

Pricing Analysis by Unit Type (Summary) - NW Bicester - August 2022 (as at Q1 2022 base-date)

Private													HLD % Adjustment								
													101.78%								
Dwelling Type	House/Flat	Storey	Bedrooms	Number	Area (Sqft)	Total Area	Green and Co unit pricing July 2021	Green and Co GDV July 2021	Green and Co £ per Sqft (£) - July 21	HLD Values adjusted to reflect Q1 2022 Prices	HLD GDV Q1 2021	HLD adjusted Q1 2022 (£ per sq ft)	Green & Co. Q1 2022	Green & Co Q1 2022 GDV	Green & Co Q1 2022 Epsf	HLD Revised Pricing for Q1 2022	HLD Revised GDV for Q1 2022	HLD Revised £ per sq ft Q1 2022	Compromised offer position	Compromised GDV	Compromised rate psf
Flat	Flat	3	2	24	753	18,072	£ 300,000	£ 7,200,000	£ 398.41	£ 305,340.00	£ 7,328,160	£ 405.50	£ 305,000.00	£ 7,320,000	£ 405.05	£305,000.00	£7,320,000.00	£405.05	£305,000	£7,320,000	£405.05
Flat over Garage (FOG)	Flat	3	2	11	753	8,283	£ 315,000	£ 3,465,000	£ 418.33	£ 320,607.00	£ 3,526,677	£ 425.77	£ 315,000.00	£ 3,465,000	£ 418.33	£315,000.00	£3,465,000.00	£418.33	£315,000	£3,465,000	£418.33
Semi-Detached	House	2	2	93	590	54,870	£ 280,000	£ 26,040,000	£ 474.58	£ 295,162.00	£ 27,450,066	£ 500.27	£ 280,000.00	£ 26,040,000	£ 474.58	£305,000.00	£28,365,000.00	£516.95	£287,581	£26,745,033	£487.43
Terraced	House	2	3	47	737	34,639	£ 330,000	£ 15,510,000	£ 447.76	£ 335,874.00	£ 15,786,078	£ 455.73	£ 330,000.00	£ 15,510,000	£ 447.76	£335,000.00	£15,745,000.00	£454.55	£332,500	£15,627,500	£451.15
Semi-Detached	House	2	3	10	958	9,580	£ 385,000	£ 3,850,000	£ 401.88	£ 402,031.00	£ 4,020,310	£ 419.66	£ 385,000.00	£ 3,850,000	£ 401.88	£400,000.00	£4,000,000.00	£417.54	£392,500	£3,925,000	£409.71
Wide-Front - Semi	House	2	3	36	947	34,092	£ 385,000	£ 13,860,000	£ 406.55	£ 402,031.00	£ 14,473,116	£ 424.53	£ 385,000.00	£ 13,860,000	£ 406.55	£400,000.00	£14,400,000.00	£422.39	£392,500	£14,130,000	£414.47
Terraced 2.5 Storey	House	2.5	3	44	1,068	46,992	£ 375,000	£ 16,500,000	£ 351.12	£ 381,675.00	£ 16,793,700	£ 357.37	£ 385,000.00	£ 16,940,000	£ 360.49	£400,000.00	£17,600,000.00	£374.53	£392,500	£17,270,000	£367.51
Terraced 3 Storey	House	3	3	12	1,210	14,520	£ 415,000	£ 4,980,000	£ 342.98	£ 422,387.00	£ 5,068,644	£ 349.08	£ 395,000.00	£ 4,740,000	£ 326.45	£420,000.00	£5,040,000.00	£347.11	£407,500	£4,890,000	£336.78
Semi-Detached	House	2	4	79	1,045	82,555	£ 430,000	£ 33,970,000	£ 411.48	£ 437,654.00	£ 34,574,666	£ 418.81	£ 410,000.00	£ 32,390,000	£ 392.34	£435,000.00	£34,365,000.00	£416.27	£422,500	£33,377,500	£404.31
Detached 2.5 Storey	House	2.5	4	11	1,235	13,585	£ 450,000	£ 4,950,000	£ 364.37	£ 493,633.00	£ 5,429,963	£ 399.70	£ 450,000.00	£ 4,950,000	£ 364.37	£490,000.00	£5,390,000.00	£396.76	£470,000	£5,170,000	£380.57
Affordable																					
