

Appendix 1 – Project Specification

Shropshire Council Viability and Deliverability Assessment: Project Tender Brief

1. *Introduction*

- 1.1. The purpose of the commission is to inform:
 - The ongoing Local Plan Review;
 - The application of appropriate Affordable Housing policy and contribution rates; and
 - Following the completion of the Local Plan Review, the preparation of an updated Community Infrastructure Levy (CIL) Charging Schedule.
- 1.2. The assessment should ensure that the draft Local Plan is viable and deliverable. Specifically, it should ensure that:
 - The draft Local Plan vision, objectives, policies and proposals (individually and cumulatively) are viable and the plan is deliverable.
 - The scale and distribution of development identified in the plan is viable and deliverable within the draft Local Plan period, informed by an assessment of market capacity.
 - The sites/types of sites identified in the plan are viable within the plan period (individually and cumulatively) and determine whether there is potential for further developer contributions to infrastructure (other than that necessary to make the development suitable in planning terms); and/or further contributions to the provision of affordable housing.
- 1.3. The assessment methodology should conform with the National Planning Policy Framework (NPPF) requirements for viability assessment and the best practice guidance provided within the National Planning Practice Guidance (NPPG) on how to undertake a viability assessment for both planning purposes and Community Infrastructure Levy (CIL) purposes. The assessment methodology should also be informed by any other relevant guidance and best practice.
- 1.4. The resultant assessment should be clear, transparent and informed by appropriate and constructive engagement with stakeholders, including: landowners, developers, infrastructure providers and affordable housing providers. Where appropriate, experience should be drawn from and reference made to comparable case studies.

2. *Purpose of the Viability and Deliverability Assessment*

- 2.1. The purpose of the commission is to inform:
 - The ongoing Local Plan Review;
 - The application of appropriate Affordable Housing policy and contribution rates; and
 - Following the completion of the Local Plan Review, the preparation of an updated Community Infrastructure Levy (CIL) Charging Schedule.

3. *Work required*

- 3.1. Primarily, the work will involve:
 - Development of an appropriate methodology for the assessment.
 - Determination of the inputs to the viability assessment (excluding those arising from draft planning policies and site-specific infrastructure requirements). This process should be informed by appropriate and constructive engagement with stakeholders, including: landowners, developers, infrastructure providers and affordable housing providers in order to establish appropriate standardised inputs to the viability assessment. These inputs include:
 - Gross development value (GDV).
 - Costs (excluding those arising from planning policies and site-specific infrastructure requirements).
 - Land value.
 - Landowner premium.
 - Developer return.
 - Determination of the costs arising from draft planning policies and standard site/site-specific infrastructure requirements. This process should also be informed by appropriate and constructive engagement with stakeholders, including: landowners, developers, infrastructure providers and affordable housing providers.

- Assessment of the draft Local Plan vision, objectives, policies and proposals (individually and cumulatively) to ensure they are viable, and the plan is deliverable. This should also encompass the viability of any proposed changes to developer contributions following the review of sites/types of sites.
- Assessment of the scale and distribution of development identified in the plan to ensure that proposals are viable and deliverable within the Plan period, including an assessment of market capacity.
- Recommendations on the ratio of median earnings to median house prices that are considered affordable.
- Assessment of the sites/types of sites identified in the plan to ensure they are viable within the Plan period (individually and cumulatively).
- **Preparation of the evidence base document to support the soundness of Shropshire’s planning framework.**
- **Provision of technical support at the Local Plan Review Examinations in Public (EiP), as required.**
- **Provision of technical support at a subsequent CIL EiP.**

4. Undertaking the Assessment

4.1. The key stages of assessment can be summarised as follows:

Stage 1 – assessment methodology

- 4.2. The first stage involves the development and finalisation of the methodology for undertaking the Viability and Deliverability Assessment.
- 4.3. The assessment methodology should conform with the National Planning Policy Framework (NPPF) requirements for viability assessment and the best practice guidance provided within the National Planning Practice Guidance (NPPG) on how to undertake a viability assessment for both planning purposes and Community Infrastructure Levy (CIL) purposes. The assessment methodology should also be informed by any other relevant guidance and best practice.
- 4.4. The outputs from Stage 1 include:
- A robust assessment methodology.
 - A component of the report should summarise this methodology in a clear and transparent way.

Stage 2 – determining inputs and stakeholder engagement

- 4.5. The NPPG on viability stipulates that the key principles for carrying out viability assessment includes “looking at the key elements of gross development value, costs, land value, landowner premium, and developer return”.
- 4.6. It also stipulates that “any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers and “follow the government’s recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available”.
- 4.7. As such, the second stage of the Viability and Deliverability Assessment involves consideration of these ‘key elements’, and determination of appropriate ‘standardised costs and values’ to input into the assessment. These costs and values should reflect the diverse scope and geography of assessment and should be informed by appropriate and constructive engagement with stakeholders, including: landowners, developers, infrastructure providers and affordable housing providers.
- 4.8. Work is currently ongoing to prepare the draft policies and finalise preferred site allocations for inclusion within the draft Local Plan. The intention is that these draft policies and preferred sites will be finalised towards the end of 2019. To allow work to progress on the Viability and Deliverability Assessment whilst these draft policies and preferred site allocations are finalised, stage 2 of the exercise should be divided into two components.
- 4.9. Specifically:
- Component 1: should address all inputs excluding those arising from draft planning policies and site-specific infrastructure requirements, including:
 - Gross development value (GDV).
 - Costs (excluding those arising from planning policies and site-specific infrastructure requirements).

- Land value.
- Landowner premium.
- Developer return.
- Component 2: should address inputs arising from draft planning policies and site-specific infrastructure requirements.

4.10. The outputs from Stage 2 include:

- Attendance at the Council's Developer and Agent Forums to inform/verify assumptions within each of the components of this element of the assessment.
- Robust assumptions on the key elements of gross development value, costs (excluding those arising from planning policies and site-specific infrastructure requirements), land value, landowner premium, and developer return, to input into the wider assessment.
- Robust assumptions on the costs arising from planning policies and site-specific infrastructure requirements, to input into the wider assessment.
- A component of the report should summarise the assumptions utilised and how stakeholder involvement has informed them, in a clear and transparent way.

Stage 3 – viability and deliverability of vision, objectives, policies and proposals

- 4.11. The NPPF stipulates that “plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”.
- 4.12. Reflecting this requirement, the third stage of the assessment involves a review of the costs resulting from the vision, objectives, policies and proposals of the draft Local Plan, alongside other relevant local and national policy, to ensure they do not undermine deliverability of the plan.
- 4.13. This will be directly informed by stages 1 and 2 of the assessment and will in turn directly inform latter stages of the assessment.
- 4.14. The outputs from Stage 3 include:
- Conclusions on the viability and deliverability of the draft Local Plan.
 - A component of the report should summarise this assessment and the conclusions reached in a clear and transparent way.

Stage 4 - viability and deliverability of the scale and distribution of development

- 4.15. The fourth stage of the assessment focuses on market capacity, to ensure that the scale and distribution of development proposed within the draft Local Plan is viable and deliverable within the Local Plan Review period.
- 4.16. Whilst Shropshire is considered to represent a single and self-contained housing market area (HMA), recognising that variation exists within the HMA, the following geographies are suggested for this exercise:
- *Settlement specific assessments for each of the proposed Strategic, Principal and Key Centres of:*
 - *Strategic Centre: Shrewsbury.*
 - *Principal Centres: Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch.*
 - *Key Centres: Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem.*
 - *Assessment of the rural area, using three catchments – north, central and south.*
- 4.17. It should be noted that the assessment undertaken for each of these geographies should recognise and consider any interaction with areas beyond the immediate geography, including where appropriate beyond the Local Authority boundary.
- 4.18. The outputs from Stage 4 include:
- Information on the capacity of the market over agreed assessment geographies.
 - Summary of the viability and deliverability of the scale and distribution of development proposed.
 - A component of the report should summarise this assessment and the conclusions reached in a clear and transparent way.

Stage 5 - Shropshire-wide viability and deliverability assessment

- 4.19. The fifth stage of the assessment involves consideration of the viability of potential development sites, using a site typology. Specifically, a series of factors will be used to group potential development sites into categories which will then be used to assess their viability.
- 4.20. The factors to be used to categorise potential development sites will include:
- **Location;**
 - **Existing use and context of the site,**
 - **Development proposed;**
 - **Scale of development;**
 - **Scale of units proposed; and**
 - **Method of disposal.**

Location:

- 4.21. The assessment should consider development viability by the following geographies:
- *Proposed Strategic, Principal and Key Centres of:*
 - *Strategic Centre: Shrewsbury.*
 - *Principal Centres: Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch.*
 - *Key Centres: Albrighton, Bishop’s Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem.*
 - *The rural area, as three catchments – north, central and south*

Please note: This should include a recognition of the distinction between designated rural areas where a lower affordable housing threshold can be applied and non-designated rural areas.

As part of this assessment recommendations should also be provided on the ratio of median earnings to median house prices that are considered affordable for each of the relevant geographies.

Existing use and context:

- 4.22. The assessment should reflect existing uses and the sites context. Existing use/context groupings should be agreed with Shropshire Council before undertaking the assessment and be defined using the following characteristics:
- *Whether the site is greenfield or brownfield.*
 - *Current land use(s).*
 - *Site context (whether it is within an existing settlement, adjacent to the existing settlements development boundary or detached from the existing settlements development boundary).*

Development proposed:

- 4.23. The assessment should consider the viability of development by proposed use. Proposed uses should be linked to the Use Class Order.

Scale of development:

- 4.24. Where relevant, identified use classes should also consider viability and deliverability by different scales of development. For instance:
- *Classes C2/C3/Sui Generis: Residential Institutions⁶¹; C3: Residential Dwellings; and C4: Houses in Multiple Occupation:*
 - *0-1 units (reflecting the implications of self-build development and associated relief);*
 - *2-5 units (reflecting implications of affordable housing contribution threshold in areas designated as ‘rural’);*

⁶¹Distinction may be required between different forms of Residential Institution, for example traditional care homes and extra-care accommodation.

The term ‘extra care accommodation’ can be applied to a range of accommodation types intended to meet the needs of those who need assistance (primarily but not necessarily the elderly). These include ‘assisted living’, ‘extra’, ‘very sheltered housing’, ‘close care’, ‘continuing care retirement communities (more than 50 units) and ‘retirement villages’. The use-class description of this accommodation can vary significantly and is not necessarily a reflection of accommodation provided.

- 6-9 units (reflecting implications of affordable housing contribution threshold outside of areas designated as 'rural');
- 10-50 units;
- 51-100; and
- 101+

Scale of units:

- 4.25. Where relevant, identified use classes should also consider viability and deliverability by different scales of units (Gross Internal Area). For instance:
- *For Use Class C3: Residential Dwellings:*
 - Dwellings up to 106m² (reflecting the minimum Gross Internal Area for a 4 bedroom, 6 person, 2 storey dwelling identified within the MHCLG Technical housing standards – nationally described space standard (2015)).
 - Dwellings between 107m² and 250m².
 - Dwellings of 251m² or more.
 - *For A1: Retail:*
 - 0-1,000m² (this category incorporates the average size for a convenience store (450m²));
 - 1,001m²+ (this category incorporates most supermarket style convenience stores (1,500m² and above)).

Method of disposal (only applies to residential development):

- 4.26. The assessment should reflect that the economics of build to rent schemes differ from build for sale, as they depend on long term income streams.
- 4.27. Shropshire Council is seeking an indication of any variations in viability across residential development based on the floorspace / number of bedrooms per dwelling, whether the units are self-build or not; and whether the units are for sale or represent a purpose build rental scheme, to determine whether there is differing viability, dependent on these factors.

Assessment methodology

- 4.28. When assessing the viability of site typologies, account should be taken of:
- All relevant policies (local and national - individually and cumulatively).
 - Local and national standards.
 - Design requirements.
 - Site-specific considerations (including on/off site infrastructure provision (or equivalent commuted sums) necessary to make the development suitable in planning terms).
 - Other currently applied developer contributions.
- 4.29. A range of representative sample sites should be utilised to inform this work.

Assessment Structure

- 4.30. This stage of assessment should be comprehensive but proportional. Therefore, it should be undertaken in three components.
- 4.31. **Component 1:** will involve an initial consideration undertaken across all development site typologies. This stage should indicate the ability of each to comply with relevant policies (local and national - individually and cumulatively); design requirements; local and national standards; site specific considerations (including on/off site infrastructure provision (or equivalent commuted sums), necessary to make the development suitable in planning terms); and other currently applied developer contributions. Reference should be made to comparable case studies where possible.
- 4.32. If there are forms of development that are either not viable or only marginally viable, recommendations should be made as to how viability could be improved whilst maintaining quality of development.
- 4.33. **Component 2:** will involve provision of recommendations on the ratio of median earnings to median house prices that are considered affordable for each of the relevant geographies within the assessment.
- 4.34. **Component 3:** will involve a more detailed focus on those development site typologies with sufficient viability (headroom) to provide further developer contributions to infrastructure (other than that necessary to make the development suitable in planning terms); and/or further contributions to the provision of affordable housing (these conclusions should have due regard

to the conclusions reached regarding the viability of the draft Local Plan vision, objectives, policies and proposals).

- 4.35. The assessment should then provide recommendations on the headroom available and the extent to which current developer contributions could be increased. This should include illustration of how this headroom can be applied to CIL, affordable housing (where appropriate) or a combination of the two. These recommendations should include maps indicating viability zones by development site typologies.
- 4.36. *A particular focus for this exercise is a consideration of the opportunity to require affordable housing contributions on smaller residential schemes within designated rural areas – what is the minimum site size that it is viable to require a contribution to affordable housing.*
- 4.37. Recommendations should reflect national criteria and thresholds; the total contributions **likely** as a result of these recommendations; and crucially the balance between securing funding for necessary infrastructure and maintaining the viability of development and the ability to achieve the Local Plan's aspirations for growth (as such this will need to reflect/update conclusions reached within Stage 3 of the assessment).
- 4.38. Viability should not compromise the quality of development. But it is important to ensure that the total cumulative cost of relevant policies, local and national standards, design requirements, any site-specific considerations and development contributions are not of a scale that will make development unviable.

Stage 5 Outputs:

- 4.39. The outputs for stage 5 include:
 1. Attendance at the Council's Developer and Agent Forums in order to verify assumptions; findings and recommendations of the viability modelling. Consider the necessity of revising conclusions and recommended developer contribution rates in the light of the stakeholder input.
 2. Recommendations on the ratio of median earnings to median house prices that are considered affordable for each of the relevant geographies.
 3. A viability model for Shropshire which provides an indication of the viability of development, based on sample sites, using the specific typologies identified; and these typologies in combination.
 4. Production of a tabular and geographical summary of the various viability areas / combinations across Shropshire, by location; existing use and context of the site; development proposed; scale of development; scale of units proposed; and method of disposal.
 5. A component of the report should summarise this assessment and the conclusions reached in a clear and transparent way.
 6. An assessment of the overall viability of the achievement of the Local Plan in Shropshire, if maximum or recommended developer contribution rates were applied. This should link/update the assessment undertaken at Stage 3.

Stage 6 – strategic sites viability and deliverability assessment⁶²

- 4.40. This stage of the assessment will involve consideration of the viability of potential strategic sites. In the context of this study and consistent with the NPPG guidance on viability, strategic sites are those which are considered critical to delivering the strategic priorities of the plan, considering such factors as site size; site capacity; site location; sites that unlock other development sites; and sites within priority regeneration areas.
- 4.41. The strategic sites are to be confirmed, but are likely to be focused in the following settlements:
 - Shrewsbury;
 - Bridgnorth;
 - Market Drayton;
 - Ludlow;

⁶² Please Note: Consistent with the NPPG, this assessment will consider both sites associated with existing settlements which are considered key to delivery of the Local Plan and those strategic sites identified within the recent Local Plan Review consultation on strategic sites which focused on "large sites of more than 25ha in size, which are not associated with meeting the growth needs of any particular settlement and contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire".

- Oswestry; and
 - Whitchurch.
- 4.42. Outside these settlements, potential strategic sites include:
- Clive Barracks, Tern Hill;
 - The Former Ironbridge Power Station;
 - RAF Cosford; and
 - Land North of Junction 3 of the M54 – this site is currently subject to consideration but is **not** currently a preferred strategic site.
- 4.43. The methodology for identifying strategic sites for consideration will be confirmed at the inception meeting. Please Note: This assessment will consider both sites associated with existing settlements which are key to delivery of the Local Plan and strategic sites identified within the recent strategic sites consultation.
- 4.44. For each strategic site a comprehensive assessment will be undertaken to ensure the sites ability to comply with relevant policies (local and national - individually and cumulatively); design requirements; local and national standards; site specific considerations (including on/off site infrastructure provision (or equivalent commuted sums), necessary to make the development suitable in planning terms); and other currently applied developer contributions. Reference should be made to comparable case studies where possible.
- 4.45. If any of the potential strategic sites are either not viable or only marginally viable, recommendations should be made as to how viability could be improved whilst maintaining quality of development.
- 4.46. The assessment should then provide recommendations on the headroom available on potential strategic sites and the extent to which current developer contributions could be increased. This should include illustration of how this headroom can be applied to CIL, affordable housing (where appropriate) or a combination of the two.
- 4.47. Recommendations should reflect national criteria and thresholds; the total contributions **likely** as a result of these recommendations; and crucially the balance between securing funding for necessary infrastructure and maintaining the viability of development and the ability to achieve the Local Plan's aspirations for growth (as such this will need to reflect/update conclusions reached within Stage 3 of the assessment).
- 4.48. Viability should not compromise the quality of development. But it is important to ensure that the total cumulative cost of relevant policies, local and national standards, design requirements, any site-specific considerations and development contributions are not of a scale that will make development unviable.
- 4.49. The outputs for stage 6 include:
1. Attendance at the Council's Developer and Agent Forums in order to verify assumptions; findings and recommendations of the viability modelling. Consider the necessity of revising conclusions and recommended developer contribution rates in the light of the stakeholder input.
 2. Production of an assessment of the viability of the identified strategic sites for Shropshire.
 3. A component of the report should summarise this assessment and the conclusions reached in a clear and transparent way.
 4. An assessment of the overall viability of the achievement of the Local Plan in Shropshire, if maximum or recommended developer contribution rates were applied. This should link/update the assessment undertaken at Stage 3.

5. The Draft Report(s)

- 5.1. This stage of the assessment involves the production of draft report(s), summarising the draft findings of the assessment for review. The draft report(s) should include a clear and transparent information regarding:
- The methodology used for the assessment;
 - The appropriate and constructive engagement undertaken with stakeholders and a summary of how this has informed the assessment.
 - The assumptions used regarding the key elements of gross development value, costs, land value, landowner premium and developer return; how they have input into the assessment; and the process utilised to establish them.
 - Where relevant, appropriate references to example case studies.

- How the assessment provides flexibility to its consideration of gross development value; costs; land value; landowner premium, and developer return.
- Conclusions on the viability and deliverability of the draft Local Plan.
- The viability and deliverability of the scale and distribution of development proposed.
- Conclusions on the capacity of the market in Shropshire over agreed assessment geographies (recognising the interaction between them and the interaction with areas beyond Shropshire).
- How the site typologies were identified and why they are appropriate.
- The strategic sites considered.
- The viability exercise undertaken for site typologies/strategic sites.
- Why the exercise undertaken for site typologies/strategic sites is justified and robust.
- How the site typologies/strategic sites assessment complies with the requirements of the NPPF and is consistent with best practice guidance in the NPPG on undertaking viability assessments to inform Local Plans and CIL.
- Recommendations on the ratio of median earnings to median house prices that are considered affordable for each of the relevant geographies.
- The overall viability of site typologies Shropshire, reflecting distinctions in viability by:
 - Geographical distribution across Shropshire;
 - Existing use/context;
 - Development proposed;
 - Scale of development;
 - Scale of units; and
 - Method of disposal.
- Viability zones for different site typologies and combinations of these typologies (tabular and map format).
- The overall viability of the strategic sites in Shropshire, taking account all policy requirements; local and national standards; site specific considerations (including on/off site infrastructure provision (or equivalent commuted sums), necessary to make the development suitable in planning terms); and other currently applied developer contributions.
- If relevant, how the viability of any unviable or marginally viable site typologies or strategic sites could be increased, whilst maintaining the quality of development.
- The opportunity to require affordable housing contributions on smaller residential schemes within designated rural areas.
- The site typologies/strategic sites with sufficient viability (headroom) to make further developer contributions and the potential additional developer contributions that could be applied to site typologies/strategic sites using this headroom.
 - An indication of the cost of each of these contributions as a proportion of site value and development cost and confirmation of the likely landowner and development profit that would be allowed with these contributions and confirmation that this is competitive.
 - Recommendations on the maximum rates to be applied in order to maintain viability.
- Confirmation that conclusions will remain viable up to at least 2036 and provision of recommendations on the circumstances within which site-specific viability assessments at the decision-making stage may be required.
- Provision of recommendations of the types of development and circumstances within which review mechanisms may be included in S106 Agreements. This will provide more certainty through economic cycles (both increases and decreases). Mechanisms could include:
 - Re-apportioning or changing timescales of contributions towards different items of infrastructure and affordable housing;
 - Specifying how significant increases in the overall value of a large or multi-phased development will be apportioned between the Local Authority and developer.

- 5.2. The report should be accompanied by a viability model for Shropshire which provides an indication of the viability of development, based on sample sites, using the specific typologies identified; and these typologies in combination.
- 5.3. Costings should allow for appropriate review of the draft report(s).

6. *The Final Report*

- 6.1. Production of a final report summarising the assessment undertaken and the conclusions reached. The resultant assessment should be clear, transparent and informed by appropriate and constructive engagement with stakeholders, including: landowners, developers, infrastructure providers and affordable housing providers. Where appropriate, experience should be drawn from and reference made to comparable case studies.
- 6.2. The report should be accompanied by a viability model for Shropshire which provides an indication of the viability of development, based on sample sites, using the specific typologies identified; and these typologies in combination.
- 6.3. If necessary, as an additional service, appropriate representatives of the appointed Contractor will be expected to appear at the Examination in Public (EiP) of the Local Plan Review and/or CIL Charging Schedule, to provide expert input and justification of the viability assessment / rates informed by it.

7. *Provision of information*

- 7.1. Shropshire Council staff will, within reason, be able to supply information held by the Council or check data using local knowledge to inform the assessment process.
- 7.2. Appropriate and constructive engagement with stakeholders, including: landowners, developers, infrastructure providers and affordable housing providers will also represent a key source of information for the project.

8. *Further Requirements*

- 8.1. The completed study will form part of the evidence base for the Local Plan Review which will be subject to examination in public (EiP) to confirm its soundness. The conclusions reached within this Assessment may need to be explained/defended during this process by relevant personnel from the successful Contractor. This requirement would form the basis of a separate contract if required.



Appendix 2 – Consultees

Viability Workshop – 19th February 2020 - Attendees

Name	Company
Sebastian Charles	Aardvark Planning Law
John Acres	Acres LP
Graeme Manton	Apley Estates
Joe Salt	Base Architecture
Charlotte Rogerson	Berrys
Christopher Jones	Berrys
Helen Howie	Berrys
Nick Williams	Berrys
Alison Wright	Bidwells
Alexander Newport	Bradford Estate
Rebecca Crann	Bromford
Charles Howell	C G Pooks
Charlene.Sussums-Lewis	Carter Jonas
Alessio Dyfnallt	CG Pooks
Andrew J Hill	Chartland
Amanda Knowles	Connexus Group
Paulo Jones	Connexus Group
John Preston	DBA Estates
Ruth Farrell	DJM Consulting
Mark Turner	FBCMB
Suzanne Tucker	FBCMB
Guy Hemus	FisherGerman
Charlotte Hollins	Ford Hall Farm
N Burnett	Gladman
Shaun Jones	Halls
Ollie Thomas	Halls
Ashleigh Genco	Harrow Estates
Guy Vernon	Harrow Estates
C Biddle	Harworth Group
T Hurdiss	Harworth Group
B Egerton	Hawks Moors PS
Sue Green	HBF
Hefin Lewis	Henllan Property Services Ltd
Sepp Sargent	Housing Plus Group
Ian Price	IP Property
Justin Paul	j10 Planning
Stuart Taylor	Les Stephan Planning
Stuart Field	LQ Estates
D MacMullen	MacMullen Associates
Angela	Moule and Co
Nick Champion	Nick Champion
Nigel Thorns	Nigel Thorns
D Jones	Northern Trust

Steve Lewis-Roberts	Pegasus Group
Peter Richards	Peter Richards
Nick Scott	Pickstock Homes
Martin Parrish	Planning Group
Rob Csondir	RCA Regeneration
Paul Middleton	Roger Parry and Partners
Lyndsey Jones	Roger Parry and Partners
Paul Hill	RPS Group
S Gregory	Savills
Howard Thorne	Shropshire Homes
Andrew Sheldon	Shropshire Homes
Claire	Strata Associates
Paul Williams	Strutt and Parker
Serina Kirkwood	Strutt and Parker
Simon Handy	Strutt and Parker
Ailsa Nicol	Taylor Wimpey
Matthew Spilsbury	Turley
Selina Graham	Willey Estates
Neelum Butt	Winners UK
Steve Swan	Wrekin Housing Trust

Appendix 3 – Consultation Presentation

The pages in this appendix are not numbered.







Development Viability Assessment
Consultation - Methodology, Assumptions

19th February 2020



1

Agenda

2019 NPPF, PPG and Guidance

Methodology


- Harman Guidance / RICS Guidance / PPG

Main Assumptions

- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test


Moving Forward



2

Key issue


- Delivery of the emerging Local Plan
 - Affordable Housing v Developer Contributions
 - Environmental Requirements and Building Standards
- Review of CIL
- Reduced scope for viability testing at Development Management.
 - Based on 'changes since the plan was brought into force' and 'should be based upon and refer back to the viability assessment that informed the plan'



3

Key issue

- Delivery of the emerging Local Plan
 - Affordable Housing
 - Developer Contributions
- Scope for CIL



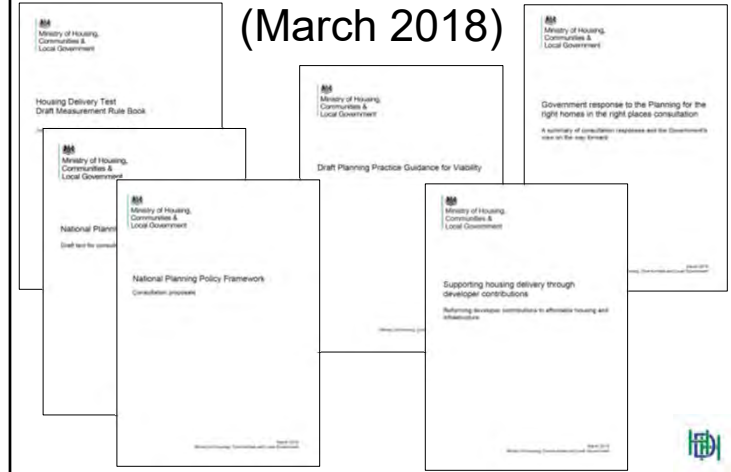
4

The Old



5

NPPF / PPG Consultation (March 2018)



6

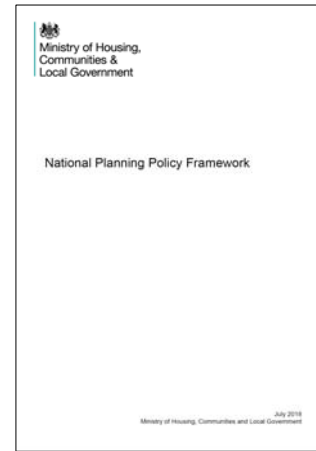
Ch-ch-ch-changes



Ch-ch-ch-changes
 Turn and face the strange
 Ch-ch-changes
 Don't want to be a richer man
 Ch-ch-ch-ch-changes
 Turn and face the strange
 Ch-ch-changes
 There's gonna have to be a different man
 Time may change me
 But I can't trace time

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The new ...



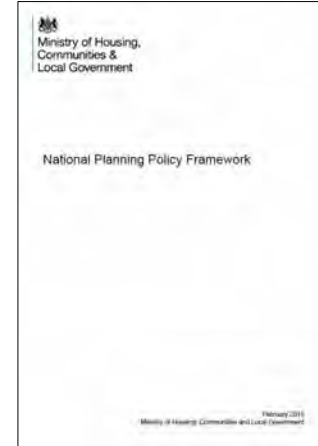
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The Changes



9

... and newer



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2019 NPPF

57. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.



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The big change...

2012 NPPF

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... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

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the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

PPG 2018 / 2019

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

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<p>2012 NPPF – Footnote 11</p> <p>11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.</p>	<p>2019 NPPF – glossary</p> <p>Deliverable: <i>To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</i></p> <ul style="list-style-type: none"> • a) <i>sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</i> • b) <i>where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</i>
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13

<p>2014 PPG 10-001</p> <p>... plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened....</p>	<p>2019 PPG 10-001</p> <p>...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...</p> <p>2019 PPG 10-002</p> <p>It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.</p>
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14

PPG Viability in plan making


- 10-003 – based on ‘Typologies’
- 10-004 – use average costs and values
- 10-005 – strategic sites individually
- 10-006 – consultation



15

PPG Standardised inputs

- 10-010
 - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011 – GDV
 - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*



16

PPG costs

- 10-012 – ‘should be based on evidence which is reflective of local market conditions’
 - Build costs – from BCIS
 - Abnormals – in benchmark land value
 - Infrastructure – in benchmark land value
 - Total policy costs – all including CIL
 - Finance
 - Fees
 - Contingency – relative to risk and developer’s return



17

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) ‘plus a premium for the landowner’



18

PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
 - *In plan making, the landowner premium should be tested and balanced against emerging policies.*



19

PPG Landowners’ Premium

10-016

- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.



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PPG Landowners' Premium

- a reasonable premium to the landowner
- an iterative process informed by professional judgement
- best available evidence informed by cross sector collaboration



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PPG Developer's Return

- 10-018
 - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...*



22

Abnormal and IDP Costs

- Normal abnormalities v abnormal abnormalities
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price! But when is it too low?



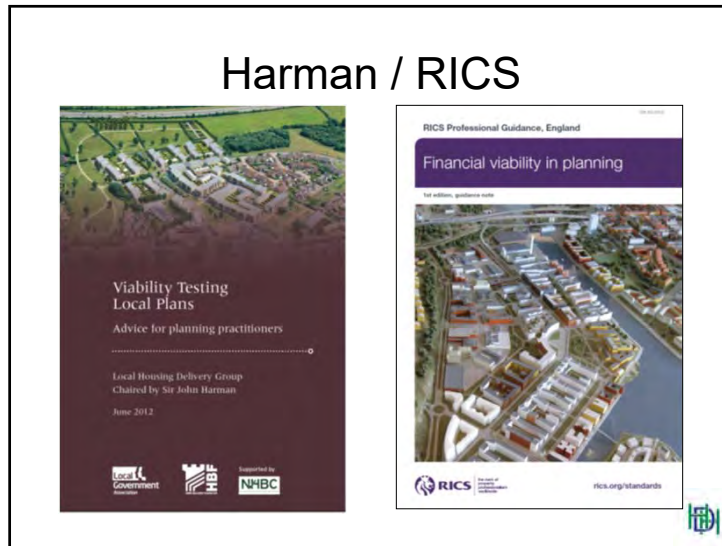
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'New' / Current issues – for this project

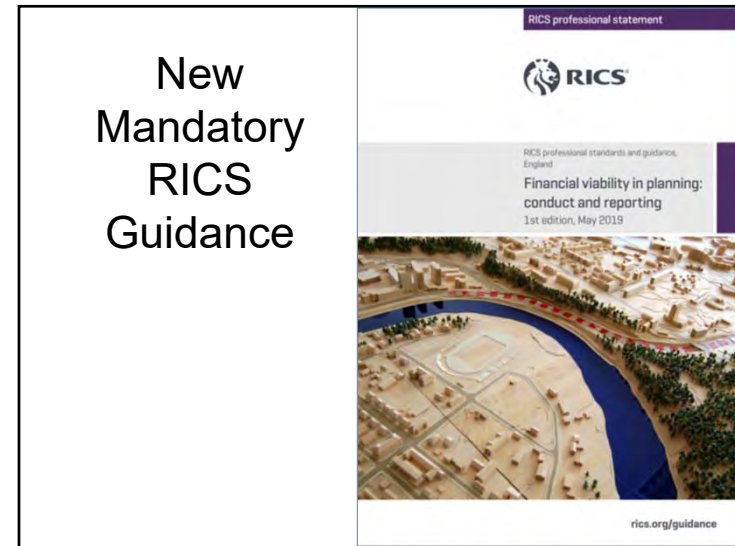
- Cumulative impact of policy
- Greater emphasis on plan making stage – only include deliverable sites
- Reduced scope for viability at application stage
- Review CIL
- Greater transparency



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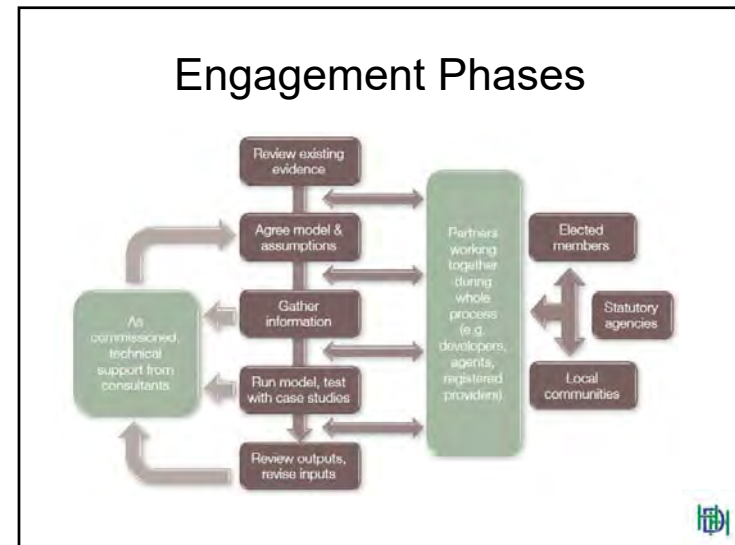


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RICS Guidance – so what?

- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- includes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)


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Methodology

- Modelling
 - Typologies
 - Residential, employment, retail
- Appraisals
 - Residual Value v EUV Plus
 - Additional profit




29

Standard Viability Test - Residual Value

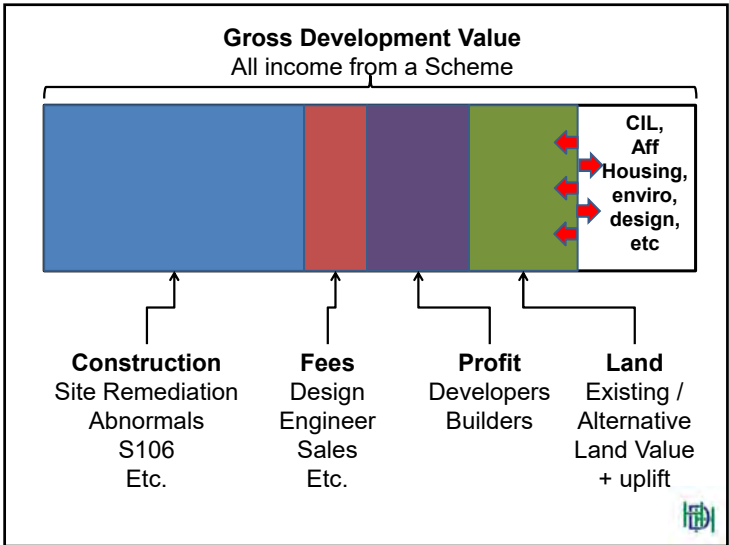
STEP 1

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including PROFIT
(Construction + fees + finance charges)
=
RESIDUAL VALUE

STEP 2
Residual Value v Existing / Alternative Use Value




30

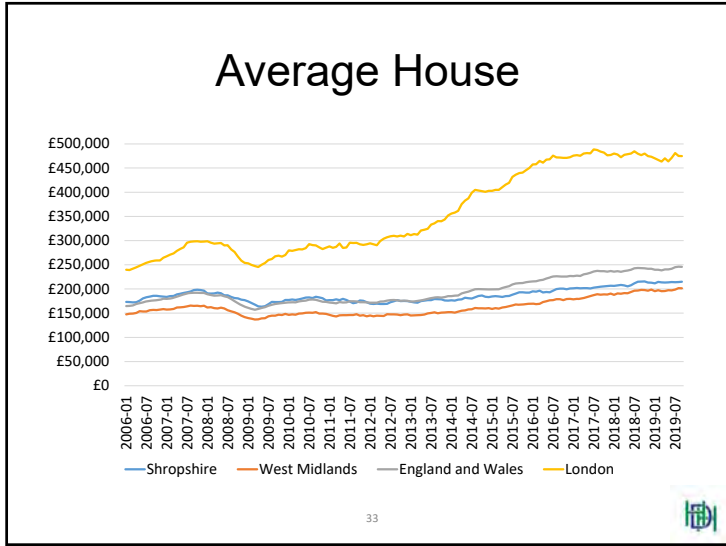


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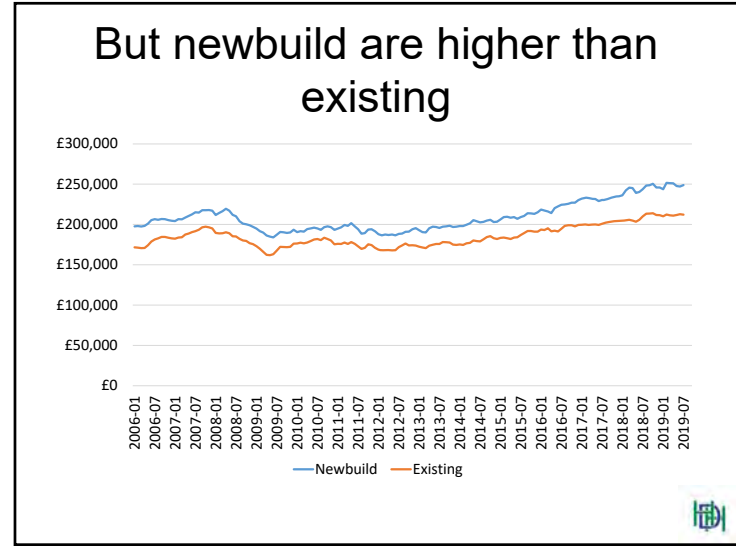
Key Assumptions



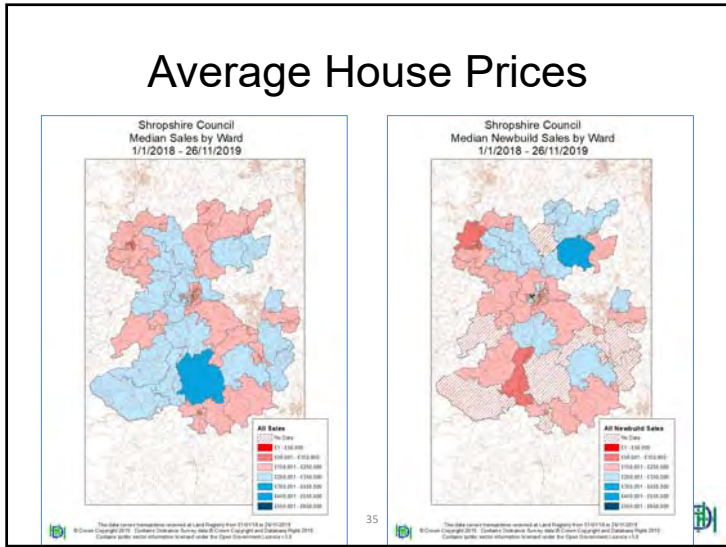
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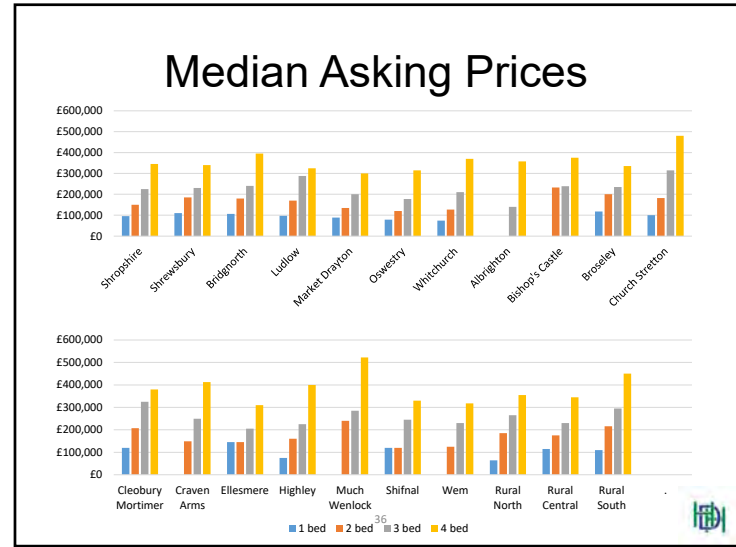
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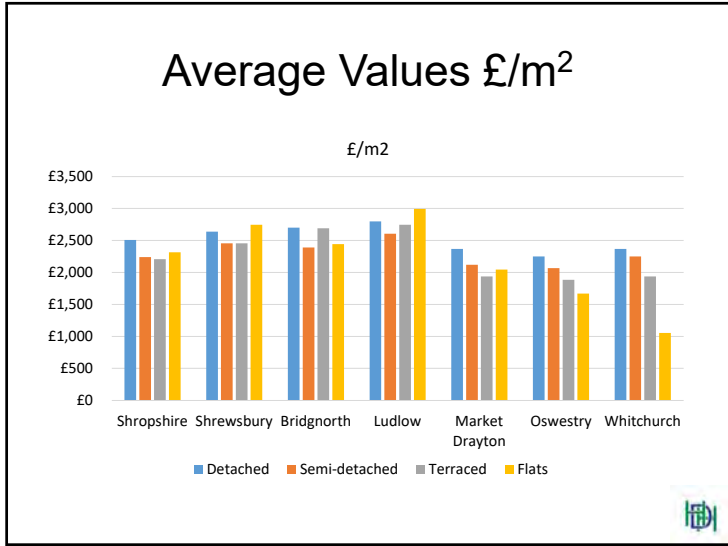
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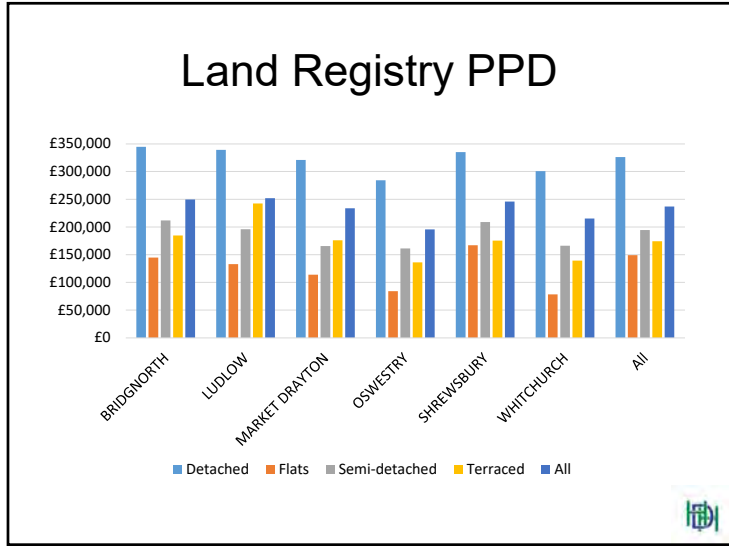
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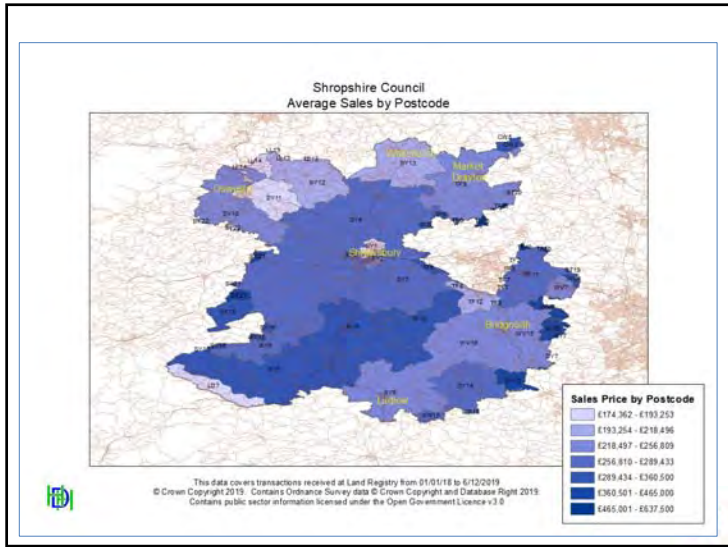
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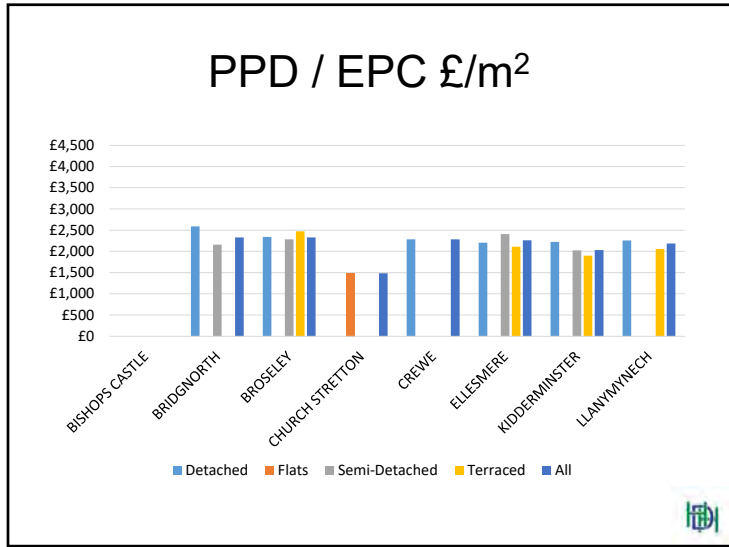
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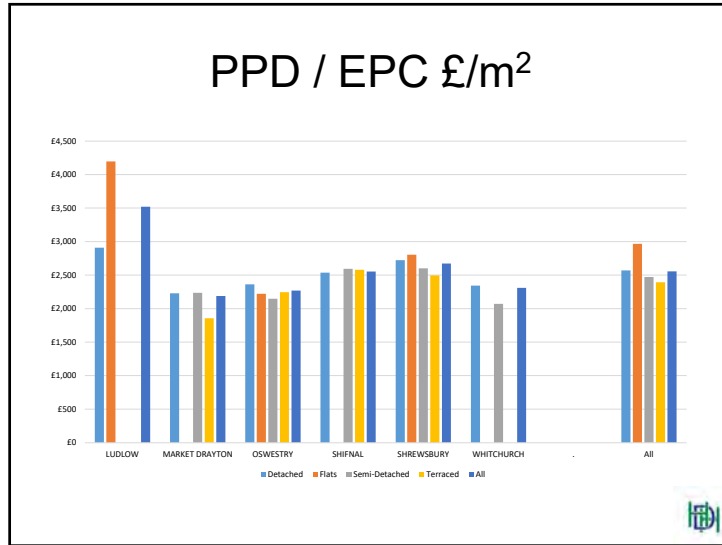
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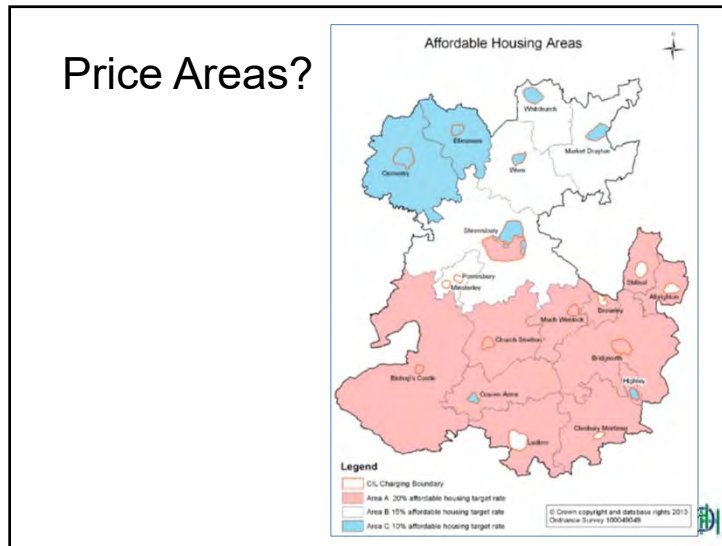


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Table 4.7 Summary of Newbuild Asking Prices (£m²)

Row Labels	Detached	Flats	Semi-Detached	Terraced	All
Bishops Castle	£2,439				£2,439
Broseley	£2,353	£2,767			£2,663
Central Rural	£2,788	£3,019	£2,987	£2,824	£2,832
Church Stretton	£1,343				£1,343
Cleobury					
Mortimer	£3,316				£3,316
Ellesmere	£2,663		£2,407	£2,697	£2,596
Ludlow	£3,440		£4,325		£3,945
Market Drayton	£2,023			£2,013	£2,021
North Rural	£2,609		£3,175		£2,647
Oswestry			£1,928		£1,928
Pontesbury	£2,651		£3,430		£2,846
Shifnal	£2,844		£3,038		£2,941
Shrewsbury	£2,526		£3,045	£3,427	£2,929
South Rural	£2,785		£3,179	£2,870	£2,904
Wem	£3,079				£3,079
Whitchurch	£2,725				£2,725
ALL	£2,693	£2,893	£3,115	£2,878	£2,814

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Price Assumptions (£/m²)

Table 4.8 Pre-consultation Residential Price Assumptions (£/m²)

	A	B	C
Larger Brownfield	2,750	2,450	2300
Smaller Brownfield	2,450	2,300	2,280
Urban Flatted Schemes	4,000	3,500	3,000
Large Greenfield Sites	3,200	2,750	2,500
Medium Greenfield Sites	2,750	2,600	2,500
Small Greenfield Sites	3,500	3,000	2,750

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Build to Rent

Table 4.10 Capitalisation of Private Rents

	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£465	£585	£745	£1,200
Gross Rent (£/annum)	£5,580	£7,020	£8,940	£14,400
Value	£111,600	£140,400	£178,800	£288,000
m ²	50	70	84	97
£/m ²	£2,232	£2,006	£2,129	£2,969



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Social Rent

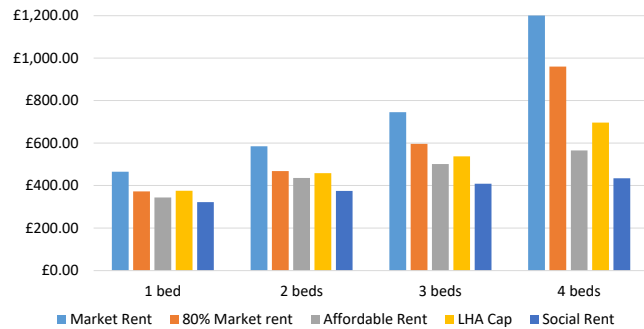
Table 4.12 Capitalisation of Social Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/week)	£74.24	£86.49	£94.30	£100.14
Gross Rent (£/annum)	£3,860	£4,497	£4,904	£5,207
Net Rent	£3,088	£3,598	£3,923	£4,166
Value	£68,631	£79,955	£87,175	£92,574
m ²	50	70	84	97
£/m ²	£1,373	£1,142	£1,038	£954



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Affordable Rent



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Affordable Rent

Table 4.15 Capitalisation of Affordable Rents

	1 Bed	2 Bed	3 Bed	4 Bed
Gross Rent (£/week)	£85.85	£105.70	£124.00	£160.69
Gross Rent (£/annum)	£4,464	£5,497	£6,448	£8,356
Net Rent	£3,571	£4,397	£5,159	£6,685
Value	£79,360	£97,716	£114,633	£148,551
m ²	50	70	84	97
£/m ²	£1,587	£1,396	£1,365	£1,531



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Affordable Housing

- Affordable Rent**

LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%

= **£1,450/m²**

- Social Rent**

Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%

= **£1,180/m²**

- Intermediate**

50% Share; Rent 2.75%

= **70% OMV**



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Older Peoples Housing

Table 4.21 Worth of Sheltered and Extracare			
	Area (m ²)	£	£/m ²
Shrewsbury			
3 bed semi-detached		£210,000	
1 bed Sheltered	50	£167,500	£3,350
2 bed Sheltered	75	£210,000	£2,800
1 bed Extracare	65	£196,875	£3,029
2 bed Extracare	80	£262,500	£3,281
Bridgnorth			
	Area (m ²)	£	£/m ²
3 bed semi-detached		£220,000	
1 bed Sheltered	50	£165,000	£3,300
2 bed Sheltered	75	£220,000	£2,933
1 bed Extracare	65	£208,250	£3,173
2 bed Extracare	80	£275,000	£3,438
Ludlow			
	Area (m ²)	£	£/m ²
3 bed semi-detached		£225,000	
1 bed Sheltered	50	£168,750	£3,375
2 bed Sheltered	75	£225,000	£3,000
1 bed Extracare	65	£210,938	£3,245
2 bed Extracare	80	£281,250	£3,516
Market Drayton			
	Area (m ²)	£	£/m ²
3 bed semi-detached		£175,000	
1 bed Sheltered	50	£131,250	£2,625
2 bed Sheltered	75	£175,000	£2,333
1 bed Extracare	65	£164,063	£2,524
2 bed Extracare	80	£218,750	£2,734
Oswestry			
	Area (m ²)	£	£/m ²
3 bed semi-detached		£159,000	
1 bed Sheltered	50	£119,250	£2,385
2 bed Sheltered	75	£159,000	£2,120
1 bed Extracare	65	£149,063	£2,293
2 bed Extracare	80	£198,750	£2,484
Whitchurch			
	Area (m ²)	£	£/m ²
3 bed semi-detached		£170,000	
1 bed Sheltered	50	£127,500	£2,550
2 bed Sheltered	75	£170,000	£2,267
1 bed Extracare	65	£159,375	£2,452
2 bed Extracare	80	£212,500	£2,656



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Offices



CoStar

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Industrial



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Non-Residential

Table 5.2 Commercial Values £/m² 2020

	Rent £/m ²	Yield	Rent free period	Assumption
Offices	£172	6.25%	1.0	£2,590 £2,500
Industrial	£70	5.00%	1.0	£1,333 £1,200
Retail - Centre	£430	7.00%	1.0	£5,741 £5,000
Retail (elsewhere)	£130	10.00%	1.0	£1,182 £1,200
Large Supermarket	£250	5.50%	1.0	£4,308 £4,300
Small Supermarket	£215	5.00%	1.0	£4,095 £4,100
Retail warehouse	£180	6.00%	2.0	£2,670 £2,670
Hotel (per room)	£6,500	5.00%	0.0	£5,263 £5,250

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Land Registry Prices Paid

- Recently consented sites

Planning App	Site Name	ha	All Units	Net Units	Net %	£/ha	£/unit
18/03113/ful	Magistrates Court Oswestry	0.22	10	1	10.00%	£535,718	£11,786
17/05189/ful	Rocks Green, Ludlow	12.5	200	30	15.00%		
16/00018/out	Southlands Ave, Gobowen	1.628	27	4	14.81%	£616,143	£37,037
17/06087/out	North East of Stone Drive, Shifnal (final phase)	5.04	105	16	15.24%	£1,190,476	£57,143
14/02286/out	Shropshire Stone and Granite Station Rd, Bachurch	2.54	48	7	14.58%	£441,732	£7,500
14/00581/out	Land Opp Sch, Kinnerley	0.59	18	2	11.11%	£889,831	£29,167
16/04228/out	Copthorne Barracks, Shrewsbury	6.47	224	45	20.09%		
16/03637/rem	Calverhall Rd, Lightfield	2.507	9	1	11.11%	£98,888	£111,111
14/00246/out	Churrcote, Bicton Heath (SUE West)	23.8	296	45	15.20%		
18/02392/out	Ellesmere Rd, Bagley, Shrewsbury	0.8	36	3	8.33%	£750,000	£16,667
13/04954/out	Ulwyn rd, Oswestry	0.5	11	1	9.09%	£760,000	£34,545
18/02681/rem	South of Oteley Rd, Shrewsbury	1.53	49	7	14.29%	£2,656,209	£82,939
19/01040/ful	Greenfields, off Tudor Close Market Drayton	0.62	21	2	9.52%		
18/03137/out	Sh of Mylton, Shrewsbury	0.38	3	1	33.33%		
15/03779/out	Lower House Farm, Knockin	1.2	17	1	5.88%	£666,667	£47,059
14/00582/FUL	Ajd Chronicle House Chester St, Shrewsbury	0.49	11	1	9.09%	£867,347	£38,636
15/00335/VA/R	Old Coleham, Shrewsbury	0.285	43	8	18.60%	£7,894,737	£52,326
13/03452/ful	Land off Abbots Way, Station Road, Hodnet	2.5	44	5	11.36%		
18/01934/ful	Towers Lawn, Frogmore Rd, Market Drayton	0.2	12	1	8.33%		
14/04608/OUT	Foldgate Lane, Ludlow	17.69	137	34	24.82%	£0	£0

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Application Reference	Address	Proposal	Comments	Site Area (ha)	Total Units	Net Policy	Net Units	% Net	£/ha	£/unit net	PP/PAID	Completion Date
Market Developments providing affordable housing												
12/00540/OUT	251-253 New Road	8 dwellings		0.06	0	0%	2	27%	£7,938,667	697,857	£975,000	HP140510 10.6.18
13/01224/FUL	557 Depot Lower Drayton	541 dwellings		3.64	143	30%	43	30%	£1,721,154	£42,650	£5,265,000	PM18516 2.7.2014
14/01164/FUL	Former Cinema 80 High Street	46 flats	114 secured by agreement 100% affordable on the ground	0.25	46	25%	14	30%	£3,100,000	£24,375	£780,000	PM1354 2.3.2015
14/01044/FUL	Land At 9 James Hospital Formerly Light Villa And Green House	10 dwellings		1.24	30	30%	9	30%			No PP	PM10897 5.8.2019
14/01052/FUL	Former Alder Warehouse Civic Centre	15 flats and 5 dwellings		0.54	90	30%	27	30%			No PP	PM13510 22.3.2018
14/01140/FUL	117-127 Frithon Road	10 dwellings		0.18	30	30%	9	30%			No PP	PM13081 PM1254 PM1330
15/02081/FUL	235-249 Gardsditch Avenue	70 apartments	21 units secured by S106, S106 affordable	0.248	70	30%	21	30%	£4,632,258	£26,408	£1,000,000	PM1252 28.7.2017
16/00771/FUL	Land at the rear of 246-248 Southbridge Road	10 dwellings		0.2	10	20%	2	20%			No PP	HP1054332 25.4.2013
13/00002/OUT	Land at Traper Lane (23 dwellings, typical)	23 dwellings	Outline application for 23 dwellings	0.55	23	30%	7	30%			No PP	PM10276 25.4.2013
16/02107/OUT	Land at rear of 92-98 London Road	15 dwellings	Outline application for 15 dwellings	0.36	15	30%	5	33%	£1,097,222	£39,500	£99,000	HP140219 9.11.2007
Development which did not provide on-site affordable housing												
13/00386/FUL	527 Havant Road	27 sheltered apartments	A committed sum of £200,000 was agreed	0.12	27	30%	0	0%	£1,038,791	£12,112	£332,413	HP16797 10.8.2016
13/00544/FUL	92 Havant Road	51 sheltered apartments	A committed sum of £200,000 was agreed	0.5	51	30%	0	0%	£2,150,000	£23,019	£1,175,000	PM15311 5.6.2013
13/00421/REM	Carby House Clay Close	8 dwellings	A committed sum of £150,000 was agreed £35,000 was agreed £15 for uplift in floor space	0.148	8	20%	0	0%			No PP	
13/00040/FUL	11 - 14 Wood Street	9 flats	Viability study submitted and considered	0.143	9	20%	0	0%	£3,841,154	£81,111	£550,000	HP155107 9.11.2017
14/00085/FUL	Former Kingston Prison, Milton Road	230 dwellings	Viability study submitted and considered	2.66	230	30%	0	0%	£74,080	£4,206	£95,000	PM1620 15.7.2016
16/01200/FUL	Land at 118 & Rear 114-112 Southbridge Road	10 dwellings	A committed sum of £70,000 was agreed	0.79	30	30%	0	0%			No PP	PM12292
16/01584/FUL	Portland Road, 18 West Road	Conversion of existing building to form 12 dwellings	Viability study submitted and considered	0.16	12	25%	0	0%	£5,542,500	£427,500	£1,050,000	HP18014 11.3.2016
13/00474/OUT	Former Ambulance Station opp Longport Station	10 apartments	Outline application for construction of 4 storey building comprising 11no. 1 storey apartments	0.04	11	25%	0	0%	£7,500,000	£27,273	£300,000	HP181074 8.12.2011
Development which did not provide on-site affordable housing												
13/01244/FUL	Former, Kingsway Road	10 dwellings	Viability study submitted and considered	0.07	11	25%	0	0%	£5,557,243	£34,091	£275,000	HP15109 11.3.2017
Development which do not require provision of affordable housing												
14/00700/FUL	100 Off Honey Building in Swaney Court	10 converted former private care apartments	PP19 was not that affordable housing will not be required from this case as applicant as a commercial development	0.484	66	0%	0	0%			No PP	PM13705 21.3.2018

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Existing Use Value £/ha

December 2019		
PDL	Generally	£500,000
	Central Shrewsbury, Retail	£7,500,000
Agricultural		£25,000
Paddock		£50,000

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Development Costs 1

- Construction BCIS
Median £1,164/m²
LQ 50+ units?
- Site Costs 5% to 15% (+Bio gain?)
- Brownfield +5%
- Fees 8%+1%+1%=10%
- Contingencies 2.5% / 5%

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Development Costs 2

- Interest 6% plus fees
- Developer's Return 17.5% Market Housing
6% Affordable
15% Non Res
- Sales 2.5% + 1%



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Cumulative Impact of Policy

- Affordable Housing – 10% to 20% (70% Aff Rent / 30% Int)
- NDSS
- Accessible and Adaptable
- Mix – SHMA / 25% 2 bed and 25% 3 bed + HNS
- Open space
- SUDS
- Climate Change / Zero Carbon
- Biodiversity 'net gain'?

