

**For: Worthing Borough Council**

**Appendix III**

**Market Values & Assumptions Research**

**CIL Viability Assessment**

**- Worthing Borough**

**November 2019**

**DSP18551**

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**Note:**

CoStar property resource extracts for research base follow the above.

## 1.0 Introduction

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### Covid-19 Rider – March 2020 –

The review work and reporting for this assessment has been assembled at a time when there remain economic uncertainties associated with Brexit. At the time of finalising this report in terms of the latest context, the Global COVID-19 (Coronavirus) situation is now dominating all aspects of the economy. Although the consequences of the global pandemic cannot be known, potentially this may influence matters such as viability or deliverability, particularly in the short term. It is only possible to work with the known, appropriate and available information at this point in time - reflected through the stated, well established information sources. Local Authorities and others may need to consider how this picture may change, monitor developments as far as possible and consider whether it is necessary to update evidence in due course. This is consistent with the approach that is typically taken already (e.g. as supplementary information is provided via an Addendum or similar in some cases) when either a significant amount of time passes, or other circumstances change between the date of the original evidence and, say, submission for examination. In the meantime, this work contains information on the impact of varied assumptions.

- 1.1 Referred to within DSP's main report, this document – Appendix III - provides an overview of the research undertaken into residential property values, together with the wider economic conditions. Collectively, this research aims to help inform the assumptions setting for the sample residential appraisals and provides background evidence by building a picture of values and the variation of those within the Worthing borough.
- 1.2 This report will also provide the Council with an indication of the type and sources of data that it could monitor, revisit and update, to further inform its ongoing work where necessary in the future. Doing so would provide valuable context for monitoring the delivery subsequent to setting policy positions and aspirations.
- 1.3 It should be acknowledged that this is high level work and a great deal of variance may be seen in practice from one development to another (with site-specific characteristics). This data gathering process adopted by DSP involves the review of a range of information sources, so as to inform an overview that is relevant to and appropriate for the project context. The aim here is to consider changes and trends and therefore enable us to assess with the Council an updated context picture so far as is suitable and practically possible.
- 1.4 This Appendix uses a range of extracts and quotes (shown *in italic text* to distinguish that externally sourced information from DSP's commentary and context / analysis), with sources acknowledged.

## 2.0 Economic / Housing Market Context

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### 2.1 Bank of England – Base Rate

2.1.1 The current Bank of England base rate is 0.75%. The Bank of England monetary policy committee met in September 2019 and decided to keep the base rate at the same level that was set in August 2018.

### Bank of England – Agent’s Summary of Business Conditions 2019 Q3

2.1.2 The full report (published 20 June 2019) is available at: [www.bankofengland.co.uk/agents-summary/2019/2019-q3](http://www.bankofengland.co.uk/agents-summary/2019/2019-q3).

2.1.3 Report extracts:

- *‘Activity continued to slow in both the commercial property and housing markets, reflecting reduced interest from overseas investors and Brexit uncertainty.’*
- *‘Activity slowed in both investor and occupier markets. Contracts in many parts of the country reported reduced interest from overseas investors.’*
- *‘Investors were particularly cautious about retail property, amid concerns about a correction in values. Rents on retail premises fell further and vacancy rates rose in many areas.’*
- *‘By contrast, demand for industrial and warehouse property remained strong. Values and rents were boosted by the lack of supply.’*
- *‘The housing market continued to soften, reflecting deteriorating supply and demand. Contacts said buyers were taking longer to make decisions and expected lower prices or other incentives before committing to purchase.’*
- *‘Larger housebuilders reported frequently having to offer incentives, discounts or part-exchange in order to complete new-build sales. Developers noted an increase in buyers pulling out transactions in London and Southern England, sales taking longer to complete and prices falling. A number of them cited Brexit uncertainty as the main reason for this.’*
- *‘Estate agents reported softer demand in the secondary market, though demand for lower priced properties were more resilient.’*

## 2.2 Office for National Statistics – UK House Price Index (August 2019)

2.2.1 The full report (published 16 October 2019) is available at: [www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/august2019](http://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/august2019).

2.2.2 Headline reads: *'UK annual house price growth rate increased in August 2019.'*

2.2.3 Report extracts:

- *'Average house prices in the UK increased by 1.3% in the year to August 2019, up from 0.8% in July 2019 but remain below the increases seen this time last year. Over the past three years, there has been a general slowdown in UK house price growth, driven mainly by a slowdown in the South and East of England.'*
- *'The lowest annual growth was in London, where prices fell by 1.4% over the year to August 2019, followed by the South East where prices fell by 0.6% over the year.'*
- *'The average UK house price was £235,000 in August 2019; this is £3,000 higher than August 2018. On a non-seasonally adjusted basis, average house prices in the UK increased by 0.8% between July 2019 and August 2019, compared with a rise of 0.3% in average prices during the same period a year earlier, in July 2018 and August 2018. On a seasonally adjusted basis, average house prices in the UK increased by 0.6% between July 2019 and August 2019.'*
- *'House price growth in Wales increased by 4.5% in the year to August 2019, up from 3.8% in July 2019, with the average house price at £168,000.'*
- *'House prices in Scotland increased by 1.6% in the year to August 2019, up from 1.5% in the year to July 2019, with the average house price in Scotland now £155,000.'*
- *'The average house price in England increased by 1.1% over the year to August 2019, up from 0.5% in the year to July 2019, with the average house price in England now £251,000.'*
- *'Northern Ireland house prices increased by 3.5% over the year to Quarter 2 (April to June) 2019. Northern Ireland remains the cheapest UK country to purchase a property in, with the average house price at £137,000.'*
- *'At a regional level, the North East was the English region with the highest annual house price growth, with prices increasing by 3.3% in the year to August 2019. This was followed by the North West, increasing by 3.1%.'*

- *'The lowest annual growth was in London, where prices fell by 1.4% over the year to August 2019, down from a fall of 1.2% in July 2019. This was followed by the South East, where prices fell by 0.6% over the year.'*
- *'Focusing on London in more detail; while still falling over the year, in recent months there has been a strengthening in the annual rate for Inner London, which is now at its highest rate since December 2018. Both Inner and Outer London seem to follow similar trends in house price growth, which changes in Outer London tending to appear slightly after those in Inner London.'*
- *'While house prices in London and the South East continue to fall over the year, the areas remain the most expensive places to purchase a property at an average of £473,000 and £326,000 respectively. The North East continued to have the lowest average house price at £135,000 and is the only English region yet to surpass its pre-economic downturn peak.'*

## **2.3 HM Land Registry – UK and England House Price Index (August 2019)**

2.3.1 The full report for the UK (published 16 October 2019) is available at:

[www.gov.uk/government/publications/uk-house-price-index-summary-august-2019](http://www.gov.uk/government/publications/uk-house-price-index-summary-august-2019).

The report for England (published 16 October 2019) is available at:

[www.gov.uk/government/publications/uk-house-price-index-england-august-2019](http://www.gov.uk/government/publications/uk-house-price-index-england-august-2019).

### **UK House price index summary:**

2.3.2 Headline statistics:

- *'The average price of a property in the UK was £234,853.'*
- *'The annual price change for a property in the UK was 1.3%.'*
- *'The monthly price change for a property in the UK was 0.8%.'*
- *'The monthly index figure (January 2015 = 100) for the UK was 123.2.'*

2.3.3 Economic statement extracts:

- *'UK house prices grew by 1.3% in the year to August 2019, up from 0.8% in July 2019. On a non-seasonally adjusted basis, average house prices in the UK increased by 0.8% between July 2019 and August 2019, compared with a rise of 0.3% during the same period a year earlier (July 2018 and August 2018).'*
- *'House price growth was strongest in Wales where prices increased by 4.5% in the year to August 2019, up from 3.8% in the year to July 2019. The lowest annual*

*growth was in London, where prices fell by 1.4% over the year to August 2019, followed by the South East where prices fell by 0.6% over the year.'*

- *'The Royal Institution of Chartered Surveyors' (RICS) August 2019 UK Residential Market Survey reported a flat trend in demand (new buyer enquiries) at the national level, following a few months in which enquiries had increased modestly. Newly agreed sales moved slightly further into negative territory. Alongside this, new instructions to sell were broadly unchanged for the third successive report.'*
- *'The Bank of England's Agent's summary of business conditions – 2019 Q3 reported that the housing market continued to soften, reflecting deteriorating supply and demand. Estate agents reported softer demand in secondary market, though demand for lower-priced properties was more resilient.'*
- *'The UK Property Transactions Statistics for August 2019 showed that on a seasonally adjusted basis, the estimated number of transactions on residential properties with a value of £40,000 or greater was 99,890. This is 0.9% higher than a year ago. Between July 2019 and August 2019, transactions increased by 15.8%.'*
- *'The Bank of England's Money and Credit release reported that mortgage approvals for house purchase (an indicator of future lending) decreased in August 2019 to 65,500. This is down from the previous peak seen in July 2019 of 67,000 but remained within the narrow range seen over the past 3 years.'*

#### 2.3.4 Annual price changes:

- *'Average house prices in the UK increased by 1.3% in the year to August 2019, up from 0.8% in July 2019.'*
- *'At the country level, the largest annual price growth was recorded in Wales, increasing by 4.5% over the year to August 2019.'*
- *'Scotland saw house prices increase by 1.6% over the last 12 months.'*
- *'The slowest annual growth was in England where prices increased by 1.1% in the year to August 2019.'*
- *'Northern Ireland house prices increased by 3.5% over the year to Quarter 2 (April to June) 2019.'*

#### **UK House price index England:**

#### 2.3.5 Headline statistics:

- *'The average price of a property in England was £251,233.'*
- *'The annual price change of a property in England was 1.1%.'*
- *'The monthly price change of a property in England was 0.8%.'*
- *'The index figure for England (January 2015 = 100) was 123.8.'*

#### 2.3.6 Economic statement extracts:

- *'England house prices grew by 1.1% in the year to August 2019, up from 0.5% in July 2019. England house prices were growing slower than the UK annual rate of 1.3% in the year to August 2019. The North East was the fastest growing in region with annual growth of 3.3%. The lowest annual growth was in London, where prices fell by 1.4% over the year to August 2019, followed by the South East where prices fell by 0.6% over the year.'*
- *'On a non-seasonally adjusted basis, average house prices in England increased by 0.8% between July 2019 and August 2019, compared with a rise of 0.3% during the same period a year earlier (July 2018 and August 2018). On a seasonally adjusted basis, average house prices in England grew by 0.6% between July 2019 and August 2019.'*
- *'Comparing the provisional volume estimate for June 2018 with the provisional estimate for June 2019, volume transactions fell by 5.8% in England. UK volume transactions fell by 6.4% over the same period.'*
- *'Across England, detached houses showed the biggest increase, rising by 2.6% in the year to August 2019 to £386,000. The average price of flats and maisonettes fell by 2.5% in the year to August 2019 to £223,000. Falling prices over the year in England flats and maisonettes was driven by negative growth in London for this property type. London accounts for around 30% of England flats and maisonettes transactions.'*
- *'As with other indicators in the housing market, which typically fluctuate from month to month, it is important not to put too much weight on one month's set of house price data.'*

#### 2.3.7 Annual price changes:

- *'Average house prices in England increased by 1.1% in the year to August 2019, up from 0.5% in July 2019.'*



- *'In London, average house prices fell by 1.4% in the year to August 2019, down from a fall of 1.2 % in July 2019.'*

## **2.4 Royal Institution of Chartered Surveyors – UK Residential Market Survey (Sept 2019)**

2.4.1 The full report is available at: [www.rics.org/globalassets/rics-website/media/knowledge/research/market-surveys/uk-residential-market-survey-september-2019-rics.pdf](http://www.rics.org/globalassets/rics-website/media/knowledge/research/market-surveys/uk-residential-market-survey-september-2019-rics.pdf).

2.4.2 Headlines read:

- *'Headline new instructions net balance slips to its weakest reading in three years.'*
- *'Buyer enquiries fall back into negative territory.'*
- *'Prices still expected to rise at the national level over the coming twelve months.'*

2.4.3 Report extracts:

- *'The September 2019 RICS Residential Market Survey results suggest activity remains subdued across the sales market with headline indicators on buyer demand and supply slipping into negative territory. Much of the anecdotal commentary is pointing to heightened economic and political uncertainty as a contributing factor behind the sluggish picture. Significantly, forward looking metrics imply that the market is unlikely to gain impetus over the next three months, though sentiment over the twelve-month horizon does appear to be a little more resilient.'*
- *'Following three consecutive months of a largely stable trend in supply, the latest results point to a renewed decline in the volume of fresh listings coming on to the Brexit impasse seems to be dissuading vendors. The new instructions net balance fell by -37%, the weakest reading since June 2016. In light of this, average stock levels on estate agents' books remain near record lows. Furthermore, contributors are continuing to report that appraisals are down compared to a year earlier, indicating that there is little prospect of a pick-up in sales listings in the immediate future.'*
- *'Alongside this, a more cautious approach from property purchasers is visible in the September results. After holding more or less steady in the last four months, the new buyer enquiries net balance fell to -15%, pointing to a modest decline in buyer demand.'*

- *‘Unsurprisingly, the negative trend in demand and supply appears to be feeding through to the overall sales numbers. The RICS Newly Agreed Sales series edged down to -27% (from -11% previously) with activity reportedly slipping in virtually all parts of the UK.’*
- *‘As far as the near-term outlook is concerned, sales expectations stand at -9%, indicating that survey participants anticipate activity to remain subdued in the coming three months. That said, contributors are expecting sales volumes to stabilise at the twelve-month time frame.’*
- *‘Turning to prices, the headline price balance returned a reading of -2% in September, little changed from -4% in August. Overall, this indicator is consistent with a broadly flat trend in national house price inflation. Nevertheless, as we have noted before, this headline gauge is being weighed down significantly by negative momentum in London and the South East whilst the price picture appears to be firmer across other areas of the UK. In particular, solid gains were reported in Northern Ireland, Scotland and the North West.’*
- *‘Looking ahead, price expectations for the coming three months stand at -16% pointing to a modest decline in prices on a UK-wide basis. However, the twelve-month outlook points to a turnaround with +18% more respondents expecting prices to rise (rather than fall) over the coming year. Disaggregating the data, strong annual growth in prices is envisaged across eight out of the twelve regions covered in the survey led by the strongest price projections (in net balance terms) in Northern Ireland and Scotland. At the same time, a steadier price trend is seen emerging in London and the South East.’*
- *‘In the lettings market, the latest set of results (which form a part of non-seasonally adjusted series) are indicative of demand from prospective tenants rising firmly for an eighth month in a row (net balance of +22%). Alongside this, landlord instructions remain in decline. With demand still outstripping supply, rent expectations for the coming three months remain positive (net balance of +24%).’*
- *‘Further out, contributors are pencilling in rental growth of approximately 2% over the coming twelve months. Significantly at the five-year horizon, the imbalance between demand and supply in the lettings market is expected to lead to an acceleration in rental growth, which is seen averaging to around 3% per annum through to 2024. In comparison, average price growth projections stand at just over 2% on the same basis.’*

## 2.5 Savills – UK Housing Market Update (September 2019)

2.5.1 The full report is available at: [www.savills.co.uk/research\\_articles/229130/283195-0/uk-housing-market-update---september-2019](http://www.savills.co.uk/research_articles/229130/283195-0/uk-housing-market-update---september-2019).

2.5.2 Headline reads: *'Uncertainty continues to be a drag on the market, but price growth is strong in Wales, Scotland and the Midlands.'*

2.5.3 Report extracts:

- *'House prices remained flat in August to leave annual growth at 0.6%, according to Nationwide. We now expect average house price growth to be flat in 2019, down from the prediction of 1.5% growth we made last November. That prediction had been under the assumption of an orderly Brexit earlier in the year.'*
- *'The impact on the housing market of the delayed return to greater economic and political certainty is becoming increasingly clear. As Conservative leadership candidates jostled for position through June and July, the reduction in housing transaction numbers gained pace again after a period of slower falls in April and May since 2008. The RICS Survey for July gave some hope that activity levels may pick up. A small majority of surveyors reported increased buyer enquiries in July, but almost equal numbers of surveyors reported increases as decreases in the number of instructions. Uncertainty has only increased since then and will continue to shape the market until the Brexit impasse is resolved.'*
- *'It's tempting to blame Brexit uncertainty for the price falls in London and the South East. But the geographic distribution of price movements around the national average follows a trend observed in previous housing market cycles. After a period of growth above the national average in London and the South, there follows a period during which the rest of the country plays catch-up. Over the last year, nine of the top ten highest price growth local authorities were in Wales or Scotland. They were led by Blaenau Gwent and West Dunbartonshire, at 17.9% and 11.6% annual growth respectively. London was the weakest region, containing six of the bottom ten local authorities for price growth. House prices were down 7.2% in Westminster and 5.8% in South Bucks.'*

## 3.0 Residential Market Review

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- 3.1 Consistent with our assessment principles, DSP researches data from a range of readily available sources. As noted above, these are sources that could also be used by the Council for any future similar work, updating or monitoring.
- 3.2 In the following sections we will provide an outline of the data reviewed.
- 3.3 The residential market review was carried out in August 2019 and comprised the desktop-based research and analysis of both sold and asking prices for new build and re-sale property across the borough. The data was collected via the Land Registry price paid dataset over the previous two years for new build property and over the previous eight months for resales.
- 3.4 The full dataset is categorised into electoral wards, with further summary analysis presented by Ward Areas.
- 3.5 Review of Land Registry New Build Sold Prices Data (August 2017 to August 2019)**
- 3.5.1 The following Table 1a below provides a Worthing borough-based summary of Land Registry published sold prices data – focussing solely on new-build housing. The floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via [www.epcregister.com](http://www.epcregister.com) under the DCLG’s remit. Property values have been updated in line with the UK HPI.

*See Table 1a on the following page.*

*Table 1a – Land Registry Sold Prices Review – Worthing New-Builds (2yrs – August 2017 – August 2019) – Sorted by Ward Area*

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
<b>Castle</b>										
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	25/05/2018	£375,000	96	£3,906	£374,138	£3,897
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	01/06/2018	£359,950	98	£3,673	£359,806	£3,671
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	06/04/2018	£377,500	103	£3,665	£377,349	£3,664
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	25/05/2018	£377,500	103	£3,665	£376,632	£3,657
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	06/04/2018	£367,500	101	£3,639	£367,353	£3,637
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	02/07/2018	£480,000	136	£3,529	£482,256	£3,546
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	01/06/2018	£345,000	98	£3,520	£344,862	£3,519
WEALD PLACE	Semi-detached	WORTHING	Castle	BN13 2FA	08/06/2018	£365,000	104	£3,510	£364,854	£3,508
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	20/07/2018	£360,000	104	£3,462	£361,692	£3,478
WEALD PLACE	Detached	WORTHING	Castle	BN13 2FA	22/06/2018	£470,000	151	£3,113	£469,812	£3,111
<b>Average</b>						<b>£387,745</b>	<b>109</b>	<b>£3,544</b>	<b>£387,875</b>	<b>£3,545</b>
<b>Central</b>										
SAW MILL PLACE	Terrace	WORTHING	Central	BN11 2FN	11/12/2018	£425,000	109	£3,899	£420,453	£3,857

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SAW MILL PLACE	Terrace	WORTHING	Central	BN11 2FN	14/12/2018	£356,000	93	£3,828	£352,191	£3,787
<b>Average</b>						<b>£390,500</b>	<b>101</b>	<b>£3,866</b>	<b>£386,322</b>	<b>£3,825</b>
<b>Durrington</b>										
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	30/11/2018	£499,995	110	£4,545	£496,995	£4,518
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	07/12/2018	£484,995	110	£4,409	£479,806	£4,362
PEONY GROVE	Terrace	WORTHING	Durrington	BN13 3GF	21/12/2017	£249,950	58	£4,309	£248,500	£4,284
PEONY GROVE	Terrace	WORTHING	Durrington	BN13 3GF	22/12/2017	£249,950	58	£4,309	£248,500	£4,284
PEONY GROVE	Terrace	WORTHING	Durrington	BN13 3GF	22/12/2017	£249,950	58	£4,309	£248,500	£4,284
THISTLE SPINNEY	Flat	WORTHING	Durrington	BN13 3GY	14/12/2018	£247,500	61	£4,057	£244,852	£4,014
RAMPION CLOSE	Terrace	WORTHING	Durrington	BN13 3TA	08/06/2018	£309,995	78	£3,974	£309,871	£3,973
RAMPION CLOSE	Semi-detached	WORTHING	Durrington	BN13 3TA	29/06/2018	£309,995	78	£3,974	£309,871	£3,973
RAMPION CLOSE	Semi-detached	WORTHING	Durrington	BN13 3TA	29/06/2018	£309,995	78	£3,974	£309,871	£3,973
THISTLE SPINNEY	Semi-detached	WORTHING	Durrington	BN13 3GY	07/12/2018	£240,000	61	£3,934	£237,432	£3,892
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	29/03/2018	£337,500	88	£3,835	£341,820	£3,884

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	21/12/2017	£269,950	70	£3,856	£268,384	£3,834
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	22/12/2017	£269,950	70	£3,856	£268,384	£3,834
THISTLE SPINNEY	Flat	WORTHING	Durrington	BN13 3GY	10/12/2018	£246,047	64	£3,844	£243,414	£3,803
RAMPION CLOSE	Terrace	WORTHING	Durrington	BN13 3TA	07/06/2018	£294,995	78	£3,782	£294,877	£3,780
RAMPION CLOSE	Terrace	WORTHING	Durrington	BN13 3TA	31/05/2018	£294,995	78	£3,782	£294,317	£3,773
DAHLIA ROAD	Detached	WORTHING	Durrington	BN13 3GQ	30/10/2018	£332,950	89	£3,741	£335,780	£3,773
THISTLE SPINNEY	Detached	WORTHING	Durrington	BN13 3GY	11/12/2018	£335,000	88	£3,807	£331,416	£3,766
RAMPION CLOSE	Terrace	WORTHING	Durrington	BN13 3TA	31/05/2018	£292,995	78	£3,756	£292,321	£3,748
DAHLIA ROAD	Detached	WORTHING	Durrington	BN13 3GQ	12/10/2018	£329,950	89	£3,707	£332,755	£3,739
DAHLIA ROAD	Detached	WORTHING	Durrington	BN13 3GQ	20/09/2018	£329,950	89	£3,707	£331,798	£3,728
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	21/08/2018	£452,995	123	£3,683	£458,431	£3,727
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	15/08/2018	£404,995	110	£3,682	£409,855	£3,726
SNOWDROP ROW	Semi-detached	WORTHING	Durrington	BN13 3GA	28/09/2017	£353,950	95	£3,726	£353,667	£3,723
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	05/04/2019	£459,995	123	£3,740	£457,235	£3,717

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SNOWDROP ROW	Semi-detached	WORTHING	Durrington	BN13 3GA	29/09/2017	£352,950	95	£3,715	£352,668	£3,712
RAMPION CLOSE	Terrace	WORTHING	Durrington	BN13 3TA	31/05/2018	£289,995	78	£3,718	£289,328	£3,709
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	05/11/2018	£409,995	110	£3,727	£407,535	£3,705
SNOWDROP ROW	Semi-detached	WORTHING	Durrington	BN13 3GA	21/09/2017	£351,950	95	£3,705	£351,668	£3,702
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	20/12/2018	£409,995	110	£3,727	£405,608	£3,687
SNOWDROP ROW	Semi-detached	WORTHING	Durrington	BN13 3GA	29/09/2017	£349,950	95	£3,684	£349,670	£3,681
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	29/06/2018	£404,995	110	£3,682	£404,833	£3,680
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	25/01/2019	£407,995	110	£3,709	£402,977	£3,663
RAMPION CLOSE	Terrace	WORTHING	Durrington	BN13 3TA	07/06/2018	£284,995	78	£3,654	£284,881	£3,652
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	06/03/2018	£319,950	89	£3,595	£324,045	£3,641
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	09/03/2018	£319,950	89	£3,595	£324,045	£3,641
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	19/03/2018	£319,950	89	£3,595	£324,045	£3,641
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	23/03/2018	£319,950	89	£3,595	£324,045	£3,641
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	02/11/2018	£449,995	123	£3,658	£447,295	£3,637
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	25/05/2018	£399,950	110	£3,636	£399,030	£3,628



Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	25/05/2018	£444,950	123	£3,617	£443,927	£3,609
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	26/01/2018	£319,950	89	£3,595	£321,102	£3,608
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	26/01/2018	£319,950	89	£3,595	£321,102	£3,608
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	22/12/2017	£319,950	89	£3,595	£318,094	£3,574
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	27/04/2018	£315,000	89	£3,539	£314,874	£3,538
LOBELIA DRIVE	Detached	WORTHING	Durrington	BN13 3GN	27/04/2018	£314,950	89	£3,539	£314,824	£3,537
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	04/05/2018	£315,000	89	£3,539	£314,276	£3,531
DAHLIA ROAD	Detached	WORTHING	Durrington	BN13 3GQ	30/11/2018	£314,000	89	£3,528	£312,116	£3,507
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	29/09/2017	£309,950	89	£3,483	£309,702	£3,480
LOBELIA DRIVE	Detached	WORTHING	Durrington	BN13 3GN	20/12/2017	£317,950	93	£3,419	£316,106	£3,399
LOBELIA DRIVE	Detached	WORTHING	Durrington	BN13 3GN	22/12/2017	£317,950	93	£3,419	£316,106	£3,399
LOBELIA DRIVE	Detached	WORTHING	Durrington	BN13 3GN	22/12/2017	£312,000	93	£3,355	£310,190	£3,335
COPSE VIEW	Semi-detached	WORTHING	Durrington	BN13 3GB	20/10/2017	£338,000	102	£3,314	£338,270	£3,316
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	20/12/2018	£534,995	160	£3,344	£529,271	£3,308
COPSE VIEW	Semi-detached	WORTHING	Durrington	BN13 3GB	25/08/2017	£338,000	102	£3,314	£337,324	£3,307

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	06/03/2018	£282,950	88	£3,215	£286,572	£3,256
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	06/03/2018	£282,950	88	£3,215	£286,572	£3,256
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	26/03/2018	£354,950	111	£3,198	£359,493	£3,239
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	29/03/2018	£354,950	111	£3,198	£359,493	£3,239
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	26/01/2018	£282,950	88	£3,215	£283,969	£3,227
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	06/04/2018	£282,950	88	£3,215	£282,837	£3,214
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	06/04/2018	£282,950	88	£3,215	£282,837	£3,214
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	26/01/2018	£354,950	111	£3,198	£356,228	£3,209
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	26/01/2018	£354,950	111	£3,198	£356,228	£3,209
SNOWDROP ROW	Semi-detached	WORTHING	Durrington	BN13 3GA	29/09/2017	£364,950	114	£3,201	£364,658	£3,199
PEONY GROVE	Semi-detached	WORTHING	Durrington	BN13 3GF	21/12/2017	£282,950	88	£3,215	£281,309	£3,197
PEONY GROVE	Detached	WORTHING	Durrington	BN13 3GF	06/04/2018	£354,950	111	£3,198	£354,808	£3,196

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	24/11/2017	£279,950	88	£3,181	£280,650	£3,189
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	23/11/2017	£277,950	88	£3,159	£278,645	£3,166
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	23/11/2017	£277,950	88	£3,159	£278,645	£3,166
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	24/11/2017	£277,950	88	£3,159	£278,645	£3,166
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	24/11/2017	£277,950	88	£3,159	£278,645	£3,166
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	24/11/2017	£277,950	88	£3,159	£278,645	£3,166
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	24/11/2017	£277,950	88	£3,159	£278,645	£3,166
WATER LILY WAY	Semi-detached	WORTHING	Durrington	BN13 3GR	29/06/2018	£329,000	104	£3,163	£328,868	£3,162
DAFFODIL ROAD	Detached	WORTHING	Durrington	BN13 3GP	31/10/2017	£349,950	111	£3,153	£350,230	£3,155
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	24/11/2017	£275,950	88	£3,136	£276,640	£3,144
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	28/11/2017	£275,950	88	£3,136	£276,640	£3,144

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
DAFFODIL ROAD	Semi-detached	WORTHING	Durrington	BN13 3GP	28/11/2017	£275,950	88	£3,136	£276,640	£3,144
LOBELIA DRIVE	Detached	WORTHING	Durrington	BN13 3GN	18/12/2017	£349,950	111	£3,153	£347,920	£3,134
LOBELIA DRIVE	Detached	WORTHING	Durrington	BN13 3GN	19/12/2017	£349,950	111	£3,153	£347,920	£3,134
THISTLE SPINNEY	Terrace	WORTHING	Durrington	BN13 3GY	29/03/2019	£340,000	115	£2,957	£348,500	£3,030
WATER LILY WAY	Detached	WORTHING	Durrington	BN13 3GR	20/12/2018	£486,995	160	£3,044	£481,784	£3,011
THISTLE SPINNEY	Terrace	WORTHING	Durrington	BN13 3GY	12/04/2019	£342,000	116	£2,948	£339,948	£2,931
THISTLE SPINNEY	Terrace	WORTHING	Durrington	BN13 3GY	21/03/2019	£340,000	125	£2,720	£348,500	£2,788
WATER LILY WAY	Semi-detached	WORTHING	Durrington	BN13 3GR	29/06/2018	£350,000	126	£2,778	£349,860	£2,777
DAFFODIL ROAD	Detached	WORTHING	Durrington	BN13 3GP	29/09/2017	£309,950	114	£2,719	£309,702	£2,717
THISTLE SPINNEY	Terrace	WORTHING	Durrington	BN13 3GY	12/04/2019	£338,000	125	£2,704	£335,972	£2,688
THISTLE SPINNEY	Flat	WORTHING	Durrington	BN13 3GY	29/03/2019	£304,000	119	£2,555	£311,600	£2,618
<b>Average</b>						<b>£331,914</b>	<b>96</b>	<b>£3,454</b>	<b>£332,014</b>	<b>£3,455</b>
<b>Heene</b>										
MILL ROAD	Flat	WORTHING	Heene	BN11 4LA	06/11/2017	£380,000	95	£4,000	£380,950	£4,010
MILL ROAD	Flat	WORTHING	Heene	BN11 4LA	27/10/2017	£360,000	98	£3,673	£360,288	£3,676

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
MILL ROAD	Flat	WORTHING	Heene	BN11 4LA	06/12/2017	£393,000	108	£3,639	£390,721	£3,618
MILL ROAD	Flat	WORTHING	Heene	BN11 4LA	04/12/2017	£407,950	123	£3,317	£405,584	£3,297
MILL ROAD	Flat	WORTHING	Heene	BN11 4LA	08/09/2017	£402,950	125	£3,224	£402,628	£3,221
<b>Average</b>						<b>£388,780</b>	<b>110</b>	<b>£3,541</b>	<b>£388,034</b>	<b>£3,534</b>
<b>Marine</b>										
QUEENS ROAD	Flat	WORTHING	Marine	BN11 3LX	28/11/2018	£240,000	49	£4,898	£238,560	£4,869
MARINE PARADE	Flat	WORTHING	Marine	BN11 3QG	25/02/2019	£400,000	96	£4,167	£404,400	£4,213
MARINE PARADE	Flat	WORTHING	Marine	BN11 3QG	01/02/2019	£270,000	75	£3,600	£272,970	£3,640
MARINE PARADE	Flat	WORTHING	Marine	BN11 3QG	28/11/2018	£240,000	74	£3,243	£238,560	£3,224
MARINE PARADE	Flat	WORTHING	Marine	BN11 3QG	28/11/2018	£240,000	76	£3,158	£238,560	£3,139
WEST AVENUE	Flat	WORTHING	Marine	BN11 5LY	16/03/2018	£180,000	59	£3,051	£182,304	£3,090
MARINE PARADE	Flat	WORTHING	Marine	BN11 3QG	28/11/2018	£240,000	94	£2,553	£238,560	£2,538
MARINE PARADE	Flat	WORTHING	Marine	BN11 3QG	28/11/2018	£240,000	101	£2,376	£238,560	£2,362
<b>Average</b>						<b>£256,250</b>	<b>78</b>	<b>£3,285</b>	<b>£256,559</b>	<b>£3,289</b>
<b>Northbrook</b>										
ALAMEDA WALK	Semi-detached	WORTHING	Northbrook	BN13 3GH	29/10/2018	£264,950	58	£4,568	£267,202	£4,607