Dwelling Type	House/Flat	Storey	Bedrooms	Number	Area (Sqft)	Total Area	Rapleys Value (£) - Oct 21	Green and Co GDV July 2021	Rapleys Value per Sqft (£) - Oct 21	HLD Values adjusted to reflect Q1 2022 Prices	HLD GDV Q1 2021	HLD adjusted Q1 2022 (£ per sq ft)	Green & Co. Q1 2022	Green & Co Q1 2022 GDV	Green & Co Q1 2022 Epsf	HLD Revised Pricing for Q1 2022	HLD Revised GDV for Q1 2022	HLD Revised £ per sq ft Q1 2022	Compromised offer position	Compromised GDV	Compromised rate psf
Flat	Flat	3	1	26	538	13,988	£ 260,000	£ 6,760,000	£ 483.27	£ 264,628.00	£ 6,880,328	£ 491.87	£ 230,000.00	£ 5,980,000	£ 427.51	£230,000.00	£5,980,000.00	£427.51	£230,000	£5,980,000	£427.51
Flat over Garage (FOG)	Flat	3	1	5	538	2,690	£ 265,000	£ 1,325,000	£ 492.57	£ 269,717.00	£ 1,348,585	£ 501.33	£ 240,000.00	£ 1,200,000	£ 446.10	£240,000.00	£1,200,000.00	£446.10	£240,000	£1,200,000	£446.10
Flat	Flat	3	2	15	753	11,295	£ 295,000	£ 4,425,000	£ 391.77	£ 305,340.00	£ 4,580,100	£ 405.50	£ 305,000.00	£ 4,575,000	£ 405.05	£305,000.00	£4,575,000.00	£405.05	£305,000	£4,575,000	£405.05
Terraced	House	2	2	9	755	6,795	£ 320,000	£ 2,880,000	£ 423.84	£ 325,696.00	£ 2,931,264	£ 431.39	£ 320,000.00	£ 2,880,000	£ 423.84	£335,000.00	£3,015,000.00	£443.71	£327,500	£2,947,500	£433.77
Terraced	House	2	2	29	856	24,824	£ 330,000	£ 9,570,000	£ 385.51	£ 335,874.00	£ 9,740,346	£ 392.38	£ 337,500.00	£ 9,787,500	£ 394.28	£337,500.00	£9,787,500.00	£394.28	£337,500	£9,787,500	£394.28
Semi-Detached	House	2	2	18	856	15,408	£ 330,000	£ 5,940,000	£ 385.51	£ 346,052.00	£ 6,228,936	£ 404.27	£ 345,000.00	£ 6,210,000	£ 403.04	£345,000.00	£6,210,000.00	£403.04	£345,000	£6,210,000	£403.04
Terraced	House	2	3	25	1,000	25,000	£ 370,000	£ 9,250,000	£ 370.00	£ 386,764.00	£ 9,669,100	£ 386.76	£ 385,000.00	£ 9,625,000	£ 385.00	£390,000.00	£9,750,000.00	£390.00	£387,500	£9,687,500	£387.50
Semi-Detached	House	2	3	22	1,000	22,000	£ 370,000	£ 8,140,000	£ 370.00	£ 402,031.00	£ 8,844,682	£ 402.03	£ 395,000.00	£ 8,690,000	£ 395.00	£405,000.00	£8,910,000.00	£405.00	£400,000	£8,800,000	£400.00
Detached	House	2	4	12	1,546	18,552	£ 480,000	£ 5,760,000	£ 310.48	£ 544,523.00	£ 6,534,276	£ 352.21	£ 560,000.00	£ 6,720,000	£ 362.23	£560,000.00	£6,720,000.00	£362.23	£560,000	£6,720,000	£362.23
Bungalow	Bungalow	1	3	1	1,114	1,114	£ 465,000	£ 465,000	£ 417.41	£ 473,277.00	£ 473,277	£ 424.84	£ 475,000.00	£ 475,000	£ 426.39	£475,000.00	£475,000.00	£426.39	£475,000	£475,000	£426.39
Bungalow	Bungalow	1	3	1	1,368	1,368	£ 475,000	£ 475,000	£ 347.22	£ 483,455.00	£ 483,455	£ 353.40	£ 525,000.00	£ 525,000	£ 383.77	£525,000.00	£525,000.00	£383.77	£525,000	£525,000	£383.77
TOTAL				530		460222		£185,315,000	£403		£192,165,729	£418		£185,732,500	£404		£192,837,500	£419		£188,827,533	£410.30

Flats GDV	£22,540,000
Houses GDV	£166,287,533

Affordable

Tenure	Rapleys % of OM	HLD % of O	Agreed assumptions:
Social Rented	30%	35%	35%
Affordable Rented	50%	55%	55%
Intermediate	70%	65%	65%