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Open Space

Open Space Provision	Net additional persons (identified during step one)	Provision required per person
Formal Children's Play Space	Shrewsbury	0.85m ² x
	Market Town	1.25m ² x
	Rural	1.90m ² x
Amenity Green Space	Shrewsbury	6.3m ² x
	Market Town	3.3m ² x
	Rural	4.8m ² x
Outdoor Sport	All locations	22.7m ² x
Natural and Semi Natural Open Space	All locations	20.0m ² x

Number of bedrooms	Assumed number of occupants
1	1
2	2
3	3
4	4
5	5

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Developer Contributions

- S106
- CIL

	January 2012 Rate	Index (2020) Rate
Residential		
Shrewsbury, market towns and key centres	£40.00	£59.64
Elsewhere	£80.00	£119.29
Affordable Housing	£0.00	£0.00
Non Residential Development	£0.00	£0.00

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Modelling

- Typologies
 - Commitments and Windfall
 - Preferred Allocations
- Strategic Sites

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Modelling

	Count of sites		Capacity		Area		Average Size	
			Dwellings		Ha		Dwellings	Ha
Albrighton	2	3%	195	5%	6.53	3%	97.50	3.27
Bishops Castle	6	9%	149	4%	7.81	4%	24.83	1.30
Bridgnorth	3	4%	110	3%	5.90	3%	36.67	1.97
Broseley	2	3%	55	1%	3.85	2%	27.50	1.93
Church Stretton	2	3%	110	3%	6.68	3%	55.00	3.34
Ellesmere	2	3%	160	4%	8.33	4%	80.00	4.17
Highley	1	1%	120	3%	5.42	3%	120.00	5.42
Ludlow	3	4%	104	3%	8.35	4%	34.67	2.78
Market Drayton	6	9%	540	13%	25.01	12%	90.00	4.17
Minsterley and Pontesbury	2	3%	60	1%	3.80	2%	30.00	1.90
Much Wenlock	3	4%	145	4%	6.40	3%	48.33	2.13
Oswestry	14	21%	810	20%	36.40	18%	57.86	2.60
Shifnal	2	3%	180	4%	6.30	3%	90.00	3.15
Shrewsbury	10	15%	525	13%	29.99	15%	52.50	3.00
Wem	6	9%	350	9%	17.40	9%	58.33	2.90
Whitchurch	4	6%	475	12%	24.72	12%	118.75	6.18
Total	68	100%	4088	100%	202.89	100%	60.12	2.98

Excluding sites of more than 250 dwellings which would be considered as strategic sites.

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Strategic Sites

- Emerging



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			Current Use	Units	Area Ha		Density Units/ha		Density m2/ha
					Gross	Net	Gross	Net	
1	Green 250	Green	Agricultural	150	6.32	4.29	23.74	35.00	3,460
2	Green 120	Green	Agricultural	120	5.05	3.43	23.76	35.00	3,452
3	Green 80	Green	Agricultural	80	3.38	2.29	23.66	35.00	3,491
4	Green 60	Green	Agricultural	60	2.54	1.71	23.60	35.00	3,502
5	Green 30	Green	Agricultural	30	1.25	0.86	23.93	35.00	3,446
6	Green 20	Green	Agricultural	20	0.84	0.57	23.83	35.00	3,407
7	Green 12	Green	Paddock	12	0.51	0.34	23.46	35.00	3,602
8	Green 9	Green	Paddock	9	0.30	0.30	30.00	30.00	2,930
9	Green 6	Green	Paddock	6	0.20	0.20	30.00	30.00	2,935
10	Green 3	Green	Paddock	3	0.10	0.10	30.00	30.00	3,490
11	Green Plot	Green	Paddock	1	0.03	0.03	30.00	30.00	4,050
12	Urban 300	Brown	PDL	300	7.50	7.50	40.00	40.00	3,889
13	Urban 100	Brown	PDL	100	2.50	2.50	40.00	40.00	3,908
14	Urban 60	Brown	PDL	60	1.33	1.33	45.00	45.00	4,398
15	Urban 25 HD	Brown	PDL	25	0.42	0.42	60.00	60.00	3,638
16	Urban 25	Brown	PDL	25	0.56	0.56	45.00	45.00	4,343
17	Urban 16 HD	Brown	PDL	16	0.27	0.27	60.00	60.00	3,401
18	Urban 16	Brown	PDL	16	0.36	0.36	45.00	45.00	4,517
19	Urban 8 HD	Brown	PDL	8	0.13	0.13	60.00	60.00	3,450
20	Urban 8	Brown	PDL	8	0.18	0.18	45.00	45.00	4,320
21	Urban 5	Brown	PDL	5	0.11	0.11	45.00	45.00	3,915
22	Urban 3	Brown	PDL	3	0.07	0.07	45.00	45.00	4,905
23	Urban Plot	Brown	PDL	1	0.02	0.02	45.00	45.00	6,075
24	PRS 25	Brown	PDL	25	0.42	0.42	60.00	60.00	3,511
25	PRS 60	Brown	PDL	60	1.00	1.00	60.00	60.00	3,551


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A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

‘Existing use value plus’
– reality checked against market value


- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?



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Benchmark Land Value?

- **Brownfield Site**
– EUV (£500,000/ha) + 20%
- **Greenfield Sites**
– EUV (£25,000/ha / £50,000/ha) + £300,000/ha



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Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes



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				Area (ha)		Units	Residual Value (£)		
				Gross	Net		Gross ha	Net ha	Site
Site 1	Green 250	Green	Agricultural	6.32	4.29	150	811,808	1,196,861	5,129,403
Site 2	Green 120	Green	Agricultural	5.05	3.43	120	232,942	343,093	1,176,320
Site 3	Green 80	Green	Agricultural	3.38	2.29	80	223,016	329,924	754,113
Site 4	Green 60	Green	Agricultural	2.54	1.71	60	222,023	329,258	564,442
Site 5	Green 30	Green	Agricultural	1.25	0.86	30	229,484	335,677	287,723
Site 6	Green 20	Green	Agricultural	0.84	0.57	20	198,430	291,401	166,515
Site 7	Green 12	Green	Paddock	0.51	0.34	12	392,517	585,505	200,744
Site 8	Green 9	Green	Paddock	0.30	0.30	9	1,616,239	1,616,239	484,872
Site 9	Green 6	Green	Paddock	0.20	0.20	6	1,391,600	1,391,600	278,320
Site 10	Green 3	Green	Paddock	0.10	0.10	3	2,074,098	2,074,098	207,410
Site 11	Green Plot	Green	Paddock	0.03	0.03	1	1,867,775	1,867,775	62,259
Site 12	Urban 300	Brown	PDL	7.50	7.50	300	338,588	338,588	2,539,413
Site 13	Urban 100	Brown	PDL	2.50	2.50	100	125,315	125,315	313,289
Site 14	Urban 60	Brown	PDL	1.33	1.33	60	-680,784	-680,784	-907,712
Site 15	Urban 25 HD	Brown	PDL	0.42	0.42	25	1,739,564	1,739,564	724,818
Site 16	Urban 25	Brown	PDL	0.56	0.56	25	-650,793	-650,793	-361,552
Site 17	Urban 16 HD	Brown	PDL	0.27	0.27	16	1,583,479	1,583,479	422,281
Site 18	Urban 16	Brown	PDL	0.36	0.36	16	-607,918	-607,918	-216,149
Site 19	Urban 8 HD	Brown	PDL	0.13	0.13	8	2,118,058	2,118,058	282,408
Site 20	Urban 8	Brown	PDL	0.18	0.18	8	-343,506	-343,506	-61,068
Site 21	Urban 5	Brown	PDL	0.11	0.11	5	-764,233	-764,233	-84,915
Site 22	Urban 3	Brown	PDL	0.07	0.07	3	-1,351,150	-1,351,150	-90,077
Site 23	Urban Plot	Brown	PDL	0.02	0.02	1	-2,651,548	-2,651,548	-58,923
Site 24	PRS 25	Brown	PDL	0.42	0.42	25	-2,004,484	-2,004,484	-835,202
Site 25	PRS 60	Brown	PDL	1.00	1.00	60	-1,972,066	-1,972,066	-1,972,066



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Table 10.2 Residual Value v Benchmark Land Value

20% Affordable (70% Social Rent / 30% Intermediate), s106 £##/unit

			EUV	BLV	Residual Value
Site 1	Green 250	Shrewsbury	25,000	325,000	811,808
Site 2	Green 120	Shrewsbury	25,000	325,000	232,942
Site 3	Green 80	Shrewsbury	25,000	325,000	223,016
Site 4	Green 60	Shrewsbury	25,000	325,000	222,023
Site 5	Green 30	Shrewsbury	25,000	325,000	229,484
Site 6	Green 20	Shrewsbury	50,000	350,000	198,430
Site 7	Green 12	Shrewsbury	50,000	350,000	392,517
Site 8	Green 9	Shrewsbury	50,000	350,000	1,616,239
Site 9	Green 6	Shrewsbury	50,000	350,000	1,391,600
Site 10	Green 3	Shrewsbury	50,000	350,000	2,074,098
Site 11	Green Plot	Shrewsbury	50,000	350,000	1,867,775
Site 12	Urban 300	Shrewsbury	500,000	600,000	338,588
Site 13	Urban 100	Shrewsbury	500,000	600,000	125,315
Site 14	Urban 60	Shrewsbury	500,000	600,000	-680,784
Site 15	Urban 25 HD	Shrewsbury	500,000	600,000	1,739,564
Site 16	Urban 25	Shrewsbury	500,000	600,000	-650,793
Site 17	Urban 16 HD	Shrewsbury	500,000	600,000	1,583,479
Site 18	Urban 16	Shrewsbury	500,000	600,000	-607,918
Site 19	Urban 8 HD	Shrewsbury	500,000	600,000	2,118,058
Site 20	Urban 8	Shrewsbury	500,000	600,000	-343,506
Site 21	Urban 5	Shrewsbury	500,000	600,000	-764,233
Site 22	Urban 3	Shrewsbury	500,000	600,000	-1,351,150
Site 23	Urban Plot	Shrewsbury	500,000	600,000	-2,651,548
Site 24	PRS 25	Shrewsbury	500,000	600,000	-2,004,484
Site 25	PRS 60	Shrewsbury	500,000	600,000	-1,972,066

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Non-residential



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Moving Forward

- Circulate presentation
- Rough and ready first draft of report
- Comments by 6th March 2020

- To
PlanningPolicy@Shropshire.gov.uk



Appendix 4 – Consultation Responses

Notes taken on 19th February 2020

	Slide Heading	Comment or Question
1	Key Assumptions / Price Assumptions	Questioned on the accuracy of the map (Table 4.8) - £4k seemed fair for Ludlow but would expect to double that in other areas. Struggling to understand the consistency of the figures, prices seem high.
2	Non Residential Development	Comment that offices industrial rent was too high (Table 5.2). It was generally thought that yields were 'not far off'. Asked whether the figures were gross and the price per hectare.
3	Development Costs 1	Site Size – can more consideration be given to small builders, building 3 – 10 units Site Costs – Electricity is a particular problem in Shropshire. Presumably BCIS levels exclude external works, so what percentages would be added in terms of external work.
4	Development Costs 2	Asked if the area is to be included in the report. Queried 'Risk' – the selling time of affordable housing might affect the percentages A bigger allowance for Brown Field sites as risk is higher, is required. Asked whether utility and infrastructure costs were included in green field & brown field site costs? Also whether £5k per unit was for residential. Concern around costs for smaller developers (up to 10 units)
5	Open Space	Questioned if there was CIL on Extra Care. Queried the extension of the town beyond the boundary in relation to the CIL boundary – whether the CIL boundaries fixed
6	Bench Land Value	Feeling in the room that BLV was set too high for Shropshire. Comment from a builder, that £300,000 per hectare is insufficient for landowners to sell now – but to instead hold on to the land Question about taxation in the calculation – explained that it wasn't included Query about whether personal circumstances of individual developers should be taken into account.
7	Ground Rent	Queried what adjustment should be made
8	Development Contributions	Struggling to understand increases on CIL contributions. Query on the index figure and the affect the new index will have on CIL and whether it will be the same format as those introduced 8 years ago.

Summary of Consultation Comments

Generally

- Very limited time allowed for comment.
- It is difficult to comment on a draft report without knowing what the findings are.
- It was not agreed that some development (para 3.7) would proceed without a profit.
- Some tables are blank so can't be commented on at this stage.
- Strategic sites should be identified and tested separately.
- Concern needs to be raised in regard of the **timing** and **status** of this Consultation. The period of time for consultation on this draft Report from 19th February to 6th March 2020 consists of **just 12 working days**. This is wholly inadequate considering the implications of adopting a document containing viability assumptions and judgements being flawed, untested, unreasonable and / or unrealistic.

Residential Values

- Some sample sizes very small.
- Some areas (Crewe) are beyond Shropshire.
- More than 90 new homes available as at December 2020.
- A more nuanced approach should be taken to sub areas and the County should be disaggregated further. Specific values could be ascribed to the strategic sites. A specific figure was not suggested, but the implication was that a figure of between 5% and 10% less than £3,200/m² would be appropriate for SW Shrewsbury.
- It is not appropriate to average values due to the size of the County. No alternative values or approach was proposed.
- The values are 'unduly optimistic'. No alternative values were suggested, and no alternative evidence was provided.
- Some of the units (particularly the larger (4 bed) units may contain internal garages. Using the EPC data may skew the figures (as the garage area is excluded).
- Limited weight should be given to asking prices as they are an 'aspirational starting point for developers'.
- Information from sales offices on discounts may not be reliable and greater weight should be put on the actual price paid. The data presented shows the average price paid is about 9% less than the average asking price.
- The derivation of the values used, from the evidence presented should be more clearly explained.
- Only the Zone 3 prices are close to the overall average price paid.
- Average prices (for newbuild and existing) across Shropshire do not all follow the HDH price areas.
- Inflation should be applied to strategic sites.
- Strategic sites may be creating new markets to comparables may not be relevant.

- There is a divergence of values across Shropshire, so averages are meaningless.

Built to Rent

- Would expect the rent to be assessed on a net rent (gross less 20%) rather than a gross basis.

Affordable Values

- Generally realistic. Values vary depending on RPs internal objectives. Limited (no demand in some areas).
- Need to consider First Homes.
- A similar approach should be used for First Homes as used for market housing – as both are products to be sold by the developer.
- A figure closer to the top of the 15% to 20% is appropriate due to market uncertainty around leaving the EU.
- 20% should be used, in line with developer's expectations.
- market housing in the lower value areas. Suggest the following (but derivation not provided:
 - Starter Homes / Affordable Home Ownership – 80%
 - Intermediate / Shared Ownership – 60% to 70%.
 - Affordable Rent – 50% - 60%
 - Social Rent – 35% - 45%
- There is strong demand for intermediate products.

Non-Residential Values

- Considered rents and yields to be overly optimistic. No alternative evidence provided, or suggestions made.
- Consideration should be given to proximity to transport connections and infrastructure.

Existing Land Values / Land Values

- Many of the sites on the market (Table 6.2) have been on the market for a very long time so should be given little weight.
- These were considered low as landowners can only sell their land once. No alternative evidence was provided to support a higher figure.
- Amenity Land should be considered at a similar value to paddock land. Historically the Council has assessed this at £308,000/ha (£125,000/acre).
- We purchase land for 'exception sites' at about £15,000/unit.
- ... land values as at May 2017 were set as £1,730,000/ha by the Valuation Office Agency. This figure assumes nil affordable housing ... applying this figure it is ... will be significantly higher than could reasonably be obtained in the actual market.
- It is suggested that at least for the strategic sites to be identified in the Shropshire Local Plan that a basic calculation could be applied to proportionally recognise that a policy compliant development of 40% affordable housing is to be reflected. That 40% of the net developable

land would be affordable i.e. reduced market value. This would be a more realistic baseline in accordance with the needs of the Report.

- The PPD data for Shropshire Son and Granite is incomplete. No further information has been provided.
- The Land Opposite Kinnerley School had a development agreement with the landowner receiving 20% of the GDV. The price paid as recorded should be considered a distressed sale.
- A minimum of £500,000/ha would be more realistic.

Benchmark Land Values

- Too low – suggested minimum of £620,000/ha (£250,000/acre) in north of county and £1,235,000/ha (£500,000/acre) in south of the county.
- Need to take into account capital gains tax in value.
- Rural Exception sites can cost more than BLV proposed.
- Reference made to HCA that brownfield BLV could be EUV plus 10% to 30% and greenfield sites 10 to 20 times agricultural values.
- Suggested £617,000 to £865,000/ net developable ha (£250,000 to £350,000/net developable acre).
- The viability assessments are incorrectly calibrated, with an BLV that is too low. No alternative was suggested.
- EUV plus 20% is not sufficient for greenfield sites.. Thresholds of £500k to £750k per ha and upwards are required (being based on minimum prices in options).
- In north Shropshire recent sales have been the £620,000/ha to £740,000/ha range.
Examples provided:
 - Market Draydon. 162 units, 7.68ha, 10% affordable. £4,500,000 (£586,000/ha).
 - Hinstock. 49 units, 5.58ha. £1,880,000 (£730,000/ha).
 - Tilstock. 12 units, 0.58ha, 1.8 affordable units. £400,000 (£690,000/ha).
 - Shawbury. 50 units, 2.85ha – Affordable not stated. £1,480,000 (£520,000/ha).
 - Bicton. 85 bed extracare home, 0.89ha. £660,000 (£742,000/ha).

It is important to note that all the above schemes were approved under the 2012 NPPF and 2014 PPG rather than the current framework and guidance.

- Clarification as to whether the BLV is per gross ha or per net ha.
- Recent options have had minimum land prices in the £450,000/ha to £618,000/ha range.
- The figures put forward are arbitrary and there is no evidence that landowners will accept them.
- The proposed BLV are below the average prices presented in the transactional data (on a £/unit basis).
- The BLV is too low, but not alternatives were suggested.
- Emphasis should be given to policy compliant schemes.

- Further examples of transactions were provided:

Address	Location	Purchase Price	Purchase Date	Size Gross HA	Size Net	Total Units	% Aff	£/Gross Ha	£/Net ha	£/Unit
Land On The South Side Of Stanton Road Shifnal TF11 8FA	Shifnal	2,500,000	Dec-17	4.2	2.6	99	15%	£595,238	£965,234	£25,253
Land On The South Side Of Oteley Road Shrewsbury SY2 6FT	Shrewsbury	8,526,000	Dec-17	5.4	4.5	164	15%	£1,578,889	£1,897,995	£51,988
Land On The South Side Of Oteley Road Shrewsbury SY2 6JF	Shrewsbury	7,068,273	Apr-17	5.3		159	15%	£1,333,636		£44,455
Land On The West Side Of Rush Lane Market Drayton TF9 3FS	Market Drayton	2,000,000	Jul-16	6.3	5.7	162	10%	£317,460	£350,496	£12,346
Land On The North Side Of Haughton Road, Shifnal	Shifnal	6,408,000	Feb-15	6.9	5.5	184	15%	£928,696	£1,164,277	£34,826
Land On The North Side Of Haughton Road, Shifnal	Shifnal	6,084,000	Jan-15	8.8		216	15%	£691,364		£28,167
Land On The West Side Of Coppice Green Lance	Shifnal	11,800,000	May-14	10.3	7.5	200	15%	£1,145,631	£1,576,097	£59,000
Land At Copthorne Barracks Copthorne Road Shrewsbury SY3 7LT	Shrewsbury	5,644,100	May-18	6.4		224	20%	£881,891		£25,197

The average is £934,000/ha (£35,000/unit) and median £905,000/ha (£31,000/unit).

- A 30% uplift was suggested for PDL (in line with the approach taken in Oxford).
- The land value of strategic sites is likely to be less than for smaller sites.
- BLV of EUV plus £300,000/ha is too low. *'some development sites are already impacted due to the current levels of affordable housing policy, CIL and transacted deals are commonly not meeting client's expectations'*
- Further examples of transactions were provided on a confidential basis. The average is £782,000/ha (£39,000/unit) and median £752,000/ha (£40,000/unit)
- Too low. Reference to HCA 'benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value'.
- When it comes to setting CIL it is necessary to consider an additional 'buffer'. No specific amount was suggested.
- The BLV appears to be out of step with current residential values. No alternatives were suggested and no evidence provided.
- £350,000 BLV may not provide a sufficient incentive for landowners. No alternative suggested.
- A BLV of £325,000/ha is too low.
- ... hurdle rate of £1m to £1.2m per net developable hectare would be a representative figure for greenfield unserviced land in the rural areas of Shropshire, with actual residential land values around £1.5m/ha...
- It would be more representative to assess the BLV on a net basis, having taken into account affordable housing, abnormals, infrastructure.
- The proposed methodology can't reflect variances between individual sites.

- Too low. Reference to HCA ‘benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value’.
- When it comes to setting CIL it is necessary to consider an additional ‘buffer’. No specific amount was suggested.

Modelling

- Working to 35units/ha (24% net developable).
- Density should be informed by / inform the typologies.
- The following densities are typical (per net ha):
 - Up to 50 units – 26 dph
 - 51 – 100 units – 30 dph
 - 101 – 250 units – 35 dph
 - 251 – 500 units – 43 dph
 - 500 plus – 33 – 65 dph (note this include high density urban schemes)
- Help to Buy caps to be introduced from April 2021 this may lead to a smaller average dwelling size to keep within the caps.
- Re-consider ratio of gross site area and net developable area given proposed increased POS requirements (from 20m² to 30m² per dwelling) and biodiversity gain. DEFRA Biodiversity Net Gain & Local Nature Recovery Strategies: Impact Assessment Table 14 : Net Gain Delivery Costs (Residential) estimates biodiversity unit loss per hectare of development of 4.8.
- Can densities be achieved at higher build standards (Accessible and Adaptable).
- The residential capacity / site coverage assumption of 30 dwellings per hectare does not relate to the settlement hierarchy identified within the earlier sections of this report. It would be appropriate to make best use of land (in accordance with the NPPF) by applying a residential density of 35 dwellings per hectare to the more urban Strategic Centre, and 30 dwellings per hectare within more rural locations in the Principal Centres and Key Centres.
- It is not appropriate to make a blanket assumption of 80% net developable.
- Re-consider ratio of gross site area and net developable area given proposed increased POS requirements (from 20m² to 30m² per dwelling) and biodiversity gain. DEFRA Biodiversity Net Gain & Local Nature Recovery Strategies: Impact Assessment Table 14 : Net Gain Delivery Costs (Residential) estimates biodiversity unit loss per hectare of development of 4.8.
- Can densities be achieved at higher build standards (Accessible and Adaptable).

Housing Mix

- Housing mix is too general and should not be used. Mix should be left to the market.
- The mix may be overly restrictive with too many small units.
- Affordable housing tenure mix assumption of 70% affordable rent and 30% intermediate is not consistent with the 2019 NPPF (para 64).
- The impact of First Homes should be tested.

- M4(2) and M4(3) compliant dwellings are larger than NDSS (see DCLG Housing Standards Review Illustrative Technical Standards Developed by the Working Groups August 2013). Larger sizes should be used when calculating additional build costs.
- M4(2) and M4(3) compliant dwellings are larger than NDSS (see DCLG Housing Standards Review Illustrative Technical Standards Developed by the Working Groups August 2013). Larger sizes should be used when calculating additional build costs.

Development Costs

- Standardised approach not suitable. Need to take into account site-specific conditions, size of development and developer, specification, LPA requirements etc.
- No allowance is made for garages.
- The median BCIS costs should be used.
- The use of locally sourced materials can add to the costs of construction.
- 'Strategic sites, higher density or non-standard construction sites should utilise different metrics than the Median General Estate Housing such as the Lower Quartile Rate'.
- Inflation should be applied to strategic sites.
- The land value of strategic sites is likely to be less than for smaller sites.
- *'Development costs need to take account of specific site constraints – contamination, ground bearing capacity, infrastructure, density, open space, flooding, net: gross etc'.*

Site costs

- Strategic sites may have higher site costs – although no suggestion was made as to what alternative assumption should be made.
- Site costs should be £215/m² to £270/m² (excluding abnormal costs). No explanation was provided in this regard.
- These should be clearly set out.
- The 5% to 15% is too low. For example, does not allow for garages (£8,000 each). 15% minimum should be used.
- Roads and utilities can cost £247,000 to £370,000 per net ha.
- 15% is too low for strategic sites. No alternative suggestion is made.

Abnormal Costs

- An allowance should be made on greenfield sites
- Additional allowance of £370,000/ha should be made on greenfield sites, more on brownfield sites. No indication as to what these may relate to was provided for greenfield sites. On brownfield sites examples of services, ground conditions, contamination, demolitions, asbestos, topography and attenuation were given.
- Care must be taken not to reduce the BLV (through deducting abnormal), beyond a level that is acceptable to the landowner.
- Further clarity around what are and are not abnormal costs would be helpful.
- Allowance needs to be made for demolitions.

- Whilst should be reflected in BLV, there must be an incentive for the landowner to sell.
- Whilst should be reflected in BLV, there must be an incentive for the landowner to sell.

Contingencies

- That an allowance that is 1% or 2% higher should be used for large complex strategic sites.
- A consistent approach (5%) should be taken across different site types.
- 3% should be used on greenfield sites.
- 5% should be used on all sites. For brownfield or strategic sites this could be 8% to 10%. Should be applied to all costs and not just build costs.
- Some costs are still unknown so allowance needs to be made for these and inflation.

Fees

- At 8% these are at the top of the expected range.
- Agency (i.e. acquisition) fees range from 1% to 2% so should be increased to 1.5%.
- On more complex strategic sites, 10% to 12% should be used.
- Allowance needs to be made for master planning.
- Acquisition fees should be 3%.
- Harman suggests 8% to 10%. Up to 20% for strategic sites.
- Sales costs assumed to be 3.5%. Harman recommends 3% to 5%.
- Acquisition costs assumed to be 1% + 0.5% for legals. Harman recommends 1% to 2% + 1% to 2% for legals.
- Harman suggests 8% to 10%. Up to 20% for strategic sites.
- Harman suggests 8% to 10%. Up to 20% for strategic sites.
- Sales costs assumed to be 3.5%. Harman recommends 3% to 5%.
- Acquisition costs assumed to be 1% + 0.5% for legals. Harman recommends 1% to 2% + 1% to 2% for legals.

Developer's Return

- 20% needed to secure development finance
- Too low – 20% to 22% of GDV suggested on brownfield sites.
- Based on appeal decisions this should be 20% of GDV. Developers seek a minimum of 25%.
- 17.5% is a normal 'blended' rate.
- Affordable housing for sale should be treated more like market housing for this purpose. 8% to 10% would be appropriate.
- IRR is a useful measure – particularly for strategic sites.
- The combined 6% / 17.5% may result in an overall return of less than 15%.
- 6% is outdated with the move towards homeownership products.
- ... a more realistic figure would be 20-25% of GDV...

- A return in the range of 22% -25% is considered more appropriate.
- ... developers would require 20% return as an absolute minimum, more often 22%-25%. No explanation was provided.
- 10%-15% may be a suitable return for affordable housing.
- Generally, we agree with the assumptions in this area.
- A similar approach should be used for First Homes as used for market housing – as both are products to be sold by the developer.
- A figure closer to the top of the 15% to 20% is appropriate due to market uncertainty around leaving the EU.
- 20% should be used, in line with developer's expectations.
- The combined 6% / 17.5% may result in an overall return of less than 15%.
- 6% is outdated with the move towards homeownership products.

Finance Charges

- 6% above LIBOR is more normal plus fees of up to 9% are now charged.
- Where land is elected (so subject to VAT) the stamp duty is paid on the combined cost of the land and VAT..
- As well as interest there is the opportunity cost – possibly a higher rate of interest..
- The HCA currently uses a range of 5% - 7% and the HBF recommends 6.5% - 7%.
- The HCA currently uses a range of 5% - 7% and the HBF recommends 6.5% - 7%.

NDSS and Part M

- Increased sizes are not matched with increased revenues (no evidence provided).
- Care must be taken not to ascribe m2 values derived from smaller units to larger units as house prices are influenced by numbers of bedrooms as well as floor area.
- Can the modelled densities be achieved with the higher standards?
- The costs are dated and could be indexed (using BCIS data).
- Government research suggests £976/unit (DFT (July 2019) Electric Charging in Residential and Non-Residential Buildings).
- *'Our standard house types are 73.6m² for a 2 bed 4 person, and 86m² for a 3 bed 5 person house. The proposed increases to NDSS would place a strain on us and affect viability. We are charging affordable rents, which are **capped at LHA** (so no flexibility there). Any increase in house size has a direct effect on the viability of an affordable scheme...'*
- It does not follow that a larger unit is necessarily more valuable.

Voids and Phasing

- 50 units per year per outlet is reasonable but may be less where there are competing outlets.

S106 contributions and CIL

- These would be expected to be in the £10,000/unit to £15,000/unit range rather than the £5,000/unit suggested.

- £5,000 is too low and a figure closer to £25,000/unit should be expected on strategic sites. Ideally the actual expected figures should be used.
- The approach was not agreed – but no explanation was given and no alternative suggested.
- A longer construction period is needed for the power station.
- The Pre-consultation Residential Price Assumptions (Table 4.8) identify price variations across the County. As illustrated in the Savills / HBF CIL Getting It Right publication dated January 2014 viability is challenging where residential sales values are circa £225 per square foot. Viability assessment is an iterative process in low / middle value areas “trade-offs” between affordable housing provision (20% in Value Area A / 15% in Value Area B / 10% in Value Area C), CIL (£60 per square metre in Urban Areas / £120 per square metre in Rural Area) and S106 contributions of £5,000 per unit may be necessary.
- The build out rates are supported.

Biodiversity Net Gain

- The Government's figure (£20,000/ha) does not allow for land acquisition. A greater allowance may be appropriate bearing in mind the uncertainty in this regard.
- Additional costs for biodiversity gain are not modest. The draft assessment uses £20,000 per hectare plus 1% on professional fees (see comment under Development Costs 4th Bullet Point above) but no deductions from developable acreage (see comment under Policy Requirements 1st Bullet Point above). Furthermore the DEFRA Biodiversity Net Gain & Local Nature Recovery Strategies : Impact Assessment Table 14 : Net Gain Delivery Costs (Residential) sets out regional costs per hectare of development highlighting a central estimate but there are significant increases in cost for off-site delivery (Scenario C).
- Some cost inputs are based on somewhat dated figures. The following costs should be subject to inflationary increases to reflect today's costs (a) optional water efficiency additional cost of £100 per dwelling (based on data 2014), (b) the Housing Standards Review Impact Assessment (March 2015) for additional costs for M4(2) and M4(3) compliant homes and DEFRA Biodiversity Net Gain : Updating Planning Requirements Consultation Impact Assessment (£ 2017 prices).
- A more local approach should be taken to costs.

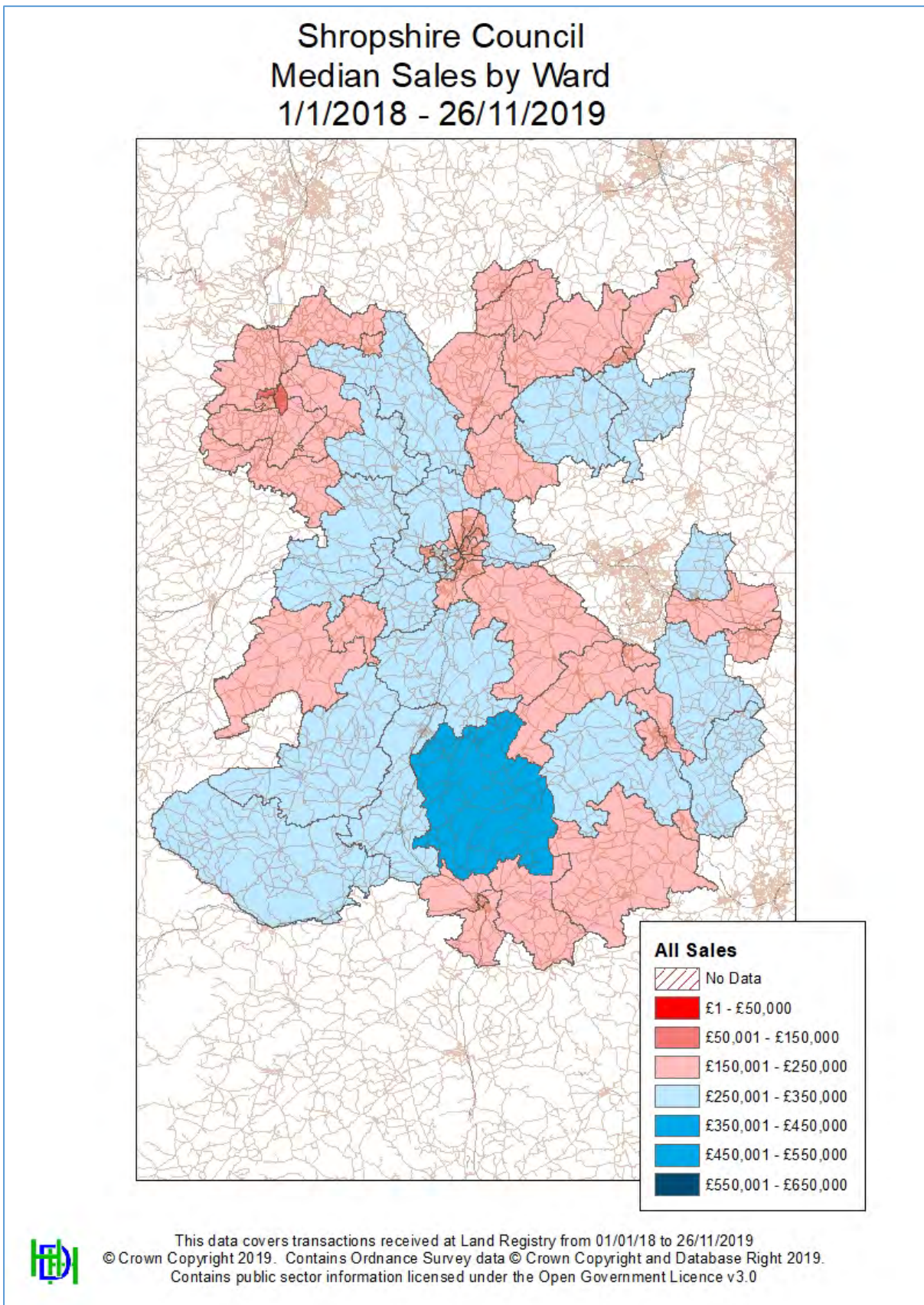
Water Efficiency and Electric Charging Points

- The assumption assumes the continuation of the subsidy so should be reviewed.
- The costs are dated and could be indexed (using BCIS data).
- Strategic sites are typically in the range of £20,000/unit.
- Care needs to be taken to ensure developers are not paying twice (s106 and CIL) for the same item.
- Some cost inputs are based on somewhat dated figures. The following costs should be subject to inflationary increases to reflect today's costs (a) optional water efficiency additional cost of £100 per dwelling (based on data 2014), (b) the Housing Standards Review Impact Assessment (March 2015) for additional costs for M4(2) and M4(3) compliant homes and DEFRA Biodiversity Net Gain : Updating Planning Requirements Consultation Impact Assessment (£ 2017 prices).

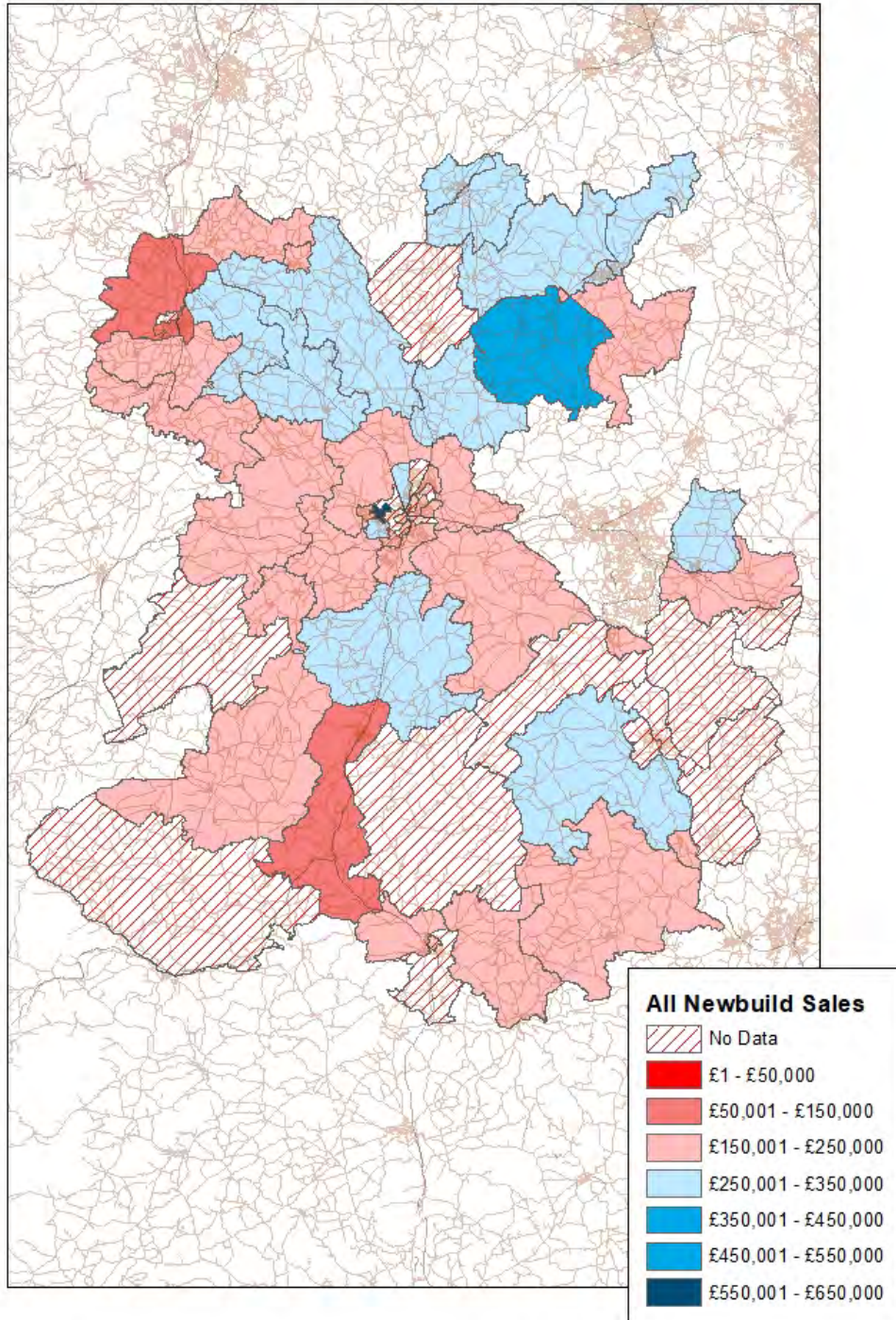
- £300 per electric vehicle charging point (EVCP) is insufficient. The Department for Transport consultation on Electric Vehicle Charging in Residential & Non-Residential Buildings (ended on 7th October 2019) estimated installation of charging points was an additional cost of approximately £976 per space.
- £300/unit is less than the £976 suggested in the DoT 2019 consultation.
- Some cost inputs are based on somewhat dated figures. The following costs should be subject to inflationary increases to reflect today's costs (a) optional water efficiency additional cost of £100 per dwelling (based on data 2014), (b) the Housing Standards Review Impact Assessment (March 2015) for additional costs for M4(2) and M4(3) compliant homes and DEFRA Biodiversity Net Gain : Updating Planning Requirements Consultation Impact Assessment (£ 2017 prices).
- £300 per electric vehicle charging point (EVCP) is insufficient. The Department for Transport consultation on Electric Vehicle Charging in Residential & Non-Residential Buildings (ended on 7th October 2019) estimated installation of charging points was an additional cost of approximately £976 per space.



Appendix 5 – Price Maps

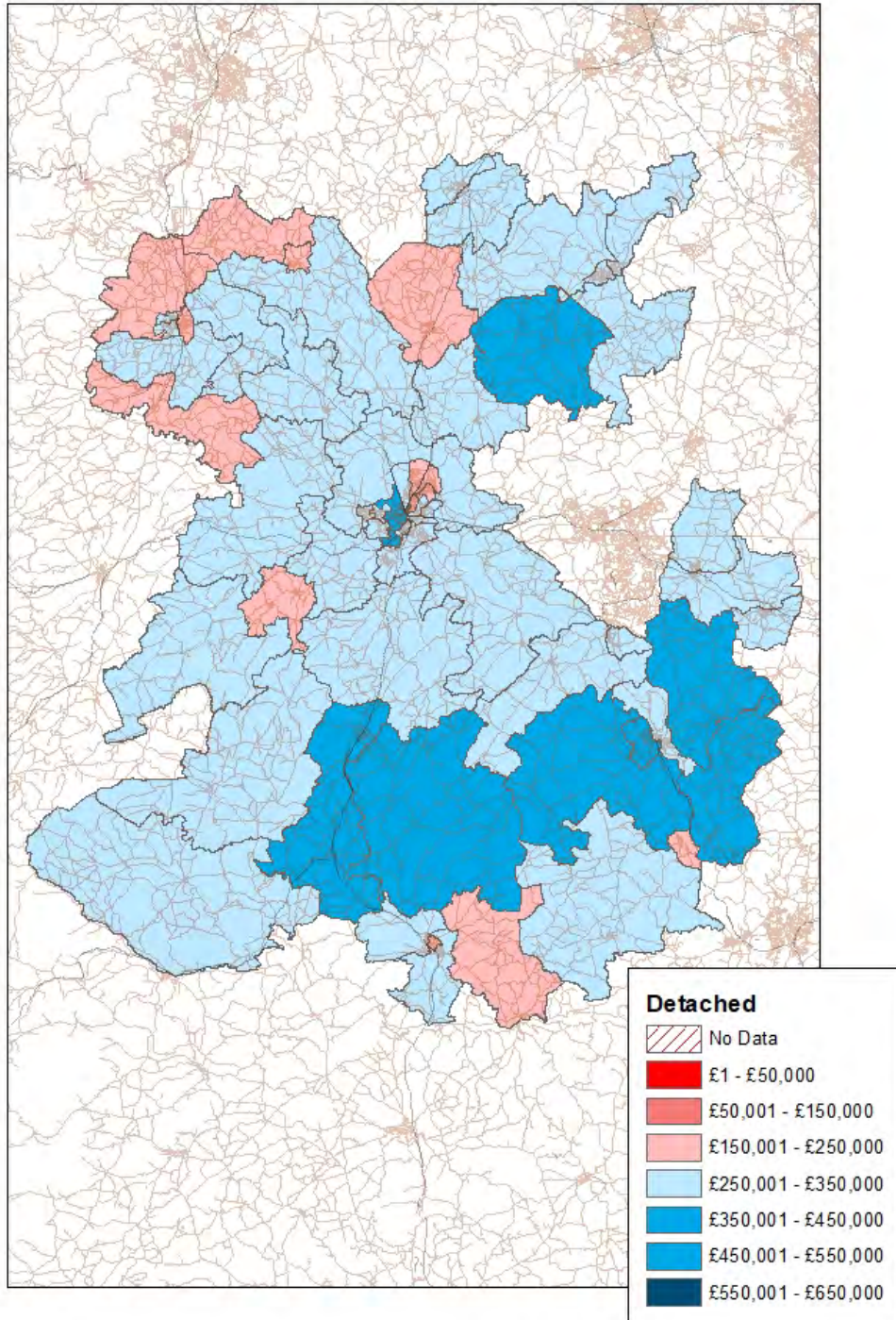


Shropshire Council Median Newbuild Sales by Ward 1/1/2018 - 26/11/2019



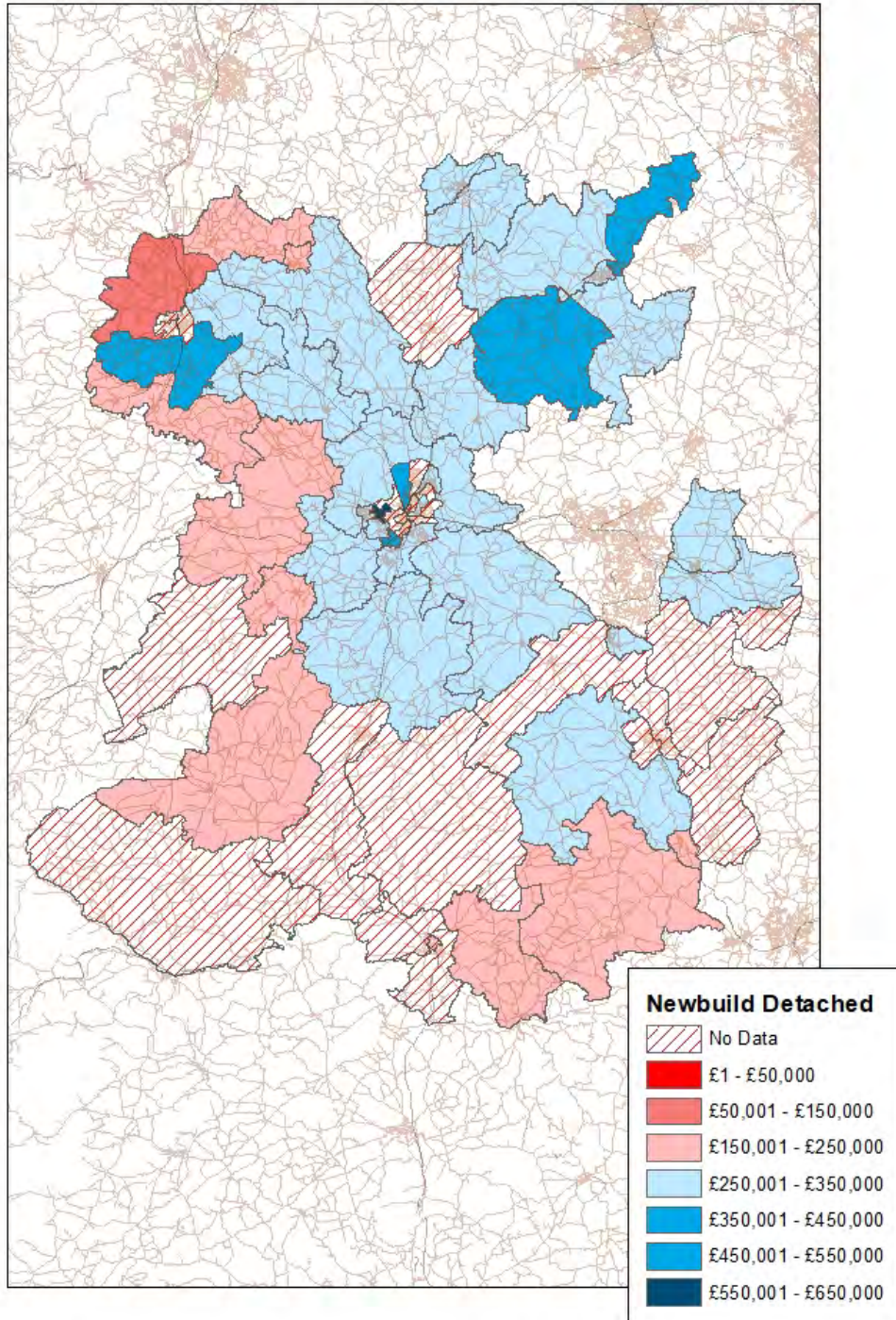
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Shropshire Council Median Sales by Ward - Detached 1/1/2018 - 26/11/2019



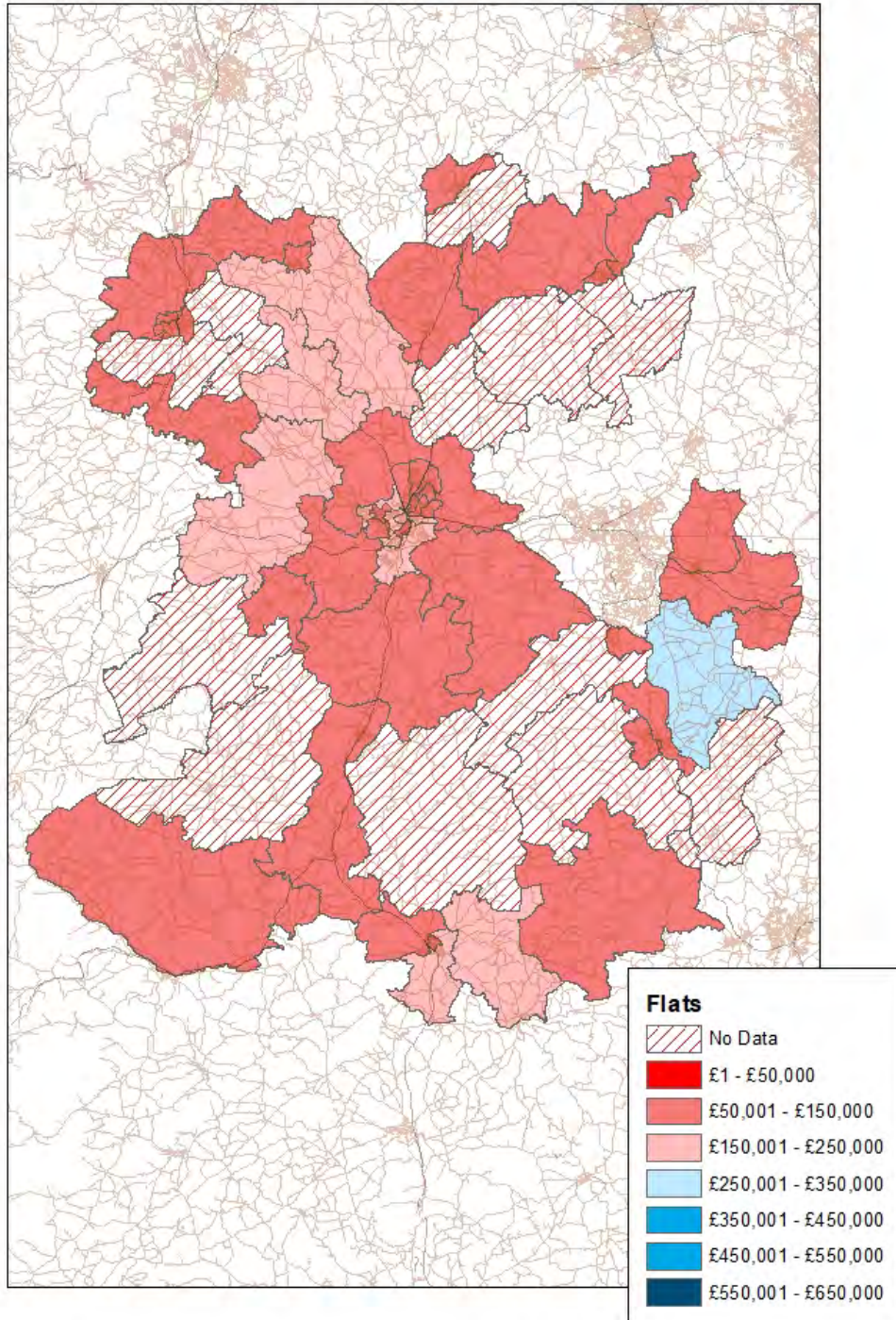
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Shropshire Council Median Newbuild Sales by Ward - Detached 1/1/2018 - 26/11/2019



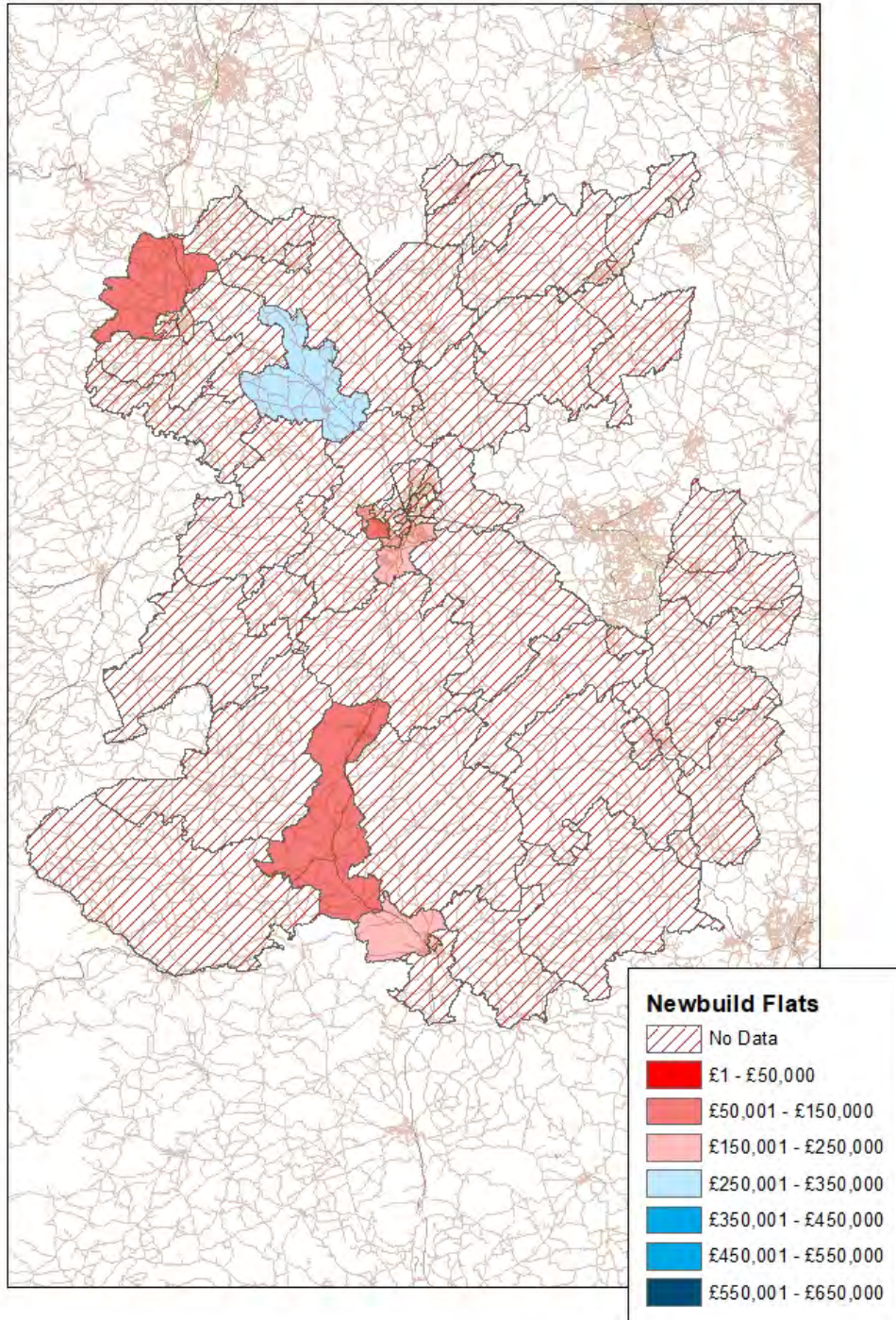
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Shropshire Council Median Sales by Ward - Flats 1/1/2018 - 26/11/2019