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
ALAMEDA WALK	Semi-detached	WORTHING	Northbrook	BN13 3GH	29/10/2018	£264,950	58	£4,568	£267,202	£4,607
ALAMEDA WALK	Semi-detached	WORTHING	Northbrook	BN13 3GH	30/10/2018	£264,950	58	£4,568	£267,202	£4,607
ALAMEDA WALK	Semi-detached	WORTHING	Northbrook	BN13 3GH	29/10/2018	£259,950	58	£4,482	£262,160	£4,520
SKYLARK RISE	Detached	WORTHING	Northbrook	BN12 6FG	29/06/2018	£340,000	77	£4,416	£339,864	£4,414
LOBELIA DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GL	29/06/2018	£254,950	58	£4,396	£254,848	£4,394
LOBELIA DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GL	29/06/2018	£254,950	58	£4,396	£254,848	£4,394
NIGHTINGALE AVENUE	Semi-detached	WORTHING	Northbrook	BN12 6FH	22/12/2018	£335,000	77	£4,351	£331,416	£4,304
SKYLARK RISE	Semi-detached	WORTHING	Northbrook	BN12 6FG	29/06/2018	£330,000	77	£4,286	£329,868	£4,284
RED KITE WAY	Semi-detached	WORTHING	Northbrook	BN12 6FN	22/12/2017	£330,000	78	£4,231	£328,086	£4,206
RED KITE WAY	Semi-detached	WORTHING	Northbrook	BN12 6FN	22/12/2017	£330,000	78	£4,231	£328,086	£4,206

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SKYLARK RISE	Semi-detached	WORTHING	Northbrook	BN12 6FG	29/06/2018	£320,000	77	£4,156	£319,872	£4,154
RED KITE WAY	Semi-detached	WORTHING	Northbrook	BN12 6FN	20/12/2017	£325,000	78	£4,167	£323,115	£4,143
RED KITE WAY	Detached	WORTHING	Northbrook	BN12 6FN	23/03/2018	£330,000	81	£4,074	£334,224	£4,126
RED KITE WAY	Terrace	WORTHING	Northbrook	BN12 6FN	30/11/2017	£325,000	79	£4,114	£325,813	£4,124
CORNFIELD WAY	Semi-detached	WORTHING	Northbrook	BN13 3FY	27/07/2018	£319,995	78	£4,103	£321,499	£4,122
RED KITE WAY	Semi-detached	WORTHING	Northbrook	BN12 6FN	30/11/2017	£320,000	78	£4,103	£320,800	£4,113
NIGHTINGALE AVENUE	Semi-detached	WORTHING	Northbrook	BN12 6FH	29/03/2018	£315,000	78	£4,038	£319,032	£4,090
RED KITE WAY	Semi-detached	WORTHING	Northbrook	BN12 6FN	30/11/2017	£330,000	81	£4,074	£330,825	£4,084
RED KITE WAY	Semi-detached	WORTHING	Northbrook	BN12 6FN	18/12/2017	£320,000	78	£4,103	£318,144	£4,079
RED KITE WAY	Semi-detached	WORTHING	Northbrook	BN12 6FN	30/11/2017	£327,500	81	£4,043	£328,319	£4,053
RED KITE WAY	Terrace	WORTHING	Northbrook	BN12 6FN	30/04/2018	£320,000	79	£4,051	£319,872	£4,049
RED KITE WAY	Terrace	WORTHING	Northbrook	BN12 6FN	30/04/2018	£320,000	79	£4,051	£319,872	£4,049

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
TEASEL DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GG	30/11/2018	£284,950	70	£4,071	£283,240	£4,046
TEASEL DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GG	30/11/2018	£284,950	70	£4,071	£283,240	£4,046
CORNFIELD WAY	Terrace	WORTHING	Northbrook	BN13 3FY	29/06/2018	£314,995	78	£4,038	£314,869	£4,037
ALAMEDA WALK	Semi-detached	WORTHING	Northbrook	BN13 3GH	29/10/2018	£279,950	70	£3,999	£282,330	£4,033
ALAMEDA WALK	Semi-detached	WORTHING	Northbrook	BN13 3GH	29/10/2018	£279,950	70	£3,999	£282,330	£4,033
TEASEL DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GG	20/12/2018	£284,950	70	£4,071	£281,901	£4,027
TEASEL DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GG	20/12/2018	£284,950	70	£4,071	£281,901	£4,027
RED KITE WAY	Detached	WORTHING	Northbrook	BN12 6FN	31/08/2017	£350,000	87	£4,023	£349,300	£4,015
RED KITE WAY	Terrace	WORTHING	Northbrook	BN12 6FN	27/04/2018	£315,000	79	£3,987	£314,874	£3,986
SNAPDRAGON LANE	Detached	WORTHING	Northbrook	BN13 3GJ	19/05/2019	£435,000	108	£4,028	£430,259	£3,984
CORNFIELD WAY	Terrace	WORTHING	Northbrook	BN13 3FY	29/06/2018	£309,995	78	£3,974	£309,871	£3,973
RED KITE WAY	Detached	WORTHING	Northbrook	BN12 6FN	31/08/2017	£345,000	87	£3,966	£344,310	£3,958



Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
LOBELIA DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GL	29/06/2018	£274,950	70	£3,928	£274,840	£3,926
SNAPDRAGON LANE	Flat	WORTHING	Northbrook	BN13 3GJ	07/12/2018	£240,000	61	£3,934	£237,432	£3,892
SNAPDRAGON LANE	Flat	WORTHING	Northbrook	BN13 3GJ	13/12/2018	£240,000	61	£3,934	£237,432	£3,892
CORNFIELD WAY	Terrace	WORTHING	Northbrook	BN13 3FY	29/06/2018	£344,995	89	£3,876	£344,857	£3,875
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	15/03/2019	£197,225	53	£3,721	£202,156	£3,814
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	08/10/2018	£334,950	89	£3,763	£337,797	£3,795
TULIP TREE ROAD	Detached	WORTHING	Northbrook	BN13 3FZ	18/08/2017	£356,950	94	£3,797	£356,236	£3,790
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	20/03/2018	£329,950	89	£3,707	£334,173	£3,755
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	28/02/2018	£334,950	89	£3,763	£333,878	£3,751
SNAPDRAGON LANE	Detached	WORTHING	Northbrook	BN13 3GJ	29/10/2018	£329,950	89	£3,707	£332,755	£3,739
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	23/11/2018	£332,950	89	£3,741	£330,952	£3,719
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	29/03/2019	£188,500	52	£3,625	£193,213	£3,716
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	07/12/2017	£354,950	95	£3,736	£352,891	£3,715
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	22/03/2018	£324,950	89	£3,651	£329,109	£3,698
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	16/05/2019	£265,000	71	£3,732	£262,112	£3,692

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
ALAMEDA WALK	Detached	WORTHING	Northbrook	BN13 3GH	23/11/2018	£327,450	89	£3,679	£325,485	£3,657
LOBELIA DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GL	29/06/2018	£324,950	89	£3,651	£324,820	£3,650
CORNFIELD WAY	Detached	WORTHING	Northbrook	BN13 3FY	05/11/2018	£450,000	123	£3,659	£447,300	£3,637
NIGHTINGALE AVENUE	Flat	WORTHING	Northbrook	BN12 6FH	28/03/2018	£222,500	62	£3,589	£225,348	£3,635
NIGHTINGALE AVENUE	Flat	WORTHING	Northbrook	BN12 6FH	29/03/2018	£222,500	62	£3,589	£225,348	£3,635
CORNFIELD WAY	Detached	WORTHING	Northbrook	BN13 3FY	17/12/2018	£354,995	97	£3,660	£351,197	£3,621
CORNFIELD WAY	Detached	WORTHING	Northbrook	BN13 3FY	30/05/2018	£444,950	123	£3,617	£443,927	£3,609
ASTER VALE	Detached	WORTHING	Northbrook	BN13 3FT	22/09/2017	£349,950	97	£3,608	£349,670	£3,605
CORNFIELD WAY	Detached	WORTHING	Northbrook	BN13 3FY	31/05/2018	£396,950	110	£3,609	£396,037	£3,600
NIGHTINGALE AVENUE	Flat	WORTHING	Northbrook	BN12 6FH	28/03/2018	£220,000	62	£3,548	£222,816	£3,594
NIGHTINGALE AVENUE	Flat	WORTHING	Northbrook	BN12 6FH	29/03/2018	£220,000	62	£3,548	£222,816	£3,594
NIGHTINGALE AVENUE	Flat	WORTHING	Northbrook	BN12 6FH	29/03/2018	£220,000	62	£3,548	£222,816	£3,594

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SUNFLOWER STREET	Semi-detached	WORTHING	Northbrook	BN13 3FP	18/08/2017	£282,950	79	£3,582	£282,384	£3,574
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	30/11/2018	£336,995	94	£3,585	£334,973	£3,564
CELANDINE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FW	01/09/2017	£334,950	94	£3,563	£334,682	£3,560
CELANDINE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FW	31/08/2017	£334,950	94	£3,563	£334,280	£3,556
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	18/04/2019	£282,500	79	£3,576	£280,805	£3,554
COPPICE ROAD	Terrace	WORTHING	Northbrook	BN13 3FX	12/12/2018	£336,995	94	£3,585	£333,389	£3,547
ZINNIA ROW	Detached	WORTHING	Northbrook	BN13 3GT	29/03/2018	£395,000	113	£3,496	£400,056	£3,540
RED KITE WAY	Flat	WORTHING	Northbrook	BN12 6FN	04/08/2018	£220,000	63	£3,492	£222,640	£3,534
CORNFIELD WAY	Detached	WORTHING	Northbrook	BN13 3FY	06/11/2018	£435,000	123	£3,537	£432,390	£3,515
TULIP TREE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FZ	22/11/2017	£339,950	97	£3,505	£340,800	£3,513
SUNFLOWER STREET	Semi-detached	WORTHING	Northbrook	BN13 3FP	28/09/2017	£319,950	91	£3,516	£319,694	£3,513
ASTER VALE	Terrace	WORTHING	Northbrook	BN13 3FT	31/10/2017	£329,950	94	£3,510	£330,214	£3,513

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
PRIMROSE PLACE	Semi-detached	WORTHING	Northbrook	BN13 3FQ	29/08/2017	£339,950	97	£3,505	£339,270	£3,498
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	20/12/2018	£332,000	94	£3,532	£328,448	£3,494
ZINNIA ROW	Detached	WORTHING	Northbrook	BN13 3GT	29/03/2018	£370,000	108	£3,426	£374,736	£3,470
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	21/03/2019	£184,950	55	£3,363	£189,574	£3,447
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	13/05/2019	£285,000	82	£3,476	£281,894	£3,438
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	28/03/2018	£374,950	111	£3,378	£379,749	£3,421
ZINNIA ROW	Detached	WORTHING	Northbrook	BN13 3GT	29/03/2018	£425,000	126	£3,373	£430,440	£3,416
COPPICE ROAD	Terrace	WORTHING	Northbrook	BN13 3FX	23/11/2018	£321,995	94	£3,425	£320,063	£3,405
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	27/04/2018	£374,950	111	£3,378	£374,800	£3,377
ZINNIA ROW	Detached	WORTHING	Northbrook	BN13 3GT	27/04/2018	£362,500	108	£3,356	£362,355	£3,355
ASTER VALE	Terrace	WORTHING	Northbrook	BN13 3FT	25/10/2017	£314,950	94	£3,351	£315,202	£3,353
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	20/12/2018	£314,000	93	£3,376	£310,640	£3,340
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	30/10/2018	£289,950	88	£3,295	£292,415	£3,323
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	31/10/2018	£289,950	88	£3,295	£292,415	£3,323

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	20/09/2018	£289,950	88	£3,295	£291,574	£3,313
ASTER VALE	Terrace	WORTHING	Northbrook	BN13 3FT	30/11/2017	£309,950	94	£3,297	£310,725	£3,306
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	23/02/2018	£366,950	111	£3,306	£365,776	£3,295
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	20/09/2018	£286,950	88	£3,261	£288,557	£3,279
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	20/09/2018	£286,950	88	£3,261	£288,557	£3,279
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	20/09/2018	£286,950	88	£3,261	£288,557	£3,279
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	05/10/2018	£359,950	111	£3,243	£363,010	£3,270
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	08/10/2018	£359,950	111	£3,243	£363,010	£3,270
NIGHTINGALE AVENUE	Flat	WORTHING	Northbrook	BN12 6FH	28/03/2018	£200,000	62	£3,226	£202,560	£3,267
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	20/12/2018	£364,950	111	£3,288	£361,045	£3,253
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	20/12/2018	£364,950	111	£3,288	£361,045	£3,253
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	30/11/2018	£362,950	111	£3,270	£360,772	£3,250
TEASEL DRIVE	Detached	WORTHING	Northbrook	BN13 3GG	30/11/2018	£362,950	111	£3,270	£360,772	£3,250

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	22/03/2019	£384,995	122	£3,156	£394,620	£3,235
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	29/03/2019	£384,995	122	£3,156	£394,620	£3,235
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	29/03/2019	£384,995	122	£3,156	£394,620	£3,235
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	25/04/2019	£282,500	87	£3,247	£280,805	£3,228
LOBELIA DRIVE	Semi-detached	WORTHING	Northbrook	BN13 3GL	22/12/2017	£359,950	111	£3,243	£357,862	£3,224
SKYLARK RISE	Semi-detached	WORTHING	Northbrook	BN12 6FG	31/08/2018	£360,000	114	£3,158	£364,320	£3,196
NIGHTINGALE AVENUE	Semi-detached	WORTHING	Northbrook	BN12 6FH	17/08/2018	£360,000	114	£3,158	£364,320	£3,196
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	30/11/2018	£330,000	103	£3,204	£328,020	£3,185
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	21/12/2017	£364,950	114	£3,201	£362,833	£3,183
TULIP TREE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FZ	17/11/2017	£299,950	95	£3,157	£300,700	£3,165
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	02/03/2018	£399,950	128	£3,125	£405,069	£3,165

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SUNFLOWER STREET	Semi-detached	WORTHING	Northbrook	BN13 3FP	22/09/2017	£359,950	115	£3,130	£359,662	£3,127
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	07/12/2018	£384,995	122	£3,156	£380,876	£3,122
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	17/12/2018	£384,995	122	£3,156	£380,876	£3,122
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	20/12/2018	£384,995	122	£3,156	£380,876	£3,122
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	20/12/2018	£384,995	122	£3,156	£380,876	£3,122
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	11/12/2017	£381,950	123	£3,105	£379,735	£3,087
TULIP TREE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FZ	15/12/2017	£381,950	123	£3,105	£379,735	£3,087
CORNFIELD WAY	Terrace	WORTHING	Northbrook	BN13 3FY	20/12/2018	£350,000	114	£3,070	£346,255	£3,037
SNAPDRAGON LANE	Semi-detached	WORTHING	Northbrook	BN13 3GJ	14/12/2018	£350,000	114	£3,070	£346,255	£3,037
COPPICE ROAD	Semi-detached	WORTHING	Northbrook	BN13 3FX	17/11/2017	£372,100	123	£3,025	£373,030	£3,033
LOBELIA DRIVE	Detached	WORTHING	Northbrook	BN13 3GL	22/12/2017	£389,950	128	£3,046	£387,688	£3,029

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
PARKFIELD ROAD	Flat	WORTHING	Northbrook	BN13 1FB	29/03/2019	£193,000	72	£2,681	£197,825	£2,748
SNAPDRAGON LANE	Detached	WORTHING	Northbrook	BN13 3GJ	19/12/2018	£460,000	167	£2,754	£455,078	£2,725
SNAPDRAGON LANE	Detached	WORTHING	Northbrook	BN13 3GJ	20/12/2018	£460,000	167	£2,754	£455,078	£2,725
CORNFIELD WAY	Semi-detached	WORTHING	Northbrook	BN13 3FY	29/06/2018	£319,995	145	£2,207	£319,867	£2,206
<b>Average</b>						<b>£325,042</b>	<b>92</b>	<b>£3,529</b>	<b>£325,227</b>	<b>£3,531</b>
<b>Offington</b>										
HOME GUARD MEWS	Terrace	WORTHING	Offington	BN14 7FH	12/12/2018	£270,000	80	£3,375	£267,111	£3,339
HOME GUARD MEWS	Terrace	WORTHING	Offington	BN14 7FH	12/12/2018	£270,000	80	£3,375	£267,111	£3,339
FINDON ROAD	Terrace	WORTHING	Offington	BN14 0EP	15/11/2017	£395,000	121	£3,264	£395,988	£3,273
FINDON ROAD	Terrace	WORTHING	Offington	BN14 0EP	17/04/2018	£330,000	101	£3,267	£329,868	£3,266
FINDON ROAD	Terrace	WORTHING	Offington	BN14 0EP	15/11/2017	£400,000	123	£3,252	£401,000	£3,260
FINDON ROAD	Terrace	WORTHING	Offington	BN14 0EP	25/04/2019	£318,250	101	£3,151	£316,341	£3,132
ARGYLL MEWS	Terrace	WORTHING	Offington	BN14 0AY	01/06/2018	£335,000	107	£3,131	£334,866	£3,130
FINDON ROAD	Terrace	WORTHING	Offington	BN14 0EP	08/11/2018	£315,000	101	£3,119	£313,110	£3,100
ARGYLL MEWS	Terrace	WORTHING	Offington	BN14 0AY	26/10/2018	£322,000	107	£3,009	£324,737	£3,035



Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
ARGYLL MEWS	Terrace	WORTHING	Offington	BN14 0AY	31/05/2019	£320,000	107	£2,991	£316,512	£2,958
ARGYLL MEWS	Terrace	WORTHING	Offington	BN14 0AY	25/04/2019	£318,250	107	£2,974	£316,341	£2,956
HOME GUARD MEWS	Terrace	WORTHING	Offington	BN14 7FH	26/02/2019	£400,000	146	£2,740	£404,400	£2,770
HOME GUARD MEWS	Terrace	WORTHING	Offington	BN14 7FH	19/10/2018	£400,000	146	£2,740	£403,400	£2,763
HOME GUARD MEWS	Terrace	WORTHING	Offington	BN14 7FH	23/11/2018	£400,000	146	£2,740	£397,600	£2,723
HOME GUARD MEWS	Terrace	WORTHING	Offington	BN14 7FH	30/11/2018	£400,000	146	£2,740	£397,600	£2,723
<b>Average</b>						<b>£346,233</b>	<b>115</b>	<b>£3,021</b>	<b>£345,732</b>	<b>£3,017</b>
<b>Salvington</b>										
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	18/04/2019	£480,000	64	£7,500	£477,120	£7,455
BELLFLOWER DRIVE	Detached	WORTHING	Salvington	BN13 3GW	14/09/2018	£325,000	80	£4,063	£326,820	£4,085
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	20/12/2018	£330,000	80	£4,125	£326,469	£4,081
GLADIOLUS GROVE	Semi-detached	WORTHING	Salvington	BN13 3GU	26/10/2018	£315,000	80	£3,938	£317,678	£3,971
GLADIOLUS GROVE	Semi-detached	WORTHING	Salvington	BN13 3GU	26/10/2018	£315,000	80	£3,938	£317,678	£3,971

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
BELFLOWER DRIVE	Detached	WORTHING	Salvington	BN13 3GW	28/06/2018	£314,560	80	£3,932	£314,434	£3,930
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	26/04/2019	£425,000	108	£3,935	£422,450	£3,912
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	17/08/2018	£335,000	88	£3,807	£339,020	£3,853
CLEMATIS CLOSE	Detached	WORTHING	Salvington	BN13 3XT	20/12/2018	£340,000	88	£3,864	£336,362	£3,822
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	05/12/2018	£395,000	111	£3,559	£390,774	£3,520
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	14/12/2018	£395,000	111	£3,559	£390,774	£3,520
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	21/09/2018	£395,000	113	£3,496	£397,212	£3,515
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	26/10/2018	£435,000	126	£3,452	£438,698	£3,482
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	21/09/2018	£359,500	104	£3,457	£361,513	£3,476
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	02/11/2018	£395,000	113	£3,496	£392,630	£3,475
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	26/09/2018	£435,000	126	£3,452	£437,436	£3,472
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	27/09/2018	£435,000	126	£3,452	£437,436	£3,472
CLEMATIS CLOSE	Detached	WORTHING	Salvington	BN13 3XT	20/12/2018	£395,000	113	£3,496	£390,774	£3,458
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	29/03/2019	£425,000	126	£3,373	£435,625	£3,457
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	15/06/2018	£359,500	104	£3,457	£359,356	£3,455
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	29/06/2018	£357,000	104	£3,433	£356,857	£3,431
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	04/05/2018	£356,000	104	£3,423	£355,181	£3,415

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	12/10/2018	£425,000	126	£3,373	£428,613	£3,402
BELLFLOWER DRIVE	Detached	WORTHING	Salvington	BN13 3GW	15/11/2018	£367,000	108	£3,398	£364,798	£3,378
BELLFLOWER DRIVE	Detached	WORTHING	Salvington	BN13 3GW	15/11/2018	£365,000	108	£3,380	£362,810	£3,359
GLADIOLUS GROVE	Detached	WORTHING	Salvington	BN13 3GU	12/10/2018	£359,500	108	£3,329	£362,556	£3,357
BELLFLOWER DRIVE	Detached	WORTHING	Salvington	BN13 3GW	08/11/2018	£357,000	108	£3,306	£354,858	£3,286
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	03/08/2018	£335,000	104	£3,221	£339,020	£3,260
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	01/08/2018	£333,000	104	£3,202	£336,996	£3,240
LUPIN SPINNEY	Semi-detached	WORTHING	Salvington	BN13 3WX	26/04/2019	£335,000	103	£3,252	£332,990	£3,233
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	30/11/2018	£335,000	104	£3,221	£332,990	£3,202
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	29/06/2018	£333,000	104	£3,202	£332,867	£3,201
LUPIN SPINNEY	Semi-detached	WORTHING	Salvington	BN13 3WX	18/04/2019	£330,000	103	£3,204	£328,020	£3,185
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	29/06/2018	£329,000	104	£3,163	£328,868	£3,162

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	18/04/2019	£475,000	157	£3,025	£472,150	£3,007
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	17/12/2018	£470,000	157	£2,994	£464,971	£2,962
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	20/12/2018	£470,000	157	£2,994	£464,971	£2,962
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	03/08/2018	£350,000	122	£2,869	£354,200	£2,903
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	27/07/2018	£350,000	122	£2,869	£351,645	£2,882
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	27/07/2018	£350,000	122	£2,869	£351,645	£2,882
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	31/07/2018	£350,000	122	£2,869	£351,645	£2,882
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	28/06/2018	£350,000	122	£2,869	£349,860	£2,868
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	29/06/2018	£350,000	122	£2,869	£349,860	£2,868
BELLFLOWER DRIVE	Semi-detached	WORTHING	Salvington	BN13 3GW	06/12/2018	£350,000	125	£2,800	£346,255	£2,770
LUPIN SPINNEY	Detached	WORTHING	Salvington	BN13 3WX	14/12/2018	£462,500	167	£2,769	£457,551	£2,740
<b>Average</b>						<b>£374,390</b>	<b>111</b>	<b>£3,364</b>	<b>£374,276</b>	<b>£3,363</b>

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
<b>Tarring</b>										
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	20/11/2017	£228,995	53	£4,321	£229,567	£4,331
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	10/11/2017	£230,995	55	£4,200	£231,572	£4,210
BOLSOVER ROAD	Flat	WORTHING	Tarring	BN13 1NR	01/11/2017	£193,995	48	£4,042	£194,480	£4,052
BOLSOVER ROAD	Flat	WORTHING	Tarring	BN13 1NR	08/12/2017	£193,995	48	£4,042	£192,870	£4,018
QUICKSILVER STREET	Semi-detached	WORTHING	Tarring	BN13 1FN	25/08/2017	£309,995	77	£4,026	£309,375	£4,018
QUICKSILVER STREET	Semi-detached	WORTHING	Tarring	BN13 1FN	25/08/2017	£309,995	77	£4,026	£309,375	£4,018
BOLSOVER ROAD	Flat	WORTHING	Tarring	BN13 1NR	27/10/2017	£191,995	48	£4,000	£192,149	£4,003
BOLSOVER ROAD	Flat	WORTHING	Tarring	BN13 1NR	27/10/2017	£191,995	48	£4,000	£192,149	£4,003
BOLSOVER ROAD	Flat	WORTHING	Tarring	BN13 1NR	25/10/2017	£189,995	48	£3,958	£190,147	£3,961
BOLSOVER ROAD	Flat	WORTHING	Tarring	BN13 1NR	27/10/2017	£189,995	48	£3,958	£190,147	£3,961
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FR	15/12/2017	£228,995	63	£3,635	£227,667	£3,614
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	07/11/2017	£226,995	63	£3,603	£227,562	£3,612
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FR	15/12/2017	£226,995	63	£3,603	£225,678	£3,582
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	26/01/2018	£223,995	63	£3,555	£224,801	£3,568

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	27/10/2017	£219,995	62	£3,548	£220,171	£3,551
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FR	15/12/2017	£228,995	66	£3,470	£227,667	£3,449
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FR	15/12/2017	£226,995	66	£3,439	£225,678	£3,419
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FR	15/12/2017	£234,995	69	£3,406	£233,632	£3,386
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FR	15/12/2017	£231,995	69	£3,362	£230,649	£3,343
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	27/10/2017	£226,995	69	£3,290	£227,177	£3,292
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	24/10/2017	£231,995	71	£3,268	£232,181	£3,270
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	27/10/2017	£229,995	71	£3,239	£230,179	£3,242
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	27/10/2017	£224,995	70	£3,214	£225,175	£3,217
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	24/11/2017	£230,995	72	£3,208	£231,572	£3,216
TAGALIE SQUARE	Flat	WORTHING	Tarring	BN13 1FH	15/12/2017	£231,995	72	£3,222	£230,649	£3,203
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	26/01/2018	£225,995	71	£3,183	£226,809	£3,194
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	23/11/2017	£228,995	72	£3,180	£229,567	£3,188
TAGALIE SQUARE	Flat	WORTHING	Tarring	BN13 1FH	15/12/2017	£234,995	74	£3,176	£233,632	£3,157
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	01/12/2017	£224,995	71	£3,169	£223,690	£3,151
CAMBRIAN WAY	Flat	WORTHING	Tarring	BN13 1FE	11/12/2017	£221,995	71	£3,127	£220,707	£3,109

Address	Property Type	Locality	Ward area	Postcode	Sale date	Sale price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
QUICKSILVER STREET	Semi-detached	WORTHING	Tarring	BN13 1FN	27/10/2017	£379,995	128	£2,969	£380,299	£2,971
TAGALIE SQUARE	Terrace	WORTHING	Tarring	BN13 1FH	14/12/2017	£374,995	128	£2,930	£372,820	£2,913
TAGALIE SQUARE	Terrace	WORTHING	Tarring	BN13 1FH	15/12/2017	£374,995	128	£2,930	£372,820	£2,913
QUICKSILVER STREET	Semi-detached	WORTHING	Tarring	BN13 1FN	29/09/2017	£369,995	128	£2,891	£369,699	£2,888
TAGALIE SQUARE	Terrace	WORTHING	Tarring	BN13 1FH	23/02/2018	£369,995	128	£2,891	£368,811	£2,881
TAGALIE SQUARE	Terrace	WORTHING	Tarring	BN13 1FH	24/11/2017	£364,995	128	£2,852	£365,907	£2,859
<b>Average</b>						<b>£250,856</b>	<b>75</b>	<b>£3,362</b>	<b>£250,473</b>	<b>£3,357</b>

3.5.2 Tables 1b, 1c and 1d below provide an overall analysis of the above Land Registry new-build data showing adjusted average values per m<sup>2</sup> (sorted by the highest to lowest) by ward area. A key point of this analysis is to consider all available information in an appropriate way for the study purpose, which in this case requires a high-level overview of general values 'patterns' rather than a site specific 'focused' approach.

*Table 1b – Land Registry Sold Prices Review Analysis – Worthing borough New-Builds  
Updated Average Price per m<sup>2</sup> by Ward*

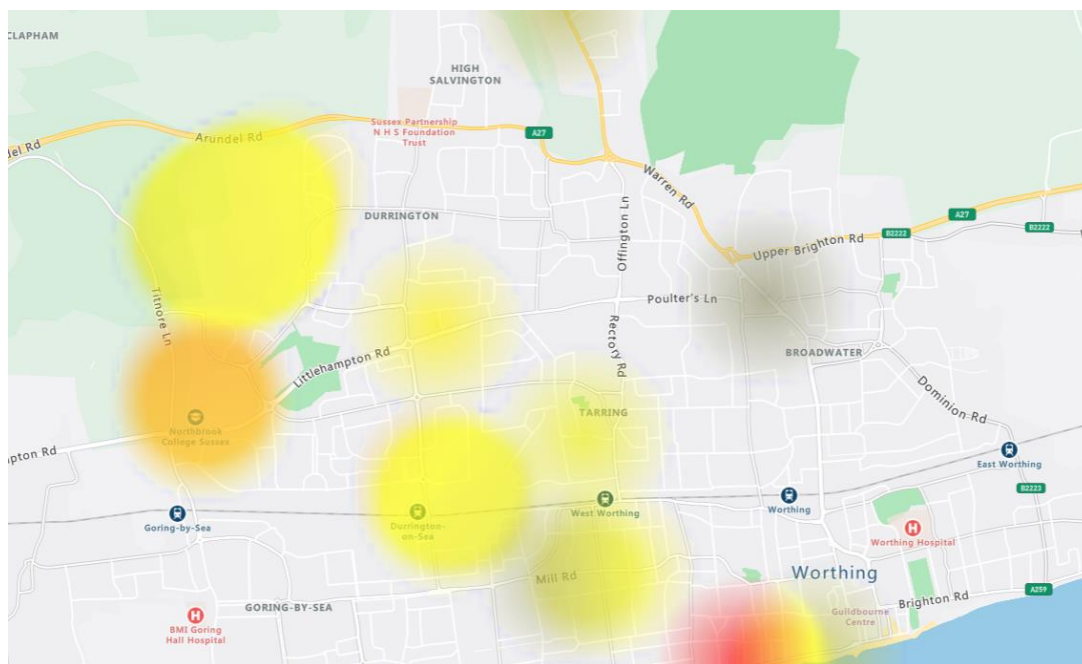
Ward	Updated Price	Updated price £/M2	Data sample
Castle	£387,875	£3,545	10
Central	£386,322	£3,825	2
Durrington	£332,014	£3,455	88
Heene	£388,034	£3,534	5
Marine	£256,559	£3,289	8
Northbrook	£325,227	£3,531	127
Offington	£345,732	£3,017	15
Salvington	£374,276	£3,363	45
Tarring	£250,473	£3,357	36

*Table 1c – Land Registry Sold Prices Quartile Analysis – Worthing borough New-Builds  
Updated Average Price per m<sup>2</sup> by Ward*

Ward	LQ	1Q	3Q	HQ
Castle	£3,111	£3,511	£3,662	£3,897
Central	£3,787	£3,805	£3,840	£3,857
Durrington	£2,618	£3,197	£3,726	£4,518
Heene	£3,221	£3,297	£3,676	£4,010
Marine	£2,362	£2,952	£3,783	£4,869
Northbrook	£2,206	£3,270	£3,985	£4,607
Offington	£2,723	£2,863	£3,263	£3,339
Salvington	£2,740	£3,162	£3,515	£7,455
Tarring	£2,859	£3,181	£3,961	£4,331



*Table 1d – Land Registry Sold Prices Analysis –Worthing borough New-Builds  
‘Heat map analysis – Yellow/red = Higher values Blue/green = Lower values’*



### 3.6 Review of Land Registry Re-Sale Sold Prices Data (January 2019 to August 2019)

3.6.1 The following Table 2a below provides a Worthing borough-based summary of Land Registry published sold prices data – focussing solely on re-sale housing over an eight-month period. As above, the floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via [www.epcregister.com](http://www.epcregister.com) under the DCLG’s remit. Property values have been updated in line with the UK HPI.

