,665	£302,332
Semi-Detached	n/a	£180,000	£206,849	£280,000
Terraced	n/a	£189,999	£220,228	£232,712
Flats	£139,999	£149,090	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£139,999	£130,000	£137,500	£140,000	£142,499	£149,995
2-Bed Flats	£149,090	£137,500	£140,000	£147,500	£150,000	£179,995
2-Bed Houses	£184,998	£169,995	£174,996	£177,500	£195,000	£210,000
3-Bed Houses	£223,257	£175,000	£202,500	£219,995	£228,475	£325,000
4-Bed Houses	£280,172	£200,000	£249,995	£280,000	£315,000	£399,995
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Caxton**

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£335,000
Semi-Detached	n/a	£235,950	£259,950	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£235,950	£235,950	£235,950	£235,950	£235,950	£235,950
3-Bed Houses	£259,950	£259,950	£259,950	£259,950	£259,950	£259,950
4-Bed Houses	£335,000	£335,000	£335,000	£335,000	£335,000	£335,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Eltisley

(6 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£250,000	#DIV/0!	£575,000
Semi-Detached	n/a	#DIV/0!	£425,000	#DIV/0!
Terraced	n/a	£174,995	£232,500	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£212,498	£174,995	£193,746	£212,498	£231,249	£250,000
3-Bed Houses	£296,667	£175,000	£232,500	£290,000	£357,500	£425,000
4-Bed Houses	£575,000	£575,000	£575,000	£575,000	£575,000	£575,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Croxton**

(2 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£379,995	#DIV/0!
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	£395,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£379,995	£379,995	£379,995	£379,995	£379,995	£379,995
4-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Madlingley

(1 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£700,000
Semi-Detached	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£700,000	£700,000	£700,000	£700,000	£700,000	£700,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Dry Drayton**

(4 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£550,000
Semi-Detached	n/a	#DIV/0!	£285,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£350,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£285,000	£285,000	£285,000	£285,000	£285,000	£285,000
4-Bed Houses	£550,000	£550,000	£550,000	£550,000	£550,000	£550,000
2-Bed Bungalows	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Bar Hill

(29 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£213,111	£324,142
Semi-Detached	n/a	£158,975	£194,986	£221,648
Terraced	n/a	£166,738	£171,333	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£163,332	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£164,150	£150,000	£161,213	£166,000	£167,713	£175,000
3-Bed Houses	£195,126	£160,000	£177,495	£184,950	£214,975	£230,000
4-Bed Houses	£289,977	£199,995	£220,000	£249,950	£295,000	£599,950
2-Bed Bungalows	£163,332	£129,995	£142,498	£155,000	£180,000	£205,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Childerley**

(37 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£200,000	£279,950
Semi-Detached	n/a	£194,485	£194,982	£219,950
Terraced	n/a	£163,389	£186,000	£232,500
Flats	#DIV/0!	£134,971	n/a	n/a
Bungalows	n/a	£267,500	£265,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	£134,971	£119,999	£127,500	£134,995	£140,000	£160,000
2-Bed Houses	£177,209	£149,995	£159,950	£167,000	£175,000	£229,995
3-Bed Houses	£192,824	£159,950	£178,496	£192,475	£206,250	£229,995
4-Bed Houses	£241,225	£215,000	£218,713	£234,975	£257,488	£279,950
2-Bed Bungalows	£267,500	£185,000	£226,250	£267,500	£308,750	£350,000
3-Bed Bungalows	£265,000	£265,000	£265,000	£265,000	£265,000	£265,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Knapwell

(3 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£800,000
Semi-Detached	n/a	#DIV/0!	£185,000	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	£175,000
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	#DIV/0!	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Houses	£185,000	£185,000	£185,000	£185,000	£185,000	£185,000
4-Bed Houses	£487,500	£175,000	£331,250	£487,500	£643,750	£800,000
2-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk**Elsworth**

(4 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	#DIV/0!	£275,000
Semi-Detached	n/a	£229,973	#DIV/0!	#DIV/0!
Terraced	n/a	#DIV/0!	#DIV/0!	#DIV/0!
Flats	#DIV/0!	#DIV/0!	n/a	n/a
Bungalows	n/a	£185,000	#DIV/0!	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Houses	£229,973	£229,950	£229,961	£229,973	£229,984	£229,995
3-Bed Houses	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Houses	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000
2-Bed Bungalows	£185,000	£185,000	£185,000	£185,000	£185,000	£185,000
3-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Papworth Everad

(43 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	#DIV/0!	£208,333	£327,300
Semi-Detached	n/a	#DIV/0!	£224,361	£219,500
Terraced	n/a	£137,745	£201,000	£228,332
Flats	#DIV/0!	£137,974	n/a	n/a
Bungalows	n/a	£194,375	£325,000	#DIV/0!

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0
2-Bed Flats	£137,974	£119,999	£127,750	£134,998	£143,746	£165,000
2-Bed Houses	£137,745	£129,995	£133,870	£137,745	£141,620	£145,495
3-Bed Houses	£211,495	£159,950	£200,000	£209,000	£227,498	£257,500
4-Bed Houses	£303,494	£215,000	£250,000	£290,000	£355,000	£445,000
2-Bed Bungalows	£194,375	£123,750	£159,063	£194,375	£229,688	£265,000
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	#DIV/0!	£0	#NUM!	#NUM!	#NUM!	£0

January 2013, www.rightmove.co.uk

Notes on above:

No data was found for the following settlements: -

- Abington Pigotts
- Little Wilbraham
- Carlton
- Hinxton
- Shingay Cum Wendy
- Croydon
- Great Eversden
- Harlton
- Grantchester
- Toft
- Lolworth
- Boxworth
- Connington
- Papworth St Agnes
- Gravley

Summary Data by Settlement (January 2013)

Average Asking Prices Analysis - Flats and Houses

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Abington Pigotts	£0	£0	£0	£0	£0	£0
Arrington	£0	£0	£0	£0	£499,950	£499,950
Babraham	£0	£0	£214,995	£0	£575,000	£394,998
Balsham	£0	£0	£134,450	£370,000	£346,667	£319,075
Bar Hill	£0	£0	£164,150	£195,126	£289,977	£220,811
Barrington	£0	£0	£0	£250,000	£447,500	£381,667
Bartlow	£0	£0	£0	£0	£675,000	£675,000
Barton	£0	£0	£0	£325,000	£609,998	£514,998
Bassingbourn cum kneesworth	£0	£180,000	£191,596	£252,066	£327,849	£258,308
Bourn	£0	£0	£0	£285,000	£800,000	£456,667
Boxworth	£0	£0	£0	£0	£0	£0
Caldecote	£0	£150,000	£0	£217,491	£398,315	£264,989
Cambourne	£139,999	£149,090	£184,998	£223,257	£280,172	£222,332
Carlton	£0	£0	£0	£0	£0	£0
Castle Camps	£0	£0	£0	£344,158	£0	£344,158
Caxton	£0	£0	£235,950	£259,950	£335,000	£276,967
Childerley	£0	£134,971	£177,209	£192,824	£241,225	£179,071
Comberton	£137,995	£160,000	£0	£236,421	£485,000	£243,795
Connington	£0	£0	£0	£0	£0	£0
Coton	£140,000	£0	£0	£302,500	£0	£248,333
Cottenham	£106,500	£122,100	£184,180	£236,584	£366,231	£245,251
Croxton	£0	£0	£0	£379,995	£0	£379,995
Croydon	£0	£0	£0	£0	£0	£0
Dry Drayton	£0	£0	£0	£285,000	£550,000	£461,667
Duxford	£165,000	£189,950	£193,298	£271,667	£353,564	£281,653
Elsworth	£0	£0	£229,973	£0	£275,000	£244,982
Eltisley	£0	£0	£212,498	£296,667	£575,000	£314,999
Fen Ditton	£125,000	£179,983	£240,000	£256,648	£440,625	£286,450
Fen Drayton	£99,995	£0	£164,995	£206,825	£345,000	£221,761
Fowlmere	£0	£0	£0	£294,999	£341,633	£314,985
Foxton	£0	£0	£199,998	£0	£530,000	£309,998
Fulbourn	£60,000	£0	£0	£301,665	£464,369	£389,995
Gamlingay	£109,950	£122,000	£170,824	£245,737	£359,637	£259,569
Girton	£0	£199,995	£230,000	£275,890	£403,738	£304,533
Grantchester	£0	£0	£0	£0	£0	£0
Graveley	£0	£0	£0	£0	£0	£0
Great Abington	£0	£0	£0	£0	£525,000	£525,000
Great and Little Chishill	£0	£0	£200,000	£344,967	£0	£286,980

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Great Eversden	£0	£0	£0	£0	£0	£0
Great Shelford	£165,000	£131,667	£225,706	£367,325	£525,997	£316,995
Great Wilbraham	£0	£0	£0	£224,833	£0	£224,833
Guilden Morden	£0	£0	£0	£262,800	£523,736	£378,772
Hardwick	£0	£0	£179,950	£229,311	£322,250	£240,687
Harlton	£0	£0	£0	£0	£0	£0
Harston	£0	£0	£199,950	£294,974	£594,279	£461,650
Haslingfield	£0	£0	£225,000	£373,300	£349,998	£340,816
Hatley	£0	£0	£0	£425,000	£0	£425,000
Hauxton	£0	£0	£265,000	£0	£0	£265,000
Heydon	£0	£0	£0	£0	£950,000	£950,000
Hildersham	£0	£0	£249,950	£279,995	£532,500	£398,736
Hinxton	£0	£0	£0	£0	£0	£0
Histon	£105,000	£0	£238,738	£269,977	£466,238	£287,352
Horningsea	£0	£0	£335,000	£0	£0	£335,000
Horseheath	£0	£0	£350,000	£0	£0	£350,000
Ickleton	£0	£0	£0	£305,000	£499,995	£402,498
Impington	£139,950	£0	£244,967	£238,333	£378,750	£282,259
Kingston	£0	£0	£0	£0	£540,000	£540,000
Knapwell	£0	£0	£0	£185,000	£487,500	£386,667
Landbeach	£0	£0	£185,000	£187,475	£294,950	£229,970
Linton	£0	£0	£168,475	£261,549	£242,500	£244,300
Litlington	£0	£0	£0	£275,000	£380,000	£320,000
Little Abington	£0	£0	£0	£265,000	£590,000	£481,667
Little Eversden	£0	£0	£0	£0	£550,000	£550,000
Little Gransden	£0	£0	£0	£245,000	£0	£245,000
Little Shelford	£0	£0	£310,000	£495,000	£0	£402,500
Little Wilbraham	£0	£0	£0	£0	£0	£0
Lolworth	£0	£0	£0	£0	£0	£0
Longstowe	£0	£0	£0	£0	£700,000	£700,000
Madingley	£0	£0	£0	£0	£700,000	£700,000
Melbourn	£165,000	£156,749	£204,988	£261,910	£396,995	£286,292
Meldreth	£0	£0	£0	£326,243	£399,444	£364,996
Milton	£0	£143,315	£185,000	£252,488	£354,988	£283,517
Newton	£0	£0	£0	£295,000	£0	£295,000
Oakington and Westwick	£0	£0	£0	£159,950	£306,238	£276,980
Orwell	£0	£0	£0	£288,113	£426,997	£347,634
Over	£0	£109,995	£174,950	£284,986	£352,330	£319,516
Pampisford	£0	£0	£339,000	£0	£0	£339,000
Papworth Everad	£0	£137,974	£137,745	£211,495	£303,494	£228,527
Papworth St Agnes	£0	£0	£0	£0	£0	£0
Rampton	£0	£0	£0	£0	£455,000	£455,000
Sawston	£0	£146,000	£226,650	£234,911	£366,407	£253,410
Shepreth	£0	£0	£0	£208,333	£451,000	£360,000
Shingay cum wendy	£0	£0	£0	£0	£0	£0

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Shudy Camps	£0	£0	£0	£0	£450,000	£450,000
Stapleford	£0	£0	£0	£260,000	£700,000	£590,000
Steeple Morden	£0	£217,473	£249,950	£342,500	£600,000	£331,862
Stow Cum Quy	£162,500	£0	£0	£0	£0	£162,500
Swavesey	£99,973	£0	£183,663	£254,980	£302,836	£243,864
Tadlow	£0	£0	£0	£399,950	£0	£399,950
Teversham	£0	£0	£0	£248,167	£299,995	£261,124
Thriplow	£0	£0	£0	£239,950	£0	£239,950
Toft	£0	£0	£0	£0	£0	£0
Waterbeach	£0	£160,000	£0	£239,680	£454,998	£261,615
West Wickham	£0	£0	£0	£371,250	£525,000	£402,000
West Wrattling	£0	£0	£0	£450,000	£567,500	£528,333
Weston Colville	£0	£0	£0	£288,317	£0	£288,317
Whaddon	£0	£0	£0	£322,475	£420,000	£371,238
Whittlesford	£0	£0	£450,000	£283,499	£501,667	£374,722
Willingham	£113,000	£0	£178,123	£210,444	£320,613	£232,731
Wimpole	£0	£0	£0	£245,000	£0	£245,000
Overall	£125,188	£148,542	£202,251	£256,157	£394,034	£284,832

Average Asking Price Analysis - Flats and Houses		
1 Bed Flat	-	£125,188
2 Bed Flat	-	£148,542
2 Bed House	Terraced	£187,598
	Semi-Detached	£217,613
	Detached	£293,999
3 Bed House	Terraced	£207,364
	Semi-Detached	£247,142
	Detached	£323,965
4 Bed House	Terraced	£248,946
	Semi-Detached	£285,073
	Detached	£424,713

Average Asking Prices Analysis - Flats and Houses – Sorted by All Properties

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Heydon	£0	£0	£0	£0	£950,000	£950,000
Longstowe	£0	£0	£0	£0	£700,000	£700,000
Madingley	£0	£0	£0	£0	£700,000	£700,000
Bartlow	£0	£0	£0	£0	£675,000	£675,000
Stapleford	£0	£0	£0	£260,000	£700,000	£590,000
Little Eversden	£0	£0	£0	£0	£550,000	£550,000
Kingston	£0	£0	£0	£0	£540,000	£540,000
West Wratting	£0	£0	£0	£450,000	£567,500	£528,333
Great Abington	£0	£0	£0	£0	£525,000	£525,000
Barton	£0	£0	£0	£325,000	£609,998	£514,998
Arrington	£0	£0	£0	£0	£499,950	£499,950
Little Abington	£0	£0	£0	£265,000	£590,000	£481,667
Dry Drayton	£0	£0	£0	£285,000	£550,000	£461,667
Harston	£0	£0	£199,950	£294,974	£594,279	£461,650
Bourn	£0	£0	£0	£285,000	£800,000	£456,667
Rampton	£0	£0	£0	£0	£455,000	£455,000
Shudy Camps	£0	£0	£0	£0	£450,000	£450,000
Hatley	£0	£0	£0	£425,000	£0	£425,000
Little Shelford	£0	£0	£310,000	£495,000	£0	£402,500
Ickleton	£0	£0	£0	£305,000	£499,995	£402,498
West Wickham	£0	£0	£0	£371,250	£525,000	£402,000
Tadlow	£0	£0	£0	£399,950	£0	£399,950
Hildersham	£0	£0	£249,950	£279,995	£532,500	£398,736
Babraham	£0	£0	£214,995	£0	£575,000	£394,998
Fulbourn	£60,000	£0	£0	£301,665	£464,369	£389,995
Knapwell	£0	£0	£0	£185,000	£487,500	£386,667
Barrington	£0	£0	£0	£250,000	£447,500	£381,667
Croxton	£0	£0	£0	£379,995	£0	£379,995
Guilden Morden	£0	£0	£0	£262,800	£523,736	£378,772
Whittlesford	£0	£0	£450,000	£283,499	£501,667	£374,722
Whaddon	£0	£0	£0	£322,475	£420,000	£371,238
Meldreth	£0	£0	£0	£326,243	£399,444	£364,996

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Shepreth	£0	£0	£0	£208,333	£451,000	£360,000
Horseheath	£0	£0	£350,000	£0	£0	£350,000
Orwell	£0	£0	£0	£288,113	£426,997	£347,634
Castle Camps	£0	£0	£0	£344,158	£0	£344,158
Haslingfield	£0	£0	£225,000	£373,300	£349,998	£340,816
Pampisford	£0	£0	£339,000	£0	£0	£339,000
Horningsea	£0	£0	£335,000	£0	£0	£335,000
Steeple Morden	£0	£217,473	£249,950	£342,500	£600,000	£331,862
Litlington	£0	£0	£0	£275,000	£380,000	£320,000
Over	£0	£109,995	£174,950	£284,986	£352,330	£319,516
Balsham	£0	£0	£134,450	£370,000	£346,667	£319,075
Great Shelford	£165,000	£131,667	£225,706	£367,325	£525,997	£316,995
Eltisley	£0	£0	£212,498	£296,667	£575,000	£314,999
Fowlmere	£0	£0	£0	£294,999	£341,633	£314,985
Foxton	£0	£0	£199,998	£0	£530,000	£309,998
Girton	£0	£199,995	£230,000	£275,890	£403,738	£304,533
Newton	£0	£0	£0	£295,000	£0	£295,000
Weston Colville	£0	£0	£0	£288,317	£0	£288,317
Histon	£105,000	£0	£238,738	£269,977	£466,238	£287,352
Great and Little Chishill	£0	£0	£200,000	£344,967	£0	£286,980
Fen Ditton	£125,000	£179,983	£240,000	£256,648	£440,625	£286,450
Melbourn	£165,000	£156,749	£204,988	£261,910	£396,995	£286,292
Milton	£0	£143,315	£185,000	£252,488	£354,988	£283,517
Impington	£139,950	£0	£244,967	£238,333	£378,750	£282,259
Duxford	£165,000	£189,950	£193,298	£271,667	£353,564	£281,653
Oakington and Westwick	£0	£0	£0	£159,950	£306,238	£276,980
Caxton	£0	£0	£235,950	£259,950	£335,000	£276,967
Hauxton	£0	£0	£265,000	£0	£0	£265,000
Caldecote	£0	£150,000	£0	£217,491	£398,315	£264,989
Waterbeach	£0	£160,000	£0	£239,680	£454,998	£261,615

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Teversham	£0	£0	£0	£248,167	£299,995	£261,124
Gamlingay	£109,950	£122,000	£170,824	£245,737	£359,637	£259,569
Bassingbourn cum kneesworth	£0	£180,000	£191,596	£252,066	£327,849	£258,308
Sawston	£0	£146,000	£226,650	£234,911	£366,407	£253,410
Coton	£140,000	£0	£0	£302,500	£0	£248,333
Cottenham	£106,500	£122,100	£184,180	£236,584	£366,231	£245,251
Wimpole	£0	£0	£0	£245,000	£0	£245,000
Little Gransden	£0	£0	£0	£245,000	£0	£245,000
Elsworth	£0	£0	£229,973	£0	£275,000	£244,982
Linton	£0	£0	£168,475	£261,549	£242,500	£244,300
Swavesey	£99,973	£0	£183,663	£254,980	£302,836	£243,864
Comberton	£137,995	£160,000	£0	£236,421	£485,000	£243,795
Hardwick	£0	£0	£179,950	£229,311	£322,250	£240,687
Thriplow	£0	£0	£0	£239,950	£0	£239,950
Willingham	£113,000	£0	£178,123	£210,444	£320,613	£232,731
Landbeach	£0	£0	£185,000	£187,475	£294,950	£229,970
Papworth Everad	£0	£137,974	£137,745	£211,495	£303,494	£228,527
Great Wilbraham	£0	£0	£0	£224,833	£0	£224,833
Cambourne	£139,999	£149,090	£184,998	£223,257	£280,172	£222,332
Fen Drayton	£99,995	£0	£164,995	£206,825	£345,000	£221,761
Bar Hill	£0	£0	£164,150	£195,126	£289,977	£220,811
Childerley	£0	£134,971	£177,209	£192,824	£241,225	£179,071
Stow Cum Quy	£162,500	£0	£0	£0	£0	£162,500
Little Wilbraham	£0	£0	£0	£0	£0	£0
Carlton	£0	£0	£0	£0	£0	£0
Hinxton	£0	£0	£0	£0	£0	£0
Abington Pigotts	£0	£0	£0	£0	£0	£0
Shingay cum wendy	£0	£0	£0	£0	£0	£0
Croydon	£0	£0	£0	£0	£0	£0
Great Eversden	£0	£0	£0	£0	£0	£0

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Harlton	£0	£0	£0	£0	£0	£0
Grantchester	£0	£0	£0	£0	£0	£0
Toft	£0	£0	£0	£0	£0	£0
Lolworth	£0	£0	£0	£0	£0	£0
Boxworth	£0	£0	£0	£0	£0	£0
Connington	£0	£0	£0	£0	£0	£0
Papworth St Agnes	£0	£0	£0	£0	£0	£0
Graveley	£0	£0	£0	£0	£0	£0
Overall	£125,188	£148,542	£202,251	£256,157	£394,034	£284,832

Average Asking Prices Analysis - Flats and Houses – Sorted by 3 Bed House

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Little Shelford	£0	£0	£310,000	£495,000	£0	£402,500
West Wratting	£0	£0	£0	£450,000	£567,500	£528,333
Hatley	£0	£0	£0	£425,000	£0	£425,000
Tadlow	£0	£0	£0	£399,950	£0	£399,950
Croxton	£0	£0	£0	£379,995	£0	£379,995
Haslingfield	£0	£0	£225,000	£373,300	£349,998	£340,816
West Wickham	£0	£0	£0	£371,250	£525,000	£402,000
Balsham	£0	£0	£134,450	£370,000	£346,667	£319,075
Great Shelford	£165,000	£131,667	£225,706	£367,325	£525,997	£316,995
Great and Little Chishill	£0	£0	£200,000	£344,967	£0	£286,980
Castle Camps	£0	£0	£0	£344,158	£0	£344,158
Steeple Morden	£0	£217,473	£249,950	£342,500	£600,000	£331,862
Meldreth	£0	£0	£0	£326,243	£399,444	£364,996
Barton	£0	£0	£0	£325,000	£609,998	£514,998
Whaddon	£0	£0	£0	£322,475	£420,000	£371,238
Ickleton	£0	£0	£0	£305,000	£499,995	£402,498
Coton	£140,000	£0	£0	£302,500	£0	£248,333
Fulbourn	£60,000	£0	£0	£301,665	£464,369	£389,995
Eltisley	£0	£0	£212,498	£296,667	£575,000	£314,999
Newton	£0	£0	£0	£295,000	£0	£295,000
Fowlmere	£0	£0	£0	£294,999	£341,633	£314,985

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Harston	£0	£0	£199,950	£294,974	£594,279	£461,650
Weston Colville	£0	£0	£0	£288,317	£0	£288,317
Orwell	£0	£0	£0	£288,113	£426,997	£347,634
Bourn	£0	£0	£0	£285,000	£800,000	£456,667
Dry Drayton	£0	£0	£0	£285,000	£550,000	£461,667
Over	£0	£109,995	£174,950	£284,986	£352,330	£319,516
Whittlesford	£0	£0	£450,000	£283,499	£501,667	£374,722
Hildersham	£0	£0	£249,950	£279,995	£532,500	£398,736
Girton	£0	£199,995	£230,000	£275,890	£403,738	£304,533
Litlington	£0	£0	£0	£275,000	£380,000	£320,000
Duxford	£165,000	£189,950	£193,298	£271,667	£353,564	£281,653
Histon	£105,000	£0	£238,738	£269,977	£466,238	£287,352
Little Abington	£0	£0	£0	£265,000	£590,000	£481,667
Guilden Morden	£0	£0	£0	£262,800	£523,736	£378,772
Melbourn	£165,000	£156,749	£204,988	£261,910	£396,995	£286,292
Linton	£0	£0	£168,475	£261,549	£242,500	£244,300
Stapleford	£0	£0	£0	£260,000	£700,000	£590,000
Caxton	£0	£0	£235,950	£259,950	£335,000	£276,967
Fen Ditton	£125,000	£179,983	£240,000	£256,648	£440,625	£286,450
Swavesey	£99,973	£0	£183,663	£254,980	£302,836	£243,864
Milton	£0	£143,315	£185,000	£252,488	£354,988	£283,517
Bassingbourn cum kneesworth	£0	£180,000	£191,596	£252,066	£327,849	£258,308
Barrington	£0	£0	£0	£250,000	£447,500	£381,667
Teversham	£0	£0	£0	£248,167	£299,995	£261,124
Gamlingay	£109,950	£122,000	£170,824	£245,737	£359,637	£259,569
Wimpole	£0	£0	£0	£245,000	£0	£245,000
Little Gransden	£0	£0	£0	£245,000	£0	£245,000
Thriplow	£0	£0	£0	£239,950	£0	£239,950
Waterbeach	£0	£160,000	£0	£239,680	£454,998	£261,615
Impington	£139,950	£0	£244,967	£238,333	£378,750	£282,259
Cottenham	£106,500	£122,100	£184,180	£236,584	£366,231	£245,251
Comberton	£137,995	£160,000	£0	£236,421	£485,000	£243,795
Sawston	£0	£146,000	£226,650	£234,911	£366,407	£253,410
Hardwick	£0	£0	£179,950	£229,311	£322,250	£240,687

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Great Wilbraham	£0	£0	£0	£224,833	£0	£224,833
Cambourne	£139,999	£149,090	£184,998	£223,257	£280,172	£222,332
Caldecote	£0	£150,000	£0	£217,491	£398,315	£264,989
Papworth Everad	£0	£137,974	£137,745	£211,495	£303,494	£228,527
Willingham	£113,000	£0	£178,123	£210,444	£320,613	£232,731
Shepreth	£0	£0	£0	£208,333	£451,000	£360,000
Fen Drayton	£99,995	£0	£164,995	£206,825	£345,000	£221,761
Bar Hill	£0	£0	£164,150	£195,126	£289,977	£220,811
Childerley	£0	£134,971	£177,209	£192,824	£241,225	£179,071
Landbeach	£0	£0	£185,000	£187,475	£294,950	£229,970
Knapwell	£0	£0	£0	£185,000	£487,500	£386,667
Oakington and Westwick	£0	£0	£0	£159,950	£306,238	£276,980
Rampton	£0	£0	£0	£0	£455,000	£455,000
Horningsea	£0	£0	£335,000	£0	£0	£335,000
Stow Cum Quy	£162,500	£0	£0	£0	£0	£162,500
Little Wilbraham	£0	£0	£0	£0	£0	£0
Carlton	£0	£0	£0	£0	£0	£0
Horseheath	£0	£0	£350,000	£0	£0	£350,000
Shudy Camps	£0	£0	£0	£0	£450,000	£450,000
Bartlow	£0	£0	£0	£0	£675,000	£675,000
Great Abington	£0	£0	£0	£0	£525,000	£525,000
Babraham	£0	£0	£214,995	£0	£575,000	£394,998
Pampisford	£0	£0	£339,000	£0	£0	£339,000
Hinxton	£0	£0	£0	£0	£0	£0
Hauxton	£0	£0	£265,000	£0	£0	£265,000
Foxton	£0	£0	£199,998	£0	£530,000	£309,998
Heydon	£0	£0	£0	£0	£950,000	£950,000
Abington Pigotts	£0	£0	£0	£0	£0	£0
Shingay cum wendy	£0	£0	£0	£0	£0	£0

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Croydon	£0	£0	£0	£0	£0	£0
Arrington	£0	£0	£0	£0	£499,950	£499,950
Kingston	£0	£0	£0	£0	£540,000	£540,000
Great Eversden	£0	£0	£0	£0	£0	£0
Little Eversden	£0	£0	£0	£0	£550,000	£550,000
Harlton	£0	£0	£0	£0	£0	£0
Grantchester	£0	£0	£0	£0	£0	£0
Toft	£0	£0	£0	£0	£0	£0
Longstowe	£0	£0	£0	£0	£700,000	£700,000
Madingley	£0	£0	£0	£0	£700,000	£700,000
Lolworth	£0	£0	£0	£0	£0	£0
Boxworth	£0	£0	£0	£0	£0	£0
Connington	£0	£0	£0	£0	£0	£0
Elsworth	£0	£0	£229,973	£0	£275,000	£244,982
Papworth St Agnes	£0	£0	£0	£0	£0	£0
Graveley	£0	£0	£0	£0	£0	£0
Overall	£125,188	£148,542	£202,251	£256,157	£394,034	£284,832

Average Asking Prices Analysis - Flats and Houses (£ per sq m*)

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Abington Pigotts	£0	£0	£0	£0	£0	£0
Arrington	£0	£0	£0	£0	£4,000	£4,000
Babraham	£0	£0	£2,867	£0	£4,600	£3,950
Balsham	£0	£0	£1,793	£3,895	£2,773	£2,885
Bar Hill	£0	£0	£2,189	£2,054	£2,320	£2,201
Barrington	£0	£0	£0	£2,632	£3,580	£3,170
Bartlow	£0	£0	£0	£0	£5,400	£5,400
Barton	£0	£0	£0	£3,421	£4,880	£4,250
Bassingbourn cum kneesworth	£0	£2,769	£2,555	£2,653	£2,623	£2,643
Bourn	£0	£0	£0	£3,000	£6,400	£4,932
Boxworth	£0	£0	£0	£0	£0	£0
Caldecote	£0	£2,308	£0	£2,289	£3,187	£2,687
Cambourne	£2,800	£2,294	£2,467	£2,350	£2,241	£2,384
Carlton	£0	£0	£0	£0	£0	£0
Castle Camps	£0	£0	£0	£3,623	£0	£3,623
Caxton	£0	£0	£3,146	£2,736	£2,680	£2,817
Childerley	£0	£2,076	£2,363	£2,030	£1,930	£2,073
Comberton	£2,760	£2,462	£0	£2,489	£3,880	£3,043
Connington	£0	£0	£0	£0	£0	£0
Coton	£2,800	£0	£0	£3,184	£0	£3,052
Cottenham	£2,130	£1,878	£2,456	£2,490	£2,930	£2,477
Croxton	£0	£0	£0	£4,000	£0	£4,000
Croydon	£0	£0	£0	£0	£0	£0
Dry Drayton	£0	£0	£0	£3,000	£4,400	£3,795
Duxford	£3,300	£2,922	£2,577	£2,860	£2,829	£2,862
Elsworth	£0	£0	£3,066	£0	£2,200	£2,525
Eltisley	£0	£0	£2,833	£3,123	£4,600	£3,675
Fen Ditton	£2,500	£2,769	£3,200	£2,702	£3,525	£3,030
Fen Drayton	£2,000	£0	£2,200	£2,177	£2,760	£2,368
Fowlmere	£0	£0	£0	£3,105	£2,733	£2,894
Foxton	£0	£0	£2,667	£0	£4,240	£3,650
Fulbourn	£1,200	£0	£0	£3,175	£3,715	£3,059
Gamlingay	£2,199	£1,877	£2,278	£2,587	£2,877	£2,459

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Girton	£0	£3,077	£3,067	£2,904	£3,230	£3,082
Grantchester	£0	£0	£0	£0	£0	£0
Graveley	£0	£0	£0	£0	£0	£0
Great Abington	£0	£0	£0	£0	£4,200	£4,200
Great and Little Chishill	£0	£0	£2,667	£3,631	£0	£3,206
Great Eversden	£0	£0	£0	£0	£0	£0
Great Shelford	£3,300	£2,026	£3,009	£3,867	£4,208	£3,453
Great Wilbraham	£0	£0	£0	£2,367	£0	£2,367
Guilken Morden	£0	£0	£0	£2,766	£4,190	£3,575
Hardwick	£0	£0	£2,399	£2,414	£2,578	£2,480
Harlton	£0	£0	£0	£0	£0	£0
Harston	£0	£0	£2,666	£3,105	£4,754	£3,692
Haslingfield	£0	£0	£3,000	£3,929	£2,800	£3,215
Hatley	£0	£0	£0	£4,474	£0	£4,474
Hauxton	£0	£0	£3,533	£0	£0	£3,533
Heydon	£0	£0	£0	£0	£7,600	£7,600
Hildersham	£0	£0	£3,333	£2,947	£4,260	£3,602
Hinxton	£0	£0	£0	£0	£0	£0
Histon	£2,100	£0	£3,183	£2,842	£3,730	£3,130
Horningsea	£0	£0	£4,467	£0	£0	£4,467
Horseheath	£0	£0	£4,667	£0	£0	£4,667
Ickleton	£0	£0	£0	£3,211	£4,000	£3,659
Impington	£2,799	£0	£3,266	£2,509	£3,030	£2,904
Kingston	£0	£0	£0	£0	£4,320	£4,320
Knapwell	£0	£0	£0	£1,947	£3,900	£3,057
Landbeach	£0	£0	£2,467	£1,973	£2,360	£2,262
Linton	£0	£0	£2,246	£2,753	£1,940	£2,280
Litlington	£0	£0	£0	£2,895	£3,040	£2,977
Little Abington	£0	£0	£0	£2,789	£4,720	£3,886

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Little Eversden	£0	£0	£0	£0	£4,400	£4,400
Little Gransden	£0	£0	£0	£2,579	£0	£2,579
Little Shelford	£0	£0	£4,133	£5,211	£0	£4,735
Little Wilbraham	£0	£0	£0	£0	£0	£0
Lolworth	£0	£0	£0	£0	£0	£0
Longstowe	£0	£0	£0	£0	£5,600	£5,600
Madingley	£0	£0	£0	£0	£5,600	£5,600
Melbourn	£3,300	£2,412	£2,733	£2,757	£3,176	£2,892
Meldreth	£0	£0	£0	£3,434	£3,196	£3,299
Milton	£0	£2,205	£2,467	£2,658	£2,840	£2,712
Newton	£0	£0	£0	£3,105	£0	£3,105
Oakington and Westwick	£0	£0	£0	£1,684	£2,450	£2,119
Orwell	£0	£0	£0	£3,033	£3,416	£3,250
Over	£0	£1,692	£2,333	£3,000	£2,819	£2,562
Pampisford	£0	£0	£4,520	£0	£0	£4,520
Papworth Everad	£0	£2,123	£1,837	£2,226	£2,428	£2,196
Papworth St Agnes	£0	£0	£0	£0	£0	£0
Rampton	£0	£0	£0	£0	£3,640	£3,640
Sawston	£0	£2,246	£3,022	£2,473	£2,931	£2,705
Shepreth	£0	£0	£0	£2,193	£3,608	£2,997
Shingay cum wendy	£0	£0	£0	£0	£0	£0
Shudy Camps	£0	£0	£0	£0	£3,600	£3,600
Stapleford	£0	£0	£0	£2,737	£5,600	£4,364
Steeple Morden	£0	£3,346	£3,333	£3,605	£4,800	£3,916
Stow Cum Quay	£3,250	£0	£0	£0	£0	£3,250
Swavesey	£1,999	£0	£2,449	£2,684	£2,423	£2,439
Tadlow	£0	£0	£0	£4,210	£0	£4,210
Teversham	£0	£0	£0	£2,612	£2,400	£2,492
Thriplow	£0	£0	£0	£2,526	£0	£2,526

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Toft	£0	£0	£0	£0	£0	£0
Waterbeach	£0	£2,462	£0	£2,523	£3,640	£2,999
West Wickham	£0	£0	£0	£3,908	£4,200	£4,074
West Wratting	£0	£0	£0	£4,737	£4,540	£4,625
Weston Colville	£0	£0	£0	£3,035	£0	£3,035
Whaddon	£0	£0	£0	£3,394	£3,360	£3,375
Whittlesford	£0	£0	£6,000	£2,984	£4,013	£4,187
Willingham	£2,260	£0	£2,375	£2,215	£2,565	£2,383
Wimpole	£0	£0	£0	£2,579	£0	£2,579
Overall	£2,504	£2,285	£2,697	£2,696	£3,152	£2,747

Average Asking Prices Analysis - Flats and Houses (£ per sq m*) - Sorted by All Properties

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Heydon	£0	£0	£0	£0	£7,600	£7,600
Longstowe	£0	£0	£0	£0	£5,600	£5,600
Madingley	£0	£0	£0	£0	£5,600	£5,600
Bartlow	£0	£0	£0	£0	£5,400	£5,400
Bourn	£0	£0	£0	£3,000	£6,400	£4,932
Little Shelford	£0	£0	£4,133	£5,211	£0	£4,735
Horseheath	£0	£0	£4,667	£0	£0	£4,667
West Wratting	£0	£0	£0	£4,737	£4,540	£4,625
Pampisford	£0	£0	£4,520	£0	£0	£4,520
Hatley	£0	£0	£0	£4,474	£0	£4,474
Horningsea	£0	£0	£4,467	£0	£0	£4,467
Little Eversden	£0	£0	£0	£0	£4,400	£4,400
Stapleford	£0	£0	£0	£2,737	£5,600	£4,364
Kingston	£0	£0	£0	£0	£4,320	£4,320
Barton	£0	£0	£0	£3,421	£4,880	£4,250
Tadlow	£0	£0	£0	£4,210	£0	£4,210
Great Abington	£0	£0	£0	£0	£4,200	£4,200
Whittlesford	£0	£0	£6,000	£2,984	£4,013	£4,187

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
West Wickham	£0	£0	£0	£3,908	£4,200	£4,074
Croxton	£0	£0	£0	£4,000	£0	£4,000
Arrington	£0	£0	£0	£0	£4,000	£4,000
Babraham	£0	£0	£2,867	£0	£4,600	£3,950
Steeple Morden	£0	£3,346	£3,333	£3,605	£4,800	£3,916
Little Abington	£0	£0	£0	£2,789	£4,720	£3,886
Dry Drayton	£0	£0	£0	£3,000	£4,400	£3,795
Harston	£0	£0	£2,666	£3,105	£4,754	£3,692
Eltisley	£0	£0	£2,833	£3,123	£4,600	£3,675
Ickleton	£0	£0	£0	£3,211	£4,000	£3,659
Foxton	£0	£0	£2,667	£0	£4,240	£3,650
Rampton	£0	£0	£0	£0	£3,640	£3,640
Castle Camps	£0	£0	£0	£3,623	£0	£3,623
Hildersham	£0	£0	£3,333	£2,947	£4,260	£3,602
Shudy Camps	£0	£0	£0	£0	£3,600	£3,600
Guilden Morden	£0	£0	£0	£2,766	£4,190	£3,575
Hauxton	£0	£0	£3,533	£0	£0	£3,533
Great Shelford	£3,300	£2,026	£3,009	£3,867	£4,208	£3,453
Whaddon	£0	£0	£0	£3,394	£3,360	£3,375
Meldreth	£0	£0	£0	£3,434	£3,196	£3,299
Orwell	£0	£0	£0	£3,033	£3,416	£3,250
Stow Cum Quy	£3,250	£0	£0	£0	£0	£3,250
Haslingfield	£0	£0	£3,000	£3,929	£2,800	£3,215
Great and Little Chishill	£0	£0	£2,667	£3,631	£0	£3,206
Barrington	£0	£0	£0	£2,632	£3,580	£3,170
Histon	£2,100	£0	£3,183	£2,842	£3,730	£3,130
Newton	£0	£0	£0	£3,105	£0	£3,105
Girton	£0	£3,077	£3,067	£2,904	£3,230	£3,082
Fulbourn	£1,200	£0	£0	£3,175	£3,715	£3,059
Knapwell	£0	£0	£0	£1,947	£3,900	£3,057
Coton	£2,800	£0	£0	£3,184	£0	£3,052
Comberton	£2,760	£2,462	£0	£2,489	£3,880	£3,043
Weston Colville	£0	£0	£0	£3,035	£0	£3,035

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Fen Ditton	£2,500	£2,769	£3,200	£2,702	£3,525	£3,030
Waterbeach	£0	£2,462	£0	£2,523	£3,640	£2,999
Shepreth	£0	£0	£0	£2,193	£3,608	£2,997
Litlington	£0	£0	£0	£2,895	£3,040	£2,977
Impington	£2,799	£0	£3,266	£2,509	£3,030	£2,904
Fowlmere	£0	£0	£0	£3,105	£2,733	£2,894
Melbourn	£3,300	£2,412	£2,733	£2,757	£3,176	£2,892
Balsham	£0	£0	£1,793	£3,895	£2,773	£2,885
Duxford	£3,300	£2,922	£2,577	£2,860	£2,829	£2,862
Caxton	£0	£0	£3,146	£2,736	£2,680	£2,817
Milton	£0	£2,205	£2,467	£2,658	£2,840	£2,712
Sawston	£0	£2,246	£3,022	£2,473	£2,931	£2,705
Caldecote	£0	£2,308	£0	£2,289	£3,187	£2,687
Bassingbourn cum kneesworth	£0	£2,769	£2,555	£2,653	£2,623	£2,643
Wimpole	£0	£0	£0	£2,579	£0	£2,579
Little Gransden	£0	£0	£0	£2,579	£0	£2,579
Over	£0	£1,692	£2,333	£3,000	£2,819	£2,562
Thriplow	£0	£0	£0	£2,526	£0	£2,526
Elsworth	£0	£0	£3,066	£0	£2,200	£2,525
Teversham	£0	£0	£0	£2,612	£2,400	£2,492
Hardwick	£0	£0	£2,399	£2,414	£2,578	£2,480
Cottenham	£2,130	£1,878	£2,456	£2,490	£2,930	£2,477
Gamlingay	£2,199	£1,877	£2,278	£2,587	£2,877	£2,459
Swavesey	£1,999	£0	£2,449	£2,684	£2,423	£2,439
Cambourne	£2,800	£2,294	£2,467	£2,350	£2,241	£2,384
Willingham	£2,260	£0	£2,375	£2,215	£2,565	£2,383
Fen Drayton	£2,000	£0	£2,200	£2,177	£2,760	£2,368
Great Wilbraham	£0	£0	£0	£2,367	£0	£2,367
Linton	£0	£0	£2,246	£2,753	£1,940	£2,280
Landbeach	£0	£0	£2,467	£1,973	£2,360	£2,262
Bar Hill	£0	£0	£2,189	£2,054	£2,320	£2,201

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Papworth Everad	£0	£2,123	£1,837	£2,226	£2,428	£2,196
Oakington and Westwick	£0	£0	£0	£1,684	£2,450	£2,119
Childerley	£0	£2,076	£2,363	£2,030	£1,930	£2,073
Little Wilbraham	£0	£0	£0	£0	£0	£0
Carlton	£0	£0	£0	£0	£0	£0
Hinxton	£0	£0	£0	£0	£0	£0
Abington Pigotts	£0	£0	£0	£0	£0	£0
Shingay cum wendy	£0	£0	£0	£0	£0	£0
Croydon	£0	£0	£0	£0	£0	£0
Great Eversden	£0	£0	£0	£0	£0	£0
Harlton	£0	£0	£0	£0	£0	£0
Grantchester	£0	£0	£0	£0	£0	£0
Toft	£0	£0	£0	£0	£0	£0
Lolworth	£0	£0	£0	£0	£0	£0
Boxworth	£0	£0	£0	£0	£0	£0
Connington	£0	£0	£0	£0	£0	£0
Papworth St Agnes	£0	£0	£0	£0	£0	£0
Graveley	£0	£0	£0	£0	£0	£0
Overall	£2,504	£2,285	£2,697	£2,696	£3,152	£2,747

Average Asking Prices Analysis - Flats and Houses (£ per sq m*) - Sorted by 3 Bed House