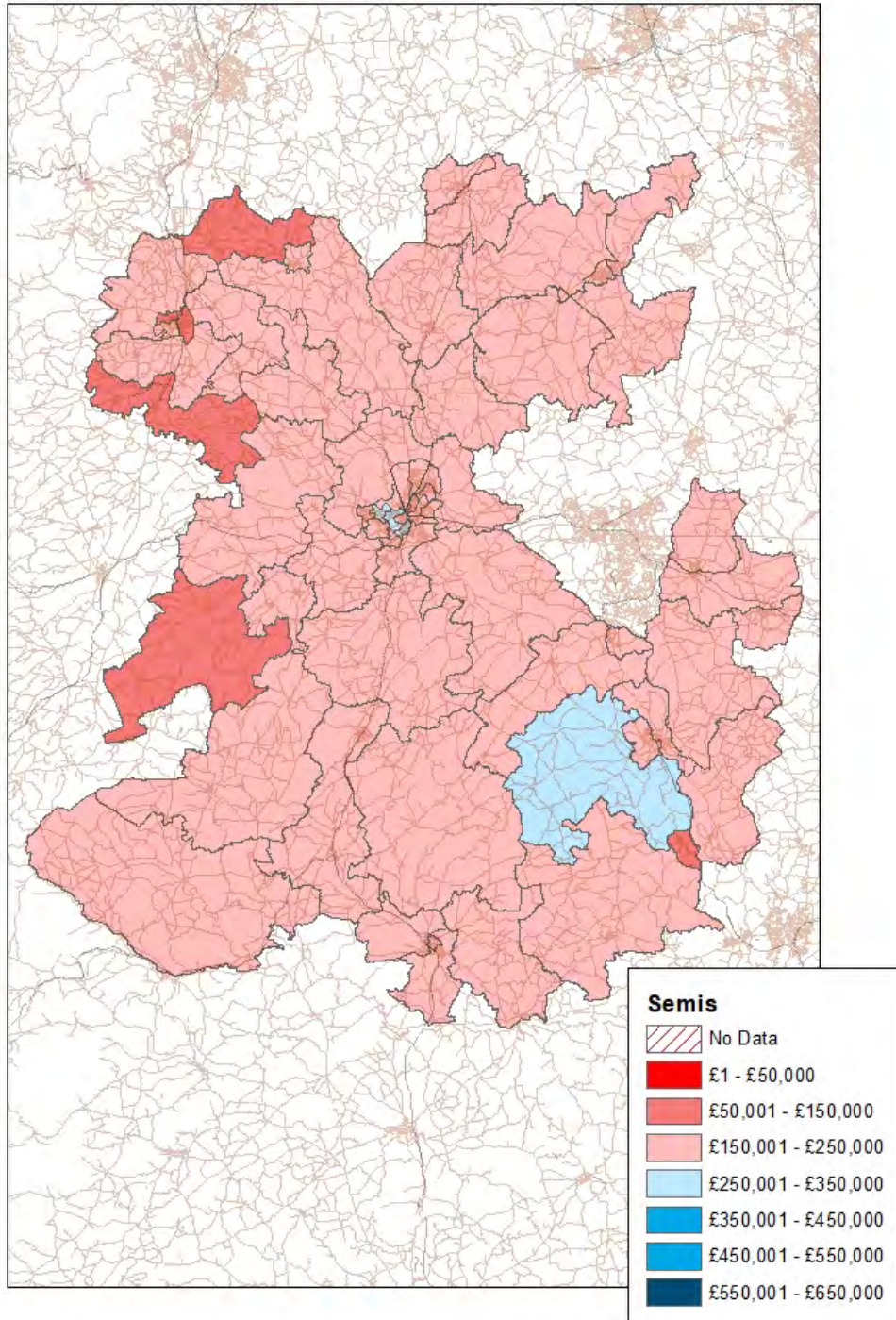
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Shropshire Council Median Newbuild Sales by Ward - Flats 1/1/2018 - 26/11/2019



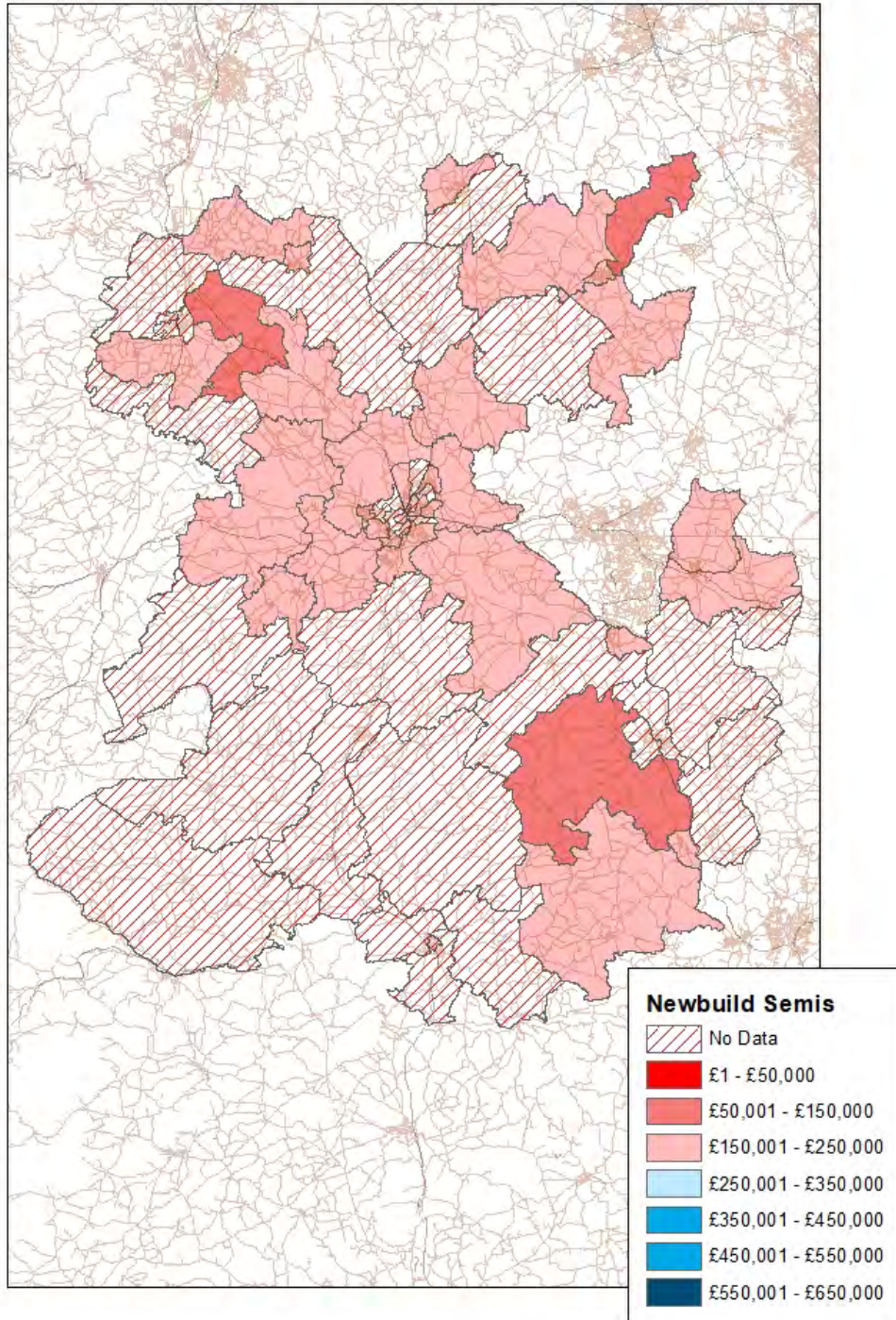
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Shropshire Council Median Sales by Ward - Semis 1/1/2018 - 26/11/2019



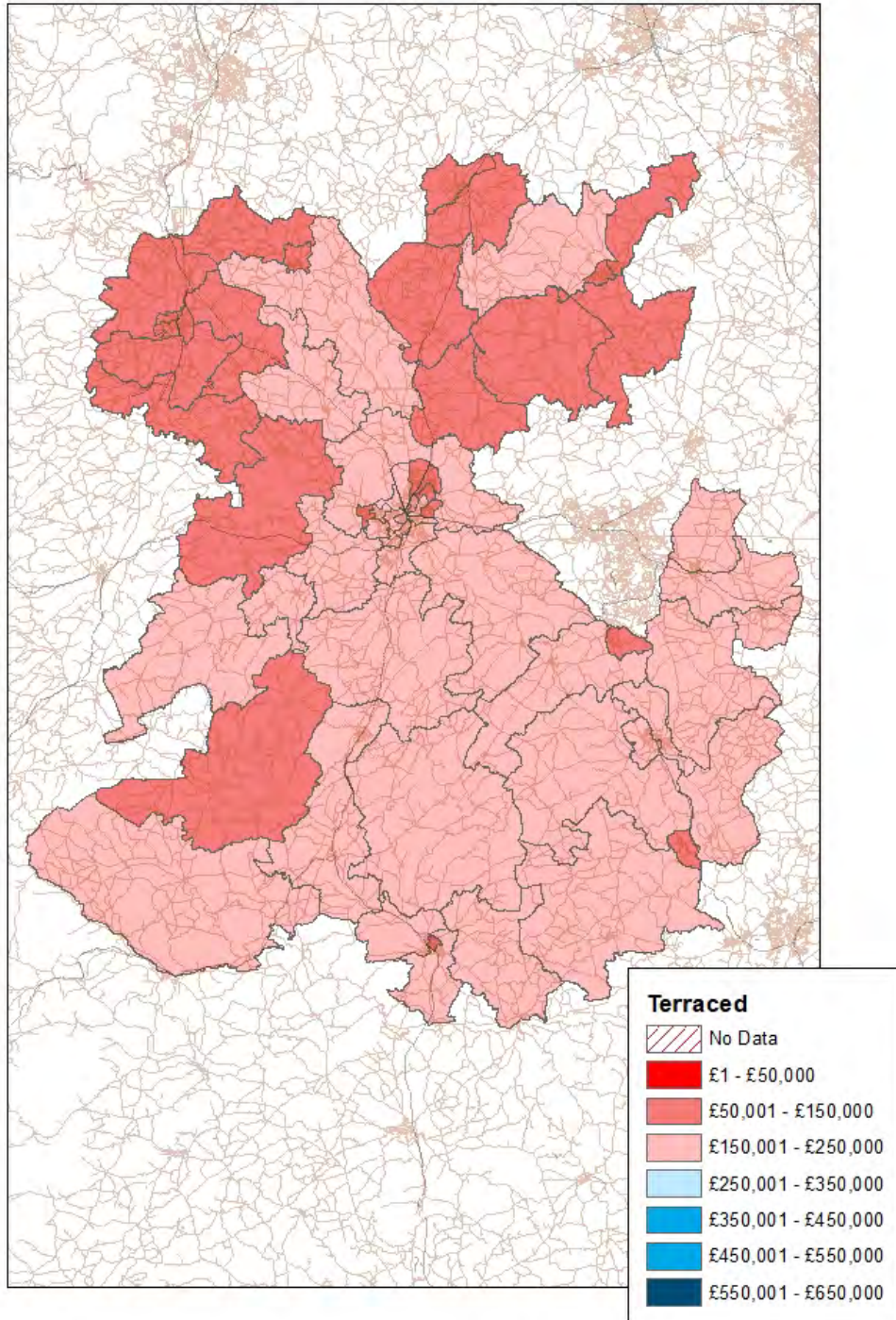
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Shropshire Council Median Newbuild Sales by Ward - Semis 1/1/2018 - 26/11/2019



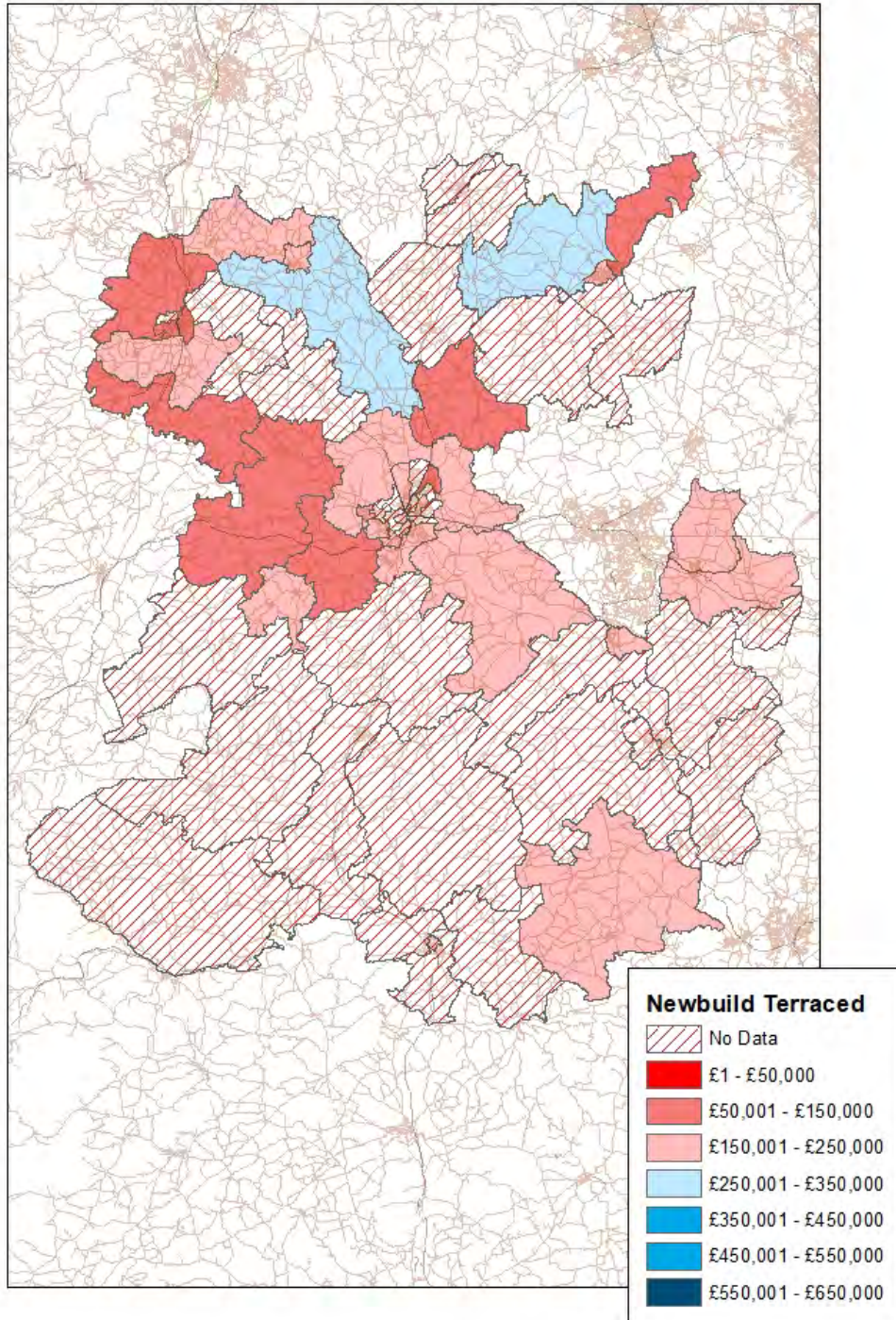
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Shropshire Council Median Sales by Ward - Terraced 1/1/2018 - 26/11/2019



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Shropshire Council Median Newbuild Sales by Ward - Terraced 1/1/2018 - 26/11/2019



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Appendix 6 – Land Registry PPD and EPC Data

The pages in this appendix are not numbered.





Date	Type	LCHO	SAON	PAON	Street	Locality	Town	Postcode	m2	Price Paid	£/m2
12/10/2018	D			26	GROVE CRESCENT	WOORE	CREWE	CW3 9SX	170	£499,995	£2,941
26/10/2018	D			34	GROVE CRESCENT	WOORE	CREWE	CW3 9SX	124	£350,000	£2,823
14/12/2018	D			4	GROVE CRESCENT	WOORE	CREWE	CW3 9SX	124	£339,995	£2,742
29/03/2019	D			10	GROVE CRESCENT	WOORE	CREWE	CW3 9SX	170	£459,995	£2,706
29/08/2018	D	Yes		2	GROVE CRESCENT	WOORE	CREWE	CW3 9SX	98	£156,000	£1,592
31/08/2018	D	Yes		12	GROVE CRESCENT	WOORE	CREWE	CW3 9SX	98	£156,000	£1,592
14/12/2018	D	Yes		18	GROVE CRESCENT	WOORE	CREWE	CW3 9SX	98	£156,000	£1,592
30/10/2018	S			7	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	76	£190,000	£2,500
20/09/2018	S			15	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	75	£185,000	£2,467
07/09/2018	S			16	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	75	£180,000	£2,400
14/03/2019	D			12	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	108	£240,000	£2,222
03/10/2018	S			5	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	108	£210,000	£1,944
30/11/2018	S			6	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	108	£210,000	£1,944
25/02/2019	T			17	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	108	£205,000	£1,898
12/11/2018	S			4	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	135	£255,000	£1,889
26/11/2018	S			21	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	135	£255,000	£1,889
24/08/2018	S			2	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	135	£245,000	£1,815
26/07/2018	S			14	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	135	£245,000	£1,815
02/11/2018	S			20	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	135	£245,000	£1,815
25/01/2019	S			3	REA VIEW	CLEOBURY MORTIMER	KIDDERMINSTER	DY14 8BD	135	£240,000	£1,778
29/03/2018	D			54	PENSON WAY		SHREWSBURY	SY1 2BF	94	£260,000	£2,766
29/03/2018	T			6	PENSON WAY		SHREWSBURY	SY1 2BF	64	£176,000	£2,750
15/03/2018	D			22	PENSON WAY		SHREWSBURY	SY1 2BF	94	£255,000	£2,713
08/06/2018	T			10	PENSON WAY		SHREWSBURY	SY1 2BF	69	£185,000	£2,681
12/01/2018	S			4	PENSON WAY		SHREWSBURY	SY1 2BF	64	£171,000	£2,672
29/01/2018	T			30	PENSON WAY		SHREWSBURY	SY1 2BF	64	£170,000	£2,656
19/01/2018	T			36	PENSON WAY		SHREWSBURY	SY1 2BF	64	£169,000	£2,641
09/02/2018	T			38	PENSON WAY		SHREWSBURY	SY1 2BF	64	£168,500	£2,633
29/03/2018	T			8	PENSON WAY		SHREWSBURY	SY1 2BF	64	£168,000	£2,625
09/02/2018	T			26	PENSON WAY		SHREWSBURY	SY1 2BF	64	£166,500	£2,602
05/01/2018	T			28	PENSON WAY		SHREWSBURY	SY1 2BF	64	£166,500	£2,602
12/03/2018	T			34	PENSON WAY		SHREWSBURY	SY1 2BF	64	£166,000	£2,594
19/01/2018	T			42	PENSON WAY		SHREWSBURY	SY1 2BF	64	£165,000	£2,578
04/01/2019	D			21	JUNIPER ROAD		SHREWSBURY	SY1 2BL	168	£479,995	£2,857
26/10/2018	D			23	JUNIPER ROAD		SHREWSBURY	SY1 2BL	164	£454,995	£2,774
24/08/2018	D			25	JUNIPER ROAD		SHREWSBURY	SY1 2BL	168	£464,995	£2,768
08/02/2019	D			31	JUNIPER ROAD		SHREWSBURY	SY1 2BL	164	£439,995	£2,683
23/02/2018	D			19	JUNIPER ROAD		SHREWSBURY	SY1 2BL	111	£294,995	£2,658
23/02/2018	D			15	JUNIPER ROAD		SHREWSBURY	SY1 2BL	120	£314,995	£2,625
16/02/2018	D			17	JUNIPER ROAD		SHREWSBURY	SY1 2BL	120	£314,995	£2,625
15/03/2019	D			27	JUNIPER ROAD		SHREWSBURY	SY1 2BL	164	£429,995	£2,622
12/11/2018	D			29	JUNIPER ROAD		SHREWSBURY	SY1 2BL	177	£459,995	£2,599
10/01/2018	S			48	JUNIPER ROAD		SHREWSBURY	SY1 2BN	88	£254,995	£2,898
19/01/2018	S			50	JUNIPER ROAD		SHREWSBURY	SY1 2BN	88	£254,995	£2,898
25/01/2018	S			46	JUNIPER ROAD		SHREWSBURY	SY1 2BN	88	£249,995	£2,841
05/01/2018	S			44	JUNIPER ROAD		SHREWSBURY	SY1 2BN	88	£247,995	£2,818
24/08/2018	D			68	JUNIPER ROAD		SHREWSBURY	SY1 2BN	164	£449,995	£2,744
18/09/2018	D			52	JUNIPER ROAD		SHREWSBURY	SY1 2BN	129	£349,995	£2,713
29/03/2018	D			62	JUNIPER ROAD		SHREWSBURY	SY1 2BN	129	£349,995	£2,713
18/05/2018	D			66	JUNIPER ROAD		SHREWSBURY	SY1 2BN	111	£299,995	£2,703
11/04/2018	D			60	JUNIPER ROAD		SHREWSBURY	SY1 2BN	164	£439,995	£2,683
16/03/2018	D			56	JUNIPER ROAD		SHREWSBURY	SY1 2BN	168	£449,995	£2,679
27/04/2018	D			64	JUNIPER ROAD		SHREWSBURY	SY1 2BN	168	£449,995	£2,679
23/03/2018	D			58	JUNIPER ROAD		SHREWSBURY	SY1 2BN	111	£294,995	£2,658
12/07/2018	D			54	JUNIPER ROAD		SHREWSBURY	SY1 2BN	129	£339,995	£2,636
08/02/2019	D			70	JUNIPER ROAD		SHREWSBURY	SY1 2BN	177	£447,500	£2,528
20/09/2018	D			16	ROWAN CLOSE		SHREWSBURY	SY1 2BT	164	£434,995	£2,652
25/01/2018	D			18	ROWAN CLOSE		SHREWSBURY	SY1 2BT	164	£434,995	£2,652
08/02/2019	D			14	ROWAN CLOSE		SHREWSBURY	SY1 2BT	177	£445,000	£2,514
10/08/2018	D			127	ELLESMERE ROAD		SHREWSBURY	SY1 2RA	168	£489,995	£2,917
05/10/2018	D			133	ELLESMERE ROAD		SHREWSBURY	SY1 2RA	111	£309,995	£2,793
17/08/2018	D			129	ELLESMERE ROAD		SHREWSBURY	SY1 2RA	120	£329,995	£2,750
19/10/2018	D			135	ELLESMERE ROAD		SHREWSBURY	SY1 2RA	120	£329,995	£2,750
01/03/2019	D			131	ELLESMERE ROAD		SHREWSBURY	SY1 2RA	177	£449,995	£2,542
30/11/2018	D			1	WINNEY HILL VIEW		SHREWSBURY	SY1 3SH	211	£475,000	£2,251
16/11/2018	D			4	WINNEY HILL VIEW		SHREWSBURY	SY1 3SH	282	£575,000	£2,039
24/04/2019	D			6	WINNEY HILL VIEW		SHREWSBURY	SY1 3SH	282	£560,000	£1,986
15/05/2019	D			2	WINNEY HILL VIEW		SHREWSBURY	SY1 3SH	276	£530,000	£1,920
17/04/2019	D			5	WINNEY HILL VIEW		SHREWSBURY	SY1 3SH	308	£567,500	£1,843
24/05/2019	D			13	RONDEL STREET		SHREWSBURY	SY1 4FA	100	£279,950	£2,800
28/06/2019	D			11	RONDEL STREET		SHREWSBURY	SY1 4FA	115	£269,950	£2,347
28/09/2018	S			58	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	50	£154,950	£3,099
28/09/2018	S			60	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	50	£154,950	£3,099
29/06/2018	S			44	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	57	£164,950	£2,894
28/06/2018	S			46	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	57	£164,950	£2,894
26/02/2018	D			30	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	79	£214,950	£2,721
29/03/2018	D			38	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	79	£214,950	£2,721
31/08/2018	D			35	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	100	£269,950	£2,700
25/03/2019	D			52	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	100	£269,950	£2,700
24/08/2018	S			41	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	79	£209,950	£2,658
30/11/2018	D			62	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	87	£229,950	£2,643
30/11/2018	D			33	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	100	£259,950	£2,600
26/10/2018	S			39	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	79	£204,950	£2,594
30/11/2018	D			25	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	100	£257,950	£2,580
14/12/2018	T			64	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	68	£174,950	£2,573
30/11/2018	T			68	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	68	£174,950	£2,573
30/11/2018	T			66	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	68	£172,500	£2,537
28/02/2019	D			56	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	111	£279,950	£2,522

02/07/2018	D		32	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	100	£249,950	£2,500
29/06/2018	D		36	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	100	£249,950	£2,500
12/04/2019	D		50	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	111	£274,950	£2,477
22/03/2018	D		17	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	116	£279,950	£2,413
30/11/2018	D		31	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	116	£279,950	£2,413
29/03/2019	D		54	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	116	£279,950	£2,413
21/02/2019	D		40	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	109	£259,950	£2,385
31/05/2018	D		28	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	109	£258,950	£2,376
16/11/2018	D		23	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	116	£274,950	£2,370
27/09/2018	D		43	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	116	£274,950	£2,370
26/04/2019	D		51	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	128	£299,950	£2,343
24/06/2019	D		45	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	128	£292,500	£2,285
14/12/2018	D		37	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	116	£265,000	£2,284
21/12/2018	D		48	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	111	£249,960	£2,252
24/05/2019	D		47	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	165	£324,950	£1,969
25/06/2019	D		49	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	165	£321,000	£1,945
29/06/2018	D		20	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	111	£205,000	£1,847
14/12/2018	S	Yes	70	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	72	£82,500	£1,146
30/11/2018	T	Yes	74	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	108	£122,500	£1,134
30/11/2018	T	Yes	76	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	108	£122,500	£1,134
23/11/2018	D	Yes	34	BROADHEAD DRIVE		SHREWSBURY	SY1 4FB	109	£107,985	£991
28/06/2018	D		46	LANCER ROAD		SHREWSBURY	SY1 4FF	79	£214,950	£2,721
31/05/2018	D		34	LANCER ROAD		SHREWSBURY	SY1 4FF	87	£229,950	£2,643
06/04/2018	D		37	LANCER ROAD		SHREWSBURY	SY1 4FF	87	£224,950	£2,586
27/04/2018	S		29	LANCER ROAD		SHREWSBURY	SY1 4FF	79	£199,950	£2,531
27/04/2018	S		31	LANCER ROAD		SHREWSBURY	SY1 4FF	79	£199,950	£2,531
25/05/2018	S		40	LANCER ROAD		SHREWSBURY	SY1 4FF	79	£199,950	£2,531
25/05/2018	S		42	LANCER ROAD		SHREWSBURY	SY1 4FF	79	£199,950	£2,531
31/05/2018	D		35	LANCER ROAD		SHREWSBURY	SY1 4FF	100	£250,000	£2,500
26/01/2018	D		13	LANCER ROAD		SHREWSBURY	SY1 4FF	100	£249,950	£2,500
29/06/2018	D		24	LANCER ROAD		SHREWSBURY	SY1 4FF	100	£249,950	£2,500
29/06/2018	D		33	LANCER ROAD		SHREWSBURY	SY1 4FF	100	£249,950	£2,500
23/02/2018	T		14	LANCER ROAD		SHREWSBURY	SY1 4FF	68	£167,500	£2,463
16/02/2018	T		20	LANCER ROAD		SHREWSBURY	SY1 4FF	68	£167,500	£2,463
29/06/2018	D		17	LANCER ROAD		SHREWSBURY	SY1 4FF	111	£269,950	£2,432
28/02/2018	D		23	LANCER ROAD		SHREWSBURY	SY1 4FF	111	£269,950	£2,432
21/12/2018	D		36	LANCER ROAD		SHREWSBURY	SY1 4FF	100	£241,960	£2,420
29/03/2019	D		27	LANCER ROAD		SHREWSBURY	SY1 4FF	116	£274,950	£2,370
21/12/2018	D		22	LANCER ROAD		SHREWSBURY	SY1 4FF	109	£237,960	£2,183
19/10/2018	T	Yes	1	SALLET GROVE		SHREWSBURY	SY1 4FG	50	£67,000	£1,340
19/10/2018	T	Yes	3	SALLET GROVE		SHREWSBURY	SY1 4FG	50	£67,000	£1,340
19/10/2018	T	Yes	5	SALLET GROVE		SHREWSBURY	SY1 4FG	50	£67,000	£1,340
29/10/2018	T	Yes	7	SALLET GROVE		SHREWSBURY	SY1 4FG	72	£82,500	£1,146
29/10/2018	T	Yes	9	SALLET GROVE		SHREWSBURY	SY1 4FG	72	£82,500	£1,146
29/10/2018	T	Yes	11	SALLET GROVE		SHREWSBURY	SY1 4FG	72	£82,500	£1,146
29/03/2018	D		18	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£220,000	£3,014
27/07/2018	D		8	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	80	£227,500	£2,844
29/06/2018	S		19	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£205,000	£2,808
10/08/2018	S		10	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£202,500	£2,774
14/09/2018	S		20	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	74	£205,000	£2,770
03/08/2018	S		9	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£199,950	£2,739
03/08/2018	S		11	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	74	£199,950	£2,702
25/07/2018	S		12	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	74	£197,950	£2,675
29/06/2018	T		14	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	74	£197,950	£2,675
29/05/2018	S		1	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£194,950	£2,671
29/06/2018	T		15	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£189,950	£2,602
28/06/2018	T		17	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£189,950	£2,602
18/05/2018	T		5	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£189,000	£2,589
11/05/2018	T		4	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£187,500	£2,568
29/06/2018	T		16	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£187,500	£2,568
11/05/2018	T		3	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	80	£204,950	£2,562
04/05/2018	S		2	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	73	£185,000	£2,534
31/08/2018	T		13	CORACLE CLOSE		SHREWSBURY	SY1 4SQ	74	£185,000	£2,500
13/04/2018	D		31	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	93	£245,000	£2,634
29/06/2018	D		35	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	139	£360,000	£2,590
29/06/2018	D		42	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	139	£355,000	£2,554
28/06/2018	D		33	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	158	£400,000	£2,532
16/08/2018	D		36	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	158	£400,000	£2,532
28/06/2018	D		40	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	158	£400,000	£2,532
14/12/2018	D		39	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	158	£390,000	£2,468
16/03/2018	T		25	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	78	£181,000	£2,321
15/03/2018	T		29	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	78	£179,500	£2,301
25/05/2018	D		34	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	172	£395,000	£2,297
29/06/2018	D		38	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	172	£395,000	£2,297
29/03/2018	D		23	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	127	£290,000	£2,283
23/03/2018	T		27	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	78	£172,500	£2,212
26/10/2018	D		37	COTTAMS MEADOW	MORDA	OSWESTRY	SY10 9FH	172	£375,000	£2,180
15/06/2018	D		20	GLENTWORTH VIEW	MORDA	OSWESTRY	SY10 9FJ	172	£410,000	£2,384
31/07/2019	S		40	KINGFISHER WAY	MORDA	OSWESTRY	SY10 9LX	65	£170,000	£2,615
07/08/2019	S		42	KINGFISHER WAY	MORDA	OSWESTRY	SY10 9LX	65	£170,000	£2,615
31/07/2019	S		36	KINGFISHER WAY	MORDA	OSWESTRY	SY10 9LX	85	£199,000	£2,341
31/07/2019	S		38	KINGFISHER WAY	MORDA	OSWESTRY	SY10 9LX	85	£199,000	£2,341
08/10/2018	D		23	WESTON ROAD	MORDA	OSWESTRY	SY10 9NS	78	£175,000	£2,244
29/03/2018	S		24	WESTON ROAD	MORDA	OSWESTRY	SY10 9NS	62	£126,950	£2,048
29/03/2018	S		25	WESTON ROAD	MORDA	OSWESTRY	SY10 9NS	63	£126,000	£2,000
29/03/2018	S		4	ROWLANDS CLOSE	MORDA	OSWESTRY	SY10 9RQ	74	£157,950	£2,134
06/04/2018	S		2	ROWLANDS CLOSE	MORDA	OSWESTRY	SY10 9RQ	74	£155,000	£2,095
20/02/2018	D		18	ROWLANDS CLOSE	MORDA	OSWESTRY	SY10 9RQ	126	£249,950	£1,984
07/08/2018	T		34	GOBOWEN ROAD		OSWESTRY	SY11 1BX	89	£142,000	£1,596

29/03/2019	T		57	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£153,950	£2,799
29/03/2019	T		56	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£152,950	£2,781
10/07/2019	T		58	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£150,950	£2,745
12/04/2019	T		52	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£147,995	£2,691
29/05/2019	T		53	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£147,950	£2,690
29/03/2019	T		59	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£146,995	£2,673
29/03/2019	T		54	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£144,950	£2,635
28/03/2019	T		55	BERESFORD GARDENS		OSWESTRY	SY11 2SL	55	£144,950	£2,635
29/03/2019	T		60	BERESFORD GARDENS		OSWESTRY	SY11 2SL	60	£151,950	£2,533
18/04/2019	D		3	CEIRIOG WAY		OSWESTRY	SY11 3FE	84	£189,950	£2,261
18/04/2019	S		28	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	62	£139,950	£2,257
15/06/2018	S		2	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	74	£159,500	£2,155
26/04/2019	T		20	CEIRIOG WAY		OSWESTRY	SY11 3FE	75	£159,950	£2,133
16/02/2018	D		1	CEIRIOG WAY		OSWESTRY	SY11 3FE	121	£242,000	£2,000
12/07/2019	T		22	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	99	£179,950	£1,818
19/07/2019	T		24	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	99	£179,950	£1,818
19/07/2019	S		30	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	99	£179,950	£1,818
10/05/2019	S		32	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	99	£179,950	£1,818
07/06/2019	S		36	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	99	£179,950	£1,818
02/08/2019	S		34	CEIRIOG WAY	ST MARTINS	OSWESTRY	SY11 3FE	99	£165,950	£1,676
12/07/2019	D		28	HOLLANDS DRIVE	ST MARTINS	OSWESTRY	SY11 3FG	95	£212,950	£2,242
03/05/2019	D		26	HOLLANDS DRIVE	ST MARTINS	OSWESTRY	SY11 3FG	96	£212,950	£2,218
20/07/2018	T	Yes	4	HOLLANDS DRIVE	ST MARTINS	OSWESTRY	SY11 3FG	99	£176,950	£1,787
27/04/2018	S	Yes	6	HOLLANDS DRIVE	ST MARTINS	OSWESTRY	SY11 3FG	99	£176,950	£1,787
16/02/2018	D		24	THOMAS PENSON ROAD	GOBOWEN	OSWESTRY	SY11 3GW	114	£234,995	£2,061
03/08/2018	F		48	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	35	£94,995	£2,714
29/06/2018	F		50	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	35	£94,995	£2,714
03/12/2018	F		40	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	35	£87,500	£2,500
19/01/2018	D		80	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	66	£149,000	£2,258
08/02/2018	D		78	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	66	£148,000	£2,242
12/10/2018	F		36	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	59	£117,225	£1,987
17/05/2018	F		38	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	59	£117,000	£1,983
25/04/2018	F		46	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	59	£117,000	£1,983
18/05/2018	F		52	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	59	£117,000	£1,983
12/12/2018	F		44	HENRY ROBERTSON DRIVE	GOBOWEN	OSWESTRY	SY11 3GY	59	£112,500	£1,907
25/05/2018	T		11	TRUMPET CLOSE	GOBOWEN	OSWESTRY	SY11 3QP	65	£122,500	£1,885
01/03/2018	T	Yes	9	TRUMPET CLOSE	GOBOWEN	OSWESTRY	SY11 3QP	65	£119,950	£1,845
26/01/2018	T		8	TRUMPET CLOSE	GOBOWEN	OSWESTRY	SY11 3QP	78	£142,000	£1,821
06/04/2018	T		10	TRUMPET CLOSE	GOBOWEN	OSWESTRY	SY11 3QP	65	£91,500	£1,408
24/05/2019	D		4	AGNES HUNT DRIVE	PARK HALL	OSWESTRY	SY11 4FE	113	£305,000	£2,699
10/07/2019	S		12	AGNES HUNT DRIVE	PARK HALL	OSWESTRY	SY11 4FE	74	£198,000	£2,676
10/05/2019	D		2	ROBERT JONES WAY	PARK HALL	OSWESTRY	SY11 4FF	107	£250,000	£2,336
18/01/2019	S		3	ROBERT JONES WAY	PARK HALL	OSWESTRY	SY11 4FF	62	£144,000	£2,323
30/11/2018	S		5	ROBERT JONES WAY	PARK HALL	OSWESTRY	SY11 4FF	67	£141,550	£2,113
21/02/2019	D		9	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QH	203	£455,000	£2,241
26/10/2018	D		7	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QH	245	£495,000	£2,020
23/05/2018	D		3	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QH	245	£434,000	£1,771
25/04/2018	D		34	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QJ		£305,000	
13/04/2018	D		30	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QJ	122	£365,000	£2,992
03/08/2018	D		20	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QJ	122	£305,000	£2,500
11/08/2018	D		22	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QJ	128	£285,000	£2,227
23/02/2018	D		32	RALPHS DRIVE	WEST FELTON	OSWESTRY	SY11 4QJ	128	£285,000	£2,227
20/03/2019	D		2	CONGREVE CLOSE	WEST FELTON	OSWESTRY	SY11 4QL	122	£335,153	£2,747
06/02/2019	D		3	CONGREVE CLOSE	WEST FELTON	OSWESTRY	SY11 4QL	124	£325,000	£2,621
16/08/2019	D		6	CONGREVE CLOSE	WEST FELTON	OSWESTRY	SY11 4QL	128	£330,000	£2,578
26/07/2019	D		4	CONGREVE CLOSE	WEST FELTON	OSWESTRY	SY11 4QL	113	£285,000	£2,522
28/06/2018	D		27	DIAMOND WAY		ELLESMERE	SY12 0FH	81	£200,000	£2,469
19/04/2018	D		25	DIAMOND WAY		ELLESMERE	SY12 0FH	113	£195,000	£1,726
05/04/2018	S		92	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	69	£162,500	£2,355
20/04/2018	T		74	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	69	£159,950	£2,318
27/04/2018	T		80	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	69	£159,950	£2,318
29/06/2018	T		98	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	69	£157,960	£2,289
31/05/2018	T		94	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	69	£154,950	£2,246
29/06/2018	T		66	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	69	£149,950	£2,173
18/05/2018	T		96	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	69	£147,000	£2,130
27/04/2018	S		50	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	80	£170,000	£2,125
29/03/2018	D		36	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	107	£224,950	£2,102
23/03/2018	T		68	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	85	£149,950	£1,764
29/03/2018	T		78	TETCHILL BROOK ROAD		ELLESMERE	SY12 0FJ	85	£149,950	£1,764
28/08/2018	D		2	ROSEWOOD DRIVE	WELSHAMPTON	ELLESMERE	SY12 0FQ	111	£275,000	£2,477
27/11/2018	D		4	ROSEWOOD DRIVE	WELSHAMPTON	ELLESMERE	SY12 0FQ	130	£294,995	£2,269
26/10/2018	D		3	ROSEWOOD DRIVE	WELSHAMPTON	ELLESMERE	SY12 0FQ	146	£315,000	£2,158
20/05/2019	D		7	ROSEWOOD DRIVE	WELSHAMPTON	ELLESMERE	SY12 0FQ	183	£389,995	£2,131
15/07/2019	D		6	ROSEWOOD DRIVE	WELSHAMPTON	ELLESMERE	SY12 0FQ	198	£399,995	£2,020
05/07/2018	D		1	ROSEWOOD DRIVE	WELSHAMPTON	ELLESMERE	SY12 0FQ	131	£260,000	£1,985
16/09/2019	S		9	THE HAWTHORNS		ELLESMERE	SY12 9ER	58	£145,000	£2,500
19/07/2019	S		11	THE HAWTHORNS		ELLESMERE	SY12 9ER	66	£164,995	£2,500
20/06/2019	D		12	THE HAWTHORNS		ELLESMERE	SY12 9ER	108	£259,995	£2,407
17/06/2019	S		15	THE HAWTHORNS		ELLESMERE	SY12 9ER	66	£154,995	£2,348
21/06/2019	S		13	THE HAWTHORNS		ELLESMERE	SY12 9ER	58	£134,995	£2,328
28/06/2019	S		3	WISTERIA WAY		ELLESMERE	SY12 9FF	66	£164,995	£2,500
16/08/2019	S		5	WISTERIA WAY		ELLESMERE	SY12 9FF	66	£164,995	£2,500
02/08/2019	S		6	WISTERIA WAY		ELLESMERE	SY12 9FF	66	£164,995	£2,500
28/06/2019	S		7	WISTERIA WAY		ELLESMERE	SY12 9FF	66	£164,995	£2,500
19/07/2019	S		12	WISTERIA WAY		ELLESMERE	SY12 9FF	58	£138,995	£2,396
01/08/2019	S		14	WISTERIA WAY		ELLESMERE	SY12 9FF	58	£138,995	£2,396
21/06/2019	S		1	WISTERIA WAY		ELLESMERE	SY12 9FF	66	£154,995	£2,348
29/08/2019	D	1		THE BERETUNS	OLD MARTON	ELLESMERE	SY12 9HZ	138	£348,000	£2,522
28/06/2019	T	2		THE BERETUNS	OLD MARTON	ELLESMERE	SY12 9HZ	165	£330,000	£2,000

20/06/2018	D		9	THE BRAMBLES		WHITCHURCH	SY13 1FE	133	£274,000	£2,060
27/04/2018	D		7	THE CROFT		WHITCHURCH	SY13 1FG	97	£229,950	£2,371
19/01/2018	D		2	THE CROFT		WHITCHURCH	SY13 1FG	125	£285,950	£2,288
19/04/2018	D		1	THE CROFT		WHITCHURCH	SY13 1FG	125	£284,950	£2,280
27/02/2018	D		3	THE CROFT		WHITCHURCH	SY13 1FG	125	£284,950	£2,280
18/06/2018	D		9	THE CROFT		WHITCHURCH	SY13 1FG	121	£272,950	£2,256
29/05/2018	D		16	THE CROFT		WHITCHURCH	SY13 1FG	121	£272,950	£2,256
27/04/2018	D		14	THE CROFT		WHITCHURCH	SY13 1FG	94	£209,950	£2,234
23/02/2018	D		8	THE CROFT		WHITCHURCH	SY13 1FG	88	£194,950	£2,215
23/02/2018	D		10	THE CROFT		WHITCHURCH	SY13 1FG	88	£194,950	£2,215
05/10/2018	D		11	THE CROFT		WHITCHURCH	SY13 1FG	174	£379,950	£2,184
26/07/2019	D		5	THE CROFT		WHITCHURCH	SY13 1FG	161	£350,000	£2,174
23/04/2018	D		12	THE CROFT		WHITCHURCH	SY13 1FG	107	£224,950	£2,102
25/01/2018	S		232	WREXHAM ROAD		WHITCHURCH	SY13 1JE	88	£182,950	£2,079
02/02/2018	S		234	WREXHAM ROAD		WHITCHURCH	SY13 1JE	88	£182,950	£2,079
31/01/2018	S		238	WREXHAM ROAD		WHITCHURCH	SY13 1JE	88	£181,950	£2,068
02/02/2018	S		236	WREXHAM ROAD		WHITCHURCH	SY13 1JE	88	£179,950	£2,045
07/06/2018	D		18	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	158	£370,000	£2,342
22/06/2018	D		17	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	158	£365,000	£2,310
18/05/2018	D		19	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	166	£375,000	£2,259
12/01/2018	D		13	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	103	£225,000	£2,184
29/03/2018	D		14	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	103	£225,000	£2,184
03/05/2018	D		20	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	190	£415,000	£2,184
27/04/2018	D		16	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	166	£360,000	£2,169
26/01/2018	D		8	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	104	£225,000	£2,163
21/08/2018	D		1	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	174	£360,000	£2,069
17/08/2018	D		12	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	156	£317,000	£2,032
26/01/2018	D		15	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	157	£310,000	£1,975
19/01/2018	D		10	WATERFRONT VIEW		WHITCHURCH	SY13 1RS	161	£315,000	£1,957
14/12/2018	D		13	CROFT GARDENS		WHITCHURCH	SY13 1UW	89	£299,950	£3,370
01/03/2019	D		11	CROFT GARDENS		WHITCHURCH	SY13 1UW	104	£325,000	£3,125
10/08/2018	D		19	CROFT GARDENS		WHITCHURCH	SY13 1UW	161	£440,000	£2,733
08/01/2018	D		4	CROFT GARDENS		WHITCHURCH	SY13 1UW	108	£290,000	£2,685
03/08/2018	D		23	CROFT GARDENS		WHITCHURCH	SY13 1UW	194	£470,000	£2,423
21/09/2018	D		15	CROFT GARDENS		WHITCHURCH	SY13 1UW	194	£460,000	£2,371
01/02/2019	D		17	CROFT GARDENS		WHITCHURCH	SY13 1UW	161	£375,000	£2,329
24/08/2018	D		21	CROFT GARDENS		WHITCHURCH	SY13 1UW	161	£375,000	£2,329
13/03/2018	D		1	CROFT GARDENS		WHITCHURCH	SY13 1UW	180	£405,000	£2,250
09/03/2018	D		5	CROFT GARDENS		WHITCHURCH	SY13 1UW	180	£399,500	£2,219
27/04/2018	D		3	CROFT GARDENS		WHITCHURCH	SY13 1UW	180	£395,000	£2,194
16/08/2019	D		30	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	94	£252,950	£2,691
26/07/2019	D		34	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	95	£254,950	£2,684
10/06/2019	D		24	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	123	£324,950	£2,642
21/06/2019	D		26	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	97	£252,950	£2,608
29/03/2019	D		22	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	96	£249,950	£2,604
24/08/2018	D		4	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	90	£229,950	£2,555
30/08/2018	D		6	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	95	£241,950	£2,547
28/09/2018	D		8	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	112	£284,950	£2,544
21/09/2018	D		7	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	95	£239,950	£2,526
30/08/2018	D		10	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	95	£239,950	£2,526
17/12/2018	D		5	ORCHARD AVENUE		WHITCHURCH	SY13 1WD	160	£399,950	£2,500
23/11/2018	D		8	PERCY CLOSE		WHITCHURCH	SY13 1WE	97	£254,950	£2,628
19/12/2018	D		4	PERCY CLOSE		WHITCHURCH	SY13 1WE	112	£292,950	£2,616
28/09/2018	D		1	PERCY CLOSE		WHITCHURCH	SY13 1WE	112	£290,000	£2,589
16/11/2018	D		6	PERCY CLOSE		WHITCHURCH	SY13 1WE	97	£247,950	£2,556
06/12/2018	D		10	PERCY CLOSE		WHITCHURCH	SY13 1WE	97	£247,950	£2,556
01/07/2019	D		HENLOW HOUSE	HEATHWOOD ROAD	HIGHER HEATH	WHITCHURCH	SY13 2HG	137	£299,950	£2,189
17/05/2019	D		ELVINGTON HOUSE	HEATHWOOD ROAD	HIGHER HEATH	WHITCHURCH	SY13 2HG	137	£295,000	£2,153
28/06/2019	S		4	THE PINES	HIGHER HEATH	WHITCHURCH	SY13 2LZ		£185,000	
31/01/2019	S		6	THE PINES	HIGHER HEATH	WHITCHURCH	SY13 2LZ		£185,000	
29/03/2019	S		10	THE PINES	HIGHER HEATH	WHITCHURCH	SY13 2LZ		£185,000	
08/08/2019	S		11	THE PINES	HIGHER HEATH	WHITCHURCH	SY13 2LZ		£185,000	
09/02/2018	D		10	THE PASTURES	TILSTOCK	WHITCHURCH	SY13 3LP	117	£295,000	£2,521
12/01/2018	D		11	THE PASTURES	TILSTOCK	WHITCHURCH	SY13 3LP	140	£325,000	£2,321
13/07/2018	D		12	THE PASTURES	TILSTOCK	WHITCHURCH	SY13 3LP	117	£270,000	£2,308
30/04/2018	D		7	THE PASTURES	TILSTOCK	WHITCHURCH	SY13 3LP	131	£295,000	£2,252
13/07/2018	D		9	THE PASTURES	TILSTOCK	WHITCHURCH	SY13 3LP	131	£295,000	£2,252
31/07/2018	D		14	THE PASTURES	TILSTOCK	WHITCHURCH	SY13 3LP	115	£250,000	£2,174
27/04/2018	D		16	BADGER CRESCENT		WHITCHURCH	SY13 4JL	143	£340,000	£2,378
23/02/2018	D		26	BADGER CRESCENT		WHITCHURCH	SY13 4JL	143	£330,000	£2,308
07/08/2018	S		14	BADGER CRESCENT		WHITCHURCH	SY13 4JL	96	£212,500	£2,214
05/11/2018	D		24	BADGER CRESCENT		WHITCHURCH	SY13 4JL	140	£300,000	£2,143
29/06/2018	D		34	BADGER CRESCENT		WHITCHURCH	SY13 4JL	140	£300,000	£2,143
12/02/2018	S		32	BADGER CRESCENT		WHITCHURCH	SY13 4JL	113	£230,000	£2,035
16/02/2018	S		20	BADGER CRESCENT		WHITCHURCH	SY13 4JL	125	£250,000	£2,000
27/04/2018	S		30	BADGER CRESCENT		WHITCHURCH	SY13 4JL	113	£220,000	£1,947
27/04/2018	D		1	HAZELNUT WAY		WHITCHURCH	SY13 4JN	96	£235,000	£2,448
25/05/2018	D		3	HAZELNUT WAY		WHITCHURCH	SY13 4JN	96	£235,000	£2,448
08/06/2018	D		16	HAZELNUT WAY		WHITCHURCH	SY13 4JN	125	£300,000	£2,400
29/06/2018	D		4	HAZELNUT WAY		WHITCHURCH	SY13 4JN	143	£340,000	£2,378
10/08/2018	D		6	HAZELNUT WAY		WHITCHURCH	SY13 4JN	115	£265,000	£2,304
02/11/2018	D		18	HAZELNUT WAY		WHITCHURCH	SY13 4JN	140	£320,000	£2,286
29/06/2018	D		12	HAZELNUT WAY		WHITCHURCH	SY13 4JN	177	£400,000	£2,260
28/06/2018	D		22	HAZELNUT WAY		WHITCHURCH	SY13 4JN	177	£400,000	£2,260
29/06/2018	D		13	HAZELNUT WAY		WHITCHURCH	SY13 4JN	135	£305,000	£2,259
28/08/2018	D		14	HAZELNUT WAY		WHITCHURCH	SY13 4JN	140	£305,000	£2,179
14/09/2018	S		2	HAZELNUT WAY		WHITCHURCH	SY13 4JN	96	£207,500	£2,161
03/08/2018	D		9	HAZELNUT WAY		WHITCHURCH	SY13 4JN	140	£300,000	£2,143
07/11/2018	D		8	HAZELNUT WAY		WHITCHURCH	SY13 4JN	134	£280,000	£2,090

27/04/2018	S		5	HAZELNUT WAY		WHITCHURCH	SY13 4JN	106	£220,000	£2,075
04/05/2018	S		7	HAZELNUT WAY		WHITCHURCH	SY13 4JN	106	£220,000	£2,075
23/11/2018	D		10	HAZELNUT WAY		WHITCHURCH	SY13 4JN	177	£360,000	£2,034
20/12/2018	D		11	HAZELNUT WAY		WHITCHURCH	SY13 4JN	216	£425,000	£1,968
15/11/2018	D		2	THE SQUIRRELS		WHITCHURCH	SY13 4JU	125	£285,000	£2,280
29/03/2019	T		9	GLENBURN GARDENS		SHREWSBURY	SY2 5SY	57	£169,950	£2,982
13/12/2018	S		10	GLENBURN GARDENS		SHREWSBURY	SY2 5SY	57	£164,950	£2,894
12/10/2018	S		11	GLENBURN GARDENS		SHREWSBURY	SY2 5SY	67	£179,950	£2,686
05/11/2018	T		12	GLENBURN GARDENS		SHREWSBURY	SY2 5SY	67	£179,950	£2,686
09/03/2018	S		78	REDWING FIELDS		SHREWSBURY	SY2 5SZ	75	£194,950	£2,599
02/02/2018	S		80	REDWING FIELDS		SHREWSBURY	SY2 5SZ	75	£194,950	£2,599
23/02/2018	S		84	REDWING FIELDS		SHREWSBURY	SY2 5SZ	75	£194,950	£2,599
29/03/2018	S		86	REDWING FIELDS		SHREWSBURY	SY2 5SZ	81	£207,500	£2,562
19/01/2018	S		76	REDWING FIELDS		SHREWSBURY	SY2 5SZ	81	£205,950	£2,543
09/02/2018	S		82	REDWING FIELDS		SHREWSBURY	SY2 5SZ	81	£205,950	£2,543
23/03/2018	S		54	REDWING FIELDS		SHREWSBURY	SY2 5SZ	120	£303,500	£2,529
16/03/2018	D		38	REDWING FIELDS		SHREWSBURY	SY2 5SZ	110	£271,200	£2,465
12/11/2018	S		281B	MONKMOOR ROAD		SHREWSBURY	SY2 5TF	81	£199,950	£2,469
19/11/2018	S		281C	MONKMOOR ROAD		SHREWSBURY	SY2 5TF	81	£199,950	£2,469
28/06/2019	T		121	GARDENERS PLACE		SHREWSBURY	SY2 6FH	68	£210,950	£3,102
10/09/2019	T		115	GARDENERS PLACE		SHREWSBURY	SY2 6FH	55	£169,950	£3,090
02/09/2019	S		111	GARDENERS PLACE		SHREWSBURY	SY2 6FH	68	£210,000	£3,088
06/09/2019	T		117	GARDENERS PLACE		SHREWSBURY	SY2 6FH	55	£167,500	£3,045
12/09/2019	T		119	GARDENERS PLACE		SHREWSBURY	SY2 6FH	79	£233,000	£2,949
05/07/2019	T		125	GARDENERS PLACE		SHREWSBURY	SY2 6FH	79	£232,000	£2,937
28/06/2019	T		123	GARDENERS PLACE		SHREWSBURY	SY2 6FH	68	£189,950	£2,793
07/06/2019	D		14	GARDENERS PLACE		SHREWSBURY	SY2 6FH	106	£289,950	£2,735
28/06/2019	D		11	GARDENERS PLACE		SHREWSBURY	SY2 6FH	123	£336,000	£2,732
14/06/2019	D		18	GARDENERS PLACE		SHREWSBURY	SY2 6FH	107	£291,000	£2,720
18/04/2019	D		4	GARDENERS PLACE		SHREWSBURY	SY2 6FH	107	£290,000	£2,710
13/05/2019	D		1	GARDENERS PLACE		SHREWSBURY	SY2 6FH	123	£333,000	£2,707
28/06/2019	D		2	GARDENERS PLACE		SHREWSBURY	SY2 6FH	123	£333,000	£2,707
08/05/2019	D		8	GARDENERS PLACE		SHREWSBURY	SY2 6FH	122	£330,000	£2,705
24/05/2019	D		16	GARDENERS PLACE		SHREWSBURY	SY2 6FH	122	£330,000	£2,705
26/04/2019	D		6	GARDENERS PLACE		SHREWSBURY	SY2 6FH	151	£390,000	£2,583
28/06/2019	S		127	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£252,500	£2,405
01/05/2019	S		12	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£249,995	£2,381
10/05/2019	S		5	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£249,950	£2,380
28/06/2019	S		129	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£247,000	£2,352
08/05/2019	S		7	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£244,995	£2,333
14/05/2019	S		10	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£244,995	£2,333
30/08/2019	S		3	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£239,950	£2,285
30/08/2019	S		9	GARDENERS PLACE		SHREWSBURY	SY2 6FH	105	£239,950	£2,285
16/11/2018	D		92	MURRELL WAY		SHREWSBURY	SY2 6FL	122	£333,950	£2,737
28/03/2018	D		76	MURRELL WAY		SHREWSBURY	SY2 6FL	107	£289,950	£2,710
29/03/2018	D		74	MURRELL WAY		SHREWSBURY	SY2 6FL	107	£288,995	£2,701
27/04/2018	D		70	MURRELL WAY		SHREWSBURY	SY2 6FL	122	£328,950	£2,696
19/01/2018	D		64	MURRELL WAY		SHREWSBURY	SY2 6FL	107	£288,500	£2,696
12/09/2018	D		86	MURRELL WAY		SHREWSBURY	SY2 6FL	122	£328,000	£2,689
28/03/2018	D		68	MURRELL WAY		SHREWSBURY	SY2 6FL	128	£338,950	£2,648
31/10/2018	D		96	MURRELL WAY		SHREWSBURY	SY2 6FL	163	£430,500	£2,641
23/11/2018	D		94	MURRELL WAY		SHREWSBURY	SY2 6FL	151	£396,950	£2,629
19/10/2018	D		90	MURRELL WAY		SHREWSBURY	SY2 6FL	151	£395,950	£2,622
19/09/2018	D		82	MURRELL WAY		SHREWSBURY	SY2 6FL	163	£425,000	£2,607
29/08/2018	D		88	MURRELL WAY		SHREWSBURY	SY2 6FL	151	£391,500	£2,593
12/09/2018	D		84	MURRELL WAY		SHREWSBURY	SY2 6FL	151	£390,000	£2,583
27/04/2018	D		72	MURRELL WAY		SHREWSBURY	SY2 6FL	151	£385,950	£2,556
25/05/2018	D		80	MURRELL WAY		SHREWSBURY	SY2 6FL	151	£384,500	£2,546
25/05/2018	D		78	MURRELL WAY		SHREWSBURY	SY2 6FL	151	£384,000	£2,543
21/09/2018	D		60	MURRELL WAY		SHREWSBURY	SY2 6FL	163	£380,000	£2,331
21/12/2018	T		125	MURRELL WAY		SHREWSBURY	SY2 6FN	55	£176,500	£3,209
20/12/2018	T		127	MURRELL WAY		SHREWSBURY	SY2 6FN	55	£176,500	£3,209
27/04/2018	T		149	MURRELL WAY		SHREWSBURY	SY2 6FN	55	£176,000	£3,200
29/06/2018	T		145	MURRELL WAY		SHREWSBURY	SY2 6FN	55	£175,500	£3,191
27/04/2018	T		143	MURRELL WAY		SHREWSBURY	SY2 6FN	55	£175,000	£3,182
27/04/2018	T		151	MURRELL WAY		SHREWSBURY	SY2 6FN	55	£175,000	£3,182
29/06/2018	T		159	MURRELL WAY		SHREWSBURY	SY2 6FN	55	£175,000	£3,182
29/06/2018	T		161	MURRELL WAY		SHREWSBURY	SY2 6FN	68	£205,000	£3,015
08/08/2019	T		129	MURRELL WAY		SHREWSBURY	SY2 6FN	68	£199,950	£2,940
27/04/2018	T		153	MURRELL WAY		SHREWSBURY	SY2 6FN	68	£199,950	£2,940
29/06/2018	T		157	MURRELL WAY		SHREWSBURY	SY2 6FN	79	£231,500	£2,930
11/01/2019	S		119	MURRELL WAY		SHREWSBURY	SY2 6FN	79	£230,000	£2,911
07/03/2019	D		123	MURRELL WAY		SHREWSBURY	SY2 6FN	68	£195,000	£2,868
27/04/2018	T		141	MURRELL WAY		SHREWSBURY	SY2 6FN	79	£223,950	£2,835
14/12/2018	S		121	MURRELL WAY		SHREWSBURY	SY2 6FN	79	£215,000	£2,722
02/02/2018	D		131	MURRELL WAY		SHREWSBURY	SY2 6FN	107	£285,000	£2,664
27/04/2018	T		147	MURRELL WAY		SHREWSBURY	SY2 6FN	68	£177,000	£2,603
01/07/2019	D		1	SIMPSON WAY		SHREWSBURY	SY2 6FT	128	£223,000	£1,742
26/07/2019	S		3	ROBERTS WAY		SHREWSBURY	SY2 6FU	73	£224,995	£3,082
19/07/2019	S		6	ROBERTS WAY		SHREWSBURY	SY2 6FU	73	£224,995	£3,082
12/07/2019	S		1	ROBERTS WAY		SHREWSBURY	SY2 6FU	73	£220,000	£3,014
30/08/2019	T		12	ROBERTS WAY		SHREWSBURY	SY2 6FU	62	£184,000	£2,968
31/05/2019	D		15	OTELEY ROAD		SHREWSBURY	SY2 6GD	128	£344,995	£2,695
05/08/2019	D		9	OTELEY ROAD		SHREWSBURY	SY2 6GD	142	£369,500	£2,602
26/07/2019	D		13	OTELEY ROAD		SHREWSBURY	SY2 6GD	145	£376,500	£2,597
07/06/2019	D		7	OTELEY ROAD		SHREWSBURY	SY2 6GD	142	£367,500	£2,588
31/07/2019	S		12	MAXFIELD DRIVE		SHREWSBURY	SY2 6GE	73	£224,995	£3,082
31/05/2019	D		8	MAXFIELD DRIVE		SHREWSBURY	SY2 6GE	138	£384,995	£2,790
28/06/2019	D		65	HENDRICK CRESCENT		SHREWSBURY	SY2 6JF		£261,000	