*See Table 2a on the following page.*

*Table 2a – Land Registry Sold Prices Review – Worthing Re-Sales (January 2019 – August 2019) – Sorted by Ward Area*

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
<b>Castle</b>										
KESWICK CLOSE	Semi-detached	WORTHING	Castle	BN12 6JZ	29/04/2019	£292,000	55	£5,309	£290,248	£5,277
CONISTON ROAD	Semi-detached	WORTHING	Castle	BN12 6JU	14/06/2019	£315,000	67	£4,701	£305,141	£4,554
HARWOOD AVENUE	Semi-detached	WORTHING	Castle	BN12 6EJ	03/06/2019	£275,000	59	£4,661	£266,393	£4,515
KESWICK CLOSE	Detached	WORTHING	Castle	BN12 6JZ	23/04/2019	£310,000	69	£4,493	£308,140	£4,466
HENFIELD CLOSE	Semi-detached	WORTHING	Castle	BN12 6BE	25/04/2019	£267,500	61	£4,385	£265,895	£4,359
CUMBERLAND AVENUE	Detached	WORTHING	Castle	BN12 6JX	11/03/2019	£310,000	73	£4,247	£317,750	£4,353
COLERIDGE ROAD	Detached	WORTHING	Castle	BN12 6LS	13/06/2019	£265,000	61	£4,344	£256,706	£4,208
POLING CLOSE	Semi-detached	WORTHING	Castle	BN12 6BA	05/04/2019	£315,000	75	£4,200	£313,110	£4,175
PALATINE ROAD	Detached	WORTHING	Castle	BN12 6JN	24/04/2019	£300,000	76	£3,947	£298,200	£3,924

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
LIMBRICK LANE	Semi-detached	WORTHING	Castle	BN12 6AQ	01/03/2019	£284,950	77	£3,701	£292,074	£3,793
COLERIDGE CRESCENT	Terrace	WORTHING	Castle	BN12 6LU	22/03/2019	£250,000	68	£3,676	£256,250	£3,768
LIMBRICK LANE	Semi-detached	WORTHING	Castle	BN12 6AQ	03/05/2019	£260,000	69	£3,768	£257,166	£3,727
NELSON ROAD	Semi-detached	WORTHING	Castle	BN12 6EN	07/05/2019	£353,000	94	£3,755	£349,152	£3,714
NIGHTINGALE AVENUE	Semi-detached	WORTHING	Castle	BN12 6FH	14/03/2019	£345,000	96	£3,594	£353,625	£3,684
GALSWORTHY ROAD	Flat	WORTHING	Castle	BN12 6LN	18/04/2019	£240,000	66	£3,636	£238,560	£3,615
THE STRAND	Semi-detached	WORTHING	Castle	BN12 6DN	04/06/2019	£344,400	93	£3,703	£333,620	£3,587
NIGHTINGALE AVENUE	Semi-detached	WORTHING	Castle	BN12 6FH	29/05/2019	£348,000	96	£3,625	£344,207	£3,585
TITNORE LANE	Detached	WORTHING	Castle	BN12 6NZ	20/03/2019	£449,000	129	£3,481	£460,225	£3,568
NEWTIMBER AVENUE	Semi-detached	WORTHING	Castle	BN12 6NF	07/05/2019	£265,000	74	£3,581	£262,112	£3,542
HAMILTON COURT	Flat	WORTHING	Castle	BN12 6ER	13/03/2019	£206,000	61	£3,377	£211,150	£3,461

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
GALSWORTHY ROAD	Terrace	WORTHING	Castle	BN12 6LN	17/04/2019	£243,000	70	£3,471	£241,542	£3,451
KESWICK CLOSE	Detached	WORTHING	Castle	BN12 6JZ	29/04/2019	£405,000	117	£3,462	£402,570	£3,441
NELSON ROAD	Semi-detached	WORTHING	Castle	BN12 6EG	10/06/2019	£316,000	91	£3,473	£306,109	£3,364
STEYNING CLOSE	Semi-detached	WORTHING	Castle	BN12 6BQ	21/05/2019	£210,000	62	£3,387	£207,711	£3,350
CHILGROVE CLOSE	Semi-detached	WORTHING	Castle	BN12 6NG	01/03/2019	£240,000	74	£3,243	£246,000	£3,324
ANSON ROAD	Semi-detached	WORTHING	Castle	BN12 6JB	21/03/2019	£261,000	81	£3,222	£267,525	£3,303
LIMBRICK LANE	Semi-detached	WORTHING	Castle	BN12 6AE	18/04/2019	£220,000	67	£3,284	£218,680	£3,264
CHESTERFIELD ROAD	Semi-detached	WORTHING	Castle	BN12 6BY	05/04/2019	£302,000	94	£3,213	£300,188	£3,193
ANSON ROAD	Terrace	WORTHING	Castle	BN12 6JB	07/05/2019	£245,000	78	£3,141	£242,330	£3,107
ROBIN ROAD	Terrace	WORTHING	Castle	BN12 6FE	01/05/2019	£325,000	106	£3,066	£321,458	£3,033
RALEIGH CRESCENT	Semi-detached	WORTHING	Castle	BN12 6EE	04/03/2019	£332,500	113	£2,942	£340,813	£3,016

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
LITTLEHAMPTON ROAD	Semi-detached	WORTHING	Castle	BN12 6PA	21/06/2019	£375,000	123	£3,049	£363,263	£2,953
LIMBRICK LANE	Flat	WORTHING	Castle	BN12 6AE	15/03/2019	£240,000	87	£2,759	£246,000	£2,828
DURRINGTON GARDENS	Flat	WORTHING	Castle	BN12 6BU	14/06/2019	£165,000	63	£2,619	£159,836	£2,537
THE AVENUE	Semi-detached	WORTHING	Castle	BN12 6JA	10/05/2019	£253,000	111	£2,279	£250,242	£2,254
CHESTERFIELD ROAD	Terrace	WORTHING	Castle	BN12 6BZ	05/04/2019	£280,000	133	£2,105	£278,320	£2,093
<b>Average</b>						<b>£289,093</b>	<b>83</b>	<b>£3,482</b>	<b>£288,120</b>	<b>£3,470</b>
<b>Central</b>										
MARINE PARADE	Flat	WORTHING	Central	BN11 3QG	04/04/2019	£285,000	51	£5,588	£283,290	£5,555
CHURCH WALK	Detached	WORTHING	Central	BN11 2LH	26/04/2019	£465,000	91	£5,110	£462,210	£5,079
MARINE PLACE	Terrace	WORTHING	Central	BN11 3DN	07/03/2019	£259,000	55	£4,709	£265,475	£4,827
WESTERN PLACE	Detached	WORTHING	Central	BN11 3LU	18/03/2019	£765,000	165	£4,636	£784,125	£4,752
HAM WAY	Semi-detached	WORTHING	Central	BN11 2QH	13/03/2019	£302,500	68	£4,449	£310,063	£4,560
MEADOW CLOSE	Semi-detached	WORTHING	Central	BN11 2SF	20/06/2019	£330,000	73	£4,521	£319,671	£4,379

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
QUEENS ROAD	Flat	WORTHING	Central	BN11 3LX	04/04/2019	£210,000	48	£4,375	£208,740	£4,349
STATION ROAD	Terrace	WORTHING	Central	BN11 1JP	11/03/2019	£250,000	60	£4,167	£256,250	£4,271
BRIGHTON ROAD	Semi-detached	WORTHING	Central	BN11 2EY	06/03/2019	£545,000	131	£4,160	£558,625	£4,264
PARK ROAD	Flat	WORTHING	Central	BN11 2BB	23/05/2019	£320,000	76	£4,211	£316,512	£4,165
COTTENHAM ROAD	Terrace	WORTHING	Central	BN11 2JJ	07/03/2019	£321,000	80	£4,013	£329,025	£4,113
BENEDICT CLOSE	Semi-detached	WORTHING	Central	BN11 2NZ	26/04/2019	£300,000	73	£4,110	£298,200	£4,085
MERTON ROAD	Flat	WORTHING	Central	BN11 2BG	09/04/2019	£135,000	34	£3,971	£134,190	£3,947
SUGDEN ROAD	Terrace	WORTHING	Central	BN11 2JG	03/04/2019	£320,000	82	£3,902	£318,080	£3,879
DEVONPORT ROAD	Semi-detached	WORTHING	Central	BN11 2SW	08/04/2019	£270,000	70	£3,857	£268,380	£3,834
ST GEORGES ROAD	Semi-detached	WORTHING	Central	BN11 2DR	25/03/2019	£475,000	128	£3,711	£486,875	£3,804
ELDON ROAD	Terrace	WORTHING	Central	BN11 2JH	29/03/2019	£305,500	83	£3,681	£313,138	£3,773
MARINE PARADE	Flat	WORTHING	Central	BN11 3SA	01/03/2019	£230,000	63	£3,651	£235,750	£3,742
DEVONPORT PLACE	Terrace	WORTHING	Central	BN11 2SU	26/04/2019	£282,000	75	£3,760	£280,308	£3,737
BYRON ROAD	Flat	WORTHING	Central	BN11 3HL	11/03/2019	£153,000	42	£3,643	£156,825	£3,734

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
WESTBROOKE	Detached	WORTHING	Central	BN11 1RE	07/03/2019	£575,000	158	£3,639	£589,375	£3,730
NEWLAND ROAD	Flat	WORTHING	Central	BN11 1LB	07/06/2019	£182,500	48	£3,802	£176,788	£3,683
SEAMILL PARK CRESCENT	Flat	WORTHING	Central	BN11 2PT	24/05/2019	£126,000	34	£3,706	£124,627	£3,665
CRANWORTH ROAD	Terrace	WORTHING	Central	BN11 2JE	03/05/2019	£273,000	74	£3,689	£270,024	£3,649
MARINE PARADE	Flat	WORTHING	Central	BN11 3PU	27/03/2019	£265,000	75	£3,533	£271,625	£3,622
HOMEFIELD ROAD	Semi-detached	WORTHING	Central	BN11 2HZ	15/04/2019	£480,000	134	£3,582	£477,120	£3,561
CRANWORTH ROAD	Terrace	WORTHING	Central	BN11 2JE	29/03/2019	£282,000	82	£3,439	£289,050	£3,525
ABBOTTS CLOSE	Detached	WORTHING	Central	BN11 1JB	24/06/2019	£840,000	231	£3,636	£813,708	£3,523
MEADOW ROAD	Terrace	WORTHING	Central	BN11 2RS	18/04/2019	£275,000	78	£3,526	£273,350	£3,504
WEST STREET	Terrace	WORTHING	Central	BN11 3HD	05/03/2019	£241,000	72	£3,347	£247,025	£3,431
WESTERN PLACE	Flat	WORTHING	Central	BN11 3LU	21/05/2019	£117,500	34	£3,456	£116,219	£3,418
ARCHIBALD ROAD	Terrace	WORTHING	Central	BN11 2SL	28/03/2019	£265,000	80	£3,313	£271,625	£3,395
ABBOTTS CLOSE	Detached	WORTHING	Central	BN11 1JB	09/05/2019	£767,500	227	£3,381	£759,134	£3,344
SELDEN LANE	Flat	WORTHING	Central	BN11 2BU	27/03/2019	£140,000	43	£3,256	£143,500	£3,337
BRUNSWICK ROAD	Terrace	WORTHING	Central	BN11 3NG	29/05/2019	£389,452	116	£3,357	£385,207	£3,321

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
BROUGHAM WALK	Flat	WORTHING	Central	BN11 2PY	17/04/2019	£160,000	48	£3,333	£159,040	£3,313
LYNDHURST ROAD	Terrace	WORTHING	Central	BN11 2DQ	26/04/2019	£337,000	103	£3,272	£334,978	£3,252
HAM ROAD	Terrace	WORTHING	Central	BN11 2QX	30/04/2019	£580,000	178	£3,258	£576,520	£3,239
CHRISTCHURCH ROAD	Flat	WORTHING	Central	BN11 1JA	11/03/2019	£230,000	73	£3,151	£235,750	£3,229
UNION PLACE	Flat	WORTHING	Central	BN11 1AH	31/05/2019	£255,000	79	£3,228	£252,221	£3,193
DAWES CLOSE	Detached	WORTHING	Central	BN11 2LB	29/03/2019	£352,500	114	£3,092	£361,313	£3,169
NEWLAND ROAD	Terrace	WORTHING	Central	BN11 1LB	12/04/2019	£237,000	75	£3,160	£235,578	£3,141
HAM ROAD	Flat	WORTHING	Central	BN11 2QT	29/03/2019	£145,000	48	£3,021	£148,625	£3,096
HAM WAY	Terrace	WORTHING	Central	BN11 2QH	30/05/2019	£181,000	58	£3,121	£179,027	£3,087
CAMBRIDGE ROAD	Flat	WORTHING	Central	BN11 1XR	15/03/2019	£184,000	62	£2,968	£188,600	£3,042
CRANWORTH ROAD	Terrace	WORTHING	Central	BN11 2JE	25/03/2019	£300,000	102	£2,941	£307,500	£3,015
MANOR ROAD	Flat	WORTHING	Central	BN11 3RU	11/06/2019	£240,000	79	£3,038	£232,488	£2,943
PENDINE AVENUE	Detached	WORTHING	Central	BN11 2NA	17/04/2019	£306,500	104	£2,947	£304,661	£2,929
MANSFIELD CLOSE	Terrace	WORTHING	Central	BN11 2QR	11/04/2019	£250,000	85	£2,941	£248,500	£2,924
UNION PLACE	Flat	WORTHING	Central	BN11 1AH	22/03/2019	£165,000	58	£2,845	£169,125	£2,916
BRIGHTON ROAD	Flat	WORTHING	Central	BN11 2ES	24/04/2019	£173,500	61	£2,844	£172,459	£2,827



Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
HEENE TERRACE	Flat	WORTHING	Central	BN11 3LQ	29/03/2019	£151,000	55	£2,745	£154,775	£2,814
BRIGHTON ROAD	Semi-detached	WORTHING	Central	BN11 2HA	25/06/2019	£500,000	179	£2,793	£484,350	£2,706
WEST STREET	Flat	WORTHING	Central	BN11 3HD	07/06/2019	£113,000	43	£2,628	£109,463	£2,546
OPHIR ROAD	Flat	WORTHING	Central	BN11 2SS	29/03/2019	£195,000	79	£2,468	£199,875	£2,530
STOKE ABBOTT ROAD	Flat	WORTHING	Central	BN11 1HJ	17/05/2019	£135,000	53	£2,547	£133,529	£2,519
MARINE PARADE	Flat	WORTHING	Central	BN11 3SA	30/04/2019	£190,000	75	£2,533	£188,860	£2,518
HERTFORD ROAD	Terrace	WORTHING	Central	BN11 1HX	24/05/2019	£318,000	126	£2,524	£314,534	£2,496
PARK ROAD	Flat	WORTHING	Central	BN11 2BS	17/04/2019	£102,000	41	£2,488	£101,388	£2,473
NEWLAND ROAD	Terrace	WORTHING	Central	BN11 1JX	08/04/2019	£268,000	109	£2,459	£266,392	£2,444
WENBAN ROAD	Terrace	WORTHING	Central	BN11 1HY	18/06/2019	£295,000	122	£2,418	£285,767	£2,342
UNION PLACE	Flat	WORTHING	Central	BN11 1AH	05/04/2019	£155,000	66	£2,348	£154,070	£2,334
LENNOX ROAD	Terrace	WORTHING	Central	BN11 1DA	15/04/2019	£255,000	119	£2,143	£253,470	£2,130
PARK ROAD	Flat	WORTHING	Central	BN11 2BY	31/05/2019	£125,000	59	£2,119	£123,638	£2,096
<b>Average</b>						<b>£291,257</b>	<b>86</b>	<b>£3,397</b>	<b>£291,728</b>	<b>£3,403</b>
<b>Goring</b>										

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
GORING WAY	Semi-detached	WORTHING	Goring	BN12 5BS	28/05/2019	£440,000	85	£5,176	£435,204	£5,120
GORING STREET	Flat	WORTHING	Goring	BN12 5AE	21/03/2019	£230,000	82	£2,805	£235,750	£2,875
GORING STREET	Flat	WORTHING	Goring	BN12 5AJ	04/06/2019	£257,000	89	£2,888	£248,956	£2,797
GORING STREET	Flat	WORTHING	Goring	BN12 5AR	30/04/2019	£112,000	41	£2,732	£111,328	£2,715
GORING STREET	Flat	WORTHING	Goring	BN12 5AJ	02/05/2019	£185,000	79	£2,342	£182,984	£2,316
<b>Average</b>						<b>£244,800</b>	<b>75</b>	<b>£3,255</b>	<b>£242,844</b>	<b>£3,229</b>
<b>Heene</b>										
SHAKESPEARE ROAD	Detached	WORTHING	Heene	BN11 4AT	11/04/2019	£305,000	59	£5,169	£303,170	£5,138
ST MICHAELS ROAD	Flat	WORTHING	Heene	BN11 4SD	28/05/2019	£160,000	38	£4,211	£158,256	£4,165
ELIZABETH ROAD	Semi-detached	WORTHING	Heene	BN11 4EF	07/03/2019	£437,500	111	£3,941	£448,438	£4,040
LITTLE PEMBROKES	Terrace	WORTHING	Heene	BN11 4NL	09/04/2019	£260,000	64	£4,063	£258,440	£4,038
ST BOTOLPHS ROAD	Flat	WORTHING	Heene	BN11 4JP	25/03/2019	£122,500	32	£3,828	£125,563	£3,924
THE COURTYARD	Semi-detached	WORTHING	Heene	BN11 4JQ	05/03/2019	£260,000	68	£3,824	£266,500	£3,919
LANSDOWNE ROAD	Flat	WORTHING	Heene	BN11 4NF	30/04/2019	£131,500	34	£3,868	£130,711	£3,844

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
HEENE WAY	Semi-detached	WORTHING	Heene	BN11 4LT	18/04/2019	£385,000	101	£3,812	£382,690	£3,789
HOWARD STREET	Terrace	WORTHING	Heene	BN11 4EN	17/04/2019	£220,000	58	£3,793	£218,680	£3,770
ST MICHAELS ROAD	Flat	WORTHING	Heene	BN11 4SB	21/06/2019	£200,000	52	£3,846	£193,740	£3,726
ST MATTHEWS ROAD	Flat	WORTHING	Heene	BN11 4AU	17/05/2019	£190,000	55	£3,455	£187,929	£3,417
LANSDOWNE ROAD	Detached	WORTHING	Heene	BN11 4NF	08/03/2019	£895,000	269	£3,327	£917,375	£3,410
BELSIZE ROAD	Flat	WORTHING	Heene	BN11 4RQ	26/03/2019	£225,000	69	£3,261	£230,625	£3,342
COWPER ROAD	Flat	WORTHING	Heene	BN11 4PD	30/04/2019	£180,000	55	£3,273	£178,920	£3,253
RICHMOND COURT	Flat	WORTHING	Heene	BN11 4JB	08/03/2019	£225,000	71	£3,169	£230,625	£3,248
SHELLEY ROAD	Flat	WORTHING	Heene	BN11 4TH	09/04/2019	£149,950	46	£3,260	£149,050	£3,240
SHAKESPEARE ROAD	Semi-detached	WORTHING	Heene	BN11 4AS	17/06/2019	£585,000	177	£3,305	£566,690	£3,202
ST BOTOLPHS ROAD	Flat	WORTHING	Heene	BN11 4JP	23/04/2019	£225,000	70	£3,214	£223,650	£3,195
HEENE ROAD	Terrace	WORTHING	Heene	BN11 4NY	25/03/2019	£348,500	112	£3,112	£357,213	£3,189
BOUNDARY ROAD	Flat	WORTHING	Heene	BN11 4LU	12/03/2019	£205,000	66	£3,106	£210,125	£3,184
TARRING ROAD	Terrace	WORTHING	Heene	BN11 4HA	05/04/2019	£272,000	86	£3,163	£270,368	£3,144
COLLEGE GARDENS	Flat	WORTHING	Heene	BN11 4QE	07/06/2019	£226,000	71	£3,183	£218,926	£3,083

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
COLLEGE GARDENS	Flat	WORTHING	Heene	BN11 4QE	18/04/2019	£215,000	70	£3,071	£213,710	£3,053
SHELLEY ROAD	Flat	WORTHING	Heene	BN11 4DF	03/05/2019	£197,000	64	£3,078	£194,853	£3,045
COLLEGE GARDENS	Semi-detached	WORTHING	Heene	BN11 4QQ	23/05/2019	£249,000	81	£3,074	£246,286	£3,041
TARRING ROAD	Terrace	WORTHING	Heene	BN11 4EP	18/04/2019	£281,000	92	£3,054	£279,314	£3,036
ST BOTOLPHS ROAD	Flat	WORTHING	Heene	BN11 4JT	05/03/2019	£140,000	48	£2,917	£143,500	£2,990
COBDEN ROAD	Terrace	WORTHING	Heene	BN11 4BD	23/05/2019	£240,000	81	£2,963	£237,384	£2,931
LANSDOWNE ROAD	Flat	WORTHING	Heene	BN11 4NF	03/05/2019	£240,000	81	£2,963	£237,384	£2,931
DOWNVIEW ROAD	Flat	WORTHING	Heene	BN11 4QT	29/04/2019	£220,000	76	£2,895	£218,680	£2,877
CLIFTON GARDENS	Flat	WORTHING	Heene	BN11 4DZ	22/03/2019	£151,000	54	£2,796	£154,775	£2,866
CLIFTON GARDENS	Flat	WORTHING	Heene	BN11 4DZ	24/05/2019	£170,000	59	£2,881	£168,147	£2,850
SHELLEY ROAD	Flat	WORTHING	Heene	BN11 4DF	24/05/2019	£210,000	75	£2,800	£207,711	£2,769
DOWNVIEW ROAD	Flat	WORTHING	Heene	BN11 4QH	02/04/2019	£229,950	83	£2,770	£228,570	£2,754
ETON ROAD	Semi-detached	WORTHING	Heene	BN11 4RA	17/06/2019	£369,000	130	£2,838	£357,450	£2,750
MANOR LEA	Flat	WORTHING	Heene	BN11 4RP	07/03/2019	£155,000	58	£2,672	£158,875	£2,739
ST BOTOLPHS ROAD	Flat	WORTHING	Heene	BN11 4JT	14/05/2019	£125,000	48	£2,604	£123,638	£2,576

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
BOUNDARY ROAD	Flat	WORTHING	Heene	BN11 4LS	24/05/2019	£195,000	76	£2,566	£192,875	£2,538
LANSDOWNE ROAD	Flat	WORTHING	Heene	BN11 4NF	30/05/2019	£205,000	84	£2,440	£202,766	£2,414
DOWNVIEW ROAD	Flat	WORTHING	Heene	BN11 4QZ	01/03/2019	£175,000	84	£2,083	£179,375	£2,135
SHAKESPEARE ROAD	Flat	WORTHING	Heene	BN11 4AS	31/05/2019	£167,000	78	£2,141	£165,180	£2,118
<b>Average</b>						<b>£247,363</b>	<b>78</b>	<b>£3,183</b>	<b>£247,272</b>	<b>£3,182</b>
<b>Marine</b>										
EIRENE AVENUE	Detached	WORTHING	Marine	BN12 4DL	07/06/2019	£295,000	44	£6,705	£285,767	£6,495
COWDRAY DRIVE	Detached	WORTHING	Marine	BN12 4LJ	01/03/2019	£515,000	93	£5,538	£527,875	£5,676
MARLBOROUGH ROAD	Detached	WORTHING	Marine	BN12 4HA	25/04/2019	£470,000	89	£5,281	£467,180	£5,249
MARLBOROUGH ROAD	Detached	WORTHING	Marine	BN12 4EY	04/03/2019	£450,000	97	£4,639	£461,250	£4,755
KEYMER CRESCENT	Terrace	WORTHING	Marine	BN12 4LE	26/03/2019	£385,000	83	£4,639	£394,625	£4,755
ROSE WALK	Detached	WORTHING	Marine	BN12 4AT	30/05/2019	£440,000	94	£4,681	£435,204	£4,630
ASHURST DRIVE	Detached	WORTHING	Marine	BN12 4SW	24/05/2019	£605,000	130	£4,654	£598,406	£4,603
WITHDEAN AVENUE	Detached	WORTHING	Marine	BN12 4XD	24/06/2019	£685,000	145	£4,724	£663,560	£4,576

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
ELGIN ROAD	Semi-detached	WORTHING	Marine	BN12 4PJ	24/04/2019	£416,000	91	£4,571	£413,504	£4,544
BURY DRIVE	Detached	WORTHING	Marine	BN12 4XB	03/05/2019	£585,000	132	£4,432	£578,624	£4,384
ARLINGTON CLOSE	Detached	WORTHING	Marine	BN12 4ST	24/05/2019	£500,000	113	£4,425	£494,550	£4,377
COURTLANDS CLOSE	Detached	WORTHING	Marine	BN12 4BT	31/05/2019	£570,000	129	£4,419	£563,787	£4,370
SOUTHSEA AVENUE	Detached	WORTHING	Marine	BN12 4BN	25/04/2019	£440,000	101	£4,356	£437,360	£4,330
SEAFIELD AVENUE	Detached	WORTHING	Marine	BN12 4NJ	23/05/2019	£515,000	118	£4,364	£509,387	£4,317
ARLINGTON AVENUE	Detached	WORTHING	Marine	BN12 4SR	08/04/2019	£580,000	140	£4,143	£576,520	£4,118
SANDOWN AVENUE	Detached	WORTHING	Marine	BN12 4PX	22/03/2019	£450,000	115	£3,913	£461,250	£4,011
NORTH AVENUE	Semi-detached	WORTHING	Marine	BN12 4DA	30/04/2019	£466,500	116	£4,022	£463,701	£3,997
FALMER AVENUE	Detached	WORTHING	Marine	BN12 4SY	10/05/2019	£565,000	141	£4,007	£558,842	£3,963
SEA CLOSE	Detached	WORTHING	Marine	BN12 4BQ	07/05/2019	£460,000	116	£3,966	£454,986	£3,922
ALINORA AVENUE	Detached	WORTHING	Marine	BN12 4LY	21/03/2019	£426,500	116	£3,677	£437,163	£3,769
ALDSWORTH AVENUE	Detached	WORTHING	Marine	BN12 4XF	25/06/2019	£490,000	126	£3,889	£474,663	£3,767

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
ALINORA CRESCENT	Flat	WORTHING	Marine	BN12 4HJ	12/03/2019	£290,000	83	£3,494	£297,250	£3,581
MELBOURNE AVENUE	Semi-detached	WORTHING	Marine	BN12 4RT	24/05/2019	£285,000	80	£3,563	£281,894	£3,524
MELBOURNE WAY	Terrace	WORTHING	Marine	BN12 4RU	12/04/2019	£280,000	79	£3,544	£278,320	£3,523
PARKLANDS AVENUE	Detached	WORTHING	Marine	BN12 4NH	01/05/2019	£612,000	173	£3,538	£605,329	£3,499
KEYMER CRESCENT	Terrace	WORTHING	Marine	BN12 4LD	28/03/2019	£313,000	93	£3,366	£320,825	£3,450
PALMERSTON AVENUE	Semi-detached	WORTHING	Marine	BN12 4RN	12/06/2019	£279,950	79	£3,544	£271,188	£3,433
MELBOURNE WAY	Terrace	WORTHING	Marine	BN12 4RU	07/06/2019	£278,000	79	£3,519	£269,299	£3,409
HARVEY ROAD	Detached	WORTHING	Marine	BN12 4DS	10/05/2019	£350,000	102	£3,431	£346,185	£3,394
ALINORA CRESCENT	Semi-detached	WORTHING	Marine	BN12 4HZ	07/05/2019	£450,000	133	£3,383	£445,095	£3,347
BARRINGTON CLOSE	Terrace	WORTHING	Marine	BN12 4RJ	07/06/2019	£255,000	74	£3,446	£247,019	£3,338
SMUGGLERS WALK	Detached	WORTHING	Marine	BN12 4DP	08/05/2019	£901,748	273	£3,303	£891,919	£3,267
SUNNINGDALE COURT	Flat	WORTHING	Marine	BN12 4TU	22/03/2019	£170,000	63	£2,698	£174,250	£2,766

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
MULBERRY GARDENS	Semi-detached	WORTHING	Marine	BN12 4NU	29/03/2019	£242,500	91	£2,665	£248,563	£2,731
ROBSON ROAD	Semi-detached	WORTHING	Marine	BN12 4EF	16/05/2019	£520,000	211	£2,464	£514,332	£2,438
SHAFTESBURY AVENUE	Semi-detached	WORTHING	Marine	BN12 4EQ	10/05/2019	£475,000	196	£2,423	£469,823	£2,397
<b>Average</b>						<b>£444,756</b>	<b>115</b>	<b>£3,869</b>	<b>£442,208</b>	<b>£3,847</b>
<b>Northbrook</b>										
VALE WALK	Semi-detached	WORTHING	Northbrook	BN14 OBS	29/04/2019	£375,000	55	£6,818	£372,750	£6,777
WEST WAY	Detached	WORTHING	Northbrook	BN13 3AX	15/03/2019	£355,000	65	£5,462	£363,875	£5,598
WANTLEY ROAD	Semi-detached	WORTHING	Northbrook	BN14 0BH	08/03/2019	£339,950	65	£5,230	£348,449	£5,361
CISSBURY AVENUE	Detached	WORTHING	Northbrook	BN14 0DU	17/05/2019	£405,000	82	£4,939	£400,586	£4,885
SALVINGTON HILL	Detached	WORTHING	Northbrook	BN13 3AT	22/03/2019	£455,000	101	£4,505	£466,375	£4,618
MAYTREE AVENUE	Detached	WORTHING	Northbrook	BN14 0HJ	05/04/2019	£450,000	103	£4,369	£447,300	£4,343
MALTHOUSE WAY	Terrace	WORTHING	Northbrook	BN13 3GD	22/03/2019	£265,000	64	£4,141	£271,625	£4,244
CISSBURY AVENUE	Detached	WORTHING	Northbrook	BN14 0DU	07/05/2019	£427,000	102	£4,186	£422,346	£4,141



Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
FOXLEY LANE	Detached	WORTHING	Northbrook	BN13 3AD	25/04/2019	£510,000	123	£4,146	£506,940	£4,121
MARSHALL AVENUE	Detached	WORTHING	Northbrook	BN14 0ES	08/05/2019	£555,000	136	£4,081	£548,951	£4,036
VALE DRIVE	Semi-detached	WORTHING	Northbrook	BN14 0DD	01/04/2019	£300,000	79	£3,797	£298,200	£3,775
TYNE CLOSE	Semi-detached	WORTHING	Northbrook	BN13 3NG	16/04/2019	£327,000	89	£3,674	£325,038	£3,652
BRAMBLE CRESCENT	Semi-detached	WORTHING	Northbrook	BN13 3JF	16/04/2019	£275,000	78	£3,526	£273,350	£3,504
DART CLOSE	Detached	WORTHING	Northbrook	BN13 3LH	19/03/2019	£305,000	93	£3,280	£312,625	£3,362
TAVY CLOSE	Terrace	WORTHING	Northbrook	BN13 3PA	25/04/2019	£247,000	74	£3,338	£245,518	£3,318
WEAR ROAD	Semi-detached	WORTHING	Northbrook	BN13 3PF	24/05/2019	£295,000	89	£3,315	£291,785	£3,278
MAYTREE AVENUE	Detached	WORTHING	Northbrook	BN14 0HJ	11/06/2019	£500,000	148	£3,378	£484,350	£3,273
HAYLING RISE	Detached	WORTHING	Northbrook	BN13 3AG	14/05/2019	£760,000	230	£3,304	£751,716	£3,268
NEWLING WAY	Detached	WORTHING	Northbrook	BN13 3DG	24/05/2019	£500,000	153	£3,268	£494,550	£3,232
CHESTNUT WALK	Semi-detached	WORTHING	Northbrook	BN13 3QL	15/03/2019	£311,000	101	£3,079	£318,775	£3,156
FINDON ROAD	Flat	WORTHING	Northbrook	BN14 0HB	26/04/2019	£240,000	76	£3,158	£238,560	£3,139