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Over	£0	£1,692	£2,333	£3,000	£2,819	£2,562
Willingham	£2,260	£0	£2,375	£2,215	£2,565	£2,383
Cottenham	£2,130	£1,878	£2,456	£2,490	£2,930	£2,477
Rampton	£0	£0	£0	£0	£3,640	£3,640
Swavesey	£1,999	£0	£2,449	£2,684	£2,423	£2,439
Fen Drayton	£2,000	£0	£2,200	£2,177	£2,760	£2,368
Oakington and Westwick	£0	£0	£0	£1,684	£2,450	£2,119
Histon	£2,100	£0	£3,183	£2,842	£3,730	£3,130
Girton	£0	£3,077	£3,067	£2,904	£3,230	£3,082
Impington	£2,799	£0	£3,266	£2,509	£3,030	£2,904
Milton	£0	£2,205	£2,467	£2,658	£2,840	£2,712
Landbeach	£0	£0	£2,467	£1,973	£2,360	£2,262
Waterbeach	£0	£2,462	£0	£2,523	£3,640	£2,999
Horningsea	£0	£0	£4,467	£0	£0	£4,467
Fen Ditton	£2,500	£2,769	£3,200	£2,702	£3,525	£3,030
Stow Cum Quy	£3,250	£0	£0	£0	£0	£3,250
Little Wilbraham	£0	£0	£0	£0	£0	£0
Teversham	£0	£0	£0	£2,612	£2,400	£2,492
Fulbourn	£1,200	£0	£0	£3,175	£3,715	£3,059
Great Wilbraham	£0	£0	£0	£2,367	£0	£2,367
Carlton	£0	£0	£0	£0	£0	£0
Weston Colville	£0	£0	£0	£3,035	£0	£3,035
West Wratting	£0	£0	£0	£4,737	£4,540	£4,625
Balsham	£0	£0	£1,793	£3,895	£2,773	£2,885
West Wickham	£0	£0	£0	£3,908	£4,200	£4,074
Horseheath	£0	£0	£4,667	£0	£0	£4,667
Shudy Camps	£0	£0	£0	£0	£3,600	£3,600
Castle Camps	£0	£0	£0	£3,623	£0	£3,623
Bartlow	£0	£0	£0	£0	£5,400	£5,400
Linton	£0	£0	£2,246	£2,753	£1,940	£2,280
Hildersham	£0	£0	£3,333	£2,947	£4,260	£3,602
Little Abington	£0	£0	£0	£2,789	£4,720	£3,886
Great Abington	£0	£0	£0	£0	£4,200	£4,200

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Babraham	£0	£0	£2,867	£0	£4,600	£3,950
Pampisford	£0	£0	£4,520	£0	£0	£4,520
Hinxton	£0	£0	£0	£0	£0	£0
Stapleford	£0	£0	£0	£2,737	£5,600	£4,364
Sawston	£0	£2,246	£3,022	£2,473	£2,931	£2,705
Great Shelford	£3,300	£2,026	£3,009	£3,867	£4,208	£3,453
Little Shelford	£0	£0	£4,133	£5,211	£0	£4,735
Whittlesford	£0	£0	£6,000	£2,984	£4,013	£4,187
Duxford	£3,300	£2,922	£2,577	£2,860	£2,829	£2,862
Ickleton	£0	£0	£0	£3,211	£4,000	£3,659
Hauxton	£0	£0	£3,533	£0	£0	£3,533
Harston	£0	£0	£2,666	£3,105	£4,754	£3,692
Newton	£0	£0	£0	£3,105	£0	£3,105
Foxton	£0	£0	£2,667	£0	£4,240	£3,650
Thriplow	£0	£0	£0	£2,526	£0	£2,526
Fowlmere	£0	£0	£0	£3,105	£2,733	£2,894
Heydon	£0	£0	£0	£0	£7,600	£7,600
Great and Little Chishill	£0	£0	£2,667	£3,631	£0	£3,206
Haslingfield	£0	£0	£3,000	£3,929	£2,800	£3,215
Barrington	£0	£0	£0	£2,632	£3,580	£3,170
Shepreth	£0	£0	£0	£2,193	£3,608	£2,997
Melbourn	£3,300	£2,412	£2,733	£2,757	£3,176	£2,892
Meldreth	£0	£0	£0	£3,434	£3,196	£3,299
Orwell	£0	£0	£0	£3,033	£3,416	£3,250
Whaddon	£0	£0	£0	£3,394	£3,360	£3,375
Bassingbourn cum kneesworth	£0	£2,769	£2,555	£2,653	£2,623	£2,643
Litlington	£0	£0	£0	£2,895	£3,040	£2,977
Steeple Morden	£0	£3,346	£3,333	£3,605	£4,800	£3,916
Guilden Morden	£0	£0	£0	£2,766	£4,190	£3,575
Abington Pigotts	£0	£0	£0	£0	£0	£0
Shingay cum wendy	£0	£0	£0	£0	£0	£0

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Tadlow	£0	£0	£0	£4,210	£0	£4,210
Croydon	£0	£0	£0	£0	£0	£0
Arrington	£0	£0	£0	£0	£4,000	£4,000
Wimpole	£0	£0	£0	£2,579	£0	£2,579
Kingston	£0	£0	£0	£0	£4,320	£4,320
Great Eversden	£0	£0	£0	£0	£0	£0
Little Eversden	£0	£0	£0	£0	£4,400	£4,400
Harlton	£0	£0	£0	£0	£0	£0
Grantchester	£0	£0	£0	£0	£0	£0
Barton	£0	£0	£0	£3,421	£4,880	£4,250
Coton	£2,800	£0	£0	£3,184	£0	£3,052
Comberton	£2,760	£2,462	£0	£2,489	£3,880	£3,043
Hardwick	£0	£0	£2,399	£2,414	£2,578	£2,480
Toft	£0	£0	£0	£0	£0	£0
Caldecote	£0	£2,308	£0	£2,289	£3,187	£2,687
Bourn	£0	£0	£0	£3,000	£6,400	£4,932
Longstowe	£0	£0	£0	£0	£5,600	£5,600
Hatley	£0	£0	£0	£4,474	£0	£4,474
Little Gransden	£0	£0	£0	£2,579	£0	£2,579
Gamlingay	£2,199	£1,877	£2,278	£2,587	£2,877	£2,459
Cambourne	£2,800	£2,294	£2,467	£2,350	£2,241	£2,384
Caxton	£0	£0	£3,146	£2,736	£2,680	£2,817
Eltisley	£0	£0	£2,833	£3,123	£4,600	£3,675
Croxton	£0	£0	£0	£4,000	£0	£4,000
Madingley	£0	£0	£0	£0	£5,600	£5,600
Dry Drayton	£0	£0	£0	£3,000	£4,400	£3,795
Bar Hill	£0	£0	£2,189	£2,054	£2,320	£2,201
Childerley	£0	£2,076	£2,363	£2,030	£1,930	£2,073
Lolworth	£0	£0	£0	£0	£0	£0
Boxworth	£0	£0	£0	£0	£0	£0
Connington	£0	£0	£0	£0	£0	£0
Knapwell	£0	£0	£0	£1,947	£3,900	£3,057

Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Elsworth	£0	£0	£3,066	£0	£2,200	£2,525
Papworth Everad	£0	£2,123	£1,837	£2,226	£2,428	£2,196
Papworth St Agnes	£0	£0	£0	£0	£0	£0
Graveley	£0	£0	£0	£0	£0	£0
Overall	£2,504	£2,285	£2,697	£2,696	£3,152	£2,747

Average Asking Prices Analysis - Bungalows

Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Over	£0	£245,000	£0	£245,000
Willingham	£249,975	£249,950	£299,983	£274,975
Cottenham	£269,995	£0	£0	£269,995
Rampton	£0	£307,500	£325,000	£313,333
Swavesey	£250,000	£0	£0	£250,000
Fen Drayton	£154,748	£0	£0	£154,748
Oakington and Westwick	£225,000	£257,498	£389,950	£282,486
Histon	£152,995	£325,000	£0	£238,998
Girton	£0	£0	£425,000	£425,000
Impington	£0	£347,475	£0	£347,475
Milton	n/a	n/a	n/a	n/a
Landbeach	n/a	n/a	n/a	n/a
Waterbeach	£105,000	£0	£0	£105,000
Horningsea	£375,000	£0	£0	£375,000
Fen Ditton	£0	£275,000	£0	£275,000
Stow Cum Quay	n/a	n/a	n/a	n/a
Little Wilbraham	n/a	n/a	n/a	n/a
Teversham	£0	£325,000	£0	£325,000
Fulbourn	£300,000	£344,975	£410,000	£349,988
Great Wilbraham	n/a	n/a	n/a	n/a
Carlton	n/a	n/a	n/a	n/a
Weston Colville	£0	£287,500	£0	£287,500
West Wrating	n/a	n/a	n/a	n/a
Balsham	£195,000	£0	£0	£195,000
West Wickham	n/a	n/a	n/a	n/a
Horseheath	£180,000	£0	£595,000	£387,500

Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Shudy Camps	n/a	n/a	n/a	n/a
Castle Camps	£165,000	£0	£0	£165,000
Bartlow	n/a	n/a	n/a	n/a
Linton	£175,000	£325,000	£0	£212,500
Hildersham	n/a	n/a	n/a	n/a
Little Abington	n/a	n/a	n/a	n/a
Great Abington	n/a	n/a	n/a	n/a
Babraham	n/a	n/a	n/a	n/a
Pampisford	n/a	n/a	n/a	n/a
Hinxton	n/a	n/a	n/a	n/a
Stapleford	£0	£325,000	£0	£325,000
Sawston	£287,450	£325,000	£0	£299,967
Great Shelford	£235,000	£325,000	£0	£280,000
Little Shelford	n/a	n/a	n/a	n/a
Whittlesford	£329,950	£325,000	£0	£327,475
Duxford	£250,000	£599,995	£0	£424,998
Ickleton	n/a	n/a	n/a	n/a
Hauxton	n/a	n/a	n/a	n/a
Harston	n/a	n/a	n/a	n/a
Newton	£205,000	£0	£0	£205,000
Foxton	n/a	n/a	n/a	n/a
Thriplow	£0	£295,000	£0	£295,000
Fowlmere	£195,000	£299,995	£0	£247,498
Heydon	n/a	n/a	n/a	n/a
Great and Little Chishill	n/a	n/a	n/a	n/a
Haslingfield	£270,000	£637,500	£0	£453,750
Barrington	£185,000	£342,500	£327,500	£299,375
Shepreth	n/a	n/a	n/a	n/a
Melbourn	£229,995	£270,000	£0	£243,330
Meldreth	£240,000	£0	£0	£240,000
Orwell	£250,000	£375,000	£0	£333,333
Whaddon	£440,000	£0	£0	£440,000
Bassingbourn cum kneesworth	£300,000	£300,000	£0	£300,000
Litlington	£0	£310,000	£425,000	£348,333
Steeple Morden	£175,000	£350,000	£0	£262,500
Guilden Morden	n/a	n/a	n/a	n/a
Abington Pigotts	n/a	n/a	n/a	n/a
Shingay cum wendy	n/a	n/a	n/a	n/a
Tadlow	£0	£350,000	£0	£350,000

Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Croydon	n/a	n/a	n/a	n/a
Arrington	£0	£299,995	£374,998	£349,997
Wimpole	n/a	n/a	n/a	n/a
Kingston	n/a	n/a	n/a	n/a
Great Eversden	n/a	n/a	n/a	n/a
Little Eversden	n/a	n/a	n/a	n/a
Harlton	n/a	n/a	n/a	n/a
Grantchester	n/a	n/a	n/a	n/a
Barton	£0	£375,000	£0	£375,000
Coton	n/a	n/a	n/a	n/a
Comberton	£109,875	£287,500	£0	£198,688
Hardwick	£0	£235,000	£0	£235,000
Toft	n/a	n/a	n/a	n/a
Caldecote	£279,995	£350,000	£399,995	£343,330
Bourn	n/a	n/a	n/a	n/a
Longstowe	£0	£0	£575,000	£575,000
Hatley	£167,000	£0	£0	£167,000
Little Gransden	£0	£0	£350,000	£350,000
Gamlingay	£209,950	£500,000	£0	£354,975
Cambourne	n/a	n/a	n/a	n/a
Caxton	n/a	n/a	n/a	n/a
Eltisley	n/a	n/a	n/a	n/a
Croxton	£0	£395,000	£0	£395,000
Madingley	n/a	n/a	n/a	n/a
Dry Drayton	£350,000	£0	£0	£350,000
Bar Hill	£163,332	£0	£0	£163,332
Childerley	£267,500	£265,000	£0	£266,667
Lolworth	n/a	n/a	n/a	n/a
Boxworth	n/a	n/a	n/a	n/a
Connington	n/a	n/a	n/a	n/a
Knapwell	n/a	n/a	n/a	n/a
Elsworth	£185,000	£0	£0	£185,000
Papworth St Agnes	#DIV/0!	#DIV/0!	£0	#DIV/0!
Graveley	n/a	n/a	n/a	n/a
Overall	£96,908	£342,603	£391,493	£291,953

Average Asking Price Analysis - Bungalows		
2 Bed Bungalow	-	£96,908
3 Bed Bungalow	-	£342,603
4 Bed Bungalow	-	£391,493

January 2013, www.rightmove.co.uk

South Cambridgeshire District Council – New Build Properties (January 2013)

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
Histon									
Houses									
Merrington Phase 2, Impington Lane, Impington, CB24	3 Bed Detached	£459,500	95.1	£4,830	£3,864	£4,347	£4,589	£5,313	Campbell and Buchanan
	4 Bed Detached	£495,000	150.0	£3,300	£2,640	£2,970	£3,135	£3,630	
	4 Bed Semi	£495,000	130.0	£3,808	£3,046	£3,427	£3,617	£4,188	
	4 Bed Semi	£475,000	130.0	£3,654	£2,923	£3,288	£3,471	£4,019	
Milton Road, Impington	3 Bed Detached	£425,000	95.0	£4,474	£3,579	£4,026	£4,250	£4,921	Tucker Gardner
Primrose Lane, Villa Road, Histon	4-bed detached	£549,950	150.0	£3,666	£2,933	£3,300	£3,483	£4,033	Bellway
	3-bed semi	£302,995	95.0	£3,189	£2,552	£2,870	£3,030	£3,508	
	2-bed terrace	£249,950	75.0	£3,333	£2,666	£2,999	£3,166	£3,666	
Average		£431,549	115.0	£4,013	£3,210	£3,612	£3,812	£4,414	
Flats									
Merrington Phase 2, Impington Lane, Impington, CB24	2 Bed Flat	£239,500	62.0	£3,863	£3,090	£3,477	£3,670	£4,249	Campbell and Buchanan
	2 Bed Flat	£239,500	62.0	£3,863	£3,090	£3,477	£3,670	£4,249	
	2 Bed Flat	£235,000	62.0	£3,790	£3,032	£3,411	£3,601	£4,169	
	2 Bed Flat	£229,500	62.0	£3,702	£2,961	£3,331	£3,517	£4,072	
	2 Bed Flat	£227,500	62.0	£3,669	£2,935	£3,302	£3,486	£4,036	
	2 Bed Flat	£225,000	62.0	£3,629	£2,903	£3,266	£3,448	£3,992	
Average		£232,667	62.00	£3,753	£3,002	£3,377	£3,565	£4,128	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
Cottenham and Rampton									
Houses									
High Street, Cottenham	3 Bed Detached	£345,000	95.0	£3,632	£2,905	£3,268	£3,450	£3,995	Pocock and Shaw
High Street, Cottenham	5-bed Detached	£475,000	150.0	£3,167	£2,533	£2,850	£3,008	£3,483	Pocock and Shaw
Average		£345,000	95.0	£3,632	£2,905	£3,268	£3,450	£3,995	
Girton, Oakington and Longstanton									
Houses									
St Michaels Chase, Duddle Drive, Longstanton, CB24	3 Bed Semi	£244,950	91.4	£2,680	£2,144	£2,412	£2,546	£2,948	Linden Homes
Hatton Grange, Over Road, Longstanton, CB24 3DW	3 Bed Terrace	£238,995	93.0	£2,570	£2,056	£2,313	£2,442	£2,827	David Wilson Homes
	4 Bed Detached	£399,995	135.7	£2,947	£2,358	£2,652	£2,800	£3,242	David Wilson Homes / Bidwells
	4 Bed Detached	£389,995	158.2	£2,465	£1,972	£2,219	£2,342	£2,712	David Wilson Homes
	4 Bed Detached	£388,995	158.2	£2,459	£1,967	£2,213	£2,336	£2,705	
	4 Bed Detached	£359,995	147.8	£2,436	£1,948	£2,192	£2,314	£2,679	David Wilson Homes / Bidwells

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
	4 Bed Detached	£359,995	147.8	£2,436	£1,948	£2,192	£2,314	£2,679	David Wilson Homes
St Michaels Chase, Duddle Drive, Longstanton,	4 Bed Detached	£379,950	158.2	£2,402	£1,921	£2,161	£2,281	£2,642	Linden Homes
	4 Bed Detached	£404,995	158.2	£2,560	£2,048	£2,304	£2,432	£2,816	
	4 Bed Detached	£339,995	158.8	£2,141	£1,713	£1,927	£2,034	£2,356	Haart
	4 Bed Detached	£329,995	135.8	£2,431	£1,944	£2,187	£2,309	£2,674	
Longstanton	4 Bed Detached	£369,995	158.0	£2,342	£1,873	£2,108	£2,225	£2,576	Taylor's
Average		£350,654	141.76	£2,489	£1,991	£2,240	£2,365	£2,738	
Flats									
St Michaels Chase, Duddle Drive, Longstanton, CB24	2 Bed Flat	£162,500	60.1	£2,702	£2,162	£2,432	£2,567	£2,973	Linden Homes
	2 Bed Flat	£159,995	60.1	£2,661	£2,129	£2,395	£2,528	£2,927	Linden Homes / Haart
	2 Bed Flat	£159,995	60.1	£2,661	£2,129	£2,395	£2,528	£2,927	Linden Homes / Haart
	2 Bed Flat	£159,995	60.1	£2,661	£2,129	£2,395	£2,528	£2,927	Linden Homes / Haart
Average		£160,621	60.13	£2,671	£2,137	£2,404	£2,538	£2,938	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
Willingham and Over									
Houses									
Hazel Green, Over	4 Bed Detached	£352,500	107.5	£3,279	£2,623	£2,951	£3,115	£3,607	Camstead Homes / Tucker Gardner
Average		£352,500	107.5	£3,279	£2,623	£2,951	£3,115	£3,607	
Flats									
Church Lane, Willingham, Cambridge	1 Bed Flat	£117,500	45.0	£2,611	£2,089	£2,350	£2,481	£2,872	Radcliffe and Rust Estate Agents
Average		£117,500	45.0	£2,611	£2,089	£2,350	£2,481	£2,872	
Waterbeach, Horningsea and Quy									
Houses									
St Peter's Field, Bottisham, Cambridgeshire	4 Bed Semi	£334,995	130.0	£2,577	£2,062	£2,319	£2,448	£2,835	Carter Jonas
	4 Bed Detached	£439,950	142.2	£3,094	£2,475	£2,784	£2,939	£3,403	Abbots Countrywide
Average		£387,473	136.10	£2,835	£2,268	£2,552	£2,694	£3,119	
Land									
Rosemary Road, Waterbeach,	Plot for Sale with planning permission for 4 bed detached house	£175,000	142.2	£1,231	£985	£1,108		£1,354	Tucker Gardner
Average		£175,000	142.20	£1,231	£985	£1,108		£1,354	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
Fulbourn									
Houses									
The Swifts, Cambridge Road, Fulbourn	2 Bed Terrace	£234,950	75.0	£3,133	£2,506	£2,819	£2,976	£3,446	Tucker Gardner
	2 Bed Semi	£234,950	75.0	£3,133	£2,506	£2,819	£2,976	£3,446	
	2 Bed Semi	£234,950	75.0	£3,133	£2,506	£2,819	£2,976	£3,446	
	4-bed semi	£354,950	144.0	£2,465	£1,972	£2,218	£2,342	£2,711	
Average		£234,950	£92	£2,966	£2,373	£2,669	£2,817	£3,262	
Shelfords and Stapleford									
Houses									
Sycamore Lodge, Hauxton Road, Little Shelford,	3 Bed Detached	£695,000	131.0	£5,306	£4,245	£4,775	£5,040	£5,836	Tucker Gardner
Average		£695,000	130.99	£5,306	£4,245	£4,775	£5,040	£5,836	
Melbourn, Fowlmere and Thriplow									
Houses									
Station Road, Melbourn, Royston	4 Bed Detached	£780,000	210.0	£3,714	£2,971	£3,343	£3,529	£4,086	Bidwells
Average		£780,000	210.00	£3,714	£2,971	£3,343	£3,529	£4,086	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
Meldreth, Shepreth and Barrington									
Houses									
Shepreth, Royston	3 Bed Detached	£445,000	145.21	£3,065	£2,452	£2,758	£2,911	£3,371	Cheffins
Meldreth Road, Shepreth, Royston,	4 Bed Detached	£545,000	224.0	£2,433	£1,946	£2,190	£2,311	£2,676	Bidwells
Average		£495,000	184.61	£2,749	£2,199	£2,474	£2,611	£3,024	
Bassingbourn, Litlington and Steeple Morden									
Houses									
The Causeway, Bassingbourn, Royston	2 Bed Terrace	£199,950	75.0	£2,666	£2,133	£2,399	£2,533	£2,933	William H Brown
	4 Bed Detached	£445,000	130.0	£3,423	£2,738	£3,081	£3,252	£3,765	
	4 Bed Detached	£445,000	130.0	£3,423	£2,738	£3,081	£3,252	£3,765	
Average		£363,317	111.67	£3,171	£2,537	£2,854	£3,012	£3,488	
Arrington, Eversden and Kingston									
Houses									
Lowfields, Little Eversden	4 Bed Detached	£595,000	189.5	£3,140	£2,512	£2,826	£2,983	£3,453	Tucker Gardner
Average		£595,000	189.52	£3,140	£2,512	£2,826	£2,983	£3,453	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
Cambourne and surrounding									
Houses									
The Green, Upper Cambourne Cambourne	2 Bed Terrace	£194,950	75.0	£2,599	£2,079	£2,339	£2,469	£2,859	Bovis Homes
	3 Bed Semi	£224,950	92.0	£2,445	£1,956	£2,201	£2,323	£2,690	
	3 Bed Terrace	£229,950	85.0	£2,705	£2,164	£2,435	£2,570	£2,976	
	3 Bed Terrace	£239,950	85.0	£2,823	£2,258	£2,541	£2,682	£3,105	
	3 Bed Semi	£241,950	92.0	£2,631	£2,105	£2,368	£2,499	£2,894	
	4 Bed Detached	£249,950	126.0	£1,984	£1,587	£1,785	£1,885	£2,182	
	4 Bed Detached	£329,950	125.8	£2,622	£2,098	£2,360	£2,491	£2,884	
Dukes Park , Sterling Way, Upper Cambourne, Cambourne,	3 Bed Semi	£204,995	92.0	£2,228	£1,783	£2,005	£2,117	£2,451	Taylor Whippy
	4 Bed Semi	£259,995	110.0	£2,364	£1,891	£2,127	£2,245	£2,600	
	4 Bed Detached	£334,995	125.0	£2,680	£2,144	£2,412	£2,546	£2,948	
Churchill Gardens, Sterling Way, Upper Cambourne, Cambourne,	4 Bed Detached	£309,995	130.2	£2,380	£1,904	£2,142	£2,261	£2,618	Taylor Whippy
	4 Bed Detached	£314,995	130.2	£2,419	£1,935	£2,177	£2,298	£2,661	
Average		£261,385	105.69	£2,490	£1,992	£2,241	£2,366	£2,739	
Papworth Everad, Graveley and Elsworth									
Houses									
Summersfield, Emine Street, Papworth Everad	2 Bed Terrace	£167,995	62.1	£2,707	£2,166	£2,436	£2,572	£2,978	David Wilson Homes
	3 Bed Terrace	£227,995	98.9	£2,305	£1,844	£2,074	£2,190	£2,535	
	3 Bed Semi	£227,995	98.9	£2,305	£1,844	£2,075	£2,190	£2,536	
	3 Bed Terrace	£218,495	88.3	£2,476	£1,981	£2,228	£2,352	£2,723	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Less 5%	Price Plus 10%	Developer / Agent
	4 Bed Detached	£445,000	176.4	£2,522	£2,018	£2,270	£2,396	£2,775	Barratt Homes
	4 Bed Detached	£289,995	125.3	£2,314	£1,851	£2,082	£2,198	£2,545	
	3 Bed Terrace	£219,500	104.8	£2,095	£1,676	£1,885	£1,990	£2,304	
	4 Bed Detached	£399,500	176.4	£2,264	£1,812	£2,038	£2,151	£2,491	
Cadeleigh, Papworth Everard	4 Bed Detached	£339,995	115.1	£2,953	£2,363	£2,658	£2,806	£3,249	Taylor's Estate Agents
Average		£281,830	116.25	£2,438	£1,950	£2,194	£2,316	£2,682	
Flats									
Summersfield, Emine Street, Papworth Everard	2 Bed Flat	£150,000	62.1	£2,417	£1,934	£2,175	£2,296	£2,659	Barratt Homes
	2 Bed Flat	£165,000	65.4	£2,523	£2,018	£2,271	£2,397	£2,775	
	2 Bed Flat	£169,995	65.4	£2,599	£2,079	£2,339	£2,469	£2,859	David Wilson Homes
Average		£161,665	64.29	£2,513	£2,010	£2,262	£2,387	£2,764	

January 2013, www.rightmove.co.uk/zoopla.co.uk

Notes on above new builds information:

Not exhaustive – there may be other examples.

Per sq m values are necessarily indications.

Entries in *italics* text are based on estimated floor areas (by DSP) from plans or other information provided by Agents / house builders.

n/k = not known. Where no plan or other information was readily available to allow us to estimate the floor area and therefore provide per sq m pricing indications.

Sheltered Housing Research (July 2013)

*Assumes DSP unit sizes

** Re-sale units only

Address	Description	Comments	Price (£)	Price (£) + 10% New Build Premium	Price per sq.m*	Price Less 5%	Price Less 10%	Price Plus 10%	Developer
Girton	1 Bed Flat	New Build	£220,000	N/A	£4,400	£4,180	£3,960	£4,840	N/A
	2 Bed Flat	New Build	£265,000	N/A	£4,077	£3,873	£3,669	£4,485	N/A
Goodes Court, Royston	2 Bed Flat	New Build	£264,950	N/A	£4,076	£3,872	£3,669	£4,484	McCarthy and Stone
Royston	2 Bed Flat	Re-Sale	£279,950	£307,945	£4,738	£4,501	£4,264	£5,211	N/A
Cambourne	2 Bed Flat	Re-Sale	£165,000	£181,500	£2,792	£2,652	£2,513	£3,072	N/A
	2 Bed Flat	Re-Sale	£155,000	£170,500	£2,623	£2,491	£2,361	£2,885	N/A
	2 Bed Flat	Re-Sale	£137,500	£151,250	£2,327	£2,210	£2,094	£2,560	N/A
Histon	1 Bed Flat	Re-Sale	£99,950	£109,945	£1,691	£1,606	£1,522	£1,861	N/A
	1 Bed Flat	Re-Sale	£175,000	£192,500	£2,962	£2,8149	£2,665	£3,258	N/A

Description	Average Price	Average Price per sq.m	Average Price Less 5%	Average Price Less 10%	Average Price Plus 10%
1 Bed Flat	£168,099	£3,362	£3,194	£3,026	£3,698
2 Bed Flat	£223,524	£3,439	£3,267	£3,095	£3,783

South Cambridgeshire District Council Residential Values Research December 2012

Zoopla Sourced example data 04/12/2012



Average values data (searched settlement/locality names) follows:(Source of information in tables on this and following pages: www.zoopla.co.uk – December 2012)**Cottenham**

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£422,594	£275	4.0	£385,886
Semi-detached	£278,904	£286	3.2	£278,247
Terraced	£264,518	£309	2.8	£253,188
Flats	£207,992	£342	1.7	£212,454

Period	Average Price Paid (£)	No. of Sales
Last year	£252,324	75
Last 3 years	£250,172	261
Last 5 years	£244,576	401
Last 7 years	£238,214	689

Average current value estimate: £280,239**Average current asking price: £268,207****Histon**

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£403,721	£264	3.7	£365,064
Semi-detached	£264,234	£284	3.1	£266,084
Terraced	£220,658	£341	2.7	£225,045
Flats	£181,565	-	1.4	£126,350

Period	Average Price Paid (£)	No. of Sales
Last year	£283,710	64
Last 3 years	£272,793	215
Last 5 years	£259,990	318
Last 7 years	£263,401	485

Average current value estimate: £298,416

Average current asking price: £264,983

Girton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£462,245	£303	3.9	£430,659
Semi-detached	£344,944	£277	3.2	£351,163
Terraced	£243,900	£320	2.8	£149,750
Flats	£300,210	-	2.4	£235,208

Period	Average Price Paid (£)	No. of Sales
Last year	£337,455	47
Last 3 years	£335,656	130
Last 5 years	£326,735	203
Last 7 years	£318,242	334

Average current value estimate: £394,621

Average current asking price: £460,714

Swavesey

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£321,344	£204	3.8	£285,175
Semi-detached	£208,771	£208	2.9	£213,236
Terraced	£173,564	-	2.4	£148,500
Flats	£116,466	-	1.3	£128,500

Period	Average Price Paid (£)	No. of Sales
Last year	£238,754	26
Last 3 years	£242,880	96
Last 5 years	£229,579	160
Last 7 years	£222,751	272

Average current value estimate: £258,572

Average current asking price: £341,481

Waterbeach

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£346,120	£224	3.6	£328,529
Semi-detached	£232,337	£237	2.9	£242,216
Terraced	£187,779	£272	2.5	£183,300
Flats	£114,722	-	1.8	£67,500

Period	Average Price Paid (£)	No. of Sales
Last year	£258,603	43
Last 3 years	£249,961	216
Last 5 years	£246,657	311
Last 7 years	£240,930	436

Average current value estimate: £271,091

Average current asking price: £248,309

Fulbourn

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£438,289	£295	3.7	£375,182
Semi-detached	£256,759	£238	3.2	£253,281
Terraced	£204,902	£278	2.8	£221,405
Flats	£153,683	-	1.8	£228,950

Period	Average Price Paid (£)	No. of Sales
Last year	£292,391	33
Last 3 years	£291,733	170
Last 5 years	£279,374	266
Last 7 years	£285,026	361

Average current value estimate: £332,282

Average current asking price: £380,316

Linton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£380,116	£275	3.8	£361,972
Semi-detached	£245,291	£245	3.2	£222,542
Terraced	£202,139	£249	2.6	£178,778
Flats	£169,970	£240	2.3	£187,995

Period	Average Price Paid (£)	No. of Sales
Last year	£266,249	54
Last 3 years	£253,887	161
Last 5 years	£244,822	254
Last 7 years	£242,612	444

Average current value estimate: £288,587

Average current asking price: £425,312

Shelfords

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£638,779	£346	4.2	£657,208
Semi-detached	£338,851	£333	3.2	£308,802
Terraced	£265,094	£312	2.9	£292,608
Flats	£179,122	£274	1.6	£194,233

Period	Average Price Paid (£)	No. of Sales
Last year	£379,953	69
Last 3 years	£360,054	263
Last 5 years	£379,615	396
Last 7 years	£375,048	572

Average current value estimate: £427,209

Average current asking price: £518,732

Sawston

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£348,541	£240	3.6	£325,533
Semi-detached	£232,235	£213	3.2	£215,101
Terraced	£193,012	£211	2.8	£191,362
Flats	£131,773	-	1.9	£95,332

Period	Average Price Paid (£)	No. of Sales
Last year	£226,114	75
Last 3 years	£218,334	276
Last 5 years	£214,456	434
Last 7 years	£215,335	693

Average current value estimate: £254,514

Average current asking price: £235,007

Duxford

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£437,525	£255	3.8	£386,607
Semi-detached	£251,809	£257	3.1	£234,909
Terraced	£207,460	£235	2.6	£180,271
Flats	£156,601	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£289,325	32
Last 3 years	£258,957	116
Last 5 years	£260,538	189
Last 7 years	£249,777	347

Average current value estimate: £303,919

Average current asking price: £413,544

Grantchester

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£1,013,311	£584	4.6	-
Semi-detached	£416,532	£338	3.5	£393,500
Terraced	£280,266	-	2.6	£295,000
Flats	£240,079	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£360,667	3
Last 3 years	£362,880	12
Last 5 years	£351,326	14
Last 7 years	£324,259	26

Average current value estimate: £514,219

Average current asking price: N/A

Foxton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£469,885	£285	4.0	£553,722
Semi-detached	£266,421	£184	2.9	£423,000
Terraced	£202,212	-	2.6	£125,000
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£490,577	13
Last 3 years	£366,219	37
Last 5 years	£332,899	56
Last 7 years	£310,247	90

Average current value estimate: £390,294

Average current asking price: £590,000

Guilden Morden

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£496,293	£261	3.9	£379,167
Semi-detached	£248,489	-	2.9	£241,667
Terraced	£193,580	-	2.9	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£310,417	6
Last 3 years	£326,270	25
Last 5 years	£327,017	40
Last 7 years	£340,248	67

Average current value estimate: £395,520

Average current asking price: £444,158

Eversden

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£529,949	-	4.4	-
Semi-detached	£256,492	-	3.4	£92,500
Terraced	-	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£92,500	1
Last 3 years	£512,961	8
Last 5 years	£481,763	14
Last 7 years	£410,734	20

Average current value estimate: £454,336

Average current asking price: N/A

Comberton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£475,620	£301	3.9	£439,500
Semi-detached	£249,924	£273	3.2	£192,995
Terraced	£194,227	-	3.0	£226,250
Flats	£131,693	£332	1.7	£146,250

Period	Average Price Paid (£)	No. of Sales
Last year	£266,767	26
Last 3 years	£272,162	85
Last 5 years	£280,750	135
Last 7 years	£286,715	200

Average current value estimate: £328,105

Average current asking price: £361,714

Longstowe

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£611,727	-	5.2	-
Semi-detached	£220,785	-	-	-
Terraced	£208,944	-	3.1	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year		
Last 3 years	£523,000	5
Last 5 years	£452,444	9
Last 7 years	£470,852	17

Average current value estimate: £438,372

Average current asking price: £585,000

Cambourne

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	-	-	-	£286,159
Semi-detached	-	-	-	£230,290
Terraced	-	-	-	£188,419
Flats	-	-	-	£140,000

Period	Average Price Paid (£)	No. of Sales
Last year	£240,869	43
Last 3 years	£194,090	213
Last 5 years	£193,667	253
Last 7 years	£193,667	253

Average current value estimate: N/A

Average current asking price: £263,027

Croxton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£517,570	£231	4.1	-
Semi-detached	£250,254	£268	3.0	-
Terraced	£443,440	-	3.7	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	-	-
Last 3 years	£412,500	3
Last 5 years	£334,083	6
Last 7 years	£423,291	12

Average current value estimate: £437,754

Average current asking price: £379,995

Dry Drayton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£468,182	£225	4.3	£413,333
Semi-detached	£257,523	£194	3.0	£218,500
Terraced	£236,918	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£364,625	4
Last 3 years	£345,342	19
Last 5 years	£327,227	33
Last 7 years	£339,363	69

Average current value estimate: £398,533

Average current asking price: £433,750

Elsworth

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£442,685	£271	4.0	£346,125
Semi-detached	£256,323	-	2.8	£180,000
Terraced	£185,741	-	2.2	-
Flats	£220,792	-	2.0	-

Period	Average Price Paid (£)	No. of Sales
Last year	£312,900	5
Last 3 years	£354,348	20
Last 5 years	£379,334	33
Last 7 years	£359,442	60

Average current value estimate: £396,123

Average current asking price: £585,713

Graveley

Property type	Avg. current value	Avg. £ per sq ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£445,720	£225	4.5	£320,000
Semi-detached	£187,000	-	-	-
Terraced	£210,170	-	-	-
Flats	-	-	-	-

Period	Average Price Paid (£)	No. of Sales
Last year	£320,000	1
Last 3 years	£244,363	4
Last 5 years	£219,408	6
Last 7 years	£297,330	15

Average current value estimate: £367,278

Average current asking price: £795,000

Economic Context

Bank of England

The current official Bank Rate (Base Rate) has remained at 0.5% - since being reduced to that level in March 2009.

The Agents' summary of Business Conditions December 2012 stated:

- *There was a further gentle pickup in retail sales growth. Growth in consumer services slowed marginally, in part reflecting a slight fall back following the Olympics-related boost.*
- *Housing market activity was flat to slightly up on a year earlier.*
- *Investment intentions remained slightly positive within manufacturing and services.*
- *The slowdown in export growth had eased marginally, and sales remained slightly higher on a year earlier.*
- *Business services turnover growth remained modest, constrained by subdued demand and intense competition, which was restricting pricing power.*
- *Annual manufacturing output growth remained marginally negative. Production for export continued to outperform that for domestic markets, although weakening in the euro area was affecting volumes.*
- *Construction output continued to decline through 2012, and remained at low levels.*
- *The Funding for Lending Scheme appeared to be having a more immediate impact on the mortgage market than on business lending. Demand for bank borrowing among smaller firms remained weak.*
- *Employment intentions over the next six months remained broadly flat.*
- *Firms in manufacturing and services were operating at slightly below normal levels of capacity utilisation.*
- *Labour costs per employee continued to grow at a modest rate in both manufacturing and services.*
- *Non-labour cost inflation on average remained benign, but the picture was very mixed across different commodities and other inputs.*
- *Manufacturers' output prices were increasing modestly. Pricing power was generally weaker in services.*
- *Consumer goods price inflation had picked up marginally. Consumer services price inflation had also increased a little.*

Land Registry House Price Index (released January 2013)

Source www.landregistry.gov.uk

'The December data shows a monthly price increase of 0.8 per cent.

The annual price change now stands at 1.7 per cent, bringing the average house price in England and Wales to £162,080.

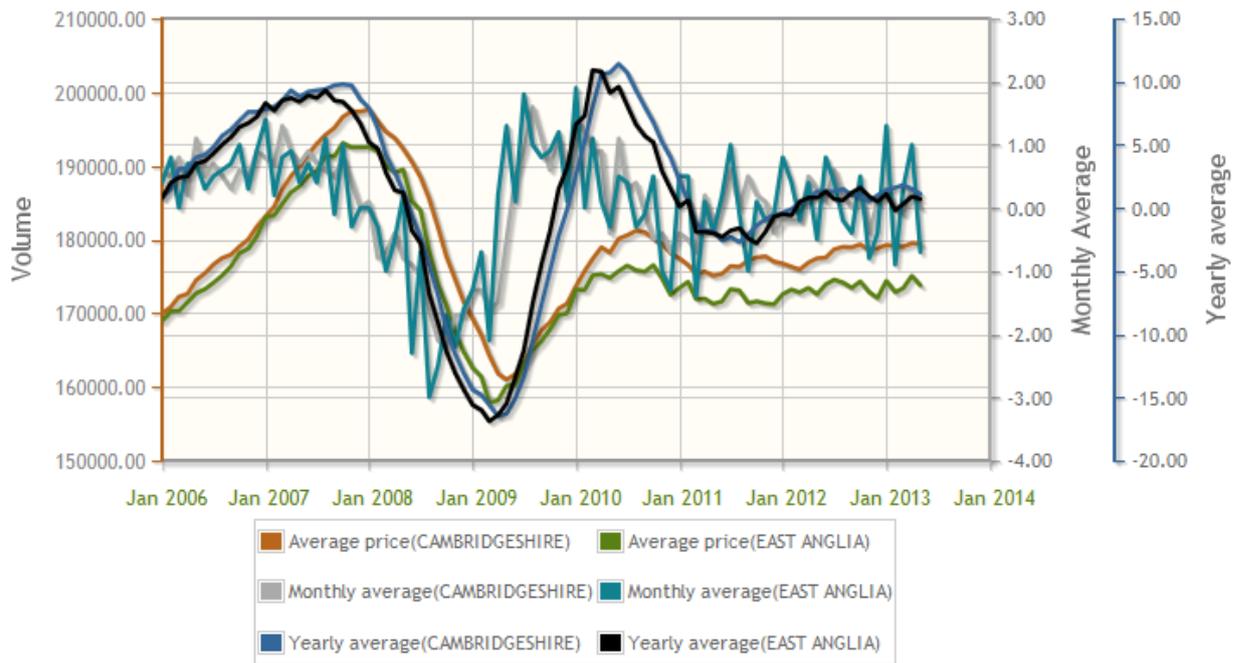
The number of property transactions has decreased over the last year. From July to October 2011 there was an average of 62,073 sales per month. In the same months a year later, the figure was 57,661".

The annual price change now stands at 0.9 per cent, bringing the average house price in England and Wales to £161,490.

The number of property transactions has decreased over the last year. From June to September 2011 there was an average of 62,006 sales per month. In the same months a year later, the figure was 57,971.

England & Wales:	Monthly change 0.8%; annual change 1.7%; average price £162,080
East:	Monthly Change 0.1%; annual change 1.1%; average price £173,315
Cambridgeshire:	Monthly Change 0.2%; annual change 1.0%; average price £179,067

Average price



Source: Land Registry – House Prices Index (custom reports) – <http://www.landreg.gov.yk/house-prices/house-price-index-custom-reports>

House price index



Source: Land Registry – House Prices Index (custom reports) – <http://www.landreg.gov.yk/house-prices/house-price-index-custom-reports>

Land Registry House Price Index report – Cambridgeshire (January 2006 – November 2012)

Source: Land Registry – House Prices Index (custom reports) –

<http://www.landreg.gov.yk/house-prices/house-price-index-custom-reports>

Date	Index		Average price (£)	
	CAMBRIDGESHIRE	EAST ANGLIA	CAMBRIDGESHIRE	EAST ANGLIA
January 2006	263.58	272.03	169,944	168,909
February 2006	264.99	274.23	170,853	170,271
March 2006	267.11	274.25	172,216	170,282
April 2006	267.73	276.21	172,619	171,501
May 2006	270.6	278.12	174,469	172,689
June 2006	272.05	279.03	175,400	173,251
July 2006	273.9	280.41	176,595	174,111
August 2006	275.26	282.01	177,475	175,104
September 2006	275.98	284.03	177,936	176,354
October 2006	277.68	286.91	179,030	178,147
November 2006	279.19	287.86	180,007	178,733
December 2006	281.84	290.58	181,717	180,423
January 2007	284.03	294.74	183,126	183,009
February 2007	286.1	295.23	184,463	183,314
March 2007	289.76	297.64	186,823	184,809
April 2007	292.51	300.2	188,595	186,397
May 2007	294.55	301.53	189,908	187,222
June 2007	297.16	303.77	191,592	188,614
July 2007	299.33	304.88	192,991	189,303
August 2007	301.2	308.27	194,198	191,410

Date	Index		Average price (£)	
	CAMBRIDGESHIRE	EAST ANGLIA	CAMBRIDGESHIRE	EAST ANGLIA
September 2007	302.66	308.05	195,138	191,270
October 2007	304.98	310.98	196,633	193,092
November 2007	306.16	310.05	197,397	192,512
December 2007	306.11	310.05	197,363	192,513
January 2008 (Market Peak)	306.53	310.13	197,630	192,561
February 2008	304.08	309.21	196,055	191,993
March 2008	301.87	306.1	194,631	190,064
April 2008	300.57	304.52	193,789	189,078
May 2008	298.29	305.19	192,320	189,495
June 2008	295.52	298.24	190,533	185,178
July 2008	292.32	296.26	188,473	183,951
August 2008	287.69	287.41	185,485	178,455
September 2008	281.68	280.14	181,611	173,944
October 2008	275.51	275.4	177,631	170,996
November 2008	270.69	269.44	174,525	167,298
December 2008	265.98	265.26	171,487	164,700
January 2009	262.52	261.82	169,261	162,568
February 2009	258.99	259.87	166,981	161,354
March 2009	254.76	254.31	164,252	157,901
April 2009	250.94	254.71	161,792	158,149
May 2009	249.67	257.9	160,974	160,135

Date	Index		Average price (£)	
	CAMBRIDGESHIRE	EAST ANGLIA	CAMBRIDGESHIRE	EAST ANGLIA
(Market trough)				
June 2009	250.81	258.2	161,711	160,317
July 2009	253.03	262.9	163,141	163,235
August 2009	257.17	265.66	165,810	164,948
September 2009	260.04	267.67	167,656	166,199
October 2009	261.72	270.2	168,745	167,768
November 2009	264.61	273.38	170,604	169,742
December 2009	265.68	273.76	171,298	169,982
January 2010	269.36	278.98	173,670	173,221
February 2010	272.59	278.87	175,749	173,155
March 2010	275.09	282.06	177,360	175,133
April 2010	277.54	282.3	178,940	175,281
May 2010	276.43	281.49	178,228	174,783
June 2010	279.36	282.99	180,113	175,710
July 2010	280.06	284.18	180,566	176,453
August 2010	281.04	283.2	181,202	175,843
September 2010	280.75	282.85	181,010	175,624
October 2010	279.42	284.28	180,155	176,515
November 2010	278.26	281.37	179,408	174,703
December 2010	276.31	277.77	178,150	172,468
January 2011	275.22	279.29	177,449	173,412
February 2011	273.82	280.65	176,543	174,260

Date	Index		Average price (£)	
	CAMBRIDGESHIRE	EAST ANGLIA	CAMBRIDGESHIRE	EAST ANGLIA
March 2011	271.88	276.81	175,294	171,872
April 2011	272.44	276.97	175,653	171,970
May 2011	271.56	275.81	175,084	171,252
June 2011	271.96	276.38	175,344	171,606
July 2011	273.56	279.03	176,378	173,254
August 2011	273.43	278.74	176,291	173,074
September 2011	274.78	275.97	177,165	171,352
October 2011	275.4	276.38	177,560	171,609
November 2011	275.64	275.92	177,719	171,323
December 2011	274.54	275.72	177,008	171,197
January 2012	274.1	277.92	176,725	172,564
February 2012	273.42	278.94	176,284	173,196
March 2012	272.86	278.32	175,925	172,811
April 2012	274.31	279.3	176,862	173,423
May 2012	275.21	277.93	177,442	172,568
June 2012	275.36	280.07	177,538	173,898
July 2012	277.1	281.1	178,656	174,537
August 2012	277.63	280.48	178,999	174,153
September 2012	277.53	279.31	178,937	173,427
October 2012	278.15	280.71	179,336	174,298
November 2012	276.94	278.37	178,553	172,845
December 2012	277.31	277.12	178,792	172,068

Date	Index		Average price (£)	
	CAMBRIDGESHIRE	EAST ANGLIA	CAMBRIDGESHIRE	EAST ANGLIA
January 2013	278.01	280.85	179,246	174,381
February 2013	277.91	278.36	179,180	172,839
March 2013	277.68	279.21	179,031	173,366
April 2013	278.37	281.94	179,480	175,062
May 2013	278.28	279.86	179,422	173,767

Quick analysis of these Land Registry House Price Index trends:

- Values at their peak (approx. January 2008) were about 10.1% higher than current levels
- Values fell by about 18.6% from peak to trough
- Values have increased by about 11.5% from their trough (May 2009) levels
- Values now are at similar levels to those seen December 2006.
- Values have increased from their trough in May 2009 but have been fairly stagnant since January 2010.