28/06/2019	S		67	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF		£219,500	
28/06/2019	S		69	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF		£219,000	
28/06/2019	D		51	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£247,000	£3,250
31/05/2019	D		45	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	89	£268,000	£3,011
24/05/2019	D		47	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	89	£267,000	£3,000
10/01/2019	D		31	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	89	£266,000	£2,989
26/07/2019	D		64	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	87	£260,000	£2,989
14/12/2018	T		36	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£182,000	£2,984
30/11/2018	D		23	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	89	£265,000	£2,978
29/11/2018	S		21	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	79	£235,000	£2,975
20/12/2018	S		50	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	79	£235,000	£2,975
14/12/2018	D		54	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	86	£255,000	£2,965
28/02/2019	T		62	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£180,000	£2,951
20/12/2018	D		42	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	87	£256,000	£2,943
26/04/2019	T		58	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£179,000	£2,934
29/06/2018	D		26	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	86	£252,000	£2,930
28/09/2018	S		34	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	79	£230,000	£2,911
28/06/2019	S		59	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£221,000	£2,908
25/06/2018	D		24	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	86	£250,000	£2,907
29/03/2019	T		35	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£177,000	£2,902
28/06/2019	D		56	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	86	£249,500	£2,901
28/02/2019	D		46	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	86	£249,000	£2,895
29/03/2019	T		13	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	79	£228,000	£2,886
30/11/2018	T		12	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£219,000	£2,882
30/11/2018	S		19	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£219,000	£2,882
30/08/2019	D		53	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	87	£250,000	£2,874
20/12/2018	T		40	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£175,000	£2,869
30/11/2018	T		17	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£218,000	£2,868
30/08/2018	S		32	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£218,000	£2,868
14/12/2018	S		52	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£218,000	£2,868
26/07/2019	T		71	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£218,000	£2,868
28/06/2019	D		55	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	89	£255,000	£2,865
26/04/2019	D		44	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	87	£249,000	£2,862
29/03/2019	T		37	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£174,000	£2,852
30/04/2019	D		33	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	87	£248,000	£2,851
29/03/2019	T		39	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£173,000	£2,836
27/07/2018	T		14	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£215,000	£2,829
29/06/2018	S		18	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£214,000	£2,816
14/12/2018	D		27	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	114	£320,500	£2,811
14/12/2018	D		29	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	114	£320,000	£2,807
16/03/2018	S		6	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£212,000	£2,789
19/12/2018	T		38	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£169,000	£2,770
31/08/2018	T		16	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£210,000	£2,763
29/06/2018	T		20	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£210,000	£2,763
29/06/2018	S		22	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£210,000	£2,763
15/03/2019	D		25	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	114	£315,000	£2,763
22/03/2019	T		60	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	61	£168,000	£2,754
14/12/2018	T		15	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	76	£208,500	£2,743
28/06/2019	D		41	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	95	£260,000	£2,737
14/12/2018	D		48	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	95	£257,000	£2,705
26/04/2019	D		43	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	125	£330,000	£2,640
31/08/2018	D		28	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	114	£299,000	£2,623
31/08/2018	D		30	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	114	£298,000	£2,614
31/05/2019	S		57	HENDRICK CRESCENT	SHREWSBURY	SY2 6JF	89	£219,500	£2,466
27/09/2018	D		28	EASTHOPE WAY	SHREWSBURY	SY2 6JG	89	£262,000	£2,944
29/03/2018	D		11	EASTHOPE WAY	SHREWSBURY	SY2 6JG	89	£258,000	£2,899
26/03/2018	D		18	EASTHOPE WAY	SHREWSBURY	SY2 6JG	86	£248,000	£2,884
29/03/2018	D		7	EASTHOPE WAY	SHREWSBURY	SY2 6JG	89	£256,000	£2,876
04/06/2018	D		14	EASTHOPE WAY	SHREWSBURY	SY2 6JG	86	£247,000	£2,872
03/05/2018	D		26	EASTHOPE WAY	SHREWSBURY	SY2 6JG	87	£249,000	£2,862
29/03/2018	D		13	EASTHOPE WAY	SHREWSBURY	SY2 6JG	87	£246,950	£2,839
27/07/2018	D		19	EASTHOPE WAY	SHREWSBURY	SY2 6JG	117	£329,000	£2,812
25/05/2018	D		5	EASTHOPE WAY	SHREWSBURY	SY2 6JG	89	£250,000	£2,809
29/03/2018	D		16	EASTHOPE WAY	SHREWSBURY	SY2 6JG	86	£241,500	£2,808
29/03/2018	S		1	EASTHOPE WAY	SHREWSBURY	SY2 6JG	76	£211,000	£2,776
28/02/2018	T		12	EASTHOPE WAY	SHREWSBURY	SY2 6JG	76	£211,000	£2,776
12/04/2018	T		10	EASTHOPE WAY	SHREWSBURY	SY2 6JG	76	£210,000	£2,763
29/06/2018	D		30	EASTHOPE WAY	SHREWSBURY	SY2 6JG	117	£321,000	£2,744
05/10/2018	D		15	EASTHOPE WAY	SHREWSBURY	SY2 6JG	125	£330,000	£2,640
29/03/2018	D		9	EASTHOPE WAY	SHREWSBURY	SY2 6JG	114	£298,000	£2,614
29/03/2018	D		24	EASTHOPE WAY	SHREWSBURY	SY2 6JG	114	£296,000	£2,596
08/03/2018	D		22	EASTHOPE WAY	SHREWSBURY	SY2 6JG	114	£295,500	£2,592
23/02/2018	D		20	EASTHOPE WAY	SHREWSBURY	SY2 6JG	114	£295,000	£2,588
20/12/2018	D		17	EASTHOPE WAY	SHREWSBURY	SY2 6JG	125	£310,000	£2,480
28/09/2018	D		3	JANCEY CLOSE	SHREWSBURY	SY2 6JH	86	£252,000	£2,930
30/08/2018	D		1	JANCEY CLOSE	SHREWSBURY	SY2 6JH	87	£250,000	£2,874
31/08/2018	D		6	JANCEY CLOSE	SHREWSBURY	SY2 6JH	120	£325,000	£2,708
24/08/2018	D		2	JANCEY CLOSE	SHREWSBURY	SY2 6JH	125	£338,000	£2,704
09/11/2018	D		4	JANCEY CLOSE	SHREWSBURY	SY2 6JH	125	£328,000	£2,624
06/02/2019	F		4	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	54	£219,950	£4,073
26/02/2019	F		7	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	80	£324,950	£4,062
14/02/2018	F		8	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	86	£344,950	£4,011
28/02/2019	F		19	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	80	£309,950	£3,874
27/02/2019	F		11	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	55	£206,100	£3,747
26/02/2019	F		25	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	86	£311,950	£3,627
28/02/2019	F		1	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	56	£202,950	£3,624
22/02/2019	F		12	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	55	£196,100	£3,565
28/02/2019	F		5	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	58	£204,950	£3,534
28/02/2019	F		15	SUMMERFIELD PLACE	SHREWSBURY	SY2 6JX	55	£189,950	£3,454

28/02/2019	F		10	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	77	£221,228	£2,873
28/02/2019	F		6	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	80	£228,529	£2,857
28/02/2019	F		33	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	86	£243,132	£2,827
28/02/2019	F		21	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	54	£151,864	£2,812
28/02/2019	F		2	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	82	£228,562	£2,787
28/02/2019	F		24	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	80	£221,228	£2,765
28/02/2019	F		23	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	82	£224,878	£2,742
28/03/2019	F		3	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	80	£217,577	£2,720
28/02/2019	F		17	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	93	£251,963	£2,709
28/02/2019	F		26	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	54	£144,563	£2,677
28/02/2019	F		20	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	57	£151,864	£2,664
28/02/2019	F		9	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	54	£143,599	£2,659
28/02/2019	F		29	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	92	£243,132	£2,643
28/02/2019	F		14	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	77	£201,785	£2,621
28/02/2019	F		16	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	80	£205,148	£2,564
28/02/2019	F		22	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	58	£148,214	£2,555
28/02/2019	F		18	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	82	£205,148	£2,502
28/02/2019	F		31	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	54	£133,611	£2,474
28/02/2019	F		28	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	69	£170,118	£2,465
28/02/2019	F		30	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	65	£155,515	£2,393
28/02/2019	F		27	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	125	£265,036	£2,120
28/02/2019	F		32	SUMMERFIELD PLACE		SHREWSBURY	SY2 6JX	135	£266,950	£1,977
13/09/2019	S		10	WILDE MEADOW		SHREWSBURY	SY2 6LX	79	£247,400	£3,132
22/02/2019	T		26	WILDE MEADOW		SHREWSBURY	SY2 6LX	61	£182,000	£2,984
22/03/2019	T		30	WILDE MEADOW		SHREWSBURY	SY2 6LX	61	£181,500	£2,975
30/08/2019	S		1	WILDE MEADOW		SHREWSBURY	SY2 6LX	61	£180,000	£2,951
30/08/2019	S		6	WILDE MEADOW		SHREWSBURY	SY2 6LX	76	£221,000	£2,908
18/04/2019	S		34	WILDE MEADOW		SHREWSBURY	SY2 6LX	76	£216,000	£2,842
31/05/2019	S		20	WILDE MEADOW		SHREWSBURY	SY2 6LX	61	£172,000	£2,820
29/03/2019	T		28	WILDE MEADOW		SHREWSBURY	SY2 6LX	61	£169,000	£2,770
12/04/2019	D		64	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	74	£177,950	£2,405
10/08/2018	D		39	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	76	£179,950	£2,368
06/08/2019	D		46	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	74	£174,950	£2,364
09/07/2019	D		50	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	76	£178,950	£2,355
01/08/2019	D		48	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	74	£174,000	£2,351
07/06/2019	D		62	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	76	£177,950	£2,341
14/09/2018	D		35	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	76	£177,450	£2,335
04/09/2018	D		37	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	74	£167,000	£2,257
20/12/2018	D		41	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	74	£166,000	£2,243
29/06/2018	T		30	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	62	£128,000	£2,065
29/06/2018	T		32	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	62	£128,000	£2,065
13/07/2018	T		34	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	62	£128,000	£2,065
27/07/2018	T		36	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	62	£128,000	£2,065
27/07/2018	T		40	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	62	£128,000	£2,065
20/07/2018	T		38	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	62	£125,000	£2,016
10/05/2019	D		58	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	139	£279,950	£2,014
13/09/2019	D		60	BARLEY MEADOWS		LLANYMYNECH	SY22 6JX	129	£232,000	£1,798
04/05/2018	D		8	JARVIS DRIVE	BAYSTON HILL	SHREWSBURY	SY3 0LS	118	£327,450	£2,775
18/04/2018	D		10	JARVIS DRIVE	BAYSTON HILL	SHREWSBURY	SY3 0LS	118	£321,950	£2,728
06/03/2018	F		73	LEIGHTON PARK	BICTON HEATH	SHREWSBURY	SY3 5FS	66	£179,950	£2,727
15/06/2018	F		117	LEIGHTON PARK	BICTON HEATH	SHREWSBURY	SY3 5FS	72	£194,950	£2,708
07/06/2019	F		47	LEIGHTON PARK	BICTON HEATH	SHREWSBURY	SY3 5FS	64	£169,950	£2,655
27/09/2018	F		75	LEIGHTON PARK	BICTON HEATH	SHREWSBURY	SY3 5FS	86	£227,000	£2,640
23/02/2018	F		60	LEIGHTON PARK	BICTON HEATH	SHREWSBURY	SY3 5FT	88	£234,950	£2,670
11/05/2018	F		35	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	40	£139,950	£3,499
23/03/2018	F		37	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	45	£154,950	£3,443
20/04/2018	F		41	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	40	£129,950	£3,249
11/05/2018	F		47	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	40	£129,950	£3,249
04/05/2018	F		49	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	45	£142,500	£3,167
12/04/2018	F		33	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	54	£154,950	£2,869
10/01/2018	D		19	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	120	£329,950	£2,750
16/03/2018	F		55	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	54	£144,500	£2,676
05/10/2018	F		39	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	54	£143,000	£2,648
12/01/2018	F		61	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	86	£214,950	£2,499
23/01/2018	F		71	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	86	£209,950	£2,441
25/05/2018	F	Yes	45	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FU	54	£67,884	£1,257
07/12/2018	F		16	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	39	£159,950	£4,101
05/06/2019	F		14	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	48	£164,950	£3,436
31/08/2018	F		46B	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	46	£144,950	£3,151
20/04/2018	F		64	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	72	£219,950	£3,055
16/03/2018	F		62	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	71	£214,950	£3,027
07/08/2018	F		60	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	95	£275,000	£2,895
28/09/2018	D		4	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	100	£284,950	£2,850
10/08/2018	D		10	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	120	£339,950	£2,833
31/07/2018	D		6	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	100	£279,950	£2,800
31/08/2018	D		8	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	100	£279,950	£2,800
09/08/2018	F		46A	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	69	£192,450	£2,789
25/01/2019	F		24	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	52	£144,950	£2,788
21/12/2018	F		36	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	52	£144,950	£2,788
30/11/2018	F		30	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	78	£214,950	£2,756
16/11/2018	F		32	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	82	£224,950	£2,743
02/08/2019	F		34	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	63	£172,500	£2,738
29/10/2018	F		18	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	57	£154,950	£2,718
14/09/2018	T		12	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	81	£219,950	£2,715
25/07/2018	F		20	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	59	£159,950	£2,711
08/08/2019	F		22	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	56	£144,950	£2,588
28/11/2018	F		46D	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	61	£143,500	£2,352
02/03/2018	F	Yes	58	THE FURLONGS	BICTON HEATH	SHREWSBURY	SY3 5FW	79	£89,626	£1,135
14/03/2019	F		23	OLIVER ROAD		SHREWSBURY	SY3 5FX	36	£124,950	£3,471

23/08/2019	F			17	OLIVER ROAD		SHREWSBURY	SY3 5FX	50	£169,950	£3,399	
12/04/2019	F			15	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	41	£129,950	£3,170	
15/03/2019	F			21	OLIVER ROAD		SHREWSBURY	SY3 5FX	41	£129,950	£3,170	
26/04/2019	F			11	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	95	£299,950	£3,157	
03/12/2018	F			1	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	66	£202,450	£3,067	
10/05/2019	F			13	OLIVER ROAD		SHREWSBURY	SY3 5FX	48	£144,950	£3,020	
29/03/2019	F			19	OLIVER ROAD		SHREWSBURY	SY3 5FX	48	£144,950	£3,020	
26/10/2018	S			8	OLIVER ROAD		SHREWSBURY	SY3 5FX	58	£174,950	£3,016	
09/11/2018	S			10	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	58	£174,950	£3,016	
12/04/2019	F			27	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	82	£244,950	£2,987	
07/06/2019	F			25	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	84	£249,950	£2,976	
24/08/2018	F			5	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	100	£294,950	£2,950	
21/11/2018	T			18	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	58	£169,950	£2,930	
20/11/2018	S			12	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	75	£212,500	£2,833	
16/11/2018	S			14	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	75	£212,500	£2,833	
28/09/2018	S			6	OLIVER ROAD		SHREWSBURY	SY3 5FX	81	£222,500	£2,747	
16/11/2018	S			16	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	81	£222,500	£2,747	
14/09/2018	T			4	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	75	£204,950	£2,733	
21/09/2018	T			2	OLIVER ROAD		SHREWSBURY	SY3 5FX	69	£179,950	£2,608	
27/06/2019	F			3	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	125	£325,000	£2,600	
12/12/2018	T	Yes		20	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	58	£85,803	£1,479	
12/12/2018	T	Yes		22	OLIVER ROAD	BICTON HEATH	SHREWSBURY	SY3 5FX	58	£85,803	£1,479	
15/06/2018	D			9	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	120	£344,950	£2,875	
25/05/2018	D			2	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	142	£404,950	£2,852	
11/05/2018	D			6	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	142	£404,950	£2,852	
08/06/2018	D			11	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	142	£404,950	£2,852	
20/04/2018	D			3	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	120	£339,950	£2,833	
06/04/2018	D			19	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	120	£339,950	£2,833	
05/10/2018	D			7	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	158	£442,500	£2,801	
11/05/2018	D			1	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	142	£397,500	£2,799	
09/03/2018	D			15	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	120	£334,950	£2,791	
09/03/2018	D			17	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	120	£334,950	£2,791	
18/05/2018	D			4	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	158	£439,950	£2,784	
16/03/2018	D			13	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	158	£429,950	£2,721	
13/07/2018	D			5	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	158	£427,500	£2,706	
13/04/2018	D				THE ASHES, 8	BRADMAN DRIVE	BICTON HEATH	SHREWSBURY	SY3 5FZ	158	£424,950	£2,690
15/06/2018	D			5	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	181	£665,000	£3,674	
09/08/2018	D			9	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	121	£399,500	£3,302	
27/04/2018	D			10	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	121	£397,500	£3,285	
02/05/2018	D			1	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	154	£505,000	£3,279	
13/07/2018	D			8	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	121	£396,000	£3,273	
24/07/2018	D			11	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	121	£392,000	£3,240	
14/09/2018	D			2	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	154	£496,000	£3,221	
06/04/2018	D			3	BEAUFORT RIDGE	SHELTON	SHREWSBURY	SY3 8BQ	154	£491,000	£3,188	
22/03/2019	D			6	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	162	£575,000	£3,549	
14/12/2018	D			5	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	198	£699,950	£3,535	
28/09/2018	D			19	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	198	£699,950	£3,535	
15/03/2019	D			8	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	198	£694,950	£3,510	
02/11/2018	D			11	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	162	£554,950	£3,426	
08/03/2019	D			10	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	222	£750,000	£3,378	
21/12/2018	D			21	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	222	£750,000	£3,378	
16/11/2018	D			9	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	162	£544,950	£3,364	
03/08/2018	D			15	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	162	£524,950	£3,240	
20/07/2018	D			13	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	196	£634,950	£3,240	
07/05/2019	D			14	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	233	£734,950	£3,154	
07/06/2019	D			16	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	233	£734,950	£3,154	
18/04/2019	D			18	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	262	£814,950	£3,110	
17/09/2018	D			17	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	198	£614,950	£3,106	
12/02/2019	D			12	BERKELEY FIELDS		SHREWSBURY	SY3 8EJ	262	£779,950	£2,977	
16/11/2018	F			46	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	53	£95,000	£1,792	
04/07/2018	F			55	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	50	£87,500	£1,750	
04/07/2018	F			50	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	53	£87,500	£1,651	
04/07/2018	F			9	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	56	£87,500	£1,563	
04/07/2018	F			37	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	58	£87,500	£1,509	
20/07/2018	F			19	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	54	£80,000	£1,481	
08/08/2018	F			5	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	52	£74,000	£1,423	
20/07/2018	F			29	RADBROOK HALL COURT		SHREWSBURY	SY3 9AF	58	£79,000	£1,362	
02/11/2018	S			1	DRAPERS RISE		SHREWSBURY	SY3 9FL	96	£273,500	£2,849	
09/11/2018	D			3	DRAPERS RISE		SHREWSBURY	SY3 9FL	96	£273,500	£2,849	
15/02/2019	D			5	DRAPERS RISE		SHREWSBURY	SY3 9FL	137	£375,000	£2,737	
12/06/2019	F			28	DRAPERS RISE		SHREWSBURY	SY3 9FN	58	£186,500	£3,216	
08/03/2019	F			30	DRAPERS RISE		SHREWSBURY	SY3 9FN	58	£186,500	£3,216	
15/03/2019	F			36	DRAPERS RISE		SHREWSBURY	SY3 9FN	58	£175,000	£3,017	
08/03/2019	F			32	DRAPERS RISE		SHREWSBURY	SY3 9FN	59	£175,000	£2,966	
28/06/2019	F			34	DRAPERS RISE		SHREWSBURY	SY3 9FN	59	£175,000	£2,966	
09/08/2019	D			84	DRAPERS RISE		SHREWSBURY	SY3 9FN	148	£402,500	£2,720	
28/06/2019	D			76	DRAPERS RISE		SHREWSBURY	SY3 9FN	141	£375,000	£2,660	
15/03/2019	S			48	DRAPERS RISE		SHREWSBURY	SY3 9FN	93	£246,500	£2,651	
22/03/2019	S			50	DRAPERS RISE		SHREWSBURY	SY3 9FN	93	£246,500	£2,651	
30/08/2019	D			82	DRAPERS RISE		SHREWSBURY	SY3 9FN	161	£425,000	£2,640	
06/09/2019	T			8	DRAPERS RISE		SHREWSBURY	SY3 9FN	93	£245,000	£2,634	
26/04/2019	T			52	DRAPERS RISE		SHREWSBURY	SY3 9FN	93	£245,000	£2,634	
12/07/2019	T			58	DRAPERS RISE		SHREWSBURY	SY3 9FN	93	£245,000	£2,634	
12/10/2018	D			11	CHANTRY PLACE		SHREWSBURY	SY3 9FP	95	£284,500	£2,995	
15/05/2018	D			13	CHANTRY PLACE		SHREWSBURY	SY3 9FP	95	£284,500	£2,995	
19/01/2018	S			1	CHANTRY PLACE		SHREWSBURY	SY3 9FP	68	£184,500	£2,713	
18/05/2018	T			2	CHANTRY PLACE		SHREWSBURY	SY3 9FP	85	£223,500	£2,629	
17/08/2018	S			7	TANNERSDALE		SHREWSBURY	SY3 9FQ	96	£272,500	£2,839	
24/08/2018	S			9	TANNERSDALE		SHREWSBURY	SY3 9FQ	96	£272,500	£2,839	

27/07/2018	T			5	TANNERSDALE		SHREWSBURY	SY3 9FQ	86	£238,500	£2,773
10/08/2018	S			11	TANNERSDALE		SHREWSBURY	SY3 9FQ	85	£230,950	£2,717
28/09/2018	S			13	TANNERSDALE		SHREWSBURY	SY3 9FQ	85	£230,950	£2,717
29/03/2019	S			8	TANNERSDALE		SHREWSBURY	SY3 9FR	89	£275,000	£3,090
03/05/2019	S			10	TANNERSDALE		SHREWSBURY	SY3 9FR	89	£275,000	£3,090
19/07/2019	S			18	TANNERSDALE		SHREWSBURY	SY3 9FR	86	£238,500	£2,773
23/11/2018	S			12	TANNERSDALE		SHREWSBURY	SY3 9FR	68	£185,000	£2,721
22/02/2019	S			14	TANNERSDALE		SHREWSBURY	SY3 9FR	68	£185,000	£2,721
30/11/2018	S			16	TANNERSDALE		SHREWSBURY	SY3 9FR	68	£185,000	£2,721
03/08/2018	D			27	MERCERS LANE		SHREWSBURY	SY3 9FS	116	£335,000	£2,888
14/09/2018	D			33	MERCERS LANE		SHREWSBURY	SY3 9FS	116	£332,500	£2,866
26/06/2019	S			25	MERCERS LANE		SHREWSBURY	SY3 9FS	96	£270,000	£2,813
26/01/2018	S			13	MERCERS LANE		SHREWSBURY	SY3 9FS	96	£268,500	£2,797
25/05/2018	S			19	MERCERS LANE		SHREWSBURY	SY3 9FS	96	£268,500	£2,797
02/03/2018	S			39	MERCERS LANE		SHREWSBURY	SY3 9FS	96	£268,500	£2,797
09/03/2018	S			41	MERCERS LANE		SHREWSBURY	SY3 9FS	96	£268,500	£2,797
04/05/2018	S			5	MERCERS LANE		SHREWSBURY	SY3 9FS	85	£232,950	£2,741
27/04/2018	D			43	MERCERS LANE		SHREWSBURY	SY3 9FS	137	£375,000	£2,737
20/04/2018	D			45	MERCERS LANE		SHREWSBURY	SY3 9FS	137	£375,000	£2,737
29/06/2018	S			31	MERCERS LANE		SHREWSBURY	SY3 9FS	85	£230,950	£2,717
18/06/2018	S			37	MERCERS LANE		SHREWSBURY	SY3 9FS	85	£230,950	£2,717
06/04/2018	S			29	MERCERS LANE		SHREWSBURY	SY3 9FS	85	£230,000	£2,706
11/05/2018	S			15	MERCERS LANE		SHREWSBURY	SY3 9FS	96	£259,500	£2,703
19/01/2018	S			17	MERCERS LANE		SHREWSBURY	SY3 9FS	96	£259,500	£2,703
16/03/2018	S			35	MERCERS LANE		SHREWSBURY	SY3 9FS	85	£229,500	£2,700
28/09/2018	T			3	MERCERS LANE		SHREWSBURY	SY3 9FS	85	£226,500	£2,665
13/03/2019	T			1	MERCERS LANE		SHREWSBURY	SY3 9FS	85	£223,500	£2,629
31/08/2018	D			23	MERCERS LANE		SHREWSBURY	SY3 9FS	137	£357,950	£2,613
30/11/2018	D			21	MERCERS LANE		SHREWSBURY	SY3 9FS	137	£349,950	£2,554
12/04/2018	D			26	MERCERS LANE		SHREWSBURY	SY3 9FT	95	£295,500	£3,111
07/12/2018	D			28	MERCERS LANE		SHREWSBURY	SY3 9FT	95	£295,500	£3,111
20/07/2018	S			10	MERCERS LANE		SHREWSBURY	SY3 9FT	95	£260,000	£2,737
15/06/2018	S			12	MERCERS LANE		SHREWSBURY	SY3 9FT	95	£259,000	£2,726
06/07/2018	S			6	MERCERS LANE		SHREWSBURY	SY3 9FT	68	£185,000	£2,721
29/06/2018	S			8	MERCERS LANE		SHREWSBURY	SY3 9FT	68	£185,000	£2,721
08/06/2018	S			14	MERCERS LANE		SHREWSBURY	SY3 9FT	68	£185,000	£2,721
01/06/2018	S			16	MERCERS LANE		SHREWSBURY	SY3 9FT	68	£185,000	£2,721
06/07/2018	S			18	MERCERS LANE		SHREWSBURY	SY3 9FT	85	£230,950	£2,717
01/06/2018	S			20	MERCERS LANE		SHREWSBURY	SY3 9FT	85	£230,950	£2,717
26/10/2018	D			22	MERCERS LANE		SHREWSBURY	SY3 9FT	137	£369,950	£2,700
22/06/2018	D			24	MERCERS LANE		SHREWSBURY	SY3 9FT	137	£369,950	£2,700
19/10/2018	T			4	MERCERS LANE		SHREWSBURY	SY3 9FT	85	£226,500	£2,665
16/11/2018	T			2	MERCERS LANE		SHREWSBURY	SY3 9FT	85	£223,500	£2,629
10/08/2018	D			1	RIDGEWOOD ROAD	NESSCLIFFE	SHREWSBURY	SY4 1DP	85	£225,000	£2,647
10/08/2018	D			3	RIDGEWOOD ROAD	NESSCLIFFE	SHREWSBURY	SY4 1DP	76	£199,950	£2,631
21/01/2019	D			2	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	100	£310,000	£3,100
12/06/2019	D			4	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	100	£299,950	£3,000
26/07/2019	D			25	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	88	£239,995	£2,727
01/03/2019	D			10	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	88	£239,950	£2,727
09/11/2018	S			11	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	62	£165,000	£2,661
16/11/2018	S			13	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	62	£165,000	£2,661
17/08/2018	D			1	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	85	£225,000	£2,647
07/09/2018	D			3	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	85	£225,000	£2,647
24/10/2018	D			17	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	85	£225,000	£2,647
14/12/2018	D			5	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	76	£199,950	£2,631
30/11/2018	D			15	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	76	£199,950	£2,631
01/03/2019	D			29	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	85	£220,000	£2,588
28/09/2018	S			7	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	76	£185,000	£2,434
21/09/2018	S			9	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	76	£185,000	£2,434
26/07/2019	D			27	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	76	£185,000	£2,434
14/06/2019	T	Yes		21	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	62	£102,598	£1,655
14/06/2019	T	Yes		19	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	76	£102,598	£1,350
14/06/2019	T	Yes		23	SANDHURST WAY	NESSCLIFFE	SHREWSBURY	SY4 1DR	76	£102,598	£1,350
28/02/2018	S			42	CURLEW MEADOWS	BASCHURCH	SHREWSBURY	SY4 2FA	71	£165,000	£2,324
28/03/2018	S			22	CURLEW MEADOWS	BASCHURCH	SHREWSBURY	SY4 2FA	86	£199,450	£2,319
08/01/2018	S			34	CURLEW MEADOWS	BASCHURCH	SHREWSBURY	SY4 2FA	71	£162,500	£2,289
20/04/2018	S			38	CURLEW MEADOWS	BASCHURCH	SHREWSBURY	SY4 2FA	71	£162,000	£2,282
28/02/2018	S			40	CURLEW MEADOWS	BASCHURCH	SHREWSBURY	SY4 2FA	71	£160,000	£2,254
27/06/2018	D			1	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	88	£265,000	£3,011
28/06/2018	D			8	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	122	£325,000	£2,664
25/04/2018	D			20	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	122	£325,000	£2,664
29/03/2018	D			22	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	172	£455,000	£2,645
29/06/2018	D			12	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	123	£319,950	£2,601
07/03/2018	D			24	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	123	£318,000	£2,585
28/06/2018	D			10	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	109	£280,000	£2,569
16/03/2018	D			26	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	109	£280,000	£2,569
19/03/2018	D			19	ALL SAINTS WAY	PRESCOTT	SHREWSBURY	SY4 2FE	123	£314,950	£2,561
31/01/2019	D			4	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	98	£310,000	£3,163
19/11/2018	D			6	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	98	£310,000	£3,163
05/12/2018	F			8	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	98	£310,000	£3,163
18/12/2018	D			10	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	109	£300,000	£2,752
21/06/2019	D			18	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	109	£300,000	£2,752
29/03/2019	D			5	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	126	£345,000	£2,738
31/01/2019	D			3	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	122	£330,000	£2,705
24/05/2019	D			7	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	122	£330,000	£2,705
26/04/2019	D			16	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	126	£340,000	£2,698
25/02/2019	D			12	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	166	£445,000	£2,681
06/08/2019	D			11	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	151	£400,000	£2,649
11/07/2019	D			9	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	126	£332,500	£2,639

28/06/2019	D			14	JAMES WAY	BASCHURCH	SHREWSBURY	SY4 2FH	191	£495,000	£2,592
18/12/2018	D			2	DORRICOTT DRIVE	BASCHURCH	SHREWSBURY	SY4 2FJ	93	£265,000	£2,849
19/03/2018	D			43	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	75	£270,000	£3,600
29/03/2018	D			41	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	75	£265,000	£3,533
02/03/2018	D			45	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	96	£315,000	£3,281
02/03/2018	D			47	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	96	£305,000	£3,177
24/08/2018	D			21	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	117	£345,000	£2,949
05/11/2018	D			1	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	146	£425,000	£2,911
03/08/2018	D			5	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	158	£450,000	£2,848
03/12/2018	D			3	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	147	£417,000	£2,837
15/05/2018	D			31	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	158	£445,000	£2,816
29/06/2018	D			25	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	108	£297,450	£2,754
21/06/2018	D			29	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	191	£510,000	£2,670
28/06/2018	D			27	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	191	£495,000	£2,592
18/02/2019	D			23	BLACKSMITHS VIEW	HADNALL	SHREWSBURY	SY4 3BF	166	£425,050	£2,561
28/09/2018	D			1	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	88	£259,950	£2,954
26/10/2018	D			7	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	88	£259,950	£2,954
30/11/2018	D			9	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	88	£256,950	£2,920
28/09/2018	S			3	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	73	£209,950	£2,876
28/09/2018	S			5	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	73	£209,950	£2,876
21/06/2019	D			10	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	117	£330,000	£2,821
21/06/2019	D			12	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	109	£299,950	£2,752
31/05/2019	D			14	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	124	£335,000	£2,702
11/06/2019	D			16	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	124	£330,000	£2,661
31/05/2019	D			11	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	145	£380,000	£2,621
21/06/2019	D			15	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	166	£425,000	£2,560
03/07/2019	D			13	THE WICKETS	BOMERE HEATH	SHREWSBURY	SY4 3PB	166	£400,000	£2,410
12/07/2019	D			3	PAVILION WAY		SHREWSBURY	SY4 3QG	109	£309,950	£2,844
05/07/2019	D			1	PAVILION WAY		SHREWSBURY	SY4 3QG	117	£330,000	£2,821
19/12/2018	D			2	TRINITY VIEW	BOMERE HEATH	SHREWSBURY	SY4 3QR	88	£259,950	£2,954
17/12/2018	D			4	TRINITY VIEW	BOMERE HEATH	SHREWSBURY	SY4 3QR	117	£325,000	£2,778
04/06/2019	D			6	TRINITY VIEW	BOMERE HEATH	SHREWSBURY	SY4 3QR	145	£399,950	£2,758
25/06/2019	D			8	TRINITY VIEW	BOMERE HEATH	SHREWSBURY	SY4 3QR	172	£445,000	£2,587
24/05/2018	D				WREN COTTAGE	BOOLEY LANE	SHREWSBURY	SY4 4DY	140	£420,000	£3,000
23/11/2018	D			22	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	103	£349,950	£3,398
25/03/2019	S			34	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	70	£220,000	£3,143
15/04/2019	S			40	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	70	£220,000	£3,143
29/03/2019	S			36	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	77	£231,000	£3,000
30/04/2019	S			38	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	77	£230,000	£2,987
13/03/2019	D			32	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	147	£430,000	£2,925
14/09/2018	D			4	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	124	£355,000	£2,863
26/10/2018	D			12	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	124	£355,000	£2,863
07/06/2019	D			44	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	124	£355,000	£2,863
08/03/2019	D			24	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	145	£410,000	£2,828
29/04/2019	D			28	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	145	£410,000	£2,828
30/11/2018	D			8	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	124	£350,000	£2,823
11/04/2019	D			26	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	158	£445,000	£2,816
27/09/2018	D			6	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	107	£299,950	£2,803
26/10/2018	D			10	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	107	£299,500	£2,799
08/03/2019	D			30	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	147	£410,000	£2,789
17/06/2019	D			42	ABBOT DRIVE	HADNALL	SHREWSBURY	SY4 4FF	124	£344,950	£2,782
23/11/2018	S			23	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	78	£192,500	£2,468
25/01/2019	S			39	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	78	£192,500	£2,468
25/01/2019	S			37	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	78	£190,000	£2,436
28/06/2019	D			2	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	93	£225,000	£2,419
25/01/2019	S			25	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	78	£188,000	£2,410
08/03/2019	D			15	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	171	£400,000	£2,339
14/12/2018	D			17	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	171	£400,000	£2,339
27/09/2018	S			13	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	98	£225,000	£2,296
30/11/2018	S			11	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	98	£220,000	£2,245
26/03/2019	S	Yes		8	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	73	£114,391	£1,567
26/03/2019	S	Yes		10	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	73	£114,390	£1,567
12/03/2019	T	Yes		27	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	73	£99,231	£1,359
12/03/2019	T	yes		29	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	73	£99,231	£1,359
12/03/2019	T	Yes		31	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	73	£99,231	£1,359
12/03/2019	S	Yes		33	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	84	£113,013	£1,345
12/03/2019	S	Yes		35	ARIES DRIVE	SHAWBURY	SHREWSBURY	SY4 4RX	84	£113,013	£1,345
21/06/2019	S			7	SYCAMORE WAY	SHAWBURY	SHREWSBURY	SY4 4RY	78	£195,000	£2,500
29/03/2019	D			1	SYCAMORE WAY	SHAWBURY	SHREWSBURY	SY4 4RY	93	£229,995	£2,473
29/03/2019	D			8	SYCAMORE WAY	SHAWBURY	SHREWSBURY	SY4 4RY	93	£227,500	£2,446
01/03/2019	D			2	SYCAMORE WAY	SHAWBURY	SHREWSBURY	SY4 4RY	93	£225,000	£2,419
26/04/2019	D			3	SYCAMORE WAY	SHAWBURY	SHREWSBURY	SY4 4RY	98	£226,950	£2,316
29/03/2019	D			5	SYCAMORE WAY	SHAWBURY	SHREWSBURY	SY4 4RY	98	£226,950	£2,316
07/06/2019	S			12	WESSEX CLOSE	SHAWBURY	SHREWSBURY	SY4 4RZ	78	£195,000	£2,500
26/07/2019	D			15	WESSEX CLOSE	SHAWBURY	SHREWSBURY	SY4 4RZ	93	£226,950	£2,440
30/08/2019	D			11	WESSEX CLOSE	SHAWBURY	SHREWSBURY	SY4 4RZ	128	£294,950	£2,304
16/08/2019	D			13	WESSEX CLOSE	SHAWBURY	SHREWSBURY	SY4 4RZ	128	£294,950	£2,304
16/07/2019	D			49	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£215,000	£2,172
27/03/2019	D			51	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£215,000	£2,172
20/12/2018	D			55	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£210,000	£2,121
27/02/2019	D			57	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£210,000	£2,121
03/05/2019	D			86	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£210,000	£2,121
03/05/2019	D			90	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£210,000	£2,121
15/02/2019	D			53	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£205,000	£2,071
30/11/2018	D			88	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£205,000	£2,071
05/12/2018	D			92	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	99	£205,000	£2,071
16/11/2018	S	Yes		37	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£149,500	£2,048
30/05/2019	S			76	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£149,500	£2,048
11/07/2019	S			78	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£149,500	£2,048

01/08/2019	S			80	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£149,500	£2,048	
31/07/2019	T			68	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£179,950	£2,045	
05/08/2019	T			72	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£179,950	£2,045	
24/04/2019	S			84	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£179,950	£2,045	
27/04/2018	S	Yes		33	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£145,000	£1,986	
25/05/2018	S	Yes		35	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£145,000	£1,986	
09/02/2018	S			39	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£145,000	£1,986	
12/10/2018	S	Yes		27	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
28/09/2018	S	Yes		29	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
17/12/2018	S	Yes		31	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
16/10/2018	S			41	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
05/12/2018	S			43	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
03/09/2018	S			45	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
14/09/2018	S			47	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
25/06/2019	T			70	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	88	£170,000	£1,932	
24/06/2019	S			74	ORCHID MEADOW	MINSTERLEY	SHREWSBURY	SY5 0FB	73	£140,000	£1,918	
03/10/2018	S				THE ALDERS	HOLCROFT WAY	CROSS HOUSES	SHREWSBURY	SY5 6LQ	66	£194,995	£2,954
01/05/2018	S				THE ELMS	HOLCROFT WAY	CROSS HOUSES	SHREWSBURY	SY5 6LQ	66	£194,995	£2,954
15/06/2018	S				THE PINES	HOLCROFT WAY	CROSS HOUSES	SHREWSBURY	SY5 6LQ	66	£187,995	£2,848
05/07/2019	D				MAPLE HOUSE	HOLCROFT WAY	CROSS HOUSES	SHREWSBURY	SY5 6LQ	111	£314,995	£2,838
08/11/2018	D				HAWTHORN HOUSE	HOLCROFT WAY	CROSS HOUSES	SHREWSBURY	SY5 6LQ	111	£309,995	£2,793
19/10/2018	S			20	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	62	£214,995	£3,468	
12/10/2018	S			16	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	63	£214,995	£3,413	
08/06/2018	D			18	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	63	£214,995	£3,413	
07/11/2018	S			14	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	63	£213,995	£3,397	
14/12/2018	S			23	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	66	£199,995	£3,030	
02/08/2019	D			12	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	135	£399,995	£2,963	
19/07/2019	D			26	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	135	£398,995	£2,956	
14/12/2018	S			25	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	66	£194,995	£2,954	
29/10/2018	D			22	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	135	£384,995	£2,852	
19/10/2018	D			24	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	135	£384,995	£2,852	
29/10/2018	D			9	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	88	£249,995	£2,841	
31/05/2018	D			10	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	88	£249,995	£2,841	
28/06/2019	D			28	RIDOUT ROAD	CROSS HOUSES	SHREWSBURY	SY5 6LS	110	£309,995	£2,818	
08/03/2018	D			9	THE FARRS	DORRINGTON	SHREWSBURY	SY5 7DX	120	£330,000	£2,750	
21/03/2018	D			4	FALKLAND ROAD	DORRINGTON	SHREWSBURY	SY5 7JA	130	£349,995	£2,692	
21/06/2019	S			3	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	58	£174,950	£3,016	
22/02/2019	S			2	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	75	£217,500	£2,900	
30/08/2019	S			12	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	75	£199,950	£2,666	
12/07/2019	S			1	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	81	£209,950	£2,592	
26/07/2019	S			14	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	81	£209,950	£2,592	
21/06/2019	S			4	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	81	£199,950	£2,469	
12/06/2019	T	Yes		8	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	58	£101,471	£1,750	
12/06/2019	T	Yes		10	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	58	£101,471	£1,750	
12/06/2019	T	yes		6	ATHERTON RISE	HANWOOD	SHREWSBURY	SY5 8BS	75	£131,168	£1,749	
15/03/2019	D			6	BISHOP CLOSE	HANWOOD	SHREWSBURY	SY5 8BU	120	£334,950	£2,791	
03/05/2019	D			2	BISHOP CLOSE	HANWOOD	SHREWSBURY	SY5 8BU	100	£277,500	£2,775	
15/03/2019	D			5	BISHOP CLOSE	HANWOOD	SHREWSBURY	SY5 8BU	100	£274,950	£2,750	
23/08/2019	D			9	BISHOP CLOSE	HANWOOD	SHREWSBURY	SY5 8BU	120	£327,500	£2,729	
02/05/2019	D			3	BISHOP CLOSE	HANWOOD	SHREWSBURY	SY5 8BU	110	£299,950	£2,727	
17/05/2019	D			1	BISHOP CLOSE	HANWOOD	SHREWSBURY	SY5 8BU	120	£324,950	£2,708	
15/05/2019	D			4	BISHOP CLOSE	HANWOOD	SHREWSBURY	SY5 8BU	110	£293,950	£2,672	
16/11/2018	D			4	ST ANNES WAY	HANWOOD	SHREWSBURY	SY5 8JH		£265,000		
26/07/2019	D			2	ST ANNES WAY	HANWOOD	SHREWSBURY	SY5 8JH	102	£295,000	£2,892	
29/05/2019	S			1	ST ANNES WAY	HANWOOD	SHREWSBURY	SY5 8JH	85	£235,000	£2,765	
25/02/2019	D			6	ST ANNES WAY	HANWOOD	SHREWSBURY	SY5 8JH	102	£270,000	£2,647	
31/05/2019	S			5	ST ANNES WAY	HANWOOD	SHREWSBURY	SY5 8JH	85	£220,000	£2,588	
26/04/2019	S			7	ST ANNES WAY	HANWOOD	SHREWSBURY	SY5 8JH	85	£215,000	£2,529	
14/12/2018	D			14	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	102	£290,000	£2,843	
31/01/2019	D			16	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	102	£290,000	£2,843	
14/12/2018	D			18	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	102	£290,000	£2,843	
30/11/2018	D	Yes		20	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	102	£280,000	£2,745	
28/06/2019	D			30	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	193	£475,000	£2,461	
24/05/2019	T			2	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	85	£205,000	£2,412	
26/04/2019	D			22	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	193	£465,000	£2,409	
07/06/2019	T			6	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	85	£200,000	£2,353	
30/08/2019	T			4	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	85	£195,000	£2,294	
05/02/2019	T	Yes		8	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	85	£110,000	£1,294	
05/02/2019	T	Yes		10	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	85	£110,000	£1,294	
19/10/2018	S	Yes		12	ST THOMAS CLOSE	HANWOOD	SHREWSBURY	SY5 8JJ	85	£108,000	£1,271	
27/06/2019	D			61	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	113	£316,995	£2,805	
22/06/2018	D			89	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	125	£349,995	£2,800	
28/02/2019	D			57	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	105	£293,995	£2,800	
21/03/2019	D			59	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	105	£293,995	£2,800	
24/08/2018	D			91	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	118	£329,995	£2,797	
26/04/2018	D			93	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	118	£329,995	£2,797	
17/12/2018	D			49	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	105	£292,995	£2,790	
17/12/2018	D			51	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	105	£292,995	£2,790	
21/03/2019	D			47	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	113	£314,995	£2,788	
26/02/2019	D			1	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	160	£434,995	£2,719	
11/02/2019	D			53	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	139	£376,995	£2,712	
27/04/2018	D			95	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	101	£269,995	£2,673	
27/04/2018	D			87	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	113	£299,995	£2,655	
28/06/2019	D			73	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	111	£289,275	£2,606	
21/06/2019	D			55	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	139	£349,995	£2,518	
29/03/2019	D			81	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	121	£299,995	£2,479	
29/03/2019	D			83	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	121	£299,995	£2,479	
28/06/2019	D			85	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PX	126	£301,672	£2,394	
27/07/2018	S			52	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£189,995	£3,167	

28/06/2018	S			54	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£189,995	£3,167
25/05/2018	S			56	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£188,995	£3,150
25/05/2018	S			58	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£188,995	£3,150
26/10/2018	S			40	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	77	£234,995	£3,052
16/11/2018	S			42	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	77	£234,995	£3,052
08/06/2018	S			60	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	77	£229,995	£2,987
07/11/2018	D			38	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	107	£305,995	£2,860
14/12/2018	D			34	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	139	£389,995	£2,806
07/12/2018	D			36	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	112	£309,995	£2,768
20/12/2018	D			32	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	174	£434,995	£2,500
07/09/2018	S	Yes		44	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£101,337	£1,689
07/09/2018	S	Yes		46	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£101,337	£1,689
07/09/2018	S	Yes		48	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£101,337	£1,689
07/09/2018	S	Yes		50	SQUINTER PIP WAY	BOWBROOK	SHREWSBURY	SY5 8PY	60	£101,337	£1,689
24/08/2018	D			31	MEADOWBOUT WAY	BOWBROOK	SHREWSBURY	SY5 8QB		£389,995	
24/08/2018	D			55	MEADOWBOUT WAY	BOWBROOK	SHREWSBURY	SY5 8QB	160	£399,995	£2,500
23/03/2018	D			33	MEADOWBOUT WAY	BOWBROOK	SHREWSBURY	SY5 8QB	151	£354,995	£2,351
29/05/2019	D			30	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	77	£259,995	£3,377
28/06/2019	D			28	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	77	£249,995	£3,247
17/05/2019	D			68	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	77	£249,995	£3,247
27/06/2019	D			26	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	89	£279,995	£3,146
20/06/2019	D			50	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	89	£279,995	£3,146
26/04/2019	S			20	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	77	£239,995	£3,117
31/05/2019	S			22	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	77	£239,995	£3,117
27/06/2019	S			24	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	89	£269,995	£3,034
26/07/2019	S			48	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	77	£229,995	£2,987
07/06/2019	D			56	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	128	£369,995	£2,891
19/07/2019	D			62	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	128	£369,995	£2,891
17/05/2019	D			64	MORANT VIEW	BOWBROOK	SHREWSBURY	SY5 8QG	139	£399,995	£2,878
28/06/2019	D			5	PEWIT CLOSE	BOWBROOK	SHREWSBURY	SY5 8QH	112	£334,995	£2,991
30/08/2019	D			16	PEWIT CLOSE	BOWBROOK	SHREWSBURY	SY5 8QH	126	£364,995	£2,897
30/08/2019	D			13	PEWIT CLOSE	BOWBROOK	SHREWSBURY	SY5 8QH	151	£411,995	£2,728
28/06/2019	D			11	PEWIT CLOSE	BOWBROOK	SHREWSBURY	SY5 8QH	111	£289,275	£2,606
28/06/2019	D			6	PEWIT CLOSE	BOWBROOK	SHREWSBURY	SY5 8QH	126	£301,672	£2,394
25/05/2018	D			2	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	89	£279,995	£3,146
27/09/2018	S			8	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	58	£174,995	£3,017
27/09/2018	S			1	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	89	£264,995	£2,977
11/06/2019	D			24	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	132	£391,995	£2,970
28/03/2019	D			5	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	132	£374,995	£2,841
27/06/2018	D			17	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	144	£399,995	£2,778
28/06/2018	D			23	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	144	£399,995	£2,778
12/10/2018	D			11	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	112	£305,995	£2,732
30/08/2018	D			13	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	113	£305,995	£2,708
29/06/2018	D			7	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	112	£299,995	£2,679
29/06/2018	D			9	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	112	£299,995	£2,679
26/10/2018	T			10	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	47	£124,995	£2,659
28/06/2018	D			3	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	113	£299,995	£2,655
19/07/2018	D			4	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	113	£299,995	£2,655
24/05/2018	D			27	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	113	£299,995	£2,655
28/09/2018	D			19	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	174	£429,995	£2,471
29/06/2018	D			21	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	174	£429,995	£2,471
15/02/2019	D			22	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	174	£419,995	£2,414
29/06/2018	D			15	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	195	£469,995	£2,410
21/03/2019	D			20	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	195	£449,995	£2,308
24/05/2018	D			25	WREKIN DOVE CLOSE	BOWBROOK	SHREWSBURY	SY5 8QJ	112	£209,950	£1,875
20/03/2018	S	Yes		6	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	77	£120,715	£1,568
20/03/2018	S	Yes		12	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	77	£120,715	£1,568
20/03/2018	S	Yes		14	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	77	£120,715	£1,568
20/03/2018	S	Yes		16	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	77	£120,715	£1,568
20/03/2018	S	Yes		18	WREKIN DOVE CLOSE		SHREWSBURY	SY5 8QJ	77	£120,715	£1,568
22/06/2018	T			43	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	78	£234,995	£3,013
25/05/2018	T			47	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	78	£234,995	£3,013
29/03/2019	T			45	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	78	£229,995	£2,949
20/04/2018	S			33	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	89	£259,995	£2,921
27/06/2018	S			35	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	89	£249,995	£2,809
29/06/2018	S			39	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	91	£249,995	£2,747
29/06/2018	S			31	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	111	£299,995	£2,703
29/06/2018	S			37	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	111	£299,995	£2,703
10/12/2018	D			49	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	111	£269,995	£2,432
29/06/2018	S			41	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QL	91	£215,996	£2,374
07/12/2018	D			60	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	91	£279,995	£3,077
26/10/2018	D			46	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	91	£270,995	£2,978
20/12/2018	D			48	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	112	£329,995	£2,946
09/11/2018	D			54	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	112	£329,995	£2,946
12/04/2019	D			56	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	126	£369,995	£2,936
24/10/2018	D			66	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	126	£369,995	£2,936
23/01/2019	D			76	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	126	£369,995	£2,936
01/02/2019	D			58	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	126	£364,995	£2,897
13/07/2018	D			40	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	160	£459,995	£2,875
14/12/2018	D			70	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	160	£454,995	£2,844
29/03/2019	D			50	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	126	£354,995	£2,817
03/05/2019	D			52	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	126	£354,995	£2,817
15/03/2018	D			12	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	113	£316,995	£2,805
18/01/2018	D			20	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	113	£316,995	£2,805
16/03/2018	D			28	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	128	£355,995	£2,781
22/07/2019	D			74	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	160	£439,995	£2,750
22/02/2018	D			10	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	112	£304,995	£2,723
09/03/2018	D			14	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	112	£299,995	£2,679
27/04/2018	D			16	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	101	£269,995	£2,673