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BODMIN CLOSE	Detached	WORTHING	Northbrook	BN13 3HF	16/04/2019	£360,000	115	£3,130	£357,840	£3,112
PARHAM ROAD	Detached	WORTHING	Northbrook	BN14 0BN	20/03/2019	£320,000	111	£2,883	£328,000	£2,955
APSLEY WAY	Detached	WORTHING	Northbrook	BN13 3RE	30/04/2019	£360,000	122	£2,951	£357,840	£2,933
DEERSWOOD CLOSE	Terrace	WORTHING	Northbrook	BN13 3QE	24/05/2019	£260,000	89	£2,921	£257,166	£2,890
MILL LANE	Detached	WORTHING	Northbrook	BN13 3DH	17/06/2019	£690,000	238	£2,899	£668,403	£2,808
CYPRESS AVENUE	Detached	WORTHING	Northbrook	BN13 3PS	24/06/2019	£347,000	123	£2,821	£336,139	£2,733
<b>Average</b>						<b>£390,146</b>	<b>108</b>	<b>£3,627</b>	<b>£388,483</b>	<b>£3,612</b>
<b>Offington</b>										
HADLEY AVENUE	Semi-detached	WORTHING	Offington	BN14 9HB	06/03/2019	£238,000	53	£4,491	£243,950	£4,603
HALL CLOSE	Detached	WORTHING	Offington	BN14 9BQ	31/05/2019	£390,000	84	£4,643	£385,749	£4,592
GORSE AVENUE	Detached	WORTHING	Offington	BN14 9PG	26/04/2019	£575,000	127	£4,528	£571,550	£4,500
GROVE ROAD	Flat	WORTHING	Offington	BN14 9DG	30/04/2019	£180,000	40	£4,500	£178,920	£4,473
OFFINGTON AVENUE	Semi-detached	WORTHING	Offington	BN14 9PP	28/05/2019	£397,000	92	£4,315	£392,673	£4,268
HALL AVENUE	Detached	WORTHING	Offington	BN14 9BD	29/04/2019	£465,000	109	£4,266	£462,210	£4,240
BEECHES AVENUE	Semi-detached	WORTHING	Offington	BN14 9JE	25/04/2019	£385,000	91	£4,231	£382,690	£4,205

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LONGLANDS	Detached	WORTHING	Offington	BN14 9NT	07/06/2019	£625,000	150	£4,167	£605,438	£4,036
BROADWATER STREET EAST	Flat	WORTHING	Offington	BN14 9AE	25/03/2019	£129,000	34	£3,794	£132,225	£3,889
KINGSLAND ROAD	Flat	WORTHING	Offington	BN14 9EB	17/05/2019	£195,000	50	£3,900	£192,875	£3,857
LEIGH ROAD	Terrace	WORTHING	Offington	BN14 9HQ	11/04/2019	£265,000	69	£3,841	£263,410	£3,818
SOUTHFIELD ROAD	Terrace	WORTHING	Offington	BN14 9EH	01/04/2019	£355,000	93	£3,817	£352,870	£3,794
SHANDON ROAD	Terrace	WORTHING	Offington	BN14 9EA	21/06/2019	£310,000	80	£3,875	£300,297	£3,754
OFFINGTON DRIVE	Detached	WORTHING	Offington	BN14 9PW	29/03/2019	£670,000	185	£3,622	£686,750	£3,712
SOUTHFIELD ROAD	Terrace	WORTHING	Offington	BN14 9EQ	25/04/2019	£325,000	88	£3,693	£323,050	£3,671
SLINDON ROAD	Terrace	WORTHING	Offington	BN14 9LJ	29/05/2019	£312,000	86	£3,628	£308,599	£3,588
OFFINGTON DRIVE	Detached	WORTHING	Offington	BN14 9PW	03/06/2019	£662,500	179	£3,701	£641,764	£3,585
KINGSLAND ROAD	Terrace	WORTHING	Offington	BN14 9EE	30/04/2019	£357,000	99	£3,606	£354,858	£3,584
BROADWATER STREET EAST	Detached	WORTHING	Offington	BN14 9AD	13/03/2019	£450,000	131	£3,435	£461,250	£3,521
SOMPTING ROAD	Terrace	WORTHING	Offington	BN14 9EU	23/05/2019	£273,000	77	£3,545	£270,024	£3,507
BROADWATER STREET WEST	Flat	WORTHING	Offington	BN14 9BT	10/05/2019	£202,000	57	£3,544	£199,798	£3,505
SHANDON ROAD	Terrace	WORTHING	Offington	BN14 9DX	14/06/2019	£290,000	83	£3,494	£280,923	£3,385

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OFFINGTON DRIVE	Detached	WORTHING	Offington	BN14 9PT	26/04/2019	£650,000	194	£3,351	£646,100	£3,330
FOREST ROAD	Detached	WORTHING	Offington	BN14 9LR	17/06/2019	£485,000	143	£3,392	£469,820	£3,285
WARREN CLOSE	Detached	WORTHING	Offington	BN14 9QJ	12/04/2019	£342,000	104	£3,288	£339,948	£3,269
UPPER BRIGHTON ROAD	Detached	WORTHING	Offington	BN14 9HU	13/03/2019	£380,000	120	£3,167	£389,500	£3,246
BEECHES AVENUE	Semi-detached	WORTHING	Offington	BN14 9JE	22/03/2019	£440,000	142	£3,099	£451,000	£3,176
UPPER BRIGHTON ROAD	Flat	WORTHING	Offington	BN14 9HR	14/06/2019	£230,000	72	£3,194	£222,801	£3,094
DOWNLANDS AVENUE	Terrace	WORTHING	Offington	BN14 9HE	18/04/2019	£266,000	86	£3,093	£264,404	£3,074
HADLEY AVENUE	Terrace	WORTHING	Offington	BN14 9HA	03/05/2019	£275,000	92	£2,989	£272,003	£2,957
WIGMORE ROAD	Terrace	WORTHING	Offington	BN14 9HH	07/06/2019	£265,000	87	£3,046	£256,706	£2,951
LONGLANDS	Detached	WORTHING	Offington	BN14 9NW	25/04/2019	£595,000	201	£2,960	£591,430	£2,942
LEIGH ROAD	Terrace	WORTHING	Offington	BN14 9HG	28/05/2019	£295,000	101	£2,921	£291,785	£2,889
LAMORNA GROVE	Flat	WORTHING	Offington	BN14 9BJ	29/03/2019	£180,000	71	£2,535	£184,500	£2,599
UPPER BRIGHTON ROAD	Detached	WORTHING	Offington	BN14 9JD	24/05/2019	£437,500	169	£2,589	£432,731	£2,561

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
OFFINGTON LANE	Flat	WORTHING	Offington	BN14 9RT	17/04/2019	£138,000	54	£2,556	£137,172	£2,540
OFFINGTON LANE	Flat	WORTHING	Offington	BN14 9RT	23/04/2019	£115,000	54	£2,130	£114,310	£2,117
<b>Average</b>						<b>£355,243</b>	<b>101</b>	<b>£3,508</b>	<b>£352,867</b>	<b>£3,484</b>
<b>Salvington</b>										
CUCKFIELD CRESCENT	Semi-detached	WORTHING	Salvington	BN13 2EB	13/05/2019	£359,950	47	£7,659	£356,027	£7,575
ACACIA AVENUE	Semi-detached	WORTHING	Salvington	BN13 2JB	15/03/2019	£327,500	57	£5,746	£335,688	£5,889
CUCKFIELD CRESCENT	Semi-detached	WORTHING	Salvington	BN13 2ED	10/06/2019	£277,000	48	£5,771	£268,330	£5,590
BULKINGTON AVENUE	Flat	WORTHING	Salvington	BN14 7HH	01/05/2019	£220,000	41	£5,366	£217,602	£5,307
TWYFORD CLOSE	Semi-detached	WORTHING	Salvington	BN13 2NY	17/05/2019	£298,500	57	£5,237	£295,246	£5,180
SOUTH STREET	Detached	WORTHING	Salvington	BN14 7NL	24/05/2019	£345,000	67	£5,149	£341,240	£5,093
CLEVELAND CLOSE	Detached	WORTHING	Salvington	BN13 2HB	21/03/2019	£405,000	85	£4,765	£415,125	£4,884
CUCKFIELD CRESCENT	Semi-detached	WORTHING	Salvington	BN13 2ED	07/05/2019	£315,000	65	£4,846	£311,567	£4,793
ST THOMAS'S ROAD	Detached	WORTHING	Salvington	BN14 7JN	22/03/2019	£470,000	102	£4,608	£481,750	£4,723

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
STONE CLOSE	Semi-detached	WORTHING	Salvington	BN13 2AU	23/04/2019	£270,000	57	£4,737	£268,380	£4,708
QUANTOCK CLOSE	Semi-detached	WORTHING	Salvington	BN13 2HD	23/05/2019	£273,000	58	£4,707	£270,024	£4,656
TWYFORD GARDENS	Semi-detached	WORTHING	Salvington	BN13 2NT	30/05/2019	£300,000	64	£4,688	£296,730	£4,636
LAVINGTON ROAD	Semi-detached	WORTHING	Salvington	BN14 7SL	28/05/2019	£388,500	83	£4,681	£384,265	£4,630
HURLEY ROAD	Semi-detached	WORTHING	Salvington	BN13 2PB	12/04/2019	£310,000	68	£4,559	£308,140	£4,531
ST ANSELMS ROAD	Terrace	WORTHING	Salvington	BN14 7EN	21/06/2019	£280,000	61	£4,590	£271,236	£4,446
ORCHARD AVENUE	Semi-detached	WORTHING	Salvington	BN14 7PY	01/03/2019	£364,000	84	£4,333	£373,100	£4,442
STONE LANE	Detached	WORTHING	Salvington	BN13 2BG	29/03/2019	£390,000	91	£4,286	£399,750	£4,393
DOMINION CLOSE	Terrace	WORTHING	Salvington	BN14 8LQ	08/04/2019	£245,000	56	£4,375	£243,530	£4,349
ST ANSELMS ROAD	Terrace	WORTHING	Salvington	BN14 7EN	24/05/2019	£258,000	59	£4,373	£255,188	£4,325
BIRKDALE ROAD	Semi-detached	WORTHING	Salvington	BN13 2QY	03/05/2019	£295,000	68	£4,338	£291,785	£4,291
WISTON CLOSE	Semi-detached	WORTHING	Salvington	BN14 7PU	12/04/2019	£265,000	62	£4,274	£263,410	£4,249

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
SOUTH FARM ROAD	Terrace	WORTHING	Salvington	BN14 7BA	26/04/2019	£260,000	62	£4,194	£258,440	£4,168
MARLOWE ROAD	Terrace	WORTHING	Salvington	BN14 8EZ	08/03/2019	£327,000	81	£4,037	£335,175	£4,138
VANCOUVER ROAD	Terrace	WORTHING	Salvington	BN13 2TG	25/04/2019	£247,000	60	£4,117	£245,518	£4,092
CLARENDON ROAD	Semi-detached	WORTHING	Salvington	BN14 8QQ	03/05/2019	£280,000	68	£4,118	£276,948	£4,073
CENTRECOURT ROAD	Flat	WORTHING	Salvington	BN14 7AG	10/05/2019	£240,000	59	£4,068	£237,384	£4,023
CLEVELAND ROAD	Detached	WORTHING	Salvington	BN13 2ET	14/06/2019	£285,000	69	£4,130	£276,080	£4,001
COPTHORNE HILL	Semi-detached	WORTHING	Salvington	BN13 2EH	14/06/2019	£275,000	67	£4,104	£266,393	£3,976
BROADWATER ROAD	Flat	WORTHING	Salvington	BN14 8AD	05/04/2019	£112,000	28	£4,000	£111,328	£3,976
LOXWOOD AVENUE	Semi-detached	WORTHING	Salvington	BN14 7RB	11/06/2019	£340,000	83	£4,096	£329,358	£3,968
VANCOUVER ROAD	Terrace	WORTHING	Salvington	BN13 2SZ	10/05/2019	£250,000	63	£3,968	£247,275	£3,925
ASHACRE LANE	Detached	WORTHING	Salvington	BN13 2DE	29/04/2019	£445,000	113	£3,938	£442,330	£3,914
BROADWATER ROAD	Flat	WORTHING	Salvington	BN14 8AD	22/03/2019	£110,000	29	£3,793	£112,750	£3,888

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
RECTORY GARDENS	Semi-detached	WORTHING	Salvington	BN14 7TE	10/05/2019	£393,000	100	£3,930	£388,716	£3,887
DURRINGTON HILL	Detached	WORTHING	Salvington	BN13 2PY	07/05/2019	£580,000	148	£3,919	£573,678	£3,876
ANGOLA ROAD	Terrace	WORTHING	Salvington	BN14 8DT	22/03/2019	£249,000	66	£3,773	£255,225	£3,867
DOMINION ROAD	Detached	WORTHING	Salvington	BN14 8JN	16/05/2019	£398,000	102	£3,902	£393,662	£3,859
GAISFORD ROAD	Semi-detached	WORTHING	Salvington	BN14 7HP	04/04/2019	£472,000	122	£3,869	£469,168	£3,846
ST ANSELM'S ROAD	Terrace	WORTHING	Salvington	BN14 7EN	21/06/2019	£280,000	71	£3,944	£271,236	£3,820
BURNHAM ROAD	Semi-detached	WORTHING	Salvington	BN13 2NJ	29/04/2019	£275,000	72	£3,819	£273,350	£3,797
COPTHORNE HILL	Detached	WORTHING	Salvington	BN13 2EH	26/04/2019	£495,000	130	£3,808	£492,030	£3,785
CHESLEY CLOSE	Terrace	WORTHING	Salvington	BN13 2TN	02/04/2019	£265,000	70	£3,786	£263,410	£3,763
LANFRANC ROAD	Terrace	WORTHING	Salvington	BN14 7ER	16/05/2019	£273,500	72	£3,799	£270,519	£3,757
WISTON AVENUE	Semi-detached	WORTHING	Salvington	BN14 7QX	05/04/2019	£343,000	92	£3,728	£340,942	£3,706
LAVINGTON ROAD	Detached	WORTHING	Salvington	BN14 7SJ	04/04/2019	£680,000	183	£3,716	£675,920	£3,694
ST LAWRENCE AVENUE	Flat	WORTHING	Salvington	BN14 7JJ	17/05/2019	£160,000	43	£3,721	£158,256	£3,680



Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
BULKINGTON AVENUE	Flat	WORTHING	Salvington	BN14 7HL	02/04/2019	£229,000	62	£3,694	£227,626	£3,671
GAISFORD CLOSE	Flat	WORTHING	Salvington	BN14 7HX	03/05/2019	£230,000	62	£3,710	£227,493	£3,669
MARLOWE ROAD	Terrace	WORTHING	Salvington	BN14 8EZ	28/03/2019	£315,000	88	£3,580	£322,875	£3,669
CLARENDON ROAD	Terrace	WORTHING	Salvington	BN14 8PU	05/04/2019	£350,000	95	£3,684	£347,900	£3,662
SOUTH FARM ROAD	Terrace	WORTHING	Salvington	BN14 7TW	26/04/2019	£345,000	94	£3,670	£342,930	£3,648
VANCOUVER ROAD	Semi-detached	WORTHING	Salvington	BN13 2SN	15/04/2019	£300,000	82	£3,659	£298,200	£3,637
RECTORY ROAD	Detached	WORTHING	Salvington	BN14 7PA	07/05/2019	£470,000	129	£3,643	£464,877	£3,604
RECTORY GARDENS	Semi-detached	WORTHING	Salvington	BN14 7TE	15/04/2019	£355,000	98	£3,622	£352,870	£3,601
MARDALE ROAD	Semi-detached	WORTHING	Salvington	BN13 2AY	13/05/2019	£323,000	89	£3,629	£319,479	£3,590
GREENLAND CLOSE	Terrace	WORTHING	Salvington	BN13 2RP	27/03/2019	£276,000	79	£3,494	£282,900	£3,581
CONGREVE ROAD	Terrace	WORTHING	Salvington	BN14 8EW	11/04/2019	£360,000	100	£3,600	£357,840	£3,578
PLANTATION WAY	Semi-detached	WORTHING	Salvington	BN13 2AF	13/03/2019	£345,000	99	£3,485	£353,625	£3,572
SUNNINGDALE ROAD	Semi-detached	WORTHING	Salvington	BN13 2NQ	21/06/2019	£300,000	82	£3,659	£290,610	£3,544

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
WILLOW CRESCENT	Semi-detached	WORTHING	Salvington	BN13 2SX	13/05/2019	£290,000	81	£3,580	£286,839	£3,541
MARLOWE ROAD	Terrace	WORTHING	Salvington	BN14 8EY	24/04/2019	£297,500	84	£3,542	£295,715	£3,520
ST THOMAS'S ROAD	Detached	WORTHING	Salvington	BN14 7JN	05/04/2019	£455,000	129	£3,527	£452,270	£3,506
BROOMFIELD AVENUE	Semi-detached	WORTHING	Salvington	BN14 7SE	07/05/2019	£467,500	132	£3,542	£462,404	£3,503
LANFRANC ROAD	Terrace	WORTHING	Salvington	BN14 7ER	08/03/2019	£290,000	85	£3,412	£297,250	£3,497
RECTORY ROAD	Detached	WORTHING	Salvington	BN14 7PB	29/04/2019	£410,000	117	£3,504	£407,540	£3,483
BRIDGE ROAD	Detached	WORTHING	Salvington	BN14 7BX	01/03/2019	£375,000	111	£3,378	£384,375	£3,463
GOLDSMITH ROAD	Terrace	WORTHING	Salvington	BN14 8ES	03/05/2019	£300,000	86	£3,488	£296,730	£3,450
DURRINGTON LANE	Semi-detached	WORTHING	Salvington	BN13 2RF	06/06/2019	£280,000	79	£3,544	£271,236	£3,433
HALF MOON LANE	Flat	WORTHING	Salvington	BN13 2EJ	18/04/2019	£163,500	48	£3,406	£162,519	£3,386
MONTREAL WAY	Semi-detached	WORTHING	Salvington	BN13 2RY	25/04/2019	£265,000	78	£3,397	£263,410	£3,377
ST ANSELMS ROAD	Terrace	WORTHING	Salvington	BN14 7EW	05/04/2019	£265,000	78	£3,397	£263,410	£3,377
DOMINION ROAD	Semi-detached	WORTHING	Salvington	BN14 8LH	08/03/2019	£380,000	116	£3,276	£389,500	£3,358

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
CONGREVE ROAD	Terrace	WORTHING	Salvington	BN14 8EJ	07/06/2019	£290,000	84	£3,452	£280,923	£3,344
CONGREVE ROAD	Terrace	WORTHING	Salvington	BN14 8EL	09/05/2019	£280,000	83	£3,373	£276,948	£3,337
ONTARIO CLOSE	Terrace	WORTHING	Salvington	BN13 2TE	07/06/2019	£253,000	74	£3,419	£245,081	£3,312
SACKVILLE ROAD	Terrace	WORTHING	Salvington	BN14 8BQ	02/05/2019	£287,500	86	£3,343	£284,366	£3,307
GAISFORD CLOSE	Semi-detached	WORTHING	Salvington	BN14 7HX	10/06/2019	£220,000	65	£3,385	£213,114	£3,279
ALFRISTON ROAD	Detached	WORTHING	Salvington	BN14 7QS	10/05/2019	£510,000	154	£3,312	£504,441	£3,276
CONGREVE ROAD	Terrace	WORTHING	Salvington	BN14 8EN	05/04/2019	£280,000	85	£3,294	£278,320	£3,274
HALF MOON LANE	Flat	WORTHING	Salvington	BN13 2EJ	26/04/2019	£200,000	61	£3,279	£198,800	£3,259
PENTLAND ROAD	Terrace	WORTHING	Salvington	BN13 2PP	29/03/2019	£231,500	73	£3,171	£237,288	£3,251
HIGH STREET	Terrace	WORTHING	Salvington	BN14 7NR	18/04/2019	£250,000	78	£3,205	£248,500	£3,186
CHILTERN CRESCENT	Terrace	WORTHING	Salvington	BN13 2LN	18/03/2019	£220,000	71	£3,099	£225,500	£3,176
WESTLAND AVENUE	Semi-detached	WORTHING	Salvington	BN14 7LB	16/04/2019	£400,000	127	£3,150	£397,600	£3,131
CLARENDON ROAD	Terrace	WORTHING	Salvington	BN14 8QQ	03/06/2019	£247,000	77	£3,208	£239,269	£3,107
BRENDON ROAD	Semi-detached	WORTHING	Salvington	BN13 2PS	13/05/2019	£230,000	74	£3,108	£227,493	£3,074

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WESTCOURT ROAD	Semi-detached	WORTHING	Salvington	BN14 7DP	07/06/2019	£387,500	123	£3,150	£375,371	£3,052
FAIRLAWN DRIVE	Flat	WORTHING	Salvington	BN14 8AX	14/06/2019	£141,000	46	£3,065	£136,587	£2,969
DOMINION ROAD	Semi-detached	WORTHING	Salvington	BN14 8LH	17/05/2019	£375,000	125	£3,000	£370,913	£2,967
WENTWORTH CLOSE	Terrace	WORTHING	Salvington	BN13 2LQ	01/04/2019	£291,000	98	£2,969	£289,254	£2,952
EASTCOURT ROAD	Terrace	WORTHING	Salvington	BN14 7DA	30/04/2019	£352,500	119	£2,962	£350,385	£2,944
WESTLAND AVENUE	Detached	WORTHING	Salvington	BN14 7LB	29/03/2019	£332,500	116	£2,866	£340,813	£2,938
DOMINION ROAD	Semi-detached	WORTHING	Salvington	BN14 8JL	18/04/2019	£320,000	109	£2,936	£318,080	£2,918
EXMOOR CRESCENT	Detached	WORTHING	Salvington	BN13 2PL	28/05/2019	£420,500	143	£2,941	£415,917	£2,909
WOODMANCOTE ROAD	Semi-detached	WORTHING	Salvington	BN14 7HT	08/03/2019	£462,500	163	£2,837	£474,063	£2,908
GAINSBOROUGH AVENUE	Flat	WORTHING	Salvington	BN14 8QR	03/05/2019	£220,000	75	£2,933	£217,602	£2,901
ASHACRE LANE	Flat	WORTHING	Salvington	BN13 2DB	31/05/2019	£188,000	66	£2,848	£185,951	£2,817
BRIDGE ROAD	Flat	WORTHING	Salvington	BN14 7BU	18/04/2019	£215,000	76	£2,829	£213,710	£2,812

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BULKINGTON AVENUE	Semi-detached	WORTHING	Salvington	BN14 7HZ	03/05/2019	£450,000	163	£2,761	£445,095	£2,731
BROOMFIELD AVENUE	Flat	WORTHING	Salvington	BN14 7RZ	09/04/2019	£183,500	67	£2,739	£182,399	£2,722
ACACIA AVENUE	Semi-detached	WORTHING	Salvington	BN13 2JB	05/04/2019	£317,500	117	£2,714	£315,595	£2,697
PLANTATION RISE	Semi-detached	WORTHING	Salvington	BN13 2AH	25/04/2019	£363,570	134	£2,713	£361,389	£2,697
SOUTH FARM ROAD	Flat	WORTHING	Salvington	BN14 7AX	09/04/2019	£145,000	54	£2,685	£144,130	£2,669
WHITE HOUSE PLACE	Terrace	WORTHING	Salvington	BN13 2PF	25/04/2019	£342,500	129	£2,655	£340,445	£2,639
TARRING GATE	Flat	WORTHING	Salvington	BN14 7NJ	08/04/2019	£184,883	71	£2,604	£183,774	£2,588
WILLOW CRESCENT	Terrace	WORTHING	Salvington	BN13 2SY	25/04/2019	£275,500	109	£2,528	£273,847	£2,512
WESTBOURNE AVENUE	Semi-detached	WORTHING	Salvington	BN14 8DF	10/06/2019	£435,000	171	£2,544	£421,385	£2,464
WESTCOURT ROAD	Terrace	WORTHING	Salvington	BN14 7DP	09/05/2019	£375,000	160	£2,344	£370,913	£2,318
BRIDGE ROAD	Semi-detached	WORTHING	Salvington	BN14 7BU	08/03/2019	£310,000	138	£2,246	£317,750	£2,303
KING EDWARD AVENUE	Semi-detached	WORTHING	Salvington	BN14 8DD	08/04/2019	£340,000	154	£2,208	£337,960	£2,195

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ANGOLA ROAD	Flat	WORTHING	Salvington	BN14 8DT	13/05/2019	£177,500	82	£2,165	£175,565	£2,141
<b>Average</b>						<b>£311,999</b>	<b>88</b>	<b>£3,528</b>	<b>£310,380</b>	<b>£3,510</b>
<b>Tarring</b>										
ST DUNSTANS ROAD	Terrace	WORTHING	Tarring	BN13 1AB	05/04/2019	£415,000	73	£5,685	£412,510	£5,651
UPTON ROAD	Semi-detached	WORTHING	Tarring	BN13 1BY	22/03/2019	£312,000	63	£4,952	£319,800	£5,076
FRIAR WALK	Terrace	WORTHING	Tarring	BN13 1BL	01/03/2019	£175,000	39	£4,487	£179,375	£4,599
ELY ROAD	Semi-detached	WORTHING	Tarring	BN13 1BD	22/03/2019	£330,000	77	£4,286	£338,250	£4,393
ANSCOMBE CLOSE	Detached	WORTHING	Tarring	BN11 5EW	22/03/2019	£639,000	151	£4,232	£654,975	£4,338
MELROSE CLOSE	Semi-detached	WORTHING	Tarring	BN13 1NY	29/03/2019	£325,000	77	£4,221	£333,125	£4,326
MELROSE CLOSE	Semi-detached	WORTHING	Tarring	BN13 1NY	14/03/2019	£325,000	78	£4,167	£333,125	£4,271
GERALD ROAD	Semi-detached	WORTHING	Tarring	BN11 5QQ	14/03/2019	£392,000	95	£4,126	£401,800	£4,229
WINCHELSEA GARDENS	Flat	WORTHING	Tarring	BN11 5NU	04/04/2019	£255,000	61	£4,180	£253,470	£4,155

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FRIAR WALK	Flat	WORTHING	Tarring	BN13 1BL	10/04/2019	£162,000	39	£4,154	£161,028	£4,129
PILGRIMS WALK	Flat	WORTHING	Tarring	BN13 1RJ	20/05/2019	£150,000	36	£4,167	£148,365	£4,121
ST ANDREWS ROAD	Semi-detached	WORTHING	Tarring	BN13 1HP	04/04/2019	£325,000	80	£4,063	£323,050	£4,038
UPTON ROAD	Detached	WORTHING	Tarring	BN13 1BU	16/05/2019	£305,000	75	£4,067	£301,676	£4,022
HIGHDOWN AVENUE	Flat	WORTHING	Tarring	BN13 1QL	17/05/2019	£130,000	32	£4,063	£128,583	£4,018
LANSDOWNE ROAD	Detached	WORTHING	Tarring	BN11 5HJ	12/04/2019	£600,000	149	£4,027	£596,400	£4,003
ST ANDREWS ROAD	Terrace	WORTHING	Tarring	BN13 1HN	03/05/2019	£262,000	65	£4,031	£259,144	£3,987
RINGMER ROAD	Semi-detached	WORTHING	Tarring	BN13 1DX	29/03/2019	£307,500	80	£3,844	£315,188	£3,940
SOUTHVIEW DRIVE	Detached	WORTHING	Tarring	BN11 5HT	25/04/2019	£547,500	140	£3,911	£544,215	£3,887
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5NL	11/03/2019	£275,000	73	£3,767	£281,875	£3,861
BRUCE AVENUE	Terrace	WORTHING	Tarring	BN11 5JN	12/03/2019	£298,000	80	£3,725	£305,450	£3,818
STRATHMORE ROAD	Detached	WORTHING	Tarring	BN13 1PF	13/05/2019	£345,000	90	£3,833	£341,240	£3,792
ST ANDREWS ROAD	Semi-detached	WORTHING	Tarring	BN13 1HR	24/05/2019	£352,630	92	£3,833	£348,786	£3,791

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
GRAND AVENUE	Detached	WORTHING	Tarring	BN11 5BB	04/04/2019	£725,000	193	£3,756	£720,650	£3,734
THE DRIVE	Terrace	WORTHING	Tarring	BN11 5LN	05/04/2019	£280,000	75	£3,733	£278,320	£3,711
GEORGE V AVENUE	Semi-detached	WORTHING	Tarring	BN11 5RN	22/03/2019	£515,000	143	£3,601	£527,875	£3,691
WEST AVENUE	Semi-detached	WORTHING	Tarring	BN11 5LU	06/03/2019	£360,000	102	£3,529	£369,000	£3,618
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5BE	12/04/2019	£225,000	63	£3,571	£223,650	£3,550
GEORGE V AVENUE	Semi-detached	WORTHING	Tarring	BN11 5SD	14/03/2019	£520,000	153	£3,399	£533,000	£3,484
WALLACE AVENUE	Semi-detached	WORTHING	Tarring	BN11 5QD	28/05/2019	£340,000	97	£3,505	£336,294	£3,467
ST DUNSTANS ROAD	Terrace	WORTHING	Tarring	BN13 1AA	07/06/2019	£275,000	77	£3,571	£266,393	£3,460
CHIPPERS ROAD	Semi-detached	WORTHING	Tarring	BN13 1DG	10/05/2019	£318,000	91	£3,495	£314,534	£3,456
LITTLEHAMPTON ROAD	Flat	WORTHING	Tarring	BN13 1NN	11/03/2019	£178,000	53	£3,358	£182,450	£3,442
ELM GROVE	Terrace	WORTHING	Tarring	BN11 5LQ	15/03/2019	£318,000	95	£3,347	£325,950	£3,431
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5AL	22/03/2019	£157,000	47	£3,340	£160,925	£3,424



Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
DOVER ROAD	Detached	WORTHING	Tarring	BN11 5NR	04/04/2019	£520,000	152	£3,421	£516,880	£3,401
LITTLEHAMPTON ROAD	Flat	WORTHING	Tarring	BN13 1RG	05/04/2019	£156,500	46	£3,402	£155,561	£3,382
CASTLE ROAD	Flat	WORTHING	Tarring	BN13 1SN	14/03/2019	£167,500	51	£3,284	£171,688	£3,366
AGLAIA ROAD	Detached	WORTHING	Tarring	BN11 5SN	01/05/2019	£400,000	118	£3,390	£395,640	£3,353
WALLACE AVENUE	Flat	WORTHING	Tarring	BN11 5QZ	06/06/2019	£240,000	70	£3,429	£232,488	£3,321
THE BOULEVARD	Semi-detached	WORTHING	Tarring	BN13 1JZ	29/03/2019	£370,000	115	£3,217	£379,250	£3,298
LITTLEHAMPTON ROAD	Terrace	WORTHING	Tarring	BN13 1PY	18/04/2019	£282,000	85	£3,318	£280,308	£3,298
HURST AVENUE	Flat	WORTHING	Tarring	BN11 5NZ	22/03/2019	£250,000	78	£3,205	£256,250	£3,285
THE DRIVE	Terrace	WORTHING	Tarring	BN11 5LN	18/04/2019	£272,000	83	£3,277	£270,368	£3,257
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5AX	03/05/2019	£215,000	66	£3,258	£212,657	£3,222
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5BH	28/03/2019	£245,000	78	£3,141	£251,125	£3,220
DORCHESTER GARDENS	Flat	WORTHING	Tarring	BN11 5AY	05/04/2019	£203,000	63	£3,222	£201,782	£3,203
PEVENSEY GARDEN	Flat	WORTHING	Tarring	BN11 5PG	05/03/2019	£230,000	74	£3,108	£235,750	£3,186

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
DORCHESTER GARDENS	Flat	WORTHING	Tarring	BN11 5AY	15/03/2019	£210,000	68	£3,088	£215,250	£3,165
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5AQ	28/05/2019	£400,000	125	£3,200	£395,640	£3,165
SOUTHVIEW GARDENS	Flat	WORTHING	Tarring	BN11 5HY	16/05/2019	£245,000	77	£3,182	£242,330	£3,147
RACKHAM ROAD	Semi-detached	WORTHING	Tarring	BN13 1LH	12/04/2019	£295,000	94	£3,138	£293,230	£3,119
WEST PARADE	Flat	WORTHING	Tarring	BN11 5EH	01/03/2019	£185,000	61	£3,033	£189,625	£3,109
RINGMER ROAD	Flat	WORTHING	Tarring	BN13 1DZ	31/05/2019	£181,500	58	£3,129	£179,522	£3,095
WINCHELSEA GARDENS	Flat	WORTHING	Tarring	BN11 5NU	14/06/2019	£220,000	69	£3,188	£213,114	£3,089
GREYSTONE AVENUE	Detached	WORTHING	Tarring	BN13 1LR	06/06/2019	£422,500	133	£3,177	£409,276	£3,077
TERRINGES AVENUE	Semi-detached	WORTHING	Tarring	BN13 1JP	24/05/2019	£348,000	112	£3,107	£344,207	£3,073
BRUCE AVENUE	Flat	WORTHING	Tarring	BN11 5JY	10/05/2019	£149,000	48	£3,104	£147,376	£3,070
WESTMEAD GARDENS	Flat	WORTHING	Tarring	BN11 5LP	09/05/2019	£262,500	85	£3,088	£259,639	£3,055
RIPON COURT	Flat	WORTHING	Tarring	BN11 5PH	22/05/2019	£215,000	71	£3,028	£212,657	£2,995

Address	Property Type	Locality	Ward Area	Postcode	Sale Date	Sale Price	EPC Size M2	Price £/M2	Updated price in line with UK HPI	Updated price in line with UK HPI £/M2
THE DRIVE	Terrace	WORTHING	Tarring	BN11 5LN	04/03/2019	£270,000	94	£2,872	£276,750	£2,944
PEVENSEY GARDEN	Flat	WORTHING	Tarring	BN11 5PG	17/04/2019	£219,000	74	£2,959	£217,686	£2,942
ST DUNSTANS ROAD	Terrace	WORTHING	Tarring	BN13 1AA	08/04/2019	£205,000	70	£2,929	£203,770	£2,911
LINCETT AVENUE	Flat	WORTHING	Tarring	BN13 1BJ	15/03/2019	£150,000	53	£2,830	£153,750	£2,901
AGLAIA ROAD	Flat	WORTHING	Tarring	BN11 5SN	05/04/2019	£190,000	66	£2,879	£188,860	£2,862
BRUCE AVENUE	Flat	WORTHING	Tarring	BN11 5LA	07/05/2019	£170,000	59	£2,881	£168,147	£2,850
RINGMER ROAD	Semi-detached	WORTHING	Tarring	BN13 1DX	03/06/2019	£265,000	92	£2,880	£256,706	£2,790
GREYSTONE AVENUE	Flat	WORTHING	Tarring	BN13 1LR	04/04/2019	£182,500	67	£2,724	£181,405	£2,708
WEST PARADE	Detached	WORTHING	Tarring	BN11 5EF	10/05/2019	£870,000	318	£2,736	£860,517	£2,706
HURST AVENUE	Flat	WORTHING	Tarring	BN11 5NZ	15/03/2019	£226,240	90	£2,514	£231,896	£2,577
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5AS	07/05/2019	£320,000	128	£2,500	£316,512	£2,473
THE ROWANS	Flat	WORTHING	Tarring	BN11 5AT	24/05/2019	£250,000	104	£2,404	£247,275	£2,378
HAILSHAM ROAD	Flat	WORTHING	Tarring	BN11 5PA	07/05/2019	£210,000	92	£2,283	£207,711	£2,258
GRAND AVENUE	Flat	WORTHING	Tarring	BN11 5BE	05/04/2019	£228,000	108	£2,111	£226,632	£2,098
<b>Average</b>						<b>£299,711</b>	<b>88</b>	<b>£3,403</b>	<b>£300,270</b>	<b>£3,410</b>

3.6.1 Tables 2b, 2c and 2d below provide an overall analysis of the above Land Registry re-sale data showing adjusted average values per m<sup>2</sup> (sorted by the highest to lowest) by ward.