Land Registry House Price Index *Update* (released May 2013)

Source www.landregistry.gov.uk

'The May data shows a positive monthly movement of 0.1 per cent.

The annual price change now stands at 0.5 per cent, bringing the average house price in England and Wales to £161,490.

The number of property transactions has decreased over the last year. From June to September 2011 there was an average of 62,006 sales per month. In the same months a year later, the figure was 57,971.

England & Wales: Monthly change 0.3%; annual change 0.9%; average price £161,490
 East: Monthly Change -0.7%; annual change 0.7%; average price £173,767
 Cambridgeshire: Monthly Change 0.0%; annual change 1.1%; average price £179,422

RICS Housing Market Survey – UK Housing Market Survey December 2012

The latest RICS market survey was released with the headline – ***‘Expectations highlight upside risks to activity’***.

It went on to summarise:

‘The RICS December 2012 Housing Market Survey highlights a broadly stable price picture at the national level (England and Wales).

There has been a notable increase in buyer interest in recent months and there are signs this has been translating into higher transactions, albeit from historically low levels. Surveyors are turning increasingly confident that activity will pick up further at the three and twelve month horizons, and partly as a result, are upgrading their price outlook. Indeed, the three month price expectations net balance has moved into the positive territory (+1) for the first time since May 2010. The ‘headline’ national price balance improved from -9 to 0 i.e. the same proportion of surveyors reported price falls and rises over the last three months, cancelling each other out on a net basis.

Developments on the activity front were a little mixed during December; the new buyer enquiries balance recorded its third consecutive double digit reading, while the balances for new vendor instructions and agreed sales volumes indicate relatively little change on the month.

However, on a three month moving average basis, the latter still indicates modest growth in volumes.’

The survey is based on surveyors’ and agents’ soundings. A selection of comments from the East Anglia region were noted as follows (most related to the wider region rather than specifically to areas around Cambridge). As can be seen, these give a feel for the mix of sentiments about the market currently:

“The run up to Christmas has seen a predictable slowing in activity but not as bad as last year. Cautious optimism is in the air as we enter a new year.”

“Contrary to previous years there was activity in all sectors right up to the Christmas break. There is a current shortage of good quality stock which is seen as a seasonal effect.”

“Usual quiet pre-Christmas period but quite busy as this survey is being completed on New Years Eve. We await the New Year with reasonable confidence.”

“The market remains price sensitive for most types of property, however realistically priced quality stock will sell.”

“The market is still fragile but sales are achieved at the bottom end of the market providing price is right. Deposit requirements are holding back sales to first time buyers.”

“The current economic climate is now beginning to be felt in the market so probably now a quiet period is foreseen certainly until Spring.”

RICS Residential Market Survey May 2013 - Update

Headline: *“Housing market gathering momentum”*

- *“Activity indicators continue to rise*
- *National price balance turns slightly more positive*
- *Surveyors outlook for the next 12 months brightens”*

“The May 2013 RICS Residential Market Survey results highlight the significant improvement in sales market sentiment that is underway, with both the current and forward looking indicators touching multi-year highs. This improvement is largely attributable to the Bank of England’s Funding for Lending Scheme, but the Government’s Help to Buy policy may also be beginning to play a role.

The activity picture has improved markedly, with the newly agreed sales balance increasing from 21 to 30 and the new buyer enquiries balance rising from 27 to 30. Both indicators have reached 2009 levels. The pick up in buyer interest over the last three months or so appears to be enticing more homeowners to test the market, with the new vendor instructions balance reaching 15, up from 8.

In spite of the increase in new instructions, average stock levels (per branch) actually fell on the month, which allied to a rise in average sales levels, pushed up the sales to stock ratio to 27.5%. This gauge of market slack has increased by 5 percentage points over the last twelve months. However, it is still some way below its long average of 32.5%, indicating that while market conditions have tightened recently, at the national level they are still ‘looser’ than normal.

The better tone to the activity picture is also reflected in the survey’s forward looking measures. The sales expectations balance at the 3 month horizon increased from 26 to 35, the highest reading since May 2009, while the same measure at the 12 month horizon remains stable at 55.

Meanwhile the pricing picture is also brightening. The price balance increased from 1 to 5 and the 3 month price expectations balance increased from 12 to 20. The survey also measures expectations in actual percentage terms and on this basis, respondents now expect house prices to increase by 1.4% over the next 12 months, compared to 1.1% last month and 0.1% in December.

There remains considerable regional variation, with prices over the next year expected to increase by 4.1% in London compared to 0.2% in Yorkshire and Humberside. Nevertheless, given that many parts of the UK are still experiencing house price falls in year on year terms, it is noteworthy that respondents across all of the survey's regions are now expecting positive price growth over the next 12 months, including Northern Ireland at 0.6%.

On the lettings front, the data - which is not seasonally adjusted on a monthly basis due to its short history - suggests growth in tenant demand remains firm and continues to outpace growth in landlord instructions.

As a result, rents are expected to continue rising over the near term, with the rental expectations balance little changed at 21. As with the sales market data, the survey also measures 12 month expectations in actual percentage terms, and here respondents now expect rents to increase by 1.4%. This figure has barely changed over the last 6 months. Moreover, it is interesting that while price increases are expected to be greatest in London, rental expectations in the capital are far more aligned to the national average”.

Source: RICS – Residential Market Survey – May 2013

Office for National Statistics (ONS) – House Price Index

NOTE: Previously published by the Department for Communities and Local Government (DCLG)

The latest UK house price index statistics (mix-adjusted) produced by the Office for National Statistics (ONS) were released on Tuesday 12th February 2013.

The latest statistics release includes data based on mortgage completions during the month of January 2012.

The key points from the release were:

- *In the 12 months to December 2012 UK house prices increased by 3.3%, up from a 2.2% increase in the 12 months to November.*
- *House prices have increased across most of the UK in 2012, although prices in Northern Ireland have continued to fall.*
- *The year-on-year increase reflected growth of 3.4% in England, 2.4% in Wales and 3.1% in Scotland, which were offset by a decline of 5.7% in Northern Ireland.*
- *Annual house price increases in England were driven by a 6.4% rise in London and a 3.7% increase in the South East.*
- *Excluding London and the South East, UK house prices increased by 1.9% in the 12 months to December 2012.*

- *On a seasonally adjusted basis, UK house prices increased by 0.9% between November and December.*
- *In December 2012, prices paid by first-time buyers were 2.7% higher on average than in December 2011. For owner-occupiers (existing owners) prices increased by 3.5% for the same period.*

Source: http://www.ons.gov.uk/ons/dcp171778_298817.pdf

Residential Values Summary

Overall, for the purposes of this strategic overview of development viability for CIL, we decided to focus our appraisals around the following values range - represented by what we refer to as Values Levels 1 to 8 (1 being the lowest level trialled; 8 the highest). These were aligned to areas in which these value levels are found – see below.

	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8
Open Market Value			Waterbeach					
		Cambourne / Gamlingay / Willingham		Melbourn / Comberton				
			Sawston		Histon & Impington			
	1 Bed Flat	£100,000	£112,500	£125,000	£137,500	£150,000	£162,500	£175,000
2 Bed Flat	£130,000	£146,250	£162,500	£178,750	£195,000	£211,250	£227,500	£243,750
2 Bed House	£150,000	£168,750	£187,500	£206,250	£225,000	£243,750	£262,500	£281,250
3 Bed House	£190,000	£213,750	£237,500	£261,250	£285,000	£308,750	£332,500	£356,250
4 Bed House	£250,000	£281,250	£312,500	£343,750	£375,000	£406,250	£437,500	£468,750
Value House (£/m2)	£2,000	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750

The table above assumes the following dwelling gross internal floor areas (these are purely for the purpose of the above dwelling price illustrations):

1-bed flat at 45 sq m (484 sq ft)

2-bed flat at 60 sq m (646 sq ft)

2-bed house at 75 sq m (807 sq ft)

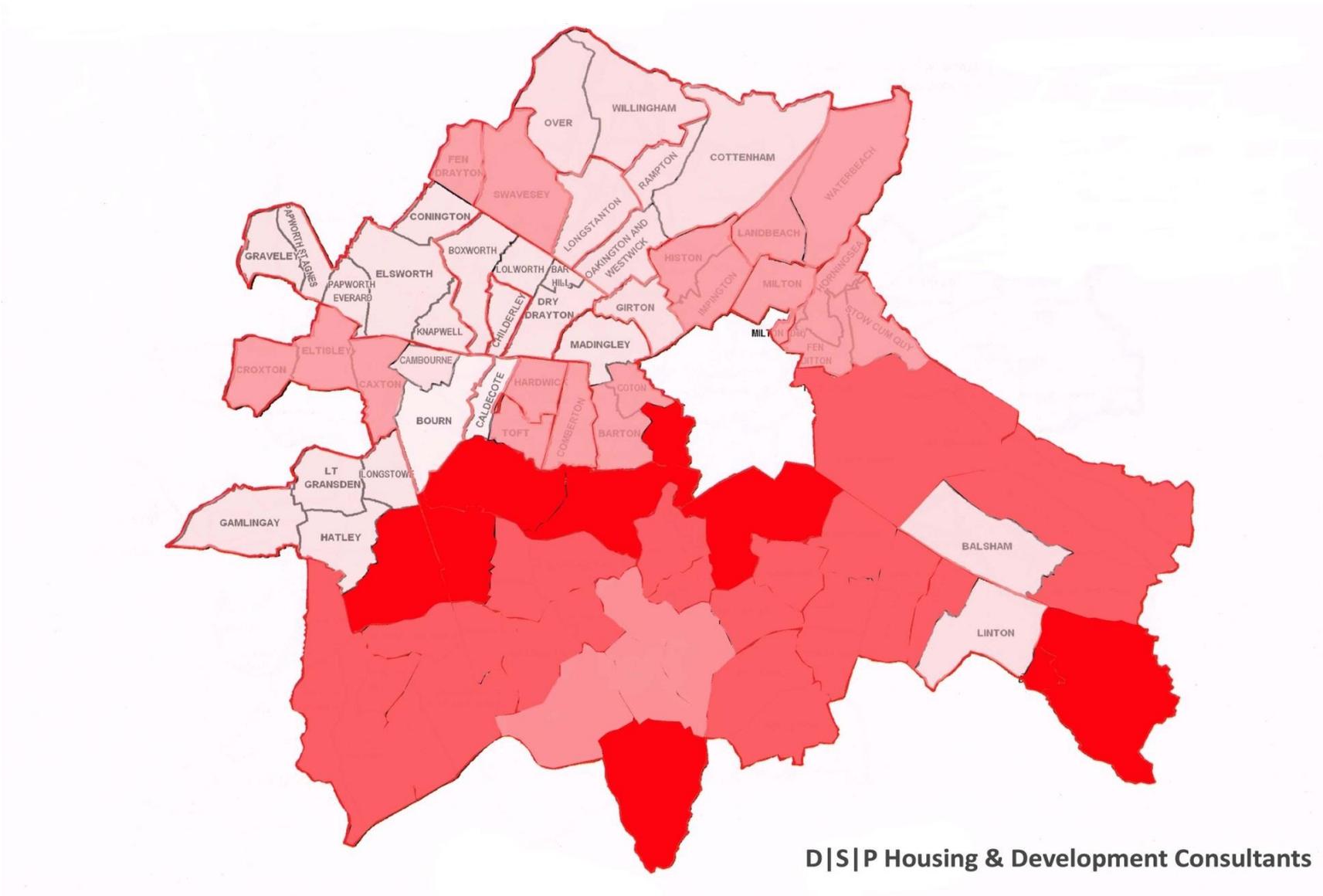
3-bed house at 95 sq m (1023 sq ft)

4-bed house at 125 sq m (1346 sq ft)

Notes: Based on best fit of values indications with postcode boundaries (which generally do not respect values patterns in detail).

Source: DSP from overview of residential research (indicative prices based on assumed market dwellings floor areas – key information being the range of per sq ft / m sales values levels, which can also be applied to other dwelling types and sizes. In practice dwelling sizes will vary – the above have been selected for the purposes of this study. Value levels 1 to 8 indicate increasing values as seen varying through location and/or market conditions.

General Values Patterns – South Cambridgeshire



Commercial Market, Rents & Yields (information as available)

Sources used:

- EGi (Estates Gazette Interactive) based on search for South Cambridgeshire District Council – EGi reporting extracts follow these sections – all detail not quoted here (Source: EGi – www.egi.co.uk – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms).
- Valuation Office Agency (VOA) Rating List
- Others – RICS market information; property advertised; web-based research
- Any available local soundings – indications / examples

RICS Commercial Property Market Survey – Quarter 3 2012

This was released under the headline *‘Demand falls as uncertainty prevails’*.

The survey report goes on to say that:

- *‘Demand weakens while supply continues to edge upwards’*
- *‘Rent expectation remain negative at headline level; London offices continue to buck the trend’*
- *‘Investment enquiries fall and capital value expectations are routed in negative territory’*

‘The RICS UK Commercial Market Survey for the third quarter shows that sentiment among surveyors dipped further, as the on-going weakness in the economy weighs on confidence in the sector.’

‘11% more surveyors expect rents to fall as opposed to rise in the next quarter. Unsurprisingly, inducement packages offered by landlords are seen to be rising.’

‘Anecdotal evidence from respondents suggests that occupiers are reluctant to commit to leasing decisions while the economy remains under pressure.’

‘Investment activity also appears to have fallen back in Q3, as purchaser enquiries retreated over the period. Surveyors once again site the difficulty in raising finance as one of the chief reasons for the dearth of transaction activity’

‘Looking at the sector breakdown, retail appears to be bearing the brunt of the downturn, with the sector showing the greatest falls in tenant demand and rental expectations. The contrast is provided by the industrial sector, which is broadly stable’

‘Finally, capital values for retail and office units are the most negative, though they are also in decline for industrials.’

(Source: RICS UK Commercial Market Survey Q3 2

RICS Commercial Property Market Survey Q1 2013 - Update

This was released under the headline: *'Retail sentiment remains negative as office sentiment stabilises'*.

The survey report goes on to say that: -

- "Tenant demand is broadly flat, although it continues to decline in the retail sector
- Rent expectations remain slightly negative at a headline level; London offices continue to buck the trend
- Investment enquiries pick up significantly, with sales expectations also positive"

"The Q1 2013 RICS UK Commercial Market Survey shows an uptick in sentiment on the investor side, although the occupier market remains generally subdued. Tenant demand edged up in the first three months of 2013 at the headline level, while availability increased at a slightly faster pace in the same period. Rental expectations for the second quarter were slightly negative but less so than the previous quarter and point to a broadly flat picture. Meanwhile, inducements being offered by landlords are still edging upwards.

Turning to the investment market, sentiment has risen significantly, with (the change in) investment enquiries recording its highest reading in three years. Indeed, respondents also expect investment transactions to rise in the second quarter. Alongside this, capital value expectations, although still slightly negative, are now at a level consistent with headline prices being little changed (the net balance reading is the least negative since 2010).

At the sector level, retail remains weak on the occupier side, with falling tenant demand, rising availability and rental expectations deeply negative. The industrial sector is the strongest performer with the most positive reading for tenant demand alongside broadly flat levels of availability. The combined effect is positive rental expectations, the first after three consecutive quarterly declines.

Alongside this, rent expectations in the office sector continue to stabilise. This part of the market is being helped by the prospect of reduced supply stemming from government policy to relax the need for permission to change use from commercial to residential.

Meanwhile, at the regional level, all four blocks that we monitor recorded rising levels of tenant demand, with London the standout performer. That said, due to the continued rise in availability in all regions during the first three months of 2013, rental expectations remain

negative at the headline level (albeit only modestly so) in most parts of the country away from London. As a result of firm occupier demand in the capital, rental expectations are strongly positive for the coming quarter. In addition, the industrial sector recorded positive rental expectation readings in most parts of the country”.

(Source: RICS UK Commercial Market Survey Q1 2013)

Knight Frank: UK Market Outlook – Commercial Property Review June 2013

“Economic think tank, NIESR, estimates that the UK economy grew by 0.6% in the three months to the end of May. This suggests the recovery is strengthening, given the second reading of Q1 GDP was 0.3%.

The IPD capital growth index saw a month on- month decline of 0.04% in April, which on rounding is effectively no change. In a continuation of established trends, offices were the best performing sector, and retail the worst. We expect the index to begin to rise again in the coming months.

The City of London office market continues to see growing interest from the technology sector, with Amazon taking a 190,000 sq ft building on Holborn Viaduct, which follows Salesforce.com taking space in the Heron Tower. This coincides with office deals in Manhattan by Yahoo! And Facebook.

Total investment in UK commercial property has reached £13.8 bn so far this year, compared to £13.3 bn, for the same period of 2012, according to Property Data. The volume of activity has decelerated in Q2 though, following a strong Q1.

Borrowing yield gap*		540 bps ↑
Risk yield gap**		524 bps ↑
Investment purchases (2013)		£13.85 bn
All Property void rate		12.2% ↑
	Initial yield	20yr average
Retail	6.3%	6.2%
Office	5.9%	7.1%
Industrial	7.3%	7.8%

Source: IPD, FT, Property Data, Knight Frank Research

*5 yr Swap rates to All Property initial yield

**Gilt redemption yield to All Property equivalent yield IPD and matching data as at end April 2013

At the time of writing the financial markets are in another volatile period, with both equities and bonds falling in value at the same time. This is because the global economy is undergoing another gear change, this one shifting money out of pricy emerging markets assets. We believe the next gear change will see that money transfer back to the West, where six years of bear markets have pushed prices low for a range of assets. The next big challenge facing developed economies is unwinding QE, but that is not something that we expect to occur this year or next. In the meantime, commercial property is an asset class that has undergone a big price correction, but an economic recovery should improve occupier demand, which will attract investor interest. If the Q2 GDP figures show growth, interest in property outside of London will increase, and in London the market focus is shifting towards development. This side of the distant interest rate rises, the outlook appears favourable.

Source: <http://my.knightfrank.co.uk/research/?regionid=2&divisionid=>

Commercial property data extracted from the Valuation Office Agencies (VOA) Rating List.

NOTE: Research on VOA for Hotels and Residential Institutions provided no useful results and are therefore not displayed here.

Offices

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Cottenham							
Brookfield Business Centre, Twentyprence Road		333.80	333.80	333.80	£60.00	£60.00	£60.00
Brookfield Technology Centre	2 Entries	975.70	460.39	1491.00	£120.00	£120.00	£120.00
High Street	3 Entries	176.60	166.00	181.90	£120.00	£120.00	£120.00
The Maltings, Millfield	2 Entries	107.40	103.10	111.70	£68.00	£68.00	£68.00
	AVERAGE:	452.74			£107.56		
Histon							
Sovereign House, Chivers Way	2 Entries	1711.30	1122.20	2300.40	£170.00	£170.00	£170.00
Compass House, Chivers Way	3 Entries	666.23	412.10	927.10	£170.00	£170.00	£170.00
Endurance House	4 Entries	436.55	162.01	1048.20	£170.00	£170.00	£170.00
Trust Court, Chivers Way	5 Entries	248.14	127.30	592.30	£170.00	£170.00	£170.00
Conqueror House, Chivers Way	2 Entries	713.99	473.40	954.57	£170.00	£170.00	£170.00
Pioneer House, Chivers Way	4 Entries	236.10	164.10	337.10	£170.00	£170.00	£170.00
Regis Compass House, Chivers Way	4 Entries	234.33	142.20	321.00	£200.00	£200.00	£200.00
Station Road	2 Entries	187.15	160.10	214.20	£120.00	£120.00	£120.00
	AVERAGE:	504.74			£173.13		
Milton							
Cambridge Road	2 Entries	242.18	128.70	355.65	£82.15	£44.29	£120.00
Park House, Winslip Road		495.39	495.39	495.39	£65.00	£65.00	£65.00
Ely Road	2 Entries	1484.70	1389.40	1580.00	£160.00	£120.00	£200.00
	AVERAGE:	541.32			£94.29		
Over							
Sycamore Studios, New Road		198.80	198.80	198.80	£120.00	£120.00	£120.00
Over Road		329.91	329.91	329.91	£120.00	£120.00	£120.00
Buckingway Business Park		769.35	200.00	2442.60	£170.63	£155.00	£180.00

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
	AVERAGE:	432.69			£136.88		
Girton							
Girton Road	4 Entries	952.30	435.00	1379.20	£150.00	£150.00	£150.00
Oakington Road	2 Entries	558.23	198.45	918.00	£120.00	£120.00	£120.00
	AVERAGE:	886.62			£145.00		
Waterbeach							
Cambridge Research Park, Beech Drive	14 Entries	763.94	191.58	2634.80	£162.79	£160.00	£165.00
Pembroke Avenue		1203.30	1203.30	1203.30	£120.00	£120.00	£120.00
	AVERAGE:	791.40			£160.11		
Bottisham							
Tunbridge Lane	2 Entries	638.20	110.60	485.00	£140.00	£140.00	£140.00
	AVERAGE:	638.20			£140.00		
Fulbourn							
Capital Park, Cambridge Road	10 Entries	1209.82	103.70	3207.40	£172.86	£120.00	£200.00
Church Lane	2 Entries	332.42	290.03	374.80	£120.00	£120.00	£120.00
Telford House, Cow Lane	2 Entries	485.95	295.90	676.00	£225.00	£225.00	£225.00
	AVERAGE:	970.10			£167.70		
Horseheath							
Haverhill Road		187.80	187.80	187.80	£80.00	£80.00	£80.00
	AVERAGE:	187.80			£80.00		
Linton							
Cambridge Road		145.30	145.30	145.30	£120.00	£120.00	£120.00
The Grip	3 Entries	297.85	255.24	365.42	£81.67	£60.00	£120.00
Station Road		868.30	868.30	868.30	£120.00	£120.00	£120.00
	AVERAGE:	367.50			£94.44		
Great Shelford							
Wittlesford Road		107.30	107.30	107.30	£120.00	£120.00	£120.00
Station Road	7 Entries	285.21	162.20	480.40	£141.43	£120.00	£170.00
Hinton Way	6 Entries	191.82	115.00	270.17	£166.67	£160.00	£180.00
	AVERAGE:	258.08			£141.81		
Sawston							
New Road		147.57	147.57	147.57	£120.00	£120.00	£120.00
Mill Lane	2 Entries	158.15	154.60	161.70	£120.00	£120.00	£120.00
London Road		201.70	201.70	201.70	£120.00	£120.00	£120.00
Babraham Road		317.26	141.10	832.40	£169.17	£120.00	£180.00
	AVERAGE:	190.16			£128.19		
Foxton							
Station Road		478.13	478.13	478.13	£120.00	£120.00	£120.00
	AVERAGE:	478.13			£120.00		

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Hinxton							
Hinxton Hall	2 Entries	15176.19	2529.40	27822.98	£200.00	£200.00	£200.00
	AVERAGE:	15176.19			£200.00		
Ickleton							
Duxford Road	4 Entries	277.20	172.50	523.40	£180.00	£180.00	£180.00
	AVERAGE:	277.20			£180.00		
Haslingfield							
Barton Road	2 Entries	517.52	392.14	642.90	£120.00	£120.00	£120.00
	AVERAGE:	517.52			£120.00		
Melbourn							
Cambridge Road	11 Entries	1373.97	110.00	7048.33	£160.00	£160.00	£160.00
	AVERAGE:	1373.97			£160.00		
Cambourne							
Broad Road	6 Entries	235.58	615.93	117.70	£120.00	£120.00	£120.00
Cambourne Business Park	10 Entries	9434.42	277.30	82588.00	£183.00	£170.00	£200.00
	AVERAGE:	1385.43			£127.88		
Comberton							
Barton Road	5 Entries	553.24	116.45	1120.90	£144.00	£120.00	£160.00
South Street		178.10	178.10	178.10	£120.00	£120.00	£120.00
West Street		115.66	101.50	142.19	£160.00	£160.00	£160.00
	AVERAGE:	451.65			£143.00		
Dry Drayton							
Irwin Centre, Scotland Road	4 Entries	155.23	121.95	217.4	£180.00	£180.00	£180.00
Dry Drayton Industries, Scotland Road		185.29	185.29	185.29	£90.00	£90.00	£90.00
	AVERAGE:	160.24			£165.00		
Papworth Everad							
Ermine Street North	5 Entries	329.968	178.3	209.7	£120.00	£120.00	£120.00
	AVERAGE:	329.97			£120.00		
Arrington							
Ermine Way		167.1	167.1	167.1	£120.00	£120.00	£120.00
	AVERAGE:	167.10			£120.00		
Gamlingay							
Green End	3 Entries	192.28	123.67	228.54	£38.55	£25.65	£45.00
	AVERAGE:	192.28			£38.55		

Warehousing and Premises

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Cottenham							
Broad Lane	8 Entries	690.30	380.31	1458.38	£54.09	£47.50	£60.00
		1458.38			£47.50		
		546.50			£55.00		
		538.16			£55.00		
		380.31			£55.20		
		451.59			£55.00		
		848.51			£55.00		
		413.15			£60.00		
		885.78			£50.00		
Histon Road		163.22	163.22	163.22	£20.68	£20.68	£20.68
AVERAGE: 631.73					£50.38		
Histon							
Cottenham Road		398.73	398.73	398.73	£65.00	£65.00	£65.00
AVERAGE: 398.73					£65.00		
Milton							
Cambridge Road	2 Entries	649.50	483.03	815.96	£48.39	£36.77	£60.00
		815.96			£36.77		
		483.03			£60.00		
Winship Road		1278.30	1278.30	1278.30	£27.50	£27.50	£27.50
AVERAGE: 859.10					£41.42		
Over							
Norman Way	9 Entries	363.97	106.10	917.90	£62.38	£50.00	£70.69
Overcote Road	3 Entries	472.63	338.40	628.30	£27.33	£26.00	£30.00
AVERAGE: 391.14					£61.02		
Swavesey							
Buckingway Business Park, Anderson Road		566.17	127.25	1770.06	£81.09	£62.00	£90.00
AVERAGE: 566.17					£81.09		

Waterbeach							
Convent Drive	4 Entries	356.09	132.47	975.37	£78.75	£60.00	£90.00
Denny End Industrial Estate, Denny End Road	4 Entries	1263.56	262.67	3350.48	£63.75	£55.00	£70.00
Glenmore Business Park, Ely Road	4 Entries	424.80	340.45	470.62	£61.59	£55.00	£65.67
Pembroke Avenue	2 Entries	510.33	491.02	529.63	£61.25	£60.00	£62.50
AVERAGE: 657.03					£67.06		
Fulbourn							
Babraham Road	2 Entries	309.08	260.15	358.00	£34.00	£32.00	£36.00
Coxs Drive	2 Entries	116.77	108.10	125.44	£35.00	£35.00	£35.00
Wilbraham Road	6 Entries	1133.03	142.56	2937.34	£45.13	£34.25	£65.00
AVERAGE: 764.99					£40.88		
Linton							
Cambridge Road	3 Entries	1138.92	541.01	2015.42	£47.50	£40.00	£55.00
The Grip	7 Entries	397.29	209.93	909.57	£59.52	£50.00	£70.00
AVERAGE: 619.78					£55.91		
Duxford							
Grange Road		329.77	329.77	329.77	£60.00	£60.00	£60.00
AVERAGE: 329.77					£60.00		
Foxton							
Royston Road	3 Entries	126.31	115.99	146.94	£75.00	£75.00	£75.00
		146.94			£75.00		
		115.99			£75.00		
		115.99			£75.00		
Burlington Park, Station Road		739.07	739.07	739.07	£60.00	£60.00	£60.00
AVERAGE: 279.50					£71.25		
Sawston							
Babraham Road	9 Entries	6608.64	286.10	45909.37	£45.77	£35.00	£60.00
AVERAGE: 6608.64					£45.77		
Great Shelfords							
High Street		68.66	68.66	68.66	£60.00	£60.00	£60.00
Station Road		203.19	203.19	203.19	£54.14	£54.14	£54.14
Woollards Lane		304.73	304.73	304.73	£60.00	£60.00	£60.00
AVERAGE: 192.19					£58.05		

Ickleton							
Grange Road	2 Entries	2746.71	427.76	5065.65	£57.50	50	60
AVERAGE: 2746.71					£57.50		
Bassingbourn							
Wireless Station, Chestnut Lane	8 Entries	340.48	138.88	823.77	£43.36	£33.45	£52.50
AVERAGE: 340.48					£43.36		
Melbourn							
Back Lane		858.44	858.44	858.44	£55.00	£55.00	£55.00
Cambridge Road		612.71	612.71	612.71	£26.00	26	26
Grange Farm		539.07	539.07	539.07	£65.00	65	65
Saxon Way		1021.49	285.96	2768.45	£53.00	47.5	60
AVERAGE: 889.71					£51.38		
Western Quadrant							
Papworth Everad							
Stirling Way	11 Entries	463.50	196.06	1206.39	£70.96	£55.00	£100.00
AVERAGE: 463.50					£70.96		
Gamlingay							
Green End	5 Entries	1120.85	194.68	3466.51	£29.64	£25.00	£30.80
AVERAGE: 1120.85					£29.64		

Shops and Premises

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Cottenham							
High Street	4 Entries	267.17	118.61	477.04	£123.75	£60.00	£180.00
AVERAGE:		267.17			£123.75		
Histon							
High Street	2 Entries	255.30	113.20	397.40	£230.00	£135.00	£325.00
		113.20			£325.00		
		397.40			£135.00		
School Hill		202.10	202.10	202.10	£275.00	£275.00	£275.00
Station Road	3 Entries, including Co-op	194.50	147.70	253.60	£220.00	£135.00	£300.00
		147.70			£225.00		
		253.60			£135.00		
		182.20			£300.00		
AVERAGE:		216.03			£232.50		
Milton							
Cambridge Road		108.23	108.23	108.23	£150.00	£150.00	£150.00
High Street		137.36	137.36	137.36	£250.00	£250.00	£250.00
AVERAGE:		122.80			£200.00		
Over							
Willingham Road		826.28	826.28	826.28	£40.00	£40.00	£40.00
AVERAGE:		826.28			£40.00		
Girton							
Girton Road		178.00	178.00	178.00	£180.00	£180.00	£180.00
AVERAGE:		178.00			£180.00		
Waterbeach							
Chapel Street		113.30	113.30	113.30	£200.00	£200.00	£200.00
Greenside		152.00	152.00	152.00	£200.00	£200.00	£200.00
AVERAGE:		132.65			£200.00		
Bottisham							
Lode Road		168.96	168.96	168.96	£35.00	£35.00	£35.00
AVERAGE:		168.96			£35.00		
Fulbourn							
Balsham Road		477.04	477.04	477.04	£55.00	£55.00	£55.00
High Street	2 Entries	246.53	123.10	369.96	£150.00	£100.00	£200.00
		123.10			£200.00		
		369.96			£100.00		

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Pierce Lane		689.77	689.77	689.77	£100.00	£100.00	£100.00
AVERAGE: 414.97					£113.75		
Linton							
Bartlow Road		120.71	120.71	120.71	£200.00	£200.00	£200.00
High Street	2 Entries	202.80	100.70	304.90	£137.50	£75.00	£200.00
		100.70			£200.00		
		304.90			£75.00		
AVERAGE: 175.44					£158.33		
Great Shelford							
High Green		402.60	402.60	402.60	£100.00	£100.00	£100.00
High Street		219.00	219.00	219.00	£136.00	£136.00	£136.00
Woollards Lane		219.11	120.60	497.36	£337.50	£150.00	£375.00
		192.25			£375.00		
		122.20			£375.00		
		497.36			£150.00		
		166.04			£375.00		
		216.20			£375.00		
		120.60			£375.00		
AVERAGE: 242.03					£282.63		
Sawston							
Falkner Road		130.47	130.47	130.47	£150.00	£150.00	£150.00
High Street	9 Entries	307.40	100.48	1228.01	£212.89	£106.00	£250.00
AVERAGE: 289.71					£206.60		
Bassingbourn							
High Street	3 Entries	227.74	161.28	265.95	£163.33	£40.00	£250.00
		265.95			£250.00		
		161.28			£200.00		
		256.00			£40.00		
AVERAGE: 227.74					£163.33		
Melbourn							
Cambridge Road	3 Entries	213.91	184.20	232.36	£40.00	£40.00	£40.00
High Street	2 Entries	211.94	177.71	246.17	£145.00	115	175
Station Road	2 Entries	252.56	141.80	363.31	£150.00	125	175
AVERAGE: 224.39					£101.43		
Western Quadrant							
Cambourne							
Caxton House		121.20	121.20	121.20	£330.00	£330.00	£330.00
High Street	3 Entries	114.81	103.20	132.03	£330.00	£330.00	£330.00

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
AVERAGE:		116.41			£330.00		
Comberton							
South Street		117.40	117.40	117.40	£165.00	£165.00	£165.00
AVERAGE:		117.40			£165.00		
Gamlingay							
Church Street	4 Entries	157.9825	123.39	210.7	£92.50	£40.00	£110.00
AVERAGE:		157.98			£92.50		
Papworth Everad							
Ermine Street		363.08	363.08	363.08	£120.00	£120.00	£120.00
AVERAGE:		363.08			£120.00		

Superstores and Premises

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Milton							
Cambridge Road	Tesco	6228.90	6228.90	6228.90	£260.00	£260.00	£260.00
AVERAGE:		6228.90			£260.00		
Bar Hill							
Viking Way	Tesco Extra plus petrol filling station	15580.40	15580.40	15580.40	£275.00	£275.00	£275.00
AVERAGE:		15580.40			£275.00		
Fulbourn							
Yarrow Road	Tesco	7253.00	7253.00	7253.00	£235.00	£235.00	£235.00
AVERAGE:		7253.00			£235.00		
Western Quadrant							
Cambourne							
Broad Street	Morrisons	6100.00	6100.00	6100.00	£210.00	£210.00	£210.00
AVERAGE:		6100.00			£210.00		

Car Showrooms and Premises

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Longstanton							
Over Road		207.40	207.40	207.40	£60.00	£60.00	£60.00
AVERAGE:		207.40			£60.00		
Great Shelford							
High Green		146.03	146.03	146.03	£55.00	£55.00	£55.00
AVERAGE:		146.03			£55.00		
Granchester							
High Street		318.69	318.69	318.69	£110.00	£110.00	£110.00
AVERAGE:		318.69			£110.00		
Duxford							
Newmarket Road		1533.65	1533.65	1533.65	£95.00		
AVERAGE:		1533.65			£95.00		
Cambourne							
Sheepfold Lane		3974.42	3974.42	3974.42	£150.00	£60.00	£60.00
AVERAGE:		3974.42			£150.00		

Stakeholder Consultation

DSP also facilitated (with Cambridge City Council and South Cambridgeshire District Council) a stakeholder consultation workshop on the 6th December 2012 held at South Cambridgeshire DC offices. Information about the introduction of CIL, the study and DSP's provisional assumptions was emailed to an extensive list of local stakeholders; those whose organisations were represented at that meeting and a wider range of stakeholders were invited to comment and asked for any information that they could make available; combined list below:

Cambridge City Council
Various officer representatives, including: Planning Policy, Property Services, Housing Strategy
Cambridge Sub-Regional Housing Board
Sub Regional Housing Strategy Co-ordinator
South Cambridgeshire District Council
S.106 Officer
Cambridgeshire County Council
Head of Infrastructure Policy and Funding
Strategic Asset and Development Manager
Cambridge University
Senior Planner
Bursar of Pembroke College (Sits on Bursars Committee)
Other Stakeholders including Agents and Developers
Atkins Global
Bidwells
Carter Jonas
January Consultant Surveyors
Savills
Bloor Homes)
Granta Housing Society/Metropolitan Housing Partnership
Bedfordshire Pilgrims Housing Association
Barratt Homes Eastern Counties
Countryside Properties (Special Projects) Ltd
FECRA (Cambridge Federation Of Residents Associations
Beacon Planning
Taylor Vintners
Artek Design House Ltd
Freeland Rees Roberts Architects
Simon Ward Architectural
Drivers Jonas Deloitte
Beacon Planning
Barber Casanovas Ruffles
HTS Estates Ltd
Goodman Property

Those who attended this consultation were asked to help contribute by providing local market and residential / commercial values information in order to help inform the study assumptions, for review alongside our own research, experience and judgments - by way of a survey / pro-forma (containing suggested assumptions) supplied by email by DSP and discussed at the meeting. The meeting was also used to introduce the CIL principles and study approach.

The response overall was very limited, as is not unusual for this type of process in DSP's wide experience of undertaking CIL and other strategic level viability assessments to date. There are a range of sensitivities and aspects involved, which were acknowledged by DSP and all during the process.

Feedback Log

Market information gathered from various agents and developers operating in the South Cambridgeshire area for residential development, commercial lettings and land sales, including responses provided by those stakeholders listed above.

Company	Comments	Date
Respondent 1	Answer phone – left message, no call back.	9/05/2013
Respondent 2	The correct person to speak to was unavailable, DSP advised to email. No response.	9/05/2013
Respondent 3	Advised to email – no response	13/05/2013
Respondent 4	Spoke to agent who advised that Histon new build values range from £150 - £180K (1 and 2 bed flats), £200 - £220K (2 bed houses), £250 - £300K (3 bed semi) and £350K upwards (4 bed houses). Smaller settlements such as Willingham tend to be between 10 – 15% less than the above figures.	14/05/2013
Respondent 5	Agent agreed to phone back – no response.	15/05/2013
Respondent 6	Advised to speak to new builds department, phoned numerous times and eventually asked to email – no response	15/05/2013

Student Accommodation Research (December 2012)

Cambridge / Fringe Locations – Private Halls

Address / Location	Details	Rent £pppw	Length of tenancy (Weeks)	Total No. Rooms	Cost for total tenancy	Cost for total tenancy plus University's advised 3.5% increase for Sep 2013
Newmarket Rd CB5	1 Bed Brunswick House (251 Total)	£224.00	42	251	£9,408	£9,737.28
	1 Bed Brunswick House (251 Total)	£207.00	42	251	£8,694	£8,998.29
	1 Bed Brunswick House (251 Total)	£190.00	42	251	£7,980	£8,259.30
	1 Bed Brunswick House (251 Total)	£187.00	42	251	£7,854	£8,128.89
	1 Bed Brunswick House (251 Total)	£175.00	42	251	£7,350	£7,607.25
	1 Bed Brunswick House (251 Total)	£165.00	42	251	£6,930	£7,172.55
	1 Bed Brunswick House (251 Total)	£158.00	42	251	£6,636	£6,868.26
	1 Bed Brunswick House (251 Total)	£155.00	42	251	£6,510	£6,737.85
	1 Bed Brunswick House (251 Total)	£152.00	42	251	£6,384	£6,607.44
Purbeck Street	Purbeck House	£187.00	41		£7,667	£7,935.35
CB1 Accommodation	Off campus	£116.50	42	511	£4,893	£5,064.26

Address / Location	Details	Rent £pppw	Length of tenancy (Weeks)	Total No. Rooms	Cost for total tenancy	Cost for total tenancy plus University's advised 3.5% increase for Sep 2013
Peter Taylor Halls	On Campus	£112.00	41	254	£4,592	£4,752.72
Swinhoe Halls	On Campus	£101.85	41	121	£4,176	£4,322.00
Anastasia House	Adjacent to Campus	£129.50	41	68	£5,310	£5,495.33
Sedley Court	Off Campus. Managed by Aldwyck East HA - University has nomination rights to all 150 en-suite rooms	£108.00	43	150	£4,644	£4,806.54
YMCA (managed by)	Off Campus. University has nomination rights to 33 rooms	£110.00	40	33	£4,400	£4,554.00
The Forum	Off Campus. Managed by Whitfield Group - University has nomination rights to 109 rooms	£120.00	44	109	£5,280	£5,464.80
Average:		£152.81				

Land Values Research

Knight Frank Residential Development Land Index January 2013

Source: www.knightfrank.co.uk

This was released under the headline *'Residential development land values broadly flat in 2012'*.

- *'The average value of residential land in England and Wales fell by 0.2% in Q4 2012';*
- *'Average land values in England and Wales dipped by 0.3% in 2012';*
- *'Prime central London land prices rose by 1.4% in Q4 2012, taking the annual increase in prices to 2.4%'*.

The report goes on to say that residential development land prices are expected to remain stable this year, consistent with 2011 and 2012, with little expectation of growth during 2013.

It was noted that the South East saw more activity than other areas, particularly in market towns which boast a strong local economy and good employment prospects.

Sites attracting the most interest are those with planning consent for 50 – 100 units, with particular emphasis on family housing and multiple bids are not uncommon.

The Government remains the most active seller of land as it seeks to dispose of large MOD sites; private landowners also remain active in the market.

Savills: Market in Minutes - Residential Development Land May 2013

Source: www.savills.co.uk

Headline reads:

“Stronger market sentiment and funding initiatives boost the demand for land”

“House builders have been increasing their development output in the wake of encouraging sales activity, and have ambition to expand further. The listed house builders have returned to good shape, the top eight reporting profit growth of 33% in the most recent financial year.

All are actively seeking new sites to secure development pipeline, which is increasing demand for serviced land in more locations. The house building sector has seen further recapitalisation as the City looks to invest in the recovery in the housing market.”

“Market sentiment continues to strengthen and the number of good quality sites are limited, pushing greenfield land values up by 1.4% in Q1 2013. Urban land in the right locations has seen increased demand as house builders and developers seek alternatives to restricted numbers of greenfield sites. Urban land values saw growth of 2% in Q1 2013, the highest quarterly price increase for two years. Nonetheless, greenfield land values stand 32% below their former highs, with urban values still less than half their pre-crunch peak (see Table 1).

There is significant variation around these averages, both at the regional and local level, with small consented sites in prime locations selling at above previous prices. Permissioned land in the right locations is in short supply. Our index figures are for the blended value of land, including both market and affordable housing. Recent price movements conceal a reduction in the value of affordable housing land, offsetting stronger growth in the value of land for market housing.

With land values outside the pockets in which it is trading still suppressed, there are opportunities to those in a position to take a long-term view.”

Savills also report on the regional land values versus their former peak, expressed as a percentage. The South East region indicated a drop of -26% for Greenfield and a drop of -52% for urban sites.