16/02/2018	D		32	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	105	£279,995	£2,667
27/04/2018	D		34	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	105	£279,995	£2,667
02/02/2018	D		30	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	113	£299,995	£2,655
14/09/2018	D		68	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	184	£487,995	£2,652
28/09/2018	D		72	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	184	£487,995	£2,652
09/11/2018	D		42	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	151	£399,995	£2,649
28/03/2018	D		36	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	113	£294,995	£2,611
07/12/2018	D		62	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	184	£474,995	£2,581
28/09/2018	D		64	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	111	£274,995	£2,477
30/11/2018	D		78	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	111	£274,995	£2,477
21/12/2018	D		44	WHINBERRY DRIVE	BOWBROOK	SHREWSBURY	SY5 8QN	111	£269,996	£2,432
31/08/2018	F	FLAT 2	CARDING MILL COURT	CARDING MILL VALLEY		CHURCH STRETTON	SY6 6JG	64	£95,000	£1,484
10/08/2018	F	9	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	51	£226,950	£4,450
10/04/2019	F	29	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	45	£199,950	£4,443
13/02/2019	F	43	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	43	£190,950	£4,441
28/09/2018	F	42	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	56	£245,950	£4,392
21/12/2018	F	7	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	45	£196,950	£4,377
31/05/2019	F	44	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	54	£234,950	£4,351
21/12/2018	F	3	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	68	£295,000	£4,338
08/06/2018	F	17	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	74	£314,950	£4,256
13/03/2019	F	33	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	43	£182,950	£4,255
30/11/2018	F	10	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	58	£245,950	£4,241
08/06/2018	F	APARTMENT 16	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	68	£287,950	£4,235
30/04/2019	F	38	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	45	£189,350	£4,208
29/06/2018	F	14	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	68	£281,950	£4,146
31/08/2018	F	12	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	68	£279,950	£4,117
31/05/2019	F	18	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	68	£276,950	£4,073
29/06/2018	F	28	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	65	£264,600	£4,071
31/05/2018	F	8	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	68	£273,950	£4,029
28/09/2018	F	32	BETJEMAN LODGE	CORVE STREET		LUDLOW	SY8 1DJ	60	£187,450	£3,124
31/05/2018	D		2	CATHERTON CLOSE	CLEE HILL	LUDLOW	SY8 3RD	68	£210,000	£3,088
12/06/2019	D		10	CATHERTON CLOSE	CLEE HILL	LUDLOW	SY8 3RD	68	£210,000	£3,088
24/01/2018	D		4	CATHERTON CLOSE	CLEE HILL	LUDLOW	SY8 3RD	68	£200,000	£2,941
13/02/2019	D		5	CATHERTON CLOSE	CLEE HILL	LUDLOW	SY8 3RD	82	£225,000	£2,744
29/06/2018	D		9	CATHERTON CLOSE	CLEE HILL	LUDLOW	SY8 3RD	82	£225,000	£2,744
14/05/2018	D		3	CATHERTON CLOSE	CLEE HILL	LUDLOW	SY8 3RD	82	£212,500	£2,591
10/05/2019	D		8	CATHERTON CLOSE	CLEE HILL	LUDLOW	SY8 3RD	82	£208,000	£2,537
11/05/2018	D		22	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE		£230,000	
25/01/2019	D		16	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	68	£220,000	£3,235
16/04/2019	D		11	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£259,995	£3,171
16/04/2018	D		3	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	68	£215,000	£3,162
31/07/2019	D		20	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	68	£215,000	£3,162
07/09/2018	D		13	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£254,995	£3,110
07/02/2018	D		1	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	68	£207,500	£3,051
24/07/2019	D		9	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£250,000	£3,049
27/07/2018	D		6	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	68	£195,000	£2,868
23/03/2018	D		12	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£230,000	£2,805
03/04/2018	D		14	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£230,000	£2,805
14/12/2018	D		8	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£225,000	£2,744
23/03/2018	D		10	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£220,000	£2,683
10/10/2018	D		2	HIGHNAM CRESCENT	CLEE HILL	LUDLOW	SY8 3RE	82	£215,000	£2,622
22/06/2018	D		12	THE LEYS		BISHOPS CASTLE	SY9 5HN		£160,000	
09/03/2018	S		51A	SPRINGHILL		SHIFNAL	TF11 8FA	89	£219,995	£2,472
21/12/2018	D		43	POPLAR STREET		SHIFNAL	TF11 8FF	89	£249,995	£2,809
31/05/2018	D		68	POPLAR STREET		SHIFNAL	TF11 8FF	89	£244,995	£2,753
18/05/2018	D		44	POPLAR STREET		SHIFNAL	TF11 8FF	107	£289,995	£2,710
28/09/2018	D		53	POPLAR STREET		SHIFNAL	TF11 8FF	107	£289,995	£2,710
25/01/2019	D		41	POPLAR STREET		SHIFNAL	TF11 8FF	112	£299,995	£2,679
21/12/2018	D		47	POPLAR STREET		SHIFNAL	TF11 8FF	112	£299,995	£2,679
27/09/2018	D		59	POPLAR STREET		SHIFNAL	TF11 8FF	131	£349,995	£2,672
21/12/2018	D		49	POPLAR STREET		SHIFNAL	TF11 8FF	118	£312,995	£2,653
21/12/2018	D		45	POPLAR STREET		SHIFNAL	TF11 8FF	118	£309,995	£2,627
05/10/2018	D		57	POPLAR STREET		SHIFNAL	TF11 8FF	108	£279,995	£2,593
14/12/2018	D		5	POPLAR STREET		SHIFNAL	TF11 8FF	139	£359,995	£2,590
21/09/2018	D		61	POPLAR STREET		SHIFNAL	TF11 8FF	139	£359,995	£2,590
28/06/2018	D		69	POPLAR STREET		SHIFNAL	TF11 8FF	108	£274,995	£2,546
26/10/2018	D		51	POPLAR STREET		SHIFNAL	TF11 8FF	139	£352,995	£2,540
28/09/2018	D		55	POPLAR STREET		SHIFNAL	TF11 8FF	139	£349,995	£2,518
29/06/2018	D		67	POPLAR STREET		SHIFNAL	TF11 8FF	139	£347,995	£2,504
29/06/2018	D		71	POPLAR STREET		SHIFNAL	TF11 8FF	118	£294,995	£2,500
28/06/2018	D		73	POPLAR STREET		SHIFNAL	TF11 8FF	118	£294,995	£2,500
29/03/2018	D		46	POPLAR STREET		SHIFNAL	TF11 8FF	108	£269,995	£2,500
22/06/2018	D		66	POPLAR STREET		SHIFNAL	TF11 8FF	108	£269,995	£2,500
20/04/2018	D		48	POPLAR STREET		SHIFNAL	TF11 8FF	139	£345,995	£2,489
28/06/2018	D		63	POPLAR STREET		SHIFNAL	TF11 8FF	118	£292,995	£2,483
15/06/2018	S		42	POPLAR STREET		SHIFNAL	TF11 8FF	124	£304,995	£2,460
30/05/2018	D		50	POPLAR STREET		SHIFNAL	TF11 8FF	118	£289,995	£2,458
11/05/2018	D		54	POPLAR STREET		SHIFNAL	TF11 8FF	118	£289,995	£2,458
29/06/2018	D		70	POPLAR STREET		SHIFNAL	TF11 8FF	118	£285,995	£2,424
29/06/2018	S		72	POPLAR STREET		SHIFNAL	TF11 8FF	118	£285,995	£2,424
29/03/2018	D		38	POPLAR STREET		SHIFNAL	TF11 8FF	124	£299,995	£2,419
11/05/2018	D		52	POPLAR STREET		SHIFNAL	TF11 8FF	118	£284,995	£2,415
27/06/2018	T		65	POPLAR STREET		SHIFNAL	TF11 8FF	127	£305,995	£2,409
27/04/2018	D		2	ALDER ROAD		SHIFNAL	TF11 8FG	125	£325,000	£2,600
09/02/2018	D		25	ALDER ROAD		SHIFNAL	TF11 8FG	108	£259,995	£2,407
16/03/2018	D		27	ALDER ROAD		SHIFNAL	TF11 8FG	108	£259,995	£2,407
27/04/2018	S		4	ALDER ROAD		SHIFNAL	TF11 8FG	106	£247,500	£2,335
27/04/2018	S		6	ALDER ROAD		SHIFNAL	TF11 8FG	106	£247,500	£2,335
19/12/2018	D		7	ELM CLOSE		SHIFNAL	TF11 8FH	107	£299,995	£2,804

25/10/2018	D		3	ELM CLOSE		SHIFNAL	TF11 8FH	107	£293,995	£2,748
15/02/2019	D		9	ELM CLOSE		SHIFNAL	TF11 8FH	107	£289,995	£2,710
28/11/2018	D		2	ELM CLOSE		SHIFNAL	TF11 8FH	108	£284,995	£2,639
18/12/2018	D		5	ELM CLOSE		SHIFNAL	TF11 8FH	118	£308,995	£2,619
09/01/2019	D		11	ELM CLOSE		SHIFNAL	TF11 8FH	118	£308,995	£2,619
20/12/2018	D		4	ELM CLOSE		SHIFNAL	TF11 8FH	118	£305,995	£2,593
28/09/2018	D		1	ELM CLOSE		SHIFNAL	TF11 8FH	118	£299,995	£2,542
29/11/2018	D		8	ELM CLOSE		SHIFNAL	TF11 8FH	118	£289,995	£2,458
28/11/2018	D		10	ELM CLOSE		SHIFNAL	TF11 8FH	127	£309,995	£2,441
29/11/2018	D		6	ELM CLOSE		SHIFNAL	TF11 8FH	118	£284,995	£2,415
18/05/2018	D		3	ROWAN DRIVE		SHIFNAL	TF11 8FP	112	£279,995	£2,500
27/04/2018	D		5	ROWAN DRIVE		SHIFNAL	TF11 8FP	118	£284,995	£2,415
16/02/2018	D		1	ROWAN DRIVE		SHIFNAL	TF11 8FP	118	£279,995	£2,373
26/01/2018	D		2	ROWAN DRIVE		SHIFNAL	TF11 8FP	118	£279,995	£2,373
20/07/2018	D		4	ROWAN DRIVE		SHIFNAL	TF11 8FP	127	£299,995	£2,362
28/03/2018	D		6	ROWAN DRIVE		SHIFNAL	TF11 8FP	127	£299,995	£2,362
28/06/2019	D		47	WATTS DRIVE		SHIFNAL	TF11 8FQ	85	£233,995	£2,753
28/06/2019	D		29	WATTS DRIVE		SHIFNAL	TF11 8FQ	85	£231,995	£2,729
31/08/2018	D		21	WATTS DRIVE		SHIFNAL	TF11 8FQ	113	£284,995	£2,522
05/07/2019	D		45	WATTS DRIVE		SHIFNAL	TF11 8FQ	113	£284,995	£2,522
25/05/2018	D		15	WATTS DRIVE		SHIFNAL	TF11 8FQ	118	£294,995	£2,500
29/03/2018	D		11	WATTS DRIVE		SHIFNAL	TF11 8FQ	126	£299,995	£2,381
25/01/2018	D		13	WATTS DRIVE		SHIFNAL	TF11 8FQ	126	£299,995	£2,381
04/10/2018	D		19	WATTS DRIVE		SHIFNAL	TF11 8FQ	126	£299,995	£2,381
29/06/2018	D		9	WATTS DRIVE		SHIFNAL	TF11 8FQ	126	£296,995	£2,357
13/08/2018	D		17	WATTS DRIVE		SHIFNAL	TF11 8FQ	126	£294,995	£2,341
20/12/2018	D		27	WATTS DRIVE		SHIFNAL	TF11 8FQ	118	£274,995	£2,330
02/01/2019	D		23	WATTS DRIVE		SHIFNAL	TF11 8FQ	134	£306,995	£2,291
05/04/2019	D		25	WATTS DRIVE		SHIFNAL	TF11 8FQ	126	£287,995	£2,286
26/07/2019	S		128	WATTS DRIVE		SHIFNAL	TF11 8FR	62	£169,995	£2,742
23/03/2018	D		26	WATTS DRIVE		SHIFNAL	TF11 8FR	114	£289,995	£2,544
21/06/2019	D		114	WATTS DRIVE		SHIFNAL	TF11 8FR	114	£289,995	£2,544
26/01/2018	T		72	WATTS DRIVE		SHIFNAL	TF11 8FR	79	£199,995	£2,532
26/01/2018	T		68	WATTS DRIVE		SHIFNAL	TF11 8FR	79	£197,995	£2,506
29/03/2018	T		70	WATTS DRIVE		SHIFNAL	TF11 8FR	79	£189,995	£2,405
05/08/2019	T		134	WATTS DRIVE		SHIFNAL	TF11 8FR	79	£189,995	£2,405
16/03/2018	S		24	WATTS DRIVE		SHIFNAL	TF11 8FR	126	£299,995	£2,381
29/03/2018	T		40	WATTS DRIVE		SHIFNAL	TF11 8FR	79	£179,995	£2,278
27/06/2019	S		108	WATTS DRIVE		SHIFNAL	TF11 8FR	73	£99,000	£1,356
28/05/2019	D		17	EDGE AVENUE		SHIFNAL	TF11 8FS	153	£386,995	£2,529
08/02/2019	S		14	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£196,995	£2,494
20/12/2018	S		1	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£194,995	£2,468
20/12/2018	S		3	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£194,995	£2,468
14/12/2018	S		4	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£194,995	£2,468
20/12/2018	S		6	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£194,995	£2,468
15/02/2019	T		11	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£194,995	£2,468
22/02/2019	T		7	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£191,995	£2,430
28/02/2019	D		5	EDGE AVENUE		SHIFNAL	TF11 8FS	134	£324,995	£2,425
28/02/2019	D		15	EDGE AVENUE		SHIFNAL	TF11 8FS	126	£304,995	£2,421
29/03/2019	D		19	EDGE AVENUE		SHIFNAL	TF11 8FS	151	£364,995	£2,417
24/05/2019	D		20	EDGE AVENUE		SHIFNAL	TF11 8FS	151	£364,995	£2,417
15/02/2019	T		9	EDGE AVENUE		SHIFNAL	TF11 8FS	79	£187,995	£2,380
26/04/2019	D		16	EDGE AVENUE		SHIFNAL	TF11 8FS	143	£339,995	£2,378
20/12/2018	D		8	EDGE AVENUE		SHIFNAL	TF11 8FS	126	£294,995	£2,341
20/12/2018	D		10	EDGE AVENUE		SHIFNAL	TF11 8FS	126	£294,995	£2,341
21/06/2019	D		13	EDGE AVENUE		SHIFNAL	TF11 8FS	151	£346,995	£2,298
14/12/2018	D		2	EDGE AVENUE		SHIFNAL	TF11 8FS	126	£287,995	£2,286
13/12/2018	D		14	TURLEY GROVE		SHIFNAL	TF11 8FT	153	£399,995	£2,614
07/09/2018	D		1	TURLEY GROVE		SHIFNAL	TF11 8FT	114	£279,995	£2,456
29/11/2018	D		4	TURLEY GROVE		SHIFNAL	TF11 8FT	126	£304,995	£2,421
23/11/2018	D		6	TURLEY GROVE		SHIFNAL	TF11 8FT	126	£304,995	£2,421
23/11/2018	D		8	TURLEY GROVE		SHIFNAL	TF11 8FT	126	£304,995	£2,421
28/09/2018	D		9	TURLEY GROVE		SHIFNAL	TF11 8FT	126	£304,995	£2,421
09/11/2018	D		10	TURLEY GROVE		SHIFNAL	TF11 8FT	134	£323,995	£2,418
09/11/2018	D		12	TURLEY GROVE		SHIFNAL	TF11 8FT	134	£323,995	£2,418
26/10/2018	D		3	TURLEY GROVE		SHIFNAL	TF11 8FT	134	£319,995	£2,388
24/09/2018	D		5	TURLEY GROVE		SHIFNAL	TF11 8FT	134	£319,995	£2,388
28/09/2018	D		13	TURLEY GROVE		SHIFNAL	TF11 8FT	134	£319,995	£2,388
20/12/2018	D		2	TURLEY GROVE		SHIFNAL	TF11 8FT	118	£279,995	£2,373
15/02/2019	D		7	TURLEY GROVE		SHIFNAL	TF11 8FT	143	£329,995	£2,308
29/03/2019	D		11	TURLEY GROVE		SHIFNAL	TF11 8FT	153	£332,572	£2,174
29/03/2018	D		7	TRENT WAY		SHIFNAL	TF11 8FU	153	£389,995	£2,549
23/02/2018	D		1	TRENT WAY		SHIFNAL	TF11 8FU	153	£384,995	£2,516
29/08/2018	D		9	TRENT WAY		SHIFNAL	TF11 8FU	114	£279,995	£2,456
15/06/2018	D		5	TRENT WAY		SHIFNAL	TF11 8FU	151	£369,995	£2,450
29/06/2018	D		11	TRENT WAY		SHIFNAL	TF11 8FU	151	£369,995	£2,450
15/06/2018	D		15	TRENT WAY		SHIFNAL	TF11 8FU	151	£369,995	£2,450
27/04/2018	D		6	TRENT WAY		SHIFNAL	TF11 8FU	126	£304,995	£2,421
31/08/2018	D		12	TRENT WAY		SHIFNAL	TF11 8FU	151	£364,995	£2,417
28/06/2018	D		8	TRENT WAY		SHIFNAL	TF11 8FU	134	£319,995	£2,388
29/06/2018	D		13	TRENT WAY		SHIFNAL	TF11 8FU	134	£319,995	£2,388
20/12/2018	D		3	TRENT WAY		SHIFNAL	TF11 8FU	151	£359,995	£2,384
13/07/2018	D		4	TRENT WAY		SHIFNAL	TF11 8FU	151	£359,995	£2,384
15/02/2019	D		10	TRENT WAY		SHIFNAL	TF11 8FU	151	£354,995	£2,351
19/12/2018	D		2	TRENT WAY		SHIFNAL	TF11 8FU	151	£344,995	£2,285
30/11/2018	D		25	HODGSON ROAD		SHIFNAL	TF11 8FY	90	£274,995	£3,056
16/01/2018	S		23	HODGSON ROAD		SHIFNAL	TF11 8FY	79	£224,995	£2,848
22/02/2019	D		28	HODGSON ROAD		SHIFNAL	TF11 8FY	110	£306,995	£2,791
28/06/2019	D		33	HODGSON ROAD		SHIFNAL	TF11 8FY	125	£344,995	£2,760

28/06/2019	D		35	HODGSON ROAD	SHIFNAL	TF11 8FY	125	£344,995	£2,760
23/03/2018	D		26	HODGSON ROAD	SHIFNAL	TF11 8FY	112	£306,995	£2,741
14/12/2018	D		29	HODGSON ROAD	SHIFNAL	TF11 8FY	112	£306,995	£2,741
14/12/2018	D		27	HODGSON ROAD	SHIFNAL	TF11 8FY	125	£334,995	£2,680
23/03/2018	D		24	HODGSON ROAD	SHIFNAL	TF11 8FY	112	£296,995	£2,652
29/06/2018	D		22	HODGSON ROAD	SHIFNAL	TF11 8FY	110	£261,996	£2,382
29/06/2018	D		2	ALMOND AVENUE	SHIFNAL	TF11 8FZ	111	£299,995	£2,703
08/06/2018	S		9	CRAB APPLE LANE	SHIFNAL	TF11 8GD	89	£239,995	£2,697
31/08/2018	D		4	CRAB APPLE LANE	SHIFNAL	TF11 8GD	125	£329,995	£2,640
14/09/2018	D		6	CRAB APPLE LANE	SHIFNAL	TF11 8GD	125	£329,995	£2,640
29/08/2018	D		8	CRAB APPLE LANE	SHIFNAL	TF11 8GD	125	£329,995	£2,640
14/09/2018	D		2	CRAB APPLE LANE	SHIFNAL	TF11 8GD	160	£414,995	£2,594
27/07/2018	D		10	CRAB APPLE LANE	SHIFNAL	TF11 8GD	160	£414,495	£2,591
22/06/2018	D		13	CRAB APPLE LANE	SHIFNAL	TF11 8GD	148	£382,995	£2,588
29/06/2018	D		15	CRAB APPLE LANE	SHIFNAL	TF11 8GD	146	£364,995	£2,500
29/06/2018	S		5	CRAB APPLE LANE	SHIFNAL	TF11 8GD	89	£221,996	£2,494
29/06/2018	S		7	CRAB APPLE LANE	SHIFNAL	TF11 8GD	89	£221,996	£2,494
29/06/2018	S		11	CRAB APPLE LANE	SHIFNAL	TF11 8GD	89	£221,996	£2,494
29/06/2018	D		1	CRAB APPLE LANE	SHIFNAL	TF11 8GD	111	£275,600	£2,483
28/06/2018	D		3	CRAB APPLE LANE	SHIFNAL	TF11 8GD	146	£359,995	£2,466
27/07/2018	D		12	CRAB APPLE LANE	SHIFNAL	TF11 8GD	206	£494,995	£2,403
14/12/2018	S		7	HAZEL WAY	SHIFNAL	TF11 8GE	78	£224,995	£2,885
14/12/2018	S		9	HAZEL WAY	SHIFNAL	TF11 8GE	78	£224,995	£2,885
29/03/2019	S		14	HAZEL WAY	SHIFNAL	TF11 8GE	78	£219,995	£2,820
29/03/2019	S		12	HAZEL WAY	SHIFNAL	TF11 8GE	89	£249,995	£2,809
14/12/2018	D		1	HAZEL WAY	SHIFNAL	TF11 8GE	110	£306,995	£2,791
14/12/2018	S		3	HAZEL WAY	SHIFNAL	TF11 8GE	90	£249,995	£2,778
22/02/2019	S		11	HAZEL WAY	SHIFNAL	TF11 8GE	90	£249,995	£2,778
22/02/2019	S		13	HAZEL WAY	SHIFNAL	TF11 8GE	90	£249,995	£2,778
14/12/2018	S		5	HAZEL WAY	SHIFNAL	TF11 8GE	90	£246,995	£2,744
26/04/2019	D		10	HAZEL WAY	SHIFNAL	TF11 8GE	145	£389,995	£2,690
28/06/2019	D		6	HAZEL WAY	SHIFNAL	TF11 8GE	110	£294,995	£2,682
10/08/2018	D		17	HAZEL WAY	SHIFNAL	TF11 8GE	206	£494,995	£2,403
28/11/2018	D		7	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	110	£306,995	£2,791
30/11/2018	D		6	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	110	£304,995	£2,773
22/02/2019	S		8	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	110	£304,995	£2,773
26/10/2018	D		13	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	112	£306,995	£2,741
30/11/2018	D		3	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	125	£334,995	£2,680
20/12/2018	D		5	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	112	£297,996	£2,661
22/02/2019	D		1	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	145	£379,995	£2,621
23/11/2018	D		12	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	161	£419,995	£2,609
29/06/2018	D		2	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	111	£275,600	£2,483
21/12/2018	D		9	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	125	£277,966	£2,224
29/11/2018	D		4	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	123	£131,998	£1,073
23/11/2018	D		11	SWEET BRIARS DRIVE	SHIFNAL	TF11 8GJ	125	£130,498	£1,044
27/04/2018	D		7	BRAMBLE LANE	SHIFNAL	TF11 8GL	110	£299,995	£2,727
23/03/2018	D		1	BRAMBLE LANE	SHIFNAL	TF11 8GL	123	£329,995	£2,683
29/06/2018	D		5	BRAMBLE LANE	SHIFNAL	TF11 8GL	110	£289,995	£2,636
31/05/2019	S		20	WEST WAY	SHIFNAL	TF11 8GR	82	£244,995	£2,988
28/08/2019	S		34	WEST WAY	SHIFNAL	TF11 8GR	79	£229,995	£2,911
29/08/2019	D		14	WEST WAY	SHIFNAL	TF11 8GR	129	£374,995	£2,907
11/07/2019	D		10	WEST WAY	SHIFNAL	TF11 8GR	125	£359,995	£2,880
04/07/2019	D		16	WEST WAY	SHIFNAL	TF11 8GR	121	£344,995	£2,851
14/06/2019	S		2	WEST WAY	SHIFNAL	TF11 8GR	98	£258,370	£2,636
29/07/2019	S		4	WEST WAY	SHIFNAL	TF11 8GR	98	£249,995	£2,551
31/05/2019	D		2	WEAVER GROVE	SHIFNAL	TF11 8GS	97	£294,995	£3,041
31/05/2019	D		8	WEAVER GROVE	SHIFNAL	TF11 8GS	97	£289,995	£2,990
12/04/2019	D		1	WEAVER GROVE	SHIFNAL	TF11 8GS	129	£369,995	£2,868
31/05/2019	D		5	WEAVER GROVE	SHIFNAL	TF11 8GS	120	£334,995	£2,792
22/05/2019	D		7	WEAVER GROVE	SHIFNAL	TF11 8GS	120	£334,995	£2,792
28/06/2019	D		4	WEAVER GROVE	SHIFNAL	TF11 8GS	115	£319,995	£2,783
26/07/2019	D		6	WEAVER GROVE	SHIFNAL	TF11 8GS	115	£319,995	£2,783
12/04/2019	D		9	WEAVER GROVE	SHIFNAL	TF11 8GS	129	£352,395	£2,732
12/04/2019	D		3	WEAVER GROVE	SHIFNAL	TF11 8GS	129	£344,995	£2,674
08/11/2018	D		107	STONE DRIVE	SHIFNAL	TF11 9LX	89	£234,950	£2,640
31/08/2018	D		105	STONE DRIVE	SHIFNAL	TF11 9LX	89	£230,950	£2,595
10/06/2019	D		127	STONE DRIVE	SHIFNAL	TF11 9LX	124	£319,950	£2,580
20/09/2019	D		155	STONE DRIVE	SHIFNAL	TF11 9LX	124	£314,940	£2,540
13/07/2018	D		99	STONE DRIVE	SHIFNAL	TF11 9LX	126	£319,950	£2,539
21/06/2019	D		113	STONE DRIVE	SHIFNAL	TF11 9LX	126	£319,950	£2,539
16/08/2019	D		115	STONE DRIVE	SHIFNAL	TF11 9LX	126	£319,950	£2,539
24/08/2018	D		103	STONE DRIVE	SHIFNAL	TF11 9LX	134	£339,950	£2,537
29/06/2018	D		101	STONE DRIVE	SHIFNAL	TF11 9LX	107	£269,950	£2,523
25/09/2018	D		97	STONE DRIVE	SHIFNAL	TF11 9LX	123	£307,950	£2,504
16/07/2019	D		129	STONE DRIVE	SHIFNAL	TF11 9LX	128	£319,950	£2,500
21/06/2019	D		133	STONE DRIVE	SHIFNAL	TF11 9LX	128	£319,950	£2,500
23/11/2018	D		109	STONE DRIVE	SHIFNAL	TF11 9LX	134	£329,950	£2,462
04/01/2019	D		111	STONE DRIVE	SHIFNAL	TF11 9LX	134	£329,950	£2,462
12/06/2019	D		131	STONE DRIVE	SHIFNAL	TF11 9LX	135	£329,950	£2,444
30/01/2018	D		81	STONE DRIVE	SHIFNAL	TF11 9LX	104	£249,950	£2,403
17/07/2019	S		135	STONE DRIVE	SHIFNAL	TF11 9LX	102	£222,950	£2,186
10/07/2019	S		137	STONE DRIVE	SHIFNAL	TF11 9LX	102	£222,950	£2,186
17/07/2019	S		139	STONE DRIVE	SHIFNAL	TF11 9LX	102	£222,950	£2,186
12/07/2019	S		141	STONE DRIVE	SHIFNAL	TF11 9LX	102	£222,950	£2,186
27/03/2019	T		65	HOUGH WAY	SHIFNAL	TF11 9PF	62	£173,950	£2,806
27/03/2019	T		67	HOUGH WAY	SHIFNAL	TF11 9PF	62	£170,500	£2,750
22/03/2019	S		59	HOUGH WAY	SHIFNAL	TF11 9PF	77	£210,500	£2,734
08/04/2019	S		61	HOUGH WAY	SHIFNAL	TF11 9PF	77	£210,500	£2,734
15/03/2019	T		71	HOUGH WAY	SHIFNAL	TF11 9PF	77	£209,950	£2,727

08/04/2019	S		63	HOUGH WAY		SHIFNAL	TF11 9PF	79	£213,500	£2,703
25/03/2019	S		57	HOUGH WAY		SHIFNAL	TF11 9PF	77	£205,950	£2,675
15/03/2019	T		69	HOUGH WAY		SHIFNAL	TF11 9PF	62	£164,950	£2,660
09/03/2018	D		3	WADLOW DRIVE		SHIFNAL	TF11 9QF	115	£339,995	£2,956
23/01/2018	S		1	WADLOW DRIVE		SHIFNAL	TF11 9QF	164	£474,995	£2,896
03/07/2018	D		7	WADLOW DRIVE		SHIFNAL	TF11 9QF	130	£364,995	£2,808
25/05/2018	D		5	WADLOW DRIVE		SHIFNAL	TF11 9QF	130	£359,995	£2,769
19/01/2018	D		28B	WADLOW DRIVE		SHIFNAL	TF11 9QF	130	£359,995	£2,769
09/02/2018	D		26	WADLOW DRIVE		SHIFNAL	TF11 9QF	152	£419,995	£2,763
23/03/2018	D		9	WADLOW DRIVE		SHIFNAL	TF11 9QF	120	£329,995	£2,750
25/05/2018	D		24	WADLOW DRIVE		SHIFNAL	TF11 9QF	130	£349,995	£2,692
19/03/2018	D		28	WADLOW DRIVE		SHIFNAL	TF11 9QF	130	£349,995	£2,692
27/07/2018	D		28C	WADLOW DRIVE		SHIFNAL	TF11 9QF	130	£349,995	£2,692
25/05/2018	T		33	WADLOW DRIVE		SHIFNAL	TF11 9QF	75	£129,650	£1,729
26/10/2018	T		32	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£171,750	£2,770
02/11/2018	T		28	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£170,950	£2,757
26/10/2018	T		30	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£170,000	£2,742
20/06/2018	T		14	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£169,950	£2,741
29/06/2018	T		18	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£169,950	£2,741
29/06/2018	T		16	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£169,500	£2,734
30/11/2018	S		34	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£209,950	£2,727
30/11/2018	S		36	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£209,950	£2,727
05/12/2018	S		40	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£209,950	£2,727
22/06/2018	T		12	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£168,950	£2,725
16/02/2018	T		1	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£167,950	£2,709
02/02/2018	T		3	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£167,950	£2,709
28/09/2018	S		26	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£207,950	£2,701
09/11/2018	S		44	MOUNTFORD WAY		SHIFNAL	TF11 9QG	79	£212,950	£2,696
29/06/2018	S		22	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£206,950	£2,688
29/06/2018	T		20	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£206,450	£2,681
08/06/2018	S		8	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£205,950	£2,675
25/05/2018	S		10	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£205,450	£2,668
29/03/2018	S		13	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£204,950	£2,662
09/02/2018	T		5	MOUNTFORD WAY		SHIFNAL	TF11 9QG	62	£164,950	£2,660
28/09/2018	S		24	MOUNTFORD WAY		SHIFNAL	TF11 9QG	79	£209,950	£2,658
05/04/2018	S		15	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£202,500	£2,630
29/03/2018	S		2	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£199,950	£2,597
09/03/2018	S		4	MOUNTFORD WAY		SHIFNAL	TF11 9QG	77	£199,950	£2,597
18/05/2018	D		6	MOUNTFORD WAY		SHIFNAL	TF11 9QG	104	£264,950	£2,548
30/11/2018	S		42	MOUNTFORD WAY		SHIFNAL	TF11 9QG	71	£179,950	£2,535
28/03/2018	D		9	MOUNTFORD WAY		SHIFNAL	TF11 9QG	126	£317,500	£2,520
06/04/2018	D		7	MOUNTFORD WAY		SHIFNAL	TF11 9QG	104	£254,950	£2,451
25/05/2018	D		11	MOUNTFORD WAY		SHIFNAL	TF11 9QG	134	£315,950	£2,358
29/06/2018	D		29	HAYCOP RISE		BROSELEY	TF12 5LG		£359,995	
24/08/2018	S		43	HAYCOP RISE		BROSELEY	TF12 5LG	62	£162,995	£2,629
19/10/2018	T		45	HAYCOP RISE		BROSELEY	TF12 5LG	62	£159,995	£2,581
26/10/2018	T		49	HAYCOP RISE		BROSELEY	TF12 5LG	62	£159,995	£2,581
28/09/2018	S		41	HAYCOP RISE		BROSELEY	TF12 5LG	62	£154,995	£2,500
14/09/2018	S		37	HAYCOP RISE		BROSELEY	TF12 5LG	79	£186,995	£2,367
05/10/2018	S		39	HAYCOP RISE		BROSELEY	TF12 5LG	79	£186,995	£2,367
16/11/2018	S		53	HAYCOP RISE		BROSELEY	TF12 5LG	79	£186,995	£2,367
23/11/2018	D		1	HAYCOP RISE		BROSELEY	TF12 5LG	153	£359,995	£2,353
29/06/2018	D		35	HAYCOP RISE		BROSELEY	TF12 5LG	113	£264,995	£2,345
29/06/2018	S		33	HAYCOP RISE		BROSELEY	TF12 5LG	79	£184,995	£2,342
07/12/2018	S		51	HAYCOP RISE		BROSELEY	TF12 5LG	79	£184,995	£2,342
30/11/2018	T		47	HAYCOP RISE		BROSELEY	TF12 5LG	62	£139,995	£2,258
21/09/2018	D		3	HAYCOP RISE		BROSELEY	TF12 5LG	134	£294,995	£2,201
29/06/2018	S	Yes	31	HAYCOP RISE		BROSELEY	TF12 5LG	153	£179,995	£1,176
11/12/2018	D		2	HAYCOP RISE		BROSELEY	TF12 5LQ	106	£299,995	£2,830
21/09/2018	D		68	HAYCOP RISE		BROSELEY	TF12 5LQ	85	£219,995	£2,588
30/01/2018	D		54	HAYCOP RISE		BROSELEY	TF12 5LQ	153	£364,995	£2,386
09/11/2018	S		70	HAYCOP RISE		BROSELEY	TF12 5LQ	79	£186,995	£2,367
29/11/2018	S		74	HAYCOP RISE		BROSELEY	TF12 5LQ	79	£184,995	£2,342
23/11/2018	S		76	HAYCOP RISE		BROSELEY	TF12 5LQ	79	£184,995	£2,342
29/03/2018	D		64	HAYCOP RISE		BROSELEY	TF12 5LQ	126	£294,995	£2,341
24/08/2018	D		66	HAYCOP RISE		BROSELEY	TF12 5LQ	126	£294,995	£2,341
26/11/2018	S		72	HAYCOP RISE		BROSELEY	TF12 5LQ	79	£179,995	£2,278
25/10/2018	D		10	HAYCOP RISE		BROSELEY	TF12 5LQ	113	£249,995	£2,212
23/02/2018	D		62	HAYCOP RISE		BROSELEY	TF12 5LQ	134	£289,995	£2,164
19/10/2018	D		4	HAYCOP RISE		BROSELEY	TF12 5LQ	126	£249,995	£1,984
07/06/2018	D	10	HILLCREST	NEWCASTLE ROAD		MARKET DRAYTON	TF9 1PA	150	£325,000	£2,167
15/06/2018	S		11	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	64	£165,000	£2,578
17/10/2018	S		13	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	64	£165,000	£2,578
16/11/2018	S		37	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	64	£160,000	£2,500
23/11/2018	S		35	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	64	£156,000	£2,438
29/03/2018	D		3	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	127	£272,000	£2,142
29/03/2018	S		6	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	64	£135,000	£2,109
28/03/2018	S		8	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	64	£135,000	£2,109
01/11/2018	S		41	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£230,000	£2,091
29/06/2018	D		25	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£270,000	£2,030
06/07/2018	D		21	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£265,000	£1,992
02/07/2018	D		29	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£265,000	£1,992
20/07/2018	D		31	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£265,000	£1,992
10/06/2019	D		17	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	127	£250,000	£1,969
03/08/2018	D		2	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£260,000	£1,955
01/06/2018	D		9	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£260,000	£1,955
30/08/2018	D		19	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	194	£375,000	£1,933
29/03/2018	D		1	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£255,000	£1,917
23/04/2018	D		5	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£255,000	£1,917

28/03/2018	D			7	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£255,000	£1,917
10/07/2018	D			33	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£255,000	£1,917
28/09/2018	D			4	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£250,000	£1,880
25/05/2018	D			14	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£250,000	£1,880
26/10/2018	S			24	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£204,000	£1,855
05/04/2019	D			15	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	133	£244,950	£1,842
18/03/2019	S			39	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£200,000	£1,818
27/04/2018	S			12	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£199,000	£1,809
04/05/2018	S			18	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£199,000	£1,809
14/05/2018	S			20	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£199,000	£1,809
04/05/2018	S			22	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£199,000	£1,809
06/04/2018	S			10	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£196,000	£1,782
31/05/2018	S			16	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£195,000	£1,773
23/11/2018	S			26	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	110	£190,000	£1,727
12/04/2019	D			23	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	211	£345,000	£1,635
23/08/2018	D			27	HIGHFIELD WAY	HINSTOCK	MARKET DRAYTON	TF9 2UF	127	£185,000	£1,457
30/11/2018	D			6	DAMSON WAY		MARKET DRAYTON	TF9 2UG	88	£250,000	£2,841
17/12/2018	D			8	DAMSON WAY		MARKET DRAYTON	TF9 2UG	88	£250,000	£2,841
22/03/2019	D			20	DAMSON WAY		MARKET DRAYTON	TF9 2UG	80	£225,000	£2,813
29/03/2019	D			22	DAMSON WAY		MARKET DRAYTON	TF9 2UG	80	£225,000	£2,813
29/04/2019	D			26	DAMSON WAY		MARKET DRAYTON	TF9 2UG	80	£225,000	£2,813
29/03/2019	D			24	DAMSON WAY		MARKET DRAYTON	TF9 2UG	88	£247,000	£2,807
13/09/2019	D			9	DAMSON WAY		MARKET DRAYTON	TF9 2UG	126	£345,000	£2,738
29/04/2019	D			4	DAMSON WAY		MARKET DRAYTON	TF9 2UG	126	£335,000	£2,659
12/04/2019	D			16	DAMSON WAY		MARKET DRAYTON	TF9 2UG	123	£325,000	£2,642
27/06/2019	D			18	DAMSON WAY		MARKET DRAYTON	TF9 2UG	123	£320,000	£2,602
11/02/2019	D			10	DAMSON WAY		MARKET DRAYTON	TF9 2UG	108	£280,000	£2,593
05/07/2019	D			28	DAMSON WAY		MARKET DRAYTON	TF9 2UG	107	£275,450	£2,574
20/12/2018	D			12	DAMSON WAY		MARKET DRAYTON	TF9 2UG	123	£310,000	£2,520
17/12/2018	D			14	DAMSON WAY		MARKET DRAYTON	TF9 2UG	147	£362,500	£2,466
01/03/2019	S			30	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	58	£160,000	£2,759
01/03/2019	S			32	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	58	£160,000	£2,759
27/09/2018	D			19	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	93	£235,000	£2,527
16/11/2018	D			25	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	127	£297,500	£2,343
31/05/2019	D			45	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	135	£310,000	£2,296
28/09/2018	D			16	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	146	£335,000	£2,295
27/06/2019	D			26	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	146	£335,000	£2,295
18/04/2019	D			53	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	146	£335,000	£2,295
23/03/2018	D			1	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	127	£290,000	£2,283
28/06/2019	D			28	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	127	£290,000	£2,283
31/05/2019	D			43	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	135	£307,500	£2,278
08/06/2018	D			9	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	128	£290,000	£2,266
18/05/2018	D			2	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	127	£287,500	£2,264
21/11/2018	D			37	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	135	£305,000	£2,259
25/01/2019	D			33	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	165	£370,000	£2,242
30/11/2018	D			17	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	143	£320,000	£2,238
15/06/2018	D			14	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	146	£325,000	£2,226
18/04/2018	D			4	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	135	£300,000	£2,222
26/10/2018	D			21	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	135	£300,000	£2,222
22/06/2018	D			12	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	165	£365,000	£2,212
27/04/2018	D			8	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	146	£322,500	£2,209
30/11/2018	D			39	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	127	£280,000	£2,205
27/06/2019	D			41	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	127	£277,000	£2,181
07/06/2018	D			6	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	143	£310,000	£2,168
17/07/2019	D			51	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	143	£310,000	£2,168
29/03/2018	D			3	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	143	£305,000	£2,133
29/06/2018	D			10	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	143	£305,000	£2,133
10/04/2019	D			23	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	137	£292,000	£2,131
29/03/2019	S			47	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	106	£225,000	£2,123
29/03/2019	S			49	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	106	£225,000	£2,123
29/06/2018	T			11	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	106	£220,000	£2,075
24/08/2018	T			15	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	106	£220,000	£2,075
14/12/2018	D			31	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	173	£357,500	£2,066
18/12/2018	D			35	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	173	£357,500	£2,066
07/12/2018	D			27	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	173	£355,000	£2,052
07/12/2018	D			29	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	173	£355,000	£2,052
29/06/2018	T			13	BLANDFORD WAY		MARKET DRAYTON	TF9 3FS	106	£215,000	£2,028
31/05/2019	S			3	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	58	£170,000	£2,931
26/06/2019	S			5	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	58	£167,500	£2,888
28/06/2019	S			7	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	58	£167,500	£2,888
27/06/2019	S			9	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	58	£167,500	£2,888
26/04/2019	D			1	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	93	£245,000	£2,634
21/06/2019	D			11	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	101	£265,000	£2,624
17/05/2019	S			6	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	77	£200,000	£2,597
10/05/2019	S			4	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	77	£190,000	£2,468
09/08/2019	D			2	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	135	£315,000	£2,333
28/06/2019	T	Yes		23	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	77	£97,300	£1,264
28/06/2019	T	Yes		25	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	77	£97,300	£1,264
28/06/2019	T	Yes		27	VERRILL CLOSE		MARKET DRAYTON	TF9 3FT	77	£97,300	£1,264
31/08/2018	D			10	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	127	£292,500	£2,303
18/12/2018	D			5	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	146	£330,000	£2,260
29/06/2018	D			4	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	146	£322,500	£2,209
29/06/2018	D			6	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	165	£362,500	£2,197
14/12/2018	D			1	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	137	£300,000	£2,190
24/01/2019	D			3	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	137	£298,000	£2,175
28/06/2018	D			2	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	143	£305,000	£2,133
31/08/2018	D			8	SLOAN WAY		MARKET DRAYTON	TF9 3FZ	173	£350,000	£2,023
25/05/2018	S			1	OAKLEY ROAD		MARKET DRAYTON	TF9 3GL	78	£185,000	£2,372
25/05/2018	S			3	OAKLEY ROAD		MARKET DRAYTON	TF9 3GL	78	£182,500	£2,340

18/05/2018	S			7	OAKLEY ROAD		MARKET DRAYTON	TF9 3GL	78	£180,000	£2,308
25/05/2018	S			5	OAKLEY ROAD		MARKET DRAYTON	TF9 3GL	78	£177,500	£2,276
29/06/2018	D			2	OAKLEY ROAD		MARKET DRAYTON	TF9 3GL	140	£285,000	£2,036
16/08/2019	T			1	TOWERS LAWN COURT		MARKET DRAYTON	TF9 3GN	69	£149,950	£2,173
15/08/2019	T			2	TOWERS LAWN COURT		MARKET DRAYTON	TF9 3GN	69	£149,950	£2,173
26/07/2019	T			4	TOWERS LAWN COURT		MARKET DRAYTON	TF9 3GN	69	£149,950	£2,173
24/05/2019	T			9	TOWERS LAWN COURT		MARKET DRAYTON	TF9 3GN	69	£149,950	£2,173
17/05/2019	T			10	TOWERS LAWN COURT		MARKET DRAYTON	TF9 3GN	69	£149,950	£2,173
23/03/2018	T		3		ADDERLEY HALL BARN	ADDERLEY	MARKET DRAYTON	TF9 3TE	194	£385,000	£1,985
12/04/2018	T		2		ADDERLEY HALL BARN	ADDERLEY	MARKET DRAYTON	TF9 3TE	181	£345,000	£1,906
29/03/2019	T		6		ADDERLEY HALL BARN	ADDERLEY	MARKET DRAYTON	TF9 3TE	188	£300,000	£1,596
02/02/2018	T		1		ADDERLEY HALL BARN	ADDERLEY	MARKET DRAYTON	TF9 3TE	153	£230,000	£1,503
31/07/2018	D			6	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	159	£389,950	£2,453
06/07/2018	D			7	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	147	£349,950	£2,381
07/09/2018	D			5	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	187	£399,950	£2,139
10/12/2018	D			4	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	237	£499,950	£2,109
08/06/2018	D			11	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	247	£499,950	£2,024
09/11/2018	D			3	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	201	£399,950	£1,990
21/01/2019	D			2	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	253	£499,950	£1,976
22/05/2018	D			10	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	208	£399,950	£1,923
17/10/2018	S	Yes		8	THE MYND	NORTON IN HALES	MARKET DRAYTON	TF9 4FF	89	£87,900	£988
30/10/2018	D			10	PRESTWICH CLOSE	MORVILLE	BRIDGNORTH	WV16 4TH	96	£318,950	£3,322
23/10/2018	D			11	PRESTWICH CLOSE	MORVILLE	BRIDGNORTH	WV16 4TH	96	£310,750	£3,237
17/01/2019	D			12	PRESTWICH CLOSE	MORVILLE	BRIDGNORTH	WV16 4TH	95	£293,500	£3,089
25/01/2019	D			2	PRESTWICH CLOSE	MORVILLE	BRIDGNORTH	WV16 4TH	145	£435,000	£3,000
19/07/2019	D			8	PRESTWICH CLOSE	MORVILLE	BRIDGNORTH	WV16 4TH	188	£537,200	£2,857
10/12/2018	S	Yes		13	PRESTWICH CLOSE	MORVILLE	BRIDGNORTH	WV16 4TH	83	£117,538	£1,416
10/12/2018	S	Yes		14	PRESTWICH CLOSE	MORVILLE	BRIDGNORTH	WV16 4TH	83	£117,538	£1,416
27/02/2019	D			29	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	95	£224,995	£2,368
24/08/2018	S			2	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£179,995	£2,368
21/12/2018	S			32	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£176,995	£2,329
18/10/2018	D			30	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	95	£219,995	£2,316
04/12/2018	D			35	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	94	£216,895	£2,307
25/01/2019	S			1	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£174,995	£2,303
02/11/2018	S			5	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£174,995	£2,303
25/10/2018	S			7	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£174,995	£2,303
25/01/2019	D			8	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£174,995	£2,303
14/12/2018	S			10	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£174,995	£2,303
14/12/2018	S			11	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£174,995	£2,303
31/01/2019	S			24	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£174,995	£2,303
22/11/2018	D			3	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	109	£249,995	£2,294
02/11/2018	S			31	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	77	£174,995	£2,273
29/05/2018	D			6	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	94	£211,895	£2,254
16/11/2018	S			21	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	63	£141,750	£2,250
07/12/2018	S			22	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	63	£141,750	£2,250
30/11/2018	S			25	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	63	£141,750	£2,250
14/11/2018	S			26	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	63	£141,750	£2,250
29/11/2018	S			27	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	63	£141,750	£2,250
16/11/2018	S			28	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	63	£141,750	£2,250
26/10/2018	S			4	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	77	£172,995	£2,247
26/04/2019	S			23	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	76	£169,995	£2,237
29/06/2018	D			9	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	108	£237,995	£2,204
30/11/2018	D			20	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	101	£213,310	£2,112
07/09/2018	S	Yes		19	STALEY GROVE	HIGHLEY	BRIDGNORTH	WV16 6FB	77	£119,000	£1,545

Appendix 7 – Residential Newbuild Asking Prices (December 2019)

Area	Agent	Development	Address	Address	Postcode	Name	Bedrooms	Type	m2	Asking Price	£/m2
South Rural	whg Walsall	Linwood Park	West WaY	Shifnal	TF11 8DU	6 x	3	S		£235,000	
South Rural	whg Walsall	Linwood Park	West WaY	Shifnal	TF11 8DU		3	D		£285,000	
South Rural	Countryside	Linwood Park	Stanton Road	Shifnal	TF11 8NX	Ashop	3	D	100	£299,995	£3,004
South Rural	Countryside	Linwood Park	Stanton Road	Shifnal	TF11 8NX	Longford	3	S	83	£256,995	£3,098
South Rural	Countryside	Linwood Park	Stanton Road	Shifnal	TF11 8NX	Longford	3	S	83	£254,995	£3,074
South Rural	Countryside	Linwood Park	Stanton Road	Shifnal	TF11 8NX	Dunham x3	4	D	111	£329,995	£2,962
South Rural	Countryside	Linwood Park	Stanton Road	Shifnal	TF11 8NX	Irwall	2	S	62	£187,500	£3,049
South Rural	Butters John Bee	Bradenev Drive	Worfield	Bridgnorth	WV15 5NU	x14	2	S	74	£239,950	£3,243
South Rural	Nock Deighton		Pound Street	Bridgnorth	WV16 4AP		3	T	102	£249,950	£2,450
South Rural	Harwood	The Woodlands	Jackfield	Telford	TF8 7LN		4	S	0	£325,000	
South Rural	Harwood	The Woodlands	Jackfield	Telford	TF8 7LN		4	S	0	£335,000	
South Rural	Purple Bricks		Tenbury Road	Ludlow	SY8 3NE		5	D	154	£425,000	£2,769
South Rural	Beriman Eaton	Prestwich Close	Haughton Lane	Bridgnorth	WV16 4RJ		4	D	167	£429,950	£2,570
South Rural	Beriman Eaton	Prestwich Close	Haughton Lane	Bridgnorth	WV16 4RJ		5	D	209	£535,950	£2,563
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Sandringham	5	D	205	£625,000	£3,047
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Oakwood	3	T	126	£325,000	£2,580
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Lyton	3	T	89	£320,000	£3,581
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Drayton	4	S	163	£475,000	£2,920
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Richmond	4	D	163	£499,000	£3,067
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Willow	5	D	187	£495,000	£2,651
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Caughley	5	D	239	£625,000	£2,617
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Harrington	5	D	187	£495,000	£2,651
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Leighton	5	D	216	£575,000	£2,659
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Pembroke	4	D	173	£499,000	£2,891
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Harebell	4	D	173	£475,000	£2,752
South Rural	Paul Martin Homes	Henrietta Way	Coalport	Telford	TF8 7HZ/	Hazelton	3	S	89	£330,000	£3,692
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG	East Wing	1	F		£137,500	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG	East Wing	1	F		£139,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG	East Wing	1	F		£144,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG	East Wing	2	F		£184,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG		1	T	335	£164,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG		2	T	336	£234,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG		3	T	303	£244,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG	Central Hall	2	F		£249,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG	Central Hall	2	F		£259,950	
Central Rural	Shropshire Homes	Leighton Park	Bicton Heath	Shrewsbury	SY3 5AG	Central Hall	2	F		£259,950	
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Bicton	3	T	91	£242,000	£2,665
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Mousecroft	2	F	59	£180,000	£3,061
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Mousecroft	2	F	59	£175,000	£2,976
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Mousecroft x3	2	F	59	£177,500	£3,019
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Montford	4	T	135	£350,000	£2,588
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Mytton	4	D	147	£412,000	£2,795

Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Belvidere	4	D	147	£405,000	£2,748
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Plealey	5	D	171	£450,000	£2,630
Central Rural	SJ Roberts	Sweetlake Meadow	Longden Road	Shrewsbury	SY3 9FP	Attingham	5	D	187	£499,500	£2,671
Central Rural	Fletcher Homes	Berrington Meadows	Cross Houses	Shrewsbury	SY5 6LQ	Vyrnwy	3	S	66	£203,000	£3,090
Central Rural	Fletcher Homes	Berrington Meadows	Cross Houses	Shrewsbury	SY5 6LQ	Fenemere	4	D	135	£410,000	£3,029
Central Rural	Fletcher Homes	Berrington Meadows	Cross Houses	Shrewsbury	SY5 6LQ	Blakemere	4	D	151	£420,000	£2,782
Central Rural	Miller Homes	Sovereign Park	Oteley Road	Weeping Cross	SY2 6QH	Hayfield	3	D		£270,000	
Central Rural	Miller Homes	Sovereign Park	Oteley Road	Weeping Cross	SY2 6QH	Beeley	3	S	76	£222,000	£2,921
Central Rural	Miller Homes	Sovereign Park	Oteley Road	Weeping Cross	SY2 6QH	Morley	3	D	75	£243,000	£3,240
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Chedworth	4	D	107	£324,950	£3,037
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Clayton	4	D	90	£279,950	£3,111
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Kendal	4	D	122	£309,950	£2,541
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Lumley	4	D	115	£299,950	£2,608
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Roseberry	4	D	126	£299,950	£2,381
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Ruffer	3	D	84	£244,950	£2,916
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Souter	3	T	83	£224,950	£2,710
Central Rural	Persimmon	Weir Hill Gardens	Preston Street	Shrewsbury	SY2 5PP	Winster	4	D	122	£334,950	£2,745
Central Rural	Taylor Wimpey	Lily Hay	Preston Street	Shrewsbury	SY2 5PP	Gosford	3	S	86	£227,950	£2,651
Central Rural	Taylor Wimpey	Lily Hay	Preston Street	Shrewsbury	SY2 5PP	Milldale	3	S	76	£229,950	£3,026
Central Rural	Taylor Wimpey	Lily Hay	Preston Street	Shrewsbury	SY2 5PP	Aldenham	3	D	102	£261,000	£2,559
Central Rural	Taylor Wimpey	Lily Hay	Preston Street	Shrewsbury	SY2 5PP	Kentdale	4	D	108	£320,000	£2,963
Central Rural	Taylor Wimpey	Lily Hay	Preston Street	Shrewsbury	SY2 5PP	Haddenham	4	D	145	£361,000	£2,490
Central Rural	Floreat Homes	Radbrook Village	Radbrook Road	Shrewsbury	SY3 9BJ		2	F		£275,000	
Central Rural	Floreat Homes	Radbrook Village	Radbrook Road	Shrewsbury	SY3 9BJ		1	F		£165,000	
Central Rural	Floreat Homes	Radbrook Village	Radbrook Road	Shrewsbury	SY3 9BJ		2	F		£235,000	
Central Rural	Floreat Homes	Radbrook Village	Radbrook Road	Shrewsbury	SY3 9BJ		2	F		£285,000	
Central Rural	Floreat Homes	Radbrook Village	Radbrook Road	Shrewsbury	SY3 9BJ		2	F		£290,000	
Central Rural	Shropshire Homes	Hanwood Heights	Hanwood	Shrewsbury	SY5 8ND	Belgrave	2	S	54	£179,950	£3,332
Central Rural	Shropshire Homes	Hanwood Heights	Hanwood	Shrewsbury	SY5 8ND	Carisbrooke	4	D	108	£309,950	£2,870
Central Rural	Shropshire Homes	Hanwood Heights	Hanwood	Shrewsbury	SY5 8ND	Arundel	3	S	74	£214,950	£2,905
Central Rural	Shropshire Homes	Hanwood Heights	Hanwood	Shrewsbury	SY5 8ND	Earlsdale	3	D	112	£287,500	£2,567
Central Rural	Shropshire Homes	Hanwood Heights	Hanwood	Shrewsbury	SY5 8ND	Grasmere	4	D	141	£332,500	£2,358
Central Rural	Shropshire Homes	Hanwood Heights	Hanwood	Shrewsbury	SY5 8ND	Berwick	3	T	63	£209,950	£3,333
Central Rural	Bovis	Bowbrook Meadows	Mytton Oak Road	Shrewsbury	SY53 5BS	Arundel	5	D	150	£439,995	£2,933
Central Rural	Bovis	Bowbrook Meadows	Mytton Oak Road	Shrewsbury	SY53 5BS	Oxford	5	D	147	£389,995	£2,653
Central Rural	Bovis	Bowbrook Meadows	Mytton Oak Road	Shrewsbury	SY53 5BS	Canterbury	4	D	119	£364,995	£3,067
Central Rural	Bovis	Bowbrook Meadows	Mytton Oak Road	Shrewsbury	SY53 5BS	Montford	4	D	110	£335,995	£3,055
Central Rural	Bovis	Bowbrook Meadows	Mytton Oak Road	Shrewsbury	SY53 5BS	Wimborne	4	D	105	£307,995	£2,933
Central Rural	Bellway	The Spinney	Oteley Road	Shrewsbury	SY2 6QS	Walnut	4	D	96	£309,500	£3,224
Central Rural	Bellway	The Spinney	Oteley Road	Shrewsbury	SY2 6QS	Aspen	4	D	115	£326,500	£2,839
Central Rural	Bellway	The Spinney	Oteley Road	Shrewsbury	SY2 6QS	Lilac	4	D	119	£345,000	£2,899
Central Rural	Bellway	The Spinney	Oteley Road	Shrewsbury	SY2 6QS	Acacia	4	D	161	£374,500	£2,326
Central Rural	Bellway	The Spinney	Oteley Road	Shrewsbury	SY2 6QS	Alder	4	D		£379,500	
Central Rural	Shrewsbury Homes	Hopton Park	Nescliffe	Shrewsbury	SY4 1DP	Malvern	3	S			
Central Rural	Shrewsbury Homes	Hopton Park	Nescliffe	Shrewsbury	SY4 1DP	Stowe	3	D			
Central Rural	Shrewsbury Homes	Hopton Park	Nescliffe	Shrewsbury	SY4 1DP	Radley	4	D		£310,000	
Central Rural	Shrewsbury Homes	Hopton Park	Nescliffe	Shrewsbury	SY4 1DP	Oundle	4	D			

Central Rural	Shrewsbury Homes	Hopton Park	Nescliffe	Shrewsbury	SY4 1DP	Moreton	4	D		£318,000	
Central Rural	Galliers Homes	Bomere Green	Bomere Heath	Shrewsbury	SY4 3PG	Avondale	4	D	117	£319,950	£2,736
Central Rural	Galliers Homes	Bomere Green	Bomere Heath	Shrewsbury	SY4 3PG	Ellerdine	4	D	144	£395,000	£2,747
Central Rural	Shingler Homes	Cruckmeole Meadows	Hanwood	Shrewsbury	SY5 8JN	Maple x2	4	D		£435,000	
Central Rural	Shingler Homes	Cruckmeole Meadows	Hanwood	Shrewsbury	SY5 8JN	Oak	5	D		£470,000	
Central Rural	Barratt	Bowbrook Meadows	Whitty Close	Shrewsbury	SY5 8QA	Halstead	4	D		£349,995	
Central Rural	Gratton Oaks	Darby Close	Nescliffe	Shrewsbury	SY4 1BE		5	D	214	£629,995	£2,948
Central Rural	Gratton Oaks	Darby Close	Nescliffe	Shrewsbury	SY4 1BE		5	D	251	£649,995	£2,591
North Rural	Pickstock Homes	Irvine Gardens	St Martins	Nr Oswestry		Alwen	2	S		£149,950	
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Primrose	3	S	63	£200,000	£3,175
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Lupine	2	D		£220,000	
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Snowdrop	3	D		£235,000	
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Daffodil	3	D	110	£265,000	£2,409
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Hawthorne	4	D	110	£285,000	£2,591
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Bluebell	3	D	81	£290,000	£3,580
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Marigold	4	D		£305,000	
North Rural	Primoris Homes	Park House Meadows		Oswestry	SY11 4AU	Campion	4	D	115	£335,000	£2,913
North Rural	Monks	Willowbank Meadows	Hengoed	Oswestry	SY10		3	T		£219,950	
North Rural	Galliers Homes	Woodfields	Chester Road	Hinstock	TF9 2TG	Langdale	4	D	127	£280,000	£2,205
North Rural	Galliers Homes	Woodfields	Chester Road	Hinstock	TF9 2TG	Lauderdale	4	D	120	£325,000	£2,708
North Rural	Galliers Homes	Woodfields	Chester Road	Hinstock	TF9 2TG	Dendale	3	D	85	£267,500	£3,147
North Rural	Galliers Homes	Woodfields	Chester Road	Hinstock	TF9 2TG	Ashford	4	D	168	£445,000	£2,649
North Rural	Galliers Homes	Woodfields	Chester Road	Hinstock	TF9 2TG	Exeter	4	D	167	£430,000	£2,575
North Rural	Lioncourt Homes	Oaklands Park	Shawbury	Shrewsbury	SY4 4NR	Walnut	4	D	166	£409,950	£2,470
North Rural	Lioncourt Homes	Oaklands Park	Shawbury	Shrewsbury	SY4 4NR	Newent	4	D	130	£325,000	£2,500
North Rural	Lioncourt Homes	Oaklands Park	Shawbury	Shrewsbury	SY4 4NR	Tibberton	3	D	144	£295,950	£2,055
North Rural	Lioncourt Homes	Oaklands Park	Shawbury	Shrewsbury	SY4 4NR	Mulberry	5	D	135	£335,000	£2,481
North Rural	Shingler Homes	Knights Green	Knockin	Oswestry	SY10 8HJ	Hopton	5	D		£525,000	
North Rural	Shingler Homes	Knights Green	Knockin	Oswestry	SY10 8HJ	Willcott	4	D		£450,000	
North Rural	Shingler Homes	Knights Green	Knockin	Oswestry	SY10 8HJ	Cliffe	4	D		£415,000	
North Rural	James Du Pavey	St Peter's Court	Adderley	Market Drayton			5	D	167	£375,000	£2,246
North Rural	Shingler	Longwood Park	Higher Heath	Whitchurch	SY13 2JL	Hawkstone	4	D		£385,000	
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Dadford	3	S	68	£211,500	£3,110
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Milldale	3	S	76	£234,500	£3,086
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Ingleton	3	S	101	£254,950	£2,527
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Monkford	4	D		£291,500	
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Eynsham	4	D	135	£330,000	£2,444
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Clifford	4	D	125	£334,950	£2,679
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Lavenham	5	D	153	£394,950	£2,583
Shrewsbury	Taylor Wimpey	Sutton Grange	Oteley Road	Shrewsbury	SY2 6FN	Barley	4	D	165	£414,950	£2,521
Shrewsbury	Bellway	Copthorne Keep	Copthorne Road	Shrewsbury	SY3 8LZ	Almond	2	T	61	£211,995	£3,475
Shrewsbury	Bellway	Copthorne Keep	Copthorne Road	Shrewsbury	SY3 8LZ	Almond	2	T	61	£215,995	£3,541
Shrewsbury	Bellway	Copthorne Keep	Copthorne Road	Shrewsbury	SY3 8LZ	Cherry	3	S	73	£254,500	£3,486
Shrewsbury	Bellway	Copthorne Keep	Copthorne Road	Shrewsbury	SY3 8LZ	Elton	4	S	100	£310,995	£3,110
Shrewsbury	Bellway	Copthorne Keep	Copthorne Road	Shrewsbury	SY3 8LZ	Stockton	3	T	98	£319,995	£3,265
Shrewsbury	Galliers Homes	Oakridge Gardens	Oteley Road	Shrewsbury	SY2 6QW	Compton	3	D	93	£279,950	£3,002
Shrewsbury	Galliers Homes	Oakridge Gardens	Oteley Road	Shrewsbury	SY2 6QW	Briar	3	S	88	£269,950	£3,059