*Table 2b – Land Registry Sold Prices Review Analysis –Worthing borough Re-Sales  
Updated Average Price per m<sup>2</sup> by Ward*

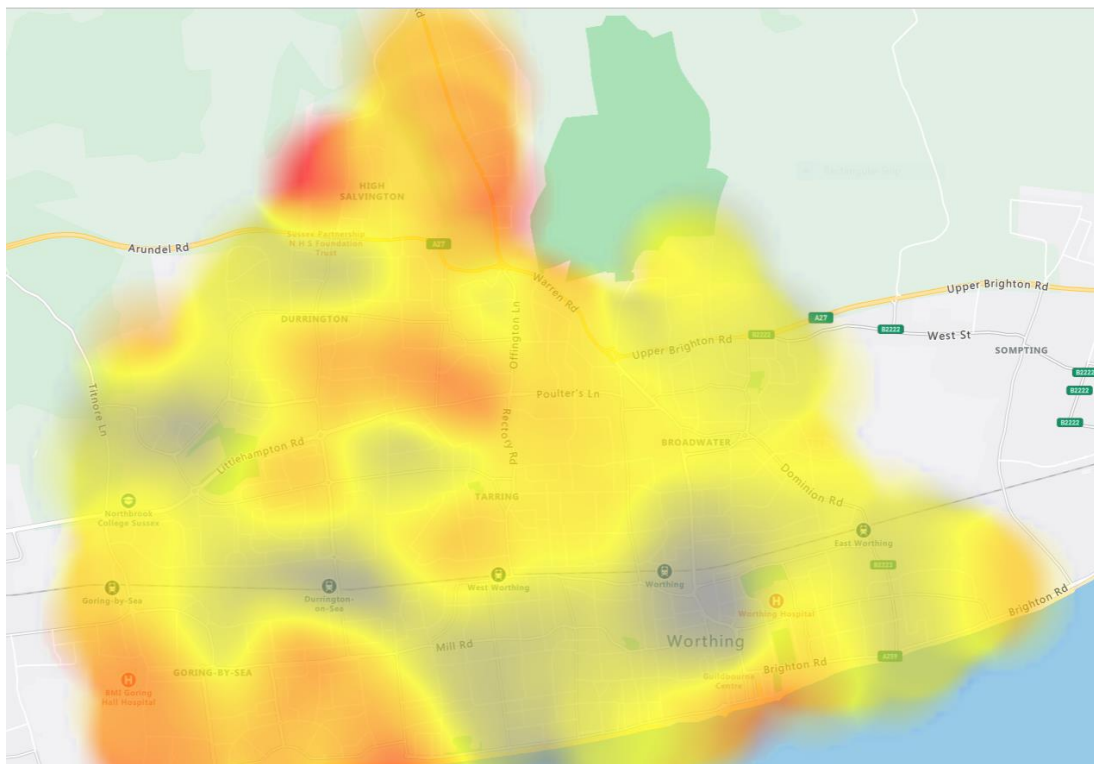
Ward	Updated Price	Updated price £/M2	Data sample
Castle	£288,120	£3,470	36
Central	£291,728	£3,403	64
Goring	£242,844	£3,229	5
Heene	£247,272	£3,182	41
Marine	£442,208	£3,847	36
Northbrook	£388,483	£3,612	27
Offington	£352,867	£3,484	37
Salvington	£310,380	£3,510	111
Tarring	£300,270	£3,410	73

*Table 2c – Land Registry Sold Prices Quartile Analysis –Worthing borough Re-Sales  
Updated Average Price per m<sup>2</sup> by Ward*

Ward	LQ	1Q	3Q	HQ
Castle	£2,093	£3,246	£3,826	£5,277
Central	£2,096	£2,928	£3,780	£5,555
Goring	£2,316	£2,715	£2,875	£5,120
Heene	£2,118	£2,866	£3,417	£5,138
Marine	£2,397	£3,427	£4,424	£6,495
Northbrook	£2,733	£3,148	£4,192	£6,777
Offington	£2,117	£3,094	£3,857	£4,603
Salvington	£2,141	£3,153	£3,976	£7,575
Tarring	£2,098	£3,077	£3,861	£5,651

*Table 2d – Land Registry Sold Prices Review Analysis – Worthing borough Re-Sales*

*‘Heat map analysis – Yellow/red = higher values Blue/green = Lower values*



### **3.7 New-Build Housing Asking Price Research**

- 3.7.1 Tables 3a and 3b below provide information on new-build properties for sale as in August 2019 as found through web-searching, including from [www.rightmove.co.uk](http://www.rightmove.co.uk); various house builders' & estate agents' websites and associated / follow-up enquiries as relevant.
- 3.7.2 The noted property sizes are as supplied with the agent's / developer's details or, where those were not stated, as per DSP's estimates – e.g. from agents' or other floor plans / dimensions (*Note: estimated dwelling sizes are shown in italics; Agent's or others' quoted property size details in non-italics*).
- 3.7.3 The final column showing a 5% deduction to the stated (i.e. advertised) 'price per m<sup>2</sup>' is intended to recognise that there will usually be an adjustment between marketing and sale price.

*See Table 3a on following page.*

Table 3a - Available new-build property – as marketed at the time of research

Address	Town	Ward	Description	Sale price	Size M2	Price £/M2	Sale price 5% less	Price £/M2 5% less
<b>Offington</b>								
Mill Lane	Worthing	Offington	4 bed detached	£700,000	144.1	£4,858	£665,000	£4,615
Rectory Gardens	Worthing	Offington	4 bed terraced	£415,000	131.3	£3,161	£394,250	£3,003
Findon Road	Worthing	Offington	3 bed terraced	£335,000	115.8	£2,893	£318,250	£2,748
Findon Road	Worthing	Offington	3 bed terraced	£335,000	115.8	£2,893	£318,250	£2,748
Findon Road	Worthing	Offington	3 bed terraced	£335,000	115.8	£2,893	£318,250	£2,748
Rectory Gardens	Worthing	Offington	5 bed terraced	£415,000	145	£2,862	£394,250	£2,719
<b>Average</b>				<b>£422,500</b>	<b>128</b>	<b>£3,302</b>	<b>£401,375</b>	<b>£3,137</b>
<b>Selden</b>								
South Street	Worthing	Selden	2 bed flat	£330,000	101	£3,267	£313,500	£3,104
<b>Average</b>				<b>£330,000</b>	<b>101</b>	<b>£3,267</b>	<b>£313,500</b>	<b>£3,104</b>
<b>Central</b>								
Brighton Road	Worthing	Central	3 bed flat	£1,325,000	162	£8,179	£1,258,750	£7,770
Brighton Road	Worthing	Central	2 bed flat	£785,000	103	£7,621	£745,750	£7,240
Brighton Road	Worthing	Central	2 bed flat	£610,000	103	£5,922	£579,500	£5,626
Brighton Road	Worthing	Central	3 bed flat	£850,000	145	£5,862	£807,500	£5,569
Brighton Road	Worthing	Central	2 bed flat	£600,000	104	£5,769	£570,000	£5,481
South Street	Worthing	Central	2 bed flat	£525,000	101	£5,198	£498,750	£4,938
Lennox Road	Worthing	Central	1 bed flat	£225,000	45	£5,000	£213,750	£4,750
Brighton Road	Worthing	Central	2 bed flat	£500,000	104	£4,808	£475,000	£4,567
South Street	Worthing	Central	2 bed flat	£465,000	101	£4,604	£441,750	£4,374
Lennox Road	Worthing	Central	1 bed flat	£205,000	47	£4,362	£194,750	£4,144

Address	Town	Ward	Description	Sale price	Size M2	Price £/M2	Sale price 5% less	Price £/M2 5% less
South Street	Worthing	Central	2 bed flat	£450,000	104	£4,327	£427,500	£4,111
Lennox Road	Worthing	Central	1 bed flat	£195,000	47	£4,149	£185,250	£3,941
Lennox Road	Worthing	Central	1 bed flat	£190,000	46	£4,130	£180,500	£3,924
Brighton Road	Worthing	Central	2 bed flat	£375,000	91	£4,121	£356,250	£3,915
Lennox Road	Worthing	Central	2 bed flat	£225,000	55	£4,091	£213,750	£3,886
Brighton Road	Worthing	Central	2 bed flat	£475,000	118	£4,025	£451,250	£3,824
Brighton Road	Worthing	Central	2 bed flat	£330,000	82	£4,024	£313,500	£3,823
Brighton Road	Worthing	Central	2 bed flat	£400,000	106	£3,774	£380,000	£3,585
Brighton Road	Worthing	Central	2 bed flat	£400,000	107	£3,738	£380,000	£3,551
Brighton Road	Worthing	Central	2 bed flat	£340,000	92	£3,696	£323,000	£3,511
Lyndhurst Road	Worthing	Central	2 bed terraced	£325,000	94.8	£3,428	£308,750	£3,257
Lennox Road	Worthing	Central	2 bed flat	£285,000	85	£3,353	£270,750	£3,185
Saw Mill Place	Worthing	Central	3 bed terraced	£375,000	112.9	£3,322	£356,250	£3,155
Saw Mill Place	Worthing	Central	3 bed terraced	£375,000	112.9	£3,322	£356,250	£3,155
Lennox Road	Worthing	Central	2 bed flat	£260,000	80	£3,250	£247,000	£3,088
Lennox Road	Worthing	Central	2 bed flat	£255,000	79	£3,228	£242,250	£3,066
Lyndhurst Road	Worthing	Central	2 bed terraced	£300,000	94.8	£3,165	£285,000	£3,006
Lyndhurst Road	Worthing	Central	2 bed terraced	£300,000	94.8	£3,165	£285,000	£3,006
Marine Place	Worthing	Central	2 bed terraced	£259,950	85.9	£3,026	£246,953	£2,875
Marine Place	Worthing	Central	1 bed terraced	£199,950	76.1	£2,627	£189,953	£2,496
<b>Average</b>				<b>£413,497</b>	<b>92.6</b>	<b>£4,463</b>	<b>£392,822</b>	<b>£4,240</b>
<b>Heene</b>								

Address	Town	Ward	Description	Sale price	Size M2	Price £/M2	Sale price 5% less	Price £/M2 5% less
Adur Lofts	Worthing	Heene	1 bed flat	£220,000	45	£4,889	£209,000	£4,644
Adur Lofts	Worthing	Heene	1 bed flat	£220,000	45	£4,889	£209,000	£4,644
Buckingham Road	Worthing	Heene	1 bed flat	£210,000	54	£3,889	£199,500	£3,694
Buckingham Road	Worthing	Heene	2 bed flat	£255,000	66	£3,864	£242,250	£3,670
Buckingham Road	Worthing	Heene	2 bed flat	£255,000	67	£3,806	£242,250	£3,616
Adur Lofts	Worthing	Heene	2 bed flat	£255,000	69	£3,696	£242,250	£3,511
Adur Lofts	Worthing	Heene	2 bed flat	£255,000	69	£3,696	£242,250	£3,511
Buckingham Road	Worthing	Heene	2 bed flat	£255,000	69	£3,696	£242,250	£3,511
Tarring Road	Worthing	Heene	2 bed flat	£225,000	70	£3,214	£213,750	£3,054
<b>Average</b>				<b>£238,889</b>	<b>61.6</b>	<b>£3,881</b>	<b>£226,944</b>	<b>£3,687</b>
<b>Tarring</b>								
Parkfield Road	Worthing	Tarring	2 bed flat	£274,950	54	£5,092	£261,203	£4,837
Parkfield Road	Worthing	Tarring	2 bed flat	£274,950	54	£5,092	£261,203	£4,837
Parkfield Road	Worthing	Tarring	2 bed flat	£279,950	58	£4,827	£265,953	£4,585
Parkfield Road	Worthing	Tarring	2 bed flat	£279,950	58	£4,827	£265,953	£4,585
Parkfield Road	Worthing	Tarring	2 bed flat	£289,950	64	£4,530	£275,453	£4,304
Parkfield Road	Worthing	Tarring	2 bed flat	£279,950	62	£4,515	£265,953	£4,290
Parkfield Road	Worthing	Tarring	2 bed flat	£279,950	62	£4,515	£265,953	£4,290
Parkfield Road	Worthing	Tarring	2 bed flat	£284,950	64	£4,452	£270,703	£4,230
Parkfield Road	Worthing	Tarring	2 bed flat	£284,950	64	£4,452	£270,703	£4,230



Address	Town	Ward	Description	Sale price	Size M2	Price £/M2	Sale price 5% less	Price £/M2 5% less
Parkfield Road	Worthing	Tarring	2 bed flat	£284,950	64	£4,452	£270,703	£4,230
Parkfield Road	Worthing	Tarring	2 bed flat	£284,950	64	£4,452	£270,703	£4,230
Parkfield Road	Worthing	Tarring	1 bed flat	£189,950	44	£4,317	£180,453	£4,101
Parkfield Road	Worthing	Tarring	1 bed flat	£189,950	44	£4,317	£180,453	£4,101
Parkfield Road	Worthing	Tarring	2 bed flat	£289,950	68	£4,264	£275,453	£4,051
Parkfield Road	Worthing	Tarring	2 bed flat	£289,950	68	£4,264	£275,453	£4,051
Parkfield Road	Worthing	Tarring	2 bed flat	£289,950	70	£4,142	£275,453	£3,935
Parkfield Road	Worthing	Tarring	1 bed flat	£194,950	49	£3,979	£185,203	£3,780
Parkfield Road	Worthing	Tarring	1 bed flat	£194,950	49	£3,979	£185,203	£3,780
<b>Average</b>				<b>£263,283</b>	<b>58.9</b>	<b>£4,471</b>	<b>£250,119</b>	<b>£4,247</b>
<b>Marine</b>								
Sea Place	Worthing	Marine	2 bed flat	£450,000	72	£6,250	£427,500	£5,938
Sea Place	Worthing	Marine	2 bed flat	£450,000	73.5	£6,122	£427,500	£5,816
Sea Place	Worthing	Marine	2 bed flat	£399,950	73.5	£5,441	£379,953	£5,169
<b>Average</b>				<b>£433,317</b>	<b>73</b>	<b>£5,936</b>	<b>£411,651</b>	<b>£5,639</b>
<b>Goring</b>								
Goring Road	Worthing	Goring	3 bed terraced	£325,000	111	£2,928	£308,750	£2,782
Goring Road	Worthing	Goring	3 bed terraced	£325,000	111	£2,928	£308,750	£2,782
Goring Road	Worthing	Goring	3 bed terraced	£335,000	115	£2,913	£318,250	£2,767
Goring Road	Worthing	Goring	3 bed terraced	£335,000	115	£2,913	£318,250	£2,767
Goring Road	Worthing	Goring	3 bed terraced	£325,000	114	£2,851	£308,750	£2,708
Goring Road	Worthing	Goring	3 bed terraced	£325,000	114	£2,851	£308,750	£2,708
Goring Road	Worthing	Goring	3 bed terraced	£335,000	118	£2,839	£318,250	£2,697

Address	Town	Ward	Description	Sale price	Size M2	Price £/M2	Sale price 5% less	Price £/M2 5% less
Goring Road	Worthing	Goring	3 bed terraced	£335,000	118	£2,839	£318,250	£2,697
<b>Average</b>				<b>£330,000</b>	<b>114.5</b>	<b>£2,882</b>	<b>£313,500</b>	<b>£2,738</b>
<b>Northbrook</b>								
Fulbeck Avenue	Worthing	Northbrook	3 bed detached	£345,000	85.2	£4,049	£327,750	£3,847
Fulbeck Avenue	Worthing	Northbrook	4 bed detached	£435,000	125.5	£3,466	£413,250	£3,293
Fulbeck Avenue	Worthing	Northbrook	4 bed detached	£370,000	107.1	£3,455	£351,500	£3,282
Moore Close	Worthing	Northbrook	4 bed detached	£464,995	136.5	£3,407	£441,745	£3,236
Moore Close	Worthing	Northbrook	3 bed detached	£359,995	110	£3,273	£341,995	£3,109
Moore Close	Worthing	Northbrook	4 bed semi-detached	£384,995	138.1	£2,788	£365,745	£2,648
Moore Close	Worthing	Northbrook	4 bed semi-detached	£354,995	137.2	£2,587	£337,245	£2,458
<b>Average</b>				<b>£387,854</b>	<b>119.9</b>	<b>£3,234</b>	<b>£368,462</b>	<b>£3,072</b>

3.7.4 Table 3b below provides an overall analysis of the above new-build properties data showing adjusted average values per m<sup>2</sup> (sorted by the highest to lowest) by ward.

*Table 3b —Worthing borough Available New-Build Property August 2019  
Adjusted Average Price per m<sup>2</sup> by Ward*

Ward area	Average price 5% less	Average £/M2 5% less	Data sample
Offington	£401,375	£3,137	6
Selden	£313,500	£3,104	1
Central	£392,822	£4,240	30
Heene	£226,944	£3,687	9
Tarring	£250,119	£4,247	18
Marine	£411,651	£5,639	3
Goring	£313,500	£2,738	8
Northbrook	£368,462	£3,072	7

### 3.8 Bayside (seaside) Flats Values Research

Plot number	Bedrooms	Price	Size M2	Price £/M2	Price 5% less	Price £/M2 5% less
Plot 64	2 bedrooms	£800,000	101	£7,921	£760,000	£7,525
Plot 49	2 bedrooms	£700,000	101	£6,931	£665,000	£6,584
Plot 121	3 bedrooms	£850,000	145	£5,862	£807,500	£5,569
Plot 36	2 bedrooms	£600,000	104	£5,769	£570,000	£5,481
Plot 107	2 bedrooms	£450,000	85	£5,294	£427,500	£5,029
Plot 30	2 bedrooms	£400,000	78	£5,128	£380,000	£4,872
Plot 19	2 bedrooms	£525,000	111	£4,730	£498,750	£4,493
Plot 98	2 bedrooms	£375,000	84	£4,464	£356,250	£4,241
Plot 5	1 bedroom	£245,000	55	£4,455	£232,750	£4,232
Plot 4	2 bedrooms	£475,000	113	£4,204	£451,250	£3,993
Plot 76	2 bedrooms	£320,000	82	£3,902	£304,000	£3,707
<b>Average</b>		<b>£521,818</b>	<b>96</b>	<b>£5,420</b>	<b>£495,727</b>	<b>£5,149</b>

3.8.1 DSP conducted extra values research alongside the sea front to compare how the values differentiate between closer to the coast and further inland. From our research shown above, it shows a clear pattern that values closer to the sea are higher than “main land” values, this may be because most dwellings nearer the sea may be purchased as a potential holiday home, rather than permanent residency. However, there was limited data so it may affect the overall average compared to our Land Registry and Rightmove data sets.

### 3.9 Zoopla Average Values Heat Map

3.9.1 The Zoopla sourced indicative, high-level “heat” map at Figure 4 below provides an indication as to the variable strength of residential values in the Worthing borough at the point of finalising our assessment. The “cooler” colours (green / blue) indicate the general extent of lower values, relative to the “warmer” colours (through yellow to red) indicating house prices generally moving to or at higher levels.



Figure 4 – Zoopla Heat Map Overview November 2019

### 3.10 Residential 'Value Levels' – collective assumption overview

3.10.1 Overall, for the purposes of this latest update for the strategic overview of development viability for this Viability Assessment, we decided to focus our appraisals around the following values range – represented by what we refer to as Value Levels (VLs) 1-8+ indicative by location, all in accordance with the extensive research values analysis outlined above. See the following table 4 below (note: table also included for ease of reference in Appendix I). Above all, this shows the scale of values as well as the variation of those values seen in different parts of the borough. At the time of running the appraisal process in September / October, we consider typical property values in the borough to fall within the overall VLs range of £2,750 - £5,000/m<sup>2</sup> - i.e. approximately £255 to £465+/sq. ft.

3.10.2 As in all areas, values are always mixed to some extent - within particular localities and even within sites. The table below assumes the following dwelling gross internal floor areas (these are purely for the purpose of the above market dwelling price illustrations) for the 'standard' scenario set. However, we also considered larger single houses and sheltered housing.

- 1-bed flat at 50 sq. m (543 sq. ft.)
- 2-bed flat at 70 sq. m (753 sq. ft.)
- 2-bed house at 79 sq. m (914 sq. ft.)
- 3-bed house at 100 sq. m (1076 sq. ft.)
- 4-bed house at 130 sq. m (1398 sq. ft.)

Table 5: Value Levels – set out fully in Appendix I.

Market Value (MV) - Private	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8+
Property Type	<< Lowest end re-sale values		Typical new build values range				Upper-end new build / re-sale values (waterside / sea-view properties provide values greater than >VL8+)	
<b>1-bed flat</b>	£137,500	£150,000	£162,500	£175,000	£187,500	£200,000	£225,000	£250,000
<b>2-bed flat</b>	£192,500	£210,000	£227,500	£245,000	£262,500	£280,000	£315,000	£350,000
<b>2-bed house</b>	£217,250	£237,000	£256,750	£276,500	£296,250	£316,000	£355,500	£395,000
<b>3-bed house</b>	£275,000	£300,000	£325,000	£350,000	£375,000	£400,000	£450,000	£500,000
<b>4-bed house</b>	£357,500	£390,000	£422,500	£455,000	£487,500	£520,000	£585,000	£650,000
<b>MV (£ / m<sup>2</sup>)</b>	<b>£2,750</b>	<b>£3,000</b>	<b>£3,250</b>	<b>£3,500</b>	<b>£3,750</b>	<b>£4,000</b>	<b>£4,500</b>	<b>£5,000</b>

Table 6: Indicative Localities of VL's as set out in Appendix I.

VL 1	£2,750	Lower End New Build Values						
VL 2	£3,000							
VL 3	£3,250	Typical New Build Values	Northbrook (CZ1) Heene (CZ1) Marine (CZ1) Tarring (CZ1)	Broadwater (CZ2)	Durrington (CZ1) Salvington (CZ1)	Castle (CZ2) Central (CZ1) Selden (CZ2)	Gaisford (CZ2)	Offington (CZ1) Goring (CZ1)
VL 4	£3,500							
VL 5	£3,750							
VL 6	£4,500							
VL 7	£4,500	Upper End New Build Values						
VL 8	£5,000							

Key:-

CZ1 = CIL Zone 1 @ £100/sq. m.  
(£122.39/sq. m. indexed)

CZ2 = CIL Zone 2 @ £0/sq. m.

## 4.0 Retirement, Sheltered and Extra Care Housing Research

- 4.1 At the time of the original research there was limited new-build Retirement Housing (including Sheltered and Extra Care schemes) available for sale within the borough.
- 4.2 DSP's significant experience of carrying out site specific viability reviews on numerous such schemes, led us to test Retirement / Sheltered Housing at the same overall upper range of values as used for the traditional market housing appraisals (£4,500 - £5,500/m<sup>2</sup> (VLs 8-11)).
- 4.3 From wider experience, we would generally expect Retirement / Sheltered Housing values to be representative of the upper end of this overall range; even this could be considered conservative in our view.
- 4.4 Additional research was carried out when finalising the latest assessment using the individual developer's website 'McCarthy & Stone'. Again, the number of available new-build properties for sale within the borough's boundaries was low, but we have shown the results in Table 6 below.

*Table 7 – Retirement / Sheltered / Extra Care Housing Values Research November 2019*

Address	Property No.	Description	Sale price	Size M2	Price £/M2
Neptune House, Heene Road, Worthing	Property 57	1 bedroom flat	£331,000	50.8	£6,516
Neptune House, Heene Road, Worthing	Property 36	1 bedroom flat	£326,000	50.8	£6,417
Neptune House, Heene Road, Worthing	Property 51	1 bedroom flat	£326,000	50.8	£6,417
Neptune House, Heene Road, Worthing	Property 60	1 bedroom flat	£326,000	50.8	£6,417
Neptune House, Heene Road, Worthing	Property 21	1 bedroom flat	£322,000	50.8	£6,339
Neptune House, Heene Road, Worthing	Property 7	1 bedroom flat	£321,000	50.8	£6,319



Address	Property No.	Description	Sale price	Size M2	Price £/M2
Neptune House, Heene Road, Worthing	Property 35	1 bedroom flat	£321,000	50.8	£6,319
Neptune House, Heene Road, Worthing	Property 56	1 bedroom flat	£321,000	50.8	£6,319
Neptune House, Heene Road, Worthing	Property 8	1 bedroom flat	£326,000	52.4	£6,221
Neptune House, Heene Road, Worthing	Property 26	1 bedroom flat	£315,000	50.8	£6,201
Neptune House, Heene Road, Worthing	Property 11	1 bedroom flat	£299,000	51.1	£5,851
Triton House, Heene Road, Worthing	Property 34	1 bedroom flat	£290,000	49.9	£5,812
Neptune House, Heene Road, Worthing	Property 37	2 bedroom flat	£351,000	60.5	£5,802
Neptune House, Heene Road, Worthing	Property 52	2 bedroom flat	£350,000	60.5	£5,785
Triton House, Heene Road, Worthing	Property 25	1 bedroom flat	£285,000	49.9	£5,711
Triton House, Heene Road, Worthing	Property 16	1 bedroom flat	£280,000	49.9	£5,611
Neptune House, Heene Road, Worthing	Property 23	1 bedroom flat	£321,000	57.3	£5,602
Neptune House, Heene Road, Worthing	Property 24	1 bedroom flat	£321,000	57.3	£5,602
Neptune House, Heene Road, Worthing	Property 29	1 bedroom flat	£321,000	57.3	£5,602
Neptune House, Heene Road, Worthing	Property 38	1 bedroom flat	£321,000	57.3	£5,602
Neptune House, Heene Road, Worthing	Property 39	1 bedroom flat	£321,000	57.3	£5,602

Address	Property No.	Description	Sale price	Size M2	Price £/M2
Neptune House, Heene Road, Worthing	Property 43	1 bedroom flat	£321,000	57.3	£5,602
Neptune House, Heene Road, Worthing	Property 53	1 bedroom flat	£321,000	57.3	£5,602
Neptune House, Heene Road, Worthing	Property 54	1 bedroom flat	£321,000	57.3	£5,602
Neptune House, Heene Road, Worthing	Property 16	2 bedroom flat	£366,000	65.4	£5,596
Neptune House, Heene Road, Worthing	Property 17	2 bedroom flat	£366,000	65.4	£5,596
Neptune House, Heene Road, Worthing	Property 31	2 bedroom flat	£366,000	65.4	£5,596
Neptune House, Heene Road, Worthing	Property 45	2 bedroom flat	£366,000	65.4	£5,596
Neptune House, Heene Road, Worthing	Property 18	2 bedroom flat	£366,000	65.9	£5,554
Neptune House, Heene Road, Worthing	Property 32	2 bedroom flat	£366,000	65.9	£5,554
Neptune House, Heene Road, Worthing	Property 47	2 bedroom flat	£366,000	65.9	£5,554
Neptune House, Heene Road, Worthing	Property 4	1 bedroom flat	£315,000	57.3	£5,497
<b>Average</b>			<b>£329,219</b>	<b>56.5</b>	<b>£5,832</b>

## 5.0 Commercial Market information, rents and yields

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### 5.1 Example sources used:

- CoStar searches for retail (all types, including larger supermarkets and convenience stores), offices, industrial / warehousing, distribution warehousing together with hotel data where available. This information comprises both lease and sales comparables within the borough (www.costar.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 surroundings – indications / examples.

### 5.2 RICS Commercial Property Market Survey Q2 2019

5.2.1 The full report is available at: [www.rics.org/uk/news-insight/research/market-surveys/uk-commercial-market-survey/q2-2019](http://www.rics.org/uk/news-insight/research/market-surveys/uk-commercial-market-survey/q2-2019).