The report also contained the following headline: -

“The changing landscape of land trading - Demand for larger sites grows”

“Trading of development land saw a marked shift toward smaller, oven-ready sites in the wake of the wider market downturn. The average site size of land traded has fallen significantly since 2006. By 2011, with appetite for long-term strategic land reduced, this average had dropped to six acres as buyers focused on easily deliverable sites. The average site price paid fell as smaller sites traded. Last year saw an uptick in the average size of site traded, along with price paid, reflecting growing values and demand for larger sites as house builders and developers looked to secure land pipeline in an improving market.”

Source: www.savills.co.uk

VOA Commercial Property Market Report Data 2011

VOA Property Market Report 2011 Commercial Values at 1st January 2011 - Cambridge (East Region)									
Type of Site	Suburban Site of 0.5 Hectares			Standard shop unit £ per square metre Zone A	Modern non-food warehouse Overall £ per square metre	Self-contained office suite over 1000 square metres £ per sq.m	Small starter/nursery unit 50-200 square metres £ per square metre GIA	Industrial/warehouse unit Circa 1000-3000 square metres £ per square metre GIA	Cleared industrial development site 0.5-1.0 hectares £ per Ha
	£/Ha of Site Area	£ per Hab Room	£ per m2 of completed space GIA						
Residential Land				Retail Rents		Office Rents	Industrial Rents		Industrial Land
	£2,900,000	£18,300	£800	£2,900	£290	£245	£95	£70	£740,000

Source: www.voa.gov.uk/dvs/downloads/pmr_2011.pdf

Discussions were also had with local agents that deal extensively with land sales across Cambridgeshire and were provided with the following information:

“I think the suggested agricultural values are realistic (£18,500/ha), but these are of course more or less at a peak having risen considerably recently. For the benchmark land value, I agree with the proposal {£370,000 - £500,000/ha} taking account of minimum land values in an option agreement.

“The benchmark for garden/amenity land seems too high {£500,000 - £850,000/ha} – particularly when it could be as much as ‘industrial’ land. Whilst I accept that this varies considerably, I suggest that this would be not very much more than the best of the Agricultural land – say up to £600,000/ha.”

“Industrial – this seems reasonable {£850,000 - £1,500,000/ha}...the range in industrial land values is not as great across the SCDC area as for residential land values”.

“Residential land varies considerably across the SCDC area, but if this is to take account of the expectation to provide 40% affordable, I think £2,900,000/ha seems rather high”.

On land values and landowners aspirations, Keith Holland (PINS) expressed a view at a recent event that a land value reduction of 25% to take account of CIL was ‘acceptable’. This is reiterated in para 9 of the Greater Norwich Development Partnership examination report.

Other Commercial Research

Commercial Property Research – Various Agents

24/01/2013

NOTE: Figures in italics have been calculated by DSP from other information available from the Agent

Address	Agent	Size (m2 / acres)	Type	Price per Sq. m	Quoted Rent pa	Price per Sq.m	Freehold Guide Price	Comments
Grain Barn, Park Farm, Stow-cum-Quy, Cambridge, CB5 9AD	Carter Jonas	329	INDUSTRIAL	<i>£75.99</i>	£25,000			
97 Cambridge Road, Milton	Robinson Layer	359.62	INDUSTRIAL	<i>62.56604</i>	£22,500			
Norman Industrial Estate, Milton	Cheffins	340	INDUSTRIAL	<i>£66.18</i>	£22,500	£779.41	£265,000	
D5 Button End Industrial Estate, Harston, Cambridge,	Januarys	200	INDUSTRIAL	<i>£70.00</i>	£14,000			
Norman Industrial Estate 93/95, Milton, Cambridgeshire, CB24 6AT	Cheffins	240	INDUSTRIAL / WAREHOUSE	<i>£93.75</i>	£22,500	£1,104.17	£265,000	
Isaacson Road, Burwell, Cambridge	Radcliffe & Rust	0.2ha	LAND		£500,000			
Langford Arch, Sawston, Cambridge, CB22 3TR	Carter Jonas	164.34	OFFICE	<i>£121.70</i>	£20,000	£1,277.84	£210,000	Suitable for A1 Retail or B1a Offices
C1 Quern House, Mill Court, Great Shelford, Cambridge, CB22 5LD	Carter Jonas	155.15	OFFICE	<i>£145.02</i>	£22,500			

Address	Agent	Size (m2 / acres)	Type	Price per Sq. m	Quoted Rent pa	Price per Sq.m	Freehold Guide Price	Comments
Unit 2, Barton Court, 223 Barton Road, Comberton, Cambridge CB23 7BU	Carter Jonas	217.94	OFFICE	£114.71	£25,000			
9 The Mount, High Street, Toft	Robinson Layer	130.34	OFFICE	147.6907	£19,250			
Units 6-8 The Mount, High Street, Toft	Robinson Layer	290.59	OFFICE	113.0252	£32,844			
High Street, 30, Linton, Cambridgeshire, CB21 4HS	Cheffins	124	OFFICE			£1,129.03	£140,000	For Sale by Auction
Harston Mill, Harston, Cambridge, CB22 7GG	Carter Jonas	408.77	OFFICE / RESEARCH	£215.28	£88,000			FRI Lease
Building 4010, Cambourne Business Park, Cambourne, Cambridge, CB23 6DP	Carter Jonas	4645	OFFICES					Available for Pre-Sale or Lease
Iconix 1, London Road, Sawston, Cambridge, CB22 3EG	Carter Jonas	1450.52	OFFICES /RESEARCH					FRI Lease
Unit 8B, Station Road, Gamlingay, Sandy SG19 3HQ	Carter Jonas	707.43	RETAIL /WAREHOUSE			£367.53	£260,000	
St. Neots Road, Hardwick	Cheffins	990.7	RETAIL /WAREHOUSE	£40.38	£40,000			
High Street 41, Sawston	Cheffins	105.8	SHOP / OFFICE	£155.95	£16,500			

Address	Agent	Size (m2 / acres)	Type	Price per Sq. m	Quoted Rent pa	Price per Sq.m	Freehold Guide Price	Comments
Cambridge South, Dales Manor Business Park, Sawston, Cambridge, Cambridgeshire, CB22 3TJ	Carter Jonas	2.92	STORAGE					Open storage land to Let

Notes to Appendix III

- This is not intended to be and must not be interpreted as definitive or formal valuation exercise.
- The research carried out has not been exhaustive. It has focused on information readily available from the Council and a range of other sources as noted in this Appendix and study report, as is appropriate to informing a range of assumptions and judgments in keeping with the high level nature of this viability overview.
- In practice, assumptions and appraisal inputs, as well as outcomes, will vary beyond the ranges explored here. In our opinion the most relevant range of guides and assumptions, bearing in mind the study purpose, have been used. These have enabled us to consider the points at which likely scheme viability would support CIL contributions of certain levels – to consider the potential “switch points” and assumptions combinations that could mean schemes moving in to viable or non-viable territory.
- As it does with other areas of policy and delivery, the Council will be able to keep an eye on market trends and consider keeping under review the type of information contained within this study Appendix – to help inform its ongoing monitoring and any potential future review in light of market and cost movements, any changes in infrastructure requirements and regulations; and local delivery experiences.
- per sq m (/sq m) = per square metre (may also be seen as m²). Rental rates / price indications and floor areas given in sq m are normally rounded to the nearest (whole) sq using conventional rounding.
- per sq ft (/sq ft) = per square foot (may also be seen as ft²).
- 1 sq m = 10.764 sq ft
1 Hectare (Ha/ha) = 2.47 acres
- Appendix III text sections in italics are quoted from the sources listed; non-italic sections within or adjacent to those are comments or clarifications added by DSP. Emphasis (e.g. in **bold text**) is usually by DSP

Appendix III text ends –

EGi reporting extracts follow this page



EGi Town Report Prepared

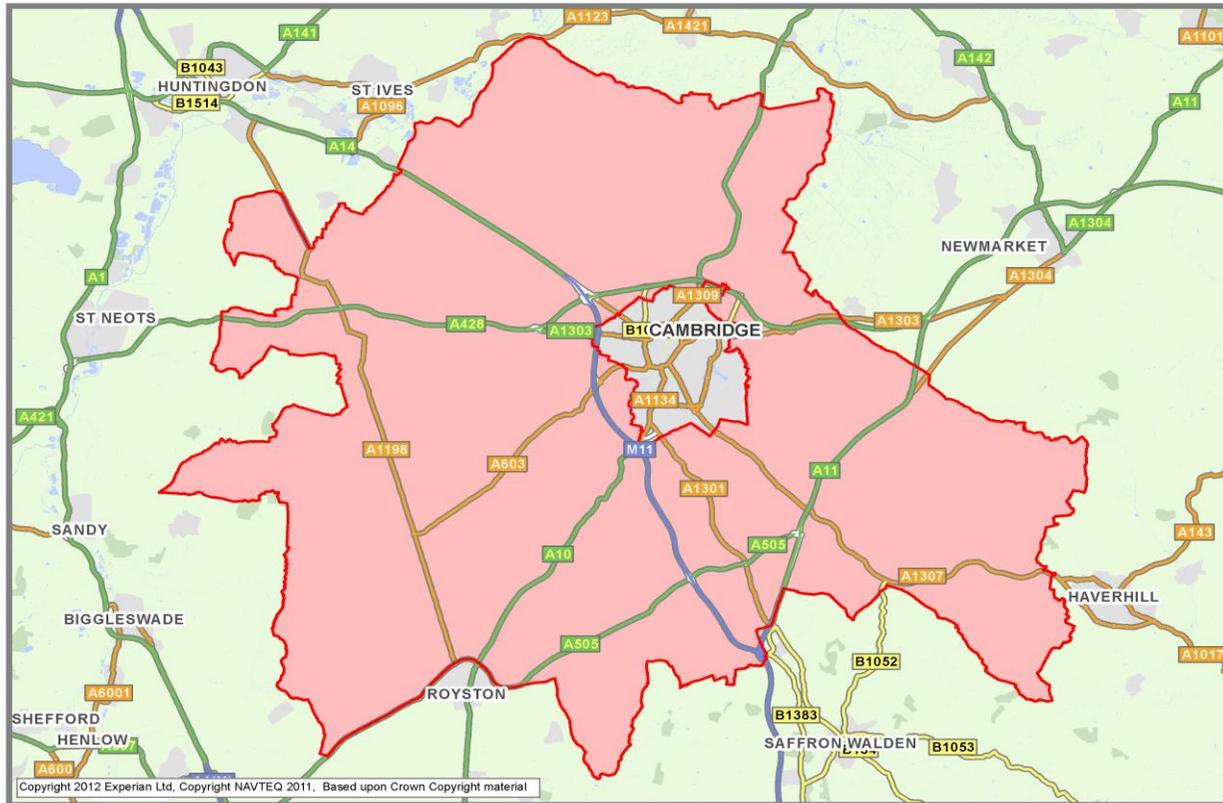
04 December 2012

Area: South Cambridgeshire (2012 Districts and Council Areas)

Map of Area



Area: South Cambridgeshire (2012 Districts and Council Areas)



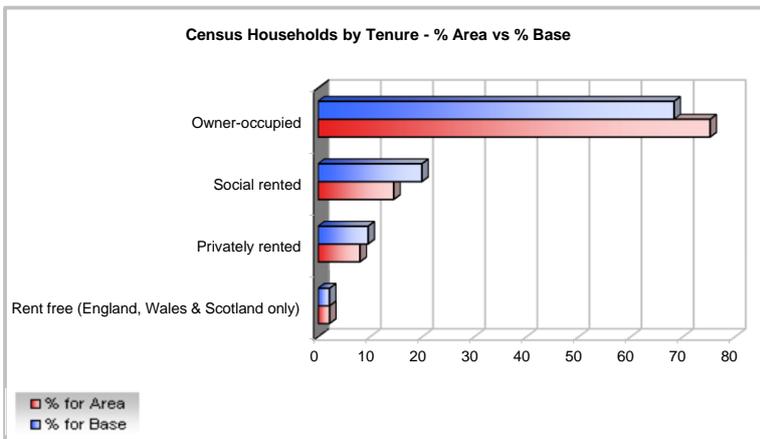
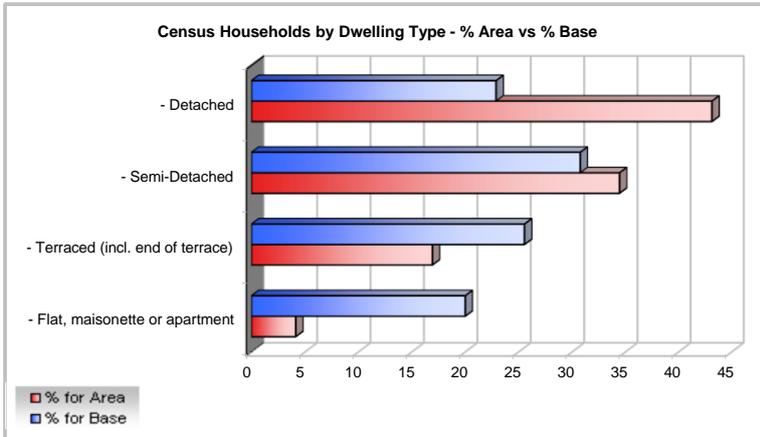
2001 Census Households Profile



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

	Data for area	Data as % for area	Data as % for base	Index av=100 0	100	200
Total Resident Population	130,108	100.0	100.0	100		
Total Households	52,132	100.0	100.0	100		
Dwelling Type	53,537	100.0	100.0	100		
All unshared accommodation	53,501	99.9	99.7	100		
- Detached	23,108	43.2	22.9	188		
- Semi-Detached	18,452	34.5	30.8	112		
- Terraced (incl. end of terrace)	9,072	16.9	25.6	66		
- Flat, maisonette or apartment	2,219	4.1	20.0	21		
In purpose built block	1,633	3.1	15.1	20		
In converted/shared building	361	0.7	3.8	18		
In commercial building	225	0.4	1.1	39		
- In caravan or other mobile or temporary structure	650	1.2	0.4	307		
Shared accommodation	36	0.1	0.3	21		
Tenure	52,132	100.0	100.0	100		
Owner-occupied	39,211	75.2	68.3	110		
Owned outright	16,170	31.0	28.9	107		
Owned with mortgage or loan	22,658	43.5	38.7	112		
Shared Ownership	383	0.7	0.6	115		
Social rented	7,572	14.5	19.9	73		
Rented from council	5,910	11.3	14.0	81		
Other social rented	1,662	3.2	5.9	54		
Privately rented	4,195	8.0	9.6	84		
Private landlord or letting agency	3,348	6.4	8.4	76		
Employer of household member	348	0.7	0.3	264		
Relative or friend of household member	253	0.5	0.6	79		
Other privately rented	246	0.5	0.3	162		
Rent free (England, Wales & Scotland only)	1,154	2.2	2.2	101		
Cars or vans in household	52,180	100.0	100.0	100		
No cars or vans	6,173	11.8	27.4	43		
1 car or van	21,178	40.6	43.8	93		
2 cars or vans	19,194	36.8	23.1	159		
3 cars or vans	4,220	8.1	4.4	185		
4 cars or vans or more	1,415	2.7	1.3	203		

Area: South Cambridgeshire (2012 Districts and Council Areas)
 Base: Great Britain



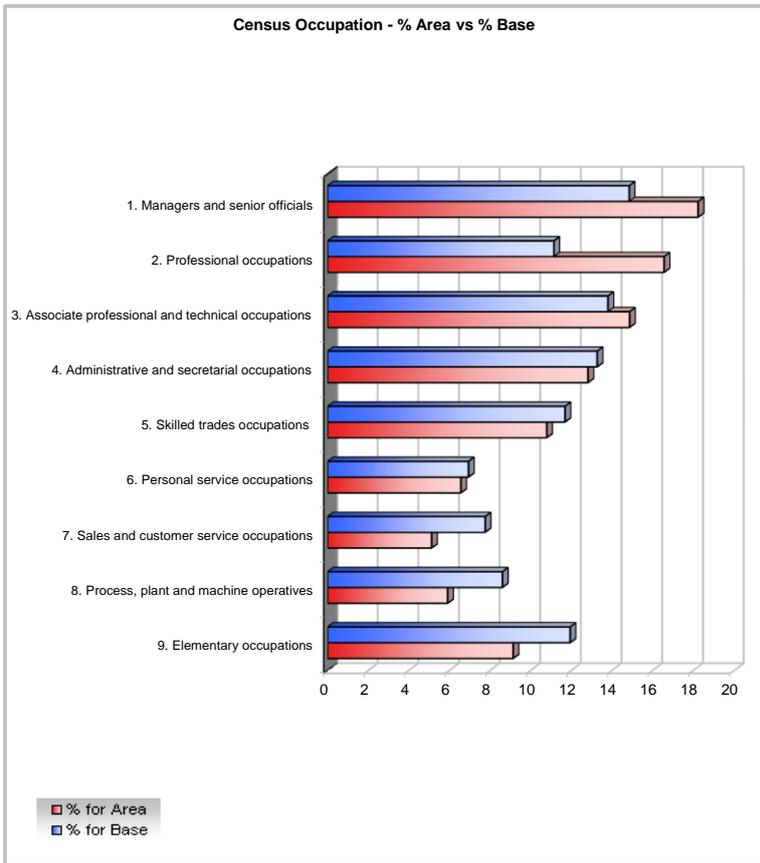
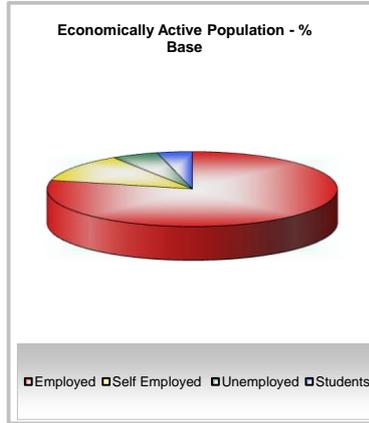
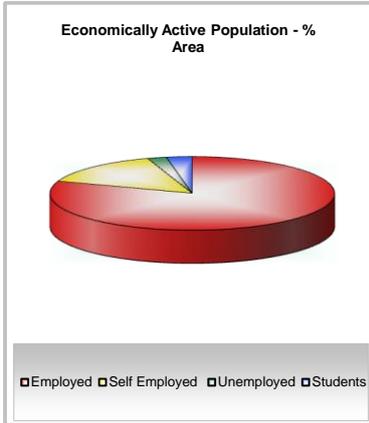
2001 Census Economic Activity, Occupation, and Industry



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

	Data for area	Data as % for area	Data as % for base	Index av=100	0	100	200
Total Population Aged 16-74	94,802	100.0	100.0	100			
Economically Active Population	70,798	100.0	100.0	100			
Employed	56,867	80.3	78.7	102			
Self Employed	10,336	14.6	12.2	120			
Unemployed	1,525	2.2	5.2	41			
Students	2,070	2.9	3.9	74			
Economically Inactive Population	24,004	100.0	100.0	100			
Retired	11,557	48.1	40.6	119			
Other Inactive	12,447	51.9	59.4	87			
Occupation	69,242	100.0	100.0	100			
1. Managers and senior officials	12,624	18.2	14.9	123			
2. Professional occupations	11,468	16.6	11.1	149			
3. Associate professional and technical occupations	10,295	14.9	13.8	108			
4. Administrative and secretarial occupations	8,878	12.8	13.3	97			
5. Skilled trades occupations	7,472	10.8	11.7	92			
6. Personal service occupations	4,544	6.6	6.9	95			
7. Sales and customer service occupations	3,547	5.1	7.8	66			
8. Process, plant and machine operatives	4,092	5.9	8.6	69			
9. Elementary occupations	6,322	9.1	11.9	76			
Industry	69,206	100.0	100.0	100			
A. Agriculture, hunting and forestry	1,625	2.3	1.6	151			
B. Fishing	3	0.0	0.0	9			
C. Mining and quarrying	124	0.2	0.3	53			
D. Manufacturing	10,244	14.8	14.8	100			
E. Electricity, gas and water supply	348	0.5	0.7	67			
F. Construction	4,258	6.2	6.8	90			
G. Wholesale and retail trade, repairs	9,386	13.6	16.6	82			
H. Hotels and restaurants	2,381	3.4	4.8	71			
I. Transport, storage and communications	3,955	5.7	7.0	82			
J. Financial intermediation	1,947	2.8	4.7	60			
K. Real estate, renting and business activities	12,723	18.4	12.8	143			
L. Public administration and defence, social security	3,340	4.8	5.8	83			
M. Education	8,158	11.8	7.7	153			
N. Health and social work	7,633	11.0	10.9	101			
O. Other community, social and personal service activities	2,933	4.2	5.0	84			
P. Private households with employed persons	81	0.1	0.1	130			
Q. Extra-territorial organisations and bodies	67	0.1	0.1	183			
Mode of Commuting to Work (Daytime Pop)	94,827	100.0	100.0	100			
Works mainly at or from home	7,696	8.1	5.5	147			
Underground, metro, light rail or tram	87	0.1	1.7	5			
Train	1,848	1.9	2.5	79			
Bus, minibus or coach	2,792	2.9	5.3	56			
Taxi or minicab	155	0.2	0.4	46			
Driving a car or van	43,372	45.7	33.5	136			
Passenger in a car or van	3,319	3.5	4.3	81			
Motorcycle, scooter or moped	934	1.0	0.6	155			
Bicycle	4,677	4.9	1.6	305			
On foot	3,985	4.2	7.2	58			
Other	318	0.3	0.3	103			
Not currently working	25,644	27.0	37.0	73			

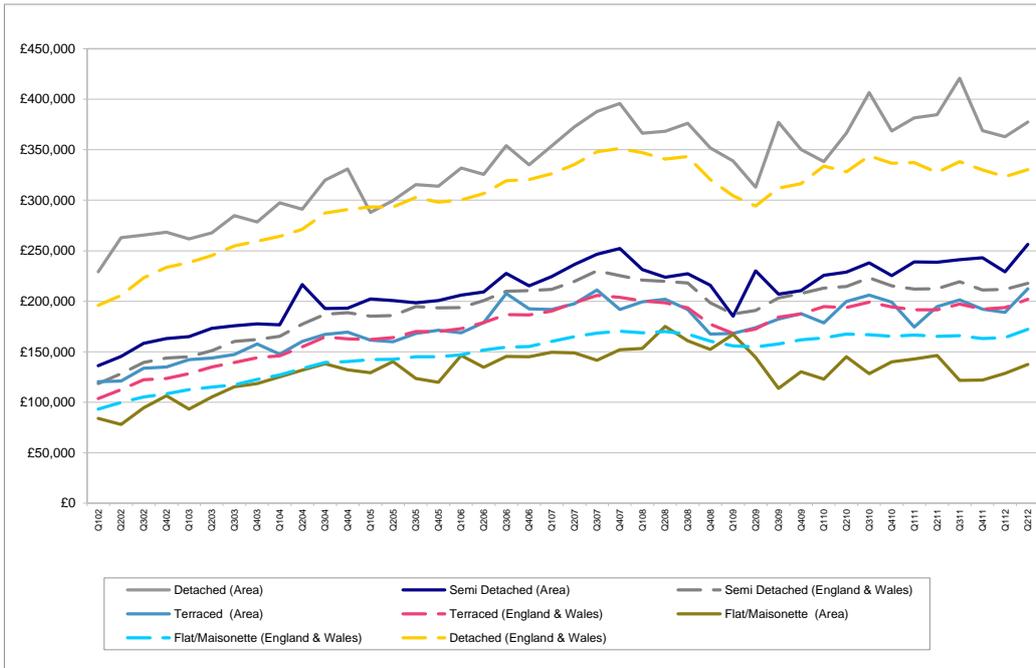
Area: South Cambridgeshire (2012 Districts and Council Areas)
 Base: Great Britain



Residential Property Prices



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain



	Detached (Area)	Detached (England & Wales)	Semi Detached (Area)	Semi Detached (England & Wales)	Terraced (Area)	Terraced (England & Wales)	Flat/Maisonette (Area)	Flat/Maisonette (England & Wales)
Q102	£229,006	£196,044	£136,197	£118,512	£120,467	£103,613	£83,879	£93,150
Q202	£262,902	£205,705	£145,240	£128,151	£120,920	£112,439	£77,991	£99,836
Q302	£265,635	£223,059	£158,393	£139,248	£133,499	£122,311	£94,344	£105,226
Q402	£268,492	£233,596	£163,162	£143,911	£135,004	£123,523	£106,319	£108,325
Q103	£261,810	£238,212	£164,934	£144,905	£142,330	£128,323	£93,175	£112,572
Q203	£267,763	£245,157	£173,287	£150,946	£143,753	£134,896	£105,238	£115,133
Q303	£284,935	£254,895	£175,568	£160,183	£147,196	£139,446	£115,227	£117,104
Q403	£278,554	£259,345	£177,442	£162,054	£157,791	£143,999	£118,575	£122,732
Q104	£297,454	£264,315	£176,572	£165,144	£147,492	£145,877	£125,000	£127,132
Q204	£290,997	£271,079	£216,608	£177,211	£160,357	£154,906	£131,742	£133,433
Q304	£319,839	£287,458	£192,763	£187,136	£167,100	£164,738	£138,070	£139,440
Q404	£331,090	£290,669	£192,950	£188,561	£169,438	£162,640	£131,965	£140,371
Q105	£287,889	£293,287	£202,170	£185,121	£161,556	£162,103	£129,175	£142,110
Q205	£299,612	£293,444	£200,754	£185,914	£159,887	£164,041	£140,412	£142,433
Q305	£315,537	£302,735	£198,386	£194,731	£167,988	£169,897	£123,466	£145,010
Q405	£313,861	£298,099	£200,743	£193,378	£171,168	£170,138	£119,842	£145,021
Q106	£331,814	£300,219	£206,192	£193,745	£168,883	£172,820	£146,212	£146,870
Q206	£325,660	£306,661	£209,195	£200,709	£178,805	£178,961	£134,712	£151,702
Q306	£354,169	£319,137	£227,563	£209,747	£207,537	£186,872	£145,440	£154,479
Q406	£335,091	£320,476	£215,353	£210,616	£192,382	£186,563	£145,025	£155,059
Q107	£353,836	£326,363	£224,370	£211,759	£191,742	£190,281	£149,494	£160,140
Q207	£372,659	£335,484	£236,447	£219,550	£197,627	£198,421	£148,775	£164,999
Q307	£387,792	£348,092	£246,600	£230,083	£210,957	£205,580	£141,622	£168,438
Q407	£395,829	£351,058	£252,078	£225,482	£191,964	£203,822	£152,026	£170,270
Q108	£366,221	£347,179	£231,476	£220,939	£199,459	£200,213	£153,125	£168,706
Q208	£368,159	£340,709	£223,797	£219,663	£202,064	£198,402	£175,170	£170,021
Q308	£376,276	£343,333	£227,391	£218,174	£191,893	£193,256	£160,976	£167,368
Q408	£351,945	£320,534	£215,696	£198,363	£167,428	£177,211	£152,296	£160,545
Q109	£338,954	£304,328	£185,219	£187,464	£168,127	£168,188	£167,250	£155,790
Q209	£313,050	£294,403	£230,168	£190,931	£173,935	£172,387	£144,524	£154,797
Q309	£377,239	£311,996	£207,047	£203,058	£182,245	£184,237	£113,641	£157,786
Q409	£350,158	£316,271	£210,457	£207,763	£187,814	£187,433	£130,099	£161,832
Q110	£338,252	£333,730	£225,636	£212,908	£178,531	£194,672	£123,042	£163,614
Q210	£366,514	£328,031	£228,915	£214,459	£199,853	£193,673	£144,958	£167,544
Q310	£406,588	£343,793	£237,945	£223,007	£206,043	£198,991	£128,194	£166,974
Q410	£368,501	£336,692	£225,488	£215,288	£198,974	£194,266	£140,077	£165,119
Q111	£381,627	£337,241	£238,802	£212,139	£174,389	£191,405	£142,742	£166,616
Q211	£384,755	£327,347	£238,770	£212,276	£194,718	£191,486	£146,298	£165,380
Q311	£420,876	£338,083	£241,112	£219,236	£201,228	£197,313	£121,694	£165,741
Q411	£368,741	£329,912	£243,009	£211,010	£192,214	£192,266	£122,100	£162,917
Q112	£362,978	£323,351	£229,143	£211,763	£188,909	£193,565	£128,614	£163,896
Q212	£377,284	£330,169	£256,377	£217,906	£212,408	£201,993	£137,361	£172,360

(Not Available for Scotland)

*Please note that if prices are shown as '£0' no data is available for the corresponding centre. Please also note that these quarters relate to financial quarters.



Retail Requirements Profile



Area: South Cambridgeshire (2012 Districts and Council /
 Base: Great Britain

Information from EGI's Retail Requirements Service. Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

Retailer Type	Number of Requirements in this area
Accessories & Jewellery	-
Antiques & Art	-
Books Video & Music	-
Cards & Stationery	-
Cash & Carry	-
Clothing	-
CoffeeShops	-
Crafts Hobbies & Toys	-
Department Store and Variety Store	-
Drink & CTN	-
Electrical & Computer Goods	-
Estate Agents	-
Fast Food Take Away	-
Furniture	-
Hardware & DIY	-
Mobile Phones / Telecommunications	-
Pharmacy Health & Beauty	-
Restaurants Bars & Cafes	-
Services - Financial	-
Services - Motor	-
Sports	-
Supermarket	-
Travel agent	-



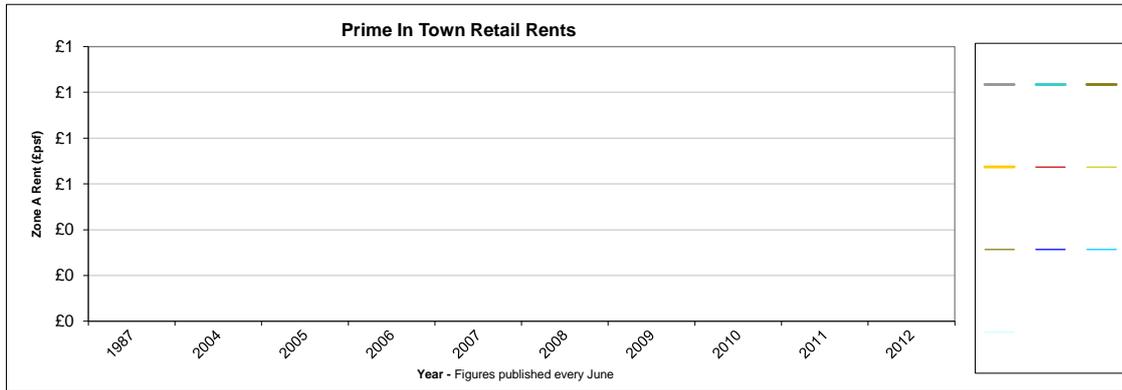
Retail Rents



Area: South Cambridgeshire (2012 Districts and Council Areas)
 Base: Great Britain



Colliers International has provided its estimated prime retail rents for key In Town locations throughout the UK.



Provided by Colliers International © - July 2012

The Colliers International In Town retail rents database is based upon their opinion of the open market Zone A rent in more than 600 shopping locations in the UK.

The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed at £ per sq ft per annum.

In the case of shopping centre locations where the rent payable is the greater of the base Rent (a percentage of Full Rental Value (typically 80%)) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent).

In assessing their opinion of the open market Zone A rent Colliers International only acknowledge the presence of shopping centres once completed and open to the public.

For further information or requests for data from 1988 to 2003 please contact Mark Charlton, Head of Research and Forecasting, Colliers International, email: mark.charlton@colliers.com tel: 020 7487 1720

*Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2011 are graphed.

Estimated Zone A Rents										
Town	1987	2004	2005	2006	2007	2008	2009	2010	2011	2012

Retail Profile



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain



© Retail Locations 2006
Contact Retail Locations
on 020 8559 1944
www.retaillocations.co.uk

A listing of the retailers in this catchment area, by type. Index figures over 100 suggest a greater than usual concentration of this type in this area.

Type of Store	Data for area	Data as % for area	Data for base	Data as % for base	Index av=100
Accessories & Jewellery	0	0%	2,902	2%	0
Antiques & Art	0	0%	807	1%	0
Books Video & Music	1	1%	960	1%	109
Cards & Stationery	0	0%	1,809	1%	0
Cash & Carry	0	0%	438	0%	0
Clothing	13	10%	21,786	16%	62
CoffeeShops	4	3%	3,153	2%	133
Crafts Hobbies & Toys	0	0%	1,077	1%	0
Department Store and Variety Store	0	0%	4,874	4%	0
Drink & CTN	0	0%	2,855	2%	0
Electrical & Computer Goods	0	0%	3,216	2%	0
Estate Agents	5	4%	3,778	3%	138
Fast Food Take Away	5	4%	7,013	5%	74
Furniture	0	0%	1,225	1%	0
Hardware & DIY	9	7%	5,859	4%	160
Mobile Phones / Telecommunications	1	1%	3,440	2%	30
Pharmacy Health & Beauty	12	9%	13,664	10%	92
Restaurants Bars & Cafes	17	13%	18,711	14%	95
Services - Financial	23	17%	12,840	9%	187
Services - Motor	26	20%	13,457	10%	202
Sports	1	1%	1,748	1%	60
Supermarket	15	11%	9,314	7%	168
Travel agent	0	0%	2,989	2%	0

Key Retail Profile



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain



© Retail Locations 2006
Contact Retail Locations
on 020 8559 1944
www.retaillocations.co.uk

A listing of key UK retailers and their presence or requirements in this catchment area.
Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

Retailer	Count of branches in this area	Requirements
3 Store	0	-
Argos	0	-
Boots	0	-
Burger King	0	-
Carphone Warehouse	1	-
Claire's	0	-
Clarks	0	-
Costa Coffee	1	-
Domino's	1	-
Dorothy Perkins	0	-
Game	0	-
Greggs	0	-
HMV	0	-
Halfords	0	-
Holland & Barrett	0	-
Iceland	0	-
KFC	0	-
Marks & Spencer	1	-
McDonald's	0	-
Monsoon Accessorize	2	-
New Look	0	-
Next	0	-
Phones 4 U	1	-
Pizza Express	0	-
Instore (Poundstretcher)	0	-
Primark	0	-
Sainsbury's	0	-
Starbucks	0	-
Subway	0	-
Superdrug	0	-
Tesco	5	-
Waterstone's	0	-
WH Smith	0	-

*Please note that if values are '-' then no requirement data is available

Office Availability



Powered by



Area: South Cambridgeshire (2012 Districts and Council Areas)

Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
29/11/2012	CB23 8DS	Units 2, 6, 7 9 Hazlewell CourtBar Road Lolworth, Cambridge CB23 8DS	For Sale, To Let	Barker Storey Matthews	81 - 444 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3419335
28/11/2012	CB24 4QJ	2 Station Road Swavesey CB24 4QJ	To Let	Robinson Layer	11 - 38 sq m	£2000 - 2200 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3430296
28/11/2012	SG8 6DN	Ground FloorUnit 7 Saxon Business Centre Melbourn Melbourn, Royston SG8 6DN	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3408216
28/11/2012	CB22 5DB	Reed House1 London Road Great Shelford CB22 5DB	To Let	Robinson Layer	174 - 360 sq m	£17 - 17 Per Sq Ft		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3427214
27/11/2012	CB25 9PY	Pegasus HousePembroke Avenue Waterbeach CB25 9PY	To Let	CHEFFINS	9 - 292 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3428963
23/11/2012	CB24 8RE	Unit 7The Maltings Cottenham CB24 8RE	To Let	Barker Storey Matthews	38 - 104 sq m	£3281 - 8968 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3408045
22/11/2012	CB24 8QD	King Street, Suite 1 Rampton CB24 8QD	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3405913
22/11/2012	CB21 4HS	High Street, 30 Linton CB21 4HS	For Sale	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3428467
21/11/2012	CB21 4HS	High Street, 30 Linton CB21 4HS	For Sale	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3428319
20/11/2012	CB23 8EL	Viking Way, 45 Bar Hill CB23 8EL	For Sale	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3419505
16/11/2012	CB21 6GP	Riverside at Granta ParkGranta Park Cambridge CB21 6GP	To Let	Bidwells	279 - 1 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3427729
15/11/2012	CB23 6JN	7a Caxton HouseBroad Street Cambourne Cambridge CB23 6JN	For Sale, To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3311228
15/11/2012	CB22 3BG	Suite A Wakefield HouseHigh Street Sawston CB22 3BG	To Let	Robinson Layer				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3427219

15/11/2012	CB23 8DY	Farm House Gladeside Bar Hill	CB23 8DY	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427206
14/11/2012	SG8 6AP	Falconer Court High Street	Melbourn, Royston SG8 6AP	To Let	Robinson Layer	33 - 54 sq m	£4500 - 11750 PA	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427227
14/11/2012	CB24 3BS	91 High Street Longstanton	Longstanton CB24 3BS	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427196
14/11/2012	CB24 9PW	Units 4-7 Trust Court Vision Park	Histon, Cambridge CB24 9PW	For Sale	Barker Storey Matthews	140 - 208 sq m		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3425915
14/11/2012	CB25 9AJ	The Old Station Station Road	Quy Quy CB25 9AJ	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427232
13/11/2012	SG8 0HW	First Floor Suite Manor Farm Business Park	Shingay Cum Wendy, Royston SG8 0HW	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427194
13/11/2012	CB23 7NU	Unit 1 Burr Elm Court Main Street	Caldecote CB23 7NU	To Let	Robinson Layer	61 - 194 sq m	£8500 - 25000 PA	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427216
13/11/2012	CB23 2RL	9 The Mount High Street	Toft CB23 2RL	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427198
13/11/2012	CB23 2RL	Units 6-8 The Mount High Street	Toft CB23 2RL	To Let	Robinson Layer	46 - 291 sq m	£5166 - 32844 PA	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427217
13/11/2012	CB24 4QG	Suite 4 Century House 4 Market Street	Swavesey CB24 4QG	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427226
13/11/2012	CB22 4LT	Ground Floor Suite 17 High Street	Whittlesford CB22 4LT	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427201
13/11/2012	CB23 7QJ	Units 4-5 Broadway House St Neots Road	Hardwick CB23 7QJ	To Let	Robinson Layer	19 - 41 sq m		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427189
13/11/2012	CB23 7QJ	Units 16-17 Broadway House 149-151 St. Neots Road	Hardwick CB23 7QJ	To Let	Robinson Layer	30 - 103 sq m		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427222
13/11/2012	CB23 7QJ	Units 1-2 7-9 Broadway House 149-151 St Neots Road	Hardwick CB23 7QJ	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427223
13/11/2012	CB25 9AQ	2 The Bury Newmarket Road	Stow-cum-Quy CB25 9AQ	To Let	Robinson Layer			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3427197

Office Deals Listing



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
01/10/2012	CB23 8AR	The Irwin Centre, Scotland Road, Cambridge, Cambridgeshire, CB23 8AR	Lease	N/A	75,065 Net sq m	N/A	£161.89	N/A
30/09/2012	CB23 6DW	Cambourne Business Park, Building 2030, Cambourne Road, Cambridge, Cambridgeshire, CB23 6DW	Lease	N/A	602,007 Net sq m	N/A	£204.52	N/A
31/08/2012	CB25 9QE	Stirling House, Denny End Road, Cambridge, Cambridgeshire, CB25 9QE	Sale	Purchaser: Paragon Holdings Limited	3621.89 Net sq m	£1110000	N/A	N/A
01/08/2012	CB25 9PD	Cambridge Research Park, Building 7200, Beach Drive, Cambridge, Cambridgeshire, CB25 9PD	Lease	Lessee: Optibrium Limited	68,2832 Net sq m	N/A	N/A	N/A
01/08/2012	CB25 9PD	Cambridge Research Park, Building 7200, Beach Drive, Cambridge, Cambridgeshire, CB25 9PD	Lease	Lessee: Sitec Limited	160,535 Net sq m	N/A	£193.75	N/A
01/08/2012	CB25 9PD	Cambridge Research Park, Building 1000, Beach Drive, Cambridge, Cambridgeshire, CB25 9PD	Lease	Lessee: Spicers Ltd	2183.48 Net sq m	N/A	£157.26	N/A
15/06/2012	CB22 7ZE	Newton Hall, Town Street, Cambridge, Cambridgeshire, CB22 7ZE	Lease	Lessee: Private individual(s)	17,6514 Net sq m	N/A	N/A	N/A
15/06/2012	CB23 7EN	Bennell Court, West Street, Cambridge, Cambridgeshire, CB23 7EN	Lease	Lessee: Live The City	42,735 Net sq m	N/A	£166.84	N/A
15/06/2012	CB3 9NB	48a Mill Way, Cambridge, Cambridgeshire, CB3 9NB	Lease	Lessee: Quite Great Publicity	75,7153 Net sq m	N/A	£171.69	N/A
01/06/2012	CB22 3EN	Rectory Farm, The Granary, Brewery Road, Cambridge, Cambridgeshire, CB22 3EN	Lease	Lessee: Ardenham Energy	565,775 Net sq m	N/A	£42.41	N/A
15/05/2012	CB22 3AD	Magog Court, Shelford Bottom, Cambridge, Cambridgeshire, CB22 3AD	Lease	Lessee: NHS	107,767 Net sq m	N/A	£204.52	N/A
15/05/2012	CB23 7EN	Bennell Court, West Street, Cambridge, Cambridgeshire, CB23 7EN	Lease	Lessee: Exact Limited	109,439 Net sq m	N/A	£166.84	N/A
01/05/2012	CB22 3AD	Magog Court, Shelford Bottom, Cambridge, Cambridgeshire, CB22 3AD	Lease	Lessee: NHS	79,896 Net sq m	N/A	£204.52	N/A

15/04/2012	SG8 6HB	Melbourn Science Park Business Centre, Beech House, Cambridge Road, Melbourn, Royston, Hertfordshire, SG8 6HB	Lease	Lessee: Prime Physiotherapy Limited	92.9023 Net sq m	N/A	£161.46	N/A
15/04/2012	CB3 0QH	Camboro Business Park, Oakington Road, Cambridge, Cambridgeshire, CB3 0QH	Lease	Lessee: Visual Planet Limited	926.979 Net sq m	N/A	£87.62	N/A
15/03/2012	CB24 4QG	The Grange, 20 Market Street, Cambridge, Cambridgeshire, CB24 4QG	Lease	Lessee: Immix Solutions Limited	52.304 Net sq m	N/A	N/A	N/A
15/03/2012	CB23 7EN	Bennell Court, West Street, Cambridge, Cambridgeshire, CB23 7EN	Lease	Lessee: Aura	42.735 Net sq m	N/A	£166.84	N/A
15/03/2012	CB23 7EN	Bennell Court, West Street, Cambridge, Cambridgeshire, CB23 7EN	Lease	Lessee: G4S plc	42.735 Net sq m	N/A	£166.84	N/A
15/03/2012	CB23 8AR	The Irwin Centre, Scotland Road, Cambridge, Cambridgeshire, CB23 8AR	Lease	Lessee: SSE Limited	139.353 Net sq m	N/A	N/A	N/A
15/02/2012	SG8 6QE	Brook Barn, 30a Barrington Road, Royston, Cambridgeshire, SG8 6QE	Lease	Lessee: Aspen and Brown	10.4051 Net sq m	N/A	£129.17	N/A
15/02/2012	SG8 6QE	Brook Barn, 30a Barrington Road, Royston, Cambridgeshire, SG8 6QE	Lease	Lessee: Our Social Times Limited	23.2256 Net sq m	N/A	£161.46	N/A
15/02/2012	CB23 7EN	Bennell Court, West Street, Cambridge, Cambridgeshire, CB23 7EN	Lease	Lessee: Private	42.735 Net sq m	N/A	£140.36	N/A
15/02/2012	CB24 8RE	The Maltings, Millfield, Cambridge, Cambridgeshire, CB24 8RE	Lease	N/A	94.4816 Net sq m	N/A	N/A	N/A
15/02/2012	CB24 6DG	New Close Farm, 2 Butt Lane, Cambridge, Cambridgeshire, CB24 6DG	Lease	Lessee: Private	45.2434 Net sq m	N/A	£143.70	N/A

Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Cambridge Meridian Golf Club, Comberton Road, Cambridge, Cambridgeshire, CB23 2RY	App	01/10/2012		Business (B1a)	N/A	N/A	South Cambridgeshire District Council
Land Opposite, Moorfield Road, Cambridge, Cambridgeshire, CB22 4PP	App	28/08/2012		Business (B1a), Industrial (B2), Industrial (B8), Business (B1c)	748	Gross sq m	South Cambridgeshire District Council
Capital Park, CPC1, Fulbourn Road, Cambridge, Cambridgeshire, CB21 5XE	PPG	22/05/2012	06/09/2012	Business (B1a), Business (B1b)	4304	Gross sq m	South Cambridgeshire District Council
Melbourn Science Park Business Centre, Beech House, Cambridge Road, Melbourn, Royston, Hertfordshire, SG8 6HB	PPG	18/04/2012	24/05/2012	Business (B1a), Non-resi Institutional (D1)	N/A	N/A	South Cambridgeshire District Council
Sawston Storage Depot, A1301 Mill Lane, Cambridge, Cambridgeshire, CB22 3BY	App	18/04/2012		Business (B1a), Business (B1c)	252	Gross sq m	South Cambridgeshire District Council
Triangle Development Site, Kings Hedges Road, Cambridge, Cambridgeshire, CB4 2XD	PPG	15/02/2012	01/06/2012	Business (B1a), General	3412	Gross sq m	South Cambridgeshire District Council
The Old Pavilion, Cambridge Road, Cambridge, Cambridgeshire, CB25 9NJ	PPG	30/01/2012	26/03/2012	Business (B1a)	N/A	N/A	South Cambridgeshire District Council
The Granary, Home End, Cambridge, Cambridgeshire, CB21 5BS	With	14/12/2011		Business (B1a), Business (B1b)	1490	Gross sq m	South Cambridgeshire District Council
Brook Orchard Farm, Brook Road, Royston, Cambridgeshire, SG8 5NP	App	09/12/2011		Business (B1a), Business (B1c), Industrial (B8)	60	Gross sq m	South Cambridgeshire District Council
Domino Uk, Trafalgar Way, Cambridge, Cambridgeshire, CB23 8TU	PPG	11/11/2011	01/03/2012	Retail (A3), Business (B1a), Business (B1c), Industrial (B8)	1803	Gross sq m	South Cambridgeshire District Council
Huntingdon Road Development, Huntingdon Road, Madingley Road, Cambridge, Cambridgeshire, CB3 0LH	OutPPG	22/09/2011	21/09/2012	Residential (C3), Residential Institutional (C2), Hotels (C1), Business (B1a), Non-resi Institutional (D1), Retail (A1/2/3/4/5), Assembly & Leisure (D2), Non-resi Institutional (D1), Industrial (B2), Non-resi Institutional (D1), Residential Institut	40000	Gross sq m	Cambridge City Council
Knapwell Wood Farm, High Street, Cambridge, Cambridgeshire, CB23 4NS	PPG	05/09/2011	05/12/2011	Industrial (B8), Business (B1a), General	N/A	N/A	South Cambridgeshire District Council
312-322 Cambridge Road, Cambridge, Cambridgeshire, CB21 5ED	PPG	03/06/2011	02/09/2011	Business (B1a), Residential (C3)	N/A	N/A	South Cambridgeshire District Council
The Barn Highfields Farm, Highfields Road, Cambridge, Cambridgeshire, CB23 7NX	PPG	13/05/2011	23/06/2011	Business (B1a)	N/A	N/A	South Cambridgeshire District Council
Vision Park, Conqueror House, Chivers Way, Cambridge, Cambridgeshire, CB4 9ZR	PPG	04/05/2011	16/06/2011	Non-resi Institutional (D1), Business (B1a)	N/A	N/A	South Cambridgeshire District Council

Cottenham Skips, 254a Histon Road, Cambridge, Cambridgeshire, CB24 8UG	PPG	18/04/2011	12/01/2012	Industrial (B2), Business (B1a)	N/A	N/A	South Cambridgeshire District Council
Munro House, Trafalgar Way, Cambridge, Cambridgeshire, CB23 8SQ	PPG	11/03/2011	08/04/2011	Business (B1a), Business (B1b), Industrial (B8)	430	Gross sq m	South Cambridgeshire District Council
Old Farm, Church Road, Cambridge, Cambridgeshire, CB23 7EE	PPG	23/02/2011	29/09/2011	Business (B1b), Business (B1a), Industrial (B2)	N/A	N/A	South Cambridgeshire District Council
Dotterell Hall Farm, Balsham Road, Cambridge, Cambridgeshire, CB21 4HE	PPG	16/02/2011	08/04/2011	Business (B1a)	1635	Gross sq m	South Cambridgeshire District Council
Sassex House, Haverhill Road, Cambridge, Cambridgeshire, CB21 4RG	PPG	01/02/2011	04/04/2011	Business (B1a), Business (B1c), Industrial (B2)	156	Gross sq m	South Cambridgeshire District Council

Retail Availability



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

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Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
15/11/2012	CB22 3BG	High Street 41 Sawston CB22 3BG	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3422178
14/11/2012	CB22 3HZ	2 Mill Lane Sawston Sawston CB22 3HZ	To Let	Robinson Layer				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3427192
01/11/2012	SG19 3HQ	Unit 8BStation Road Gamlingay Sandy SG19 3HQ	For Sale	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3425644
10/10/2012	CB22 3AF	Unit DBabraham Road Cambridge CB22 3AF	To Let	Goodman Property	124 - 621 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3421920
02/10/2012	CB24 9LF	Former Rail StationStation Road Histon Cambridge CB24 9LF	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3366697
26/09/2012	CB22 3BG		To Let	Noyes & Noyes Chartered Surveyors	46 sq m	£10750 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3420044
30/08/2012	cb22 3bg		To Let	Januaries				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3415854
17/08/2012	CB22 3EF	Langford ArchLondon Road Sawston CAMBRIDGE CB22 3EF	For Sale,To Let	Januaries	164 sq m	£18000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3414349
10/07/2012	CB23 8EL	Adjacent to TESCO9 Viking Way Bar Hill CB23 8EL	To Let	Noyes & Noyes Chartered Surveyors	474 sq m	£17850 - 28500 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408332
04/07/2012	CB22 3TR	Retail / Office Premises Langford Arch Sawston Cambridge CB22 3TR	For Sale	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3311029
02/07/2012	cb21 4dj	Rear of 5-7 7 High Street Balsham CAMBRIDGE cb21 4dj	To Let	Januaries	130 - 1241 sq m	£4 Per Sq Ft		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3406641
28/06/2012	CB22 3TJ	Peek HouseBabraham Road CAMBRIDGE CB22 3TJ	To Let	Januaries	60 - 683 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3406232
15/06/2012	CB22 7PG	Top Farm BarnFowlmere Road CAMBRIDGE CB22 7PG	To Let	Goodman Property	279 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3398403
13/06/2012	PE19 6PS		To Let	Barford & Co				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3397988
10/05/2012	CB22 3TG		To Let	Noyes & Noyes Chartered Surveyors	35 sq m	£7600 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3392685
16/04/2012	CB24 6ZL		To Let,Under Offer	Januaries	78 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3387379
20/03/2012	SG8 0DZ	Croydon Hill Croydon Royston SG8 0DZ	To Let	Barford & Co				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3382675
09/03/2012	PE19 6SS	Unit 5Whitehall FarmCambridge Road Croxton St. Neots PE19 6SS	To Let	Barford & Co				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3380897
09/03/2012	PE19 6SS	Unit 7AWhitehall FarmCambridge Road Croxton St. Neots PE19 6SS	To Let	Barford & Co				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3380904
24/02/2012	CB23 7QL	Ashworth HouseSt Neots Road 245 Hardwick CB23 7QL	To Let	CHEFFINS	644 - 991 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3356516

Retail Deals Listing



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
27/04/2012	CB22 5LZ	Old School Court, Woolards Lane, Cambridge, Cambridgeshire, CB22 5LZ	Lease	Lessee: Presenta Homes Limited	49.6098 Net sq m	N/A	£14000	N/A
22/02/2012	CB24 9JE	10 School Hill, Cambridge, Cambridgeshire, CB24 9JE	Lease	Lessee: Les Ward Green Grocer	101.356 Net sq m	N/A	£20000	N/A
01/11/2011	CB25 9AB	The White Swan, Main Street, Cambridge, Cambridgeshire, CB25 9AB	Lease	Lessee: Tyche Inns Limited	N/A	N/A	£20000	N/A
15/09/2011	CB24 4QG	Swavesey Delivery Office, 5 Market Street, Cambridge, Cambridgeshire, CB24 4QG	Sale	N/A	40 Net sq m	£380000	N/A	N/A
22/07/2011	CB25 9PH	Travellers Rest, Ely Road, Cambridge, Cambridgeshire, CB25 9PH	Sale	N/A	N/A	£310000	N/A	N/A
04/07/2011	CB23 8EL	15-18 Viking Way, Cambridge, Cambridgeshire, CB23 8EL	Lease	Lessee: Costa Coffee	138.331 Net sq m	N/A	£40000	N/A
23/06/2011	CB24 6AD	Jolly Brewers, 5 Fen Road, Cambridge, Cambridgeshire, CB24 6AD	Sale	Purchaser: Private individual(s)	60 Seats	£337500	N/A	N/A
15/06/2011	PE19 6SX	26 High Street, St Neots, Cambridgeshire, PE19 6SX	Lease	Lessee: House of Hair Limited	104.143 Net sq m	N/A	£19000	N/A
15/03/2011	CB21 4LY	10 Bartlow Road, Cambridge, Cambridgeshire, CB21 4LY	Lease	Lessee: Private individual(s)	130.435 Net sq m	N/A	£15000	N/A
01/03/2011	CB4 9ZR	Vision Park, Chivers Way, Cambridge, Cambridgeshire, CB4 9ZR	Lease	Lessee: Private individual(s)	54.2549 Net sq m	N/A	N/A	N/A
10/01/2011	CB21 4HS	77 High Street, Cambridge, Cambridgeshire, CB21 4HS	Sale	Purchaser: Private individual(s)	9.38313 Net sq m	£99500	N/A	N/A
19/11/2010	CB24 8TX	288 High Street, Cambridge, Cambridgeshire, CB24 8TX	Lease	Lessee: Cottenham Premier Store	65.0316 Net sq m	N/A	N/A	N/A
15/10/2010	CB24 5ND	30a High Street, Cambridge, Cambridgeshire, CB24 5ND	Lease	N/A	40.877 Net sq m	N/A	N/A	N/A
25/06/2010	CB22 3BG	56 High Street, Cambridge, Cambridgeshire, CB22 3BG	Sale	N/A	37.7183 Net sq m	£92000	N/A	N/A
15/06/2010	CB22 3BG	63a High Street, Cambridge, Cambridgeshire, CB22 3BG	Lease	N/A	19.5095 Net sq m	N/A	N/A	N/A
15/06/2010	CB3 9NL	1 Stulpfield Road, Cambridge, Cambridgeshire, CB3 9NL	Lease	N/A	54.2549 Net sq m	N/A	N/A	N/A
15/06/2010	CB24 9NP	Cambridge Station, Station Road, Cambridge, Cambridgeshire, CB24 9NP	Lease	Lessee: Hertz UK Ltd	9.29023 Net sq m	N/A	£32000	N/A
11/06/2010	CB1 9GP	1 Capuchin Court, Cambridge, Cambridgeshire, CB1 9GP	Lease	N/A	195.095 Net sq m	N/A	N/A	N/A
15/05/2010	CB24 9JE	School Hill, Cambridge, Cambridgeshire, CB24 9JE	Lease	Lessee: Print Out Video Publishing	97.919 Net sq m	N/A	£17610	N/A

23/04/2010	CB3 9NQ	2-4 Broadway, Cambridge, Cambridgeshire, CB3 9NQ	Lease	N/A	90 Seats	N/A	N/A	N/A
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Planning Applications - Retail



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Sties 2 & 3, Back Lane, Cambridge, Cambridgeshire, App CB23 6FY		06/08/2012		Retail (A1)	2905	Gross sq m	South Cambridgeshire District Council
Willingham House, 50 Church Street, Cambridge, Cambridgeshire, CB24 5HT	PPG	15/01/2012	07/03/2012	Hotels (C1), Retail (A3), Retail (A4), Retail (A5), General	N/A	N/A	South Cambridgeshire District Council
Land At Caxton Gibbet, St Neots Road, Cambridge, Cambridgeshire, CB23 3PD	Ref	11/01/2012		Retail (A3), Retail (A5), General	N/A	N/A	South Cambridgeshire District Council
Orchard Park, Chieftain Way, Cambridge, Cambridgeshire, CB4 2WR	OutApp	09/01/2012		Residential (C3), Retail (A1), Retail (A2), Retail (A3), Retail (A5)	210	Gross sq m	South Cambridgeshire District Council
Domino Uk, Trafalgar Way, Cambridge, Cambridgeshire, PPG CB23 8TU		11/11/2011	01/03/2012	Retail (A3), Business (B1a), Business (B1c), Industrial (B8)	243	Gross sq m	South Cambridgeshire District Council
Huntingdon Road Development, Huntingdon Road, Madingley Road, Cambridge, Cambridgeshire, CB3 0LH	OutPPG	22/09/2011	21/09/2012	Residential (C3), Residential Institutional (C2), Hotels (C1), Business (B1a), Non-resi Institutional (D1), Retail (A1/2/3/4/5), Assembly & Leisure (D2), Non-resi Institutional (D1), Industrial (B2), Non-resi Institutional (D1), Residential Institut	5300	Gross sq m	Cambridge City Council
Huntingdon Road Development, Huntingdon Road, Madingley Road, Cambridge, Cambridgeshire, CB3 0LH	OutApp	21/09/2011		Residential (C3), Residential (C3), Residential Institutional (C2), Non-resi Institutional (D1), Business (B1b), General, Retail (A1/2/3/4/5), Residential Institutional (C2), Non-resi Institutional (D1), Assembly & Leisure (D2), Non-resi Institution	5300	Gross sq m	Cambridge City Council
Huntingdon Road Development, Huntingdon Road, Madingley Road, Cambridge, Cambridgeshire, CB3 0LH	OutApp	21/09/2011		Residential (C3), Residential (C3), Residential Institutional (C2), Non-resi Institutional (D1), Business (B1b), General, Retail (A1/2/3/4/5), Residential Institutional (C2), Non-resi Institutional (D1), Assembly & Leisure (D2), Non-resi Institution	5300	Gross sq m	Cambridge City Council
The Comfort Cafe, High Street, Cambridge, Cambridgeshire, CB1 6BG	PPG	03/05/2011	29/07/2011	Business (B1c), Hotels (C1), Retail (A3)	N/A	N/A	South Cambridgeshire District Council
Sawston Hall, Church Lane, Cambridge, Cambridgeshire, PPG CB2 4JR	PPG	04/02/2011	15/12/2011	Hotels (C1), Retail (A3), Non-resi Institutional (D1)	N/A	N/A	South Cambridgeshire District Council
Cambridge Science Park, Milton Road, Cambridge, Cambridgeshire, CB4 0GG	PPG	04/11/2010	14/02/2011	General, Hotels (C1), Retail (A3), Retail (A4)	N/A	N/A	South Cambridgeshire District Council
49 Woollards Lane, Cambridge, Cambridgeshire, PPG CB22 5LZ	PPG	15/06/2010	19/11/2010	Residential (C3), Retail (A1)	60	Gross sq m	South Cambridgeshire District Council
Norman Way Industrial Estate, Land At, Norman Way, Cambridge, Cambridgeshire, CB24 5QE	With	04/06/2010		Retail (A1), General	N/A	N/A	South Cambridgeshire District Council

Anglian Home Improvements, 11 Trafalgar Way, Cambridge, Cambridgeshire, CB23 8SQ	PPG	24/06/2009	26/11/2009	Industrial (B8), Business (B1a), Retail (A1)	N/A	N/A	South Cambridgeshire District Council
Land At Arbury Camp, Kings Hedges Road, Cambridge, Cambridgeshire, CB4 2QT	PPG	08/08/2007	07/11/2007	Retail (A3), Hotels (C1)	N/A	N/A	South Cambridgeshire District Council
WM Morrison Supermarket, Broad Street, Cambridge, Cambridgeshire, CB23 6EY	App	09/02/2007		Retail (A1)	1189	Gross sq m	South Cambridgeshire District Council
Land At The Junction Of, Back Lane, Sackville Way, Cambridge, Cambridgeshire, CB3 6FY	App	15/12/2006		Retail (A1)	N/A	N/A	South Cambridgeshire District Council
Land Bordering, Jubilee Green, Cambridge, Cambridgeshire, CB3 8RZ	App	08/12/2006		Residential (C3), Retail (A1/2/3/4/5)	3	Units	South Cambridgeshire District Council
Corner Of, Monkfield Lane, High Street, Cambridge, Cambridgeshire, CB3 6AH	App	24/11/2006		Residential Institutional (C2), Retail (A1)	3	Units	South Cambridgeshire District Council
Twentypence Road, Cambridge, Cambridgeshire, OutRef CB4 8PS		06/10/2005	10/01/2006	Residential (C3), Retail (A1), Industrial (B1/2/8)	8000	Gross sq m	South Cambridgeshire District Council

Shopping Centre Details



Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

04/12/2012

Details from EGI's Shopping Centre Research. The Shopping Centre Research database contains information on purpose-built retail schemes - shopping centre, retail park, factory outlet, or shopping park. The database focuses on schemes of in excess of 50.

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
Norman Park, Viking Way, Cambridge, Cambridgeshire, CB23 8EL	01/06/2001	15228	N/A	N/A	Tesco Plc

Industrial Availability



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Area: South Cambridgeshire (2012 Districts and Council Areas)
Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
29/11/2012	CB24 6AT	Norman Industrial Estate 93/95 Milton CB24 6AT	For Sale, To Let	CHEFFINS	136 - 340 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3428465
23/11/2012	CB22 3A	Mount Farm Babraham CB22 3A	For Sale	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3425646
23/11/2012	CB24 8RE	New Business Units The Maltings Cottenham CB24 8RE	To Let	Barker Storey Matthews	37 - 111 sq m	£3500 - 10500 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408047
22/11/2012	SG8 5JS	Warehouse Unit Turnpike Nurseries Old North Road Kneesworth Royston SG8 5JS	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3428464
22/11/2012	CB23 4LR	Hall Farm - Units 2, 3 43 4 Conington CB23 4LR	To Let	Barker Storey Matthews	99 - 384 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408006
21/11/2012	SG8 5JS	Warehouse Unit Turnpike Nurseries Old North Road Kneesworth Royston SG8 5JS	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3428317
20/11/2012	CB23 8EL	Viking Way, 45 Bar Hill CB23 8EL	For Sale	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3419505
20/11/2012	CB21 5ET	Unit 2 Fielding Industrial Estate Wilbraham Road Fulbourn Cambridge CB21 5ET	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3428095
19/11/2012	CB24 4AE	Unit 7 Buckingway Business Park Swavesey CAMBRIDGE CB24 4AE	To Let	Barford & Co				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3427982
13/11/2012	CB23 3GY	Unit 9 Cambridge Westpoint Papworth Business Park Papworth Everard CB23 3GY	For Sale, To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3422513
13/11/2012	CB24 6AT	97 Cambridge Road Milton CB24 6AT	To Let	Robinson Layer				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3427200
10/11/2012	SG8 7P	Barley Road Flint Cross Royston SG8 7P	To Let	CHEFFINS	498 - 3789 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3419655
06/11/2012	CB22 3EF	Unit 16 Sawston Trade Park Sawston CB22 3EF	To Let	Bidwells	357 - 768 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3426129
06/11/2012	CB22 3TJ	Peek House Dales Manor Business Park Sawston CB22 3TJ	To Let	Carter Jonas - Cambridge	60 - 1495 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3393637
01/11/2012	SG19 3HQ	Unit 8B Station Road Gamlingay Sandy SG19 3HQ	For Sale	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3425644
25/10/2012	CB23 3PG	Former Depot Caxton Cambridge CB23 3PG	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3423218
23/10/2012	CB23 3GY	Link 428 Stirling Way Papworth Business Park Papworth CB23 3GY	For Sale, To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408071

20/10/2012	CB22 6SA	Unit 3 Burlington ParkStation Road Foxton Foxton, Cambridge CB22 6SA	Business for sale, To Let	Barker Storey Matthews	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408264
18/10/2012	CB24 3AR	The Old Granary Westwick Westwick, Cambridge CB24 3AR	To Let	Barker Storey Matthews	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408267
13/10/2012	CB23 3GY	12 Cambridge Westpoint Papworth Business ParkStirling Way Papworth Everard Cambridge CB23 3GY	For Sale, To Let	Barker Storey Matthews	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3407987

Industrial Deals Listing



Area: South Cambridgeshire (2012 Districts and Council Areas)

Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
01/10/2012	CB25 9PG	Glenmore Business Park, Ely Road, Cambridge, Cambridgeshire, CB25 9PG	Sale	N/A	146.971 Net sq m	£150000	N/A	N/A
31/08/2012	CB25 9PG	Glenmore Business Park, Ely Road, Cambridge, Cambridgeshire, CB25 9PG	Sale	N/A	94.0171 Net sq m	£99950	N/A	N/A
16/08/2012	CB23 8SQ	Bar Hill Trading Estate, Trafalgar Way, Cambridge, Cambridgeshire, CB23 8SQ	Lease	Lessee: MPG Books Limited	4054.35 Net sq m	N/A	£53.82	N/A
30/07/2012	CB22 3DQ	South Cambridge Business Park, Babraham Road, Cambridge, Cambridgeshire, CB22 3DQ	Lease	Lessee: Private individual(s)	294.221 Net sq m	N/A	£51.02	N/A
01/07/2012	CB23 8SL	Bar Hill Business Park, Saxon Way, Cambridge, Cambridgeshire, CB23 8SL	Lease	N/A	846.711 Net sq m	N/A	£53.82	N/A
01/07/2012	CB23 8SL	Bar Hill Business Park, Saxon Way, Cambridge, Cambridgeshire, CB23 8SL	Lease	N/A	977.796 Net sq m	N/A	£53.82	N/A
01/07/2012	CB23 8SL	Bar Hill Business Park, Saxon Way, Cambridge, Cambridgeshire, CB23 8SL	Lease	N/A	978.354 Net sq m	N/A	£53.82	N/A
01/07/2012	CB23 8SL	Bar Hill Business Park, Saxon Way, Cambridge, Cambridgeshire, CB23 8SL	Lease	N/A	1251.49 Net sq m	N/A	£53.82	N/A
28/05/2012	SG8 5JH	Wireless Station Park, Chestnut Lane, Royston, Cambridgeshire, SG8 5JH	Lease	N/A	514.679 Net sq m	N/A	£17.44	N/A
28/04/2012	SG8 5JH	Wireless Station Park, Chestnut Lane, Royston, Cambridgeshire, SG8 5JH	Lease	N/A	139.353 Net sq m	N/A	£38.75	N/A
15/03/2012	CB24 4AE	Buckingway Business Park, Meridian, Anderson Road, Cambridge, Cambridgeshire, CB24 4AE	Lease	Lessee: Industrial Inkjet	660.907 Net sq m	N/A	N/A	N/A
01/03/2012	CB24 4FQ	Buckingway Business Park, Anderson Road, Cambridge, Cambridgeshire, CB24 4FQ	Lease	N/A	266 Net sq m	N/A	N/A	N/A
01/02/2012	CB24 4FQ	Buckingway Business Park, Anderson Road, Cambridge, Cambridgeshire, CB24 4FQ	Lease	Lessee: Private	2276 Net sq m	N/A	N/A	N/A

15/11/2011	CB23 2TQ	Former Rototech Site, The Airfield, Cambridge, Cambridgeshire, CB23 2TQ	Lease	Lessee: David Ball Group Public Limited Company	2322.56 Net sq m	N/A	N/A	N/A
15/08/2011	CB25 9PG	Glenmore Business Park, Ely Road, Cambridge, Cambridgeshire, CB25 9PG	Sale	Purchaser: Cambridge Solar Limited	94.0171 Net sq m	£120000	N/A	N/A
15/08/2011	CB25 9PG	Glenmore Business Park, Ely Road, Cambridge, Cambridgeshire, CB25 9PG	Sale	N/A	146.971 Net sq m	£180000	N/A	N/A
09/06/2011	CB24 4AE	Buckingway Business Park, Meridian, Anderson Road, Cambridge, Cambridgeshire, CB24 4AE	Lease	Lessee: Private individual(s)	127.741 Net sq m	N/A	N/A	N/A
08/06/2011	CB24 4AE	Buckingway Business Park, Meridian, Anderson Road, Cambridge, Cambridgeshire, CB24 4AE	Lease	Lessee: Private individual(s)	231.141 Net sq m	N/A	N/A	N/A
20/04/2011	CB24 4AE	Buckingway Business Park, Meridian, Anderson Road, Cambridge, Cambridgeshire, CB24 4AE	Lease	N/A	701.877 Net sq m	N/A	N/A	N/A
31/03/2011	CB3 7JZ	Penn Farm, Harston Road, Cambridge, Cambridgeshire, CB3 7JZ	Lease	Lessee: Private	194.352 Net sq m	N/A	N/A	N/A

Planning Applications - Industrial



Area: South Cambridgeshire (2012 Districts and Council Areas)

Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Land Opposite, Moorfield Road, Cambridge, Cambridgeshire, CB22 4PP	App	28/08/2012		Business (B1a), Industrial (B2), Industrial (B8), Business (B1c)	2490	Gross sq m	South Cambridgeshire District Council
Land Opposite, Moorfield Road, Cambridge, Cambridgeshire, CB22 4PP	App	28/08/2012		Business (B1a), Industrial (B2), Industrial (B8), Business (B1c)	800	Gross sq m	South Cambridgeshire District Council
Land Opposite, Moorfield Road, Cambridge, Cambridgeshire, CB22 4PP	App	28/08/2012		Business (B1a), Industrial (B2), Industrial (B8), Business (B1c)	2490	Gross sq m	South Cambridgeshire District Council
Land Opposite, Moorfield Road, Cambridge, Cambridgeshire, CB22 4PP	App	28/08/2012		Business (B1a), Industrial (B2), Industrial (B8), Business (B1c)	800	Gross sq m	South Cambridgeshire District Council
Glenmore Business Park, Ely Road, Cambridge, Cambridgeshire, CB25 9PG	PPG	06/07/2012	19/09/2012	Industrial (B1/2/8)	1083	Gross sq m	South Cambridgeshire District Council
Bar Hill Trading Estate, Trafalgar Way, Cambridge, Cambridgeshire, CB23 8SQ	App	03/07/2012		Industrial (B2)	518	Gross sq m	South Cambridgeshire District Council
Cambridge Research Park, Building 7200, Beach Drive, Cambridge, Cambridgeshire, CB25 9PD	OutPPG	26/03/2012	17/08/2012	Industrial (B1/2/8), Hotels (C1), General	N/A	N/A	South Cambridgeshire District Council
Cambridge Regional College, Kings Hedges Road, Cambridge, Cambridgeshire, CB4 2QT	PPG	07/03/2012	15/05/2012	Industrial (B2)	999	Gross sq m	South Cambridgeshire District Council
Denny Industrial Estate, Camscan House, Pembroke Avenue, Cambridge, Cambridgeshire, CB5 9PY	PPG	15/02/2012	11/04/2012	Industrial (B1/2/8)	1099	Gross sq m	South Cambridgeshire District Council
Papworth Business Park, Atria Court, Stirling Way, Cambridge, Cambridgeshire, CB23 3GY	PPG	02/02/2012	09/05/2012	Industrial (B8), Industrial (B2)	4667	Gross sq m	South Cambridgeshire District Council
Papworth Business Park, Atria Court, Stirling Way, Cambridge, Cambridgeshire, CB23 3GY	PPG	02/02/2012	09/05/2012	Industrial (B8), Industrial (B2)	N/A	N/A	South Cambridgeshire District Council
Papworth Business Park, Atria Court, Stirling Way, Cambridge, Cambridgeshire, CB23 3GY	PPG	02/02/2012	09/05/2012	Industrial (B8), Industrial (B2)	4667	Gross sq m	South Cambridgeshire District Council
Papworth Business Park, Atria Court, Stirling Way, Cambridge, Cambridgeshire, CB23 3GY	PPG	02/02/2012	09/05/2012	Industrial (B8), Industrial (B2)	N/A	N/A	South Cambridgeshire District Council
Marshall Motor Group, 699 Newmarket Road, Cambridge, Cambridgeshire, CB5 8SQ	PPG	06/01/2012	02/03/2012	General, Industrial (B8)	N/A	N/A	South Cambridgeshire District Council

The Grange, Broadway, Cambridge, Cambridgeshire, CB23 2TA	PPG	28/12/2011	13/02/2012	Industrial (B8)	580	Gross sq m	South Cambridgeshi re District Council
Brook Orchard Farm, Brook Road, Royston, Cambridgeshire, SG8 5NP	App	09/12/2011		Business (B1a), Business (B1c), Industrial (B8)	N/A	N/A	South Cambridgeshi re District Council
Nursery Adjacent, Springhill Road, Cootes Lane, Cambridge, Cambridgeshire, CB24 4SR	PPG	09/12/2011	01/02/2012	Industrial (B8)	644	Gross sq m	South Cambridgeshi re District Council
Domino Uk, Trafalgar Way, Cambridge, Cambridgeshire, CB23 8TU	PPG	11/11/2011	01/03/2012	Retail (A3), Business (B1a), Business (B1c), Industrial (B8)	7270	Gross sq m	South Cambridgeshi re District Council
Huntingdon Road Development, Huntingdon Road, Madingley Road, Cambridge, Cambridgeshire, CB3 0LH	OutPPG	22/09/2011	21/09/2012	Residential (C3), Residential Institutional (C2), Hotels (C1), Business (B1a), Non-resi	N/A	N/A	Cambridge City Council
Knapwell Wood Farm, High Street, Cambridge, Cambridgeshire, CB23 4NS	PPG	05/09/2011	05/12/2011	Industrial (B8), Business (B1a), General	N/A	N/A	South Cambridgeshi re District Council

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Street	Town	Postcode	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Faraday Road	Newbury	RG14 2AD	Land & Buildings	232	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£85.90	Not quoted	Not quoted	Not quoted	Quintons Commercial
Faraday Road	Newbury	RG14 2AD	Ground and 1st	403	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£62.11	Not quoted	Not quoted	Not quoted	Quintons Commercial
Faraday Road	Newbury	RG14 2AD	Land & Buildings	553	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£35.31	Not quoted	Not quoted	Not quoted	Quintons Commercial
Ampere Road	Newbury	RG14 2DQ	Unit 19	161	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Ampere Road	Newbury	RG14 2DQ	Unit 18	161	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Ampere Road	Newbury	RG14 2DQ	Unit 7	219	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Ampere Road	Newbury	RG14 2DQ	Unit 5	220	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Ampere Road	Newbury	RG14 2DQ	Unit 12	221	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Ampere Road	Newbury	RG14 2DQ	Unit 11	221	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Ampere Road	Newbury	RG14 2DQ	Unit 10	221	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Ampere Road	Newbury	RG14 2DQ	Unit 9	221	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
off Turnpike	Newbury	RG14 2LR	Unit 23	194	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial
off Turnpike	Newbury	RG14 2LR	Unit 8	218	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£75.56	Not quoted	Not quoted	Not quoted	Richardson Commercial -
off Turnpike	Newbury	RG14 2LR	Unit 24	430	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial
Bone Lane	Newbury	RG14 5RD	Internal Storage	185	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£53.93	Not quoted	Not quoted	Not quoted	Quintons Commercial
Bone Lane	Newbury	RG14 5RD	Warehouse	402	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£32.29	Not quoted	Not quoted	Not quoted	Quintons Commercial
Bone Lane	Newbury	RG14 5RD	Offices and	2474	Freehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	£1.2 m	Not quoted	Not quoted	Quintons Commercial
Kings Road	Newbury	RG14 5RQ	Unit 1B1	102	Leasehold	General	Industrial (B2)	Second-hand Grade		No	£63.83	Not quoted	Not quoted	Not quoted	Quintons Commercial
Kings Road	Newbury	RG14 5RQ	Unit 4C	224	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£26.80	Not quoted	Not quoted	Not quoted	Quintons Commercial
Hambridge Lane	Newbury	RG14 5RY	Unit 4	231	Leasehold	Mixed Industrial -	Industrial	New - Refurb		No	£67.06	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Hambridge Lane	Newbury	RG14 5RY	Unit 1	231	Leasehold	Mixed Industrial -	Industrial	New - Refurb		No	£66.20	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Bone Lane	Newbury	RG14 5SH	Warehouse	178	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/17/2011	No	£101.18	Not quoted	Not quoted	Not quoted	Peter Brunnsden &
Bone Lane	Newbury	RG14 5SH	Unit L	694	Leasehold	Mixed Industrial -	Industrial	New - Refurb		No	£74.38	Not quoted	Not quoted	Not quoted	CBRE - Tel: 023 8033 8811,
Hambridge Road	Newbury	RG14 5SS	Unit B1	459	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£87.19	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Hambridge Road	Newbury	RG14 5SS	Units D, E & F	4190	Leasehold or	Mixed Industrial -	Industrial	New - Refurb	01/30/2012	No	£64.05	£2.5 m	Not quoted	Not quoted	GVA - Tel: 08449 020304,
Hambridge Road	Newbury	RG14 5TP	Entire Building	4474	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	04/15/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Vail Williams LLP - Tel: 0118
Hambridge Road	Newbury	RG14 5TQ	Industrial Units	219	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	£64.58	Not quoted	Not quoted	Not quoted	Quintons Commercial
Hambridge Road	Newbury	RG14 5TQ	Industrial Units	249	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	£64.58	Not quoted	Not quoted	Not quoted	Quintons Commercial
Hambridge Road	Newbury	RG14 5TQ	Unit 15	1414	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	10/23/2012	No	£64.58	Not quoted	Not quoted	Not quoted	Quintons Commercial
Hambridge Lane	Newbury	RG14 5TU	Unit 2	761	Leasehold	General	Industrial (B2)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Hambridge Lane	Newbury	RG14 5TU	Unit 8	943	Leasehold	General	Industrial (B2)	New - Refurb		No	£70.18	Not quoted	Not quoted	Not quoted	Deal Varney Commercial -
Cyril Vokins	Newbury	RG14 5XB	Unit A1	370	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	08/11/2011	No	£32.40	Not quoted	Not quoted	Not quoted	Quintons Commercial
Hambridge Road	Newbury	RG14 5XF	Warehouse	1457	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	01/25/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Vail Williams LLP - Tel: 0118
Greenham	Newbury	RG14 7HQ	Entire Scheme	298858	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial
Smitham Bridge	Hungerfor	RG17 0QP	Unit 6	1214	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£57.16	Not quoted	Not quoted	Not quoted	London & Cambridge
Newbury Road	Hungerfor	RG17 7LX	Entire Building	254	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£31.54	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01635
Post Office Road	Hungerfor	RG17 9PU	Unit 3	187	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	10/11/2011	No	£53.82	Not quoted	Not quoted	Not quoted	Peter Brunnsden &
Post Office Road	Hungerfor	RG17 9PU	Unit 7	339	Leasehold or	Mixed Industrial -	Industrial (B1/2)	Second-hand Grade		No	£46.39	£0.25 m	Not quoted	Not quoted	Quintons Commercial
Stoney Lane	Thatcham	RG18 9HE	Storage building	204	Leasehold	Storage and	Industrial (B8)	Second-hand Grade		No	£37.67	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Red Shute Hill	Thatcham	RG18 9QW	Unit 1a	130	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£76.86	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Red Shute Hill	Thatcham	RG18 9QW	Unit 3	540	Leasehold	Mixed Industrial -	Industrial	New - Refurb		Yes	£53.82	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Red Shute Hill	Thatcham	RG18 9QW	Unit 1	556	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£62.97	Not quoted	Not quoted	Not quoted	Peter Brunnsden &
Green Lane	Thatcham	RG19 3RG	Unit 1	392	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£53.60	Not quoted	Not quoted	Not quoted	Quintons Commercial
Berkshire Drive	Thatcham	RG19 4ER	Unit 5	172	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 4	173	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 6	202	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 10	210	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 9	233	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 8	233	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 3	279	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 2	309	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 1	309	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Berkshire Drive	Thatcham	RG19 4ER	Unit 7	467	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Not quoted	Richardson Commercial -
Colthrop	Thatcham	RG19 4LP	Unit 6	2107	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£37.67	Not quoted	Not quoted	Not quoted	Sharps Commercial Limited -
Pipers Lane	Thatcham	RG19 4NA	Unit C2	266	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£75.13	Not quoted	Not quoted	Not quoted	Richardson Commercial -

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Street	Town	Postcode	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Pipers Lane	Thatcham	RG19 4NA	Unit 9	541	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£69.97	Not quoted	Not quoted		Richardson Commercial -
Colthrop Lane	Thatcham	RG19 4NB	Unit 6	2107	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£42.52	Not quoted	Not quoted		Colliers International - Tel:
Aylesford Way	Thatcham	RG19 4ND	Entire Building	5919	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	07/03/2012	No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP -
Pipers Way	Thatcham	RG19 4NS	Unit 9	357	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	11/01/2011	No	£67.20	Not quoted	Not quoted		Sharps Commercial Limited -
Gables Way	Thatcham	RG19 4ZA	Unit 7	646	Leasehold	Mixed Industrial -	Industrial	New - Refurb		No	Not quoted	Not quoted	Not quoted		Jones Lang LaSalle - Tel:
Gables Way	Thatcham	RG19 4ZA	Unit 2	3582	Leasehold or	Mixed Industrial -	Industrial	New - Refurb		No	Not quoted	£3.19 m	Not quoted		Jones Lang LaSalle - Tel:
Gables Way	Thatcham	RG19 4ZA	Unit 3	3590	Leasehold	Mixed Industrial -	Industrial	New - Refurb		No	Not quoted	Not quoted	Not quoted		Richardson Commercial -
New Greenham	Thatcham	RG19 6HN	Unit 1	3413	Long Leasehold or	Mixed Industrial -	Industrial	Design & Build		No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton -
New Greenham	Thatcham	RG19 6HN	Unit 2	4471	Long Leasehold or	Mixed Industrial -	Industrial	Design & Build		No	Not quoted	Not quoted	Not quoted		Dowley Turner Real Estate
New Greenham	Thatcham	RG19 6HN	Unit 3	9289	Long Leasehold or	Mixed Industrial -	Industrial	Design & Build		No	Not quoted	Not quoted	Not quoted		Dowley Turner Real Estate
New Greenham	Thatcham	RG19 6HN	Unit 5	13935	Long Leasehold or	Mixed Industrial -	Industrial	Design & Build		No	Not quoted	Not quoted	Not quoted		Dowley Turner Real Estate
New Greenham	Thatcham	RG19 6HN	Unit 4	16420	Long Leasehold or	Mixed Industrial -	Industrial	Design & Build		No	Not quoted	Not quoted	Not quoted		Dowley Turner Real Estate
Basingstoke	Thatcham	RG19 6HW	Building 89E	110	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£54.36	Not quoted	Not quoted		Carter Jonas Lip - Tel: 01635
New Greenham	Thatcham	RG19 6HW	Various	13471	Leasehold	Mixed Industrial -	Industrial (B1/2)	Design & Build		No	Not quoted	Not quoted	Not quoted		Jones Lang LaSalle - Tel:
Albury Close	Reading	RG30 1BD	Unit 16	107	Leasehold	General	Industrial (B2)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Simmons & Sons - Tel:
Albury Close	Reading	RG30 1BD	Unit 4	545	Leasehold	Mixed Industrial -	Industrial	New - Refurb (under		No	Not quoted	Not quoted	Not quoted		London & Cambridge
Albury Close	Reading	RG30 1BD	Unit 2	562	Leasehold	Mixed Industrial -	Industrial	New - Refurb (under		No	Not quoted	Not quoted	Not quoted		London & Cambridge
Loverock Road	Reading	RG30 1DZ	Unit 127d	108	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	06/18/2012	No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP -
Loverock Road	Reading	RG30 1DZ	Entire Building	259	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	03/21/2012	No	£77.07	Not quoted	Not quoted		Haslams Surveyors LLP -
Loverock Road	Reading	RG30 1DZ	Warehouse	263	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£81.38	Not quoted	Not quoted		Hicks Baker - Tel: 0118 959
Loverock Road	Reading	RG30 1DZ	Entire Scheme	1374	Freehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	£1.25 m	Not quoted		Hicks Baker - Tel: 0118 959
Portman Road	Reading	RG30 1EA	Ground and	540	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	06/13/2012	No	£59.20	Not quoted	Not quoted		Highmoor Cross Property
Deacon Way	Reading	RG30 6AQ	Unit 9	250	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	06/15/2012	No	£96.88	Not quoted	7.5 years	03/10/2020	Haslams Surveyors LLP -
Gresham Way	Reading	RG30 6AW	Unit 10	178	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£75.35	Not quoted	Not quoted		Sharps Commercial Limited -
Gresham Way	Reading	RG30 6AW	Unit 5	211	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Sharps Commercial Limited -
Gresham Way	Reading	RG30 6AW	Unit 7	260	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Sharps Commercial Limited -
Gresham Way	Reading	RG30 6AW	Unit 1	266	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£88.80	Not quoted	Not quoted		Vail Williams LLP - Tel: 0118
Gresham Way	Reading	RG30 6AW	Unit 2	269	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£88.80	Not quoted	Not quoted		Sharps Commercial Limited -
Deacon Way	Reading	RG30 6AZ	Unit 17	812	Leasehold	Mixed Industrial -	Industrial	New - Refurb		No	Not quoted	Not quoted	Not quoted		Vail Williams LLP - Tel: 020
Deacon Way	Reading	RG30 6AZ	Unit 15	818	Leasehold	Mixed Industrial -	Industrial	New - Refurb	01/23/2012	No	Not quoted	Not quoted	Not quoted		Vail Williams LLP - Tel: 0118
Deacon Way	Reading	RG30 6AZ	Unit 17 and Unit 15	1629	Leasehold	Mixed Industrial -	Industrial	New - Refurb		No	Not quoted	Not quoted	Not quoted		Vail Williams LLP - Tel: 020
Deacon Way	Reading	RG30 6AZ	Unit C	2455	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	12/09/2011	No	£64.37	Not quoted	10 years	06/30/2015	Gerald Eve - Tel: 020 7493
Stadium Way	Reading	RG30 6BX	Ground Floor	642	Leasehold	Mixed Industrial -	Industrial (B1/2)	Second-hand Grade		No	£70.40	Not quoted	Not quoted		Sharps Commercial Limited -
Stadium Way	Reading	RG30 6BX	Unit 16	654	Leasehold	Mixed Industrial -	Industrial (B1/2)	Second-hand Grade	02/09/2012	No	Not quoted	Not quoted	Not quoted		Jones Lang LaSalle - Tel:
Stadium Way	Reading	RG30 6BX	Unit 6	847	Leasehold	Mixed Industrial -	Industrial (B1/2)	Second-hand Grade		No	£85.57	Not quoted	Not quoted		Haslams Surveyors LLP -
Stadium Way	Reading	RG30 6BX	Unit 5a	897	Leasehold	Mixed Industrial -	Industrial (B1/2)	Second-hand Grade	02/09/2012	No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP -
Stadium Way	Reading	RG30 6BX	Unit 23	1363	Leasehold	Mixed Industrial -	Industrial (B1/2)	Second-hand Grade	02/09/2012	No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP -
Stadium Way	Reading	RG30 6BX	Unit 8	1372	Leasehold	Mixed Industrial -	Industrial (B1/2)	Second-hand Grade		No	£85.57	Not quoted	Not quoted		Haslams Surveyors LLP -
Armour Road	Reading	RG31 6HN	Warehouse	613	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	£53.93	£0.4 m	Not quoted		Sharps Commercial Limited -
Pincents Kiln	Reading	RG31 7SD	Unit 3A	552	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Sharps Commercial Limited -
Pincents Kiln	Reading	RG31 7SD	Unit 3B	615	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Sharps Commercial Limited -
Pincents Kiln	Reading	RG31 7SD	Unit 3B and Unit 3A	1168	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Sharps Commercial Limited -
Station Road	Reading	RG7 4AJ	Entire Building	967	Freehold	Mixed Industrial -	Industrial	Second-hand Grade		Yes	Not quoted	£3.5 m	Not quoted		Bidwells Property
Station Road	Reading	RG7 4AR	Unit D6	105	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£129.38	£0.18 m	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit D5	105	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£129.38	£0.18 m	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit B7	119	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£130.24	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit B6	119	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£130.24	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit D4	130	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£130.89	£0.22 m	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit B3	132	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.31	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit B2	132	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.31	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit B1	132	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.31	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit D1	152	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£129.17	£0.26 m	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit C1	154	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£129.81	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit B4	161	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£129.06	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit D3	188	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£130.57	£0.32 m	Not quoted		Haslams Surveyors LLP -