Shrewsbury	Galliers Homes	Oakridge Gardens	Oteley Road	Shrewsbury	SY2 6QW	Larkspur	3	S	81	£239,950	£2,976
Shrewsbury	Galliers Homes	Oakridge Gardens	Oteley Road	Shrewsbury	SY2 6QW	Briar	3	S	88	£264,950	£3,002
Shrewsbury	Shropshire Homes	Chaddeslode Gardens	Abbey Foregate	Shrewsbury	SY2 6AZ	plot2	3	T		£524,950	
Shrewsbury	Shropshire Homes	Chaddeslode Gardens	Abbey Foregate	Shrewsbury	SY2 6AZ	plot4	2	T		£284,950	
Shrewsbury	Monks	Winney Hill View	Ellesmere Road	Shrewsbury	SY1		6	D	285	£549,950	£1,928
Church Stretton	Samuel Woods	Oakland Park	Sandford Avenue	Church Stretton	SY6 7AW		5	D	270	£725,000	£2,685
Church Stretton	Wrights		Stretton Farm Road	Church Stretton	SY6 6DX		3	D		£425,000	£0
Pontesbury	Shropshire Homes	Cricketers Meadow		Pontesbury	SY5 0RF	Grange	3	S	51	£179,950	£3,528
Pontesbury	Shropshire Homes	Cricketers Meadow		Pontesbury	SY5 0RF	Cardigan	4	D		£434,950	
Pontesbury	Shropshire Homes	Cricketers Meadow		Pontesbury	SY5 0RF	Rydal	4	D	140	£399,950	£2,857
Pontesbury	Shropshire Homes	Cricketers Meadow		Pontesbury	SY5 0RF	Berwick	3	S	63	£209,950	£3,333
Pontesbury	Shropshire Homes	Cricketers Meadow		Pontesbury	SY5 0RF	Grasmere	4	D	125	£342,500	£2,740
Pontesbury	Shropshire Homes	Cricketers Meadow		Pontesbury	SY5 0RF	Earlsdale	3	D	106	£289,950	£2,735
Pontesbury	Shropshire Homes	Cricketers Meadow		Pontesbury	SY5 0RF	Arundel	3	D	75	£214,950	£2,866
Pontesbury	Monks	New House	Hall Bank	Pontesbury	SY5 0RF		4	D	235	£499,950	£2,126
Pontesbury	Halls	Woodfield		Pontesbury	SY5 0SF	plot 2	4	D	132	£339,500	£2,580
Shifnal	Bovis	Iddeshale Gardens	Haughton Road	Shifnal	TF11 8DF	Aspen	4	D		£356,995	
Shifnal	Bovis	Iddeshale Gardens	Haughton Road	Shifnal	TF11 8DF	Chestnut	4	D	122	£346,995	£2,844
Shifnal	Bovis	Iddeshale Gardens	Haughton Road	Shifnal	TF11 8DF	Hazel	3	S	79	£239,995	£3,038
Broseley	Harwood	Instones Building		Broseley	TF12 5EL		1	F	36	£109,950	£3,054
Broseley	Harwood	Instones Building		Broseley	TF12 5EL		2	F	68	£174,950	£2,573
Broseley	Harwood	Instones Building		Broseley	TF12 5EL		2	F	67	£179,950	£2,674
Broseley	Harwood		Ironbridge Road	Broseley	TF12 5AJ		4	D	168	£395,000	£2,353
Broseley	Monks	Ashworth Court		Much Wenlock	TF13 6AQ	Coalport	4	D		£595,000	
Broseley	Monks	Ashworth Court		Much Wenlock	TF13 6AQ	Jackfield	4	D		£595,000	
Broseley	Monks	Ashworth Court		Much Wenlock	TF13 6AQ		3	D		£450,000	
Cleobury Mortimer	Strutt&Parker	Redthorne Hill		Cleobury Mortimer	DY14 8QJ		2	D	98	£325,000	£3,316
Bishops Castle	Monks	Kerry Green		Bishops Castle		plot1	3	D	98	£239,000	£2,439
Ludlow	Strutt&Parker	Steeple Mews	Pepper Lane	Ludlow	SY8 1PX		2	S	89	£375,000	£4,213
Ludlow	Strutt&Parker	Steeple Mews	Pepper Lane	Ludlow	SY8 1PX		3	S	123	£435,000	£3,537
Ludlow	Strutt&Parker	Steeple Mews	Pepper Lane	Ludlow	SY8 1PX		3	S	121	£500,000	£4,132
Ludlow	Strutt&Parker	Steeple Mews	Pepper Lane	Ludlow	SY8 1PX		2	S	60	£325,000	£5,417
Ludlow	Andrew Grant		Parys Road	Ludlow	SY8 1XB	plot 7	4	D	142	£385,000	£2,712
Ludlow	Andrew Grant		Parys Road	Ludlow	SY8 1XB		4	D	105	£475,000	£4,529
Ludlow	Andrew Grant		Parys Road	Ludlow	SY8 1XB		4	D	117	£360,000	£3,078
Wem	James du Pavey		Whitchurch Road	Wem			4	D		£310,000	
Wem	Monks		Tilley Road	Wem	SY4 5HA		3	D	81	£250,000	£3,079
Market Drayton	David Wilson Homes	Drayton Meadows	Blandford Way	Market Drayton	TF9 3FS	Kennett	3	T	118	£237,500	£2,013
Market Drayton	David Wilson Homes	Drayton Meadows	Blandford Way	Market Drayton	TF9 3FS	Fairway	3	D		£240,000	
Market Drayton	David Wilson Homes	Drayton Meadows	Blandford Way	Market Drayton	TF9 3FS	Hertford	4	D	140	£290,000	£2,071
Market Drayton	David Wilson Homes	Drayton Meadows	Blandford Way	Market Drayton	TF9 3FS	Ashtree	4	D		£295,000	
Market Drayton	David Wilson Homes	Drayton Meadows	Blandford Way	Market Drayton	TF9 3FS	Exeter	4	D	170	£305,000	£1,794
Market Drayton	David Wilson Homes	Drayton Meadows	Blandford Way	Market Drayton	TF9 3FS	Holden	4	D	152	£335,000	£2,204
Whitchurch	Hollins Homes	The Orchards	Chester Road	Whitchurch	SY13 2JL	Cromwell	4	D	139	£375,000	£2,691
Whitchurch	Hollins Homes	The Orchards	Chester Road	Whitchurch	SY13 2JL	Wordsworth	4	D	126	£335,000	£2,661
Whitchurch	Hollins Homes	The Orchards	Chester Road	Whitchurch	SY13 2JL	Bronte	4	D	138	£359,950	£2,609
Whitchurch	Hollins Homes	The Orchards	Chester Road	Whitchurch	SY13 2JL	Elgar	3	D	90	£265,000	£2,938

Oswestry	Woodhead		Middleton Road	Oswestry	SY11 2PS		4	S	108	£200,000	£1,859
Oswestry	Woodhead		Middleton Road	Oswestry	SY11 2PS		4	S	108	£215,000	£1,998
Ellesmere	Fletcher Homes	Hawthorne Rise		Ellesmere	SY12 9ER	Preston	4	S	106	£215,000	£2,028
Ellesmere	Fletcher Homes	Hawthorne Rise		Ellesmere	SY12 9ER	Vyrnwy	3	S	65	£173,000	£2,662
Ellesmere	Fletcher Homes	Hawthorne Rise		Ellesmere	SY12 9ER	Attingham	4	D	116	£265,000	£2,284
Ellesmere	Fletcher Homes	Kynaston Place	Birch Road	Ellesmere	SY12 9AA		4	D	181	£535,000	£2,949
Ellesmere	Fletcher Homes	Kynaston Place	Birch Road	Ellesmere	SY12 9AA	Almington	4	D	187	£489,995	£2,615
Ellesmere	Fletcher Homes	Kynaston Place	Birch Road	Ellesmere	SY12 9AA	Brompton	4	D	162	£455,000	£2,805
Ellesmere	Fletcher Homes	Kynaston Place	Birch Road	Ellesmere	SY12 9AA	Kemberton	5	S	170	£430,000	£2,531
Ellesmere	Fletcher Homes	Kynaston Place	Birch Road	Ellesmere	SY12 9AA	Wrenbury	4	T	115	£310,000	£2,702
Ellesmere	Fletcher Homes	Kynaston Place	Birch Road	Ellesmere	SY12 9AA	Lyneal	3	T	99	£265,000	£2,688
Ellesmere	Fletcher Homes	Kynaston Place	Birch Road	Ellesmere	SY12 9AA	Marbury	3	T	74	£200,000	£2,701



Appendix 8 - CoStar Non-Residential Data

The pages in this appendix are not numbered.



Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

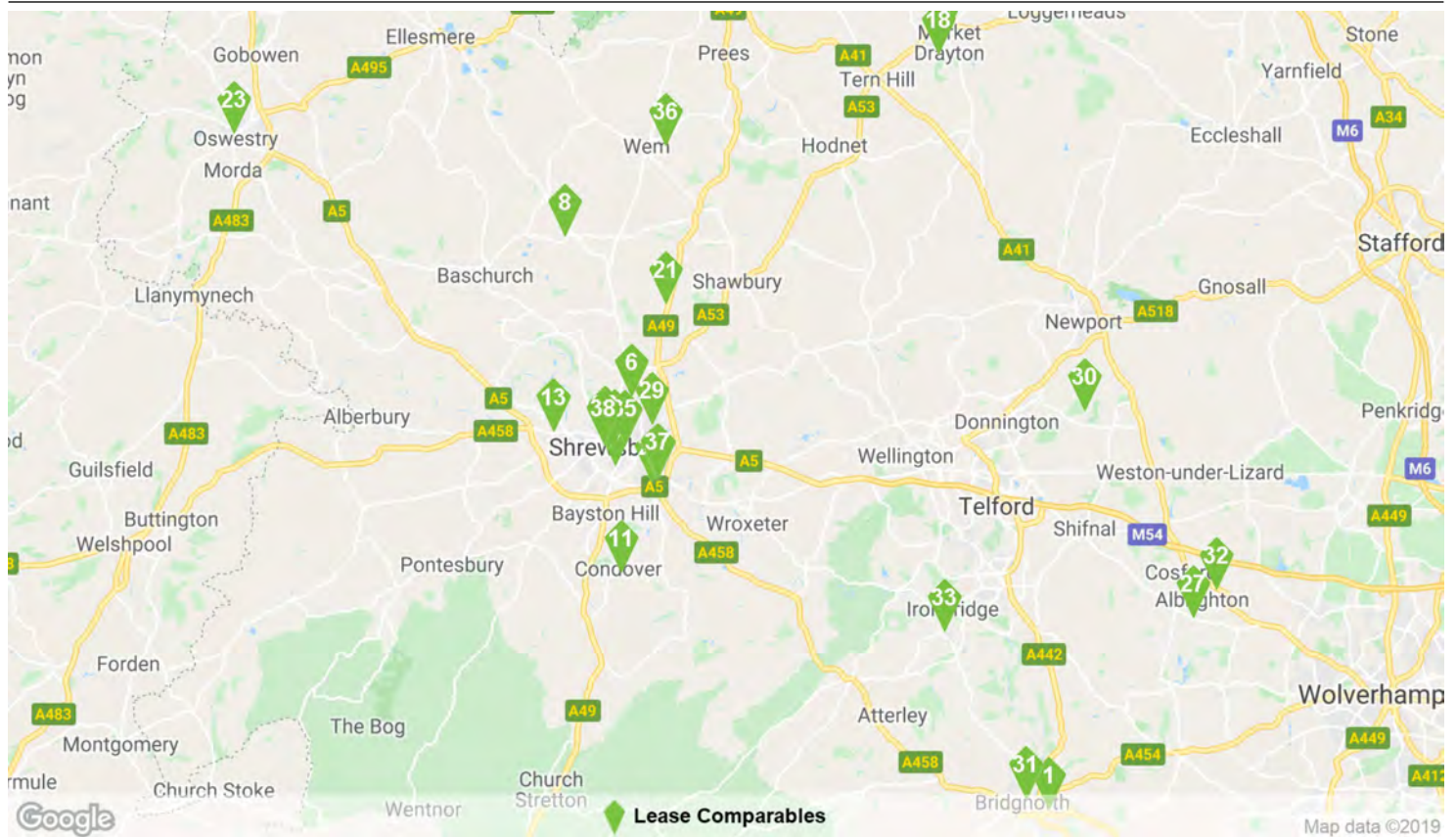
99

£9.47

£8.68

18

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	80	£2.92	£9.47	£9.85	£22.00
Achieved Rent Per SF	23	£5.18	£8.68	£9.52	£23.38
Net Effective Rent Per SF	17	£5.18	£134.74	£10.32	£9,949.94
Asking Rent Discount	16	-103.7%	-0.2%	0.0%	21.6%
TI Allowance	-	-	-	-	-
Rent Free Months	1	12	12	12	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	90	1	18	10	120
Deal Size	99	114	1,836	848	13,732
Lease Deal in Months	34	12.0	66.0	72.0	130.0
Floor Number	99	LL	GRND	1	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Saxon House - Offices Faraday Dr	★★★★★	992	1st	03/12/2019	New	£8.57	Asking
2 Wilkinson Walk	★★★★★	240	1st	25/11/2019	New	£8.55	Asking
3 33-34 High St	★★★★★	955	2nd	22/11/2019	New	£6.00/fri	Asking
4 Darwin Court Clayton Way	★★★★★	329	GRND	17/11/2019	New	£23.38/fri	Achieved
5 Claremont House Claremont Bank	★★★★★	775	2nd	01/11/2019	New	£9,949.94	Effective
6 Tower Park Ennerdale Rd	★★★★★	253	GRND	01/11/2019	New	£13.28	Achieved
7 St James House Anchorage Ave	★★★★★	974	1st	15/10/2019	New	£12.83/fri	Asking
8 Alford House Alford Gdns	★★★★★	1,411	GRND,1	08/10/2019	New	£13.65/fri	Asking
9 143A Belle Vue Rd	★★★★★	1,256	GRND,1	02/10/2019	New	£5.97/fri	Asking
10 Hermes House Oxon Business Park	★★★★★	2,000	GRND	01/10/2019	New	£10.50	Asking
11 The Coach House Condoover Mews	★★★★★	438	GRND	20/09/2019	New	£11.42/fri	Asking
12 45 High St	★★★★★	539	3rd	01/09/2019	New	£6.49/fri	Asking
13 Mercian House Darwin Ct	★★★★★	828	GRND	09/08/2019	New	£9.52/fri	Effective
13 Mercian House Darwin Ct	★★★★★	957	1st	09/08/2019	New	£9.52/fri	Effective
14 Old Bank Buildings Bellstone	★★★★★	496	GRND	05/08/2019	New	£13.10/iro	Asking
15 Observer House Holywell St	★★★★★	876	GRND	21/06/2019	New	£11.13/fri	Effective
15 Observer House Holywell St	★★★★★	876	GRND	20/06/2019	New	£11.13/fri	Effective
16 5 Swan HI	★★★★★	636	LL	13/06/2019	New	£12.58/iri	Asking
17 9 College HI	★★★★★	286	1st	28/05/2019	New	£14.48	Effective
18 Walkmill Business Park Sutton Rd	★★★★★	503	GRND	30/04/2019	New	£7.26/fri	Asking
19 Thornes Hall 27-28 Castle St	★★★★★	7,675	1-3	26/04/2019	New	-	-

Lease Comps Summary

Lease Comps Report













Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
20 Beech House Anchorage Ave	★★★★★	3,557	GRND	08/04/2019	New	£13.00/fri	Asking
21 Infill House Shrewsbury Rd	★★★★★	240	GRND	01/04/2019	New	£11.46/iri	Asking
21 Infill House Shrewsbury Rd	★★★★★	249	GRND	01/04/2019	New	£10.04/iri	Asking
21 Infill House Shrewsbury Rd	★★★★★	313	1st	01/04/2019	New	£9.58/iri	Asking
21 Infill House Shrewsbury Rd	★★★★★	241	1st	01/04/2019	New	£11.83/iri	Asking
22 1 Wyle Cop	★★★★★	267	GRND	19/02/2019	New	£18.72/fri	Asking
23 5-7 Willow St	★★★★★	1,850	1st	08/02/2019	New	£2.92	Asking
24 Alaska Building Sitka Dr	★★★★★	720	GRND	04/02/2019	New	£11.80/fri	Asking
25 Sitka House Shrewsbury Business	★★★★★	6,624	1st	01/02/2019	New	£11.32/fri	Asking
26 Global House Sitka Dr	★★★★★	493	1st	25/01/2019	New	£20.08	Asking
27 4C-4E Patshull Rd	★★★★★	2,368	GRND	23/01/2019	New	£4.65	Asking
28 2 Nettles Ln	★★★★★	1,516	1st	16/01/2019	New	£6.60/fri	Asking
29 Delta House 264 Monkmoor Rd	★★★★★	2,055	2nd	03/12/2018	New	£7.30/fri	Effective
30 Lilleshall Hall Farm	★★★★★	516	GRND	07/11/2018	New	£9.69	Asking
31 High St	★★★★★	773	GRND,1	17/10/2018	New	-	-
32 James House Newport Rd	★★★★★	2,000	GRND	10/10/2018	New	£22.00	Asking
33 Duke St	★★★★★	756	MEZZ	01/10/2018	New	£10.32	Effective
34 Hermes House Sitka Dr	★★★★★	1,500	GRND	20/08/2018	New	£15.00/fri	Asking
34 Hermes House Sitka Dr	★★★★★	1,500	1st	20/08/2018	New	£15.00/fri	Asking
34 Hermes House Sitka Dr	★★★★★	1,500	1st	20/08/2018	New	£15.00/fri	Asking
34 Hermes House Sitka Dr	★★★★★	742	2nd	20/08/2018	New	£15.00/fri	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
34 Hermes House Sitka Dr	★★★★☆	808	2nd	20/08/2018	New	£10.00/fri	Asking
35 Canon Court Abbey Foregate	★★★★☆	848	GRND	15/08/2018	New	£9.50/fri	Achieved
36 Aston Rd	★★★★☆	692	1st	10/08/2018	New	£7.59/fri	Asking
37 The Creative Quarter Sitka Dr	★★★★☆	1,250	GRND	08/08/2018	New	£9.20/fri	Asking
6 Tower Park Ennerdale Rd	★★★★☆	198	GRND	01/08/2018	New	£13.33/iro	Asking
1 Saxon House - Offices Faraday Dr	★★★★☆	1,192	GRND	28/06/2018	New	£8.52	Asking
38 St Austin Friars	★★★★☆	463	GRND	26/06/2018	New	£8.50/fri	Asking
38 St Austin Friars	★★★★☆	997	1st	26/06/2018	New	£8.50/fri	Asking







Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Saxon House - Offices Faraday Dr Bridgnorth, WV15 5BA <i>Shropshire Submarket</i>		992 New Direct	Jan 2020			
 	Wilkinson Walk Market Drayton, TF9 1PW <i>Shropshire Ret Submarket</i>	Mr Christopher Horton	240 New Direct	Dec 2019 6 Years			
 	33-34 High St Bridgnorth, WV16 4DB <i>Shropshire Submarket</i>	Stonewall Investments Limited	955 New Direct	Nov 2019			
 	Darwin Court 3-4 Clayton Way Shrewsbury, SY3 5AL <i>Shropshire Submarket</i>	Bicton Heath Ltd	329 New Direct	Nov 2019 6 Years	£23.38/SF		
 	Claremont House Claremont Bank Shrewsbury, SY1 1RW <i>Shropshire Submarket</i>	undisclosed	775 New Direct	Dec 2019 6 Years	£12.83/SF £9,949.94/SF	£6.45/SF	
 	Tower Park Ennerdale Rd Shrewsbury, SY1 3TD <i>Shropshire Submarket</i>	Private Tenant Boys and Boden Limited	253 New Direct	Dec 2019 1 Year	£13.28/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
7 	St James House Anchorage Ave Shrewsbury, SY2 6FG <i>Shropshire Submarket</i>	XPS Pensions Group	974 New Direct	Nov 2019			
8 	Alford House Alford Gdns Shrewsbury, SY4 3RG <i>Shropshire Submarket</i>		1,411 New Direct	Oct 2019 3 Years			
9 	143-143A Belle Vue Rd Shrewsbury, SY3 7NN <i>Shropshire Submarket</i>		1,256 New Direct	Oct 2019 3 Years			
10 	Hermes House Oxon Business Park Shrewsbury, SY3 5HJ <i>Shropshire Submarket</i>		2,000 New Direct	Oct 2019			
11 	The Coach House Condover Mews Shrewsbury, SY5 7BG <i>Shropshire Submarket</i>	Morgan Lloyd Trustees Ltd	438 New Direct	Oct 2019 6 Years			
12 	45 High St Shrewsbury, SY1 1ST <i>Shropshire Ret Submarket</i>	SUMA (DEVELOPMENTS) LIMIT...	539 New Direct	Sep 2019			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Mercian House Darwin Ct Shrewsbury, SY3 5AL <i>Shropshire Submarket</i>	Confidential Mercian Properties Ltd	828 New Direct	Sep 2019 6 Years	£9.52/SF £9.52/SF	£8.99/SF	
	Mercian House Darwin Ct Shrewsbury, SY3 5AL <i>Shropshire Submarket</i>	Private Mercian Properties Ltd	957 New Direct	Sep 2019 6 Years	£9.52/SF £9.52/SF	£7.77/SF	
	Old Bank Buildings Bellstone Shrewsbury, SY1 1HU <i>Shropshire Ret Submarket</i>		496 New Direct	Sep 2019 6 Years			
	Observer House Holywell St Shrewsbury, SY2 6BL <i>Shropshire Submarket</i>	ITASCA Morris & Company Ltd	876 New Direct	Jun 2019 6 Years	£11.13/SF £11.13/SF	£4.16/SF	
	Observer House Holywell St Shrewsbury, SY2 6BL <i>Shropshire Submarket</i>	Confidential Morris & Company Ltd	876 New Direct	Jun 2019 5 Years	£11.13/SF £11.13/SF	£6.85/SF	
	5 Swan HI Shrewsbury, SY1 1NP <i>Shropshire Submarket</i>	Undisclosed Bysingwood Investments Limited	636 New Direct	Jun 2019 6 Years		£7.25/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	9 College HI Shrewsbury, SY1 1ND <i>Shropshire Submarket</i>	J Ffrench Green Yield Investments Limited	286 New Direct	May 2019 6 Years	£14.48/SF £14.48/SF		
 	Walkmill Business Park Sutton Rd Market Drayton, TF9 2HT <i>Shropshire Ind Submarket</i>		503 New Direct	Apr 2019			
 	Thornes Hall 27-28 Castle St Shrewsbury, SY1 2BQ <i>Shropshire Submarket</i>	Evans Of Leeds Ltd	7,675 New Direct	Apr 2019		£4.25/SF	
 	Beech House Anchorage Ave Shrewsbury, SY2 6FG <i>Shropshire Submarket</i>	Confidential Fairbanks Properties Limited	3,557 New Direct	May 2019 6 Years			
 	Infill House Shrewsbury Rd Hadnall, Shrewsbury, SY4 4AG <i>Shropshire Submarket</i>		240 New Direct	Apr 2019			
 	Infill House Shrewsbury Rd Hadnall, Shrewsbury, SY4 4AG <i>Shropshire Submarket</i>		249 New Direct	Apr 2019			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Infill House Shrewsbury Rd Hadnall, Shrewsbury, SY4 4AG <i>Shropshire Submarket</i>		313 New Direct	Apr 2019			
 	Infill House Shrewsbury Rd Hadnall, Shrewsbury, SY4 4AG <i>Shropshire Submarket</i>		241 New Direct	Apr 2019			
	1-1a Wyle Cop Shrewsbury, SY1 1UT <i>Shropshire Submarket</i>	The CSE Executive Pension Sche...	267 New Direct	Mar 2019		£6.63/SF	
 	5-7 Willow St Oswestry, SY11 1AF <i>Shropshire Submarket</i>	Halfords	1,850 New Direct	Mar 2019		£1.51/SF	
 	Alaska Building Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	Alaska Projects Ltd	720 New Direct	Mar 2019		£5.20/SF	
	Sitka House Shrewsbury Business Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>		6,624 New Direct	Apr 2019			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Global House Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>		493 New Direct	Feb 2019		£3.60/SF	
 	4B-4E Patshull Rd Wolverhampton, WV7 3BH <i>Shropshire Submarket</i>	Oak Court Property Management L...	2,368 New Direct	Jan 2019		£1.89/SF	
 	2 Nettles Ln Shrewsbury, SY3 8RJ <i>Shropshire Ind Submarket</i>	Confidential Sally Tringham	1,516 New Assignment	Jan 2019 6 Years		£2.78/SF	
 	Delta House 264 Monkmoor Rd Shrewsbury, SY2 5ST <i>Shropshire Submarket</i>	Shrewsbury Hair & Beauty A R H Group	2,055 New Direct	Jan 2019 6 Years	£7.30/SF £7.30/SF		Jan 2022
 	Lilleshall Hall Farm Newport, TF10 9AS <i>Shropshire Ind Submarket</i>		516 New Direct	Dec 2018			
 	High St Bridgnorth, WV16 4DB <i>Shropshire Ret Submarket</i>	Falcon Investments Limited	773 New Direct	Nov 2018		£5.34/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	James House Newport Rd Wolverhampton, WV7 3HA <i>Shropshire Submarket</i>	Biomass RS Peter Maddox & Associates Ltd	2,000 New Direct	Nov 2018			
 	Duke St Broseley, TF12 5LT <i>Shropshire Ind Submarket</i>	David Barber David Barber <u>ASHBY LONDON (PP)</u>	756 New	Oct 2018 5 Years	£10.32/SF £10.32/SF		
 	Hermes House Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	Organon SIPP Services Ltd	1,500 New Direct	Sep 2018			
 	Hermes House Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	Organon SIPP Services Ltd	1,500 New Direct	Sep 2018			
 	Hermes House Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	Organon SIPP Services Ltd	1,500 New Direct	Sep 2018			
 	Hermes House Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	Organon SIPP Services Ltd	742 New Direct	Sep 2018			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Hermes House Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	Organon SIPP Services Ltd	808 New Direct	Sep 2018			
 	Canon Court Abbey Foregate Shrewsbury, SY2 5DE <i>Shropshire Submarket</i>	Morris & Company Ltd	848 New Direct	Aug 2018	£9.50/SF		
 	Aston Rd Shrewsbury, SY4 5BE <i>Shropshire Submarket</i>		692 New Direct	Sep 2018			
 	The Creative Quarter Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	The Community Council Of Shrops...	1,250 New Direct	Aug 2018			
 	Tower Park Ennerdale Rd Shrewsbury, SY1 3TD <i>Shropshire Submarket</i>		198 New Direct	Nov 2018			
 	Saxon House - Offices Faraday Dr Bridgnorth, WV15 5BA <i>Shropshire Submarket</i>	Churchill Maintenance Ltd	1,192 New Direct	Jul 2018			











Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	8-9 St Austin Friars Shrewsbury, SY1 1RY <i>Shropshire Submarket</i>		463 New Direct	Jun 2018		£3.36/SF	
 	8-9 St Austin Friars Shrewsbury, SY1 1RY <i>Shropshire Submarket</i>		997 New Direct	Jun 2018		£3.36/SF	
 	The Willow Tree Willow St Oswestry, SY11 1AJ <i>Shropshire Submarket</i>		1,091 New Direct	Jun 2018	£5.96/SF £7.15/SF	£1.63/SF	
 	Heritage House 51 Racecourse Cres Shrewsbury, SY2 5BW <i>Shropshire Ret Submarket</i>	Heritage Glass Group	188 New Direct	Jun 2018			
 	Canon Court Abbey Foregate Shrewsbury, SY2 5DE <i>Shropshire Submarket</i>	Morris & Company Ltd	1,940 New Direct	Jun 2018 3 Years			
 	Old Grammar School House School Gdns Shrewsbury, SY1 2AJ <i>Shropshire Submarket</i>	Salop Properties Limited	991 New Direct	May 2018 3 Years		£4.47/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	8-9 St Austin Friars Shrewsbury, SY1 1RY <i>Shropshire Submarket</i>		449 New Direct	May 2018		£3.36/SF	
 	Stargate Business Centre Stourbridge Rd Bridgnorth, WV15 5BA <i>Shropshire Submarket</i>	Fine Pair Limited	360 New Direct	May 2018			
 	Stargate Business Centre Stourbridge Rd Bridgnorth, WV15 5BA <i>Shropshire Submarket</i>	Fine Pair Limited	540 New Direct	May 2018		£2.97/SF	
 	Bellstone Ct Shrewsbury, SY1 1JB <i>Shropshire Submarket</i>	Colston Trustees Ltd	496 New Direct	May 2018 3 Years		£3.76/SF	
 	Stargate Business Centre Stourbridge Rd Bridgnorth, WV15 5BA <i>Shropshire Submarket</i>	Fine Pair Limited	407 New Direct	Apr 2018			
 	Stargate Business Centre Stourbridge Rd Bridgnorth, WV15 5BA <i>Shropshire Submarket</i>	Fine Pair Limited	540 New Direct	Apr 2018		£3.15/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Observer House Holywell St Shrewsbury, SY2 6BL <i>Shropshire Submarket</i>	Morris & Company Ltd	1,308 New Direct	May 2018 3 Years			
 	Wilkinson Walk Market Drayton, TF9 1PW <i>Shropshire Ret Submarket</i>	Peace of Mind Homecare Mr Christopher Horton	240 New Direct	Apr 2018	£7.08/SF		
 	Bellstone Ct Shrewsbury, SY1 1JB <i>Shropshire Submarket</i>	Colston Trustees Ltd	317 New Direct	Apr 2018 3 Years		£5.15/SF	
 	Whitehall Monkmoor Rd Shrewsbury, SY2 5AP <i>Shropshire Submarket</i>	Job Centre Plus Telereal Trillium	4,823 New Direct	Apr 2018 10 Years	£6.85/SF £6.97/SF	£0.72/SF	Mar 2023 Apr 2023
 	16 Longbow Close Shrewsbury, SY1 3GZ <i>Shropshire Submarket</i>		1,293 New Direct	Jun 2018 6 Years		£5.85/SF	
 	Park Plz Shrewsbury, SY1 3AF <i>Shropshire Submarket</i>	Inovar Communications Shropshire Council	1,487 Renewal Direct	Mar 2018 6 Years			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Parkside Holyhead Rd Wolverhampton, WV7 3DA <i>Shropshire Submarket</i>		258 New Direct	Mar 2018			
 	Canon Court Abbey Foregate Shrewsbury, SY2 5DE <i>Shropshire Submarket</i>	Carter Jonas Service Company Morris & Company Ltd	3,760 New Direct	Feb 2018 10 Years	£12.47/SF £12.99/SF		Mar 2023 Feb 2023
 	Progress House Faraday Dr Bridgnorth, WV15 5BA <i>Shropshire Submarket</i>	Hampton Properties	777 New Direct	Jan 2018			
 	Shrewsbury Business Park 3 Anchorage Ave Shrewsbury, SY2 6FG <i>Shropshire Submarket</i>		7,766 New Direct	Jun 2021			
 	17A Swan HI Shrewsbury, SY1 1NL <i>Shropshire Submarket</i>	Liberty Group	661 New Direct	Jan 2018 3 Years	£10.95/SF £10.95/SF	£2.21/SF	
 	Irelands Mansions 29-30 High St Shrewsbury, SY1 1SQ <i>Shropshire Submarket</i>	Pentos plc	1,532 New Direct	Jan 2018 6 Years		£2.27/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	17-18 Pride HI Shrewsbury, SY1 1DQ <i>Shropshire Ret Submarket</i>	Taylorklein Properties Limited	1,466 New Direct	Sep 2018	£5.79/SF	£1.06/SF	
 	Crown House Lancaster Rd Shrewsbury, SY1 3LG <i>Shropshire Ind Submarket</i>	Alan Ward Limited	797 New Direct	Sep 2017		£3.21/SF	
 	The Stables Sansaw Business Park Shrewsbury, SY4 4AS <i>Shropshire Submarket</i>	Sansaw Estates	114 New Direct	Sep 2017			
 	Londgen Rd Shrewsbury, SY3 9EW <i>Shropshire Submarket</i>		1,494 New Direct	Aug 2017 2 Years 9 Months	£7.70/SF £7.70/SF	£3.03/SF	
 	Willow House Sitka Dr Shrewsbury, SY2 6LG <i>Shropshire Submarket</i>	Berrys	1,810 New Direct	Aug 2017		£6.21/SF	
 	Princess House The Square Shrewsbury, SY1 1JZ <i>Shropshire Submarket</i>	Capita Business Services Ltd OZ Management LP	6,103 New Direct	Aug 2017 10 Years	£9.83/SF £10.01/SF		Mar 2022... Aug 2022

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Smithfield Hotel 1 Salop Rd Oswestry, SY11 2NR <i>Shropshire Submarket</i>		8,619 Renewal Direct	Jul 2017 5 Years			
 	Canon Court Abbey Foregate Shrewsbury, SY2 5DE <i>Shropshire Submarket</i>	AMEC plc Morris & Company Ltd	9,745 Renewal Direct	Jun 2017	£5.42/SF £10.78/SF		Jun 2022
 	2-4 Watergate St Whitchurch, SY13 1DW <i>Shropshire Submarket</i>	Marston's plc	2,184 New Sublease	Jun 2017		£3.84/SF	
 	10-12 High St Shrewsbury, SY4 5AA <i>Shropshire Submarket</i>		486 New Direct	May 2017		£1.83/SF	
 	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		280 New Direct	May 2017			
 	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		405 New Direct	May 2017			







Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		261 New Direct	May 2017			
	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		405 New Direct	May 2017			
	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		115 New Direct	May 2017			
	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		195 New Direct	May 2017			
	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		261 New Direct	May 2017			
	The Cottage Park Green Oswestry, SY11 4ND <i>Shropshire Ind Submarket</i>		137 New Direct	May 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
91 	Princess House The Square Shrewsbury, SY1 1JZ <i>Shropshire Submarket</i>	Secretary of State for the Environ... OZ Management LP	13,732 Renewal Direct	May 2017 10 Years 10 Mon...	£12.74/SF £11.41/SF	Spread Over -	Apr 2023 Apr 2023
92 	Vehicle Dealership Hollybush Rd Bridgnorth, WV16 4AX <i>Shropshire Ret Submarket</i>		12,569 New Direct	Nov 2017 10 Years	£5.18/SF £5.18/SF	£2.50/SF	
93 	Longbow Close Shrewsbury, SY1 3GZ <i>Shropshire Submarket</i>	Radis Community Care	1,625 New Direct	May 2017			
94 	11-13 Church St Oswestry, SY11 2SU <i>Shropshire Ret Submarket</i>		2,307 New Direct	Apr 2017	£8.45/SF		
95 	Whitehall Monkmoor Rd Shrewsbury, SY2 5AP <i>Shropshire Submarket</i>	Telereal Trillium	6,505 New Direct	Apr 2017			
96 	Whitehall Monkmoor Rd Shrewsbury, SY2 5AP <i>Shropshire Submarket</i>	Telereal Trillium	6,213 New Direct	Apr 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Whitehall Monkmoor Rd Shrewsbury, SY2 5AP <i>Shropshire Submarket</i>	Telereal Trillium	4,771 New Direct	Apr 2017			
 	Whitehall Monkmoor Rd Shrewsbury, SY2 5AP <i>Shropshire Submarket</i>	Telereal Trillium	6,415 New Direct	Apr 2017			
 	Whitehall Monkmoor Rd Shrewsbury, SY2 5AP <i>Shropshire Submarket</i>	Telereal Trillium	2,098 New Direct	Apr 2017			

Asking Rent Per SF

£9.47

Achieved Rent Per SF

£8.68

Net Effective Rent Per SF

£134.74

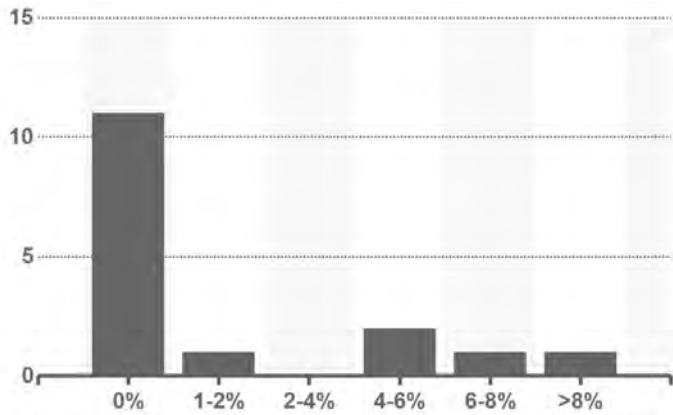
Avg. Rent Free Months

12.0

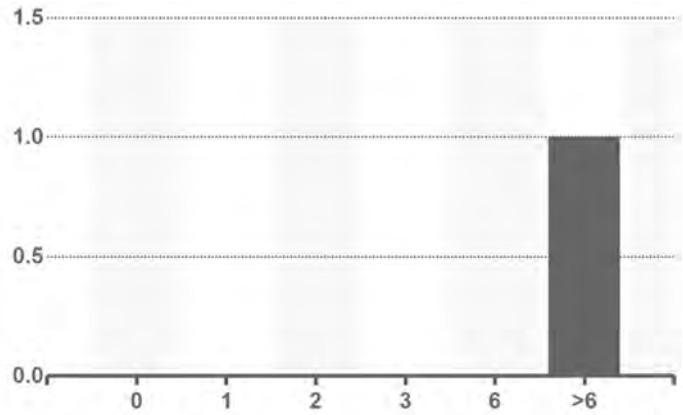
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	£90,000	£626,667	£167,500	£2,775,000	6
Sold Transactions	£49,500	£1,071,433	£192,000	£12,400,000	15
NIA					
For Sale & UC/Pending	644 SF	3,790 SF	1,838 SF	15,118 SF	6
Sold Transactions	463 SF	5,426 SF	2,776 SF	50,400 SF	27
Price per SF					
For Sale & UC/Pending	£91.07	£165.34	£136.38	£183.56	6
Sold Transactions	£35.14	£172.13	£104.90	£246.03	15
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	6.40%	6.85%	6.85%	7.30%	2
Days on Market					
For Sale & UC/Pending	73	481	416	1,136	6
Sold Transactions	9	532	324	2,149	21
Sale Price to Asking Price Ratio					
Sold Transactions	84.24%	99.93%	100.00%	128.00%	10
Light Industrial					
Price					
For Sale & UC/Pending	£180,000	£180,000	£180,000	£180,000	1
Sold Transactions	-	-	-	-	-
NIA					
For Sale & UC/Pending	1,567 SF	1,567 SF	1,567 SF	1,567 SF	1
Sold Transactions	999 SF	999 SF	999 SF	999 SF	1
Price per SF					
For Sale & UC/Pending	£114.87	£114.87	£114.87	£114.87	1
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	103	103	103	103	1
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

Quick Stats Report

	Low	Average	Median	High	Count
Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£215,000	£215,000	£215,000	£215,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	2,505 SF	2,505 SF	2,505 SF	2,505 SF	1
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£85.83	£85.83	£85.83	£85.83	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	112	112	112	112	1
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

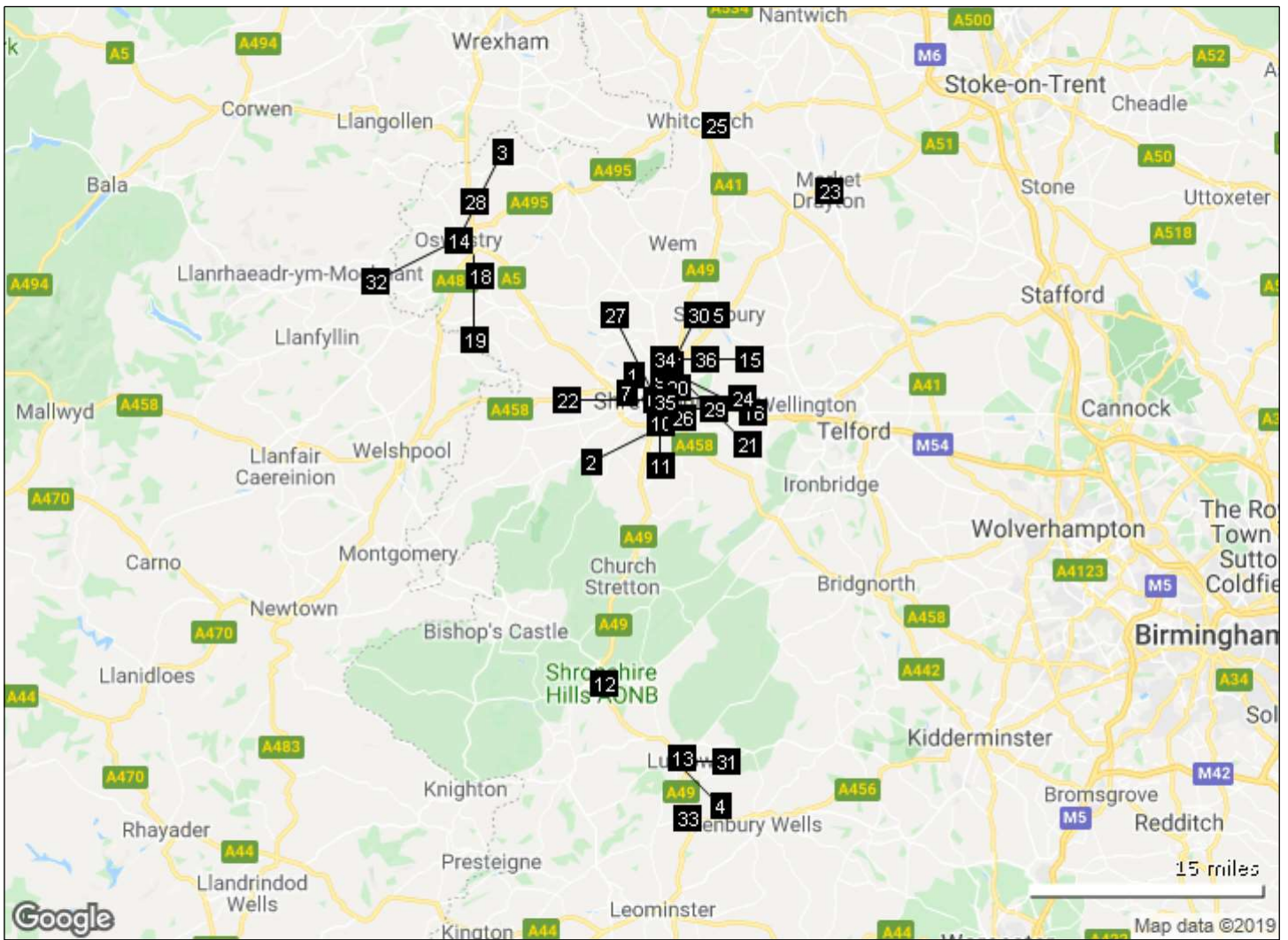
Totals

For Sale & UC/Pending	Asking Price Total:	£3,940,000	Total For Sale Transactions:	7
Sold Transactions	Total Sales Volume:	£16,286,500	Total Sales Transactions:	29
	Total Included in Analysis:	£20,226,500	Total Included in Analysis:	36

Survey Criteria







basic criteria: Type of Property - Office; Sale Date - from 08/12/2015; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes







geography criteria: Submarket - Shropshire (Shropshire & Staffordshire)















	Address	City	Property Info	Sale Info
1	Plot 28, Anchorage Ave	Shrewsbury	2,475 SF Office	Pending: w/Asking Price of £450,000 (£181.82/SF)
2	Plot 31 Anchorage Ave	Shrewsbury	15,118 SF Office	Pending: w/Asking Price of £2,775,000 (£183.56/SF)
3	4 Arthur St	Oswestry	858 SF Office	Sold: £90,000 (£104.90/SF)
4	31 Broad St	Ludlow	3,463 SF Office	Sold: -
5	118 Church St	Shrewsbury	2,507 SF Office	Sold: -
6	8 Claremont Bank	Shrewsbury	1,911 SF Office	Sold: £350,000 (£183.15/SF)
7	Darwin Court, 3-4 Clayton Way	Shrewsbury	2,607 SF Office	Sold: -
8	The Forge, Condover Mews	Shrewsbury	463 SF Office	Sold: £49,500 (£106.91/SF)
9	The Granary (Front Office), Condover Mews (Part of Multi-Property Sale)	Shrewsbury	703 SF Office	Sold: -
10	The Granary (Rear Section), Condover Mews (Part of Multi-Property Sale)	Shrewsbury	1,115 SF Office	Sold: -
11	The Forge, Condover Mews	Shrewsbury	463 SF Office	Sold: £58,000 (£125.27/SF)
12	Corvedale Chambers, Corvedale Rd	Craven Arms	644 SF Office	Pending: w/Asking Price of £90,000 (£139.75/SF)
13	The Hawthorns, Gravel Hill	Ludlow	1,500 SF Office/Office/Residential	Sold: £192,000 (£128/SF)







14	Former Magistrates Court, Holbache Rd	Oswestry	15,270 SF Office	Sold: -
15	Countrywide House, Knights Way	Shrewsbury	9,500 SF Office	Sold: £695,000 (£73.16/SF)
16	Elim Church Centre, Lancaster Rd	Shrewsbury	1,849 SF Office	Sold: £151,000 (£81.67/SF)
17	16 Longbow Clos	Shrewsbury	2,599 SF Office	Sold: -
18	Former Maesbury Primary School, Maesbury Rd	Oswestry	3,758 SF Office	Sold: -
19	Maes-Y-Clawdd	Oswestry	2,505 SF Industrial/Service	Sold: £215,000 (£85.83/SF)
20	281 Monkmoor Rd	Shrewsbury	6,365 SF Office	Sold: £250,000 (£39.28/SF)
21	Park Plz	Shrewsbury	2,988 SF Office	Sold: £150,000 (£50.20/SF)
22	Priory House, Priory Rd	Shrewsbury	4,771 SF Office	Sold: £550,000 (£115.28/SF)
23	18 Queen St	Market Drayton	827 SF Office	Under Contract: w/Asking Price of £110,000 (£133.01/SF)
24	Old Grammar School House, School Gdns	Shrewsbury	3,695 SF Office	Sold: £375,000 (£101.49/SF)
25	Marlowe Court, 1-4 Shakespeare Way	Whitchurch	1,481 SF Office	Pending: w/Asking Price of £135,000 (£91.15/SF)
26	Oak House, Sitka Dr	Shrewsbury	4,416 SF Office	Sold: -
27	11 St Marys St	Shrewsbury	813 SF Office	Sold: -
28	Gobowen Station Buildings, Station Rd	Oswestry	2,594 SF Office	Sold: -
29	Former County Training Offices, 21 Sutton St	Shrewsbury	13,287 SF Office/Office/Residential	Sold: -
30	Princess House, The Square	Shrewsbury	50,400 SF Office	Sold: £12,400,000 (£246.03/SF)
31	The British Red Cross Centre, Weeping Cross Ln	Ludlow	2,196 SF Office	Pending: w/Asking Price of £200,000 (£91.07/SF)
32	Office Building, Willow St	Oswestry	2,846 SF Office	Sold: £100,000 (£35.14/SF)
33	Wooferton Whar	Ludlow	2,776 SF Office	Sold: £475,000 (£171.11/SF)
34	Yeomanry Rd	Shrewsbury	999 SF Flex	Sold: -
35	1-3 Yeomanry Rd	Shrewsbury	1,567 SF Flex/Showroom	Pending: w/Asking Price of £180,000 (£114.87/SF)
36	The Courtyard, 11 Yeomanry Rd	Shrewsbury	2,986 SF Office	Sold: £186,000 (£62.29/SF)







1	Units 2-5 - Plot 28, Unit 5 - Anchorage Ave	PENDING
<p>Shrewsbury, SY2 6FG Shropshire County</p> <p>Asking Price: £450,000 Sale Type: Owner User Price/SF: £181.82 Unit Type: 2,475 SF Office Unit Days on Market: 118 Bldg Status: Built 2020 Sale Status: Pending NIA: 9,904 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
2	Plot 31 Anchorage Ave	PENDING
<p>Shrewsbury, SY2 6FG Shropshire County</p> <p>Asking Price: £2,775,000 Sale Type: Owner User Price/SF: £183.56 Bldg Type: Office Days on Market: 727 Bldg Status: Sale Status: Pending NIA: 15,118 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
3	4 Arthur St	SOLD
<p>Oswestry, SY11 1JR Shropshire County</p> <p>Sale Date: 12/08/2018 (38 days on mkt) Bldg Type: Office Sale Price: £90,000 - Confirmed Year Built/Age: Built 1960 Age: 57 Price/SF: £104.90 NIA: 858 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4489325 Sale Conditions: - Research Status: Confirmed</p> 		
4	31 Broad St	SOLD
<p>Ludlow, SY8 1GR Shropshire County</p> <p>Sale Date: 20/05/2016 (324 days on mkt) Bldg Type: Office Sale Price: - Year Built/Age: - Price/SF: - NIA: 3,463 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3890320 Sale Conditions: Condo Conversion, Redevelopment Project Research Status: Research Complete</p> 		
5	118 Church St	SOLD
<p>Shrewsbury, SY4 4NH Shropshire County</p> <p>Sale Date: 25/07/2018 (190 days on mkt) Bldg Type: Office Sale Price: - Year Built/Age: Built 1805 Age: 213 Price/SF: - NIA: 2,507 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4436795 Sale Conditions: - Research Status: Research Complete</p> 		
6	8 Claremont Bank	SOLD
<p>Shrewsbury, SY1 1RW Shropshire County</p> <p>Sale Date: 24/07/2018 Bldg Type: Office Sale Price: £350,000 Year Built/Age: Built 1827 Age: 190 Price/SF: £183.15 NIA: 1,911 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4433259 Sale Conditions: - Research Status: Research Complete</p> 		

7	Darwin Court - 3-4 Clayton Way	SOLD
Shrewsbury, SY3 5AL	Shropshire County	
Sale Date: 11/03/2019 (59 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 2006 Age: 13	
Price/SF: -	NIA: 2,607 SF	
Reversionary Yield: -		
Net Initial Yield: 7.30%		
Comp ID: 4704750	Sale Conditions: -	
Research Status: Research Complete		
8	The Forge - Condover Mews	SOLD
Shrewsbury, SY5 7BG	Shropshire County	
Sale Date: 13/08/2019 (181 days on mkt)	Bldg Type: Office	
Sale Price: £58,000 - Confirmed	Year Built/Age: Built 1883 Age: 136	
Price/SF: £125.27	NIA: 463 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4855293	Sale Conditions: -	
Research Status: Confirmed		
9	The Forge - Condover Mews	SOLD
Shrewsbury, SY5 7BG	Shropshire County	
Sale Date: 15/05/2017 (1,732 days on mkt)	Bldg Type: Office	
Sale Price: £49,500 - Confirmed	Year Built/Age: Built 1883 Age: 134	
Price/SF: £106.91	NIA: 463 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3913247	Sale Conditions: -	
Research Status: Confirmed		
10	The Granary (Front Office) - Condover Mews (Part of Multi-Property)	SOLD
Shrewsbury, SY5 7BG	Shropshire County	
Sale Date: 01/02/2019 (975 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1929 Age: 89	
Price/SF: -	NIA: 703 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4752270	Sale Conditions: -	
Research Status: Research Complete		
11	The Granary (Rear Section) - Condover Mews (Part of Multi-Property)	SOLD
Shrewsbury, SY5 7BG	Shropshire County	
Sale Date: 01/02/2019 (975 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1849 Age: 170	
Price/SF: -	NIA: 1,115 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4752270	Sale Conditions: -	
Research Status: Research Complete		
12	Corvedale Chambers - Corvedale Rd	PENDING
Craven Arms, SY7 9NE	Shropshire County	
Asking Price: £90,000	Sale Type: Owner User	
Price/SF: £139.75	Bldg Type: Office	
Days on Market: 144	Bldg Status:	
Sale Status: Pending	NIA: 644 SF	
Net Initial Yield: -		
	Sale Conditions: -	

13	The Hawthorns - Gravel Hill	SOLD
Ludlow, SY8 1QL	Shropshire County	
Sale Date: 20/07/2017 (9 days on mkt)	Bldg Type: Office/Office/Residential	
Sale Price: £192,000 - Confirmed	Year Built/Age: -	
Price/SF: £128.00	NIA: 1,500 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3970189	Sale Conditions: Auction Sale	
Research Status: Confirmed		
14	Former Magistrates Court - Holbache Rd	SOLD
Oswestry, SY11 1RP	Shropshire County	
Sale Date: 01/12/2018 (855 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1914 Age: 104	
Price/SF: -	NIA: 15,270 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4675142	Sale Conditions: -	
Research Status: Research Complete		
15	Countrywide House - Knights Way	SOLD
Shrewsbury, SY1 3AB	Shropshire County	
Sale Date: 18/03/2016 (1,024 days on mkt)	Bldg Type: Office	
Sale Price: £695,000 - Confirmed	Year Built/Age: Built 2004 Age: 12	
Price/SF: £73.16	NIA: 9,500 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3549430	Sale Conditions: -	
Research Status: Confirmed		
16	Elim Church Centre - Lancaster Rd	SOLD
Shrewsbury, SY1 3LE	Shropshire County	
Sale Date: 21/12/2018	Bldg Type: Office	
Sale Price: £151,000 - Confirmed	Year Built/Age: Built 1985 Age: 33	
Price/SF: £81.67	NIA: 1,849 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4616182	Sale Conditions: -	
Research Status: Confirmed		
17	Longbow Professional Centre - 16 Longbow Clos	SOLD
Shrewsbury, SY1 3GZ	Shropshire County	
Sale Date: 20/03/2018 (729 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 2002 Age: 16	
Price/SF: -	NIA: 2,599 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4306284	Sale Conditions: -	
Research Status: Research Complete		
18	Former Maesbury Primary School - Maesbury Rd	SOLD
Oswestry, SY10 8HD	Shropshire County	
Sale Date: 30/10/2017 (272 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1890 Age: 127	
Price/SF: -	NIA: 3,758 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4087293	Sale Conditions: -	
Research Status: Unconfirmed		

19	Units 13-18 - Industrial Unit, Unit 16 - Maes-Y-Clawdd	SOLD
<p>Oswestry, SY10 8NN Shropshire County</p> <p>Sale Date: 18/01/2018 (112 days on mkt) Unit Type: 2,505 SF Industrial Unit Sale Price: £215,000 - Confirmed Year Built/Age: Built 1989 Age: 28 Price/SF: £85.83 NIA: 2,505 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4110661 Sale Conditions: - Research Status: Confirmed</p> 		
20	281 Monkmoor Rd	SOLD
<p>Shrewsbury, SY2 5TF Shropshire County</p> <p>Sale Date: 08/07/2016 (393 days on mkt) Bldg Type: Office Sale Price: £250,000 - Confirmed Year Built/Age: Built 1980 Age: 36 Price/SF: £39.28 NIA: 6,365 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3660987 Sale Conditions: - Research Status: Confirmed</p> 		
21	Unit 6 - Battlefield Enterprise Park - Park Plz	SOLD
<p>Shrewsbury, SY1 3AF Shropshire County</p> <p>Sale Date: 19/01/2016 Bldg Type: Office Sale Price: £150,000 - Confirmed Year Built/Age: Built 2010 Age: 5 Price/SF: £50.20 NIA: 2,988 SF</p> <p>Reversionary Yield: 7.67% Net Initial Yield: - Comp ID: 3508115 Sale Conditions: - Research Status: Confirmed</p> 		
22	Priory House - Priory Rd	SOLD
<p>Shrewsbury, SY1 1RU Shropshire County</p> <p>Sale Date: 15/06/2017 (220 days on mkt) Bldg Type: Office Sale Price: £550,000 - Confirmed Year Built/Age: Built 1917 Age: 100 Price/SF: £115.28 NIA: 4,771 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3969541 Sale Conditions: - Research Status: Confirmed</p> 		
23	18 Queen St	UNDER CONTRACT
<p>Market Drayton, TF9 1PX Shropshire County</p> <p>Asking Price: £110,000 Sale Type: Owner User Price/SF: £133.01 Bldg Type: Office Days on Market: 1136 Bldg Status: Built 1910 Sale Status: Under Contract NIA: 827 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
24	Old Grammar School House - School Gdns	SOLD
<p>Shrewsbury, SY1 2AJ Shropshire County</p> <p>Sale Date: 15/03/2017 (62 days on mkt) Bldg Type: Office Sale Price: £375,000 - Confirmed Year Built/Age: Built 1850 Age: 167 Price/SF: £101.49 NIA: 3,695 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3969539 Sale Conditions: - Research Status: Confirmed</p> 		