5.2.2 Headline reads: *'Retail pressure shows no signs of abating'*.

- *'Rents and capital values expected to fall further across prime and secondary retail markets.'*
- *'Demand continues to outstrip supply in the industrial sector.'*
- *'Slim majority of respondents feel the market is in a downturn.'*

5.2.3 Report extracts:

5.2.4 *'The Q2 2019 RICS UK Commercial Property Market Survey results show the well-established trends of recent quarters remain firmly in place. Indeed, the retail sector continues to display firmly negative sentiment in the face of the structural shift towards increased online spending. Meanwhile, solid demand growth is still being reported across the industrial sector, with this pattern evident across all parts of the UK.'*

- 5.2.5 *'In terms of the occupier market, the tenant demand indicator remained in the negative territory for a fifth quarter in succession at the headline level. Even so, the net balance reading of -59% in the retail sector was again responsible for pulling the all-sector average below zero. In the office sector, respondents cited little change in occupier demand over the quarter, while tenant enquiries for industrial space continue to rise smartly.'*
- 5.2.6 *'Given this, the availability of vacant industrial space fell back once more during Q2, although the pace of decline has slowed over the past year. At the same time, the availability of office space edged up for a third successive report. Unsurprisingly, the retail sector posted the most significant rise in availability, with a net balance of +52% of survey participants reporting an increase (the most elevated figure since Q2 2009). As a result, both retail and office landlords raised the value of incentive packages on offer to tenants, with the increase most pronounced for the former.'*
- 5.2.7 *'At the headline level, near term rental expectations were broadly unchanged compared with Q1 (net balance -7% compared with -9% previously). As such, this measure continues to suggest all-sector rents will dip marginally over the coming months. That said, all of the negativity is stemming from the retail sector, which posted a net balance of -53%, while the outlook appears relatively flat for office rents (net balance +2%). Meanwhile, contributors envisage the industrial sector delivering further solid near-term rental growth.'*
- 5.2.8 *'Regarding the next twelve months, respondents continue to foresee prime industrial rents rising by roughly 3%, with expectations for secondary slightly more modest, standing around 1.5%. For prime offices, approximately 2% rental growth is expected, while the outlook remains flat to marginally negative for secondary office rent. On the same basis, prime and secondary retail rents are seen falling by around 3.5% and 7% respectively.'*
- 5.2.9 *'When disaggregated, the results show a similar contrast between the prime and secondary office sectors in London. Whereas prime office rents are seen increasing by 1.5% across the capital over the next twelve-months, rents for secondary office space are seen falling by 1%. Elsewhere, the regional outlook remains very similar to that at the national level, with both prime and industrial sector rents expected to rise right*

*across the UK. At the other end of the spectrum, rental expectations for the retail sector (both prime and secondary) remain comfortably negative within all areas.'*

- 5.2.10 *'In each quarter since the Brexit vote took place, survey participants have been asked if they have seen any evidence of firms looking to relocate at least some part of their business as a result. In Q2, 32% stated they had seen some evidence of this, unchanged from Q1, but up from 23% six months ago. Going forward, a slim majority (52%) of respondents nationally do expect relocations to occur although this will very much depend on how the Brexit process unfolds from this point.'*
- 5.2.11 *'In terms of investor demand, the headline net balance came in at -9%, slightly less negative than in Q1 (-15%). Beneath this figure, growth in the industrial sector was offset by a fall in demand for retail units, while the trend was flat for offices.'*
- 5.2.12 *'For the third quarter in a row, demand from overseas investors fell, to a greater or lesser degree, across all areas of the market. Alongside this, the supply of property available on the sales market held steady at the headline level, although an increase was reported across the retail sector.'*
- 5.2.13 *'Over the next twelve-months, respondents foresee a further solid growth in capital values across the prime industrial and office sectors. Secondary industrial assets are also anticipated to chalk up further, albeit modest, gains although the outlook is broadly flat for secondary offices. In contrast, retail capital value projections remain entrenched in negative territory.'*
- 5.2.14 *'From a regional perspective, the East Midlands, along with Scotland and Northern Ireland returned the most elevated expectations for capital value growth in the prime office sector. At the same time, the East Midlands, Scotland and the West Midlands display the firmest assessment on the outlook for prime industrial values for the coming year. Conversely, retail capital values are anticipated to decline at the sharpest pace in the North East and Greater London in the next twelve-months.'*
- 5.2.15 *'Meanwhile, 53% of respondents nationally feel the market is in some stage of a downturn (with this proportion virtually unchanged over the past three quarters). The share of contributors taking this view is slightly higher in London, at 63%. Nevertheless, over 50% of respondents also feel the market is turning down in the East Midlands,*

*East Anglia, Scotland, the South East and the South West. Nevertheless, the overall outlook for the market is still consistent with a ‘soft landing’ at this stage.’*

### 5.3 Savills: Commercial Market in Minutes (August 2019)

5.3.1 The full report is available at:

[www.savills.co.uk/research\\_articles/229130/287863/market-in-minutes-uk-commercial-august-2019](http://www.savills.co.uk/research_articles/229130/287863/market-in-minutes-uk-commercial-august-2019).

5.3.2 Headline reads: *‘Continued volatility in the market leading to a swing towards prime.’*

5.3.3 Report extracts:

- *‘The broad trend last month was mainly one of more of the same, with yields rising a quarter-point across retail warehousing and leisure. This brings our average prime yield to 4.90%, its highest level since November 2016.’*
- *‘We expect this trend to continue for the remainder of this year, as while opportunistic investors are becoming increasingly active studies of the UK retail market, transactional volumes remain at near-record lows as they wait to strike at the “right place”.’*

Savills prime yields

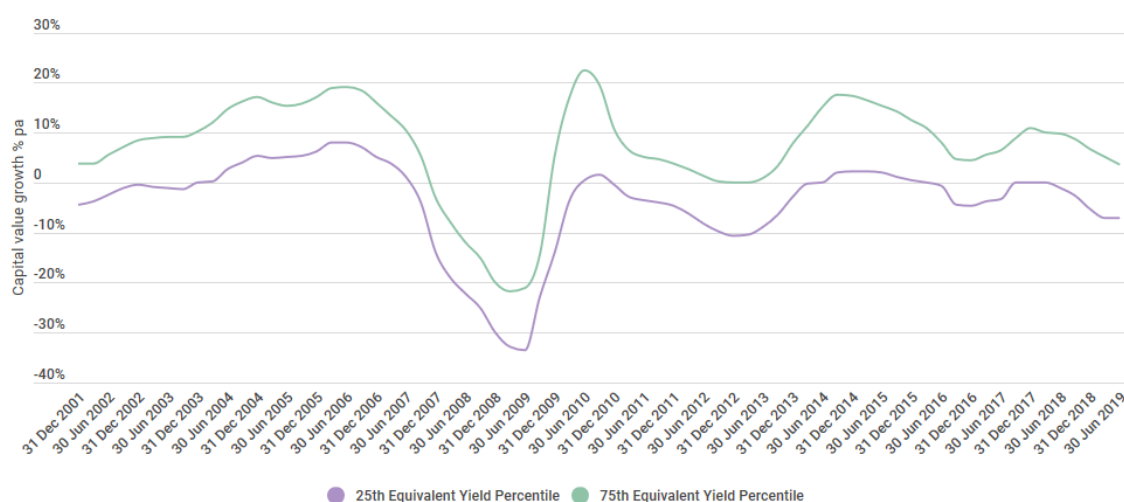
	July 2018	June 2019	July 2019
West End Offices	3.25%	3.75%	3.75%
City Offices	4.00%	4.25%	4.00%
Offices M25	5.00%	5.00%	5.00%
Provincial Offices	4.75%	4.75%	4.75%
High Street Retail	4.25%	5.00%	5.00%
Shopping Centres	5.00%	5.50%	5.50%
Retail Warehouse ( Open A1)	5.25%	6.00%	6.25%
Retail Warehouse (Restricted)	5.50%	6.25%	6.50%
Foodstores (OMR)	4.50%	4.75%	4.75%
Ind/Distribution (OMR)	4.25%	4.25%	4.25%
Industrial Multi-lets	4.00%	4.00%	4.00%
Leisure Parks	5.25%	5.50%	5.75%
Regional Hotels	4.25%	4.25%	4.25%

- *‘The one exception to the trend of the last 12 months was in the City of London office market, where we have moved the prime yield down from 4.25% in June*

to 4.00% in July. This move has been supported by the sale of 8 Finsbury Circus to Singapore based Stamford Land for £260m, representing a net initial yield of 4%. The depth of interest and the eventual price achieved on this asset indicates that there is still a significant depth of demand for prime London assets, which may well be boosted in the second half of 2019 by the recent weakening of sterling.

- ‘This swing towards prime is echoed by the trends from the latest MSCI quarterly results, which show a widening performance gap across many sectors between the best and worst asset types and locations.’

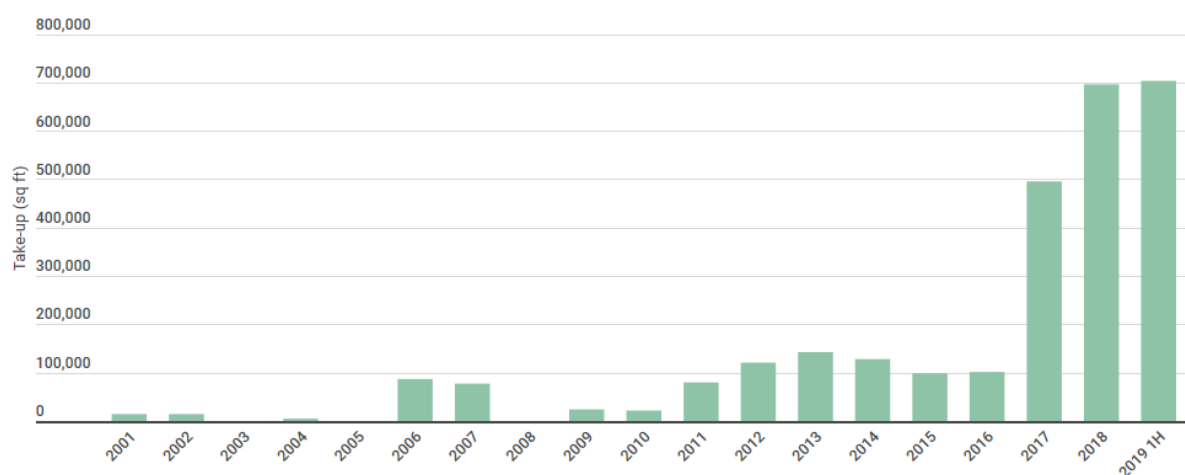
The quality gap is significant with the lowest yielding assets continuing to deliver positive capital value growth



- ‘While take-up in the London office market in the first half of 2019 was down year-on-year (30% in the City and 6% in the West End), the major regional cities have continued to show strong occupational demand against a background of increasingly tight supply.’
- ‘Given that 2018 saw the best ever year of take-up in the top 10 regional cities, it is impressive that this has continued into the first six-months of 2019, with 3.2 sq. ft of take-up (0.3% higher than the same period in 2018).
- ‘This strong tenant demand continues to be led by the TMT sector, which accounted 19% of all regional office take-up in the first half of 2019. However, serviced office providers have become increasingly acquisitive in the regional cities over the last six-months, taking just over 700,000 sq. ft of office space (17% of H1 2019 take-up).’

- *‘We expect this trend to continue in the second half of the year, and into 2020. This is a replication of the trend that has been seen in the central London office market over the last five years, where serviced office provider activity peaked at 18% of take-up in 2017.’*
- *‘The comparative lack of speculative development activity that has taken place in the post-GFC period in the major regional cities has driven Grade A supply to record low levels in some cities. For example, in five of the top ten regional cities, the Grade A availability is now less than one year’s average take-up of prime office space.’*
- *‘The undersupply situation is putting firm upward pressure on prime office rents in many locations, with record-high office rents being achieved in Birmingham, Cambridge, Leeds, Manchester and Oxford.’*

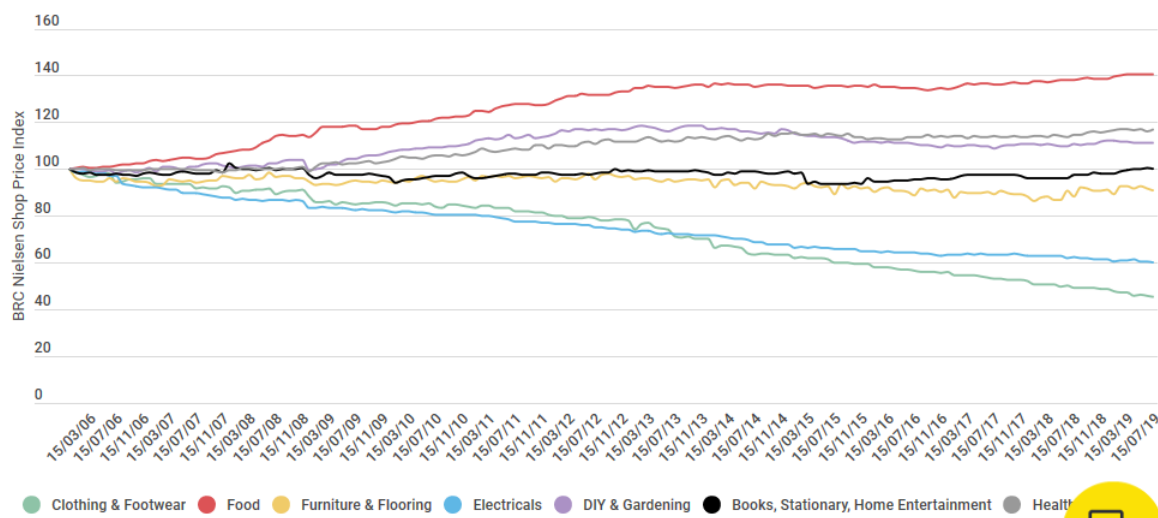
**Serviced office providers** have taken more space in the top regional cities in the first half of 2019 as they did in the whole of 2018



- *‘More has been written in the last few years about the troubles in the retail sector than any other segment of the property market. The focus of blame usually swings from the internet to business rates to greedy landlords, but one area that seldom gets attention is the shopper’s instable demand for a bargain. The rise of fast fashion (a trend that seems at odds with the rise in interest in CSR), has led to huge price competition in the fashion space, which has been further intensified by competition from online retail. This trend is exemplified by the most recent BRC Nielsen shop price indices, which show that since December 1995 Clothing & Footwear prices have fallen by 55%. This, more than any other statistic, might explain why there has been such significant downward pressure on store portfolios and rents in recent years.’*



We love a bargain and some of retail property's malaise could be attributed to falling Clothing & Footwear prices



### 5.4 Knight Frank - Investment Yield Guide (August 2019)

5.4.1 The full report is available at: [www.knightfrank.co.uk/research/investment-yield-guide-august-2019-6394.aspx](http://www.knightfrank.co.uk/research/investment-yield-guide-august-2019-6394.aspx).

5.4.2 Table 8 below provides an extract from the most recent table of investment yields (driving the capitalisation of rents).

Table 8 – Knight Frank Yield Guide (August 2019)

Sector	Aug-19	Market Sentiment
<b>High Street Retail</b>		
Bond Street	2.50% - 2.75%	Negative
Oxford Street	2.75% - 3.00%	Negative
Prime Shops	5.00%	Negative
Regional Cities	5.50% +	Negative
Good Secondary	6.75% - 7.00%	Negative
Secondary Tertiary	10.00% ++	Negative
<b>Shopping Centres</b>		
Regionally Dominant (£200+ psf Zone A)	5.25%	Negative
Dominant Prime	6.50%	Negative
Town Dominant	8.50%	Negative
Secondary	10.00%	Negative
<b>Out of Town Retail</b>		
Open A1/Fashion Parks	6.00%	Negative
Secondary Open A1 Parks	7.50%	Negative

Sector	Aug-19	Market Sentiment
Bulky Goods Parks	6.00% +	Negative
Secondary Bulky Goods Parks	7.50% +	Negative
Solus Open A1	5.25% - 5.50%	Negative
Solus Bulky (c.50,000 sq. ft. let to strong covenant)	5.75% - 6.00%	Negative
<b>Leisure</b>		
Leisure Parks	5.25%	Stable
<b>Specialist Sectors</b>		
Dept. Stores Prime (with fixed uplifts)	8.00%	Negative
Car Showrooms (20yrs with fixed uplifts & manufacturer covenant)	4.50%	Stable
Car Showrooms (20yrs with fixed uplifts & dealer covenant)	3.50%	Stable
Budget Hotels	4.00%	Stable
Student Accommodation (Prime London - direct let)	4.00%	Positive
Student Accommodation (Prime Regional - direct let)	5.25%	Positive
Student Accommodation (Prime London - 25yr lease Annual RPI)	3.50%	Stable
Student Accommodation (Prime Regional - 25yr lease Annual RPI)	3.75%	Stable
Healthcare (Elderly Care 30 yrs indexed linked reviews)	3.75%	Positive
<b>Foodstores</b>		
Annual RPI increases (IY) (25-year income)	4.25% -	Positive
Open market reviews	4.75% -	Positive
<b>Warehouse &amp; Industrial Space</b>		
Prime Distribution/Warehousing (20yr income (with fixed uplifts IY)))	4.00%	Stable
Prime Distribution/Warehousing (15yr income)	4.25%	Stable
Secondary Distribution (10-year income)	5.00%	Negative
SE Estate (exc London & Heathrow)	4.00%	Stable
Good Modern RoUK Estate	4.50%	Stable
Secondary Estates	6.00% +	Stable
<b>Offices</b>		
City Prime	4.25%	Stable
West End Prime	3.50% - 3.75%	Stable
Major Regional Cities	4.00% - 4.25%	Stable
SE Towns	4.75%	Stable
Business Parks (SE)	5.00%	Stable
<b>Bonds &amp; Rates</b>		
Libor 3 months (06/02/2018)	0.77%	
Base Rate (06/02/2018)	0.75%	
5-year swap rates (06/02/2018)	0.63%	
10-year gilts redemption yield (06/02/2018)	0.52%	

## 6.0 Commercial Property Values Research

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6.1 The information as outlined in the following section is based on researching data as far as available reflecting property within the Worthing borough, covering the following types: -

- Shops / premises
- Retail Warehousing
- Supermarkets
- Offices
- Industrial Warehousing

6.2 Our commercial rent assumptions are set based on a range of data sources as detailed throughout this report.

### 6.3 Commercial Values Data – CoStar

6.3.1 DSP subscribes to the commercial property data resource ‘CoStar’ and here we include relevant extracts, again as far as available, for the Council’s area. Summary reporting analysis for both lease and sales comparables is provided; combined with the full data extract to be found at the end of this Appendix. CoStar is a market leading commercial property intelligence resource used and informed by a wide range of Agents and other property firms, to provide commercial real estate information and analytics. CoStar conducts extensive, ongoing research to provide and maintain a comprehensive database of commercial and real estate information where subscribers are able to analyse, interpret and gain insight into commercial property values and availability, as well as general commercial market conditions.

6.3.2 The CoStar sourced research is based on available lease comparables within the Worthing borough covering retail (all types), offices and industrial / warehousing over the last 5 years. Figures 9a – 9c below provide the analysis summary, with the full data set provided at the rear of this Appendix.

*Figure 9a – CoStar Lease Comparables – Retail (5 years)*

	<b>Deals</b>	<b>Asking Rent Per SF</b>	<b>Achieved Rent Per SF</b>	<b>Avg. Months On Market</b>	
	<b>27</b>	<b>£14.45</b>	<b>£14.11</b>	<b>16</b>	
Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	25	£6.61	£14.45	£15.24	£27.44
Achieved Rent Per SF	22	£5.25	£14.11	£14.76	£27.44
Net Effective Rent Per SF	15	£5.05	£13.81	£14.44	£20.68
Asking Rent Discount	20	0.0%	7.6%	1.0%	43.8%
TI Allowance	-	-	-	-	-
Rent Free Months	9	0	3	3	12

*Figure 9b – CoStar Lease Comparables – Offices (5 years)*

	<b>Deals</b>	<b>Asking Rent Per SF</b>	<b>Achieved Rent Per SF</b>	<b>Avg. Months On Market</b>	
	<b>71</b>	<b>£12.91</b>	<b>£12.59</b>	<b>11</b>	
Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	52	£7.67	£12.91	£12.10	£25.00
Achieved Rent Per SF	22	£7.73	£12.59	£12.00	£19.90
Net Effective Rent Per SF	20	£7.61	£12.41	£11.50	£19.90
Asking Rent Discount	14	-79.9%	-0.9%	0.0%	15.8%
TI Allowance	-	-	-	-	-
Rent Free Months	13	0	3	3	11

*Figure 9c – CoStar Lease Comparables – Industrial (5 years)*

	<b>Deals</b>	<b>Asking Rent Per SF</b>	<b>Achieved Rent Per SF</b>	<b>Avg. Months On Market</b>	
	<b>52</b>	<b>£6.33</b>	<b>£5.93</b>	<b>12</b>	
Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	42	£3.42	£6.33	£7.19	£12.75
Achieved Rent Per SF	10	£2.61	£5.93	£6.01	£8.89
Net Effective Rent Per SF	8	£3.30	£5.79	£5.73	£8.30
Asking Rent Discount	5	-0.6%	8.3%	5.5%	28.5%
TI Allowance	-	-	-	-	-
Rent Free Months	3	3	5	6	7

6.3.3 The full CoStar dataset, as summarised in the above tables, has been further analysed (see Table 10 below) to provide a more detailed view of the range of rents in the Worthing submarket across the main commercial property types, as part of the robust assumption setting process.

Table 10: CoStar Summary Analysis – Worthing borough

Type	Worthing - £/sq ft				
	£/sq ft Minimum Average Rental Indications	£/sq ft 1st Quartile Rental Indications	£/sq ft Median Rental Indications	£/sq ft 3rd Quartile Rental Indications	£/sq ft Maximum Average Rental Indications
Retail	£3.39	£21.90	£32.38	£43.58	£137.14
Offices	£15.00	£19.68	£23.35	£25.00	£40.00
Industrial	£3.71	£5.67	£7.61	£10.02	£11.13

Type	Worthing - £/m2				
	£/m2 Minimum Average Rental Indications	£/m2 1st Quartile Rental Indications	£/m2 Median Rental Indications	£/m2 3rd Quartile Rental Indications	£/m2 Maximum Average Rental Indications
Retail	£36.49	£235.71	£348.58	£469.06	£1,476.17
Offices	£161.46	£211.81	£251.29	£269.10	£430.56
Industrial	£39.92	£61.04	£81.93	£107.88	£119.76

#### 6.4 Commercial Values Data - VOA Rating List

6.4.1 In addition to the above we have also reviewed the Valuation Office Agency data (see Table 11 below) providing further analysis and summary of the rents for shops, retail warehouses, supermarkets, convenience stores and offices. Note: the full data set has not been included due to the size.

Table 11: VOA Data Summary – Shops, Offices, Retail Warehousing, Industrial, Supermarkets and Convenience Stores – Worthing borough

Type	£/m2 Minimum Average Rental Indications	£/m2 1st Quartile Rental Indications	£/m2 Median Rental Indications	£/m2 3rd Quartile Rental Indications	£/m2 Maximum Average Rental Indications
Offices	£38	£83	£100	£114	£160
Industrial	£16	£36	£47	£56	£80
Retail Warehousing	£148	£182	£315	£328	£359
Supermarkets	£250	£250	£250	£250	£250
Shops	£31	£109	£149	£199	£993
Convenience Stores	£75	£94	£109	£122	£133

## 7.0 Stakeholder Consultation

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- 7.1 As part of the information gathering process, DSP invited a number of local stakeholders to help contribute by providing local residential / commercial market indications / experiences and values information. This was in order to both invite engagement and to help inform our study assumptions, alongside our own research, with further experience and judgements. It was conducted by way of a survey / pro-forma (containing some suggested assumptions) supplied by email by DSP via the Council for comment. The covering email contained a short introduction about the project, and also explained the type of information we required as well as assuring participants that any information they may provide would be kept in confidence, respecting commercial sensitivities throughout the whole process.
- 7.2 Both development industry stakeholders and locally active Affordable Housing Providers were contacted as part of this process, including liaising with key contacts within the Council.
- 7.3 The response rate was considerably lower overall compared with other similar consultations. A limited response rate is however not unusual for this type of process in DSP's wider experience of undertaking strategic level viability testing. There are a range of sensitivities and aspects involved, which were acknowledged by DSP throughout the process.
- 7.4 However, any information / comments that were provided as a result of this consultation helped to inform and check / support our adopted appraisal assumptions but due to commercial sensitivity and confidentiality they are broadly discussed and anonymised as part of the overall 'Feedback Log' below.

### **Feedback Log**

- 7.5 This was maintained to monitor the response levels and summarise information and soundings such as were collected from the various local agents, developers and others operating in the area and / or nearby areas – including on general market conditions and local variations, residential values and commercial sales / lettings and, where possible, land values together with development costs indications. As noted above,

the information provided to DSP through the consultation process is broadly discussed and anonymised.

- West Worthing apartments range £3,000 - £3,500 Sqm and Findon terraced 3-bed houses average value is £3,000 Sqm.
- Sea front apartments ranging between £4,000 - £5,500 Sqm and non-sea front apartments ranging between £3,000 - £3,500 Sqm.
- Residential developments vary between 10 – 70 units ranging at £300 - £350 per sq. ft.
- Preferred build area is typically in a corridor 1 mile wide from the seafront, stretching across the borough.
- Build costs for residential apartments £150 - £175 per sq. ft. with a build period of 18 months for developments of 20 – 50 units.
- The closest selling comparable scheme for retirement is a Churchill Retirement Living Lodge at Littlehampton which is some 5 miles from Worthing. 1-bed units start from £220,000 (asking) and 2-beds start from £316,000 (asking).
- Incentives must be factored into these prices in order to reflect the discounts which are often applied through the marketing and sales process for this type (Retirement) of housing,

## 8.0 Land Values Economic Context

### 8.1 Savills – Market in Minutes: Residential Development Land Q2 2019

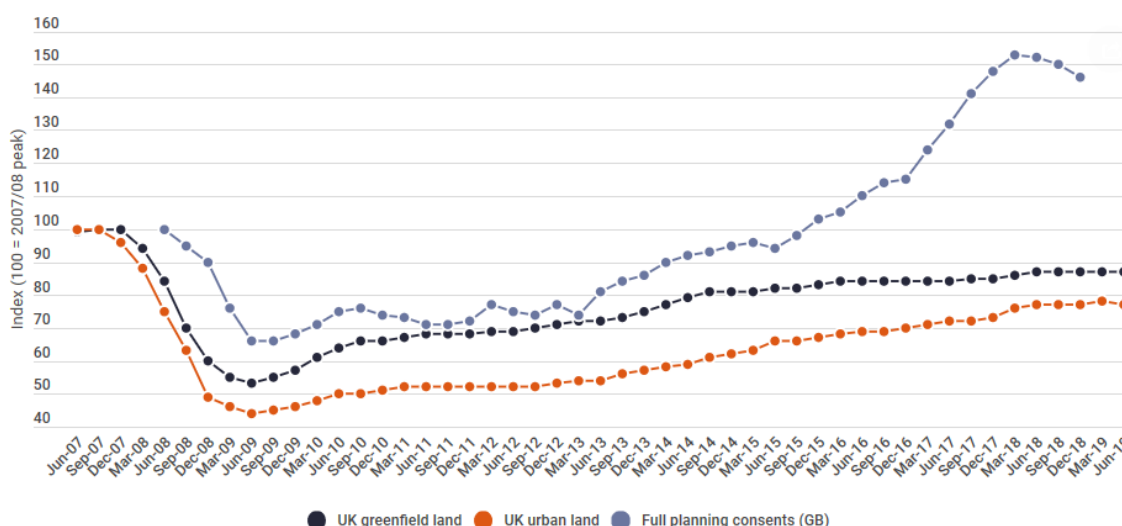
8.1.1 The full report is available at: [www.savills.co.uk/research\\_articles/229130/281550-0/market-in-minutes--residential-development-land-q2-2019](http://www.savills.co.uk/research_articles/229130/281550-0/market-in-minutes--residential-development-land-q2-2019).

8.1.2 Headline reads: *‘Land values remain stable in Q2 due to careful site selection from housebuilders.’*

8.1.3 *‘Land values remained stable during the second quarter of 2019 as housebuilders maintain discipline and manage risk in their land acquisition. UK greenfield and urban values changed by 0.0% and -0.1% this quarter, taking annual growth to 0.8% and 0.6% respectively. In contrast to the rest of the UK, land values in Scotland and the East have grown Q2 with strong competition for well-located, smaller sites of c.100 units on the edge of urban areas in relatively affordable locations.’*

8.1.4 *‘A shortage of land opportunities in Scottish cities is driving growth there. Strong rates of sale for new homes in the East Midlands are driving demand for land with good transport links in more affordable locations such as Peterborough.’*

**Flat land values:** There has been little movement in land values as housebuilders take a more disciplined approach to buying



8.1.5 *‘Housebuilders are maintaining discipline when land buying, managing risk through careful site selection and acquisition structures. Alongside these themes, Kier has started to dispose of land in order to reduce debt and raise cash, and Persimmon has*



*focused on pursuing selective investment in new land opportunities. Consistent with this risk mitigation, uncomplicated, smaller sites in attractive locations are still commanding strong interest.'*

- 8.1.6 *'This risk managing is a response to increasing uncertainty over the political and economic impact of Brexit, the effort of the forthcoming restrictions to Help to Buy and the cyclical nature of the housing market. There are signs that this is feeding into a wider slowdown in housebuilding. MHCLG figures on new build starts and completions for Q1 2019 reveal, 36,630 total starts in England, 9% down compared with Q1 2018. Private new build stats are down 11% during the same period.'*
- 8.1.7 *'Housing associations (HA's) are becoming a more important player in the land market, with the potential to significantly contribute to delivery on their own or through JVs and partnerships. According to the Inside Housing top 50 biggest builders survey, delivery numbers are up. The top 50 developing HA's built 38,137 homes in 2018/19, an 8% increase from 2017/18. They plan to increase delivery by a further 11% in 2019/20 to 42,278 completions.'*
- 8.1.8 *'Current HA delivery is largely reliant on Section 106. Despite intentions to move towards land-led development, according to the NHF supply survey in 2018-19, 54% of affordable housing completions were delivered through Section 106. Delivery of low-cost home ownership (shared ownership) increased the most, growing by 21% in 2018/19 as HA's move away from market sale towards other tenure across subsidise. For example, one-third of L&Q's overall delivery total is low cost home ownership, while Torus delivered 46% of its units through shared ownership.'*
- 8.1.9 *'Despite current optimism, HA appetite to develop is impacted by the uncertainty of future government sector support amid recent political instability. HA's also remain constrained by land, with 78% citing land as the biggest development constraint in the Savills Housing Sector Survey 2019.'*
- 8.1.10 *'Investment into the development of modern methods of construction (MMC) is increasing as builders using MMC and innovations in construction technologies gathers momentum.'*

- 8.1.11 *'According to the Inside Housing Survey, the top 50 developing HA's delivered 5,389 homes using MMC in 2018/19, an increase of 15% from last year. Ilke Homes and Places for People announced a £100 million modular deal in which Places for People will source 750 modular homes from Ilke's Yorkshire factory. Barratt has acquired a British timber manufacturer and aspires to use MMC in 20% of homes by 2020. L&Q has revealed plans to use MMC in every new build unit by 2025. Japanese housebuilder Sekisui House has teamed up with Homes England and Urban Splash in a £90 million partnership.'*
- 8.1.12 *'More partnerships and joint ventures are emerging between government bodies, the private sector and housing associations. Partnerships offer a solution to protect against emerging risks in the market, through sharing resources, finance and land within the sector. Working collaboratively can spread risk, unlock land opportunities and enable the delivery of larger sites. Many of the announced partnerships are built on existing relationships.'*
- 8.1.13 *'Partnerships are already widespread within the sector, but we are seeing increased appetite for collaboration. Housebuilders are pairing up with housing associations to buy larger sites. For example, Countryside and Midland Heart have announced a joint venture to build 1,000 new homes in Midlands in the next three years. Crest Nicholson has partnered with Sovereign to deliver 920 homes on the Harry Stoke development in Bristol.'*
- 8.1.14 *'Councils are also forming partnerships in order to allow their land to be built out. Bristol City Council and L&G are working together to deliver 500 units in Bristol city centre. For housing associations, the government strategic partnerships programme has accelerated delivery, allowing the delivery of a greater diversity of tenures due to the flexibility of grant under the scheme. In July, the government extended the scheme, providing existing strategic partners with the option to bid for £1 billion of extra funding between March 2025 and March 2029.'*

## **8.2 Knight Frank: Residential Development Land Index Q2 2019**

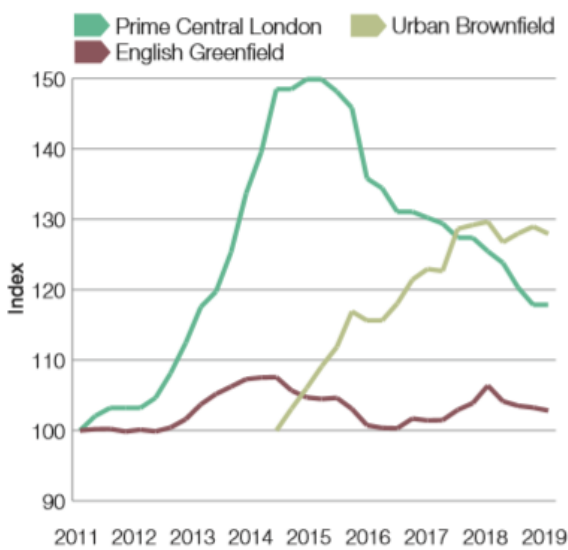
- 8.2.1 The full report is available at: [www.knightfrank.co.uk/research/uk-res-dev-land-index-q2-2019-6395.aspx](http://www.knightfrank.co.uk/research/uk-res-dev-land-index-q2-2019-6395.aspx).