EGi Availability Report - Exported 28/01/2013

Street	Town	Postcode	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Station Road	Reading	RG7 4AR	Unit B5	190	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.74	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit D2	228	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£131.54	£0.4 m	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit A1	894	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£106.24	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Unit A2	1436	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£105.81	Not quoted	Not quoted		Haslams Surveyors LLP -
Station Road	Reading	RG7 4AR	Entire Scheme	4378	Leasehold or	Mixed Industrial -	Industrial	New - New Build	09/24/2012	No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP -
Ely Road	Reading	RG7 4BQ	Unit 5	613	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Campbell Gordon - Tel: 0118
Ely Road	Reading	RG7 4BQ	Unit 12a	1794	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	12/05/2011	No	Not quoted	Not quoted	Not quoted		Sharps Commercial Limited -
Exeter Way	Reading	RG7 4PL	New Aquitaine	3885	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	01/31/2012	No	Not quoted	Not quoted	Not quoted		Vail Williams LLP - Tel: 0118
Bath Road	Reading	RG7 5HR	Entire Building	300	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	12/05/2011	No	£150.70	£1.1 m	Not quoted		Sharps Commercial Limited -
Bath Road	Reading	RG7 5HR	Warehouse	679	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade		No	£86.11	£0.6 m	Not quoted		Deal Varney Commercial -

EGi -- Comparable Deals Data														
Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Lease Length	Vendor/Lessor's Agent	Notes
						Value	UoM			per annum	per sq m			
Saxon Way	Royston	15/11/2012	Industrial	(B2)	Sale	177	Gross sq m	85,000	0.00	0	0	0.00	Carter Jonas Lip	
Button End	Cambridge	15/11/2012	Industrial	(B1/B2/B8)	Sale	176	Gross sq m	110,000	0.00	0	0	0.00	Goodman Property	
Anderson Road	Cambridge	31/10/2012	Industrial	(B2)	Sale	216	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Viking Way	Cambridge	05/10/2012	Industrial	(B2)	Lease	1,165	Gross sq m	0	0.00	0	156	0.00	Lambert Smith Hampton, Savills	PL ID: 284216 <a
Ely Road	Cambridge	01/10/2012	Industrial	(B2)	Sale	147	Gross sq m	150,000	0.00	0	0	0.00	Cheffins, Bidwells Property	Date on the market: 17/05/2012
Ely Road	Cambridge	01/10/2012	Industrial	(B2)	Sale	147	Gross sq m	150,000	0.00	0	0	0.00	Cheffins, Bidwells Property	
Trafalgar Way	Cambridge	16/08/2012	Industrial	(B2)	Lease	4,054	Gross sq m	0	0.00	218,205	54	10.00	Lambert Smith Hampton, Savills	
Babraham Road	Cambridge	15/08/2012	Industrial	(B1/B2/B8)	Sale	266	Gross sq m	175,000	0.00	0	0	0.00	Barker Storey Matthews	
Trafalgar Way	Cambridge	07/08/2012	Industrial	(B2)	Lease	585	Gross sq m	0	0.00	0	48	0.00	Lambert Smith Hampton, Savills	PL ID: 368524 <a
Babraham Road	Cambridge	01/08/2012	Industrial	(B2)	Sale	266	Gross sq m	210,000	0.00	0	0	0.00	Barker Storey Matthews	
Babraham Road	Cambridge	30/07/2012	Industrial	(B1/B2/B8)	Lease	294	Gross sq m	0	0.00	15,000	51	3.00	Carter Jonas Lip	Asking rent: £4.10 per Sq Ft Rent Achieved:
Saxon Way	Cambridge	01/07/2012	Industrial	(B1/B2/B8)	Lease	1,251	Gross sq m	0	0.00	0	54	0.00	Lambert Smith Hampton	Asking rent: £5.00 per Sq Ft
Saxon Way	Cambridge	01/07/2012	Industrial	(B1/B2/B8)	Lease	978	Gross sq m	0	0.00	0	54	0.00	Lambert Smith Hampton	Asking rent: £5.00 per Sq Ft
Saxon Way	Cambridge	01/07/2012	Industrial	(B1/B2/B8)	Lease	978	Gross sq m	0	0.00	0	54	0.00	Lambert Smith Hampton	Asking rent: £5.00 per Sq Ft
Saxon Way	Cambridge	01/07/2012	Industrial	(B1/B2/B8)	Lease	847	Gross sq m	0	0.00	0	54	0.00	Lambert Smith Hampton	Asking rent: £5.00 per Sq Ft
Ermine Street	Cambridge	15/06/2012	Industrial	(B1/B2/B8)	Lease	1,077	Gross sq m	0	0.00	0	23	2.00	Barker Storey Matthews	
Cambridge Westpoint	Cambridge	15/06/2012	Industrial	(B2)	Lease	164	Gross sq m	0	0.00	10,500	64	3.00	Barker Storey Matthews	
Grove Road	Cambridge	15/06/2012	Industrial	(B2)	Lease	2,546	Gross sq m	0	0.00	30,000	12	0.00	Barker Storey Matthews	PL ID: 408258 <a
Chestnut Lane	Royston	28/05/2012	Industrial	(B1/B2/B8)	Lease	515	Gross sq m	0	0.00	9,000	17	2.00	Strutt & Parker	
Cambridge Westpoint	Cambridge	15/05/2012	Industrial	(B2)	Lease	172	Gross sq m	0	0.00	12,500	73	6.00	Barker Storey Matthews	
Cambridge Westpoint	Cambridge	07/05/2012	Industrial	(B2)	Lease	126	Gross sq m	0	0.00	8,500	67	0.00	Goodman Property	Date on the market: 17/11/2011 Asking rent:
Cambridge Westpoint	Cambridge	06/05/2012	Industrial	(B2)	Lease	126	Gross sq m	0	0.00	8,500	67	0.00	Goodman Property	Date on the market: 17/11/2011 Asking rent:
Pembroke Avenue	Cambridge	01/05/2012	Industrial	(B2)	Sale	863	Gross sq m	0	0.00	0	0	0.00	Jones Lang LaSalle	Date on the market: 20/12/2011
Chestnut Lane	Royston	28/04/2012	Industrial	(B1/B2/B8)	Lease	139	Gross sq m	0	0.00	5,400	39	2.00	Strutt & Parker	
Saxon Way	Royston	18/04/2012	Industrial	(B2)	Lease	337	Gross sq m	0	0.00	18,000	53	5.00	Bidwells Property Consultants Limited	
Button End	Cambridge	01/04/2012	Industrial	(B2)	Lease	182	Gross sq m	0	0.00	7,500	0	3.00	Barker Storey Matthews	
Button End	Cambridge	01/04/2012	Industrial	(B2)	Lease	134	Gross sq m	0	0.00	0	0	0.00	Barker Storey Matthews	
Anderson Road	Cambridge	15/03/2012	Industrial	(B1/B2/B8)	Lease	661	Gross sq m	0	0.00	0	0	0.00	Cheffins	
Anderson Road	Cambridge	01/03/2012	Industrial	(B2)	Lease	266	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Anderson Road	Cambridge	01/02/2012	Industrial	(B2)	Lease	2,276	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Ely Road	Cambridge	22/12/2011	Industrial	(B2)	Lease	147	Gross sq m	0	0.00	15,000	0	5.00	Cheffins, Bidwells Property	Stepped Rent, Years 1&2 - £7,500, Year 3 onwards
Babraham Road	Cambridge	15/12/2011	Industrial	(B2)	Lease	1,038	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Storeys Way	Cambridge	15/11/2011	Industrial	(B1/B2/B8)	Lease	570	Gross sq m	0	0.00	0	0	0.00	Barker Storey Matthews, Bidwells	
Overcote Road	Cambridge	15/11/2011	Industrial	(B2)	Lease	135	Gross sq m	0	0.00	4,800	0	3.00	Barker Storey Matthews	
Trafalgar Way	Cambridge	15/11/2011	Industrial	(B2)	Lease	570	Gross sq m	0	0.00	27,600	0	0.00	Barker Storey Matthews, Bidwells	
Stirling Way	Cambridge	15/11/2011	Industrial	(B2)	Lease	489	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
The Airfield	Cambridge	15/11/2011	Industrial	(B1/B2/B8)	Lease	2,323	Gross sq m	0	0.00	0	0	0.00	Savills	
London Road	Cambridge	15/11/2011	Industrial	(B2)	Lease	411	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Button End	Cambridge	01/11/2011	Industrial	(B2)	Lease	226	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	Date on the market: 01/09/2011
Button End	Cambridge	01/11/2011	Industrial	(B2)	Lease	201	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	Date on the market: 31/10/2011
Button End	Cambridge	01/11/2011	Industrial	(B2)	Lease	170	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Button End	Cambridge	15/10/2011	Industrial	(B2)	Sale	500	Gross sq m	80,000	0.00	0	0	0.00	Barker Storey Matthews	
Norman Way,	Cambridge	31/08/2011	Industrial	(B2)	Sale	298	Gross sq m	120,000	0.00	0	0	0.00	Cheffins	
Ely Road	Cambridge	15/08/2011	Industrial	(B1/B2/B8)	Sale	147	Gross sq m	180,000	0.00	0	0	0.00	Cheffins	
Cambridge Westpoint	Cambridge	15/08/2011	Industrial	(B2)	Lease	164	Gross sq m	0	0.00	12,000	0	1.00	Barker Storey Matthews	
Anderson Road	Cambridge	21/07/2011	Industrial	(B2)	Sale	164	Gross sq m	157,700	0.00	0	0	0.00	Cheffins	
Ely Road	Cambridge	15/07/2011	Industrial	(B2)	Sale	101	Gross sq m	172,500	0.00	0	0	0.00	Cheffins, Bidwells Property	
Ely Road	Cambridge	15/07/2011	Industrial	(B2)	Sale	189	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Stirling Way	Cambridge	11/07/2011	Industrial	(B2)	Lease	3,532	Gross sq m	0	0.00	237,600	0	20.00	Cheffins	
Trafalgar Way	Cambridge	15/06/2011	Industrial	(B2)	Lease	557	Gross sq m	0	0.00	0	0	0.00	Cushman & Wakefield, Savills	
Stirling Way	Cambridge	15/06/2011	Industrial	(B2)	Lease	3,532	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Hadstock Road	Cambridge	15/06/2011	Industrial	(B2)	Sale	442	Gross sq m	249,500	0.00	0	0	0.00	Barker Storey Matthews	
Saxon Way	Cambridge	10/06/2011	Industrial	(B2)	Lease	376	Gross sq m	0	0.00	22,000	0	0.00		
Anderson Road	Cambridge	09/06/2011	Industrial	(B1/B2/B8)	Lease	128	Gross sq m	0	0.00	12,000	0	5.00	Cheffins	
Anderson Road	Cambridge	08/06/2011	Industrial	(B1/B2/B8)	Lease	231	Gross sq m	0	0.00	21,148	0	5.00	Cheffins	

Anderson Road	Cambridge	20/04/2011	Industrial (B1/B2/B8)	Lease	702	Gross sq m	0	0.00	51,000	0	10.00	Cheffins	
Saxon Way	Royston	31/03/2011	Industrial (B2)	Lease	442	Gross sq m	0	0.00	75,000	0	0.00	Cheffins	
Harston Road	Cambridge	31/03/2011	Industrial (B1/B2/B8)	Lease	194	Gross sq m	0	0.00	9,400	0	0.00	Cheffins	
Coldhams Road	Cambridge	25/03/2011	Industrial (B1/B2/B8)	Lease	395	Gross sq m	0	0.00	37,000	0	15.00	Januaries Commercial Property	
Stirling Way	Cambridge	15/03/2011	Industrial (B2)	Lease	293	Gross sq m	0	0.00	0	0	0.00	Savills	
London Road	Cambridge	15/03/2011	Industrial (B2)	Lease	110	Gross sq m	0	0.00	0	64	0.00	Bidwells Property Consultants Limited	
Anderson Road	Cambridge	22/02/2011	Industrial (B1/B2/B8)	Lease	206	Gross sq m	0	0.00	18,500	0	5.00	Cheffins	
North End	Royston	23/12/2010	Industrial (B2)	Lease	346	Gross sq m	0	0.00	22,000	64	5.00	Cheffins	Stepped rent over 5 years - Year 1 - £12,000 pa,
Anderson Road	Cambridge	23/12/2010	Industrial (B2)	Sale	1,985	Gross sq m	1,100,000	0.00	0	0	0.00	Cheffins	
Anderson Road	Cambridge	23/12/2010	Industrial (B2)	Sale	243	Gross sq m	190,000	0.00	0	0	0.00	Cheffins	
Cambridge Road	Cambridge	15/12/2010	Industrial (B2)	Lease	111	Gross sq m	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
School Lane	Cambridge	15/12/2010	Industrial (B1c)	Lease	141	Gross sq m	0	0.00	4,800	34	5.00	Barker Storey Matthews	
London Road	Cambridge	01/12/2010	Industrial (B1c) Light	Investment Sale	7,862	Gross sq m	5,400,000	8.00	0	0	0.00		
The Grip	Cambridge	22/11/2010	Industrial (B1/B2/B8)	Lease	366	Gross sq m	0	0.00	12,000	33	3.00	Cheffins	The ground floor comprises 180 Net sq m (1,940
Viking Way	Cambridge	19/11/2010	Industrial (B2)	Lease	501	Gross sq m	0	0.00	27,000	54	0.00	Lambert Smith Hampton	
Anderson Road	Cambridge	01/11/2010	Industrial (B2)	Sale	128	Gross sq m	105,000	0.00	0	0	0.00	Cheffins	
Grange Road	Cambridge	01/11/2010	Industrial (B1/B2/B8)	Lease	416	Gross sq m	0	0.00	18,000	43	3.00	Cheffins	
Saxon Way	Cambridge	15/10/2010	Industrial (B2)	Sale	288	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Saxon Way	Royston	08/10/2010	Industrial (B2)	Sale	334	Gross sq m	230,000	0.00	0	0	0.00	Cheffins	
Anderson Road	Cambridge	01/10/2010	Industrial (B2)	Sale	128	Gross sq m	114,975	0.00	0	0	0.00	Cheffins	
Ely Road	Cambridge	15/09/2010	Industrial (B1/B2/B8)	Lease	748	Gross sq m	0	0.00	20,000	27	0.00	Cheffins	
Ely Road	Cambridge	15/09/2010	Industrial (B1/B2/B8)	Lease	1,626	Gross sq m	0	0.00	52,250	32	0.00	Cheffins	Plus open storage of c. 1 acre.
Babraham Road	Cambridge	15/09/2010	Industrial (B2)	Sale	153	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
The Common	Cambridge	06/09/2010	Industrial (B1/B2/B8)	Lease	114	Gross sq m	0	0.00	4,000	35	4.00		
Barrington Road	Royston	01/09/2010	Industrial (B1/B2/B8)	Sale	1,623	Gross sq m	800,000	0.00	0	0	0.00	Cheffins	
Anderson Road	Cambridge	01/09/2010	Industrial (B2)	Sale	167	Gross sq m	141,540	0.00	0	0	0.00	Cheffins	
Mill Road	Cambridge	15/08/2010	Industrial (B8)	Lease	266	Gross sq m	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Norman Way	Cambridge	15/07/2010	Industrial (B2)	Sale	1,038	Gross sq m	450,000	0.00	0	0	0.00	Goodman Property	
Cambridge Westpoint	Cambridge	15/07/2010	Industrial (B2)	Lease	160	Gross sq m	0	0.00	11,000	69	6.00	Barker Storey Matthews	
Anderson Road	Cambridge	01/07/2010	Industrial (B2)	Sale	127	Gross sq m	115,000	0.00	0	0	0.00	Cheffins	
Anderson Road	Cambridge	01/07/2010	Industrial (B2)	Sale	655	Gross sq m	570,000	0.00	0	0	0.00	Cheffins	
Anderson Road	Cambridge	01/07/2010	Industrial (B2)	Sale	661	Gross sq m	527,590	0.00	0	0	0.00	Cheffins	
London Road	Cambridge	11/06/2010	Industrial (B1c) Light	Investment Sale	7,862	Gross sq m	0	0.00	454,349	58	0.00	Jones Lang LaSalle (Previously King	This was part of a portfolio sale. Rent quoted is for
Convent Drive	Cambridge	01/06/2010	Industrial (B1/B2/B8)	Lease	1,000	Gross sq m	0	0.00	45,000	45	5.00	Cheffins	Stepped rent over 3 years - Year 1 - £32,000 pa,
Wilbraham Road	Cambridge	01/06/2010	Industrial (B1/B2/B8)	Lease	268	Gross sq m	0	0.00	12,000	45	3.00	Cheffins	
Station Road	Cambridge	19/05/2010	Industrial (B2)	Lease	268	Gross sq m	0	0.00	12,500	0	0.00	Cheffins	
Pembroke Avenue,	Cambridge	15/05/2010	Industrial (B2)	Lease	266	Gross sq m	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Anderson Road	Cambridge	01/05/2010	Industrial (B2)	Sale	128	Gross sq m	118,000	0.00	0	0	0.00	Cheffins	
Whiting Way	Royston	15/04/2010	Industrial (B1/B2/B8)	Sale	2,117	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Storeys Way	Cambridge	15/04/2010	Industrial (B2)	Pre-Let	929	Gross sq m	0	0.00	0	0	0.00	Barker Storey Matthews, Bidwells	
Anderson Road	Cambridge	15/04/2010	Industrial (B2)	Lease	695	Gross sq m	0	0.00	58,355	84	0.00	Savills, Cheffins, Bidwells Property	
Boxworth Road	Cambridge	01/03/2010	Industrial (B2)	Lease	301	Gross sq m	0	0.00	13,000	43	0.00	Hazells Chartered Surveyors	
Stirling Way	Cambridge	15/02/2010	Industrial (B2)	Sale	289	Gross sq m	0	0.00	0	0	0.00	Savills	
Anderson Road	Cambridge	20/01/2010	Industrial (B2)	Sale	128	Gross sq m	118,000	0.00	0	0	0.00	Cheffins	
Stirling Way	Cambridge	15/01/2010	Industrial (B2)	Sale	290	Gross sq m	0	0.00	0	0	0.00	Savills, Bidwells Property Consultants	
Stirling Way	Cambridge	15/01/2010	Industrial (B2)	Sale	711	Gross sq m	0	0.00	0	0	0.00	Savills, Bidwells Property Consultants	
Saxon Way	Royston	01/01/2010	Industrial (B2)	Lease	334	Gross sq m	0	0.00	18,000	54	5.00	Cheffins, Bidwells Property	Stepped rent over 5 years - average rent £18,000
London Road	Cambridge	01/01/2010	Industrial (B1c) Light	Lease	2,950	Gross sq m	0	0.00	160,750	54	4.00		

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Street	Town	Postcode	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Church Street	Reading	RG1 2SP	Entire Building	742	Long Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Hicks Baker - Tel: 0118 959
The Broadway	Newbury	RG14 1AS	1st and 2nd	159	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£81.59	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635
The Broadway	Newbury	RG14 1AS	Ground, 1st and 2nd	418	Leasehold	Office	Business (B1a)	New - Refurb		No	£119.80	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
The Broadway	Newbury	RG14 1AU	Entire Building	575	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Saddlers Court	Newbury	RG14 1AZ	Ground	117	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£128.09	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
West Street	Newbury	RG14 1BL	Entire Building	1306	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£107.64	£0.85 m	Not quoted		Richardson Commercial - Tel: 01635
Northcroft Lane	Newbury	RG14 1BT	1st	121	Leasehold	Office	Business (B1a)	Second-hand Grade	08/15/2012	No	£165.44	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Northcroft Lane	Newbury	RG14 1BT	Entire Building	331	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£165.98	Not quoted	Not quoted		Aston Rose Limited - Tel: 020
Pembroke Road	Newbury	RG14 1BX	Entire Building	707	Leasehold or	Office	Business (B1a)	New - Refurb		No	£102.26	£1.2 m	Not quoted		Aston Rose Limited - Tel: 020
Pembroke Road	Newbury	RG14 1BX	Entire Building	820	Leasehold or	Office	Business (B1a)	New - Refurb		No	£150.70	Not quoted	Not quoted		Aston Rose Limited - Tel: 020
Northbrook	Newbury	RG14 1DJ	2nd	108	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£105.38	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Park Street	Newbury	RG14 1EA	Unit 2	101	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£150.70	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Park Street	Newbury	RG14 1EA	Offices	138	Leasehold	Office	Business (B1a)	New - Refurb	03/01/2012	No	£141.55	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
Park Street	Newbury	RG14 1EA	Unit 5	202	Freehold	Office - Business	Business (B1a)	Second-hand Grade		No	Not quoted	£0.59 m	15 years	06/20/2025	Quintons Commercial Limited - Tel: 01635
Park Street	Newbury	RG14 1EA	Offices and Offices	211	Leasehold	Office	Business (B1a)	New - Refurb	03/01/2012	No	£142.08	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
Oxford Street	Newbury	RG14 1JB	3rd	305	Leasehold	Office	Business (B1a)	Second-hand Grade	01/26/2012	No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 01635
London Road	Newbury	RG14 1JL	Entire Building	692	Freehold	Office	Business (B1a)	Second-hand Grade		Yes	Not quoted	£0.92 m	5 years	03/15/2016	Deal Varney Commercial - Tel: 01635
Oxford Street	Newbury	RG14 1JQ	Ground	303	Leasehold	Office	Business (B1a)	Second-hand Grade		Yes	£118.40	Not quoted	Not quoted	03/24/2015	Deal Varney Commercial - Tel: 01635
Oxford Square	Newbury	RG14 1JQ	Entire Building	529	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£155.76	Not quoted	Not quoted		Colliers International - Tel: 020
Old Bath Road	Newbury	RG14 1JU	Ground, 1st (part) and	689	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£129.17	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635
London Road	Newbury	RG14 1LA	Ground (part), 1st	126	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£119.91	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635
Old Bath Road	Newbury	RG14 1QL	1st	341	Leasehold	Office	Business (B1a)	New - Refurb		No	£129.17	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
Kelvin Road	Newbury	RG14 2DB	Various Suites	360	Licence	Office	Business (B1a)	Second-hand Grade		No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Kelvin Road	Newbury	RG14 2DB	Ground and 1st	854	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	£1.2 m	Not quoted		Quintons Commercial Limited - Tel: 01635
London Road	Newbury	RG14 2PS	Entire Building	1203	Leasehold	Office	Business (B1a)	New - Refurb		No	£177.61	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
London Road	Newbury	RG14 2PZ	Office Suites	314	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	5 years		Richardson Commercial - Tel: 01635
London Road	Newbury	RG14 2PZ	Ground (part)	562	Leasehold	Office - Business	Business (B1a)	Second-hand Grade	10/09/2012	No	£161.46	Not quoted	Not quoted	03/05/2016	Lambert Smith Hampton - Tel: 01635
London Road	Newbury	RG14 2PZ	Ground (part)	654	Leasehold	Office - Business	Business (B1a)	Second-hand Grade	10/09/2012	No	£161.46	Not quoted	Not quoted	03/05/2016	Lambert Smith Hampton - Tel: 01635
London Road	Newbury	RG14 2RE	1st (part)	465	Leasehold	Office - Business	Business (B1a)	New - Refurb		No	£129.17	Not quoted	Not quoted		Campbell Gordon - Tel: 0118 959
London Road	Newbury	RG14 2RE	Entire Building	465	Leasehold	Office - Business	Business (B1b)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Jones Lang LaSalle - Tel: 020
London Road	Newbury	RG14 2RE	Entire Building	1203	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£177.61	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
London Road	Newbury	RG14 2RE	Entire Building	1266	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Colliers International - Tel: 020
London Road	Newbury	RG14 2RE	Entire Building	4293	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635
Wharf Street	Newbury	RG14 5AP	1st (part) and 2nd	143	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£129.60	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635
Cheap Street	Newbury	RG14 5DD	Ground	192	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635
Cheap Street	Newbury	RG14 5DD	Ground	201	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635
Cheap Street	Newbury	RG14 5DD	1st (part) and 2nd	403	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635
Cheap Street	Newbury	RG14 5DH	Entire Building	209	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	09/28/2015	Richardson Commercial - Tel: 01635
Market Street	Newbury	RG14 5DP	1st	124	Leasehold	Office	Business (B1a)	New - Refurb	08/15/2012	No	£144.99	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Road	Newbury	RG14 5EA	Offices	807	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.53	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 01635
Mansion House	Newbury	RG14 5ES	Mezzanine, 1st and	195	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£87.08	Not quoted	Not quoted		London Clancy - Tel: 01256
Bartholomew	Newbury	RG14 5LL	Entire Building	135	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Mill Lane	Newbury	RG14 5OS	Ground and 1st	216	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£119.05	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
Bone Lane	Newbury	RG14 5SH	Unit 1	233	Freehold	Light Industrial /	Business (B1c)	Second-hand Grade		No	Not quoted	£0.2 m	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Road	Newbury	RG14 5SJ	Unit 34B	116	Leasehold or	Office	Business (B1a)	New - Refurb		No	£111.95	£0.14 m	Not quoted		Richardson Commercial - Tel: 01635
Hambridge Road	Newbury	RG14 5SJ	Unit 3B	116	Leasehold or	Office	Business (B1a)	New - Refurb		No	£111.95	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
Hambridge Road	Newbury	RG14 5SJ	Unit 3A	116	Leasehold or	Office	Business (B1a)	New - Refurb		No	£111.95	Not quoted	5 years		Richardson Commercial - Tel: 01635
Hambridge Road	Newbury	RG14 5SJ	Unit 29	215	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£53.60	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Road	Newbury	RG14 5SJ	Unit 32	232	Leasehold or	Office	Business (B1a)	New - Refurb		No	£111.95	£0.24 m	5 years		Richardson Commercial - Tel: 01635
Hambridge Road	Newbury	RG14 5SJ	Unit 30	232	Leasehold or	Office	Business (B1a)	New - Refurb		No	£111.95	Not quoted	Not quoted		Richardson Commercial - Tel: 01635
Hambridge Road	Newbury	RG14 5SJ	Units 1 & 2	465	Leasehold or	Office	Business (B1a)	New - Refurb		No	£111.95	Not quoted	5 years		Richardson Commercial - Tel: 01635
Hambridge Lane	Newbury	RG14 5TN	Unit 2B	199	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£102.26	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Lane	Newbury	RG14 5TN	Unit 6	209	Leasehold	Office - Business	Business (B1a)	New - Refurb		No	£102.26	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Lane	Newbury	RG14 5TN	Unit 2A (part)	359	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£80.73	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Canal View Road	Newbury	RG14 5XF	Entire Building	3166	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£55.22	Not quoted	Not quoted	06/23/2014	Deal Varney Commercial - Tel: 01635
Bartholomew	Newbury	RG14 7AB	2nd	108	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£110.98	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Bartholomew	Newbury	RG14 7BE	Entire Building	105	Freehold	Office	Business (B1a)	Second-hand (Retail)	10/23/2012	No	Not quoted	£0.25 m	Not quoted		Quintons Commercial Limited - Tel: 01635
Station Road	Newbury	RG14 7LP	Entire Building	569	Leasehold	Office	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635

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Street	Town	Postcode	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
High Street	Hungerfor	RG17 0NF	Offices	402	Leasehold	Office	Business (B1a)	Second-hand Grade	11/17/2011	No	£34.44	Not quoted	Not quoted		Peter Brunsdon & Associates -
Ermin Street	Hungerfor	RG17 7EH	Unit 8	207	Leasehold	Light Industrial /	Business (B1c)	New - Refurb		No	Not quoted	Not quoted	Not quoted		Richardson Commercial - Tel:
Farmhouse	Thatcham	RG18 4NW	Entire Building	555	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£161.46	£1.5 m	Not quoted		London Clancy - Tel: 01256
Newbury Road	Thatcham	RG18 9TD	Entire Scheme	2683	Leasehold	Light Industrial /	Business (B1c)	Second-hand Grade		No	£45.53	Not quoted	Not quoted		Quintons Commercial Limited -
Church Gate	Thatcham	RG19 3PN	Ground	188	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£162.00	Not quoted	Not quoted		Quintons Commercial Limited -
Church Gate	Thatcham	RG19 3PN	Entire Building	202	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited -
Clerewater Place	Thatcham	RG19 3RF	Unit 6 (part)	113	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited -
Clerewater Place	Thatcham	RG19 3RF	Unit 8 (part)	120	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited -
Clerewater Place	Thatcham	RG19 3RF	Unit 8 (part)	126	Leasehold	Office - Business	Business (B1a)	Second-hand Grade	10/23/2012	No	£53.93	Not quoted	Not quoted	05/01/2013	Quintons Commercial Limited -
Clerewater Place	Thatcham	RG19 3RF	Unit 5	138	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited -
Clerewater Place	Thatcham	RG19 3RF	Unit 4	139	Leasehold or	Office	Business (B1a)	Second-hand Grade	10/23/2012	No	£80.73	Not quoted	Not quoted		Quintons Commercial Limited -
Clerewater Place	Thatcham	RG19 3RF	Unit 7	168	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited -
Clerewater Place	Thatcham	RG19 3RF	Unit 1	215	Long Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited -
Colthrop Lane	Thatcham	RG19 4PD	1st	130	Leasehold	Office	Business (B1a)	Second-hand Grade	06/15/2012	No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited -
Basingstoke	Thatcham	RG19 6HW	Building 164	353	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£38.21	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635
Longwater	Reading	RG2 6GB	Entire Building	3958	Leasehold	Office - Business	Business (B1a)	Second-hand Grade	08/16/2011	No	Not quoted	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000,
Longwater	Reading	RG2 6GB	Entire Building	4241	Leasehold	Office - Business	Business (B1a)	Second-hand Grade	08/16/2011	No	Not quoted	Not quoted	Not quoted		Cushman & Wakefield - Tel: 020
Longwater	Reading	RG2 6GF	Entire Building	10318	Leasehold	Office - Business	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000,
Longwater	Reading	RG2 6GF	Entire Proposed	14080	Leasehold	Office - Business	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000,
Longwater	Reading	RG2 6GF	Entire Proposed	22297	Leasehold	Office - Business	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted		Cushman & Wakefield - Tel: 020
Longwater	Reading	RG2 6GP	2nd (part)	131	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£290.63	Not quoted	Not quoted		Campbell Gordon - Tel: 0118 959
Longwater	Reading	RG2 6GP	Ground - East (part)	163	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£290.63	Not quoted	Not quoted		Cushman & Wakefield - Tel: 020
South Oak Way	Reading	RG2 6UF	Entire Proposed	29636	Leasehold	Office - Business	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000,
South Oak Way	Reading	RG2 6UG	2nd (part)	417	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£290.63	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000,
Brook Drive	Reading	RG2 6UJ	Ground (part), 1st	4284	Leasehold	Office - Business	Business (B1a)	New - New Build	02/20/2012	No	£252.95	Not quoted	Not quoted		Jones Lang LaSalle - Tel: 020
South Oak Way	Reading	RG2 6UN	Entire Building	9526	Leasehold	Office - Business	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000,
Brook Drive	Reading	RG2 6UU	Entire Building	2825	Leasehold	Office - Business	Business (B1a)	New - New Build		No	£328.30	Not quoted	Not quoted		Campbell Gordon - Tel: 0118 959
South Oak Way	Reading	RG2 6UW	Entire Building	9743	Leasehold	Office - Business	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted		Cushman & Wakefield - Tel: 020
South Oak Way	Reading	RG2 6UW	Proposed	16722	Leasehold	Office - Business	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000,
Newbury	RG20 8HR	Unit 7	178	Leasehold	Office	Business (B1a)	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Smiths Gore Limited - Tel: 01672
Bath Road	Newbury	RG20 8NS	Office/Retail	155	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£95.26	Not quoted	Not quoted		Quintons Commercial Limited -
Bath Road	Newbury	RG20 8NS	Office/Training	210	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£61.89	Not quoted	Not quoted		Quintons Commercial Limited -
Worlds End	Newbury	RG20 8RY	Unit 13	244	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited -
Audley Street	Reading	RG30 1BS	1st	137	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£109.36	Not quoted	Not quoted		Chilvers Page - Tel: 0118 958
Audley Street	Reading	RG30 1BS	Offices	137	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£72.76	Not quoted	Not quoted		Chilvers Page - Tel: 0118 958
Portman Road	Reading	RG30 1EA	Ground Floor Offices	167	Leasehold	Office	Business (B1a)	Second-hand Grade	12/05/2011	No	£188.37	Not quoted	Not quoted		Sharps Commercial Limited - Tel:
Portman Road	Reading	RG30 1EA	Ground	167	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£188.37	Not quoted	Not quoted		Sharps Commercial Limited - Tel:
Oxford Road	Reading	RG30 1EL	1st	229	Leasehold	Office	Business (B1a)	Second-hand Grade	06/13/2012	No	£86.22	Not quoted	Not quoted		Highmoor Cross Property
Oxford Road	Reading	RG30 1HA	Offices	162	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£116.68	Not quoted	Not quoted		Chilvers Page - Tel: 0118 958
School Road	Reading	RG31 5AL	2nd (part)	130	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£106.99	Not quoted	Not quoted		Chilvers Page - Tel: 0118 958
Wharfdale Road	Reading	RG31 5DZ	Building 1	2320	Leasehold	Office - Business	Business (B1a)	Design & Build		No	Not quoted	Not quoted	Not quoted		Jones Lang LaSalle - Tel: 020
Wharfdale Road	Reading	RG31 5DZ	Building 2	3480	Leasehold	Office - Business	Business (B1a)	Design & Build		No	Not quoted	Not quoted	Not quoted		Jones Lang LaSalle - Tel: 020
Wharfdale Road	Reading	RG31 5DZ	Building 3	6000	Leasehold	Office - Business	Business (B1a)	Design & Build		No	Not quoted	Not quoted	Not quoted		Jones Lang LaSalle - Tel: 020
Armour Road	Reading	RG31 6HF	Business Unit	128	Freehold	Office	Business (B1a)	Second-hand Grade	08/23/2012	No	Not quoted	£0.37 m	Not quoted		Highmoor Cross Property
Pincents Kiln	Reading	RG31 7SP	Entire Building	3032	Leasehold	Office	Business (B1a)	New - Refurb (pre-	08/24/2011	No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel:
Station Road	Reading	RG7 4AA	Unit 1	114	Leasehold	Office	Business (B1a)	Second-hand Grade	06/13/2012	No	£96.12	Not quoted	Not quoted		Highmoor Cross Property
Brunel Road	Reading	RG7 4AB	Unit 2	430	Leasehold	Office	Business (B1a)	Second-hand Grade	10/03/2011	No	£161.46	Not quoted	Not quoted		Haslams Surveyors LLP - Tel:
Brunel Road	Reading	RG7 4AB	Various Opportunities	458	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel:
Moulden Way	Reading	RG7 4GB	Unit 3	116	Virtual Freehold or	Office - Business	Business (B1a)	Second-hand Grade	11/18/2010	No	£215.28	Not quoted	Not quoted		Parkinson Holt - Tel: 0118 939
Moulden Way	Reading	RG7 4GB	Unit 5	348	Virtual Freehold or	Office - Business	Business (B1a)	Second-hand Grade	11/18/2010	No	£215.28	Not quoted	Not quoted		Parkinson Holt - Tel: 0118 939
Moulden Way	Reading	RG7 4GB	Unit 4	465	Leasehold or	Office - Business	Business (B1a)	Second-hand Grade	11/18/2010	No	£215.28	£0.58 m	Not quoted		Parkinson Holt - Tel: 0118 939
Aldermaston	Reading	RG7 4HR	Entire Building	7819	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		AOS Studley - Tel: 020 7297
Paices Hill	Reading	RG7 4PQ	Office/Workshop	415	Leasehold	Light Industrial /	Business (B1c)	Second-hand Grade		No	£47.25	Not quoted	Not quoted		Quintons Commercial Limited -
Arlington	Reading	RG7 4SA	Ground (part)	337	Leasehold	Office - Business	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted		Savills - Tel: 020 7409 8150,
Arlington	Reading	RG7 4SA	2nd (part)	482	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£258.34	Not quoted	Not quoted		Knight Frank - Tel: 020 7629
Arlington	Reading	RG7 4SA	2nd	1344	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	09/24/2013	DTZ - Tel: 0118 967 2020,
Arlington	Reading	RG7 4SA	Entire Building	1768	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP - Tel:
Arlington	Reading	RG7 4SA	Entire Building	2232	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP - Tel:

EGi Availability Report - Exported 28/01/2013

Street	Town	Postcode	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Arlington	Reading	RG7 4SA	Entire Building	3019	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	01/06/2016	CBRE - Tel: 020 7182 2000
Arlington	Reading	RG7 4SA	Entire Building	4257	Leasehold	Office - Business	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted		Savills - Tel: 020 7409 8150,
Arlington	Reading	RG7 4TX	Ground	716	Leasehold	Office - Business	Business (B1a)	Second-hand Grade		No	£258.34	Not quoted	Not quoted	04/01/2014	Parkinson Holt - Tel: 0118 939
Aldermaston	Reading	RG7 4XS	Level 2 - Reception	186	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel:
Aldermaston	Reading	RG7 4XS	Ground	997	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel:
Aldermaston	Reading	RG7 4XS	Level 1	1515	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel:
Aldermaston	Reading	RG7 4XS	Level 2	2237	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£527.44	Not quoted	Not quoted		Lambert Smith Hampton - Tel:
Aldermaston	Reading	RG7 4XS	Level 3	2297	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel:
High Street	Reading	RG7 5AH	Suite 2	319	Leasehold	Office	Business (B1a)	Second-hand Grade	06/15/2012	No	£161.46	Not quoted	Not quoted	11/30/2014	Pennycuik Collins - Tel: 0121
Bath Road	Reading	RG7 5HR	Entire Building	908	Leasehold or	Office	Business (B1a)	New - Refurb	09/24/2012	No	£55.54	£0.6 m	Not quoted		Parkinson Holt - Tel: 0118 939
Beenham Hill	Reading	RG7 5LT	Trade Counter Units	527	Leasehold	Light Industrial /	Business (B1c)	Second-hand Grade	08/13/2012	No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited -
Horseshoe Park	Reading	RG8 7JW	Unit 20a	186	Leasehold	Office - Business	Business (B1a)	Second-hand Grade	06/01/2012	No	Not quoted	Not quoted	Not quoted		Michael King & Co - Tel: 0118
Horseshoe Park	Reading	RG8 7JW	Unit 12	220	Virtual Freehold or	Office	Business (B1a)	Second-hand Grade	03/08/2012	No	£86.11	£0.18 m	Not quoted		Haslams Surveyors LLP - Tel:

EGi -- Comparable Deals/Au

Transaction type	Street	Town	Postcode	Deal/Auction date	Use type	Sub use type	Total space		Rental income		Lease		Expiry date	Estimated?	Incentives	Notes	Vendor/Lessor's agent
							Size	UoM	Price	Yield %	per annum	per sq					
Lease	Longwater	Reading	RG2 6GP	01/12/2012	Office	Business Parks (B1b)	214	Net sq m	Not quoted	Not quoted			Undisclosed	No		DTZ	
Lease	London Road	Newbury	RG14 2RE	01/11/2012	Office	Office (B1a)	465	Net sq m	Not quoted	Not quoted			Undisclosed	No		Campbell Gordon	
Sub-Letting	Oxford Street	Newbury	RG14 1JQ	01/11/2012	Office	Office (B1a)	130	Net sq m	Not quoted	£15,400	#	3	05/10/2015	No	Asking rent: £12.50 per sq ft	Quintons Commercial Limited	
Sale	Portman Road	Reading	RG30 1EA	10/10/2012	Office	Office (B1a)	718	Net sq m	£750,000	Not quoted			Undisclosed	No	Particulars:PDF -	Parkinson Holt	
Investment Sale	Brook Drive	Reading	RG2 6UA	10/10/2012	Office	Business Parks (B1b)	6,224	Net sq m	£19,500,000	8.75	Not quoted		Undisclosed	No		Knight Frank	
Lease	Bone Lane	Newbury	RG14 5SH	08/10/2012	Office	Office (B1a)	119	Net sq m	Not quoted	£9,600	£80.51	3	08/10/2015	No		Quintons Commercial Limited	
Lease	South Oak Way	Reading	RG2 6UF	29/09/2012	Office	Business Parks (B1b)	12,925	Net sq m	Not quoted	£3,164,980	#	10	29/09/2022	No	Asking rent: £22.50 per sq ft	Cushman & Wakefield	
Sale	Hambridge Road	Newbury	RG14 5SJ	15/09/2012	Office	Office (B1a)	433	Net sq m	£232,600	Not quoted			Undisclosed	No		Deal Varney Commercial	
Lease	Horseshoe Park	Reading	RG8 7JW	01/09/2012	Office	Office (B1a)	220	Net sq m	Not quoted	£18,960	£86.11		Undisclosed	No		Haslams Surveyors LLP	
Lease	Richfield Avenue	Reading	RG1 8EQ	01/08/2012	Office	Office (B1a)	167	Net sq m	Not quoted	Not quoted		5	01/08/2017	No		Sharps Commercial Limited	
Lease	Longwater	Reading	RG2 6GP	31/07/2012	Office	Business Parks (B1b)	606	Net sq m	Not quoted	£172,860	#	10	31/07/2022	No		Cushman & Wakefield	
Lease	Arlington	Reading	RG7 4SA	24/07/2012	Office	Business Parks (B1b)	764	Net sq m	Not quoted	£213,694	#	10	24/07/2022	No		Savills	
Lease	Lower Way	Thatcham	RG19 3RF	20/07/2012	Office	Office (B1a)	111	Net sq m	Not quoted	Not quoted			Undisclosed	No		Quintons Commercial Limited	
Lease	Imperial Way	Reading	RG2 0TD	20/07/2012	Office	Office (B1a)	1,330	Net sq m	Not quoted	£322,178	#	10	20/07/2022	No		Campbell Gordon	
Sale	Chatham Street	Reading	RG1 7JE	15/07/2012	Office	Office (B1a)	428	Net sq m	Not quoted	Not quoted			Undisclosed	No		Lambert Smith Hampton	
Lease	Lower Way	Thatcham	RG19 3RF	11/07/2012	Office	Office (B1a)	126	Net sq m	Not quoted	£13,560	#		Undisclosed	No		Quintons Commercial Limited	
Lease	Park Street	Newbury	RG14 1EA	01/06/2012	Office	Office (B1a)	317	Net sq m	Not quoted	£34,160	#		Undisclosed	No		Quintons Commercial Limited	
Lease	West Mills	Newbury	RG14 5HG	01/06/2012	Office	Office (B1a)	611	Net sq m	Not quoted	£82,000	#	5	01/06/2017	No		Deal Varney Commercial	
Lease	Basingstoke	Reading	RG2 6DA	01/06/2012	Office	Office (B1a)	1,935	Net sq m	Not quoted	Not quoted			Undisclosed	No		Vail Williams LLP	
Lease	South Oak Way	Reading	RG2 6UG	31/05/2012	Office	Business Parks (B1b)	680	Net sq m	Not quoted	£193,954	#		Undisclosed	No		Cushman & Wakefield	
Lease	Station Road	Reading	RG7 4AA	15/05/2012	Industrial /	Light Industrial /	115	Net sq m	Not quoted	£12,500	#	3	15/05/2015	No	Date on the market:	Haslams Surveyors LLP	
Lease	London Road	Newbury	RG14 1JN	04/05/2012	Office	Office (B1a)	116	Net sq m	Not quoted	£14,375	#		Undisclosed	No		Deal Varney Commercial	
Lease	Hambridge Road	Newbury	RG14 5SJ	01/05/2012	Office	Office (B1a)	203	Net sq m	Not quoted	£16,000	£79.01		Undisclosed	No		Peter Brunsten & Associates	
Lease	Oxford Street	Newbury	RG14 1JQ	01/05/2012	Office	Office (B1a)	204	Net sq m	Not quoted	£26,826	#	3	24/03/2015	No		Deal Varney Commercial	
Lease	Moulden Way	Reading	RG7 4GB	26/04/2012	Office	Business Parks (B1b)	348	Net sq m	Not quoted	£75,000	#	5	26/04/2017	No		Campbell Gordon	
Investment Sale	Strawberry Hill	Newbury	RG14 1JA	20/04/2012	Office	Office (B1a)	12,969	Net sq m	£16,325,000	10.50	£1,819,625	#	6	Undisclosed	No	The building was sold along	
Lease	Longwater	Reading	RG2 6GP	29/03/2012	Office	Business Parks (B1b)	107	Net sq m	Not quoted	£31,131	#		Undisclosed	No		Cushman & Wakefield	
Lease	Imperial Way	Reading	RG2 0TD	29/03/2012	Office	Office (B1a)	390	Net sq m	Not quoted	£94,500	#	5	29/03/2017	No		Campbell Gordon	
Lease	High Street	Reading	RG7 5AH	21/03/2012	Office	Office (B1a)	324	Net sq m	Not quoted	£53,000	#		Undisclosed	No	Date on the market:	Parkinson Holt	
Lease	Oxford Street	Newbury	RG14 1JG	09/03/2012	Office	Office (B1a), Car	604	Net sq m	Not quoted	£80,000	#	5	09/03/2017	No		Deal Varney Commercial	
Investment Sale	Church Gate	Thatcham	RG19 3PN	01/02/2012	Office	Office (B1a)	487	Net sq m	£1,350,000	Not quoted			Undisclosed	No		Hicks Baker	
Lease	Pincents Lane	Reading	RG31 4UH	11/01/2012	Office	Business Parks (B1b)	752	Net sq m	Not quoted	£145,620	#	10	11/01/2022	No		Lambert Smith Hampton	
Lease	London Road	Newbury	RG14 2RE	01/01/2012	Office	Office (B1a)	121	Net sq m	Not quoted	£15,600	#		Undisclosed	No		Deal Varney Commercial	
Lease	Arlington	Reading	RG7 4SA	30/12/2011	Office	Business Parks (B1b)	817	Net sq m	Not quoted	£233,147	#		Undisclosed	No		Strutt & Parker	
Lease	Pump Lane	Reading	RG7 1LL	15/12/2011	Office	Business Parks (B1b)	140	Net sq m	Not quoted	£10,000	£71.37		Undisclosed	No		Chilvers Page	
Lease	High Street	Reading	RG7 5AH	05/12/2011	Office	Office (B1a)	187	Net sq m	Not quoted	£36,306	#		Undisclosed	No		Haslams Surveyors LLP	
Lease	Longwater	Reading	RG2 6GP	01/12/2011	Office	Business Parks (B1b)	606	Net sq m	Not quoted	£170,000	#		Undisclosed	No		Knight Frank	
Sub-Letting	Reading	Reading	RG2 6DA	25/11/2011	Office	Business Parks (B1b)	1,858	Net sq m	Not quoted	Not quoted	#		Undisclosed	No		Vail Williams LLP	
Lease	Brunel Road	Reading	RG7 4AB	21/11/2011	Office	Business Parks (B1b)	200	Net sq m	Not quoted	Not quoted			Undisclosed	No		Haslams Surveyors LLP	
Investment Sale	Brook Drive	Reading	RG2 6UB	18/11/2011	Office	Business Parks (B1b)	889,661	Net sq m	£400,000,000	8.40	£34,000,000		Undisclosed	No		CBRE	
Lease	Richfield Avenue	Reading	RG1 8EQ	15/11/2011	Office	Office (B1a)	186	Net sq m	Not quoted	£15,000	£80.73		Undisclosed	No		Parkinson Holt	
Investment Sale	Reading	Reading	RG2 6DA	07/10/2011	Office	Business Parks (B1b)	37,811	Net sq m	£140,150,000	7.33	£10,459,907		10	Undisclosed	No	RREEF Real Estate	
Lease	High Street	Reading	RG7 5AH	23/09/2011	Office	Office (B1a)	111	Net sq m	Not quoted	Not quoted		5	23/09/2016	No		Haslams Surveyors LLP	
Lease	Portman Road	Reading	RG30 1EA	20/09/2011	Office	Office (B1a)	258	Net sq m	Not quoted	Not quoted			Undisclosed	No		Parker Parr	
Lease	Arlington	Reading	RG7 4SA	20/09/2011	Office	Business Parks (B1b)	785	Net sq m	Not quoted	£207,050	#	8	20/09/2019	No		Strutt & Parker	
Lease	Portman Road	Reading	RG30 1EA	20/09/2011	Office	Office (B1a)	1,718	Net sq m	Not quoted	Not quoted			Undisclosed	No		Parker Parr	
Lease	Brunel Road	Reading	RG7 4AB	01/09/2011	Office	Business Parks (B1b)	245	Net sq m	Not quoted	£39,555	#		Undisclosed	No		Haslams Surveyors LLP	
Lease	Oxford Street	Newbury	RG14 1JQ	01/08/2011	Office	Office (B1a)	313	Net sq m	Not quoted	£37,000	#		Undisclosed	No		Colliers International	
Lease	Moulford Mews	Reading	RG30 1AP	01/08/2011	Office	Office (B1a)	178	Net sq m	Not quoted	£7,665	£43.06	3	01/08/2014	No		Hicks Baker	
Investment Sale	Market Place	Newbury	RG14 5AA	15/07/2011	Retail,	General Retail (A1),	395	Net sq m	£495,000	9.80	£50,344		25	25/12/2012	No	The offices on 1st and 2nd	
Lease	Station Road	Hungerford	RG17 0DY	15/07/2011	Office	Office (B1a)	465	Net sq m	Not quoted	£25,000	£53.82	5	15/07/2016	No		Quintons Commercial Limited	
Sale	Enterprise Way	Thatcham	RG19 4AE	01/07/2011	Office	Office (B1a)	913	Net sq m	£725,000	Not quoted			Undisclosed	No		Haslams Surveyors LLP	
Lease	London Road	Newbury	RG14 2RE	01/07/2011	Office	Office (B1a)	325	Net sq m	Not quoted	Not quoted			Undisclosed	No		Campbell Gordon	
Lease	London Road	Newbury	RG14 2PZ	01/07/2011	Office	Office (B1a)	232	Net sq m	Not quoted	Not quoted			Undisclosed	No		Deal Varney Commercial	
Lease	Oxford Street	Newbury	RG14 1JQ	01/07/2011	Office	Office (B1a)	204	Net sq m	Not quoted	Not quoted	#		Undisclosed	No		Quintons Commercial Limited	
Lease	London Road	Newbury	RG14 2PZ	01/07/2011	Office	Office (B1a)	279	Net sq m	Not quoted	Not quoted			Undisclosed	No		Deal Varney Commercial	
Lease	Richfield Avenue	Reading	RG1 8EQ	20/05/2011	Office	Office (B1a)	111	Net sq m	Not quoted	Not quoted			Undisclosed	No		Haslams Surveyors LLP	
Lease	Brunel Road	Reading	RG7 4AB	23/03/2011	Office	Business Parks (B1b)	200	Net sq m	Not quoted	Not quoted			Undisclosed	No		Haslams Surveyors LLP	
Lease	London Road	Newbury	RG14 1JL	15/03/2011	Office	Office (B1a)	248	Net sq m	Not quoted	£26,000	#	5	15/03/2016	No	The passing rental is £25,000		
Lease	Castle Street	Reading	RG1 7DX	01/03/2011	Office	Office (B1a)	788	Net sq m	Not quoted	£185,856	#	12	01/03/2023	No		Knight Frank	
Lease	South Oak Way	Reading	RG2 6UE	28/02/2011	Office	Business Parks (B1b)	3,998	Net sq m	Not quoted	£1,183,573	#	15	28/02/2026	No	17 months rent free	Knight Frank	
Investment Sale	The Chase	Reading	RG31 7RB	15/02/2011	Office	Office (B1a)	1,268	Net sq m	Not quoted	£408,375	#	20	28/09/2021	No	The building was sold as part	Franc Warwick (not trading)	
Lease	Hambridge Lane	Newbury	RG14 5UX	15/01/2011	Office	Office (B1a)	743	Net sq m	Not quoted	Not quoted			Undisclosed	No		Campbell Gordon	
Sale	High Street	Reading	RG7 5AH	15/01/2011	Office	Office (B1a)	146	Net sq m	£315,000	Not quoted			Undisclosed	No	An existing lease was	Hicks Baker	
Lease	Hambridge Lane	Newbury	RG14 5UX	15/01/2011	Office	Office (B1a)	465	Net sq m	Not quoted	Not quoted			Undisclosed	No		Campbell Gordon	
Lease	The Arcade	Newbury	RG14 5AD	10/01/2011	Office	Office (B1a)	139	Net sq m	Not quoted	Not quoted		5	10/01/2016	No		Richardson Commercial	
Sale	London Road	Newbury	RG14 2PZ	15/12/2010	Office	Office (B1a)	1,858	Net sq m	£1,550,000	Not quoted			Undisclosed	No	As part of the deal, Moorfield	Campbell Gordon	
Lease	High Street	Reading	RG7 5AH	15/12/2010	Office	Office (B1a)	122	Net sq m	Not quoted	Not quoted			Undisclosed	No		Lambert Smith Hampton	

* For all enquiries please contact EGi Client Support (client.services@estatesgazette.com).

Lease	London Road	Newbury	RG14 2RE	15/12/2010	Office	Office (B1a)	279	Net sq m	Not quoted	£33,000	#	5	15/12/2015	No		Campbell Gordon		
Lease	Imperial Way	Reading	RG2 0TD	15/12/2010	Office	Office (B1a)	3,938	Net sq m	Not quoted	Not quoted	#	3	15/12/2013	No		Campbell Gordon		
Lease	Arlington	Reading	RG7 4SA	14/12/2010	Office	Business Parks (B1b)	426	Net sq m	Not quoted	£119,340	#	5	14/12/2015	No		Savills		
Lease	London Road	Newbury	RG14 2PZ	01/12/2010	Office	Office (B1a)	650	Net sq m	Not quoted	Not quoted	#		Undisclosed	No		Deal Varney Commercial		
Sale	High Street	Reading	RG7 5AH	15/11/2010	Office	Office (B1a)	149	Net sq m	£315,000	Not quoted	#		Undisclosed	No		Hughes Ellard		
Sub-Letting	Brook Drive	Reading	RG2 6JU	01/10/2010	Office	Business Parks (B1b)	1,115	Net sq m	Not quoted	£310,315	#	6	01/10/2016	No		Hicks Baker		
Investment Sale	Arlington	Reading	RG7 4SA	24/09/2010	Office	Business Parks (B1b)	3,450	Net sq m	£7,765,000	10.36	Not quoted	#	5	Undisclosed	No		Jones Lang LaSalle (Previously	
Investment Sale	Arlington	Reading	RG7 4SA	24/09/2010	Office	Business Parks (B1b)	5,305	Net sq m	£13,230,000	10.40	Not quoted	#	5	Undisclosed	No		Jones Lang LaSalle (Previously	
Lease	Kings Road	Newbury	RG14 5BY	15/09/2010	Office	Office (B1a)	952	Net sq m	Not quoted	£92,250	£96.88	10	15/09/2020	No	11 months rent free		Deal Varney Commercial	
Investment Sale	London Road	Newbury	RG14 2RE	08/09/2010	Office	Business Parks (B1b)	24,155	Net sq m	£47,500,000	7.25	Not quoted	#		No			Franc Warwick (not trading)	
Lease	High Street	Reading	RG7 5AH	27/07/2010	Office	Office (B1a)	137	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Haslams Surveyors LLP	
Pre-Let	Brook Drive	Reading	RG2 6JU	15/07/2010	Office	Business Parks (B1b)	11,274	Net sq m	Not quoted	£3,276,450	#	18	01/12/2029	No			CBRE	
Lease	High Street	Reading	RG7 5AH	15/05/2010	Office	Office (B1a)	145	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Parkinson Holt	
Lease	London Road	Newbury	RG14 1LA	06/05/2010	Office	Office (B1a)	993	Net sq m	Not quoted	£160,275	#	10	06/05/2020	Yes	12 months rent free	rent free period: 12 months		Colliers International
Lease	South Oak Way	Reading	RG2 6JG	01/05/2010	Office	Business Parks (B1b)	181	Net sq m	Not quoted	Not quoted	#	5	01/05/2015	No			Knight Frank	
Lease	High Street	Reading	RG7 5AH	21/04/2010	Office	Office (B1a)	203	Net sq m	Not quoted	Not quoted	#	10	21/04/2020	No		Rent was stepped		Haslams Surveyors LLP
Lease	Arlington	Reading	RG7 4SA	15/04/2010	Office	Office (B1a)	716	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Fryer Holt (Not Trading)	
Lease	Bath Road	Newbury	RG14 1QY	15/04/2010	Office	Office (B1a)	307	Net sq m	Not quoted	£55,000	#		Undisclosed	No			Deal Varney Commercial	
Sub-Letting	Arlington	Reading	RG7 4TX	01/04/2010	Office	Business Parks (B1b)	762	Net sq m	Not quoted	£196,920	#		Undisclosed	No			Knight Frank	
Lease	Longwater	Reading	RG2 6GP	01/04/2010	Office	Business Parks (B1b)	606	Net sq m	Not quoted	£169,598	#		Undisclosed	No		Coridian are increasing their	Knight Frank	
Lease	Brook Drive	Reading	RG2 6JB	12/03/2010	Office	Business Parks (B1b)	116	Net sq m	Not quoted	Not quoted	#	2	12/03/2012	No				
Lease	Reading Road	Reading	RG7 3BU	15/02/2010	Office	Office (B1a)	168	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Fryer Holt (Not Trading)	
Investment Sale	Colthrop Lane	Thatcham	RG19 4NR	15/01/2010	Office	Office (B1a), General	4,151	Net sq m	£4,380,000	8.82	£394,066	£96.01	5	16/04/2015	No			Jones Lang LaSalle (Previously
Lease	Northbrook	Newbury	RG14 1AE	01/01/2010	Office	Office (B1a)	132	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Carter Jonas Llp	
Sub-Letting	Arlington	Reading	RG7 4TX	01/01/2010	Office	Business Parks (B1b)	438	Net sq m	Not quoted	£115,591	#		Undisclosed	No			Knight Frank	
Sale	Church Lane	Thatcham	RG19 3JL	31/12/2009	Office	Office (B1a)	303	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Haslams Surveyors LLP	
Lease	London Road	Newbury	RG14 2PZ	15/12/2009	Office	Business Parks (B1b)	2,276	Net sq m	Not quoted	£367,500	#	6	15/12/2015	No			Campbell Gordon	
Lease	Arlington	Reading	RG7 4TX	01/12/2009	Office	Business Parks (B1b)	302	Net sq m	Not quoted	£79,748	#		Undisclosed	No			Knight Frank	
Lease	Lambwood Hill	Reading	RG7 1JQ	01/12/2009	Office	Office (B1a)	268	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Haslams Surveyors LLP	
Sub-Letting	Arlington	Reading	RG7 4SA	06/11/2009	Office	Business Parks (B1b)	802	Net sq m	Not quoted	£207,072	#	7	31/07/2016	No			Strutt & Parker	
Lease	High Street	Reading	RG7 5AH	01/11/2009	Office	Office (B1a)	111	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Fryer Holt (Not Trading)	
Sale	West Street	Newbury	RG14 1BD	15/10/2009	Office	Office (B1a)	423	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Deal Varney Commercial	
Lease	Oxford Street	Newbury	RG14 1JQ	15/10/2009	Office	Office (B1a)	115	Net sq m	Not quoted	£18,000	#		Undisclosed	No			Deal Varney Commercial	
Lease	Brewery Court	Reading	RG7 5AJ	12/10/2009	Office	Office (B1a)	124	Net sq m	Not quoted	£15,000	#		Undisclosed	No			Hicks Baker	
Lease	Pump Lane	Reading	RG7 1LL	01/10/2009	Industrial /	Light Industrial /	837	Net sq m	Not quoted	£35,938	£42.95		Undisclosed	No			Sharps Commercial Limited	
Lease	Brook Drive	Reading	RG2 6UB	15/09/2009	Office	Business Parks (B1b)	650	Net sq m	Not quoted	Not quoted	#		Undisclosed	No				
Lease	South Oak Way	Reading	RG2 6AD	01/09/2009	Office	Business Parks (B1b)	3,998	Net sq m	Not quoted	£1,226,612	#	25	01/09/2034	Yes			Knight Frank	
Lease	Cardiff Road	Reading	RG1 8LX	18/08/2009	Office	Office (B1a)	352	Net sq m	Not quoted	£9,000	£25.57	2	17/02/2011	No			Hicks Baker	
Lease	London Road	Newbury	RG14 2PZ	15/08/2009	Office	Business Parks (B1b)	232	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Campbell Gordon	
Lease	London Road	Newbury	RG14 2PZ	01/08/2009	Office	Business Parks (B1b)	1,579	Net sq m	Not quoted	£289,000	#	11	01/08/2020	No			Deal Varney Commercial	
Lease	Oxford Road	Reading	RG1 7LL	15/06/2009	Office	Office (B1a)	1,088	Net sq m	Not quoted	£110,036	#	5	15/06/2014	Yes			Campbell Gordon	
Investment Sale	Northbrook	Newbury	RG14 1DJ	01/06/2009	Retail,	General Retail (A1),	1,021	Net sq m	£3,745,000	£239,500	#		Undisclosed	No			AHBN LLP	
Lease	Church Street	Reading	RG7 5BU	10/05/2009	Office	Office (B1a)	178	Net sq m	Not quoted	£38,420	#	10	10/05/2019	Yes				
Sale	The Broadway	Newbury	RG14 1AS	16/03/2009	Office	Office (B1a)	427	Net sq m	£665,000	Not quoted	#		Undisclosed	No			Brunsdon Associates	
Sale	London Road	Newbury	RG14 1BB	15/03/2009	Retail	Car Showrooms (B1c)	2,055	Net sq m	Not quoted	Not quoted	#		Undisclosed	No			Colliers International	
Sale &	West Mills	Newbury	RG14 5HG	06/03/2009	Office	Office (B1a)	419	Net sq m	£975,000	£77,500	#	10	06/03/2019	No			Deal Varney Commercial	
Sale	Pincents Lane	Reading	RG31 4UH	06/02/2009	Office	Business Parks (B1b)	660	Net sq m	£1,680,000	Not quoted	#		Undisclosed	No			Fryer Holt (Not Trading)	
Lease	Longwater	Reading	RG2 6GP	06/02/2009	Office	Business Parks (B1b)	429	Net sq m	Not quoted	£127,890	#	1	06/02/2010	Yes	One month rent free			Campbell Gordon
Lease	Longwater	Reading	RG2 6GP	06/02/2009	Office	Business Parks (B1b)	189	Net sq m	Not quoted	£127,890	#	3	06/02/2012	Yes	Three months rent free			Campbell Gordon
Lease	Arlington	Reading	RG7 4SA	15/01/2009	Office	Business Parks (B1b)	766	Net sq m	Not quoted	£230,888	#	10	15/01/2019	Yes			Strutt & Parker	

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records; If you wish to receive more data then please con
 * To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

EGi -- Comparable Deals Data

Street	Town	Postcode	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Lease			Vendor/Lessor's Agent	Notes
							Value	UoM			per annum	per sq m	Length	Expiry Date	Estimated?		
Chivers Way	Cambridge	CB24 9PW	01/12/2012	Offices	(B1a)	Lease	127	Gross sq m	0	0.00	17,500	137	1.00	01/12/2013	No	Barker Storey Matthews	
Milton Road	Cambridge	CB4 0GG	22/11/2012	Offices	(B1b)	Lease	929	Gross sq m	0	0.00	204,036	0	5.00	22/11/2017	No	Bidwells Property Consultants Limited	
Norman Way,	Cambridge	CB24 5QE	15/11/2012	Offices	(B1a)	Lease	240	Gross sq m	0	0.00	12,000	50	5.00	15/11/2017	No	Barker Storey Matthews	
Milton Road	Cambridge	CB4 0GG	13/11/2012	Offices	(B1b)	Lease	238	Gross sq m	0	0.00	38,026	0	4.00	13/11/2016	No	Bidwells Property Consultants Limited	Date on the market: 10/11/2011
Riverside	Cambridge	CB21 6GP	01/11/2012	Offices	(B1b)	Lease	360	Gross sq m	0	0.00	0	0	0.00		No	Carter Jonas Llp	
Riverside	Cambridge	CB21 6GP	01/11/2012	Offices	(B1b)	Lease	512	Gross sq m	0	0.00	0	0	0.00		No	Carter Jonas Llp	
High Street	Cambridge	CB23 2RL	31/10/2012	Offices	(B1a)	Lease	130	Gross sq m	0	0.00	0	147	0.00		No	Robinson Layer LLP	Asking rent: £13.70 per sq ft
Fulbourn Road	Cambridge	CB21 5XE	15/10/2012	Offices	(B1b)	Lease	148	Gross sq m	0	0.00	0	231	10.00	15/10/2022	No	Bidwells Property Consultants Limited,	
Milton Road	Cambridge	CB4 0GG	08/10/2012	Offices	(B1b)	Lease	487	Gross sq m	0	0.00	104,538	215	5.00	08/10/2017	No	Bidwells Property Consultants Limited	Date on the market: 10/02/2012
Beach Drive	Cambridge	CB25 9PD	01/10/2012	Offices	(B1b)	Lease	933	Gross sq m	0	0.00	0	156	10.00	01/10/2022	No	Bidwells Property Consultants Limited,	Date on the market: 11/06/2012
Cambourne Road	Cambridge	CB23 6DW	01/10/2012	Offices	(B1a)	Lease	382	Gross sq m	0	0.00	76,497	200	4.00	01/07/2016	No		Asking rent: £19.00 per sq ft
Mill Court	Cambridge	CB22 5LD	01/10/2012	Offices	(B1a)	Lease	118	Gross sq m	0	0.00	0	97	0.00		No	Carter Jonas Llp	PL ID: 372118 <a
Twentypence	Cambridge	CB24 8PS	15/09/2012	Offices	(B1b)	Lease	467	Gross sq m	0	0.00	60,000	129	5.00	15/09/2017	No	Barker Storey Matthews, Bidwells	PL ID: 408237 <a
Milton Road	Cambridge	CB4 0GG	10/09/2012	Offices	(B1b)	Lease	892	Gross sq m	0	0.00	185,440	0	6.00	10/09/2018	No	Bidwells Property Consultants Limited	Date on the market: 20/11/2009
Oakington Road	Cambridge	CB3 0QH	31/08/2012	Offices	(B1a)	Lease	151	Gross sq m	0	0.00	0	172	15.00	31/08/2027	Yes	Carter Jonas Llp	PL ID: 311139 <a
Denny End Road	Cambridge	CB25 9QE	31/08/2012	Offices	(B1a)	Sale	3,622	Gross sq m	1,110,000	0.00	0	0	0.00		No	GVA	Date on the market: 01/09/2012
Beach Drive	Cambridge	CB25 9PD	13/08/2012	Offices	(B1b)	Lease	243	Gross sq m	0	0.00	0	0	0.00		No	Savills	
Oakington Road	Cambridge	CB3 0QH	01/08/2012	Offices	(B1a)	Lease	151	Gross sq m	0	0.00	0	0	0.00		No	Carter Jonas Llp	
Beach Drive	Cambridge	CB25 9PD	01/08/2012	Offices	(B1b)	Lease	2,183	Gross sq m	0	0.00	0	157	5.00	01/08/2017	Yes	Bidwells Property Consultants Limited,	
Beach Drive	Cambridge	CB25 9PD	01/08/2012	Offices	(B1b)	Lease	161	Gross sq m	0	0.00	31,104	194	5.00	01/08/2017	No	Bidwells Property Consultants Limited	
Fulbourn Road	Cambridge	CB21 5XE	01/08/2012	Offices	(B1b)	Lease	757	Gross sq m	0	0.00	0	0	0.00		No	Carter Jonas Llp	
Milton Road	Cambridge	CB4 0GG	15/07/2012	Offices	(B1b)	Lease	357	Gross sq m	0	0.00	63,409	178	5.00	15/07/2017	No	Bidwells Property Consultants Limited	
Milton Road	Cambridge	CB4 0GG	15/07/2012	Offices	(B1b)	Lease	150	Gross sq m	0	0.00	33,894	226	5.00	15/07/2017	No	Bidwells Property Consultants Limited	
Milton Road	Cambridge	CB4 0GG	01/07/2012	Offices	(B1b)	Investment Sale	6,895	Gross sq m	22,025,000	0.00	1,694,206	0	0.00		No		
Chivers Way	Cambridge	CB24 9ZR	15/06/2012	Offices	(B1b)	Lease	551	Gross sq m	0	0.00	112,670	205	10.00	15/06/2022	No	CBRE, Bidwells Property Consultants	
Riverside	Cambridge	CB21 6GP	12/06/2012	Offices	(B1b)	Investment Sale	43,850	Gross sq m	#####	0.00	10,600,000	242	0.00		No	Jones Lang LaSalle	
Brewery Road	Cambridge	CB22 3EN	01/06/2012	Offices	(B1a)	Lease	566	Gross sq m	0	0.00	0	42	3.00	01/06/2015	No	Cheffins	
Riverside	Cambridge	CB21 6GP	15/05/2012	Offices	(B1b)	Lease	271	Gross sq m	0	0.00	53,928	199	0.00		No	Carter Jonas Llp	
Oakington Road	Cambridge	CB3 0QH	15/04/2012	Offices	(B1a)	Lease	927	Gross sq m	0	0.00	81,220	88	0.00		No	Carter Jonas Llp	
Riverside	Cambridge	CB21 6GP	15/04/2012	Offices	(B1b)	Lease	289	Gross sq m	0	0.00	57,554	199	0.00		No	Carter Jonas Llp	
Granta Park	Cambridge	CB21 6GS	01/04/2012	Offices	(B1b)	Lease	2,588	Gross sq m	0	0.00	0	0	0.00		No	Lambert Smith Hampton	
Scotland Road	Cambridge	CB23 8AR	15/03/2012	Offices	(B1a)	Lease	139	Gross sq m	0	0.00	0	0	0.00		No	Cheffins	
Bar Road	Cambridge	CB23 8DS	01/03/2012	Offices	(B1b)	Sale	130	Gross sq m	0	0.00	0	0	0.00		No	Carter Jonas Llp	
Great Abington	Cambridge	CB1 6AL	01/03/2012	Offices	(B1b)	Lease	190	Gross sq m	0	0.00	36,900	194	0.00		No		
Milton Road	Cambridge	CB4 0GG	15/02/2012	Offices	(B1b)	Lease	450	Gross sq m	0	0.00	87,109	194	5.00	15/02/2017	No	Bidwells Property Consultants Limited	
Milton Road	Cambridge	CB4 0GG	15/02/2012	Offices	(B1b)	Lease	540	Gross sq m	0	0.00	0	0	0.00		No	Bidwells Property Consultants Limited	
Milton Road	Cambridge	CB4 0GG	15/02/2012	Offices	(B1b)	Lease	238	Gross sq m	0	0.00	29,514	124	0.00		No	Bidwells Property Consultants Limited	
Bar Road	Cambridge	CB23 8DS	15/02/2012	Offices	(B1b)	Sale	130	Gross sq m	256,680	0.00	0	0	0.00		No	Carter Jonas Llp, Goodman Property	
Anderson Road	Cambridge	CB24 4FQ	01/02/2012	Offices	(B1b)	Lease	672	Gross sq m	0	0.00	0	113	0.00		No	Bidwells Property Consultants Limited	Particulars:<a
Milton Road	Cambridge	CB4 0GG	17/01/2012	Offices	(B1b)	Lease	465	Gross sq m	0	0.00	52,000	112	5.00	17/01/2017	No	Bidwells Property Consultants Limited	
Milton Road	Cambridge	CB4 0GG	15/01/2012	Offices	(B1b)	Lease	232	Gross sq m	0	0.00	47,500	205	5.00	15/01/2017	No	Savills, Bidwells Property Consultants	
Fulbourn Road	Cambridge	CB21 5XE	10/01/2012	Offices	(B1b)	Lease	1,259	Gross sq m	0	0.00	291,390	231	10.00	10/01/2022	No	Bidwells Property Consultants Limited,	
Chivers Way	Cambridge	CB4 9BY	04/01/2012	Offices	(B1b)	Lease	332	Gross sq m	0	0.00	0	0	0.00		No	Savills	The suite is located on the ground
Chivers Way	Cambridge	CB24 9NL	04/01/2012	Offices	(B1b)	Lease	332	Gross sq m	0	0.00	0	0	5.00	04/01/2017	Yes	Savills	
Beach Drive	Cambridge	CB25 9PD	03/01/2012	Offices	(B1b)	Lease	736	Gross sq m	0	0.00	0	0	6.00	03/01/2018	Yes	Savills	
Milton Road	Cambridge	CB4 0WA	01/01/2012	Offices	(B1b)	Lease	1,392	Gross sq m	0	0.00	0	0	0.00		No	Bidwells Property Consultants Limited	
Girton Road	Cambridge	CB3 0NA	01/01/2012	Offices	(B1a)	Lease	418	Gross sq m	0	0.00	81,000	197	5.00	15/06/2016	No	Lambert Smith Hampton, Bidwells	
Milton Road	Cambridge	CB4 0GG	29/12/2011	Offices	(B1b)	Sale	985	Gross sq m	1,720,000	0.00	0	0	0.00		No	Cheffins, Bidwells Property	
Milton Road	Cambridge	CB4 0FY	15/12/2011	Offices	(B1b)	Lease	1,423	Gross sq m	0	0.00	0	285	10.00	15/12/2021	No	Bidwells Property Consultants Limited,	
Beach Drive	Cambridge	CB25 9PD	15/12/2011	Offices	(B1b)	Lease	736	Gross sq m	0	0.00	134,708	183	6.00	15/12/2017	No	Savills, Bidwells Property Consultants	
Ely Road	Cambridge	CB24 6AA	15/12/2011	Offices	(B1a)	Lease	985	Gross sq m	0	0.00	0	0	0.00		No	Bidwells Property Consultants Limited	
Ely Road	Cambridge	CB24 6AA	01/12/2011	Offices	(B1a)	Assignment	1,561	Gross sq m	0	0.00	35,100	226	3.00	01/09/2015	Yes	Bidwells Property Consultants Limited,	
High Street	Cambridge	CB22 3AG	29/11/2011	Offices	(B1a)	Sale	167	Gross sq m	120,000	0.00	0	0	0.00		No	Carter Jonas Llp	
Broad Street	Cambridge	CB23 6JN	15/11/2011	Offices	(B1a)	Lease	185	Gross sq m	0	0.00	0	0	0.00		No	Savills	

Oakington Road	Cambridge	CB3 0QH	15/10/2011	Offices (B1a)	Lease	201	Gross sq m	0	0.00	29,991	149	0.00	No	Carter Jonas Llp	
Cambourne Road	Cambridge	CB23 6DW	10/10/2011	Offices (B1b)	Investment Sale	9,569	Gross sq m	21,500,000	8.65	1,967,307	205	0.00	No	DTZ	This portfolio investment sale is for
Milton Road	Cambridge	CB4 0GG	15/09/2011	Offices (B1b)	Lease	119	Gross sq m	0	0.00	20,512	172	5.00	15/09/2016	No	Bidwells Property Consultants Limited
Fulbourn Road	Cambridge	CB21 5XE	15/09/2011	Offices (B1b)	Lease	879	Gross sq m	0	0.00	201,919	230	10.00	15/09/2021	No	Bidwells Property Consultants Limited,
Milton Road	Cambridge	CB4 0GG	06/09/2011	Offices (B1b)	Investment Sale	2,323	Gross sq m	6,350,000	7.80	0	0	0.00	No	Deloitte Real Estate	
Chivers Way	Cambridge	CB4 9QJ	05/09/2011	Offices (B1b)	Investment Sale	838	Gross sq m	1,200,000	0.00	0	181	2.00	15/12/2013	No	Gerald Eve
Milton Road	Cambridge	CB4 0GG	01/09/2011	Offices (B1b)	Lease	976	Gross sq m	0	0.00	0	0	0.00	No		
Station Road	Cambridge	CB24 3FB	01/09/2011	Offices (B1b)	Lease	139	Gross sq m	0	0.00	18,000	129	0.00	No	Dodson Jones	
Trafalgar Way	Cambridge	CB23 8SQ	01/09/2011	Offices (B1a)	Sale	174	Gross sq m	0	0.00	0	0	0.00	No	Carter Jonas Llp	
Riverside	Cambridge	CB21 6GP	01/09/2011	Offices (B1b)	Lease	511	Gross sq m	0	0.00	100,000	215	0.00	No	Carter Jonas Llp	
Chivers Way	Cambridge	CB4 9ZR	15/08/2011	Offices (B1b)	Lease	232	Gross sq m	0	0.00	0	0	0.00	No	Savills	
Milton Road	Cambridge	CB4 0GG	15/08/2011	Offices (B1b)	Lease	892	Gross sq m	0	0.00	177,637	199	5.00	15/08/2016	No	Bidwells Property Consultants Limited
Milton Road	Cambridge	CB4 0GG	15/08/2011	Offices (B1b)	Sub-Letting	763	Gross sq m	0	0.00	180,796	237	11.00	15/08/2022	No	Bidwells Property Consultants Limited
Station Road	Cambridge	CB22 6SA	15/08/2011	Offices (B1b)	Lease	416	Gross sq m	0	0.00	0	0	0.00	No	Cheffins	
Station Road	Cambridge	CB22 6SA	15/08/2011	Offices (B1b)	Lease	479	Gross sq m	0	0.00	0	0	0.00	No	Cheffins	
Milton Road	Cambridge	CB4 0WA	18/07/2011	Offices (B1b)	Lease	4,067	Gross sq m	0	0.00	984,915	242	15.00	18/07/2026	No	Savills, Bidwells Property Consultants
Anderson Road	Cambridge	CB24 4FQ	15/07/2011	Offices (B1b)	Lease	238	Gross sq m	0	0.00	42,842	180	4.00	12/12/2014	No	Bidwells Property Consultants Limited
High Street	Cambridge	CB4 5SJ	01/07/2011	Offices (B1a)	Lease	179	Gross sq m	0	0.00	32,501	182	0.00	No	Carter Jonas Llp	
Rooks Street	Cambridge	CB24 8QZ	01/07/2011	Offices (B1a)	Lease	137	Gross sq m	0	0.00	0	0	0.00	No	Carter Jonas Llp	
Hildersham Road	Cambridge	CB21 6BP	01/07/2011	Offices (B1b)	Lease	626	Gross sq m	0	0.00	134,760	215	0.00	No	Carter Jonas Llp	
Three Hills Farm	Cambridge	CB21 6EN	30/06/2011	Offices (B1a)	Lease	127	Gross sq m	0	0.00	7,500	0	5.00	30/06/2016	No	Cheffins
Cambourne Road	Cambridge	CB23 6DP	28/06/2011	Offices (B1b)	Lease	105	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited,	
Beach Drive	Cambridge	CB25 9PD	15/06/2011	Offices (B1b)	Lease	1,632	Gross sq m	0	0.00	324,915	199	5.00	15/06/2016	Yes	Savills, Bidwells Property Consultants
Dry Drayton Road	Cambridge	CB24 3DQ	09/06/2011	Offices (B1b)	Sale	227	Gross sq m	225,000	0.00	0	0	0.00	No	Cheffins	
Dry Drayton Road	Cambridge	CB24 3DQ	09/06/2011	Offices (B1b)	Investment Sale	227	Gross sq m	225,000	0.00	0	0	0.00	No	Cheffins	
Milton Road	Cambridge	CB4 0FY	15/05/2011	Offices (B1b)	Lease	1,070	Gross sq m	0	0.00	0	285	0.00	No	Bidwells Property Consultants Limited,	
Beach Drive	Cambridge	CB25 9PD	15/05/2011	Offices (B1b)	Lease	256	Gross sq m	0	0.00	0	0	0.00	No	Savills	
Beach Drive	Cambridge	CB25 9PD	15/05/2011	Offices (B1b)	Lease	256	Gross sq m	0	0.00	0	0	0.00	No	Savills, Bidwells Property Consultants	
Anderson Road	Cambridge	CB24 4GG	15/05/2011	Offices (B1a)	Lease	383	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited	
Chivers Way	Cambridge	CB4 9ZR	11/05/2011	Offices (B1b)	Lease	475	Gross sq m	0	0.00	81,840	172	0.00	No	Strutt & Parker, Bidwells Property	
Great Abington	Cambridge	CB1 6AL	03/05/2011	Offices (B1b)	Lease	4,231	Gross sq m	0	0.00	0	0	0.00	No	Lambert Smith Hampton	
Milton Road	Cambridge	CB4 0GG	02/05/2011	Offices (B1b)	Investment Sale	1,590	Gross sq m	2,500,000	9.90	261,770	0	0.00	01/12/2016	Yes	Bidwells Property Consultants Limited
Milton Road	Cambridge	CB4 0GG	15/04/2011	Offices (B1b)	Lease	195	Gross sq m	0	0.00	0	0	0.00	No		
Cambourne Road	Cambridge	CB23 6DW	01/04/2011	Offices (B1b)	Lease	455	Gross sq m	0	0.00	90,613	199	5.00	01/04/2016	No	DTZ, Savills
Chivers Way	Cambridge	CB4 9BY	30/03/2011	Offices (B1b)	Lease	1,119	Gross sq m	0	0.00	216,810	194	10.00	30/03/2021	No	Strutt & Parker, Bidwells Property
Milton Road	Cambridge	CB4 0GG	15/03/2011	Offices (B1b)	Lease	771	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited	
Beach Drive	Cambridge	CB25 9PD	15/03/2011	Offices (B1b)	Lease	202	Gross sq m	0	0.00	0	0	0.00	No	Savills, Bidwells Property Consultants	
Beach Drive	Cambridge	CB25 9PD	15/03/2011	Offices (B1b)	Investment Sale	7,246	Gross sq m	10,150,000	7.20	0	0	0.00	No	Bidwells Property Consultants Limited	
Granta Park	Cambridge	CB21 6GS	15/03/2011	Offices (B1b)	Lease	4,231	Gross sq m	0	0.00	0	0	9.00	15/06/2020	No	Lambert Smith Hampton
Cambridge Road,	Royston	SG8 6HB	01/03/2011	Offices (B1a)	Lease	108	Gross sq m	0	0.00	17,505	161	5.00	01/03/2016	No	Carter Jonas Llp
Mill Court	Cambridge	CB22 5LD	28/02/2011	Offices (B1a)	Lease	132	Gross sq m	0	0.00	13,804	183	0.00	No	Cheffins	
High Ditch Road	Cambridge	CB5 8TE	15/02/2011	Offices (B1a)	Lease	160	Gross sq m	0	0.00	29,325	183	3.00	15/02/2014	No	Carter Jonas Llp
Milton Road	Cambridge	CB4 0GG	15/02/2011	Offices (B1b)	Lease	660	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited	
Girton Road	Cambridge	CB3 0NA	14/01/2011	Offices (B1a)	Investment Sale	3,751	Gross sq m	6,130,000	10.70	0	0	0.00	No	Bidwells Property Consultants Limited	
London Road	Cambridge	CB22 3EG	10/01/2011	Offices (B1b)	Lease	982	Gross sq m	0	0.00	160,000	0	3.00	10/01/2014	No	Januays Commercial Property
Milton Road	Cambridge	CB4 0GG	15/12/2010	Offices (B1b)	Lease	465	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited	
Milton Road	Cambridge	CB4 0FY	15/12/2010	Offices (B1b)	Lease	1,074	Gross sq m	0	0.00	306,261	285	10.00	15/12/2020	No	Bidwells Property Consultants Limited,
Mill Lane	Cambridge	CB22 3HZ	29/11/2010	Offices (B1a)	Lease	153	Gross sq m	0	0.00	22,500	147	5.00	29/11/2015	No	Cheffins
Beach Drive	Cambridge	CB25 9PD	15/11/2010	Offices (B1b)	Lease	232	Gross sq m	0	0.00	0	0	0.00	No	Savills, Bidwells Property Consultants	
Anderson Road	Cambridge	CB24 4FQ	15/11/2010	Offices (B1b)	Lease	2,320	Gross sq m	0	0.00	0	0	5.00	15/11/2015	No	Bidwells Property Consultants Limited
High Street	Cambridge	CB22 5ES	15/11/2010	Offices (B1a)	Lease	679	Gross sq m	0	0.00	60,000	88	5.00	15/11/2015	No	Barker Storey Matthews
Common Lane	Cambridge	CB22 3HW	15/11/2010	Offices (B1a)	Lease	230	Gross sq m	0	0.00	10,000	0	1.00	15/11/2011	No	Jeffersons Commercial (now trading
Riverside	Cambridge	CB21 6GP	15/11/2010	Offices (B1b)	Lease	300	Gross sq m	0	0.00	59,829	0	0.00	No	Jeffersons Commercial (now trading	
Riverside	Cambridge	CB21 6GP	15/11/2010	Offices (B1b)	Lease	470	Gross sq m	0	0.00	93,610	0	3.00	15/11/2013	No	Jeffersons Commercial (now trading
Dry Drayton Road	Cambridge	CB24 3DQ	01/11/2010	Offices (B1b)	Lease	109	Gross sq m	0	0.00	0	0	0.00	No	Savills	
Babraham Road	Cambridge	CB22 3GN	01/11/2010	Offices (B1b)	Lease	151	Gross sq m	0	0.00	25,000	166	7.00	01/11/2017	No	Cheffins
Barley Road	Royston	SG8 7PU	15/10/2010	Offices (B1a)	Sale	117	Gross sq m	0	0.00	0	0	0.00	No	Jeffersons Commercial (now trading	
Milton Road	Cambridge	CB4 0GG	15/10/2010	Offices (B1b)	Sub-Letting	883	Gross sq m	0	0.00	140,450	0	4.00	21/03/2014	No	Rapleys Llp, Jeffersons Commercial
Milton Road	Cambridge	CB4 0FY	15/10/2010	Offices (B1b)	Lease	1,075	Gross sq m	0	0.00	306,632	285	10.00	15/10/2020	No	Bidwells Property Consultants Limited,
New Road	Cambridge	CB24 5PJ	15/10/2010	Offices (B1a)	Lease	206	Gross sq m	0	0.00	36,500	0	5.00	15/10/2015	No	Jeffersons Commercial (now trading