25	Marlowe Court, Unit 1 - 1-4 Shakespeare Way	PENDING
Whitchurch, SY13 1QR	Shropshire County	
Asking Price: £135,000	Sale Type: Owner User	
Price/SF: £91.15	Unit Type: 1,481 SF Office Unit	
Days on Market: 689	Bldg Status: Built 2000	
Sale Status: Pending	NIA: 1,481 SF	
Net Initial Yield: -	Sale Conditions: -	
26	Oak House - Sitka Dr	SOLD
Shrewsbury, SY2 6LG	Shropshire County	
Sale Date: 01/04/2019 (381 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 2000 Age: 19	
Price/SF: -	NIA: 4,416 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4840479		
Research Status: Research Complete		
27	11 St Marys St	SOLD
Shrewsbury, SY1 1EG	Shropshire County	
Sale Date: 19/09/2018 (245 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1780 Age: 238	
Price/SF: -	NIA: 813 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4517913		
Research Status: Research Complete		
28	Gobowen Station Buildings - Station Rd	SOLD
Oswestry, SY11 3JG	Shropshire County	
Sale Date: 15/05/2017 (2,149 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1865 Renov 1985 Age: 152	
Price/SF: -	NIA: 2,594 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 3945596		
Research Status: Public Record		
29	Former County Training Offices - 21 Sutton St	SOLD
Shrewsbury, SY2 6DL	Shropshire County	
Sale Date: 28/02/2017 (28 days on mkt)	Bldg Type: OfficeOffice/Residential	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 13,287 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 3843895		
Research Status: Research Complete		
30	Princess House - The Square	SOLD
Shrewsbury, SY1 1JZ	Shropshire County	
Sale Date: 30/04/2018	Bldg Type: Office	
Sale Price: £12,400,000 - Confirmed	Year Built/Age: Built 1977 Renov 1997 Age: 41	
Price/SF: £246.03	NIA: 50,400 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: 6.40%		
Comp ID: 4241686		
Research Status: Confirmed		

31	The British Red Cross Centre - Weeping Cross Ln	PENDING
Ludlow, SY8 1RT	Shropshire County	
Asking Price: £200,000	Sale Type: Owner User	
Price/SF: £91.07	Bldg Type: Office	
Days on Market: 73	Bldg Status: Built 1990	
Sale Status: Pending	NIA: 2,196 SF	
Net Initial Yield: -	Sale Conditions: -	
32	Office Building - Willow St	SOLD
Oswestry, SY11 1AF	Shropshire County	
Sale Date: 07/06/2018	Bldg Type: Office	
Sale Price: £100,000	Year Built/Age: Built 1970 Age: 47	
Price/SF: £35.14	NIA: 2,846 SF	
Reversionary Yield: -	Sale Conditions: Auction Sale	
Net Initial Yield: -		
Comp ID: 4350651		
Research Status: Research Complete		
33	Wooferton Whar	SOLD
Ludlow, SY8 4AL	Shropshire County	
Sale Date: 26/06/2018 (340 days on mkt)	Bldg Type: Office	
Sale Price: £475,000 - Confirmed	Year Built/Age: Built 2005 Age: 13	
Price/SF: £171.11	NIA: 2,776 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4323338		
Research Status: Confirmed		
34	6-14 - Light Industrial Unit, Unit 6 - Yeomanry Rd	SOLD
Shrewsbury, SY1 3EH	Shropshire County	
Sale Date: 01/05/2016	Unit Type: 999 SF Light Industrial Unit	
Sale Price: -	Year Built/Age: Built 1991 Age: 25	
Price/SF: -	NIA: 999 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 3658834		
Research Status: -		
35	Unit 3 - 1-3 Yeomanry Rd	PENDING
Shrewsbury, SY1 3EH	Shropshire County	
Asking Price: £180,000	Sale Type: Owner User	
Price/SF: £114.87	Unit Type: 1,567 SF Light Industrial Unit	
Days on Market: 103	Bldg Status: Built 2011	
Sale Status: Pending	NIA: 24,219 SF	
Net Initial Yield: -	Sale Conditions: -	
36	Unit 6 & 7 - The Courtyard - 11 Yeomanry Rd	SOLD
Shrewsbury, SY1 3EH	Shropshire County	
Sale Date: 29/03/2018	Bldg Type: Office	
Sale Price: £186,000 - Confirmed	Year Built/Age: Built 2004 Age: 13	
Price/SF: £62.29	NIA: 2,986 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4755791		
Research Status: Confirmed		

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

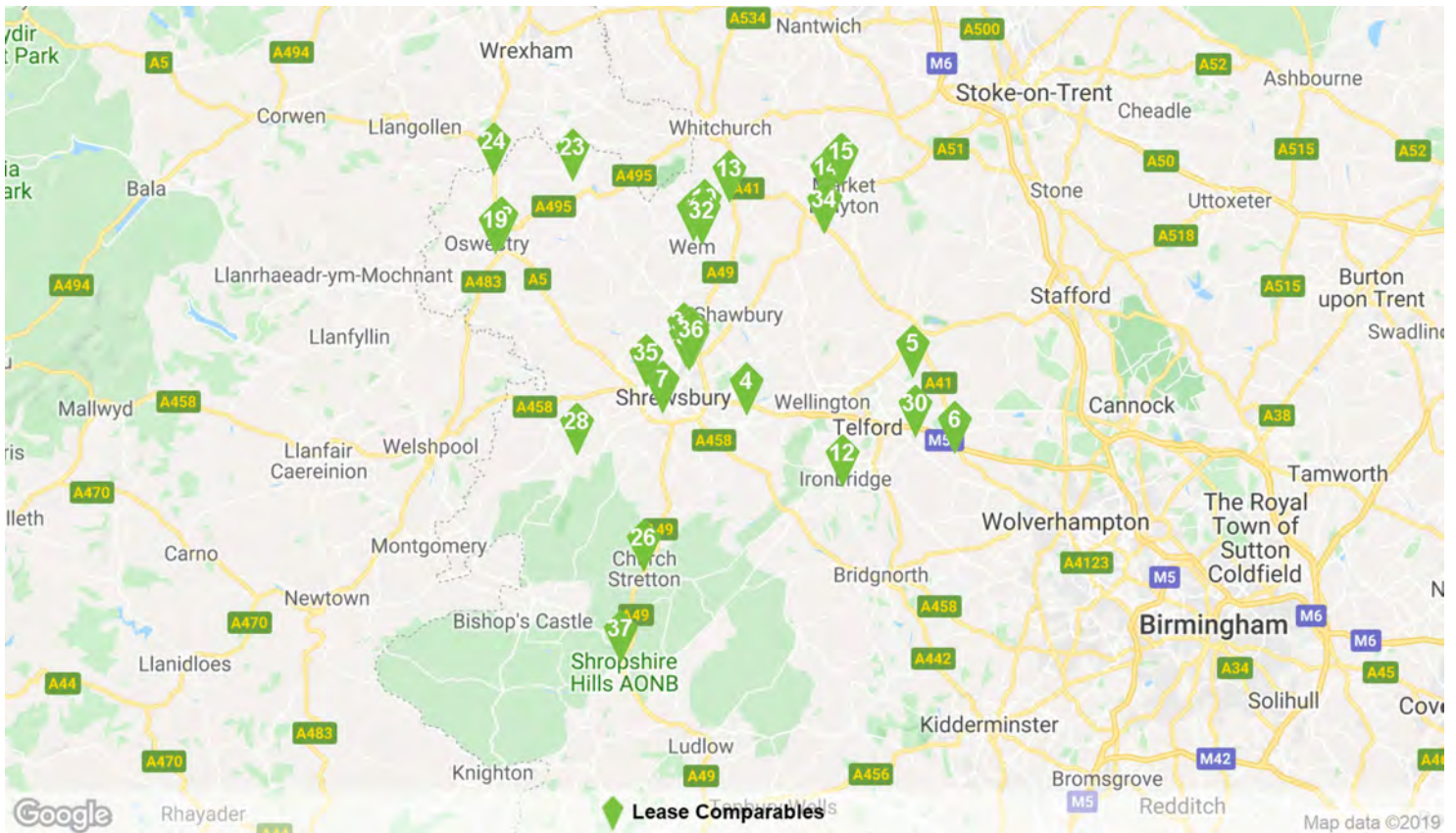
99

£3.74

£3.42

12

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	80	£1.54	£3.74	£4.56	£8.52
Achieved Rent Per SF	23	£1.09	£3.42	£3.95	£10.31
Net Effective Rent Per SF	15	£1.09	£2.98	£3.17	£6.18
Asking Rent Discount	14	-44.2%	-3.7%	0.0%	51.0%
TI Allowance	-	-	-	-	-
Rent Free Months	1	6	6	6	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	88	1	12	7	132
Deal Size	99	463	6,038	3,166	45,769
Lease Deal in Months	39	12.0	66.0	60.0	180.0
Floor Number	99	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 Maes Y Clawdd	★★★★★	5,015	GRND	02/12/2019	New	£4.99	Asking
2 15 Vanguard Way	★★★★★	3,724	GRND	22/11/2019	New	£6.04	Asking
3 Wem Business Park New St	★★★★★	737	GRND,...	15/10/2019	New	£6.51/fri	Asking
4 Atcham Business Park	★★★★★	1,000	GRND	30/09/2019	New	£5.00	Asking
5 Lilleshall Hall Farm	★★★★★	1,350	1st	30/09/2019	New	£2.96/fri	Asking
6 Cosford Business Park Long Ln	★★★★★	1,700	GRND	05/08/2019	New	£6.00/fri	Asking
7 St. Kenelm Business Park 107 Longden Rd	★★★★★	5,500	GRND	17/07/2019	New	-	-
8 Units 1-4 Adderley Rd	★★★★★	7,805	GRND,...	11/07/2019	New	£3.84/fri	Asking
9 Soultion Rd	★★★★★	3,450	GRND	11/06/2019	New	£1.74	Asking
10 Soultion Rd	★★★★★	3,450	GRND	11/06/2019	New	£1.74	Asking
11 28 Vanguard Way	★★★★★	3,125	GRND	03/06/2019	New	£7.68/fri	Asking
12 Units A - C King St	★★★★★	1,218	GRND	01/06/2019	New	£4.52	Asking
13 Shrewsbury Rd	★★★★★	7,500	GRND	01/05/2019	New	£2.00	Asking
14 Shrewsbury Rd	★★★★★	1,076	GRND	27/04/2019	New	£6.51/fri	Asking
14 Shrewsbury Rd	★★★★★	1,076	GRND	27/04/2019	New	£6.51/fri	Asking
14 Shrewsbury Rd	★★★★★	1,076	GRND	27/04/2019	New	£6.51/fri	Asking
14 Shrewsbury Rd	★★★★★	1,076	GRND	27/04/2019	New	£6.51/fri	Asking
15 Adderley Rd	★★★★★	1,400	GRND	23/04/2019	New	£5.36	Asking
16 Rosehill Rd	★★★★★	6,807	GRND	18/04/2019	New	£4.49	Asking
17 Kendal Rd	★★★★★	8,128	GRND,1	01/04/2019	New	£2.39/fri	Asking
18 Aspect House Maes Y Clawdd	★★★★★	3,767	GRND	01/04/2019	New	£5.04/fri	Asking

Lease Comps Summary

Lease Comps Report









Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19 Mile Oak Industrial Estate Maesbury Rd	★★★★★	19,326	GRND	01/04/2019	New	£2.07/fri	Effective
17 Centurion Park	★★★★★	3,563	GRND	04/02/2019	New	£3.37	Asking
20 Rosehill Rd	★★★★★	1,004	GRND	01/02/2019	New	£4.49/fri	Effective
20 Rosehill Rd	★★★★★	1,880	GRND	05/01/2019	New	£3.56/fri	Effective
21 Knights Way	★★★★★	2,429	GRND	01/12/2018	New	£4.94/fri	Asking
22 Former G4S Premises Lancaster Rd	★★★★★	3,755	GRND	01/12/2018	New	£4.66	Asking
23 Cargotech Industrial Park	★★★★★	8,400	GRND	26/11/2018	New	£2.75/fri	Asking
24 June House Chirk Rd	★★★★★	4,463	GRND,...	01/11/2018	New	£3.92/fri	Asking
25 Harlescott Ln	★★★★★	6,995	GRND	01/11/2018	New	£2.28/fri	Asking
13 Shrewsbury Rd	★★★★★	2,500	GRND	22/10/2018	New	£2.70	Effective
13 Shrewsbury Rd	★★★★★	45,769	GRND	04/10/2018	New	£1.09	Effective
13 Shrewsbury Rd	★★★★★	3,154	GRND	02/10/2018	New	£2.95	Effective
26 Crossways	★★★★★	747	GRND	01/10/2018	New	£5.89/fri	Asking
20 Rosehill Rd	★★★★★	3,923	GRND	01/10/2018	New	£1.70/fri	Effective
13 Shrewsbury Rd	★★★★★	14,000	GRND	01/10/2018	New	-	-
27 Vanguard Way	★★★★★	2,473	GRND,...	21/09/2018	New	£4.85/fri	Asking
20 Rosehill Rd	★★★★★	1,034	GRND	17/09/2018	New	£3.47/fri	Asking
28 Minsterley	★★★★★	463	GRND	07/09/2018	New	£7.02/fri	Asking
29 Vanguard Way	★★★★★	5,250	GRND	31/08/2018	New	£7.23/fri	Asking
30 Aston St	★★★★★	1,400	GRND	30/08/2018	New	£5.00	Asking
13 Shrewsbury Rd	★★★★★	5,462	GRND	29/08/2018	New	£3.17	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
31 WEM Engineering Estate Church Ln	★★★★★	13,777	GRND	16/08/2018	New	£2.75/iri	Asking
32 The Old Creamery Aston Rd	★★★★★	3,876	GRND,1	10/08/2018	New	£4.74	Asking
33 87A Whithurch Rd	★★★★★	1,876	GRND	10/08/2018	New	£4.30/fri	Asking
30 Aston St	★★★★★	2,800	GRND	09/08/2018	New	£5.54	Asking
34 Rosehill Rd	★★★★★	1,034	GRND	09/08/2018	New	£3.20/fri	Asking
35 Kalmar House 2 Clayton Way	★★★★★	14,545	GRND,...	01/08/2018	New	-	-
36 Harlescott Ln	★★★★★	5,091	GRND	25/07/2018	New	-	-
37 Long Lane Industrial Est... Stokewood Rd	★★★★★	11,357	GRND	25/07/2018	New	£2.50/fri	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Maes Y Clawdd Oswestry, SY10 8NN Shropshire Ind Submarket	The Pensions Trust	5,015 New Direct	Dec 2019			
 	15 Vanguard Way Shrewsbury, SY1 3TG Shropshire Ind Submarket	Morris & Co Ltd	3,724 New Direct	Dec 2019			
 	Wem Business Park New St Shrewsbury, SY4 5JX Shropshire Ind Submarket	Orderplant Ltd	737 New Direct	Oct 2019			
 	Atcham Business Park Atcham, SY4 4UG Shropshire Ind Submarket		1,000 New Direct	Oct 2019 6 Years		£3.00/SF	
 	Lilleshall Hall Farm Newport, TF10 9AS Shropshire Ind Submarket		1,350 New Direct	Sep 2019			
 	Cosford Business Park Long Ln Shifnal, TF11 8PJ Shropshire Ind Submarket	Mr & Mrs Wood	1,700 New Direct	Oct 2019			













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	St. Kenelm Business Park 107 Longden Rd Shrewsbury, SY3 9PU Shropshire Ind Submarket	St. Kenelm Properties Plc	5,500 New Direct	Aug 2019			
 	Units 1-4 Adderley Rd Market Drayton, TF9 3SW Shropshire Ind Submarket	P.R.H. Holdings Ltd	7,805 New Direct	Jul 2019			
 	Soulton Rd Shrewsbury, SY4 5SD Shropshire Ind Submarket		3,450 New Direct	Jul 2019			
 	Soulton Rd Shrewsbury, SY4 5SD Shropshire Ind Submarket		3,450 New Direct	Jul 2019			
 	28 Vanguard Way Shrewsbury, SY1 3TG Shropshire Ind Submarket	Morris & Company Ltd	3,125 New Direct	Jun 2019 5 Years		£3.57/SF	
 	Units A - C King St Broseley, TF12 5NA Shropshire Ind Submarket		1,218 New Direct	Jun 2019			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	Prees Developments Ltd	7,500 New Direct	May 2019			
 	Shrewsbury Rd Market Drayton, TF9 3SQ Shropshire Ind Submarket	Shropshire County Council	1,076 New Direct	Apr 2019			
 	Shrewsbury Rd Market Drayton, TF9 3SQ Shropshire Ind Submarket	Shropshire County Council	1,076 New Direct	Apr 2019			
 	Shrewsbury Rd Market Drayton, TF9 3SQ Shropshire Ind Submarket	Shropshire County Council	1,076 New Direct	Apr 2019			
 	Shrewsbury Rd Market Drayton, TF9 3SQ Shropshire Ind Submarket	Shropshire County Council	1,076 New Direct	Apr 2019			
 	Talbot Way Market Drayton, TF9 3SJ Shropshire Ind Submarket	Longford Investments (Cannock) L...	1,400 New Direct	Apr 2019		£2.30/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Rosehill Rd Market Drayton, TF9 2JU Shropshire Ind Submarket	Shropshire Industrial Estates Ltd	6,807 New Direct	Jun 2019			
 	Kendal Rd Shrewsbury, SY1 4EH Shropshire Ind Submarket	Morris Property Ltd	8,128 New Direct	Apr 2019		£1.76/SF	
 	Aspect House Maes Y Clawdd Oswestry, SY10 8NN Shropshire Ind Submarket	Mr Tim Hamsworth	3,767 New Direct	Apr 2019			
 	Mile Oak Industrial Estate Maesbury Rd Oswestry, SY10 8GA Shropshire Ind Submarket	Links Electrical Supplies Ltd	19,326 New Direct	Apr 2019 6 Years	£2.07/SF £2.07/SF		Mar 2022
 	Kendal Rd Shrewsbury, SY1 4EH Shropshire Ind Submarket	Morris Property Ltd	3,563 New Direct	Feb 2019		£1.10/SF	
 	Rosehill Rd Market Drayton, TF9 2JU Shropshire Ind Submarket	Shropshire Industrial Estates Ltd	1,004 New Direct	Feb 2019 6 Years	£4.49/SF £4.49/SF		Aug 2020... Aug 2022

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Rosehill Rd Market Drayton, TF9 2JU Shropshire Ind Submarket	Shropshire Industrial Estates Ltd	1,880 New Direct	Jan 2019 6 Years	£3.56/SF £3.56/SF		Jan 2022 Jan 2022
 	Knights Way Shrewsbury, SY1 3FF Shropshire Ind Submarket	Shropshire County Council	2,429 New Direct	Feb 2019			
 	Former G4S Premises Lancaster Rd Shrewsbury, SY1 3LG Shropshire Ind Submarket		3,755 New Sublease	Feb 2019		£2.00/SF	
 	Cargotec Industrial Park Ellesmere, SY12 9JW Shropshire Ind Submarket	Townson Estates plc	8,400 New Direct	Feb 2019		£1.49/SF	
 	June House Chirk Rd Chirk, LL14 5DG Shropshire Ind Submarket	Trevor (Brynkinalt) Estate	4,463 New Direct	Feb 2019		£1.69/SF	
 	Harlescott Ln Shrewsbury, SY1 3AG Shropshire Ind Submarket		6,995 New Direct	Jan 2019 3 Years			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	Mutneys Professional Pet Care Ltd Prees Developments Ltd	2,500 New Direct	Oct 2018 1 Year	£2.70/SF £2.70/SF		
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	AAT Recycling Ltd Prees Developments Ltd	45,769 New Direct	Oct 2018 5 Years	£1.09/SF £1.09/SF		Oct 2021
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	Prees Metals Ltd Prees Developments Ltd	3,154 New Direct	Oct 2018 3 Years	£2.95/SF £2.95/SF		
 	Crossways Church Stretton, SY6 6EA Shropshire Ind Submarket	Network Space Holdings Ltd	747 New Direct	Oct 2018		£2.87/SF	
 	Rosehill Rd Market Drayton, TF9 2JU Shropshire Ind Submarket	RM2 Shropshire Industrial Estates Ltd	3,923 New Direct	Nov 2018 6 Years	£1.70/SF £1.70/SF	£1.48/SF	
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	Emerald Trading Waste Solutions L... Prees Developments Ltd	14,000 New Direct	Oct 2018 3 Years			












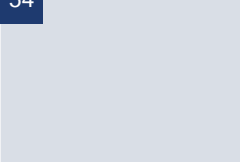
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	38 Vanguard Way Shrewsbury, SY1 3TG Shropshire Ind Submarket	Morris & Company Ltd	2,473 New Assignment	Oct 2018		£3.72/SF	
 	Rosehill Rd Market Drayton, TF9 2JU Shropshire Ind Submarket	PDCU Ltd Shropshire Industrial Estates Ltd	1,034 New Direct	Sep 2018 6 Years		£5.63/SF	
 	Minsterley Shrewsbury, SY5 0EQ Shropshire Ind Submarket		463 New Direct	Oct 2018			
 	Vanguard Way Shrewsbury, SY1 3TG Shropshire Ret Submarket	Morris & Company Ltd	5,250 New Assignment	Sep 2018		£4.65/SF	
 	Aston St Shifnal, TF11 8DT Shropshire Ind Submarket	Bright Star Boxing Academy	1,400 New Direct	Oct 2018			
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	Camden Group Ltd Prees Developments Ltd	5,462 New Direct	Sep 2018 3 Years	£3.17/SF £3.17/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	WEM Engineering Estate Church Ln Shrewsbury, SY4 5HS Shropshire Ind Submarket	Rcs Management Limited	13,777 New Direct	Nov 2018		£1.52/SF	
 	The Old Creamery Aston Rd Shrewsbury, SY4 5BA Shropshire Ind Submarket	J P SMITH AND SONS LIMITED	3,876 New Direct	Sep 2018			
 	87-87A Whitchurch Rd Shrewsbury, SY1 4EE Shropshire Ret Submarket		1,876 New Direct	Sep 2018		£3.26/SF	
 	Aston St Shifnal, TF11 8DT Shropshire Ind Submarket		2,800 New Direct	Sep 2018			
 	Rosehill Rd Market Drayton, TF9 2JU Shropshire Ind Submarket	Shropshire Industrial Estates Ltd	1,034 New Direct	Sep 2018			
 	Kalmar House 2 Clayton Way Shrewsbury, SY3 5AL Shropshire Ind Submarket	Kalmar Global Shropshire County Council	14,545 New Direct	Nov 2018		£2.41/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Harlescott Ln Shrewsbury, SY1 3AY Shropshire Ind Submarket		5,091 New Direct	Sep 2018			
 	Long Lane Industrial Estate Stokewood Rd Craven Arms, SY7 8DU Shropshire Ind Submarket		11,357 New Direct	Oct 2018			
 	Long Lane Industrial Estate Stokewood Rd Craven Arms, SY7 8DU Shropshire Ind Submarket		4,043 New Direct	Aug 2018			
 	Long Lane Industrial Estate Stokewood Rd Craven Arms, SY7 8DU Shropshire Ind Submarket		6,762 New Direct	Sep 2018			
 	36A Vanguard Way Shrewsbury, SY1 3TG Shropshire Ind Submarket	Manbat Morris & Company Ltd	34,000 New Direct	Jun 2018 15 Years	£6.50/SF £6.18/SF	6 Mos at Start	Jun 2028 Jun 2023...
 	King St Broseley, TF12 5LT Shropshire Ind Submarket		756 New	Jun 2018 5 Years	£10.31/SF		













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Aston St Shifnal, TF11 8DT Shropshire Ind Submarket	Tekstyla UK Ltd	1,400 New Direct	May 2018			
 	Crossways Church Stretton, SY6 6EA Shropshire Ind Submarket	Engraving & Gifts Network Space Holdings Ltd	2,474 New Direct	Jun 2018 3 Years	£4.92/SF £4.92/SF	£2.07/SF	
 	Cargotec Industrial Park Ellesmere, SY12 9JW Shropshire Ind Submarket	Townson Estates plc	8,400 New Direct	Jul 2018		£1.14/SF	
 	Duke St Broseley, TF12 5LT Shropshire Ind Submarket	Custom Oak Ltd ASHBY LONDON (PP)	3,706 New Direct	May 2018 5 Years	£2.35/SF £2.35/SF		May 2021
 	294-298 Monkmoor Rd Shrewsbury, SY2 5TF Shropshire Ind Submarket	Salop Music Centre Laf Holdings Limited	4,971 New Direct	May 2018 3 Years		£1.78/SF	
 	Vanguard Way Shrewsbury, SY1 3TG Shropshire Ind Submarket	Morris & Company Ltd	6,560 New Direct	Jun 2018			











Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Vernon Dr Shrewsbury, SY1 3TF Shropshire Ind Submarket	Shropshire Council	1,846 New Direct	Jun 2018 6 Years		£2.37/SF	
 	Mynd Industrial Estate Units 6 - 7 Mynd Industrial Est Church Stretton, SY6 6EA Shropshire Ind Submarket	Network Space Holdings Ltd	2,436 New Direct	Apr 2018		£2.01/SF	
 	The Old Saw Yard Ladymas Rd Shrewsbury, SY4 3DL Shropshire Ind Submarket		5,221 New Direct	May 2018 3 Years			
 	Stoney Stretton Shrewsbury, SY5 9PZ Shropshire Ind Submarket		817 New Direct	Mar 2018		£2.05/SF	
 	Bus Depot Salop Rd Oswestry, SY11 2RB Shropshire Ind Submarket	Arriva plc	7,053 Direct	Mar 2018 10 Years			Mar 2023
 	Knights Way Shrewsbury, SY1 3AB Shropshire Ind Submarket	EET Europarts Limited	20,621 Renewal Direct	Mar 2018 5 Years	£5.33/SF		Mar 2022







Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Aspect House Maes Y Clawdd Oswestry, SY10 8NN Shropshire Ind Submarket	Harding Tile Supplies Ltd Mr Tim Hamsworth	2,641 New Direct	Mar 2018 6 Years	£4.73/SF £4.73/SF		Mar 2021
 	Walkmill Business Park Sutton Rd Market Drayton, TF9 2HT Shropshire Ind Submarket	Vivify Kitchen Ltd	772 New Direct	Feb 2018	£6.02/SF		
 	Walkmill Business Park Sutton Rd Market Drayton, TF9 2HT Shropshire Ind Submarket	Mark Bowden	503 New Direct	Feb 2018	£6.96/SF		
 	Castle Foregate Shrewsbury, SY1 2EG Shropshire Ind Submarket	Network Rail	1,328 New Direct	Feb 2018 Month-To-Month	£5.72/SF		
 	Oakfields Heath Rd Whitchurch, SY13 2AA Shropshire Ind Submarket	Cadstones Tool Hire Mr Ken Sutton	4,660 New Direct	Feb 2018 3 Years	£3.22/SF £3.22/SF		
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	McFour Ltd Prees Developments Ltd	6,796 New	Feb 2018 3 Years	£2.94/SF		Feb 2019



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Harlscott Ln Shrewsbury, SY1 3AG Shropshire Ind Submarket	Multiplication Limited	41,058 New Direct	Jun 2018		£1.26/SF	
 	Vanguard Way Shrewsbury, SY1 3TG Shropshire Ind Submarket	Morris & Company Ltd	1,960 New Direct	Feb 2018 9 Years			
 	Off Castle Foregate Shrewsbury, SY1 2EG Shropshire Ind Submarket	Network Rail	1,100 New Direct	Feb 2018 Month-To-Month	£5.20/SF		
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	AAT Recycling Ltd Prees Developments Ltd	14,029 New Direct	Apr 2018 3 Years	£2.00/SF £2.00/SF		
 	Atcham Business Park Shrewsbury, SY4 4UG Shropshire Ind Submarket	Hereford Storage Limited	7,000 New	Jan 2018 15 Years			
 	Featherbed Ln Shrewsbury, SY1 4NS Shropshire Ind Submarket	Days Rental Furrows Ltd	13,584 New	Dec 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Warehouse Facility Shakespeare Way Whitchurch, SY13 1LJ Shropshire Ind Submarket	Grocontinental Grocontinental	3,000 New Direct	Dec 2017 15 Years			Dec 2022...
	Castle Foregate Shrewsbury, SY1 2EG Shropshire Ind Submarket	Network Rail	1,320 New Direct	Dec 2017	£6.14/SF		
	Cartmel Dr Shrewsbury, SY1 3TB Shropshire Ind Submarket	South Street Capital (Holdings) Ltd	1,506 New Direct	Oct 2017 6 Years		£8.00/SF	
	Cartmel Dr Shrewsbury, SY1 3TB Shropshire Ind Submarket	South Street Capital (Holdings) Ltd	1,506 New Direct	Oct 2017 6 Years		£8.00/SF	
	Units 5-8 Tern Valley Business Park Market Drayton, TF9 3SQ Shropshire Ind Submarket	Molkerei Alois Muller Gmbh	1,054 New Direct	Oct 2017			
	Units 5-8 Tern Valley Business Park Market Drayton, TF9 3SQ Shropshire Ind Submarket	Molkerei Alois Muller Gmbh	1,054 New Direct	Oct 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Shrewsbury Rd Whitchurch, SY13 2DJ Shropshire Ind Submarket	Prees Developments Ltd	2,280 New Direct	Oct 2017			
 	Lancaster Rd Shrewsbury, SY1 3LG Shropshire Ind Submarket		3,986 New Direct	Aug 2017		£2.46/SF	
 	Workshop Hayford Farm Shrewsbury, SY5 9PF Shropshire Ind Submarket		2,012 New Direct	Sep 2017 3 Years			
 	Oswestry Industrial Buildings Maesbury Rd Oswestry, SY10 8HA Shropshire Ind Submarket		8,509 New Direct	Jul 2017		£1.34/SF	
 	Plot 22 Vernon Dr Shrewsbury, SY1 3TF Shropshire Ind Submarket	Shropshire Council	5,941 New Direct	Jul 2017 3 Years		£3.89/SF	
 	Saxon House - Industrial Warehouse Faraday Dr Bridgnorth, WV15 5BA Shropshire Ind Submarket	Building Consultancy & Site Mana...	3,169 New Direct	May 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
91	 Rosehill Rd Market Drayton, TF9 2JU Shropshire Ind Submarket	Shropshire Industrial Estates Ltd	940 New Direct	Oct 2017			
92	 1 Maesbury Rd Oswestry, SY10 8NH Shropshire Ind Submarket		22,750 New Direct	Apr 2017		£0.99/SF	
93	 Minsterley Shrewsbury, SY5 0EQ Shropshire Ind Submarket	Swains Property Ltd	1,518 New Direct	May 2017 3 Years		£1.79/SF	
94	 Cartmel Dr Shrewsbury, SY1 3TB Shropshire Ind Submarket	South Street Capital (Holdings) Ltd	1,000 New Direct	Apr 2017 6 Years		£2.40/SF	
95	 Cartmel Dr Shrewsbury, SY1 3TB Shropshire Ind Submarket	South Street Capital (Holdings) Ltd	2,518 New Direct	Apr 2017 6 Years		£4.79/SF	
96	 Flow Supply Chain Solutions Crow Ln Market Drayton, TF9 2EJ Shropshire Ind Submarket		44,953 New Direct	Aug 2017		£0.62/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
97	 Chirk Rd Wrexham, LL14 5DG Shropshire Ind Submarket	OTL Electrical Penarth Commercial Properties	3,166 New Direct	Apr 2017 3 Years	£3.95/SF £3.95/SF	£2.00/SF	
98	 Dale House Ennerdale Rd Shrewsbury, SY1 3LD Shropshire Ind Submarket		1,836 New Direct	Apr 2017 6 Years			
99	 Atcham Business Park Shrewsbury, SY4 4UG Shropshire Ind Submarket	Hereford Storage Limited	15,000 New Direct	May 2017 6 Years		£1.64/SF	

Asking Rent Per SF

£3.74

Achieved Rent Per SF

£3.42

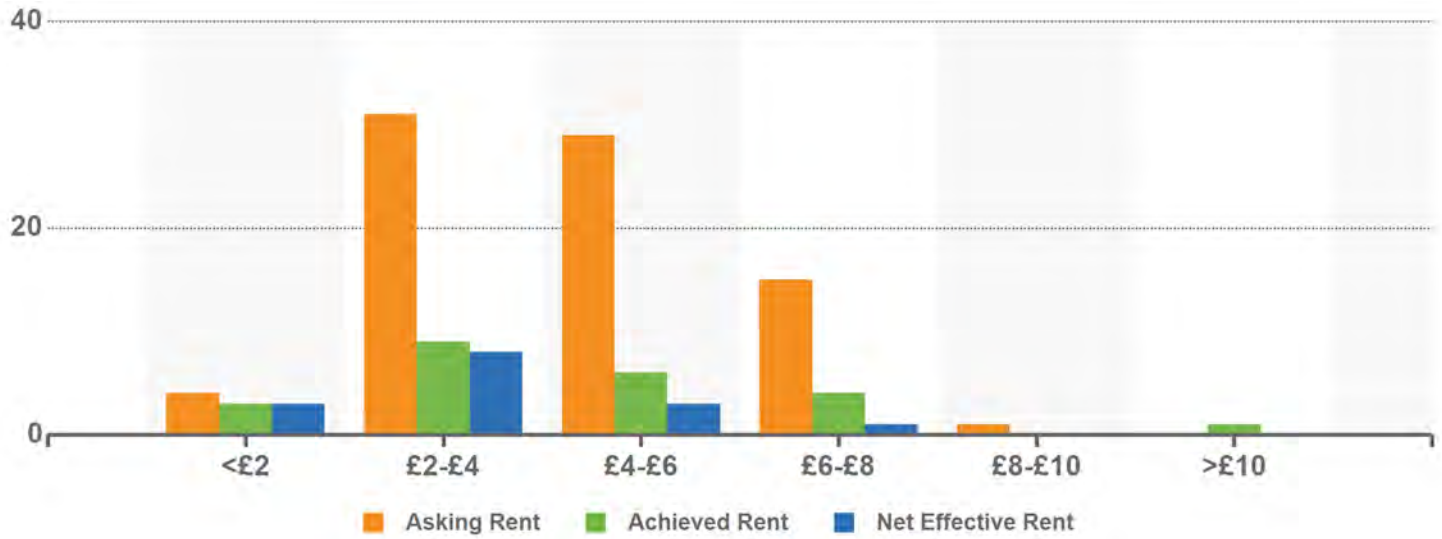
Net Effective Rent Per SF

£2.98

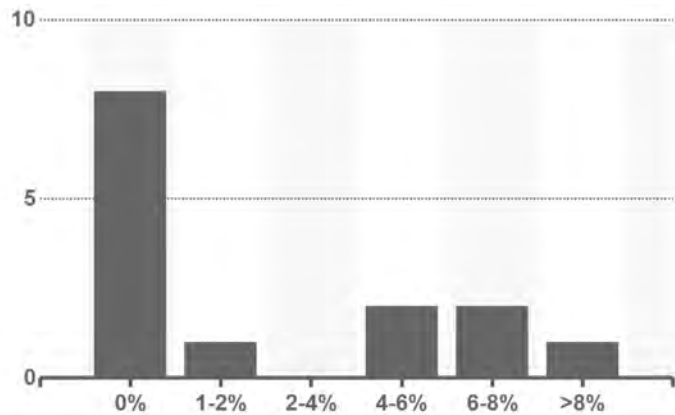
Avg. Rent Free Months

6.0

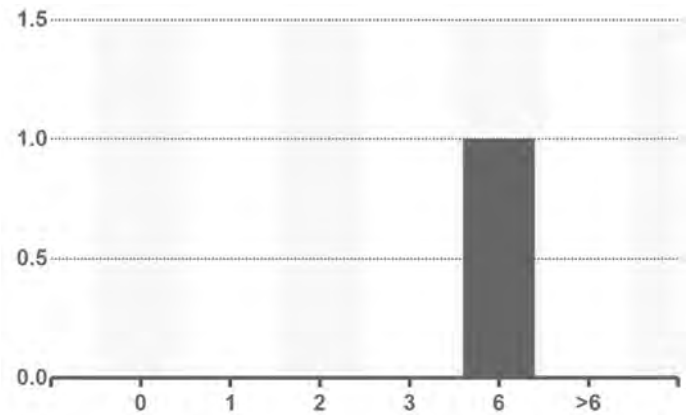
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Light Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	8,398 SF	9,235 SF	9,235 SF	10,072 SF	2
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	127	127	127	127	2
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-
Industrial					
Price					
For Sale & UC/Pending	£150,000	£457,843	£399,950	£1,000,000	7
Sold Transactions	£87,500	£1,041,928	£437,758	£5,500,000	21
NIA					
For Sale & UC/Pending	1,836 SF	29,016 SF	10,541 SF	188,340 SF	17
Sold Transactions	998 SF	10,896 SF	3,337 SF	194,206 SF	72
Price per SF					
For Sale & UC/Pending	£12.83	£28.21	£72.14	£161.76	7
Sold Transactions	£13.21	£47.78	£64.01	£289.47	21
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.18%	7.05%	7.05%	8.92%	2
Days on Market					
For Sale & UC/Pending	68	265	166	941	17
Sold Transactions	36	238	231	1,528	47
Sale Price to Asking Price Ratio					
Sold Transactions	79.55%	93.38%	89.67%	120.08%	6

Quick Stats Report

	Low	Average	Median	High	Count
General Retail					
Price					
For Sale & UC/Pending	£350,000	£350,000	£350,000	£350,000	1
Sold Transactions	-	-	-	-	-
Centre Size					
For Sale & UC/Pending	5,292 SF	5,292 SF	5,292 SF	5,292 SF	1
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	£66.14	£66.14	£66.14	£66.14	1
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	103	103	103	103	1
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

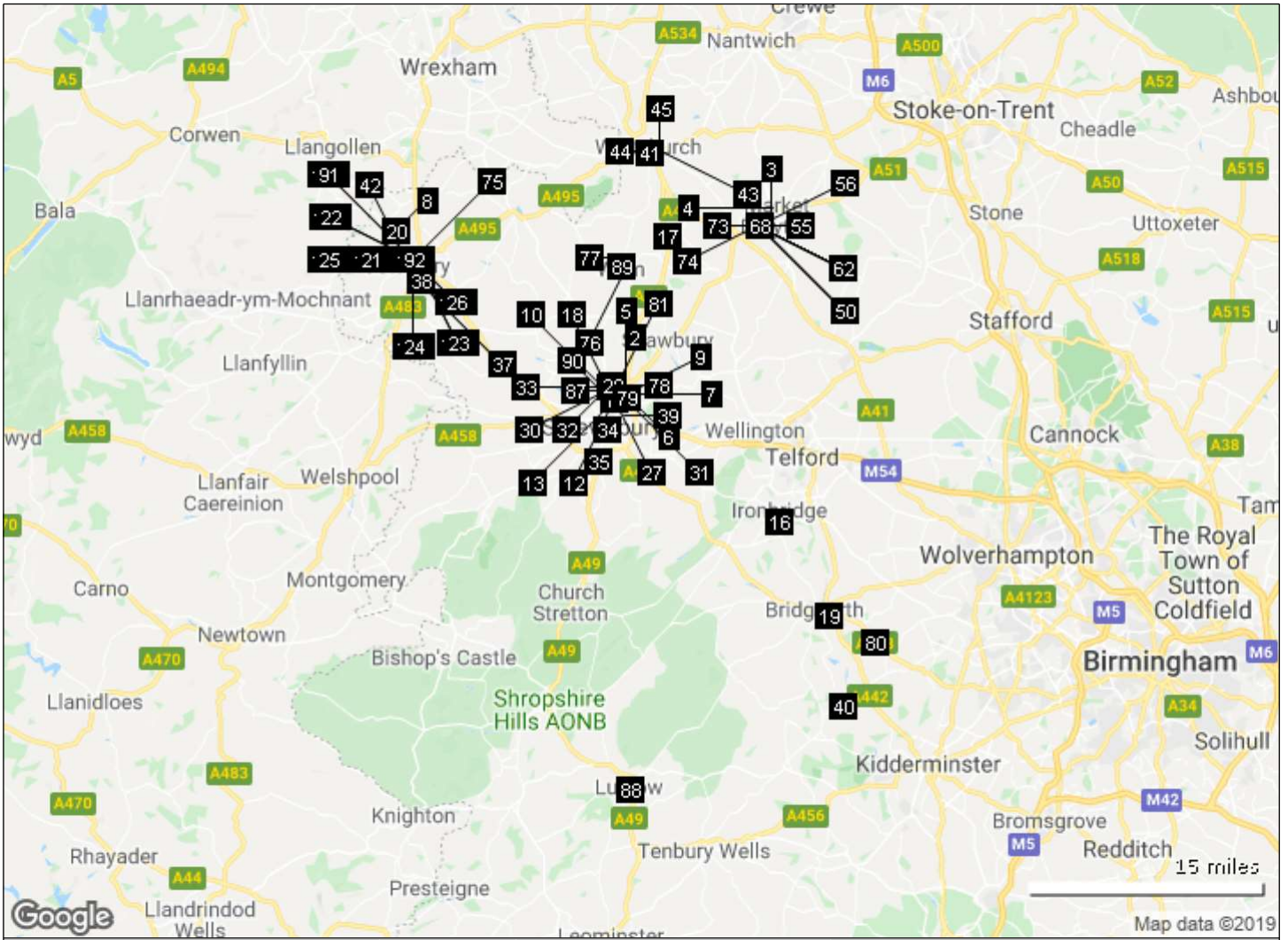
Totals

For Sale & UC/Pending	Asking Price Total:	£3,554,900	Total For Sale Transactions:	18
Sold Transactions	Total Sales Volume:	£21,880,497	Total Sales Transactions:	74
	Total Included in Analysis:	£25,435,397	Total Included in Analysis:	92

Survey Criteria

basic criteria: Type of Property - Industrial; Sale Date - from 08/12/2015; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Shropshire (Shropshire & Staffordshire)















	Address	City	Property Info	Sale Info
1-1	Bay 3, Gobowen Rd	Oswestry	10,541 SF Industrial/Warehouse	Portfolio Pending: w/Asking Price of -
1-2	Bay 4, Gobowen Rd	Oswestry	6,277 SF Industrial/Warehouse	Portfolio Pending: w/Asking Price of -
1-3	Building 5, Gobowen Rd	Oswestry	3,663 SF Industrial/Warehouse	Portfolio Pending: w/Asking Price of -
1-4	Gate House, Gobowen Rd	Oswestry	11,944 SF Industrial/Manufacturing	Portfolio Pending: w/Asking Price of -
1-5	Main Warehouse Building, Gobowen Rd	Oswestry	100,597 SF Industrial/Warehouse	Portfolio Pending: w/Asking Price of -
1-6	The Widney Building, Gobowen Rd	Oswestry	22,604 SF Industrial	Portfolio Pending: w/Asking Price of -
1-7	Haydocks Building 11, Whittington Rd	Oswestry	20,805 SF Industrial/Warehouse	Portfolio Pending: w/Asking Price of -
1-8	Whittington Rd	Oswestry	11,909 SF Industrial/Warehouse	Portfolio Pending: w/Asking Price of -
2	Hardwicke Garage, Acton Bank	Shrewsbury	1,691 SF Industrial/Service	Sold: -
3	Industrial Unit with Land, Adderley Rd	Market Drayton	2,072 SF Industrial/Service	Sold: £115,000 (£55.50/SF)
4	Vicon Works, Adderley Rd	Market Drayton	50,803 SF Industrial/Warehouse	Sold: £3,000,000 (£59.05/SF)
5	Sundorne Retail Park, Arlington Way (Part of Multi-Property Sale)	Shrewsbury	40,030 SF Industrial/Warehouse	Sold: -
6	Sundorne Retail Park, Arlington Way (Part of Multi-Property Sale)	Shrewsbury	22,730 SF Industrial/Warehouse	Sold: -







7	Sundorne Retail Park, B1-B2 Arlington Way (Part of Multi- Property Sale)	Shrewsbury	11,737 SF Industrial/Warehouse	Sold: -
8	Bank Top Industrial Estat	Oswestry	3,000 SF Industrial/Service	Under Contract: w/Asking Price of -
9	Cartmel Dr (Part of Multi-Property Sale)	Shrewsbury	16,070 SF Industrial/Warehouse	Sold: £1,028,597 (£64.01/SF)
10	Cartmel Dr (Part of Multi-Property Sale)	Shrewsbury	5,521 SF Industrial/Service	Sold: £410,530 (£74.36/SF)
11	Cartmel Dr (Part of Multi-Property Sale)	Shrewsbury	5,952 SF Industrial/Service	Sold: £202,369 (£34/SF)
12	Cartmel Dr (Part of Multi-Property Sale)	Shrewsbury	6,409 SF Industrial/Service	Sold: £542,108 (£84.59/SF)
13	Cartmel Dr (Part of Multi-Property Sale)	Shrewsbury	4,000 SF Industrial/Service	Sold: £278,635 (£69.66/SF)
14	Cartmel Dr (Part of Multi-Property Sale)	Shrewsbury	5,547 SF Industrial/Service	Sold: £437,758 (£78.92/SF)
15	Hoistquip Building, Cartmel Dr	Shrewsbury	5,841 SF Industrial/Service	Sold: -
16	Former Oakley Arnold Premises, Cockshutt Ln	Broseley	4,550 SF Industrial/Service	Sold: -
17	Grange Works, Cruckmoor Ln	Whitchurch	77,932 SF Industrial/Service	Pending: w/Asking Price of £1,000,000 (£12.83/SF)
18	Dale House, Ennerdale Rd	Shrewsbury	1,836 SF Industrial/Service	Pending: w/Asking Price of £150,000 (£81.70/SF)
19	Former Filtermist International Premises, Faraday Dr	Bridgnorth	21,695 SF Industrial/Warehouse	Sold: £650,000 (£29.96/SF)
20	Old Ifton Colliery, Glyn Morlas Ln	Oswestry	18,768 SF Industrial/Warehouse	Sold: £610,000 (£32.50/SF)
21	The Widney Building, Gobowen Rd	Oswestry	22,604 SF Industrial	Pending: w/Asking Price of -
22	Main Warehouse Building, Gobowen Rd	Oswestry	100,597 SF Industrial/Warehouse	Pending: w/Asking Price of -
23	Gate House, Gobowen Rd	Oswestry	11,944 SF Industrial/Manufacturing	Pending: w/Asking Price of -
24	Bay 3, Gobowen Rd	Oswestry	10,541 SF Industrial/Warehouse	Pending: w/Asking Price of -
25	Bay 4, Gobowen Rd	Oswestry	6,277 SF Industrial/Warehouse	Pending: w/Asking Price of -
26	Building 5, Gobowen Rd	Oswestry	3,663 SF Industrial/Warehouse	Pending: w/Asking Price of -
27	Harlscott Ln	Shrewsbury	9,514 SF Industrial/Warehouse	Sold: -
28	Henry Clos	Shrewsbury	2,568 SF Industrial/Warehouse	Under Contract: w/Asking Price of £195,000 (£75.93/SF)
29	Unit 3, Knights Way	Shrewsbury	6,653 SF Industrial/Service	Pending: w/Asking Price of £399,950 (£60.12/SF)
30	Knights Way	Shrewsbury	10,890 SF Industrial/Warehouse	Sold: -
31	Knights Way	Shrewsbury	20,621 SF Industrial/Warehouse	Sold: -
32	4A Knights Way	Shrewsbury	5,292 SF General Retail/Auto Dealership	Pending: w/Asking Price of £350,000 (£66.14/SF)
33	The Oaks Business Park, 3-4 Knights Way	Shrewsbury	19,296 SF Industrial	Pending: w/Asking Price of £799,950 (£41.46/SF)
34	24 Longden Coleham	Shrewsbury	3,091 SF Industrial/Service	Under Contract: w/Asking Price of £500,000 (£161.76/SF)
35	The Old Chapel, Lyth Hill Rd	Shrewsbury	998 SF Industrial/Service	Sold: £87,500 (£87.68/SF)
36	Former Lindstrand Premises, Maesbury Rd, Unit A/Ground (Part of Multi-Unit Sale)	Oswestry	8,398 SF Light Industrial/Light Manufacturing	Sold: -
37	Former Lindstrand Premises, Maesbury Rd, Unit B/Ground (Part of Multi-Unit Sale)	Oswestry	10,072 SF Light Industrial/Light Manufacturing	Sold: -
38	Maes-Y-Clawdd	Oswestry	2,505 SF Industrial/Service	Sold: £215,000 (£85.83/SF)







39	Monkmoor Rd	Shrewsbury	3,596 SF Industrial/Warehouse	Sold: £175,000 (£48.67/SF)
40	New Rd	Bridgnorth	6,007 SF Industrial/Service	Sold: -
41	Whitchurch Ambulance Station, Queensway	Whitchurch	3,290 SF Industrial/Service	Sold: -
42	Bus Depot, Salop Rd	Oswestry	7,053 SF Industrial/Service	Sold: £500,000 (£70.89/SF)
43	Shakespeare Way	Whitchurch	17,000 SF Industrial/Warehouse	Sold: -
44	Marlowe Court, Shakespeare Way	Whitchurch	1,507 SF Industrial/Service	Sold: £120,000 (£79.63/SF)
45	Warehouse Facility, Shakespeare Way	Whitchurch	40,107 SF Industrial/Distribution	Sold: £530,000 (£13.21/SF)
46	Shrewsbury Rd	Market Drayton	2,152 SF Industrial/Warehouse	Sold: -
47	Shrewsbury Rd	Market Drayton	2,152 SF Industrial/Warehouse	Sold: -
48	Shrewsbury Rd	Market Drayton	2,152 SF Industrial/Warehouse	Sold: -
49	Shrewsbury Rd	Market Drayton	2,152 SF Industrial/Warehouse	Sold: -
50	Shrewsbury Rd	Market Drayton	2,152 SF Industrial/Warehouse	Sold: -
51	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
52	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
53	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
54	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
55	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
56	Shrewsbury Rd	Market Drayton	3,384 SF Industrial/Warehouse	Sold: -
57	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
58	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
59	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
60	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
61	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
62	Shrewsbury Rd	Market Drayton	1,076 SF Industrial	Sold: -
63	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
64	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
65	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
66	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
67	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
68	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
69	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
70	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -







71	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
72	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
73	Shrewsbury Rd	Market Drayton	1,076 SF Industrial/Warehouse	Sold: -
74	Tern Valley Business Park, 12 Shrewsbury Rd	Market Drayton	2,840 SF Industrial/Warehouse	Sold: -
75	Dennys Garage, 2A Smithfield St	Oswestry	3,033 SF Industrial/Warehouse	Sold: £200,000 (£65.94/SF)
76	Soulton Rd	Shrewsbury	10,580 SF Industrial/Warehouse	Sold: £275,000 (£25.99/SF)
77	Soulton Rd	Shrewsbury	3,450 SF Industrial/Service	Sold: -
78	Phoenix House, Stafford Dr	Shrewsbury	78,000 SF Industrial/Distribution	Sold: -
79	Showroom / Warehouse Unit, Station Rd	Shrewsbury	15,393 SF Industrial/Warehouse	Sold: -
80	Ridgewell Works, Stourbridge Rd	Bridgnorth	38,504 SF Industrial/Warehouse	Sold: £2,200,000 (£57.14/SF)
81	Trade Central, Vanguard Way	Shrewsbury	19,000 SF Industrial/Showroom	Sold: £5,500,000 (£289.47/SF)
82	36A Vanguard Way, A/Ground (Part of Multi-Unit Sale)	Shrewsbury	4,971 SF Industrial/Warehouse	Sold: -
83	36A Vanguard Way, B/Ground (Part of Multi-Unit Sale)	Shrewsbury	5,001 SF Industrial/Warehouse	Sold: -
84	36A Vanguard Way, C/Ground (Part of Multi-Unit Sale)	Shrewsbury	5,001 SF Industrial/Warehouse	Sold: -
85	36A Vanguard Way, D/Ground (Part of Multi-Unit Sale)	Shrewsbury	5,001 SF Industrial/Warehouse	Sold: -
86	36A Vanguard Way, E/Ground (Part of Multi-Unit Sale)	Shrewsbury	5,001 SF Industrial/Warehouse	Sold: -
87	36A Vanguard Way, F/Ground (Part of Multi-Unit Sale)	Shrewsbury	8,350 SF Industrial/Warehouse	Sold: -
88	Industrial Unit, Weeping Cross Ln	Ludlow	2,218 SF Industrial/Service	Pending: w/Asking Price of £160,000 (£72.14/SF)
89	Wem Business Park	Shrewsbury	1,839 SF Industrial/Service	Sold: -
90	Sentinel Works, Whitchurch Rd	Shrewsbury	194,206 SF Industrial/Warehouse	Sold: £4,803,000 (£24.73/SF)
91	Whittington Rd	Oswestry	11,909 SF Industrial/Warehouse	Pending: w/Asking Price of -
92	Haydocks Building 11, Whittington Rd	Oswestry	20,805 SF Industrial/Warehouse	Pending: w/Asking Price of -







1	Portfolio	PENDING
8 Industrial buildings in Oswestry, SHR, having total size of 188,340 SF.		
Asking Price: - Price/SF: - Days on Market: 166 Sale Status: Pending Net Initial Yield: -	Sale Type: Investment # Properties: 8 Total Size: 188,340 SF Total Land Area: 11.30 AC Sale Conditions: -	
2	Hardwicke Garage - Acton Bank	SOLD
Shrewsbury, SY4 4AT Shropshire County		
Sale Date: 01/06/2017 (36 days on mkt) Sale Price: - Price/SF: -	Bldg Type: IndustrialService Year Built/Age: Built 1990 Age: 27 NIA: 1,691 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 4020015 Research Status: Public Record		
Sale Conditions: -		
3	Vicon Works - Adderley Rd	SOLD
Market Drayton, TF9 3SP Shropshire County		
Sale Date: 20/09/2019 Sale Price: £3,000,000 - Full Value Price/SF: £59.05	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1980 Age: 39 NIA: 50,803 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 4950282 Research Status: Full Value		
Sale Conditions: -		
4	Industrial Unit with Land - Adderley Rd	SOLD
Market Drayton, TF9 3SW Shropshire County		
Sale Date: 23/03/2016 (113 days on mkt) Sale Price: £115,000 - Confirmed Price/SF: £55.50	Bldg Type: IndustrialService Year Built/Age: Built 1983 Age: 32 NIA: 2,072 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3609450 Research Status: Confirmed		
Sale Conditions: -		
5	Unit 1C - Sundorne Retail Park - Arlington Way (Part of Multi-Property)	SOLD
Shrewsbury, SY1 4YA Shropshire County		
Sale Date: 03/08/2016 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1990 Age: 25 NIA: 22,730 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3738864 Research Status: Research Complete		
Sale Conditions: -		
6	Unit A - Sundorne Retail Park - Arlington Way (Part of Multi-Property)	SOLD
Shrewsbury, SY1 4YA Shropshire County		
Sale Date: 03/08/2016 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1990 Age: 26 NIA: 40,030 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3738864 Research Status: Research Complete		
Sale Conditions: -		







7	Sundorne Retail Park - B1-B2 Arlington Way (Part of Multi-Property)	SOLD
Shrewsbury, SY1 4YA	Shropshire County	
Sale Date: 03/08/2016	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1990 Age: 26	
Price/SF: -	NIA: 11,737 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3738864	Sale Conditions: -	
Research Status: Research Complete		
8	Plot 4 - Bank Top Industrial Estat	UNDER CONTRACT
Oswestry, SY10 7HB	Shropshire County	
Asking Price: -	Sale Type: Owner User	
Price/SF: -	Bldg Type: IndustrialService	
Days on Market: 620	Bldg Status: Built 1875	
Sale Status: Under Contract	NIA: 3,000 SF	
Net Initial Yield: -		
	Sale Conditions: -	
9	Unit F1-F8 - Greenwood Court Ind. Estate - Cartmel Dr (Part of Multi-Property)	SOLD
Shrewsbury, SY1 3TB	Shropshire County	
Sale Date: 26/04/2018	Bldg Type: IndustrialWarehouse	
Sale Price: £1,028,597 - Research Comp	Year Built/Age: Built 1980 Age: 37	
Price/SF: £64.01	NIA: 16,070 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4238323	Sale Conditions: -	
Research Status: Research Complete		
10	Units C1-C5 - Greenwood Court Ind. Estate - Cartmel Dr (Part of Multi-Property)	SOLD
Shrewsbury, SY1 3TB	Shropshire County	
Sale Date: 26/04/2018	Bldg Type: IndustrialService	
Sale Price: £542,108 - Research Comple	Year Built/Age: Built 1982 Age: 35	
Price/SF: £84.59	NIA: 6,409 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4238323	Sale Conditions: -	
Research Status: Research Complete		
11	Units B1-B4 - Greenwood Court Ind. Estate - Cartmel Dr (Part of Multi-Property)	SOLD
Shrewsbury, SY1 3TB	Shropshire County	
Sale Date: 26/04/2018	Bldg Type: IndustrialService	
Sale Price: £437,758 - Research Comple	Year Built/Age: Built 1982 Age: 36	
Price/SF: £78.92	NIA: 5,547 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4238323	Sale Conditions: -	
Research Status: Research Complete		
12	Units E1-E5 - Greenwood Court Ind. Estate - Cartmel Dr (Part of Multi-Property)	SOLD
Shrewsbury, SY1 3TB	Shropshire County	
Sale Date: 26/04/2018	Bldg Type: IndustrialService	
Sale Price: £410,530 - Research Comple	Year Built/Age: Built 1983 Age: 34	
Price/SF: £74.36	NIA: 5,521 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4238323	Sale Conditions: -	
Research Status: Research Complete		