- 8.2.2 Headline reads: *'Constrained supply underpins land values.'*
- 8.2.3 *'A lack of sites for sale stemmed or halted declines in average land prices across markets in England during the second quarter as developers who scaled back investing in land in the months following the EU referendum sought to replenish their supply of sites.'*
- 8.2.4 *'Values in Prime Central London, which have declined 21% since the peak in Q3 2015, remained flat in Q2 amid a dearth of sites for sale. Vendors in many cases are choosing to wait for political clarity before marketing sites as developers seek to plan beyond the current political upheaval by investing in land.'*
- 8.2.5 *'Average greenfield land values declined 0.4% during the quarter, taking the annual decline to -3.1% through uncertainty and moderating house price growth continue to weigh on values, housebuilders have seen encouraging sales activity in recent months are increasingly competing for well-priced sites in optimal locations after pulling back from buying land in months following the 2016 vote to leave the EU.'*
- 8.2.6 *'Sales of new homes have been particularly resilient where properties are eligible for the Help to Buy Equity Loan Scheme, which accounted for more than 50,000 sales across England during 2018, according to official figures. The government will introduce regional prices caps and restrict the loans to first time buyers from 2021, and intend to end the scheme in 2023.'*
- 8.2.7 *'Uncertainty over whether there will be a replacement for the program, whether public or private sector led, is creeping into sentiment in the land market, and is likely to become a dominant issue in the coming quarters.'*
- 8.2.8 *'Urban brownfield land values dipped 0.8% in Q2, taking the annual decline to -1.3%. Values were largely flat across regional cities, and declined moderately in zones 3 to 6 in London, where the planning environment continues to be challenging and sentiment among hope purchases is most susceptible to Brexit.'*
- 8.2.9 *'However, some sentiment surveys point to a possible pick-up in sales volumes and house prices in the months ahead. Estate agents reported a modest rise in appetite from potential purchasers to acquire in Jun, according to the RICS UK Residential*

Market Survey. Meanwhile the HIS Market House Price Sentiment Index, a measure of homeowner sentiment, also ticked up. The survey, where a net balance of higher than 50 indicators that homeowners expect house prices in future, reached +60 in July.'

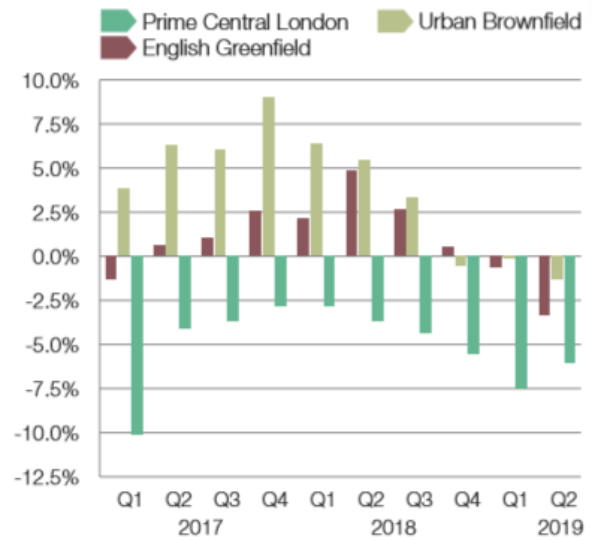
8.2.10 Residential development figures and tables extracted from report:

**FIGURE 1**  
**Residential development land prices**  
 Rebased 100 = Sep 2011 (Urban Brownfield = Dec 2014)



Source: Knight Frank Research

**FIGURE 2**  
**Annual change in average land values**



Source: Knight Frank Research

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**Prime Central London Development Land Index**


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Date	Index	12-month % change	6-month % change	3-month % change
Mar-18	127.38	-2.8%	-1.6%	0.0%
Jun-18	125.45	-3.7%	-1.5%	-1.5%
Sep-18	123.80	-4.3%	-2.8%	-1.3%
Dec-18	120.30	-5.6%	-4.1%	-2.8%
Mar-19	117.85	-7.5%	-4.8%	-2.0%
Jun-19	117.85	-6.1%	-2.0%	0.0%

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**England Greenfield Development Land Index**


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Date	Index	12-month % change	6-month % change	3-month % change
Mar-18	103.88	2.2%	2.4%	0.9%
Jun-18	106.07	4.6%	3.1%	2.1%
Sep-18	104.14	2.6%	0.3%	-1.8%
Dec-18	103.51	0.6%	-2.4%	-0.6%
Mar-19	103.25	-0.6%	-0.9%	-0.3%
Jun-19	102.83	-3.1%	-0.7%	-0.4%

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**Urban Brownfield Development Land Index**


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Date	Index	12-month % change	6-month % change	3-month % change
Mar-18	129.18	6.4%	5.3%	0.4%
Jun-18	129.66	5.5%	0.8%	0.4%
Sep-18	126.74	3.3%	-1.9%	-2.3%
Dec-18	127.97	-0.5%	-1.3%	1.0%
Mar-19	128.96	-0.2%	1.8%	0.8%
Jun-19	127.94	-1.3%	0.0%	-0.8%

Source: Knight Frank Research

### 8.3 Benchmark Land Values

8.3.1 Land value in any given situation should reflect specific viability influencing factors, such as:

- the existing use scenario;
- planning potential and status / risk (as an indication and depending on circumstances, planning risk factors may equate to a reduction from a “with planning” land value by as much as 75%);
- development potential – scale, type, etc. (usually subject to planning) and;
- development constraints – including site conditions and necessary works, costs and obligations (including known abnormal factors);
- development plan policies

- 8.3.2 It follows that the planning policies and obligations will have a bearing on land value; as has been recognised by examiners and Planning Inspectors.
- 8.3.3 In order to consider to likely viability of local plan policies in relation to any development scheme relevant to the Local Plan, the outturn results of the development appraisals (the RLVs viewed in £/ha terms) need to be somehow measured against a comparative level of land value. This is a key part of the context for reviewing the strength of the results as those changes across the range of assumptions on sales values (GDVs) and crucially including the effect of local plan policies (including affordable housing), and other sensitivity tests.
- 8.3.4 This comparison process is, as with much of strategic level viability assessment, not an exact science. It involves judgements and the well-established acknowledgements that, as with other appraisal aspects, land values will in practice vary from scheme to scheme as well as being dependant to some extent on timing in relation to market conditions and other wider influences such as Government policy. The levels of land values selected for this comparison context are often known as ‘benchmark’ land values, ‘viability tests’ (as referred to in our results tables – Appendices IIa and IIb) or similar. They are not fixed in terms of creating definite cut-offs or steps in viability, but in our experience, they serve well in terms of adding a layer of filtering to the results, to help enable the review of those; they help to highlight the tone of the RLV results and therefore the changing strength of relationship between the values (GDVs) and development costs as the appraisal inputs (assumptions) change.
- 8.3.5 As suitable (appropriate and robust) context for a high-level review of this nature, DSP’s practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons in this way. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those.
- 8.3.6 The land value comparison levels are not fixed or even guides for use on scheme specifics; they are purely for this assessment purpose. In our experience, sites will come forward at alternative figures – including in some cases beneath the levels assumed for this purpose. We have considered land values in a way that supports an appropriately “buffered” type view.

## 8.4 National Planning Policy Framework – September 2019

8.4.1 The revised NPPF was published in September 2019 alongside updated Planning Practice Guidance (PPG) (in particular in relation to viability both at plan making and decision taking stages of the planning process). The latest PPG on viability (September 2019) makes it clear that benchmark land values (BLVs) should be based on the Existing Use Value (EUV) plus approach and states: *‘A benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called ‘existing use value plus (EUV+).’*

8.4.2 Further relevant extracts from the PPG (September 2019) follow at points 8.5 to 8.6.2 below.

8.4.3 The Planning Practice Guidance (September 2019) on factors to be considered to establish benchmark land values continues:

*‘Benchmark land value should:*

- *Be based upon existing use value*
- *Allow for a premium to landowners (including equity resulting from those building their own homes)*
- *Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

8.4.4 *‘Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.’*

8.4.5 *'This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.'*

8.4.6 *'In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.'*

**8.5 The Planning Practice Guidance (September 2019) on factors to be considered to establish benchmark land values continues:**

8.5.1 *'Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).'*

8.5.2 *'Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate / property teams' locally held evidence.'*

**8.6 The Planning Practice Guidance (September 2019) on how the premium for viability assessment to the landowner should be defined:**

8.6.1 *'The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land*



*for development while allowing a sufficient contribution to fully comply with policy requirements.'*

8.6.2 *'Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance or different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).'*

8.7 In order to inform the BLV's for use here, we have reviewed existing evidence, previous viability studies, site specific viability assessments and in particular have had regard to published Government sources of land values for policy application<sup>1</sup>. The Government data provides industrial, office, residential and agricultural land value estimates for the local sub-region but not all areas are covered. This includes data for Worthing in relation to residential land estimates. Not all areas are covered and as is the case in most LA areas, Worthing may well have varying characteristics. Therefore, where data is insufficient, we have made use of our own experience and judgement in order to utilise a 'best fit' from the available data. The benchmarks indicated within the appendices are therefore informed by this data and other source as described above including previous viability studies as well as responses from the stakeholder consultation.'

8.8 The residential land value estimates in particular require adjustment for the purposes of strategic viability testing due to the fact that a different assumptions basis is used in our study compared to the truncated valuation model used for the residential land value estimate. This (and other) viability assessments, assume all development costs are accounted for as inputs to the RLV appraisal, rather than those being reflected

within a much higher, “serviced” i.e. “ready to develop” level of land value. The MHCLG<sup>1</sup> truncated valuation model provides a much higher level of land value as it assumes all land and planning related costs are discharged, assumes that there is a nil affordable housing requirement (whereas in practice in the affordable housing requirement can impact land value by around 50% on a 0.5 ha site with 40% AH) with no CIL or other planning obligations allowance. That level of land value would also assume that full planning consent is in place, whereas the risk associated with obtaining planning consent can equate to as much as a 75% deduction when adjusting a consented site value to an unconsented land value starting point. Lower quartile build-costs and a 17% developer’s profit (compared to the assumed median build-costs and 20% developer’s profit used in this study) are additional assumptions that lead to a view of land value well above that used for comparison (benchmark purposes) in viability assessments such as this. So, the assessment approach (as relates to all land values) assumes all deductions from the GDV are covered by the development costs assumptions applied within the appraisal. In our view this would lead to a significantly reduced residential land value benchmark when taking into account all of those factors.

- 8.9 The figure that we consider representing the minimum land value likely to incentivise release for development under any circumstances in the local context is around £250,000/ha, based on gross site area with lower and upper ends at £100,000 and £500,000/ha. In our experience of dealing with site specific viability, greenfield land values tend to be assumed at minimum option agreements levels. These are typically around £100,000 and not exceeding £150,000 per gross acre (i.e. approx. £250,000 to a maximum of £370,000 per gross hectare). Land values at those levels are likely to be relevant to development on greenfield land (e.g. agricultural land or in cases of enhancement to amenity land value).
- 8.10 At this level, it could be relevant for consideration as the lowest base point for enhancement to greenfield land values (with agricultural land reported by the VOA and a range of other sources to be values at circa £20,000 - £25,000/ha in existing use). The HCA issued a transparent assumptions document which referred to guide

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<sup>1</sup> MHCLG: Land value estimates for policy appraisal 2017 (May 2018)

parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations in such scenarios would not go beyond these levels either – they could well do in a range of circumstances.

- 8.11 The EUV+ BLVs used within the study therefore range between £250,000/ha for greenfield land (including a significant uplift from existing agricultural values) to approximately £3.5m for residential land in existing use.
- 8.12 Matters such as realistic site selection for the particular proposals, allied to realistic land owner expectations on site value, will continue to be vitally important. Even moving away from a ‘market value’ led approach, site value needs to be proportionate to realistic development scope and site constraints, ensuring that headroom for supporting necessary planning obligations is not overly squeezed beneath the levels that should be achieved.
- 8.13 The RICS Guidance<sup>2</sup> (pre-dating the new NPPF and PPG) refers to site value in the following *‘site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. The residual land value (ignoring any planning obligations and assuming planning permission is in place) and current use value represent the parameters within which to assess the level of any planning obligations.’*
- 8.14 The Local Housing Delivery Group report<sup>3</sup> chaired by Sir John Harman (again pre-dating the new NPPF and PPG), notes that: *‘Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful “sense check” on the threshold values that are being used in the model (making use of cost-effective sources of local information), but*

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<sup>2</sup> Financial viability in planning – RICS Guidance note (August 2012)

<sup>3</sup> Local Housing Delivery Group – Viability Testing Local Plans (June 2012)

*it is not recommended that these are used as the basis for the input to a model. We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values.'*

- 8.15 The revisions to the Viability PPG and the new NPPF (in July 2018), as described above, now very clearly advise that land value should be based on the value of the existing use plus an appropriate level of premium or uplift to incentivise release of the land for development from its existing use.
- 8.16 Any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative use on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.
- 8.17 In summary, reference to the land value benchmarks range as outlined within the report and shown within the Appendices II results summary tables footnotes (range overall £250,000 to £3,500,000/ha) have been formulated with reference to the principles outlined above and are considered appropriate.

*Co-Star commercial property resource extracts follow*

**DSP Market Values & Assumptions Research  
Adur Worthing Council  
CIL Viability Assessment  
Appendix III ends (v7)**

# **Worthing Borough Council DSP18551 - CIL Viability Assessment**

**Appendix III–  
Co-Star Extract – Industrial, Offices &  
Retail (last 5 years)**

**Worthing Borough Council  
DSP18551 - CIL Viability Assessment**

**Appendix III –  
Co-Star Extracts - Industrial**

# Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

**52**

**£6.33**

**£5.93**

**12**

## TOP 50 LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	42	£3.42	£6.33	£7.19	£12.75
Achieved Rent Per SF	10	£2.61	£5.93	£6.01	£8.89
Net Effective Rent Per SF	8	£3.30	£5.79	£5.73	£8.30
Asking Rent Discount	5	-0.6%	8.3%	5.5%	28.5%
TI Allowance	-	-	-	-	-
Rent Free Months	3	3	5	6	7

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	41	1	12	7	58
Deal Size	52	213	5,062	3,676	27,751
Lease Deal in Months	15	24.0	89.0	113.0	180.0
Floor Number	52	GRND	GRND	GRND	MEZZ

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Goring Business Park 1 Enterprise Ct	★★★★☆	13,052	GRND,1	01/03/2019	New	£9.00	Asking
2 41 Park	★★★☆☆	4,800	GRND	24/01/2019	New	£3.65/fri	Asking
3 Northbrook Rd	★★★☆☆	5,329	GRND	10/01/2019	New	-	-
4 Thesiger Close	★★★★☆	1,027	GRND,1	01/01/2019	New	£10.22/fri	Asking
5 Northbrook Rd	★★★★☆	3,428	GRND,...	01/12/2018	New	£5.69/fri	Asking
6 Northbrook Rd	★★★★☆	2,325	GRND	22/11/2018	New	£8.30/fri	Effective
7 39 Station Rd	★★★☆☆	1,119	GRND	05/11/2018	New	£8.94/iro	Asking
8 Southdownview Way	★★★☆☆	6,267	GRND,1	01/09/2018	New	£8.14/fri	Asking
9 Southdownview Way	★★★★☆	5,446	GRND,1	08/06/2018	New	£8.00	Asking
10 Lyons Way	★★★★☆	11,650	GRND,1	20/04/2018	New	£8.00/fri	Asking
11 Northbrook Rd	★★★★☆	3,337	GRND	19/03/2018	New	£8.09/fri	Asking
12 Lyons Way	★★★★☆	11,650	GRND,1	14/03/2018	New	£7.93/fri	Effective
13 Willowbrook Rd	★★★★☆	1,114	GRND	14/02/2018	Renewal	-	-
6 Northbrook Rd	★★★★☆	6,801	GRND,...	10/02/2018	New	£5.15/fri	Asking
13 Willowbrook Rd	★★★★☆	4,400	GRND,...	01/02/2018	Renewal	-	-
14 Dominion Way	★★★☆☆	1,862	GRND	26/01/2018	New	£8.86/fri	Asking
15 Silverdale Meadow Rd	★★★★☆	3,207	GRND	16/01/2018	New	£6.55/fri	Effective
16 Dominion Way	★★★☆☆	5,752	GRND,1	03/01/2018	New	£7.48/fri	Asking
17 Rear of 72 Victoria St	★★★★☆	213	GRND	22/12/2017	New	£9.39	Asking
18 Decoy Rd	★★★☆☆	27,751	GRND,1	01/12/2017	New	£6.50/fri	Asking
6 Northbrook Rd	★★★★☆	5,009	GRND,...	01/11/2017	New	£6.28/fri	Asking











# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19 Northbrook Rd	★★★★★	1,234	GRND	02/10/2017	New	£9.72	Asking
20 Thesiger Close	★★★★★	400	1st	31/08/2017	New	£12.75	Asking
21 Martlets Way	★★★★★	900	GRND	20/08/2017	New	£11.00/fri	Asking
13 Willowbrook Rd	★★★★★	1,125	GRND	17/08/2017	New	£8.89	Achieved
22 Decoy Rd	★★★★★	4,817	GRND	01/08/2017	New	£5.40	Asking
11 Northbrook Rd	★★★★★	2,464	GRND	15/07/2017	-	-	-
23 Northbrook Trading Estate Northbrook Rd	★★★★★	1,500	GRND,...	16/05/2017	New	£12.00	Asking
12 Lyons Way	★★★★★	24,843	GRND,1	08/05/2017	New	£4.90/fri	Effective
9 Southdownview Way	★★★★★	3,816	GRND,1	01/05/2017	-	-	-
13 Willowbrook Rd	★★★★★	3,837	GRND	18/02/2017	New	£7.04	Asking
12 Lyons Way	★★★★★	11,809	GRND,1	31/10/2016	New	£7.34/fri	Effective
15 Silverdale Meadow Rd	★★★★★	7,269	GRND	09/10/2016	New	£3.42	Asking
24 Decoy Rd	★★★★★	3,347	GRND,...	24/06/2016	New	£6.80/fri	Asking
25 Goring Way	★★★★★	1,053	GRND	04/04/2016	New	£9.25/fri	Asking
6 Northbrook Rd	★★★★★	2,269	GRND	01/11/2015	New	£7.27/fri	Asking
26 38-42 Station Rd	★★★★★	994	GRND	01/11/2015	New	£10.56/fri	Asking
27 Willowbrook Rd	★★★★★	6,350	GRND,...	01/09/2015	New	£4.75/fri	Effective
25 10 Martlets Way	★★★★★	1,042	GRND	01/08/2015	New	£8.25/fri	Asking
28 Dominion Way	★★★★★	4,594	GRND	01/06/2015	New	£6.53/fri	Asking
15 Silverdale Meadow Rd	★★★★★	8,792	GRND,...	31/05/2015	New	£4.80	Effective
29 Timberlaine Trading Estate Dominion Way	★★★★★	2,013	GRND	01/04/2015	New	£4.97/fri	Asking

# Lease Comps Summary













## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 Faraday Close	★ ★ ★ ★ ★	4,864	GRND	01/03/2015	New	£6.59/fri	Asking
 Willowbrook Rd	★ ★ ★ ★ ★	2,843	GRND	01/03/2015	New	£7.56/fri	Asking
 43 Southdownview Rd	★ ★ ★ ★ ★	3,537	GRND	01/02/2015	New	£9.05/fri	Asking
 Willowbrook Rd	★ ★ ★ ★ ★	5,000	GRND	06/01/2015	New	£6.00/fri	Asking
 Martlets Way	★ ★ ★ ★ ★	1,991	GRND	01/11/2014	New	£7.25/fri	Asking
 11A Southcourt Rd	★ ★ ★ ★ ★	1,250	GRND,1	01/11/2014	New	£6.40/fri	Asking
 11 Thesiger Close	★ ★ ★ ★ ★	1,922	GRND,1	10/10/2014	New	£5.46/fri	Achieved
 66 Rectory Gdns	★ ★ ★ ★ ★	10,180	GRND,1...	01/10/2014	New	£3.44/fri	Asking

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>Goring Business Park</b> 1-4 Enterprise Ct Worthing, BN12 4QZ <i>Worthing Ind Submarket</i>	Worthing Borough Council	13,052 New Direct	Mar 2019 4 Years			
	41 Park Worthing, BN11 2AS <i>Worthing Ind Submarket</i>		4,800 New Direct	Feb 2019			
 	Northbrook Rd Worthing, BN14 8PN <i>Worthing Ind Submarket</i>	Mr Crisp Ltd	5,329 New Direct	Jan 2019			
 	Thesiger Close Worthing, BN11 2RN <i>Worthing Ind Submarket</i>	Photonix Ltd	1,027 New Direct	Feb 2019		£2.80/SF	
 	Northbrook Rd Worthing, BN14 8PQ <i>Worthing Ind Submarket</i>	Standard Life Trustee Company Ltd	3,428 New Direct	Dec 2018		£1.71/SF	
 	Northbrook Rd Worthing, BN14 8PQ <i>Worthing Ind Submarket</i>	DZA Technical Mr Daniel Gregg & Mr Anthony Lys...	2,325 New Direct	Nov 2018 10 Years	£8.30/SF £8.30/SF		Nov 2023 Nov 2021


# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	39 Station Rd Worthing, BN11 1JY <i>Worthing Ind Submarket</i>	I Love That	1,119 New Sublease	Nov 2018 4 Years		£2.56/SF	
 	Southdownview Way Worthing, BN14 8NL <i>Worthing Ind Submarket</i>		6,267 New Direct	Sep 2018			
 	Southdownview Way Worthing, BN14 8NQ <i>Worthing Ind Submarket</i>	Pfc Property Ltd	5,446 New Direct	Jun 2018			
 	Lyons Way Worthing, BN14 9LA <i>Worthing Ind Submarket</i>	Hampshire County Council	11,650 New Direct	Apr 2018		£203.48/SF	
 	Northbrook Rd Worthing, BN14 8PN <i>Worthing Ind Submarket</i>		3,337 New Direct	Mar 2018		£2.87/SF	
 	Lyons Way Worthing, BN14 9LA <i>Worthing Ind Submarket</i>	Spheric Trafalgar Hampshire County Council	11,650 New Direct	Mar 2018 10 Years	£8.00/SF £7.93/SF	Spread Over	Mar 2023 Mar 2023




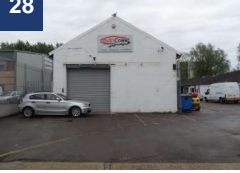


## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	 Willowbrook Rd Worthing, BN14 8NA <i>Worthing Ind Submarket</i>	Tailored Test Solutions Limited AXA Investment Managers	1,114 Renewal	Feb 2018 5 Years			
14	 Northbrook Rd Worthing, BN14 8PQ <i>Worthing Ind Submarket</i>	Mr Daniel Gregg & Mr Anthony Lys...	6,801 New Direct	Feb 2018		£2.15/SF	
15	 Willowbrook Rd Worthing, BN14 8NA <i>Worthing Ind Submarket</i>	Mekra UK Limited AXA Investment Managers	4,400 Renewal	Feb 2018 5 Years			
16	 Dominion Way Worthing, BN14 8ND <i>Worthing Ind Submarket</i>		1,862 New Direct	Jan 2018			
17	 <b>Silverdale</b> Meadow Rd Worthing, BN11 2RZ <i>Worthing Ind Submarket</i>	Motest Margaret Anne Quarticelli	3,207 New Direct	Jan 2018 15 Years	£6.55/SF £6.55/SF		Jan 2023... Jan 2023...
18	 Dominion Way Worthing, BN14 8NP <i>Worthing Ind Submarket</i>		5,752 New Direct	Jan 2018			

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	 <p><b>Rear of</b> 72 Victoria St Worthing, BN11 1UN <i>Worthing Ind Submarket</i></p>		213 New Direct	Dec 2017			
20	 <p>Decoy Rd Worthing, BN14 8ND <i>Worthing Ind Submarket</i></p>	Astrea Limited	27,751 New Direct	Jan 2018		£1.86/SF	
21	 <p>Northbrook Rd Worthing, BN14 8PQ <i>Worthing Ind Submarket</i></p>	VR Aquisitions Mr Daniel Gregg & Mr Anthony Lys...	5,009 New Direct	Nov 2017		£2.06/SF	
22	 <p>Northbrook Rd Worthing, BN14 8PQ <i>Worthing Ind Submarket</i></p>		1,234 New Direct	Nov 2017			
23	 <p>Thesiger Close Worthing, BN11 2RN <i>Worthing Ind Submarket</i></p>	Panda Creative ltd Aj Holdings Ltd	400 New Direct	Aug 2017 2 Years			
24	 <p>Martlets Way Worthing, BN12 4HF <i>Worthing Ind Submarket</i></p>	Pfc Asset Management Ltd	900 New Direct	Aug 2017		£2.95/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	 <p>Willowbrook Rd Worthing, BN14 8NA <i>Worthing Ind Submarket</i></p>	AXA Investment Managers	1,125 New Direct	Aug 2017	£8.89/SF	£2.73/SF	
26	 <p>Decoy Rd Worthing, BN14 8ND <i>Worthing Ind Submarket</i></p>		4,817 New Direct	Aug 2017		£2.61/SF	
27	 <p>Northbrook Rd Worthing, BN14 8PN <i>Worthing Ind Submarket</i></p>		2,464 Direct	Jul 2017			
28	 <p><b>Northbrook Trading Estate</b> Northbrook Rd Worthing, BN14 8PN <i>Worthing Ind Submarket</i></p>		1,500 New Direct	Jun 2017			
29	 <p>Lyons Way Worthing, BN14 9LA <i>Worthing Ind Submarket</i></p>	Visual Comfort Europe South Downs Partnership	24,843 New Direct	May 2017 9 Years 5 Months	£5.16/SF £4.90/SF	Spread Over —	May 2022 May 2022
30	 <p>Southdownview Way Worthing, BN14 8NQ <i>Worthing Ind Submarket</i></p>	Protein Ball Co.	3,816 Direct	Jun 2017			

## Lease Comparables













	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
<b>31</b> 	Willowbrook Rd Worthing, BN14 8NA <i>Worthing Ind Submarket</i>	AXA Investment Managers	3,837 New Direct	Mar 2017			
<b>32</b> 	Lyons Way Worthing, BN14 9LA <i>Worthing Ind Submarket</i>	Visual Comfort Europe South Downs Partnership	11,809 New Direct	Oct 2016 10 Years	£7.78/SF £7.34/SF	Spread Over	Oct 2021 Oct 2021
<b>33</b> 	<b>Silverdale</b> Meadow Rd Worthing, BN11 2RZ <i>Worthing Ind Submarket</i>	Margaret Anne Quarticelli	7,269 New Direct	Dec 2016 3 Years			
<b>34</b> 	Decoy Rd Worthing, BN14 8ND <i>Worthing Ind Submarket</i>	PFC Asset Management Ltd	3,347 New Direct	Jun 2016		£6.05/SF	
<b>35</b> 	Martlets Way Worthing, BN12 4HF <i>Worthing Ind Submarket</i>	PFC Asset Management Ltd	1,053 New Direct	Apr 2016		£3.00/SF	
<b>36</b> 	Northbrook Rd Worthing, BN14 8PQ <i>Worthing Ind Submarket</i>	Mr Daniel Gregg & Mr Anthony Lys...	2,269 New Direct	Nov 2015		£2.76/SF	



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	38-42 Station Rd Worthing, BN11 1JP <i>Worthing Ind Submarket</i>		994 New Direct	Nov 2015		£2.20/SF	
 	Willowbrook Rd Worthing, BN14 8NA <i>Worthing Ind Submarket</i>	AXA Investment Managers	6,350 New Assignment	Sep 2015	£4.75/SF £4.75/SF		
 	Martlets Way Worthing, BN12 4HF <i>Worthing Ind Submarket</i>	PFC Asset Management Ltd	1,042 New Direct	Aug 2015		£2.99/SF	
 	Dominion Way Worthing, BN14 8LU <i>Worthing Ind Submarket</i>	Nutley's Kitchen Gardens Pfc Asset Management Ltd	4,594 New Direct	Jun 2015 10 Years			
 	<b>Silverdale</b> Meadow Rd Worthing, BN11 2RZ <i>Worthing Ind Submarket</i>	Adams Wholesale Margaret Anne Quarticelli	8,792 New Direct	May 2015 10 Years	£4.78/SF £4.80/SF		
 	<b>Timberlaine Trading Estate</b> Dominion Way Worthing, BN14 8NW <i>Worthing Ind Submarket</i>		2,013 New Direct	Apr 2015		£2.75/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Faraday Close Worthing, BN13 3FE <i>Worthing Ind Submarket</i>	Data 2 Patterns Ltd Clipstone Investment Management...	4,864 New Direct	Mar 2015 10 Years		£2.11/SF	
 	Willowbrook Rd Worthing, BN14 8NA <i>Worthing Ind Submarket</i>	Orelia AXA Investment Managers	2,843 New Direct	Mar 2015		£2.76/SF	
 	43 Southdownview Rd Worthing, BN14 8NH <i>Worthing Ind Submarket</i>	Trevor Toys	3,537 New Direct	Feb 2015			
 	Willowbrook Rd Worthing, BN14 8NA <i>Worthing Ind Submarket</i>	Callatech Precision Engineering AXA Investment Managers	5,000 New Direct	Jan 2015		£2.53/SF	
 	Martlets Way Worthing, BN12 4HF <i>Worthing Ind Submarket</i>	Sussex County Blinds PFC Asset Management Ltd	1,991 New Direct	Nov 2014		£3.16/SF	
 	11A Southcourt Rd Worthing, BN14 7DF <i>Worthing Ind Submarket</i>		1,250 New Direct	Nov 2014			

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Thesiger Close Worthing, BN11 2RN <i>Worthing Ind Submarket</i>	Strada Wheel Ltd & Glam Girl Ltd Aj Holdings Ltd	1,922 New Direct	Oct 2014	£5.46/SF	£5.65/SF	
 	66 Rectory Gdns Worthing, BN14 7TQ <i>Worthing Ind Submarket</i>		10,180 New Direct	Oct 2014		£2.98/SF	
 	<b>Silverdale</b> Meadow Rd Worthing, BN11 2RZ <i>Worthing Ind Submarket</i>	M-Tech Garage Services Ltd Margaret Anne Quarticelli	5,746 New Direct	Sep 2014 5 Years	£2.61/SF £3.30/SF	£3.11/SF	Sep 2017 Sep 2015
 	Northbrook Rd Worthing, BN14 8PQ <i>Worthing Ind Submarket</i>	Newview Homes Ltd Mr Daniel Gregg & Mr Anthony Lys...	5,912 New Direct	Sep 2014		£1.56/SF	

**Worthing Borough Council  
DSP18551 - CIL Viability Assessment**

**Appendix III –  
Co-Star Extracts - Offices**

# Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

**71**

**£12.91**

**£12.59**

**11**

## TOP 50 LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	52	£7.67	£12.91	£12.10	£25.00
Achieved Rent Per SF	22	£7.73	£12.59	£12.00	£19.90
Net Effective Rent Per SF	20	£7.61	£12.41	£11.50	£19.90
Asking Rent Discount	14	-79.9%	-0.9%	0.0%	15.8%
TI Allowance	-	-	-	-	-
Rent Free Months	13	0	3	3	11

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	62	1	11	8	56
Deal Size	71	128	3,706	964	70,000
Lease Deal in Months	24	12.0	85.0	106.0	204.0
Floor Number	70	GRND	1	1	4