Hadstock Road	Cambridge	CB21 4NT	01/10/2010	Offices (B1a)	Lease	366	Gross sq m	0	0.00	12,011	33	0.00	No	Cheffins		
High Green	Cambridge	CB22 5EG	28/09/2010	Offices (B1a)	Sale	209	Gross sq m	530,000	0.00	0	0	0.00	No	Cheffins		
Fulbourn Road	Cambridge	CB21 5XE	25/08/2010	Offices (B1b)	Lease	749	Gross sq m	0	0.00	132,000	0	3.00	25/08/2013	No	Januarys Commercial Property	
Chivers Way	Cambridge	CB4 9ZR	15/08/2010	Offices (B1b)	Investment Sale	4,943	Gross sq m	7,000,000	8.78	650,358	0	0.00	No		rental income is net - service	
Riverside	Cambridge	CB21 6GP	15/08/2010	Offices (B1b)	Lease	1,985	Gross sq m	0	0.00	354,734	0	15.00	15/08/2025	No	Jeffersons Commercial (now trading)	
Milton Road	Cambridge	CB4 0GG	06/08/2010	Offices (B1b)	Investment Sale	10,033	Gross sq m	35,000,000	6.62	2,450,000	244	10.00	No	Bidwells Property Consultants Limited		
Chivers Way	Cambridge	CB24 9AD	01/08/2010	Offices (B1b)	Investment Sale	4,943	Gross sq m	7,900,000	9.25	775,238	0	0.00	No			
Beach Drive	Cambridge	CB25 9PD	15/07/2010	Offices (B1b)	Lease	838	Gross sq m	0	0.00	144,352	172	10.00	01/06/2020	No	Savills, Bidwells Property Consultants	
Stow Road	Cambridge	CB25 9AS	15/07/2010	Offices (B1a)	Sale	173	Gross sq m	328,500	0.00	0	0	0.00	No	Savills		
Milton Road	Cambridge	CB4 0GG	15/06/2010	Offices (B1b)	Investment Sale	3,614	Gross sq m	6,700,000	9.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Beach Drive	Cambridge	CB25 9PD	15/06/2010	Offices (B1b)	Lease	606	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Station Road	Cambridge	CB24 9NP	15/06/2010	Offices (B1a)	Lease	165	Gross sq m	0	0.00	30,000	0	0.00	No	Lambert Smith Hampton		
Station Road	Cambridge	CB24 9NP	15/06/2010	Offices (B1a)	Lease	139	Gross sq m	0	0.00	0	0	0.00	No	Lambert Smith Hampton		
Cambourne Road	Cambridge	CB23 6DN	15/06/2010	Offices (B1b)	Lease	1,003	Gross sq m	0	0.00	199,800	199	10.00	15/06/2020	No		
Station Road	Cambridge	CB22 6SA	15/06/2010	Offices (B1a)	Sale	1,858	Gross sq m	0	0.00	0	0	0.00	No	Savills		
Milton Road	Cambridge	CB4 0GG	14/06/2010	Offices (B1b)	Investment Sale	6,799	Gross sq m	17,750,000	7.77	1,459,691	215	0.00	01/04/2016	No	BCM Chartered Surveyors	The properties are held on a Long
Chivers Way	Cambridge	CB4 9BY	01/06/2010	Offices (B1b)	Lease	251	Gross sq m	0	0.00	48,546	194	5.00	01/06/2015	No	Savills	
Milton Road	Cambridge	CB4 0GG	01/06/2010	Offices (B1b)	Lease	729	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Middle Watch	Cambridge	CB24 4AA	01/06/2010	Offices (B1b)	Sale	125	Gross sq m	0	0.00	0	0	0.00	No	Jeffersons Commercial (now trading)		
Riverside	Cambridge	CB21 6GP	01/06/2010	Offices (B1b)	Lease	470	Gross sq m	0	0.00	0	0	0.00	No	Jeffersons Commercial (now trading)		
Saxon Way	Cambridge	CB23 8SL	01/05/2010	Offices (B1b)	Lease	1,212	Gross sq m	0	0.00	0	0	0.00	No	Jeffersons Commercial (now trading)	This deal took place at units 1 & 2	
Bassingbourn	Royston	SG8 0SS	30/04/2010	Offices (B1a)	Lease	124	Gross sq m	0	0.00	14,641	118	5.00	30/04/2015	No	Cheffins	
Riverside	Cambridge	CB21 6GP	28/04/2010	Offices (B1b)	Sub-Letting	1,440	Gross sq m	0	0.00	0	0	10.00	28/04/2020	Yes		
Milton Road	Cambridge	CB4 0GG	01/04/2010	Offices (B1b)	Lease	371	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Scotland Road	Cambridge	CB23 8AR	31/03/2010	Offices (B1a)	Lease	148	Gross sq m	0	0.00	25,500	172	3.00	31/03/2013	No	Cheffins	
Babraham Road	Cambridge	CB22 3GN	29/03/2010	Offices (B1b)	Lease	155	Gross sq m	0	0.00	24,000	0	7.00	29/03/2017	No	Cheffins	
Granta Park	Cambridge	CB21 6GS	25/03/2010	Offices (B1b)	Lease	429	Gross sq m	0	0.00	0	0	0.00	No	Lambert Smith Hampton		
Granta Park	Cambridge	CB21 6GS	25/03/2010	Offices (B1b)	Lease	173	Gross sq m	0	0.00	0	0	0.00	No	Lambert Smith Hampton		
Granta Park	Cambridge	CB21 6GS	25/03/2010	Offices (B1b)	Lease	786	Gross sq m	0	0.00	0	0	10.00	25/03/2020	No	Lambert Smith Hampton	
Whiting Way	Royston	SG8 6NA	15/03/2010	Offices (B1a)	Sale	2,676	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Beach Drive	Cambridge	CB25 9PD	15/03/2010	Offices (B1b)	Lease	214	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Milton Road	Cambridge	CB4 0GG	01/03/2010	Offices (B1b)	Lease	122	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Church Lane	Cambridge	CB4 6AB	15/02/2010	Offices (B1a)	Lease	481	Gross sq m	0	0.00	0	0	5.00	15/02/2015	Yes	Barker Storey Matthews	
Hill Farm Road	Cambridge	CB22 4QT	15/02/2010	Offices (B1b)	Sale	162	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Westwick	Cambridge	CB24 3AR	01/02/2010	Offices (B1a)	Lease	186	Gross sq m	0	0.00	0	0	0.00	No	Jeffersons Commercial (now trading)		
Fulbourn Road	Cambridge	CB21 5XE	01/02/2010	Offices (B1b)	Lease	1,002	Gross sq m	0	0.00	191,167	191	4.00	01/02/2014	No	Savills, Jeffersons Commercial (now trading)	
Milton Road	Cambridge	CB4 0GG	15/01/2010	Offices (B1b)	Lease	6,761	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Milton Road	Cambridge	CB4 0GG	15/01/2010	Offices (B1b)	Lease	313	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Bassingbourn	Royston	SG8 0SS	01/01/2010	Offices (B1a)	Lease	3,165	Gross sq m	0	0.00	1,499,212	474	0.00	No	Cheffins, Jeffersons Commercial (now trading)		
Anderson Road	Cambridge	CB24 4AE	01/01/2010	Offices (B1a)	Lease	462	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Riverside	Cambridge	CB21 6GP	01/01/2010	Offices (B1b)	Lease	274	Gross sq m	0	0.00	0	0	5.00	01/01/2015	No	Jeffersons Commercial (now trading)	
Milton Road	Cambridge	CB4 0GG	30/12/2009	Offices (B1b)	Sub-Letting	1,662	Gross sq m	0	0.00	390,000	235	7.00	30/12/2016	No	Cheffins	
Beach Drive	Cambridge	CB25 9PD	15/12/2009	Offices (B1b)	Lease	268	Gross sq m	0	0.00	0	0	0.00	No	Savills, Bidwells Property Consultants		
Chivers Way	Cambridge	CB24 9AD	15/12/2009	Offices (B1b)	Lease	208	Gross sq m	0	0.00	34,720	167	5.00	15/12/2014	No	Savills	
Riverside	Cambridge	CB21 6GP	15/12/2009	Offices (B1b)	Lease	274	Gross sq m	0	0.00	54,649	199	0.00	No	Cushman & Wakefield, Jeffersons		
Station Road	Royston	SG8 6PZ	30/11/2009	Offices (B1a)	Sale	232	Gross sq m	335,000	0.00	0	0	0.00	No	Cheffins		
Trafalgar Way	Cambridge	CB23 8SQ	23/11/2009	Offices (B1a)	Lease	622	Gross sq m	0	0.00	60,300	97	5.00	23/11/2014	No	Savills, Jeffersons Commercial (now trading)	Stepped rent: years 1-3 £33,500
Station Road	Royston	SG8 6PZ	15/11/2009	Offices (B1a)	Lease	232	Gross sq m	0	0.00	0	0	0.00	No	Cheffins		
Middle Watch	Cambridge	CB24 4AA	15/11/2009	Offices (B1b)	Sale	184	Gross sq m	0	0.00	0	0	0.00	No	Jeffersons Commercial (now trading)		
Mill Court	Cambridge	CB22 5LB	15/11/2009	Offices (B1a)	Lease	164	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Milton Road	Cambridge	CB4 0GG	01/11/2009	Offices (B1b)	Lease	4,506	Gross sq m	0	0.00	325,159	72	5.00	01/11/2014	No	Jones Lang LaSalle	
Cambridge Road,	Royston	SG8 6HB	15/10/2009	Offices (B1a)	Lease	190	Gross sq m	0	0.00	30,405	160	2.00	15/10/2011	No	Carter Jonas Llp	
Bassingbourn	Royston	SG8 0SS	15/10/2009	Offices (B1a)	Sale	3,584	Gross sq m	0	0.00	0	0	0.00	No	Cheffins, Jeffersons Commercial (now trading)		
High Street	Cambridge	CB24 9JD	15/10/2009	Offices (B1a)	Lease	102	Gross sq m	0	0.00	17,000	166	5.00	15/10/2014	Yes	Barker Storey Matthews	
London Road	Cambridge	CB22 3EE	15/10/2009	Offices (B1a)	Lease	448	Gross sq m	0	0.00	93,380	209	8.00	15/10/2017	Yes	Barker Storey Matthews	
Riverside	Cambridge	CB21 6GP	15/10/2009	Offices (B1b)	Lease	245	Gross sq m	0	0.00	48,840	199	0.00	No	Cushman & Wakefield, Jeffersons		
Milton Road	Cambridge	CB4 0GG	15/09/2009	Offices (B1b)	Lease	450	Gross sq m	0	0.00	0	0	0.00	No	Bidwells Property Consultants Limited		
Bar Road	Cambridge	CB23 8DS	15/09/2009	Offices (B1b)	Lease	139	Gross sq m	0	0.00	23,984	172	0.00	No	Redmayne Arnold & Harris, Jeffersons		
Bar Road	Cambridge	CB23 8DS	15/09/2009	Offices (B1b)	Lease	130	Gross sq m	0	0.00	22,320	172	0.00	No	Redmayne Arnold & Harris, Jeffersons		
Bar Road	Cambridge	CB23 8DS	15/09/2009	Offices (B1b)	Lease	126	Gross sq m	0	0.00	21,744	172	0.00	No	Redmayne Arnold & Harris, Jeffersons		

Manor Farm	Royston	SG8 0HW	15/08/2009	Offices	(B1b)	Lease	219	Gross sq m	0	0.00	8,450	0	0.00	No	Jeffersons Commercial (now trading	
Milton Road	Cambridge	CB4 0GG	15/08/2009	Offices	(B1b)	Lease	104	Gross sq m	0	0.00	19,997	192	5.00	15/08/2014	No	Bidwells Property Consultants Limited
Mill Court	Cambridge	CB22 5LD	23/07/2009	Offices	(B1a)	Lease	170	Gross sq m	0	0.00	28,000	165	0.00		No	Cheffins
Stirling Way	Cambridge	CB23 3GY	30/06/2009	Offices	(B1b)	Sale	656	Gross sq m	351,000	0.00	0	0	0.00		No	Savills, Bidwells Property Consultants
Milton Road	Cambridge	CB4 0GG	15/06/2009	Offices	(B1b)	Lease	232	Gross sq m	0	0.00	0	0	5.00	15/06/2014	No	Bidwells Property Consultants Limited
Dry Drayton Road	Cambridge	CB24 3DQ	15/05/2009	Offices	(B1b)	Lease	106	Gross sq m	0	0.00	0	0	0.00		No	Layer Associates (Now trading as
Barton Road	Cambridge	CB23 7BU	01/05/2009	Offices	(B1b)	Lease	168	Gross sq m	0	0.00	25,000	149	3.00	01/05/2012	No	Jeffersons Commercial (now trading
Chivers Way	Cambridge	CB4 9ZR	15/03/2009	Offices	(B1a)	Lease	182	Gross sq m	0	0.00	35,344	194	4.00	15/03/2013	Yes	Barker Storey Matthews
Mill Court	Cambridge	CB22 5LB	15/03/2009	Offices	(B1a)	Lease	173	Gross sq m	0	0.00	0	0	5.00	15/03/2014	No	Bidwells Property Consultants Limited
Bar Road	Cambridge	CB23 8DS	09/03/2009	Offices	(B1b)	Lease	102	Gross sq m	0	0.00	15,863	156	5.00	09/03/2014	No	Jeffersons Commercial (now trading
Babraham Road	Cambridge	CB22 3JH	09/03/2009	Offices	(B1b)	Lease	154	Gross sq m	0	0.00	0	0	3.00	09/03/2012	No	Jeffersons Commercial (now trading
Mill Court	Cambridge	CB22 5LD	15/02/2009	Offices	(B1a)	Lease	355	Gross sq m	0	0.00	68,688	194	6.00	15/02/2015	No	Cheffins, Bidwells Property
Milton Road	Cambridge	CB4 0GG	02/02/2009	Offices	(B1b)	Pre-Let	2,694	Gross sq m	0	0.00	0	0	10.00	02/02/2019	No	Bidwells Property Consultants Limited
Mill Court	Cambridge	CB22 5LD	01/02/2009	Offices	(B1a)	Lease	236	Gross sq m	0	0.00	45,756	194	6.00	01/02/2015	No	Cheffins
Beach Drive	Cambridge	CB25 9PD	15/01/2009	Offices	(B1b)	Lease	186	Gross sq m	0	0.00	0	0	0.00		No	Bidwells Property Consultants Limited
Trafalgar Way	Cambridge	CB23 8SQ	15/01/2009	Industrial,	(B1a)	Lease	555	Gross sq m	0	0.00	43,725	79	0.00		No	Jeffersons Commercial (now trading
Beach Drive	Cambridge	CB25 9PD	05/01/2009	Offices	(B1b)	Lease	952	Gross sq m	0	0.00	161,359	170	5.00	16/10/2013	Yes	CBRE, Bidwells Property Consultants

EGi Availability Report - Exported 28/01/2013

Street	Town	Postcode	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
George Street	Reading	RG1 7NP	Entire Building	619	Freehold	Drinking	Retail (A4)	Not Applicable	09/13/2012	No	Not quoted	£0.3 m	Not quoted		James A Baker Property
Northbrook	Newbury	RG14 1AA	Ground and 1st	190	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	12/23/2011	No	Not quoted	Not quoted	Not quoted		BNP Paribas Real Estate - Tel:
Northbrook	Newbury	RG14 1AA	Entire Building	416	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	10/18/2012	No	Not quoted	Not quoted	Not quoted		Montagu Evans - Tel: 020 7493
Northbrook	Newbury	RG14 1AL	Entire Building	107	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Deal Varney Commercial - Tel:
Northbrook	Newbury	RG14 1DJ	Ground	212	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Harmer Ray Hoffbrand - Tel:
London Road	Newbury	RG14 1JN	Ground	239	Leasehold	Restaurants and	Retail (A3)	Second-hand (Retail)		No	£269.10	Not quoted	Not quoted		Quintons Commercial Limited -
Market Place	Newbury	RG14 5AA	Ground	131	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	08/15/2012	No	Not quoted	Not quoted	Not quoted		Quintons Commercial Limited -
Market Place	Newbury	RG14 5AA	Entire Building	148	Leasehold	Restaurants and	Retail (A3)	Second-hand (Retail)		No	Not quoted	Not quoted	8 years		Richardson Commercial - Tel:
Market Place	Newbury	RG14 5AY	Entire Building	733	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	12/23/2011	No	Not quoted	Not quoted	Not quoted		BNP Paribas Real Estate - Tel:
Cheap Street	Newbury	RG14 5BX	Entire Building	142	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)		Yes	Not quoted	£0.28 m	Not quoted		Deal Varney Commercial - Tel:
Cheap Street	Newbury	RG14 5DB	Unit 34	117	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Yes	Not quoted	Not quoted	Not quoted		Peter Brunnsden & Associates -
Cheap Street	Newbury	RG14 5DD	Entire Building	122	Leasehold	Hot Food Take	Retail (A5)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Quintons Commercial Limited -
Bartholomew	Newbury	RG14 5DY	Entire Building	187	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.36 m	Not quoted		Deal Varney Commercial - Tel:
Bartholomew	Newbury	RG14 5EE	Entire Building	137	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.3 m	Not quoted		Quintons Commercial Limited -
	Newbury	RG14 5EN	Ground Floor	258	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Cushman & Wakefield - Tel:
Mansion House	Newbury	RG14 5ES	Entire Building	408	Freehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£1.5 m	Not quoted		London Clancy - Tel: 01256
Bridge Street	Newbury	RG14 5EX	Basement,	188	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Yes	Not quoted	Not quoted	Not quoted		Orme Retail - Tel: 020 7499
Bartholomew	Newbury	RG14 5HB	Entire Building	289	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	04/15/2012	No	Not quoted	Not quoted	4.5 years	01/15/2017	GCW (Formerly known as
Craven Road	Newbury	RG14 5NG	Entire Building	135	Freehold	Mixed-use Retail	Retail	Second-hand (Retail)	09/14/2012	No	Not quoted	£0.24 m	Not quoted		Chancellors Group of Estate
Bartholomew	Newbury	RG14 5QA	Entire Building	135	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.2 m	Not quoted		Quintons Commercial Limited -
Newtown Road	Newbury	RG14 7BS	Entire Building	122	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	11/15/2012	No	Not quoted	Not quoted	Not quoted		Quintons Commercial Limited -
High Street	Hungerford	RG17 0DN	Ground	141	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	07/15/2012	No	Not quoted	Not quoted	Not quoted		Quintons Commercial Limited -
Oxford Road	Reading	RG30 1AG	Retail Unit	167	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Morgan Williams - Tel: 020
Oxford Road	Reading	RG30 1EH	Ground	353	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Macarthur Wilson - Tel: 0117
Oxford Road	Reading	RG30 1HA	Entire Building	175	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Chilvers Page - Tel: 0118 958
Meadway	Reading	RG30 4AB	Unit 8/9	117	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	06/27/2012	No	Not quoted	Not quoted	Not quoted		Highmoor Cross Property
Norcot Road	Reading	RG30 6BU	Ground (part)	109	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		Chilvers Page - Tel: 0118 958
Norcot Road	Reading	RG30 6BU	Entire Building	266	Freehold	Mixed-use Retail	Retail	Second-hand (Retail)	09/05/2012	Yes	Not quoted	£0.3 m	Not quoted		Chilvers Page - Tel: 0118 958
Kentwood Hill	Reading	RG31 6DR	Ground and 1st	138	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)	09/26/2011	No	£151.23	£0.28 m	Not quoted		Chilvers Page - Tel: 0118 958

EGi -- Comparable Deals//

Transaction type	Street	Town	Postcode	Deal/Auction		Total space		Rental income		Lease				Notes	Vendor/Lessor's agent						
				date	Use type	Sub use type	Size	UoM	Price	Yield %	per annum	per sq	Rent review			length (years)	Start date	Estimated?	Incentives		
Lease	South Oak Way	Reading	RG2 6UG	05/12/2012	Retail	General Retail (A1)	149	Net sq m	Not quoted	£16,000	#	5	05/12/2012	No		Lambert Smith Hampton					
Lease	South Oak Way	Reading	RG2 6UG	05/12/2012	Retail	General Retail (A1)	149	Net sq m	Not quoted	£16,000	#	10	05/12/2012	No							
Lease	London Road	Newbury	RG14 1JL	15/11/2012	Retail	General Retail (A1)	196	Net sq m	Not quoted	£22,000		5	15/11/2012	No	£27,000 plus VAT	Deal Varney Commercial					
Sale	Oxford Road	Reading	RG1 7NG	08/11/2012	Retail	General Retail (A1)	196	Net sq m	£320,000					Undisclosed	No	Date on the market: Hicks Baker					
Lease	Parkway	Newbury	RG14 1EP	01/09/2012	Retail	Shopping Centre (A1/2/3/4/5)	104	Net sq m	Not quoted				01/09/2012	Yes		Strutt & Parker					
Lease	Parkway	Newbury	RG14 1EP	01/09/2012	Retail	Shopping Centre (A1/2/3/4/5)	250	Net sq m	Not quoted				01/09/2012	Yes		Strutt & Parker					
Lease	Saddlers Court	Newbury	RG14 1AZ	20/07/2012	Retail	General Retail (A1)	139	Net sq m	Not quoted				20/07/2012	No		Quintons Commercial Limited					
Lease	Bartholomew	Newbury	RG14 5LL	11/07/2012	Retail	General Retail (A1)	130	Net sq m	Not quoted	£26,500		10	11/07/2012	No		Quintons Commercial Limited					
Investment	Oxford Road	Reading	RG30 1HA	01/05/2012	Retail	General Retail (A1)	103	Net sq m	£250,000				Undisclosed	No		Hicks Baker					
Lease	Parkway	Newbury	RG14 1EP	01/05/2012	Retail	Shopping Centre (A1/2/3/4/5)	329	Net sq m	Not quoted				01/05/2012	Yes		Strutt & Parker					
Lease	Parkway	Newbury	RG14 1EP	01/04/2012	Retail	Shopping Centre (A1/2/3/4/5)	167	Net sq m	Not quoted			10	01/04/2012	Yes		Strutt & Parker					
Lease	Meadway	Reading	RG30 4AB	22/03/2012	Retail	General Retail (A1)	158	Net sq m	Not quoted				22/03/2012	No		Haslams Surveyors LLP					
Lease	Northbrook	Newbury	RG14 1AE	23/01/2012	Retail	General Retail (A1), Ancillary	122	Net sq m	Not quoted	£27,000			23/01/2017	10	23/01/2012	No	Six months rent free	Hicks Baker			
Lease	Northbrook	Newbury	RG14 1AE	03/01/2012	Retail	General Retail (A1)	269	Net sq m	Not quoted	£95,000			03/01/2017	15	03/01/2012	No	6 months rent free	Kilchen La Frenais Morgan			
Assignment		Newbury	RG14 5EN	25/11/2011	Retail	Shopping Centre (A1/2/3/4/5)	636	Net sq m	Not quoted	£124,000				6	25/11/2011	Yes					
Lease	Parkway	Newbury	RG14 1EP	01/11/2011	Retail	Shopping Centre (A1/2/3/4/5)	126	Net sq m	Not quoted						01/11/2011	Yes		Strutt & Parker			
Lease	Parkway	Newbury	RG14 1EP	26/10/2011	Retail	Shopping Centre (A1/2/3/4/5)	423	Net sq m	Not quoted						26/10/2011	Yes		Jones Lang LaSalle			
Lease	Parkway	Newbury	RG14 1EP	20/10/2011	Retail	Shopping Centre (A1/2/3/4/5)	304	Net sq m	Not quoted						20/10/2011	No		Strutt & Parker			
Investment	Northbrook	Newbury	RG14 1AE	15/10/2011	Retail	General Retail (A1)	1,270	Net sq m	£3,700,000	6.80	£270,000	8	Undisclosed	No			Mason Owen				
Lease	Northbrook	Newbury	RG14 1AE	01/10/2011	Retail	General Retail (A1)	120	Net sq m	Not quoted	£65,000					01/10/2011	No		Carter Jonas Lip			
Lease	Parkway	Newbury	RG14 1EP	15/09/2011	Retail	Shopping Centre (A1/2/3/4/5)	142	Net sq m	Not quoted						15/09/2011	Yes		Strutt & Parker			
Lease	London Road	Newbury	RG14 2BA	01/09/2011	Retail	Retail Park (A1/2/3/4/5)	2,230	Net sq m	Not quoted	£360,000	#				01/09/2011	Yes		Savills			
Lease	Parkway	Newbury	RG14 1EP	15/08/2011	Retail	Shopping Centre (A1/2/3/4/5)	186	Net sq m	Not quoted						15/08/2011	Yes		Strutt & Parker			
Lease	Parkway	Newbury	RG14 1EP	15/08/2011	Retail	Shopping Centre (A1/2/3/4/5)	130	Net sq m	Not quoted						15/08/2011	Yes		Strutt & Parker			
Investment	Market Place	Newbury	RG14 5AA	15/07/2011	Retail	General Retail (A1), Office	395	Net sq m	£495,000	9.80	£50,344	25	25/12/1987	No		The offices on 1st	Acutius				
Lease	Parkway	Newbury	RG14 1EP	11/06/2011	Retail	Shopping Centre (A1/2/3/4/5)	409	Net sq m	Not quoted						11/06/2011	No		Jones Lang LaSalle			
Lease	Parkway	Newbury	RG14 1EP	01/06/2011	Retail	Shopping Centre (A1/2/3/4/5)	279	Net sq m	Not quoted						01/06/2011	No		Jones Lang LaSalle			
Lease	Parkway	Newbury	RG14 1EP	01/06/2011	Retail	Shopping Centre (A1/2/3/4/5)	427	Net sq m	Not quoted						01/06/2011	No		Jones Lang LaSalle			
Pre-Let	Parkway	Newbury	RG14 1EP	08/04/2011	Retail	Shopping Centre (A1/2/3/4/5)	3,716	Net sq m	Not quoted						08/04/2011	Yes		Strutt & Parker			
Pre-Let	Parkway	Newbury	RG14 1EP	30/03/2011	Retail	Shopping Centre (A1/2/3/4/5)	288	Net sq m	Not quoted						30/03/2011	No		Strutt & Parker			
Pre-Let	Parkway	Newbury	RG14 1EP	30/03/2011	Retail	Shopping Centre (A1/2/3/4/5)	277	Net sq m	Not quoted						30/03/2011	No		Strutt & Parker			
Pre-Let	Parkway	Newbury	RG14 1EP	30/03/2011	Retail	Shopping Centre (A1/2/3/4/5)	334	Net sq m	Not quoted						30/03/2011	No		Strutt & Parker			
Lease	High Street	Hungerford	RG17 0NF	19/01/2011	Retail	General Retail (A1), Storage	118	Net sq m	Not quoted	£20,000					19/01/2011	No		Stepped rental	Norbury Le Maistre		
Lease	Parkway	Newbury	RG14 1EP	04/01/2011	Retail	Shopping Centre (A1/2/3/4/5)	604	Net sq m	Not quoted						04/01/2011	Yes		Jones Lang LaSalle			
Lease	Parkway	Newbury	RG14 1EP	08/12/2010	Retail	Shopping Centre (A1/2/3/4/5)	340	Net sq m	Not quoted						08/12/2010	No		Strutt & Parker			
Sub-Letting	High Street	Hungerford	RG17 0DL	15/11/2010	Retail	General Retail (A1)	209	Net sq m	Not quoted	£35,000					15/11/2010	No		Twelve months rent	Hicks Baker		
Pre-Let	Parkway	Newbury	RG14 1EP	01/11/2010	Retail	Shopping Centre (A1/2/3/4/5)	754	Net sq m	Not quoted						01/11/2010	Yes		Strutt & Parker			
Lease	Pinchington	Newbury	RG14 7HU	01/10/2010	Retail	Retail Park (A1/2/3/4/5)	3,623	Net sq m	Not quoted	£490,000					01/10/2010	No		Francis Roberts LLP			
Sale	The Broadway	Newbury	RG14 1BA	28/09/2010	Retail	General Retail (A1)	134	Net sq m	Not quoted						Undisclosed	No	The ground floor	Richardson Commercial			
Lease	Moulsford Mews	Reading	RG30 1AP	01/09/2010	Retail	Restaurants and Cafes (Food & Drink)	159	Net sq m	Not quoted	£20,000					01/09/2010	No		Six month rent free	Hicks Baker		
Lease	Reading Relief	Reading	RG2 0GG	26/07/2010	Retail	Retail Park (A1/2/3/4/5)	2,787	Net sq m	Not quoted	£855,000					26/07/2010	No		Curson Sowerby Partners			
Pre-Let	Parkway	Newbury	RG14 1EP	15/07/2010	Retail	Shopping Centre (A1/2/3/4/5)	1,858	Net sq m	Not quoted						09/08/2010	Yes		Strutt & Parker			
Lease	Pinchington	Newbury	RG14 7HU	21/06/2010	Retail	Retail Park (A1/2/3/4/5)	1,858	Net sq m	Not quoted	£300,000					21/06/2010	No		Nine month rent free			
Lease	London Road	Newbury	RG14 1LA	01/06/2010	Retail	General Retail (A1)	159	Net sq m	Not quoted						01/06/2010	No		Richardson Commercial			
Sale	Reading Road	Reading	RG7 4QG	15/04/2010	General	Site Area, Drinking	16,023	Net sq m	Not quoted						Undisclosed	No		Drake & Company			
Pre-Let	Parkway	Newbury	RG14 1EP	05/03/2010	Retail	Shopping Centre (A1/2/3/4/5)	1,858	Net sq m	Not quoted						01/05/2011	Yes		Strutt & Parker			
Lease	Pinchington	Newbury	RG14 7HU	13/01/2010	Retail	Restaurants and Cafes (Food & Drink)	167	Net sq m	Not quoted						13/01/2010	Yes					
Investment	Pincents Kiln	Reading	RG31 7SG	18/12/2009	General	Car Parking, Retail Park	7,900	Net sq m	Not quoted						Undisclosed	No					
Lease	Pinchington	Newbury	RG14 7HU	14/12/2009	Retail	Retail Park (A1/2/3/4/5)	727	Net sq m	Not quoted	£195,625	#				14/12/2009	No		Francis Roberts LLP			
Lease	Oxford Road	Reading	RG1 7UZ	07/11/2009	Retail	General Retail (A1)	2,323	Net sq m	Not quoted	£240,000					07/11/2009	No		Savills			
Lease	London Road	Newbury	RG14 2BA	19/10/2009	Retail	Foodstore/Supermarket (A1)	3,081	Net sq m	Not quoted						19/10/2009	No		Savills			
Lease	Northbrook	Newbury	RG14 1DT	19/10/2009	Retail	General Retail (A1)	198	Net sq m	Not quoted						19/10/2009	No					
Lease		Newbury	RG14 5EN	01/10/2009	Retail	Shopping Centre (A1/2/3/4/5)	167	Net sq m	Not quoted						01/10/2009	Yes		Source: Property	Savills		
Sale	Deacon Way	Reading	RG30 6AQ	15/09/2009	Retail	Retail Park (A1/2/3/4/5)	379	Net sq m	£570,000						Undisclosed	No		Cushman & Wakefield			
Lease	Chatham Place	Reading	RG1 7JW	12/08/2009	Retail	General Retail (A1)	300	Net sq m	Not quoted	£56,000					12/08/2009	No		Hicks Baker			
Lease	Chatham Place	Reading	RG1 7JW	11/08/2009	Retail	General Retail (A1)	123	Net sq m	Not quoted	£20,000					11/08/2009	No		Hicks Baker			
Lease	Oxford Road	Reading	RG30 1AG	08/08/2009	Retail	General Retail (A1)	140	Net sq m	Not quoted	£20,000					08/08/2009	No		Morgan Williams			
Lease	School Road	Reading	RG31	05/08/2009	Retail	Restaurants and Cafes (Food & Drink)	162	Net sq m	Not quoted	£22,000					05/08/2009	No		Hicks Baker			
Lease	Oxford Road	Reading	RG1 7UU	01/07/2009	Retail	General Retail (A1)	116	Net sq m	Not quoted	£23,250					01/07/2009	Yes		Bury & Powter			
Lease	Oxford Road	Reading	RG30 1HD	01/06/2009	Retail	General Retail (A1)	105	Net sq m	Not quoted	£15,600					01/06/2009	Yes		Chilvers Page			
Investment	Northbrook	Newbury	RG14 1DJ	01/06/2009	Retail	General Retail (A1), Office	1,021	Net sq m	£3,745,000	£239,500					Undisclosed	No		AHBN LLP			
Lease	Bartholomew	Newbury	RG14 5DY	01/03/2009	Retail	General Retail (A1), Ancillary	102	Net sq m	Not quoted	£25,000					01/03/2014	10	01/03/2009	Yes	Four month rent free	The deal took place	Quintons Commercial Limited
Lease	Portman Road	Reading	RG30 1AH	21/01/2009	Retail	General Retail (A1)	134	Net sq m	Not quoted	£24,350					21/01/2009	Yes		Hicks Baker			

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 * To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

EGi -- Comparable Deals Data

Street	Town	Postcode	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Lease			Vendor/Lessor's Agent	Notes
							Value	UoM			per annum	per sq m	Length	Expiry Date	Estimated?		
London Road	Cambridge	CB22 5DG	09/12/2012	Retail	(A1)	Lease	130	Gross sq m	0	0.00	0	0	0.00		No	Christie + Co	
Viking Way	Cambridge	CB23 8EL	04/07/2011	Retail	(A1)	Lease	138	Gross sq m	0	0.00	40,000	0	10.00	04/07/2021	No	Morgan Williams	
High Street	St Neots	PE19 6SX	15/06/2011	Retail	(A1)	Lease	104	Gross sq m	0	0.00	19,000	0	9.00	15/06/2020	No	Barker Storey Matthews	
Bartlow Road	Cambridge	CB21 4LY	15/03/2011	Retail	(A1)	Lease	130	Gross sq m	0	0.00	15,000	0	15.00	15/03/2026	No	Barker Storey Matthews	
Capuchin	Cambridge	CB1 9GP	11/06/2010	Retail	(A1)	Lease	195	Gross sq m	0	0.00	0	0	0.00		No	Christie + Co	
London Road	Cambridge	CB22 5DG	29/03/2010	Retail	(A1)	Lease	130	Gross sq m	0	0.00	0	0	0.00		No	Christie + Co	
High Street	Cambridge	CB3 9NF	15/01/2010	Retail	(A1)	Lease	394	Gross sq m	0	0.00	0	0	0.00		No	Jeffersons Commercial (now trading)	
Morleys	Cambridge	CB22 3TG	15/03/2009	Retail	(A1)	Lease	130	Gross sq m	0	0.00	0	0	0.00		No	Jeffersons Commercial (now trading)	

EGi Availability Report - Exported 28/01/2013

Street	Town	Postcode	Unit	Unit size (sq m)	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Last updated	Agent details
Oxford Road	Reading	RG1 7UH	Ground	160	Leasehold	Disco & Dance	Assembly &	Not Applicable	07/19/2012	Yes	£94.08	Not quoted	Not quoted		01/16/2013	Hicks Baker -

EGi -- Comparable Deals Data

Street	Town	Postcode	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Vendor/Lessor's Agent	Notes
							Value	UoM			per annum	per sq m		
High Street	Cambridge	CB22 3HJ	15/11/2012	Leisure	(A3) Food	Lease	143	Gross sq m	0	0.00	26,500	0	Robinson Layer LLP	Asking rent per annum: £26500
Station Road	Cambridge	CB22 5LR	18/09/2009	Leisure	(A4)	Sale	110	Gross sq m	350,000	0.00	0	0	Cheffins	
Huntingdon Road	Cambridge	CB24 4RD	15/06/2009	Leisure	(A4)	Sale	24,807	Gross sq m	500,000	0.00	0	0	Roche Chartered Surveyors	

EGi Availability Report - Exported 28/01/2013

Street	Town	Postcode	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Last updated	Agent details
Coley Avenue	Reading	RG1 6LY	Development Opportunity	19101	Freehold	Site Area	General	New - New Build (pre-	10/27/2012	Yes	Not quoted	Not quoted	Not quoted		01/15/2013	DTZ - Tel: 020 3296
Pelican Lane	Newbury	RG14 1NX	Development Site	890	Freehold	Site Area	General	New - New Build (pre-	03/08/2012	No	Not quoted	Not quoted	Not quoted		01/14/2013	Stiles Harold Williams -
Bone Lane	Newbury	RG14 5SH	Yard/Car Park	1858	Leasehold	Land Area	General	Second-hand Grade		No	£10.76	Not quoted	Not quoted		01/14/2013	Quintons Commercial
Porchester Road	Newbury	RG14 7QH	Ground and 1st	223	Leasehold	General	Residential (C3)	Not Applicable		Yes	Not quoted	Not quoted	Not quoted		01/22/2013	Quintons Commercial
Porchester Road	Newbury	RG14 7QH	Site Area	514	Freehold	Site Area	General	Not Applicable	10/23/2012	Yes	Not quoted	Not quoted	Not quoted		01/22/2013	Quintons Commercial
	Hungerford	RG17 7TJ	Land	1394	Leasehold	Land Area	General	Design & Build	09/15/2011	No	£24.76	Not quoted	Not quoted		01/08/2013	Peter Brunson &
Colthrop Lane	Thatcham	RG19 4NT	Land Area	3029	Leasehold	Site Area	General	Not Applicable		No	£16.15	Not quoted	Not quoted		01/14/2013	Deal Varney Commercial
New Greenham	Thatcham	RG19 6HN	Ground	161873	Leasehold or	Site Area	General	Design & Build		No	Not quoted	Not quoted	Not quoted		12/06/2012	Cushman & Wakefield -
Island Road	Reading	RG2 0RP	Development Site	84983	Long Leasehold	Site Area	General	New - New Build (pre-	11/14/2012	No	Not quoted	Not quoted	Not quoted		11/26/2012	Hicks Baker - Tel: 0118
Oxford Road	Reading	RG30 1HJ	Ground and 1st	243	Leasehold	General Retail	General	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted		01/09/2013	Chilvers Page - Tel:
Oxford Road	Reading	RG30 1HJ	Social Club Premises	243	Leasehold	Social	Residential (C3)	New - Refurb		No	£73.95	Not quoted	Not quoted		12/17/2012	Chilvers Page - Tel:
Green Lane	Reading	RG30 3XN	Land Area	25981	Freehold	Land Area	General	Second-hand Grade	12/07/2011	No	Not quoted	Not quoted	Not quoted		01/08/2013	GVA - Tel: 08449
Wardle Avenue	Reading	RG31 6JR	Development Site	4816	Freehold	Site Area	General	Design & Build		Yes	Not quoted	Not quoted	Not quoted		01/16/2013	Haslams Surveyors LLP -
Station Road	Reading	RG7 4AJ	Land	83300	Freehold	Land Area	General	Design & Build		No	Not quoted	£3.5 m	Not quoted		01/08/2013	Bidwells Property
Aldermaston	Reading	RG7 4HX	Entire Scheme	7897	Freehold	Site Area	General	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		12/19/2012	Jones Lang LaSalle -
Station Road	Reading	RG7 4JJ	Site Area	5139	Freehold	Site Area	General	Not Applicable		Yes	Not quoted	Not quoted	Not quoted		01/16/2013	Haslams Surveyors LLP -
Paices Hill	Reading	RG7 4PQ	Land/Yard	2706	Leasehold	Land Area	General	Not Applicable		No	Not quoted	Not quoted	Not quoted		01/14/2013	Quintons Commercial
Bath Road	Reading	RG7 5HR	Land Area	4156	Leasehold or	Land Area	General	Second-hand Grade	01/06/2012	No	Not quoted	Not quoted	Not quoted		12/18/2012	Jones Lang LaSalle -
Bath Road	Reading	RG7 5HT	Lot 1 and Lot 2	4006	Freehold	Site Area	General	New - New Build (pre-		Yes	Not quoted	Not quoted	Not quoted		01/16/2013	Haslams Surveyors LLP -
Bath Road	Reading	RG7 5UU	Land Area	2023	Leasehold	Land Area	General	Second-hand Grade	10/12/2009	No	£8.18	£0.28 m	Not quoted		12/18/2012	Quintons Commercial

EGi -- Comparable Deals/Au

Transaction type	Street	Town	Postcode	Deal/Auction date	Use type	Sub use type	Total space Size	UoM	Price	Yield %	Rental income per annum	per sq	Rent review	Lease length (years)	Start date	Estimated?	Incentives	Notes	Vendor/Lessor's agent
Investment Sale	Hambridge Road	Newbury	RG14 5TR	14/05/2012	General, Industrial /	Site Area, Mixed Industrial - B1,	29,365	Net sq m	£4,700,000		£500,000				Undisclosed	No		The site also has a 4.8	Deal Varney Commercial
Lease	Oxford Street	Newbury	RG14 1JG	09/03/2012	Office, General	Office (B1a), Car Parking	604	Net sq m	Not quoted		£80,000	#		5	09/03/2012	No			Deal Varney Commercial
Lease	Northbrook	Newbury	RG14 1AE	23/01/2012	Retail, General	General Retail (A1), Ancillary	122	Net sq m	Not quoted		£27,000		23/01/2017	10	23/01/2012	No	Six months rent free		Hicks Baker
Investment Sale	Brook Drive	Reading	RG2 6UB	18/11/2011	Office, General	Business Parks (B1b), Site Area	889,661	Net sq m	£400,000,000	8.40	£34,000,000				Undisclosed	No			CBRE
Lease	High Street	Hungerford	RG17 0NF	19/01/2011	Retail, General	General Retail (A1), Storage	118	Net sq m	Not quoted		£20,000			10	19/01/2011	No		Stepped rental	Norbury Le Maistre
Lease	Gresham Way	Reading	RG30	24/11/2010	Non Residential Institution	Art Gallery (D1)	178	Net sq m	Not quoted		Not quoted				24/11/2010	No			Vail Williams LLP
Investment Sale	Pincent's Kiln	Reading	RG31 7SG	18/12/2009	General, Retail	Car Parking, Retail Park	7,900	Net sq m	Not quoted		Not quoted				Undisclosed	No			
Private Sale	Stoney Croft	Reading	RG8 7NT	15/12/2009	Land	Farm - vacant possession	117,357	Net sq m	£2,500,000		Not quoted				Undisclosed	No			
Private Sale		Newbury	RG20 8QR	15/10/2009	Land	Bare Agricultural Land	10,521,630	Net sq m	£7,750,000		Not quoted				Undisclosed	No		House, garden,	Strutt & Parker
Private Sale	Wansdyke	Marlborou	SN8 3QZ	15/09/2009	Land	Farm - vacant possession	14,463,195	Net sq m	Not quoted		Not quoted				Undisclosed	No		Bare arable land, sold in	Carter Jonas Llp
Investment Sale	Charnham Street	Hungerford	RG17 0ES	15/07/2009	Retail	Petrol Stations	929	Net sq m	£2,460,000	6.51	Not quoted				Undisclosed	No		House, buildings and	Savills
Private Sale	Holt Road	Newbury	RG20 0JD	15/06/2009	Land	Land	242,807	Net sq m	£995,000		Not quoted				Undisclosed	No			CBRE
Private Sale	Tidmarsh Lane	Reading	RG8 8HG	15/03/2009	Land	Farm	153,778	Net sq m	£2,100,000		Not quoted				Undisclosed	No		Chalk stream trout	Strutt & Parker
Lease	Bartholomew	Newbury	RG14 5DY	01/03/2009	Retail, General	General Retail (A1), Ancillary	102	Net sq m	Not quoted		£25,000		01/03/2014	10	01/03/2009	Yes	Four month rent free	The deal took place at 4-	Quintons Commercial Limited
Sale	Cock Lane	Reading	RG7 6HN	01/03/2009	Residential	Private (C3)	139	Net sq m	£345,000		Not quoted				Undisclosed	No			Lambert Smith Hampton
Sale	Connaught	Reading	RG30 2UE	30/01/2009	Non Residential Institution	Creche/Day Nursery (D1)	109	Net sq m	Not quoted		Not quoted				Undisclosed	No			Christie + Co
Sale	Oxford Road	Newbury	RG14 1XB	30/01/2009	Non Residential Institution	Creche/Day Nursery (D1)	193	Net sq m	Not quoted		Not quoted				Undisclosed	No			Christie + Co

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EGi -- Comparable Deals Data

Street	Town	Postcode	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Price	Yield %	Rental Income		Lease			Vendor/Lessor's Agent	Notes
							Value	UoM			per annum	per sq m	Length	Expiry Date	Estimated?		
Horningsea Road	Cambridge	CB5 8SZ	01/07/2012	Other	Land	Sale	3,885	Gross sq m	0	0.00	0	0	0.00		No	Savills, Christie + Co	0.39 ha (0.96 acres) Planning permission for 13 houses Date on the market: 01/03/2012
Chivers Way	Cambridge	CB24 9ZR	15/06/2012	Offices,	(B1b)	Lease	551	Gross sq m	0	0.00	112,670	205	10.00	15/06/2022	No	CBRE, Bidwells Property Consultants	
Cambridge	Cambridge	CB22 5JU	15/02/2012	Other,	(C2)	Sale	969	Gross sq m	0	0.00	0	0	0.00		No	Goodman Property	
Twentypence	Cambridge	CB4 8PS	15/09/2011	Other	Land	Sale	100	Gross sq m	100,000	0.00	0	0	0.00		No	Barker Storey Matthews	
Beach Drive	Cambridge	CB25 9PD	15/03/2011	Offices,	(B1b)	Investment Sale	7,246	Gross sq m	10,150,000	7.20	0	0	0.00		No	Bidwells Property Consultants Limited	
Trafalgar Way	Cambridge	CB23 8SQ	15/01/2009	Industrial,	(B1a)	Lease	555	Gross sq m	0	0.00	43,725	79	0.00		No	Jeffersons Commercial (now trading)	