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Guildbourne House Chatsworth Rd	★★★★★	37,000	Unkwn	01/08/2019	Renewal	-	-
2 31 Goring Rd	★★★★★	582	1st	17/05/2019	New	£12.00	Asking
3 HMRC Worthing HQ Teville Gate	★★★★★	70,000	GRND,1-4	04/04/2019	New	-	-
4 24 Liverpool Gdns	★★★★★	379	1-2	01/03/2019	New	£13.21	Asking
5 13 Montague Pl	★★★★★	270	GRND	01/03/2019	New	-	-
6 1 Aldsworth Parade	★★★★★	1,834	1st	31/01/2019	New	£12.09/fri	Effective
7 27a Goring Rd	★★★★★	511	1-2	24/01/2019	New	-	-
8 28-29 Station Rd	★★★★★	800	1st	01/01/2019	New	-	-
8 28-29 Station Rd	★★★★★	800	GRND	01/01/2019	New	-	-
4 24 Liverpool Gdns	★★★★★	254	1st	31/12/2018	New	£11.81/fri	Achieved
9 The Reading Room South St	★★★★★	841	GRND	21/11/2018	New	£10.11/fri	Asking
10 Arundel House 3 Liverpool	★★★★★	1,097	2nd	18/11/2018	New	£13.50/fri	Asking
11 The Mill Building 31-35 Chatsworth Rd	★★★★★	1,242	3rd	28/09/2018	New	£12.00/fri	Asking
12 24 Grafton Rd	★★★★★	229	GRND	03/09/2018	New	-	-
4 24 Liverpool Gdns	★★★★★	128	1st	01/09/2018	New	£14.06	Asking
4 24 Liverpool Gdns	★★★★★	301	2nd	01/09/2018	New	£10.96	Asking
4 24 Liverpool Gdns	★★★★★	254	2nd	01/09/2018	New	£11.81	Asking
13 18C Warwick St	★★★★★	1,372	1-2	11/07/2018	New	£10.20/fri	Asking
14 Ridgeworth House 5-9 Liverpool Gdns	★★★★★	5,300	1st	01/05/2018	New	£11.48/fri	Effective
15 107 Rowlands Rd	★★★★★	492	GRND	01/04/2018	New	£17.07	Asking
16 Lyons Way	★★★★★	10,888	GRND,1	14/03/2018	New	£8.38/fri	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
<b>10</b> Arundel House 3 Liverpool	★★★★★	1,648	2nd	07/03/2018	New	£12.91/fri	Effective
<b>17</b> Domion Way	★★★★★	1,964	GRND,1	31/01/2018	New	£13.49/fri	Asking
<b>18</b> 32 Tarring Rd	★★★★★	487	1st	05/01/2018	New	£8.06/fri	Asking
<b>19</b> Yeoman Gate D4 Yeoman Way	★★★★★	311	1st	29/09/2017	New	£21.22/fri	Asking
<b>14</b> Ridgeworth House 5-9 Liverpool Gdns	★★★★★	10,600	2-3	01/08/2017	New	£11.17/fri	Effective
<b>10</b> Arundel House 1 Liverpool	★★★★★	6,000	1st	11/07/2017	New	£11.35/fri	Effective
<b>20</b> 56 Teville Rd	★★★★★	500	1st	06/07/2017	New	-	-
<b>21</b> Sussex Chambers 10 Liverpool Ter	★★★★★	1,035	GRND,1	12/06/2017	New	£7.61/fri	Effective
<b>14</b> Ridgeworth House 5-9 Liverpool Gdns	★★★★★	4,100	GRND	01/03/2017	New	£12.00/fri	Effective
<b>7</b> 27a Goring Rd	★★★★★	270	2nd	03/01/2017	New	-	-
<b>22</b> Findon Court Findon Rd	★★★★★	2,775	GRND,1	02/01/2017	New	£12.61/fri	Asking
<b>23</b> Highdown House Yeoman Way	★★★★★	3,883	GRND	23/11/2016	New	£12.94/fri	Effective
<b>24</b> Southfield House 11 Liverpool Gdns	★★★★★	4,291	4th	16/08/2016	New	£11.48/fri	Effective
<b>21</b> Sussex Chambers 8 Liverpool Ter	★★★★★	457	4th	15/07/2016	New	£9.52	Asking
<b>21</b> Sussex Chambers 7 Liverpool Ter	★★★★★	506	2nd	15/06/2016	New	£11.06	Asking
<b>25</b> 1 Shelley Rd	★★★★★	1,688	GRND,1	14/06/2016	New	£12.00/fri	Asking
<b>21</b> Sussex Chambers 8 Liverpool Ter	★★★★★	460	1st	15/05/2016	New	£16.30/fri	Asking
<b>26</b> The Lodge Findon Rd	★★★★★	1,018	GRND,1	24/02/2016	New	£10.01/fri	Asking
<b>27</b> 35 Liverpool Rd	★★★★★	220	1st	02/02/2016	New	£18.18/fri	Asking
<b>21</b> Sussex Chambers 8 Liverpool Ter	★★★★★	506	2nd	13/01/2016	New	£19.90/fri	Effective
<b>28</b> The Vale House Findon Rd	★★★★★	2,118	GRND,1	03/01/2016	New	£10.92/fri	Asking

# Lease Comps Summary

## Lease Comps Report












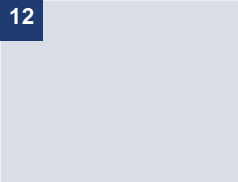
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
<b>24</b> Southfield House 11 Liverpool Gdns	★★★★☆	2,300	2nd	07/12/2015	New	£11.52/fri	Effective
<b>24</b> Southfield House 11 Liverpool Gdns	★★★★☆	2,665	GRND	02/11/2015	New	£10.51	Effective
<b>29</b> 12-13 Montague Pl	★★★☆☆	368	2nd	31/10/2015	New	£10.87	Effective
<b>30</b> 50 Ferring St	★★★★☆	1,210	1st	01/10/2015	New	£12.00	Asking
<b>19</b> Yeoman Gate Yeoman Way	★★★★☆	1,800	GRND,1	09/09/2015	New	£15.19/fri	Effective
<b>19</b> Yeoman Gate D4 Yeoman Way	★★★★☆	311	1st	01/09/2015	New	£19.29/fri	Asking
<b>10</b> Arundel House 3 Liverpool	★★★★☆	1,148	GRND	27/08/2015	New	£12.00/fri	Asking
<b>31</b> Argyle House 15 Liverpool Gdns	★★★☆☆	1,322	GRND	01/08/2015	New	£12.93/fri	Asking



# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	<b>Guildbourne House</b> Chatsworth Rd Worthing, BN11 1LD <i>Worthing Submarket</i>	Environment Agency Worthing Borough Council	37,000 Renewal	Aug 2019			
	31 Goring Rd Worthing, BN12 4AR <i>Worthing Ret Submarket</i>		582 New Direct	Jun 2019			
	<b>HMRC Worthing HQ</b> Teville Gate Worthing, BN11 1TY <i>Worthing Submarket</i>	HM Revenue & Customs Adur & Worthing Council	70,000 New Direct	Mar 2021 17 Years			
	24 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>		379 New Direct	Mar 2019		£15.20/SF	
	13 Montague Pl Worthing, BN11 3BG <i>Worthing Ret Submarket</i>		270 New Direct	Apr 2019			
	1 Aldsworth Parade Worthing, BN12 4TX <i>Worthing Submarket</i>	Vadtel Limited	1,834 New Direct	Jun 2019 10 Years	£12.50/SF £12.09/SF	3 Mos at Start	

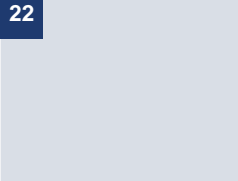

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	27-27A Goring Rd Worthing, BN12 4AR <i>Worthing Submarket</i>		511 New Direct	Feb 2019			
 	28-29 Station Rd Worthing, BN11 1UR <i>Worthing Submarket</i>		800 New Sublease	Feb 2019			
 	28-29 Station Rd Worthing, BN11 1UR <i>Worthing Submarket</i>		800 New Sublease	Feb 2019			
 	24 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>		254 New Direct	Dec 2018 1 Year	£11.81/SF	0 Mos £11.34/SF	
 	<b>The Reading Room</b> South St Worthing, BN14 7NL <i>Worthing Submarket</i>		841 New Direct	Dec 2018		£2.71/SF	
 	<b>Arundel House</b> 1-3 Liverpool Gdns Worthing, BN11 1TF <i>Worthing Submarket</i>	Hargreaves Developments	1,097 New Direct	Nov 2018		£5.28/SF	






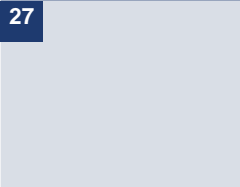






## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>The Mill Building</b> 31-39 Chatsworth Rd Worthing, BN11 1LY <i>Worthing Submarket</i>	Chatsworth Road Holdings Ltd	1,242 New Direct	Oct 2018			
 	24 Grafton Rd Worthing, BN11 1QP <i>Worthing Submarket</i>	Marshall Clark Managing Agents	229 New Direct	Oct 2018			
 	24 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>		128 New Direct	Nov 2018		£14.06/SF	
 	24 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>		301 New Direct	Nov 2018		£9.57/SF	
 	24 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>		254 New Direct	Nov 2018		£11.34/SF	
 	18A-18C Warwick St Worthing, BN11 3DJ <i>Worthing Ret Submarket</i>	Unicover Insurance Services Clement-Harris (Developments) Ltd	1,372 New Direct	Aug 2018		£3.18/SF	


# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
<b>19</b> 	<b>Ridgeworth House</b> 5-9 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>	Bluecrest Health Screening Ltd McDowells Development Company	5,300 New Direct	May 2018 10 Years	£12.00/SF £11.48/SF	4 Mos at Start	Apr 2023
<b>20</b> 	107 Rowlands Rd Worthing, BN11 3LA <i>Worthing Submarket</i>	Csn Rowlands Limited	492 New Direct	Apr 2018			
<b>21</b> 	Lyons Way Worthing, BN14 9LA <i>Worthing Ind Submarket</i>	TN United Kingdom Ltd Hampshire County Council	10,888 New Direct	Mar 2018 10 Years	£8.56/SF £8.38/SF	Spread Over	Mar 2023
<b>22</b> 	<b>Arundel House</b> 1-3 Liverpool Gdns Worthing, BN11 1TF <i>Worthing Submarket</i>	The Letting Partnership Hargreaves Developments	1,648 New Direct	Mar 2018 10 Years	£13.05/SF £12.91/SF	1 Mo at Start £5.28/SF	Mar 2021... Mar 2023
<b>23</b> 	Domion Way Worthing, BN14 8NW <i>Worthing Ind Submarket</i>		1,964 New Direct	Jan 2018			
<b>24</b> 	32-34 Tarring Rd Worthing, BN11 4HP <i>Worthing Submarket</i>	Mrs C Layton	487 New Direct	Jan 2018			

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>Yeoman Gate</b> Yeoman Way Worthing, BN13 3QZ <i>Worthing Submarket</i>	South East Leasehold Limited	311 New Direct	Oct 2017			
 	<b>Ridgeworth House</b> 5-9 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>	Bond International Software (UK) L... McDowells Development Company	10,600 New Direct	Aug 2017 10 Years	£12.66/SF £11.17/SF	11 Mos at Start	Jul 2022
 	<b>Arundel House</b> 1-3 Liverpool Gdns Worthing, BN11 1TF <i>Worthing Submarket</i>	HomeWise Hargreaves Developments	6,000 New Direct	Jul 2017 9 Years 11 Months	£12.00/SF £11.35/SF	5 Mos at Start	Jun 2022 Jun 2022
 	56 Teville Rd Worthing, BN11 1UY <i>Worthing Submarket</i>		500 New Direct	Jul 2017			
 	<b>Sussex Chambers</b> 1-12 Liverpool Ter Worthing, BN11 1TA <i>Worthing Submarket</i>	RSL Saxon Estates Ltd	1,035 New Direct	Jun 2017 10 Years	£7.73/SF £7.61/SF	Spread Over £5.77/SF	Jun 2022 Jun 2017...
 	<b>Ridgeworth House</b> 5-9 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>	NHS Learning and Development McDowells Development Company	4,100 New Direct	Mar 2017 10 Years	£12.00/SF £12.00/SF	0 Mos	Feb 2022 Feb 2022













## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	27-27A Goring Rd Worthing, BN12 4AR <i>Worthing Submarket</i>		270 New Direct	Jan 2017 1 Year			
 	<b>Findon Court</b> Findon Rd Worthing, BN14 0RA <i>Arun Submarket</i>		2,775 New Direct	Jan 2017			
 	<b>Highdown House</b> Yeoman Way Worthing, BN99 3HH <i>Worthing Submarket</i>	Canada Life The Retirement Acco... District Council Of Adur	3,883 New Sublease	Nov 2016 7 Years 10 Mont...	£12.88/SF £12.94/SF		Nov 2019
 	<b>Southfield House</b> 11 Liverpool Gdns Worthing, BN11 1SD <i>Worthing Submarket</i>	Coverwise Holdings Ltd Maltbrook Ltd	4,291 New Direct	Aug 2016 10 Years	£12.00/SF £11.48/SF	Spread Over £4.85/SF	Aug 2021 Aug 2021
 	<b>Sussex Chambers</b> 1-12 Liverpool Ter Worthing, BN11 1TA <i>Worthing Submarket</i>	Saxon Estates Ltd	457 New Direct	Jul 2016		£2.75/SF	
 	<b>Sussex Chambers</b> 1-12 Liverpool Ter Worthing, BN11 1TA <i>Worthing Submarket</i>	Saxon Estates Ltd	506 New Direct	Jun 2016		£4.03/SF	

## Lease Comparables

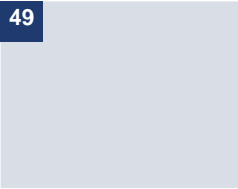





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	1 Shelley Rd Worthing, BN11 1TP <i>Worthing Submarket</i>		1,688 New Direct	Jun 2016		£9.14/SF	
 	<b>Sussex Chambers</b> 1-12 Liverpool Ter Worthing, BN11 1TA <i>Worthing Submarket</i>	Saxon Estates Ltd	460 New Direct	May 2016		£4.64/SF	
 	<b>The Lodge</b> Findon Rd Worthing, BN14 0AA <i>Worthing Submarket</i>		1,018 New Direct	Feb 2016		£7.77/SF	
 	35 Liverpool Rd Worthing, BN11 1SU <i>Worthing Submarket</i>		220 New Direct	Feb 2016			
 	<b>Sussex Chambers</b> 1-12 Liverpool Ter Worthing, BN11 1TA <i>Worthing Submarket</i>	Saxon Estates Ltd	506 New Direct	Jan 2016 1 Year	£19.90/SF £19.90/SF	£4.03/SF	Jul 2016
 	<b>The Vale House</b> Findon Rd Worthing, BN14 0RA <i>Arun Submarket</i>		2,118 New Direct	Jan 2016		£4.80/SF	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>Southfield House</b> 11 Liverpool Gdns Worthing, BN11 1SD <i>Worthing Submarket</i>	Wannops LLP Maltbrook Ltd	2,300 New Direct	Dec 2015 10 Years	£11.52/SF £11.52/SF		Dec 2020 Dec 2020
 	<b>Southfield House</b> 11 Liverpool Gdns Worthing, BN11 1SD <i>Worthing Submarket</i>	Independent Lives Ltd Maltbrook Ltd	2,665 New Direct	Nov 2015 7 Years	£10.51/SF £10.51/SF		Nov 2020 Nov 2020
 	12-13 Montague PI Worthing, BN11 3BG <i>Worthing Ret Submarket</i>	Metamorphosis Care Business Sys...	368 New Direct	Oct 2015 2 Years	£10.87/SF £10.87/SF		
 	50 Ferring St Worthing, BN12 5JP <i>Arun Ret Submarket</i>	Catchers Care Limited	1,210 New Direct	Oct 2015			
 	<b>Yeoman Gate</b> Yeoman Way Worthing, BN13 3QZ <i>Worthing Submarket</i>	OSV Ltd	1,800 New Direct	Sep 2015 5 Years	£13.89/SF £15.19/SF	0 Mos £10.04/SF	Sep 2018
 	<b>Yeoman Gate</b> Yeoman Way Worthing, BN13 3QZ <i>Worthing Submarket</i>		311 New Direct	Sep 2015		£14.87/SF	



## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	 <p><b>Arundel House</b> 1-3 Liverpool Gdns Worthing, BN11 1TF <i>Worthing Submarket</i></p>	Hargreaves Developments	1,148 New Direct	Sep 2015		£19.21/SF	
50	 <p><b>Argyle House</b> 15 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i></p>	Maplecroft Consultants Limited	1,322 New Direct	Aug 2015			
51	 <p><b>Argyle House</b> 15 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i></p>	Maplecroft Consultants Limited	1,075 New Direct	Aug 2015			
52	 <p><b>Argyle House</b> 15 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i></p>	Maplecroft Consultants Limited	880 New Direct	Aug 2015			
53	 <p><b>Argyle House</b> 15 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i></p>	Maplecroft Consultants Limited	937 New Direct	Aug 2015			
54	 <p><b>Argyle House</b> 15 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i></p>	Maplecroft Consultants Limited	1,098 New Direct	Aug 2015			



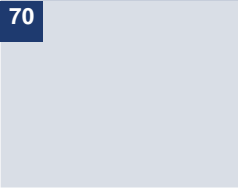

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	59-61 Lyndhurst Rd Worthing, BN11 2DB <i>Worthing Submarket</i>	Nuisance Protect The Trustees Of The Broadwater P...	570 New Direct	Aug 2015 3 Years	£10.53/SF	1 Mo at Start	Jul 2016
 	17-19 Liverpool Gdns Worthing, BN11 1RY <i>Worthing Submarket</i>	Olby Holdings (Bognor Regis) Limi...	1,474 New Direct	Jul 2015 1 Year	£11.53/SF £11.58/SF	£5.50/SF	
 	<b>Arundel House</b> 1-3 Liverpool Gdns Worthing, BN11 1TF <i>Worthing Submarket</i>	Schoolcoms Hargreaves Developments	1,148 New Direct	Jul 2015 10 Years 2 Mont...	£12.00/SF £11.61/SF	3 Mos at Start	Sep 2020 Sep 2020
 	<b>Sussex Chambers</b> 1-12 Liverpool Ter Worthing, BN11 1TA <i>Worthing Submarket</i>	Saxon Estates Ltd	550 New Direct	Jul 2015		£5.93/SF	
 	<b>Arundel House</b> 1-3 Liverpool Gdns Worthing, BN11 1TF <i>Worthing Submarket</i>	Hargreaves Developments	794 New Direct	May 2015		£27.78/SF	
 	32-34 Tarring Rd Worthing, BN11 4HP <i>Worthing Submarket</i>	Mr J Duncan	525 New Direct	Apr 2015 5 Years	£8.06/SF £8.06/SF		

# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
<b>61</b>	 <p><b>Sussex Chambers</b> 1-12 Liverpool Ter Worthing, BN11 1TA <i>Worthing Submarket</i></p>	Somers Financial Ltd Saxon Estates Ltd	682 New	Mar 2015			
<b>62</b>	 <p>King Edward Close Worthing, BN14 8DJ <i>Worthing Ind Submarket</i></p>	Kinohill Limited	1,177 New Direct	Mar 2015		£2.70/SF	
<b>63</b>	 <p><b>Southfield House</b> 11 Liverpool Gdns Worthing, BN11 1SD <i>Worthing Submarket</i></p>	Overline Network Consultants Ltd	2,665 New Direct	Mar 2015 427 Days	£11.00/SF £11.00/SF		
<b>64</b>	 <p>119 George V Ave Worthing, BN11 5SA <i>Worthing Ret Submarket</i></p>		244 New Direct	Feb 2015			
<b>65</b>	 <p><b>Pharos House</b> 67 High St Worthing, BN11 1DN <i>Worthing Submarket</i></p>	Nextchoice Limited	1,425 New Direct	Mar 2015		£5.30/SF	
<b>66</b>	 <p><b>Chapelworth House</b> 1 Chatsworth Rd Worthing, BN11 1LY <i>Worthing Submarket</i></p>		964 New Direct	Jan 2015			

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
67	 <p><b>Cpl House</b> Ivy Arch Worthing, BN14 8BX <i>Worthing Submarket</i></p>		583 New Sublease	Jan 2015			
68	 <p><b>Rowland House</b> 65 High St Worthing, BN11 1DN <i>Worthing Submarket</i></p>	Digital Oyster Limited	664 New Direct	Dec 2014			
69	 <p><b>The Barn</b> Horsham Rd Worthing, BN14 0RG <i>Arun Submarket</i></p>		900 New Direct	Dec 2014			
70	 <p><b>Chapel House</b> Chapel Rd Worthing, BN11 1EY <i>Worthing Submarket</i></p>	Lower Richmond Properties Limited	4,347 New Direct	Dec 2014			
71	 <p><b>Highdown House</b> Yeoman Way Worthing, BN99 3HH <i>Worthing Submarket</i></p>	Equiniti Ltd District Council Of Adur	49,949 Renewal Direct	Sep 2017 7 Years	£14.01/SF £14.08/SF		Sep 2019 Sep 2019

**Worthing Borough Council  
DSP18551 - CIL Viability Assessment**

**Appendix III –  
Co-Star Extracts - Retail**

# Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

**27**

**£14.45**

**£14.11**

**16**

## LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	25	£6.61	£14.45	£15.24	£27.44
Achieved Rent Per SF	22	£5.25	£14.11	£14.76	£27.44
Net Effective Rent Per SF	15	£5.05	£13.81	£14.44	£20.68
Asking Rent Discount	20	0.0%	7.6%	1.0%	43.8%
TI Allowance	-	-	-	-	-
Rent Free Months	9	0	3	3	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	25	0	16	4	79
Deal Size	27	164	974	701	4,600
Lease Deal in Months	27	36.0	70.0	60.0	249.0
Floor Number	27	BSMT	GRND	GRND	2

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Coronation Building Unit 8 Brougham Rd	★ ★ ★ ★ ★	578	GRND	05/07/2019	New	£13.84/fri	Effective
2 Coronation Buildings 3a-3b Ham Rd	★ ★ ★ ★ ★	277	GRND	05/07/2019	New	£16.25/fri	Effective
3 2 Gratwicke Rd	★ ★ ★ ★ ★	1,240	GRND	18/03/2019	New	£14.52	Achieved
4 94 Ham Rd	★ ★ ★ ★ ★	721	1st	13/02/2019	New	£24.97/fri	Achieved
5 R/o Coronation Buildings Ham Rd	★ ★ ★ ★ ★	450	GRND	29/01/2018	New	£14.44/fri	Effective
6 50 Ferring St	★ ★ ★ ★ ★	1,100	GRND	01/12/2017	New	£15.00/fri	Effective
7 Portland Square Portland Rd	★ ★ ★ ★ ★	402	GRND	25/10/2017	New	£19.90/fri	Effective
7 Portland Square Portland Sq	★ ★ ★ ★ ★	1,048	1st	01/09/2017	New	£14.31	Effective
8 3 Field Row	★ ★ ★ ★ ★	267	GRND	09/05/2017	New	£14.98/fri	Effective
9 49 Rowlands Rd	★ ★ ★ ★ ★	330	GRND	30/09/2016	New	£22.73/fri	Asking
10 87 Rowlands Rd	★ ★ ★ ★ ★	467	GRND	04/09/2016	New	£19.27/fri	Effective
11 219 Tarring Rd	★ ★ ★ ★ ★	1,429	GRND	08/08/2016	New	£5.05/fri	Effective
12 38 Broadwater Rd	★ ★ ★ ★ ★	559	GRND	01/05/2016	New	£15.65/fri	Asking
13 3 Stanford Sq	★ ★ ★ ★ ★	525	GRND,1	01/04/2016	New	£12.38/fri	Effective
7 Portland Square Portland Rd	★ ★ ★ ★ ★	410	GRND	01/02/2016	New	£11.50/fri	Effective
14 88 Brighton Rd	★ ★ ★ ★ ★	600	GRND	01/12/2015	New	£12.68/fri	Effective
15 22 Montague St	★ ★ ★ ★ ★	4,600	GRND,1-2	01/12/2015	New	£14.13/fri	Asking
16 18B Warwick St	★ ★ ★ ★ ★	701	GRND	01/12/2015	New	£20.68/fri	Effective
17 22-24 Tarring South St	★ ★ ★ ★ ★	669	GRND	15/11/2015	New	£14.95/fri	Effective
18 95 Montague St	★ ★ ★ ★ ★	3,280	GRND,1	12/10/2015	New	£14.17/fri	Effective
19 North St	★ ★ ★ ★ ★	898	GRND	01/10/2015	New	£9.47/fri	Asking

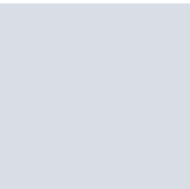
# Lease Comps Summary

## Lease Comps Report



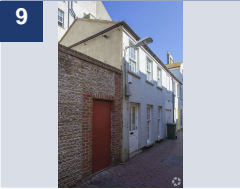



Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
20 163 Montague St	★ ★ ★ ★ ★	164	GRND	27/07/2015	New	£27.44	Achieved
21 14 Montague Pl	★ ★ ★ ★ ★	741	GRND	15/05/2015	New	£14.84/fri	Achieved
22 26 Marine Parade	★ ★ ★ ★ ★	920	GRND	01/04/2015	New	£14.67/fri	Achieved
23 24-26 Portland Rd	★ ★ ★ ★ ★	1,933	GRND,1	01/04/2015	New	£12.93/fri	Achieved
24 2 The Broadway/Brighto...	★ ★ ★ ★ ★	1,134	BSMT,G...	01/12/2014	New	£6.00/fri	Achieved
25 7-9 Chatsworth Rd	★ ★ ★ ★ ★	860	GRND	01/11/2014	New	£11.63/fri	Asking














## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
1	 <p><b>Coronation Building</b> Unit 8 Brougham Rd Worthing, BN11 2NW <i>Worthing Ret Submarket</i></p>		578 New Direct	Jul 2019 5 Years	£8,000 PA £8,000 PA		
2	 <p><b>Coronation Buildings</b> 3a-3b Ham Rd Worthing, BN11 2NN <i>Worthing Ret Submarket</i></p>		277 New Direct	Aug 2019 5 Years	£4,500 PA £4,500 PA		Jul 2022
3	 <p>2 Gratwicke Rd Worthing, BN11 4BH <i>Worthing Ret Submarket</i></p>	Johnson Home Wines Supplies	1,240 New Direct	Mar 2019 5 Years	£18,000 PA		
4	 <p>94 Ham Rd Worthing, BN11 2NN <i>Worthing Ret Submarket</i></p>		721 New Direct	Feb 2019 5 Years	£18,000 PA		
5	 <p><b>R/o Coronation Buildings</b> Ham Rd Worthing, BN11 2NN <i>Worthing Ind Submarket</i></p>		450 New Direct	Feb 2018 3 Years	£6,500 PA £6,500 PA		
6	 <p>50 Ferring St Worthing, BN12 5JP <i>Arun Ret Submarket</i></p>	Red Lynch Properties Ltd	1,100 New Direct	Dec 2017 5 Years	£16,500 PA £16,500 PA		Dec 2020 Dec 2020













# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	<b>Portland Square</b> Portland Rd Worthing, BN11 1QH <i>Worthing Ret Submarket</i>	Portland Market Development Limi...	402 New Direct	Oct 2017 5 Years	£8,000 PA £8,000 PA	£4,194 PA	
	<b>Portland Square</b> Portland Rd Worthing, BN11 1QH <i>Worthing Ret Submarket</i>	Portland Market Development Limi...	1,048 New Direct	Oct 2017 5 Years	£15,000 PA £15,000 PA	£5,709 PA	
	3 Field Row Worthing, BN11 1TD <i>Worthing Ret Submarket</i>	Get Crafty Tuscan Holdings Limited	267 New Direct	May 2017 5 Years	£4,000 PA £4,000 PA	£1,625 PA	
	47-57 Rowlands Rd Worthing, BN11 3JN <i>Worthing Ret Submarket</i>	Spoon Box Cygnut Properties	330 New Direct	Sep 2016 5 Years		£2,958 PA	
	87 Rowlands Rd Worthing, BN11 3JX <i>Worthing Ret Submarket</i>	Worthing Artist Picture Studio Jonathan Rowland	467 New Direct	Sep 2016 5 Years	£9,000 PA £9,000 PA	0 Mos £2,584 PA	Sep 2019
	219 Tarring Rd Worthing, BN11 4HW <i>Worthing Ret Submarket</i>	Edward Paul & Co Limited	1,429 New Direct	Sep 2016 5 Years	£7,500 PA £7,213 PA	2 Mos at Start £4,733 PA	Sep 2018




## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	38 Broadwater Rd Worthing, BN14 8AG <i>Worthing Ret Submarket</i>	Impress Sign Design Print	559 New Direct	May 2016 5 Years		3 Mos at Start £3,106 PA	
 	Stanford Sq Worthing, BN11 3EZ <i>Worthing Ret Submarket</i>	Briant Communications Stanford Square Properties	525 New Direct	Apr 2016 5 Years	£6,500 PA £6,501 PA	£2,614 PA	Apr 2018
 	<b>Portland Square</b> Portland Rd Worthing, BN11 1QH <i>Worthing Ret Submarket</i>	Mrs Bramble & Friends Portland Market Development Limi...	410 New Direct	Feb 2016 5 Years	£5,000 PA £4,716 PA	3 Mos at Start £4,386 PA	
 	88 Brighton Rd Worthing, BN11 2EN <i>Worthing Ret Submarket</i>		600 New Direct	Dec 2015 6 Years	£8,000 PA £7,608 PA	3 Mos at Start £3,312 PA	
 	22 Montague St Worthing, BN11 3HA <i>Worthing Ret Submarket</i>	WH Smith	4,600 New Direct	Dec 2015 5 Years		12 Mos at Start £43,384 PA	Dec 2018
 	18A-18C Warwick St Worthing, BN11 3DJ <i>Worthing Ret Submarket</i>	Pomodoro Mozzarella Clement-Harris (Developments) Ltd	701 New Direct	Dec 2015 1644 Days	£14,500 PA £14,497 PA	£6,720 PA	

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	22-24 South St Worthing, BN14 7LH <i>Worthing Ret Submarket</i>	Sussex Physio Pilates Mr Steve Maloney	669 New Direct	Nov 2015 5 Years	£10,000 PA £10,000 PA	£2,995 PA	Nov 2018
 	95 Montague St Worthing, BN11 3BN <i>Worthing Ret Submarket</i>	The Works	3,280 New Direct	Oct 2015 8 Years	£49,000 PA £46,470 PA	4 Mos at Start £36,729 PA	Oct 2020 Oct 2020
 	North St Worthing, BN11 1DY <i>Worthing Ret Submarket</i>	Carousel Tattoo Studio	898 New Direct	Oct 2015 5 Years		£3,429 PA	
 	163 Montague St Worthing, BN11 3BZ <i>Worthing Ret Submarket</i>		164 New Direct	Jul 2015 5 Years	£4,500 PA	£2,555 PA	
 	14 Montague Pl Worthing, BN11 3BG <i>Worthing Ret Submarket</i>		741 New Direct	May 2015 2995 Days	£11,000 PA	0 Mos £7,712 PA	
 	26 Marine Parade Worthing, BN11 3PT <i>Worthing Ret Submarket</i>	Chic Creek	920 New Direct	Apr 2015 5 Years	£13,500 PA	£4,658 PA	Apr 2016

## Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	 <p>24-36 Portland Rd Worthing, BN11 1QN <i>Worthing Ret Submarket</i></p>	Sparkles	1,933 New Direct	Apr 2015 5 Years	£25,000 PA	£10,598 PA	
26	 <p>2 The Broadway/Brighton Rd Worthing, BN11 3EG <i>Worthing Ret Submarket</i></p>	The Wall Bar Thornmead Securities Limited	1,134 New Direct	Dec 2014 5 Years	£6,800 PA	4 Mos at Start	Nov 2017 Nov 2017
27	 <p>7-9 Chatsworth Rd Worthing, BN11 1LY <i>Worthing Ret Submarket</i></p>	Lemon Fizz Gifts	860 New Direct	Nov 2014 5 Years			