13	Units A1-A4 - Greenwood Court Ind. Estate - Cartmel Dr (Part of Multi-Property)	SOLD
<p>Shrewsbury, SY1 3TB Shropshire County</p> <p>Sale Date: 26/04/2018 Bldg Type: IndustrialService Sale Price: £278,635 - Research Complete Year Built/Age: Built 1988 Age: 29 Price/SF: £69.66 NIA: 4,000 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4238323 Sale Conditions: - Research Status: Research Complete</p> 		
14	Units D1-D4 - Greenwood Court Ind. Estate - Cartmel Dr (Part of Multi-Property)	SOLD
<p>Shrewsbury, SY1 3TB Shropshire County</p> <p>Sale Date: 26/04/2018 Bldg Type: IndustrialService Sale Price: £202,369 - Research Complete Year Built/Age: Built 1980 Age: 36 Price/SF: £34.00 NIA: 5,952 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4238323 Sale Conditions: - Research Status: Research Complete</p> 		
15	Hoistquip Building - Cartmel Dr	SOLD
<p>Shrewsbury, SY1 3TB Shropshire County</p> <p>Sale Date: 31/05/2018 Bldg Type: IndustrialService Sale Price: - Year Built/Age: Built 1980 Age: 38 Price/SF: - NIA: 5,841 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4369706 Sale Conditions: - Research Status: Research Complete</p> 		
16	Former Oakley Arnold Premises - Cockshutt Ln	SOLD
<p>Broseley, TF12 5NE Shropshire County</p> <p>Sale Date: 09/01/2017 (312 days on mkt) Bldg Type: IndustrialService Sale Price: - Year Built/Age: Built 1970 Age: 47 Price/SF: - NIA: 4,550 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3803525 Sale Conditions: - Research Status:</p> 		
17	Grange Works - Cruckmoor Ln	PENDING
<p>Whitchurch, SY13 2BS Shropshire County</p> <p>Asking Price: £1,000,000 Sale Type: Owner User Price/SF: £12.83 Bldg Type: IndustrialService Days on Market: 130 Bldg Status: Sale Status: Pending NIA: 77,932 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
18	Dale House - Ennerdale Rd	PENDING
<p>Shrewsbury, SY1 3LD Shropshire County</p> <p>Asking Price: £150,000 Sale Type: Owner User Price/SF: £81.70 Bldg Type: IndustrialService Days on Market: 68 Bldg Status: Sale Status: Pending NIA: 1,836 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		







19	Former Filtermist International Premises - Faraday Dr	SOLD
<p>Bridgnorth, WV15 5BA Shropshire County</p> <p>Sale Date: 25/07/2016 (403 days on mkt) Bldg Type: IndustrialWarehouse Sale Price: £650,000 - Confirmed Year Built/Age: Built 1980 Age: 36 Price/SF: £29.96 NIA: 21,695 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3664686 Sale Conditions: - Research Status: Confirmed</p> 		
20	Old Ifton Colliery - Glyn Morlas Ln	SOLD
<p>Oswestry, SY11 3DA Shropshire County</p> <p>Sale Date: 30/05/2017 (214 days on mkt) Bldg Type: IndustrialWarehouse Sale Price: £610,000 - Confirmed Year Built/Age: - Price/SF: £32.50 NIA: 18,768 SF</p> <p>Reversionary Yield: 9.75% Net Initial Yield: 8.92% Comp ID: 3937879 Sale Conditions: Distress Sale Research Status: Confirmed</p> 		
21	The Widney Building - Gobowen Rd	PENDING
<p>Oswestry, SY11 1HZ Shropshire County</p> <p>Asking Price: - Sale Type: Investment Or Owner User Price/SF: - Bldg Type: Industrial Days on Market: 166 Bldg Status: Built 1990 Sale Status: Pending NIA: 22,604 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
22	Main Warehouse Building - Gobowen Rd	PENDING
<p>Oswestry, SY11 1HZ Shropshire County</p> <p>Asking Price: - Sale Type: Investment Or Owner User Price/SF: - Bldg Type: IndustrialWarehouse Days on Market: 166 Bldg Status: Built 1990 Sale Status: Pending NIA: 100,597 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
23	Gate House - Gobowen Rd	PENDING
<p>Oswestry, SY11 1HZ Shropshire County</p> <p>Asking Price: - Sale Type: Investment Or Owner User Price/SF: - Bldg Type: IndustrialManufacturing Days on Market: 160 Bldg Status: Built 1980 Sale Status: Pending NIA: 11,944 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
24	Bay 3 - Gobowen Rd	PENDING
<p>Oswestry, SY11 1HZ Shropshire County</p> <p>Asking Price: - Sale Type: Investment Or Owner User Price/SF: - Bldg Type: IndustrialWarehouse Days on Market: 160 Bldg Status: Built 1960 Sale Status: Pending NIA: 10,541 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		







25	Bay 4 - Gobowen Rd	PENDING
<p>Oswestry, SY11 1HZ</p> <p>Asking Price: - Price/SF: - Days on Market: 160 Sale Status: Pending</p> <p>Net Initial Yield: -</p>	<p>Shropshire County</p> <p>Sale Type: Investment Or Owner User Bldg Type: IndustrialWarehouse Bldg Status: Built 1960 NIA: 6,277 SF</p> <p>Sale Conditions: -</p>	
26	Building 5 - Gobowen Rd	PENDING
<p>Oswestry, SY11 1HZ</p> <p>Asking Price: - Price/SF: - Days on Market: 160 Sale Status: Pending</p> <p>Net Initial Yield: -</p>	<p>Shropshire County</p> <p>Sale Type: Investment Or Owner User Bldg Type: IndustrialWarehouse Bldg Status: Built 1960 NIA: 3,663 SF</p> <p>Sale Conditions: -</p>	
27	Units 3-4 - Industrial Unit, Unit 4 - Harlscott Ln	SOLD
<p>Shrewsbury, SY1 3AB</p> <p>Sale Date: 20/11/2019 Sale Price: - Price/SF: -</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4956198 Research Status: Research Complete</p>	<p>Shropshire County</p> <p>Unit Type: 9,514 SF Industrial Unit Year Built/Age: Built 2000 Age: 19 NIA: 9,514 SF</p> <p>Sale Conditions: -</p>	
28	Units 12 - Battlefield Enterprise Park, Unit 12 - Henry Clos	UNDER CONTRACT
<p>Shrewsbury, SY1 3TJ</p> <p>Asking Price: £195,000 Price/SF: £75.93 Days on Market: 515 Sale Status: Under Contract</p> <p>Net Initial Yield: -</p>	<p>Shropshire County</p> <p>Sale Type: Investment Unit Type: 2,568 SF Industrial Unit Bldg Status: Built 2005 NIA: 14,597 SF</p> <p>Sale Conditions: -</p>	
29	Unit 3 - Knights Way	PENDING
<p>Shrewsbury, SY1 3AB</p> <p>Asking Price: £399,950 Price/SF: £60.12 Days on Market: 515 Sale Status: Pending</p> <p>Net Initial Yield: -</p>	<p>Shropshire County</p> <p>Sale Type: Investment Bldg Type: IndustrialService Bldg Status: Built 2000 NIA: 6,653 SF</p> <p>Sale Conditions: -</p>	
30	Units 5-9 - Industrial Unit, Unit 7 - Knights Way	SOLD
<p>Shrewsbury, SY1 3FB</p> <p>Sale Date: 01/02/2018 (300 days on mkt) Sale Price: - Price/SF: -</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4175997 Research Status: Public Record</p>	<p>Shropshire County</p> <p>Unit Type: 10,890 SF Industrial Unit Year Built/Age: Built 2010 Age: 8 NIA: 10,890 SF</p> <p>Sale Conditions: -</p>	






31	Unit 13 - Battlefield Enterprise Park - Knights Way	SOLD
<p>Shrewsbury, SY1 3AB Shropshire County</p> <p>Sale Date: 17/05/2019 (86 days on mkt) Bldg Type: Industrial Warehouse Sale Price: - Year Built/Age: Built 1990 Age: 29 Price/SF: - NIA: 20,621 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4762592 Sale Conditions: - Research Status: Research Complete</p> 		
32	Battlefield Enterprise Park, Unit 12B - 4A Knights Way	PENDING
<p>Shrewsbury, SY1 3AB Shropshire County</p> <p>Asking Price: £350,000 Sale Type: Owner User Price/SF: £66.14 Unit Type: 5,292 SF Retail Unit Days on Market: 103 Bldg Status: Built 2005 Sale Status: Pending NIA: 16,770 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
33	uNITS 3-4 - The Oaks Business Park - 3-4 Knights Way	PENDING
<p>Shrewsbury, SY1 3TJ Shropshire County</p> <p>Asking Price: £799,950 Sale Type: Investment Price/SF: £41.46 Bldg Type: Industrial Days on Market: 144 Bldg Status: Built 1990 Sale Status: Pending NIA: 19,296 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
34	24 Longden Coleham	UNDER CONTRACT
<p>Shrewsbury, SY3 7DB Shropshire County</p> <p>Asking Price: £500,000 Sale Type: Owner User Price/SF: £161.76 Bldg Type: Industrial Service Days on Market: 941 Bldg Status: Built 1920 Sale Status: Under Contract NIA: 3,091 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
35	The Old Chapel - Lyth Hill Rd	SOLD
<p>Shrewsbury, SY3 0DP Shropshire County</p> <p>Sale Date: 29/02/2016 (361 days on mkt) Bldg Type: Industrial Service Sale Price: £87,500 - Confirmed Year Built/Age: Built 1960 Age: 56 Price/SF: £87.68 NIA: 998 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3537841 Sale Conditions: - Research Status: Confirmed</p> 		
36	Former Lindstrand Premises, Unit A - Maesbury Rd (Part of Multi-Unit)	SOLD
<p>Oswestry, SY10 8ZZ Shropshire County</p> <p>Sale Date: 23/03/2016 (127 days on mkt) Unit Type: 8,398 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1976 Age: 40 Price/SF: - NIA: 8,398 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3552722 Sale Conditions: - Research Status: Research Complete</p> 		





37	Former Lindstrand Premises, Unit B - Maesbury Rd (Part of Multi-Unit)	SOLD
<p>Oswestry, SY10 8ZZ Shropshire County</p> <p>Sale Date: 23/03/2016 (127 days on mkt) Unit Type: 10,072 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1976 Age: 40 Price/SF: - NIA: 10,072 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3552722 Sale Conditions: - Research Status: Research Complete</p> 		
38	Units 13-18 - Industrial Unit, Unit 16 - Maes-Y-Clawdd	SOLD
<p>Oswestry, SY10 8NN Shropshire County</p> <p>Sale Date: 18/01/2018 (112 days on mkt) Unit Type: 2,505 SF Industrial Unit Sale Price: £215,000 - Confirmed Year Built/Age: Built 1989 Age: 28 Price/SF: £85.83 NIA: 2,505 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4110661 Sale Conditions: - Research Status: Confirmed</p> 		
39	Units 1 - 10 - Industrial Unit, Unit 5 - Monkmoor Rd	SOLD
<p>Shrewsbury, SY2 5TX Shropshire County</p> <p>Sale Date: 06/12/2019 (199 days on mkt) Unit Type: 3,596 SF Industrial Unit Sale Price: £175,000 - Confirmed Year Built/Age: Built 1997 Age: 22 Price/SF: £48.67 NIA: 3,596 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4973064 Sale Conditions: - Research Status: Confirmed</p> 		
40	Units 1 - 5 - Netherton Workshops - New Rd	SOLD
<p>Bridgnorth, WV16 6NN Shropshire County</p> <p>Sale Date: 01/04/2017 (117 days on mkt) Bldg Type: IndustrialService Sale Price: - Year Built/Age: Built 1993 Age: 24 Price/SF: - NIA: 6,007 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4009716 Sale Conditions: - Research Status: Unconfirmed</p> 		
41	Whitchurch Ambulance Station - Queensway	SOLD
<p>Whitchurch, SY13 1EY Shropshire County</p> <p>Sale Date: 22/05/2019 (303 days on mkt) Bldg Type: IndustrialService Sale Price: - Year Built/Age: Built 1970 Age: 49 Price/SF: - NIA: 3,290 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4898550 Sale Conditions: - Research Status: Unconfirmed</p> 		
42	Bus Depot - Salop Rd	SOLD
<p>Oswestry, SY11 2RB Shropshire County</p> <p>Sale Date: 18/05/2018 (290 days on mkt) Bldg Type: IndustrialService Sale Price: £500,000 Year Built/Age: Built 1990 Age: 27 Price/SF: £70.89 NIA: 7,053 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4475030 Sale Conditions: - Research Status: Research Complete</p> 		







43	Warehouse Facility - Shakespeare Way	SOLD
Whitchurch, SY13 1LJ	Shropshire County	
Sale Date: 09/09/2016	Bldg Type: Industrial Distribution	
Sale Price: £530,000 - Full Value	Year Built/Age: Built 1995 Age: 21	
Price/SF: £13.21	NIA: 40,107 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4909875	Sale Conditions: -	
Research Status: Full Value		
44	Units 5-7 - Marlowe Court, Unit 6 - Shakespeare Way	SOLD
Whitchurch, SY13 1QR	Shropshire County	
Sale Date: 15/01/2018 (185 days on mkt)	Unit Type: 1,507 SF Industrial Unit	
Sale Price: £120,000 - Confirmed	Year Built/Age: Built 2000 Age: 17	
Price/SF: £79.63	NIA: 1,507 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4144316	Sale Conditions: -	
Research Status: Confirmed		
45	Unit 6 - Mullbry Business Park - Shakespeare Way	SOLD
Whitchurch, SY13 1GR	Shropshire County	
Sale Date: 19/04/2016	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1990 Age: 25	
Price/SF: -	NIA: 17,000 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3681141	Sale Conditions: -	
Research Status:		
46	Units 12-17 - Industrial Unit, Unit 13 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 20/08/2018 (39 days on mkt)	Unit Type: 2,152 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2017	
Price/SF: -	NIA: 2,152 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4485076	Sale Conditions: Build to Suit	
Research Status: Research Complete		
47	Units 12-17 - Industrial Unit, Unit 14 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 20/08/2018 (39 days on mkt)	Unit Type: 2,152 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2017	
Price/SF: -	NIA: 2,152 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4485077	Sale Conditions: Build to Suit	
Research Status: Research Complete		
48	Units 12-17 - Industrial Unit, Unit 16 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 20/08/2018 (39 days on mkt)	Unit Type: 2,152 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2017	
Price/SF: -	NIA: 2,152 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4485078	Sale Conditions: Build to Suit	
Research Status: Research Complete		

49	Units 12-17 - Industrial Unit, Unit 15 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 20/08/2018 (39 days on mkt)	Unit Type: 2,152 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2017	
Price/SF: -	NIA: 2,152 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4485079	Sale Conditions: Build to Suit	
Research Status: Research Complete		
50	Units 12-17 - Industrial Unit, Unit 17 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 20/08/2018 (39 days on mkt)	Unit Type: 2,152 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2017	
Price/SF: -	NIA: 2,152 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4485080	Sale Conditions: Build to Suit	
Research Status: Research Complete		
51	Units 32-36 - Industrial Unit, Unit 32 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 01/03/2019 (231 days on mkt)	Unit Type: 1,076 SF Industrial Unit	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 1,076 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4697933	Sale Conditions: Build to Suit	
Research Status: Research Complete		
52	Units 32-36 - Industrial Unit, Unit 33 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 01/03/2019 (231 days on mkt)	Unit Type: 1,076 SF Industrial Unit	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 1,076 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4697934	Sale Conditions: Build to Suit	
Research Status: Research Complete		
53	Units 32-36 - Industrial Unit, Unit 34 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 01/03/2019 (231 days on mkt)	Unit Type: 1,076 SF Industrial Unit	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 1,076 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4697935	Sale Conditions: Build to Suit	
Research Status: Research Complete		
54	Units 32-36 - Industrial Unit, Unit 35 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 01/03/2019 (231 days on mkt)	Unit Type: 1,076 SF Industrial Unit	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 1,076 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4697936	Sale Conditions: Build to Suit	
Research Status: Research Complete		







55	Units 32-36 - Industrial Unit, Unit 36 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ Shropshire County Sale Date: 01/03/2019 (231 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: - Price/SF: - NIA: 1,076 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 4697937 Sale Conditions: Build to Suit Research Status: Research Complete		
56	Units 1-4 - Tern Valley Business Park - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ Shropshire County Sale Date: 01/03/2019 (203 days on mkt) Bldg Type: Industrial Warehouse Sale Price: - Year Built/Age: Built 2017 Age: 1 Price/SF: - NIA: 3,384 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 4697939 Sale Conditions: - Research Status: Research Complete		
57	Units 18-26 - Industrial Unit, Unit 20 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ Shropshire County Sale Date: 01/03/2019 (232 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2017 Age: 2 Price/SF: - NIA: 1,076 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 4697940 Sale Conditions: - Research Status: Research Complete		
58	Units 27-31 - Industrial Unit, Unit 27 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ Shropshire County Sale Date: 01/03/2019 (231 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2019 Price/SF: - NIA: 1,076 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 4697941 Sale Conditions: Build to Suit Research Status: Research Complete		
59	Units 27-31 - Industrial Unit, Unit 28 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ Shropshire County Sale Date: 01/03/2019 (231 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2019 Price/SF: - NIA: 1,076 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 4697942 Sale Conditions: Build to Suit Research Status: Research Complete		
60	Units 27-31 - Industrial Unit, Unit 29 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ Shropshire County Sale Date: 01/03/2019 (231 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2019 Price/SF: - NIA: 1,076 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 4697943 Sale Conditions: Build to Suit Research Status: Research Complete		

61	Units 27-31 - Industrial Unit, Unit 30 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (231 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2019 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697944 Sale Conditions: Build to Suit Research Status: Research Complete</p>		
62	Units 27-31 - Industrial Unit, Unit 31 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (231 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2019 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697945 Sale Conditions: Build to Suit Research Status: Research Complete</p>		
63	Units 18-26 - Industrial Unit, Unit 21 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (232 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2017 Age: 2 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697946 Sale Conditions: Build to Suit Research Status: Research Complete</p>		
64	Units 18-26 - Industrial Unit, Unit 22 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (232 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2017 Age: 2 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697947 Sale Conditions: Build to Suit Research Status: Research Complete</p>		
65	Units 18-26 - Industrial Unit, Unit 23 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (232 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2017 Age: 2 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697948 Sale Conditions: Build to Suit Research Status: Research Complete</p>		
66	Units 18-26 - Industrial Unit, Unit 24 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (232 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2017 Age: 2 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697950 Sale Conditions: Build to Suit Research Status: Research Complete</p>		

67	Units 18-26 - Industrial Unit, Unit 25 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (232 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2017 Age: 2 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697951 Sale Conditions: Build to Suit Research Status: Research Complete</p> 		
68	Units 18-26 - Industrial Unit, Unit 26 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/03/2019 (232 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2017 Age: 2 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4697952 Sale Conditions: Build to Suit Research Status: Research Complete</p> 		
69	Units 37-41 - Industrial Unit, Unit 37 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/04/2019 (262 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2018 Age: 1 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4771599 Sale Conditions: Build to Suit Research Status: Research Complete</p> 		
70	Units 37-41 - Industrial Unit, Unit 38 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/04/2019 (262 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2018 Age: 1 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4771603 Sale Conditions: Build to Suit Research Status: Research Complete</p> 		
71	Units 37-41 - Industrial Unit, Unit 39 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/04/2019 (262 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2018 Age: 1 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4771605 Sale Conditions: Build to Suit Research Status: Research Complete</p> 		
72	Units 37-41 - Industrial Unit, Unit 40 - Shrewsbury Rd	SOLD
<p>Market Drayton, TF9 3SQ Shropshire County</p> <p>Sale Date: 01/04/2019 (262 days on mkt) Unit Type: 1,076 SF Industrial Unit Sale Price: - Year Built/Age: Built 2018 Age: 1 Price/SF: - NIA: 1,076 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4771606 Sale Conditions: Build to Suit Research Status: Research Complete</p> 		

73	Units 37-41 - Industrial Unit, Unit 41 - Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 01/04/2019 (262 days on mkt)	Unit Type: 1,076 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2018 Age: 1	
Price/SF: -	NIA: 1,076 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4771607	Sale Conditions: Build to Suit	
Research Status: Research Complete		
74	Tern Valley Business Park - 12 Shrewsbury Rd	SOLD
Market Drayton, TF9 3SQ	Shropshire County	
Sale Date: 01/03/2019 (232 days on mkt)	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 2017 Age: 1	
Price/SF: -	NIA: 2,840 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4697953	Sale Conditions: -	
Research Status: Research Complete		
75	Dennys Garage - 2A Smithfield St	SOLD
Oswestry, SY11 2EG	Shropshire County	
Sale Date: 10/08/2017	Bldg Type: IndustrialWarehouse	
Sale Price: £200,000 - Confirmed	Year Built/Age: Built 1951 Age: 66	
Price/SF: £65.94	NIA: 3,033 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4051983	Sale Conditions: -	
Research Status: Confirmed		
76	Unit C12 - Wem Industrial Estate - Soultion Rd	SOLD
Shrewsbury, SY4 5SD	Shropshire County	
Sale Date: 07/10/2016	Bldg Type: IndustrialWarehouse	
Sale Price: £275,000 - Confirmed	Year Built/Age: Built 1981 Age: 35	
Price/SF: £25.99	NIA: 10,580 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3987674	Sale Conditions: -	
Research Status: Confirmed		
77	Unit D5 - Wem Industrial Estate - Soultion Rd	SOLD
Shrewsbury, SY4 5SD	Shropshire County	
Sale Date: 17/01/2018 (212 days on mkt)	Bldg Type: IndustrialService	
Sale Price: -	Year Built/Age: Built 1979 Age: 39	
Price/SF: -	NIA: 3,450 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4110182	Sale Conditions: -	
Research Status: -		
78	Phoenix House - Stafford Dr	SOLD
Shrewsbury, SY1 3FE	Shropshire County	
Sale Date: 12/02/2016	Bldg Type: IndustrialDistribution	
Sale Price: -	Year Built/Age: Built 2000 Age: 16	
Price/SF: -	NIA: 78,000 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3681160	Sale Conditions: -	
Research Status: Research Complete		

79	Showroom / Warehouse Unit - Station Rd	SOLD
Shrewsbury, SY4 3DD	Shropshire County	
Sale Date: 04/01/2016	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1984 Age: 31	
Price/SF: -	NIA: 15,393 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3605854	Sale Conditions: -	
Research Status: Confirmed		
80	Ridgewell Works - Stourbridge Rd	SOLD
Bridgnorth, WV15 6ED	Shropshire County	
Sale Date: 18/01/2018 (1,528 days on mkt)	Bldg Type: IndustrialWarehouse	
Sale Price: £2,200,000 - Confirmed	Year Built/Age: Built 1980 Age: 38	
Price/SF: £57.14	NIA: 38,504 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4110728	Sale Conditions: Condo Conversion, Redevelopment Project	
Research Status: Confirmed		
81	Trade Central - Vanguard Way	SOLD
Shrewsbury, SY1 3TG	Shropshire County	
Sale Date: 29/03/2018	Bldg Type: IndustrialShowroom	
Sale Price: £5,500,000 - Confirmed	Year Built/Age: -	
Price/SF: £289.47	NIA: 19,000 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4347004	Sale Conditions: -	
Research Status: Confirmed		
82	Industrial Unit, Unit A - 36A Vanguard Way (Part of Multi-Unit)	SOLD
Shrewsbury, SY1 3TG	Shropshire County	
Sale Date: 05/01/2019	Unit Type: 4,971 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2016 Age: 2	
Price/SF: -	NIA: 4,971 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4722034	Sale Conditions: -	
Research Status: Research Complete		
83	Industrial Unit, Unit B - 36A Vanguard Way (Part of Multi-Unit)	SOLD
Shrewsbury, SY1 3TG	Shropshire County	
Sale Date: 05/01/2019	Unit Type: 5,001 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2016 Age: 2	
Price/SF: -	NIA: 5,001 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4722034	Sale Conditions: -	
Research Status: Research Complete		
84	Industrial Unit, Unit C - 36A Vanguard Way (Part of Multi-Unit)	SOLD
Shrewsbury, SY1 3TG	Shropshire County	
Sale Date: 05/01/2019	Unit Type: 5,001 SF Industrial Unit	
Sale Price: -	Year Built/Age: Built 2016 Age: 2	
Price/SF: -	NIA: 5,001 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4722034	Sale Conditions: -	
Research Status: Research Complete		

85	Industrial Unit, Unit D - 36A Vanguard Way (Part of Multi-Unit)	SOLD
<p>Shrewsbury, SY1 3TG Shropshire County</p> <p>Sale Date: 05/01/2019 Unit Type: 5,001 SF Industrial Unit Sale Price: - Year Built/Age: Built 2016 Age: 2 Price/SF: - NIA: 5,001 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4722034 Sale Conditions: - Research Status: Research Complete</p> 		
86	Industrial Unit, Unit E - 36A Vanguard Way (Part of Multi-Unit)	SOLD
<p>Shrewsbury, SY1 3TG Shropshire County</p> <p>Sale Date: 05/01/2019 Unit Type: 5,001 SF Industrial Unit Sale Price: - Year Built/Age: Built 2016 Age: 2 Price/SF: - NIA: 5,001 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4722034 Sale Conditions: - Research Status: Research Complete</p> 		
87	Industrial Unit, Unit F - 36A Vanguard Way (Part of Multi-Unit)	SOLD
<p>Shrewsbury, SY1 3TG Shropshire County</p> <p>Sale Date: 05/01/2019 Unit Type: 8,350 SF Industrial Unit Sale Price: - Year Built/Age: Built 2016 Age: 2 Price/SF: - NIA: 8,350 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4722034 Sale Conditions: - Research Status: Research Complete</p> 		
88	Industrial Unit, Unit 1 & 2 - Weeping Cross Ln	PENDING
<p>Ludlow, SY8 1JH Shropshire County</p> <p>Asking Price: £160,000 Sale Type: Owner User Price/SF: £72.14 Unit Type: 2,218 SF Industrial Unit Days on Market: 107 Bldg Status: Built 1983 Sale Status: Pending NIA: 10,148 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
89	Units 31-37 - Industrial Unit, Unit 36 - Wem Business Park	SOLD
<p>Shrewsbury, SY4 5JX Shropshire County</p> <p>Sale Date: 01/02/2017 (442 days on mkt) Unit Type: 1,839 SF Industrial Unit Sale Price: - Year Built/Age: Built 1951 Age: 66 Price/SF: - NIA: 1,839 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3844085 Sale Conditions: - Research Status:</p> 		
90	Sentinel Works - Whitchurch Rd	SOLD
<p>Shrewsbury, SY1 4DP Shropshire County</p> <p>Sale Date: 31/10/2017 (105 days on mkt) Bldg Type: IndustrialWarehouse Sale Price: £4,803,000 - Confirmed Year Built/Age: Built 1990 Age: 27 Price/SF: £24.73 NIA: 194,206 SF</p> <p>Reversionary Yield: - Net Initial Yield: 5.18% Comp ID: 4055289 Sale Conditions: - Research Status: Confirmed</p> 		

91 Warehouse 13 - Whittington Rd**PENDING**

Oswestry, SY11 1HZ

Shropshire County

Asking Price: -
Price/SF: -
Days on Market: 166
Sale Status: Pending

Sale Type: Investment Or Owner User
Bldg Type: IndustrialWarehouse
Bldg Status: Built 1975
NIA: 11,909 SF

Net Initial Yield: -

Sale Conditions: -

**92 Haydocks Building 11 - Whittington Rd****PENDING**

Oswestry, SY11 1HZ

Shropshire County

Asking Price: -
Price/SF: -
Days on Market: 166
Sale Status: Pending

Sale Type: Owner User
Bldg Type: IndustrialWarehouse
Bldg Status: Built 1975
NIA: 20,805 SF

Net Initial Yield: -

Sale Conditions: -



Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

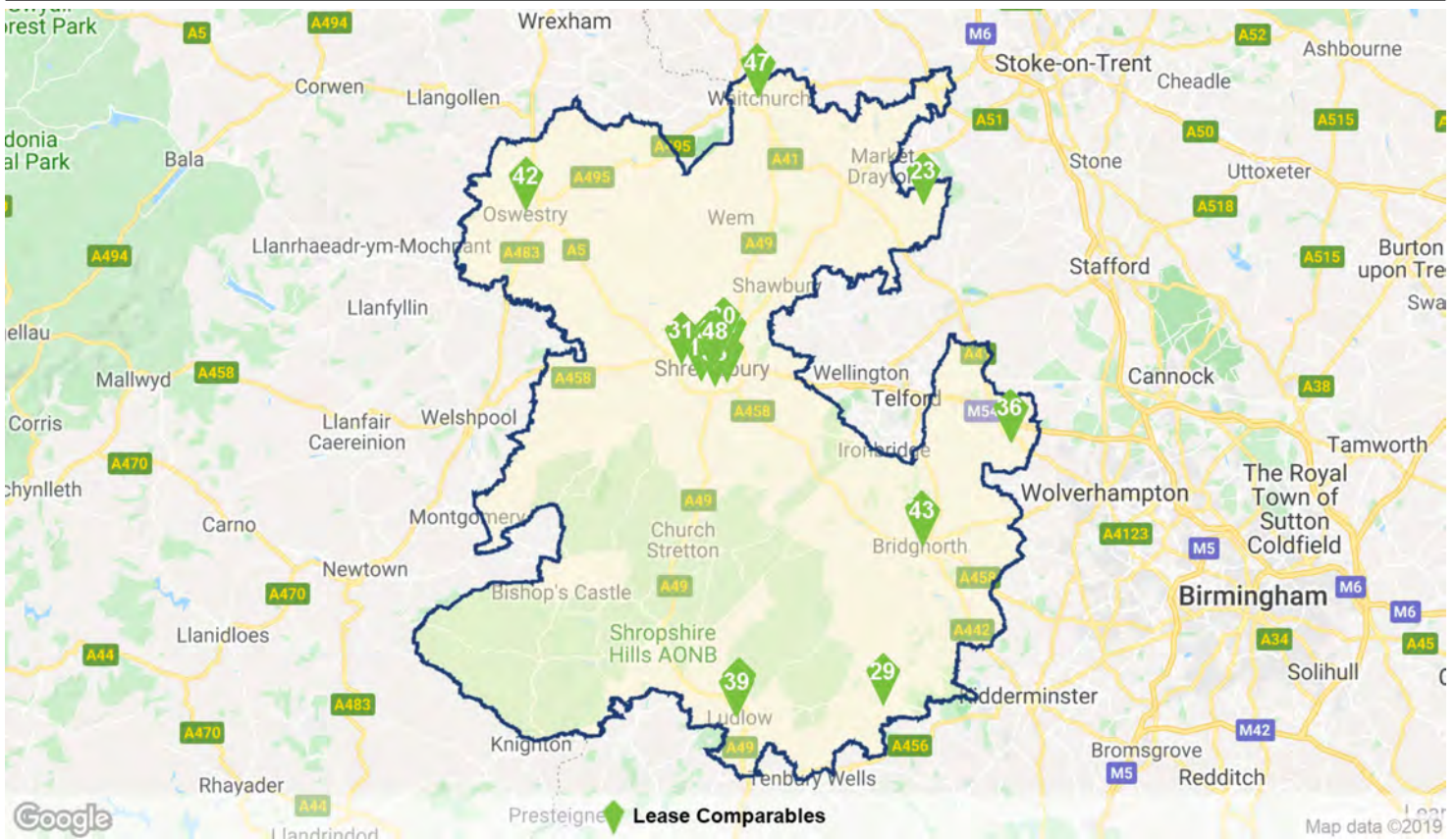
82

£12.29

£12.04

11

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	61	£2.27	£12.29	£14.92	£68.81
Achieved Rent Per SF	27	£4.64	£12.04	£12.62	£3,375.00
Net Effective Rent Per SF	22	£4.19	£11.80	£13.44	£3,374.99
Asking Rent Discount	19	-7.1%	12.5%	0.0%	50.0%
TI Allowance	-	-	-	-	-
Rent Free Months	6	2	10	6	31

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	72	1	11	7	134
Deal Size	82	4	1,915	856	23,525
Lease Deal in Months	35	21.0	71.0	72.0	240.0
Floor Number	82	LL	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 Sutton Farm Shopping C... Tilstock Cres	★★★★★	752	GRND	11/11/2019	New	£15.96/fri	Asking
2 4 Valentines Walk	★★★★★	433	GRND	10/10/2019	New	£12.47/fri	Asking
3 16 Pride HI	★★★★★	654	GRND	04/10/2019	New	£68.81	Asking
4 12-12a Castle St	★★★★★	3,080	BSMT,G...	25/09/2019	New	£7.14/fri	Asking
5 13 Castle Gates	★★★★★	1,145	GRND	25/09/2019	New	£9.61/fri	Asking
6 32-34 Castle St	★★★★★	3,176	GRND	09/09/2019	New	£6.30/fri	Effective
7 12 Shoplatch	★★★★★	290	GRND	09/09/2019	New	£51.72/fri	Asking
8 16 Hills Ln	★★★★★	278	GRND	06/09/2019	New	£41.37	Effective
9 Former Public Convenie... New Rd	★★★★★	2,204	GRND	04/09/2019	New	£2.27/fri	Asking
10 2-3 Dogpole	★★★★★	532	GRND	02/09/2019	New	£23.50	Effective
11 5 Leg St	★★★★★	603	GRND,1-2	02/09/2019	New	£9.32/iri	Effective
12 1 Butcher Row	★★★★★	263	GRND	01/09/2019	New	£57.03/iri	Asking
13 49 Mardol	★★★★★	2,437	GRND	01/09/2019	New	-	-
14 3 Talbot St	★★★★★	408	GRND	21/08/2019	New	£14.71	Asking
15 Myttons Mansions 67 Wyle Cop	★★★★★	4,199	GRND	02/08/2019	New	£7.74/fri	Effective
15 Myttons Mansions 67 Wyle Cop	★★★★★	869	GRND	01/08/2019	New	£37.40/fri	Effective
16 3 Beatrice St	★★★★★	814	GRND	25/07/2019	New	£10.06/fri	Effective
17 Hereford Rd	★★★★★	23,525	GRND	15/07/2019	-	-	-
18 27 West Castle St	★★★★★	235	GRND	01/07/2019	New	£34.04/fri	Asking
19 5 Green End	★★★★★	390	GRND	11/06/2019	New	£15.38	Effective
20 82B High St	★★★★★	173	GRND	03/06/2019	New	£34.68/fri	Asking

Lease Comps Summary

Lease Comps Report




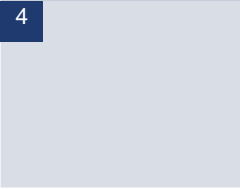


Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 60 Wyle Cop & The Form... 60 Wyle Cop	★★★★★	415	GRND	01/06/2019	New	£28.92/fri	Asking
22 2-8 Station Rd	★★★★★	737	GRND	24/05/2019	New	£14.25/fri	Effective
23 Fox and Hounds High St	★★★★★	1,478	GRND	20/05/2019	New	-	-
24 127A Frankwell	★★★★★	1,284	LL,GRN...	04/05/2019	New	£6.62/iri	Effective
25 50 High St	★★★★★	1,375	GRND	30/04/2019	New	-	-
26 Shearmans Hall 1 Milk St	★★★★★	1,078	1st	26/04/2019	New	-	-
27 182 Monkmoor	★★★★★	861	GRND	08/04/2019	New	£15.68/fri	Asking
28 2A Castle Ter	★★★★★	352	GRND	01/04/2019	New	£21.31/iri	Effective
29 15 High St	★★★★★	3,992	GRND,1	01/04/2019	New	£7.01	Achieved
30 65 Ditherington Rd	★★★★★	668	GRND	01/03/2019	New	£14.60/fri	Effective
31 Gains Park	★★★★★	1,566	GRND	01/03/2019	New	-	-
32 5 High St	★★★★★	617	GRND	01/03/2019	New	£24.31/fri	Asking
27 182 Monkmoor Rd	★★★★★	4	GRND	28/02/2019	New	£3,374.99/fri	Effective
33 Hereford	★★★★★	10,042	GRND	18/02/2019	New	£18.24	Effective
34 6 Willow St	★★★★★	1,007	GRND,1	16/02/2019	New	£7.45/fri	Achieved
35 2 Lower Galdeford	★★★★★	515	GRND,1-2	11/02/2019	New	£12.62/fri	Effective
36 10 High St	★★★★★	324	GRND	08/02/2019	New	£16.97	Effective
37 17A Castle Gates	★★★★★	840	GRND	01/02/2019	New	£11.43/iri	Asking
38 10 Shoplatch	★★★★★	351	GRND	01/02/2019	New	-	-
39 9 Tower St	★★★★★	4,412	GRND	01/02/2019	Renewal	£8.61/fri	Effective
40 86 Wyle Cop	★★★★★	506	GRND	01/02/2019	New	£37.55/iri	Asking

Lease Comps Summary








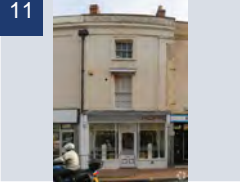


Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
41 17 Cross St	★★★★★	755	GRND	02/01/2019	New	£14.57/fri	Asking
42 23 Cross St	★★★★★	851	GRND	02/01/2019	New	£11.16/fri	Asking
43 Central Court Shopping... High St	★★★★★	192	GRND	02/01/2019	New	-	-
44 39-40 Castle St	★★★★★	981	GRND	01/01/2019	New	-	-
45 111 Frankwell	★★★★★	383	GRND	01/01/2019	New	-	-
46 10A St Johns HI	★★★★★	134	GRND	01/01/2019	New	£48.51/fri	Asking
47 3 Geen End	★★★★★	2,006	GRND,1-2	24/12/2018	New	£10.97/fri	Asking
48 29 Castle St	★★★★★	510	GRND	01/12/2018	New	£19.61/fri	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Sutton Farm Shopping Centre Tilstock Cres Shrewsbury, SY2 6HW Shropshire Ret Submarket	LCP Management Ltd	752 New Direct	Dec 2019			
	1-5 Valentines Walk Ludlow, SY8 1NG Shropshire Ret Submarket	Greentree Estates Limited	433 New Direct	Oct 2019			
	16 Pride HI Shrewsbury, SY1 1SZ Shropshire Ret Submarket		654 New Direct	Oct 2019			
	12 Castle St Shrewsbury, SY1 2BB Shropshire Ret Submarket	Victor Electronics Limited	3,080 New Direct	Oct 2019			
	13 Castle Gates Shrewsbury, SY1 2AB Shropshire Ret Submarket	South Shropshire Housing	1,145 New Direct	Oct 2019		£5,009 PA	
	32-34 Castle St Shrewsbury, SY1 2BQ Shropshire Ret Submarket	Privat Tenant Catalogue Surplus Centres Ltd	3,176 New Direct	Oct 2019 3 Years	£20,000 PA £19,999 PA	£29,087 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	12 Shoplatch Shrewsbury, SY1 1HL Shropshire Ret Submarket		290 New Direct	Oct 2019			
 	16 Hills Ln Shrewsbury, SY1 1QU Shropshire Ret Submarket	Private Tenant	278 New Direct	Oct 2019 6 Years	£11,500 PA £11,500 PA	£2,400 PA	
 	Former Public Convenience New Rd Ludlow, SY8 2NX Shropshire Ret Submarket	Rubylink Management Ltd	2,204 New Direct	Sep 2019			
 	2-3 Dogpole Shrewsbury, SY1 1EN Shropshire Ret Submarket	Private Tenant	532 New Direct	Oct 2019 6 Years	£12,500 PA £12,500 PA	£6,629 PA	
 	5 Leg St Oswestry, SY11 2NL Shropshire Ret Submarket	Mr Alan Davis	603 New Direct	Sep 2019 6 Years	£5,400 PA £5,620 PA	3 Mos at Start £2,544 PA	Sep 2022 Sep 2022
 	1 Butcher Row Shrewsbury, SY1 1UQ Shropshire Ret Submarket		263 New Direct	Sep 2019			



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	49 Mardol Shrewsbury, SY1 1PP Shropshire Ret Submarket	Mrs J C Gethin & J C Pickering	2,437 New Direct	Sep 2019 5 Years			
 	3 Talbot St Shrewsbury, SY4 5AA Shropshire Ret Submarket		408 New Direct	Aug 2019			
 	Myttons Mansions 67 Wyle Cop Shrewsbury, SY1 1UX Shropshire Ret Submarket	Confidential	4,199 New Direct	Aug 2019 6 Years	£32,500 PA £32,500 PA	£18,120 PA	
 	Myttons Mansions 67 Wyle Cop Shrewsbury, SY1 1UX Shropshire Ret Submarket	Private Tenant	869 New Direct	Aug 2019 10 Years	£32,500 PA £32,500 PA	£18,250 PA	
 	3 Beatrice St Oswestry, SY11 1QE Shropshire Ret Submarket		814 New Direct	Jul 2019 3 Years	£9,000 PA £8,188 PA	3 Mos at Start	Jan 2021
 	Hereford Rd Shrewsbury, SY3 9NB Shropshire Ret Submarket	Home Bargains T.J. Morris Ltd	23,525	Jul 2019			






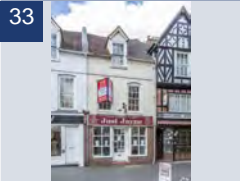






Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	27 West Castle St Bridgnorth, WV16 4AD Shropshire Ret Submarket		235 New Direct	Jul 2019			
 	Green End Whitchurch, SY13 1AF Shropshire Ret Submarket	Mr Seng Fatt Soh Rugby Property Assets Limited	390 New Direct	Jul 2019 2 Years	£6,000 PA £6,000 PA		
 	82-82B High St Wolverhampton, WV7 3JA Shropshire Ret Submarket		173 New Direct	Jun 2019 3 Years			
 	60 Wyle Cop & The Former Wareh... 60 Wyle Cop Shrewsbury, SY1 1UX Shropshire Ret Submarket		415 New Direct	Jun 2019 3 Years			
 	2-8 Station Rd Wolverhampton, WV7 3QG Shropshire Ret Submarket	The Ace of Vapez Wholesale Ltd	737 New Direct	May 2019 6 Years	£10,500 PA £10,500 PA		
 	Fox and Hounds High St Market Drayton, TF9 2RS Shropshire Ret Submarket	Joules Brewery Ltd	1,478 New Direct	May 2019 5 Years		£4,810 PA	









Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	 127A Frankwell Shrewsbury, SY3 8JU Shropshire Ret Submarket		1,284 New Direct	Jun 2019 6 Years	£8,500 PA £8,500 PA	£3,209 PA	Jun 2022 Jun 2022
26	 50 High St Whitchurch, SY13 1BB Shropshire Ret Submarket	Paul Triance	1,375 New Direct	Apr 2019 3 Years		£3,120 PA	
27	 Shearmans Hall 1 Milk St Shrewsbury, SY1 1SZ Shropshire Ret Submarket		1,078 New Direct	Apr 2019			
28	 182 Monkmoor Rd Shrewsbury, SY2 5BH Shropshire Ret Submarket	Confidential Har Properties Ltd	861 New Direct	May 2019			
29	 2A Castle Ter Bridgnorth, WV16 4AH Shropshire Ret Submarket	Severn Wishes	352 New Direct	Apr 2019 6 Years	£7,500 PA £7,500 PA	£1,944 PA	Mar 2022 Mar 2022
30	 15 High St Kidderminster, DY14 8DG Shropshire Ret Submarket	Sense Birmingham University	3,992 New Direct	Apr 2019 10 Years	£28,000 PA		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	65 Ditherington Rd Shrewsbury, SY1 4BD Shropshire Ret Submarket	Kitchen Worktop and Doors Ltd Holyoakes Property Limited	668 New Direct	Mar 2019 6 Years	£10,000 PA £9,754 PA	Spread Over -	Mar 2022
 	Gains Park Shrewsbury, SY3 5HF Shropshire Ret Submarket	Sansaw Properties Ltd	1,566 New Direct	Mar 2019 3 Years		£3,696 PA	
 	5 High St Bridgnorth, WV16 4DB Shropshire Ret Submarket	Benbow Estates Limited	617 New Direct	Mar 2019		£7,800 PA	
 	182 Monkmoor Rd Shrewsbury, SY2 5BH Shropshire Ret Submarket	Yucel Ozturk Har Properties Ltd	4 New Direct	Feb 2019 15 Years	£13,500 PA £13,500 PA		
 	Hereford Shrewsbury, SY3 9NB Shropshire Ret Submarket	Sports Direct Coal Pension Properties Ltd	10,042 New Direct	Feb 2019 10 Years	£210,105 PA £183,175 PA	12 Mos at Start	Feb 2024 Feb 2024
 	6 Willow St Oswestry, SY11 1AA Shropshire Ret Submarket	Greathouse Farm	1,007 New Direct	Mar 2019	£7,500 PA	£11,500 PA	Mar 2020

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	2 Lower Galdeford Ludlow, SY8 1QB Shropshire Ret Submarket	Sethall Property Company Limited	515 New Direct	Feb 2019 2 Years 6 Months	£6,500 PA £6,500 PA	£2,535 PA	Feb 2020
 	10 High St Wolverhampton, WV7 3JX Shropshire Ret Submarket	SEP Properties Ltd	324 New Direct	Feb 2019 3 Years	£5,500 PA £5,500 PA	£2,544 PA	
 	17A Castle Gates Shrewsbury, SY1 2AD Shropshire Ret Submarket	Shrewsbury & Atcham Borough Co...	840 New Direct	Feb 2019 3 Years		£4,054 PA	
 	10 Shoplatch Shrewsbury, SY1 1HL Shropshire Ret Submarket		351 New Sublease	Mar 2019		£8,280 PA	
 	9 Tower St Ludlow, SY8 1RL Shropshire Ret Submarket	One Stop One Stop	4,412 Renewal Direct	Feb 2019 10 Years	£38,000 PA £38,000 PA	£19,383 PA	
 	86 Wyle Cop Shrewsbury, SY1 1UT Shropshire Ret Submarket	Union Pensions Trustees Ltd	506 New Direct	Mar 2019		£8,040 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
43	 <p>17 Cross St Oswestry, SY11 2NF Shropshire Ret Submarket</p>	Lawfield Properties Limited	755 New Direct	Feb 2019		£7,207 PA	
44	 <p>23 Cross St Oswestry, SY11 2NF Shropshire Ret Submarket</p>		851 New Direct	Feb 2019 20 Years			
45	 <p>Central Court Shopping Centre High St Bridgnorth, WV16 4DB Shropshire Ret Submarket</p>	Falcon Investments Limited	192 New Assignment	Jan 2019		£2,016 PA	
46	 <p>39-40 Castle St Shrewsbury, SY1 2BW Shropshire Ret Submarket</p>		981 New Direct	Feb 2019		£6,563 PA	
47	 <p>111 Frankwell Shrewsbury, SY3 8JU Shropshire Ret Submarket</p>	111/112 Frankwell (Management) L...	383 New Direct	Feb 2019		£2,552 PA	
48	 <p>10A St Johns HI Shrewsbury, SY1 1JD Shropshire Ret Submarket</p>		134 New Direct	Feb 2019		£2,105 PA	








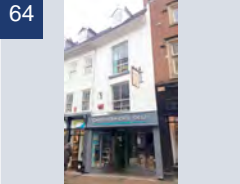




Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	3 Green End Whitchurch, SY13 1AD Shropshire Ret Submarket	Jane Smellie Opticians Ltd	2,006 New Direct	Jan 2019		£9,320 PA	
 	29 Castle St Shrewsbury, SY1 2BQ Shropshire Ret Submarket		510 New Direct	Feb 2019		£5,475 PA	
 	Green End Whitchurch, SY13 1AF Shropshire Ret Submarket	Rugby Property Assets Limited	74 New Direct	Nov 2018			
	153 Corve St Ludlow, SY8 2PG Shropshire Ret Submarket		540 New Direct	Dec 2018			
 	Frogmore Rd Market Drayton, TF9 3EB Shropshire Ret Submarket	Savers Health & Beauty Ltd Lidl	6,138 New Direct	Nov 2018 10 Years	£28,500 PA £25,740 PA	9 Mos at Start £25,546 PA	Nov 2023 Nov 2023
 	15-17 Cross St Ellesmere, SY12 0AW Shropshire Ret Submarket	Methodist Church of Great Britain The Local Shopping REIT plc	443 New Direct	Nov 2018 1 Year 9 Months	£8,500 PA £8,500 PA		










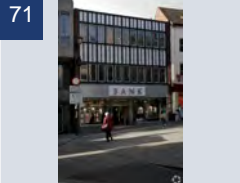


Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
55	 4 Leg St Oswestry, SY11 2NL Shropshire Ret Submarket		658 New Direct	Nov 2018 5 Years	£4,160 PA £4,160 PA	£2,112 PA	
56	 Industrial Unit Weeping Cross Ln Ludlow, SY8 1JH Shropshire Ind Submarket		10,148 New Direct	Oct 2018			
57	 30 Willow St Oswestry, SY11 1AD Shropshire Ret Submarket		338 New Direct	Nov 2018 3 Years	£5,200 PA		
58	 21 High St Market Drayton, TF9 1QF Shropshire Ret Submarket	Bar 21 Mrs Ward	666 New Direct	Oct 2018		£3,229 PA	
59	 Darwin Shopping Centre Shrewsbury, SY1 1PL Shropshire Ret Submarket	Pandora Shropshire County Council	1,600 New Assignment	Oct 2018 2 Years			
60	 59 Ditherington Rd Shrewsbury, SY1 4BD Shropshire Ret Submarket	Pensioneer Trustees (Leeds) Ltd	934 New Direct	Dec 2018			



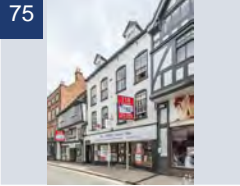


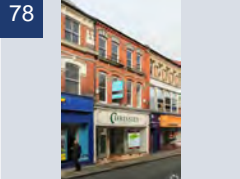
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Wood St Shrewsbury, SY1 2PP Shropshire Ind Submarket	Bmss Ltd	2,548 New Direct	Nov 2018			
 	Dulux Decorating Centre Beacalls Ln Shrewsbury, SY1 2HU Shropshire Ret Submarket		6,829 New Direct	Jan 2019		£17,591 PA	
 	Darwin Shopping Centre Shrewsbury, SY1 1PL Shropshire Ret Submarket	Yours Clothing Shropshire County Council	1,137 New Direct	Feb 2019		£9,984 PA	
 	73 Mardol Shrewsbury, SY1 1PZ Shropshire Ret Submarket		574 New Direct	Sep 2018		£8,880 PA	
 	37-37A Hills Ln Shrewsbury, SY1 1QU Shropshire Submarket		612 New Direct	Nov 2018		£2,684 PA	
 	65 Wyle Cop Shrewsbury, SY1 1UX Shropshire Ret Submarket	Sidoli Bros Limited	1,172 New Direct	Nov 2018		£9,340 PA	








Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Princess House The Square Shrewsbury, SY1 1JZ Shropshire Submarket	Flint + Flint Shrewsbury George Capital LLP	2,863 New Direct	Aug 2018 10 Years	£20,000 PA £16,837 PA	Spread Over	Aug 2023
 	Chronicle House 6 Castle Foregate Shrewsbury, SY1 2DJ Shropshire Submarket		536 New Direct	Sep 2018			
 	53 Whitchurch Rd Shrewsbury, SY1 4DT Shropshire Ret Submarket		3,224 New Direct	Sep 2018		£5,126 PA	
 	Darwin Shopping Centre Shrewsbury, SY1 1PL Shropshire Ret Submarket	Menkind Gifts Shropshire County Council	870 New Direct	Nov 2018		£31,135 PA	
 	2-3 Pride HI Shrewsbury, SY1 1DB Shropshire Ret Submarket	Pret Hambro Life Assurance plc	4,083 New Direct	Aug 2018		£51,260 PA	
 	Market Hall Shoplatch Shrewsbury, SY1 1HQ Shropshire Ret Submarket	The Royal London Mutual Insuran...	880 New Direct	Nov 2018		£9,319 PA	

Lease Comparables

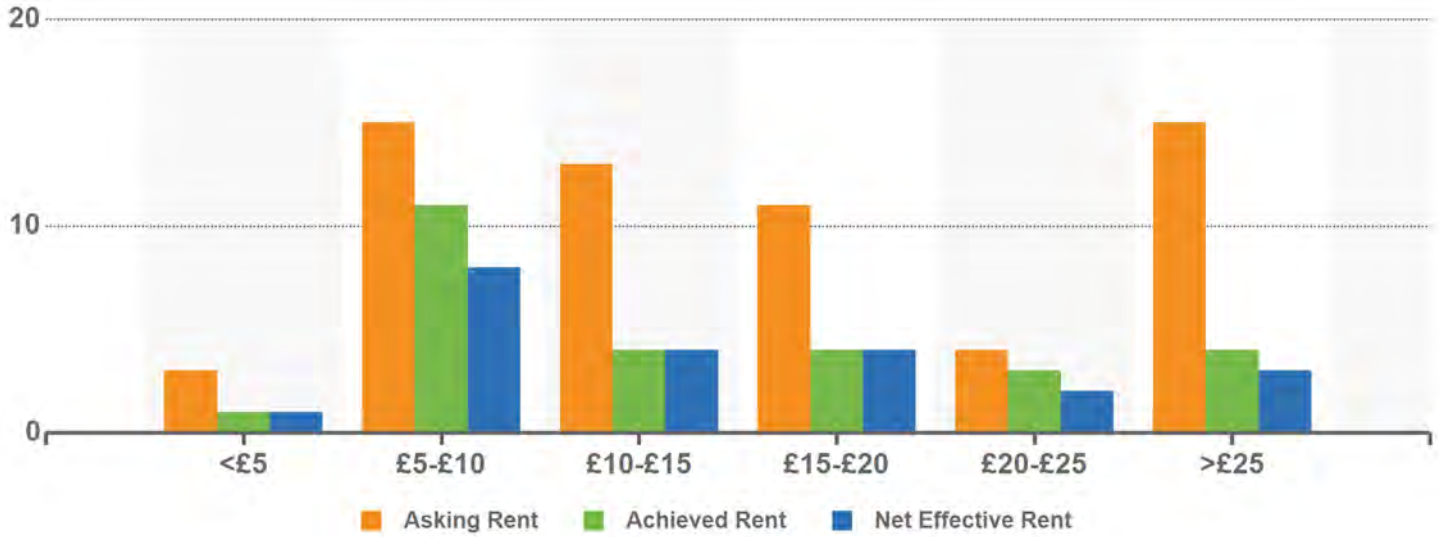
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Market Hall Shoplatch Shrewsbury, SY1 1HQ Shropshire Ret Submarket	The Royal London Mutual Insuran...	1,910 New Direct	Nov 2018		£16,152 PA	
 	Princess House The Square Shrewsbury, SY1 1JZ Shropshire Submarket	George Capital LLP	2,342 New Direct	Aug 2018		£9,204 PA	
 	53 Mardol Shrewsbury, SY1 1PP Shropshire Ret Submarket	Galliers Properties Ltd	1,120 New Direct	Oct 2018		£9,195 PA	
 	18 Market St Shrewsbury, SY1 1HL Shropshire Ret Submarket	Marshall & Marshall Ltd	5,111 New Assignment	Jul 2018			
 	148 Corve St Ludlow, SY8 2PG Shropshire Ret Submarket		596 New Direct	Aug 2018		£5,126 PA	
 	15 Cross St Oswestry, SY11 2NF Shropshire Ret Submarket	Coupe Properties Ltd	1,037 New Direct	Aug 2018		£10,353 PA	

Lease Comparables

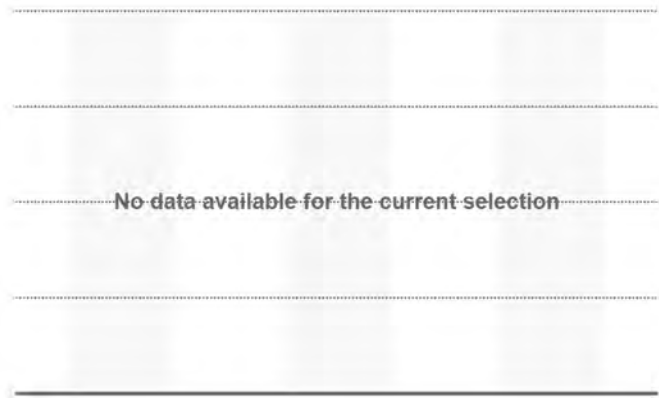
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	18 Market St Shrewsbury, SY1 1HL Shropshire Ret Submarket	Marshall & Marshall Ltd	11,118 New Direct	Jul 2018		£36,728 PA	
	10-12 Shropshire St Market Drayton, TF9 3BY Shropshire Ret Submarket	Krzysztof Salik Reiff & Company	1,051 New Direct	Jul 2018 6 Years	£7,200 PA		Jun 2022
 	3 New St Shrewsbury, SY3 8JN Shropshire Ret Submarket	Morris and Co Newsagents	334 New Direct	Aug 2018 6 Years	£9,000 PA		
 	32-34 Beatrice St Oswestry, SY11 1QG Shropshire Ret Submarket		922 New Direct	Jun 2018 3 Years	£7,500 PA £7,500 PA	£3,161 PA	

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£12.29	£12.04	£11.80	10.0

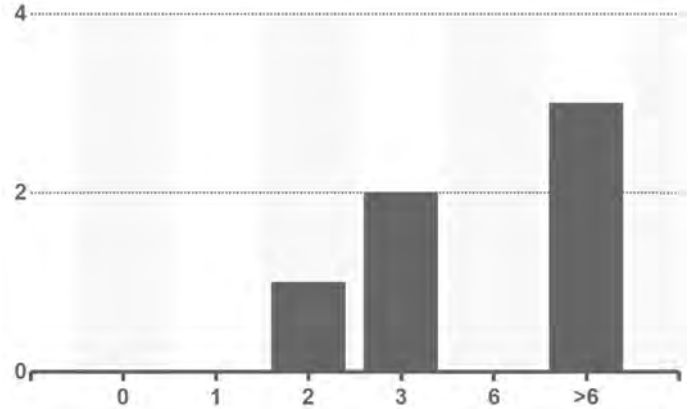
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS

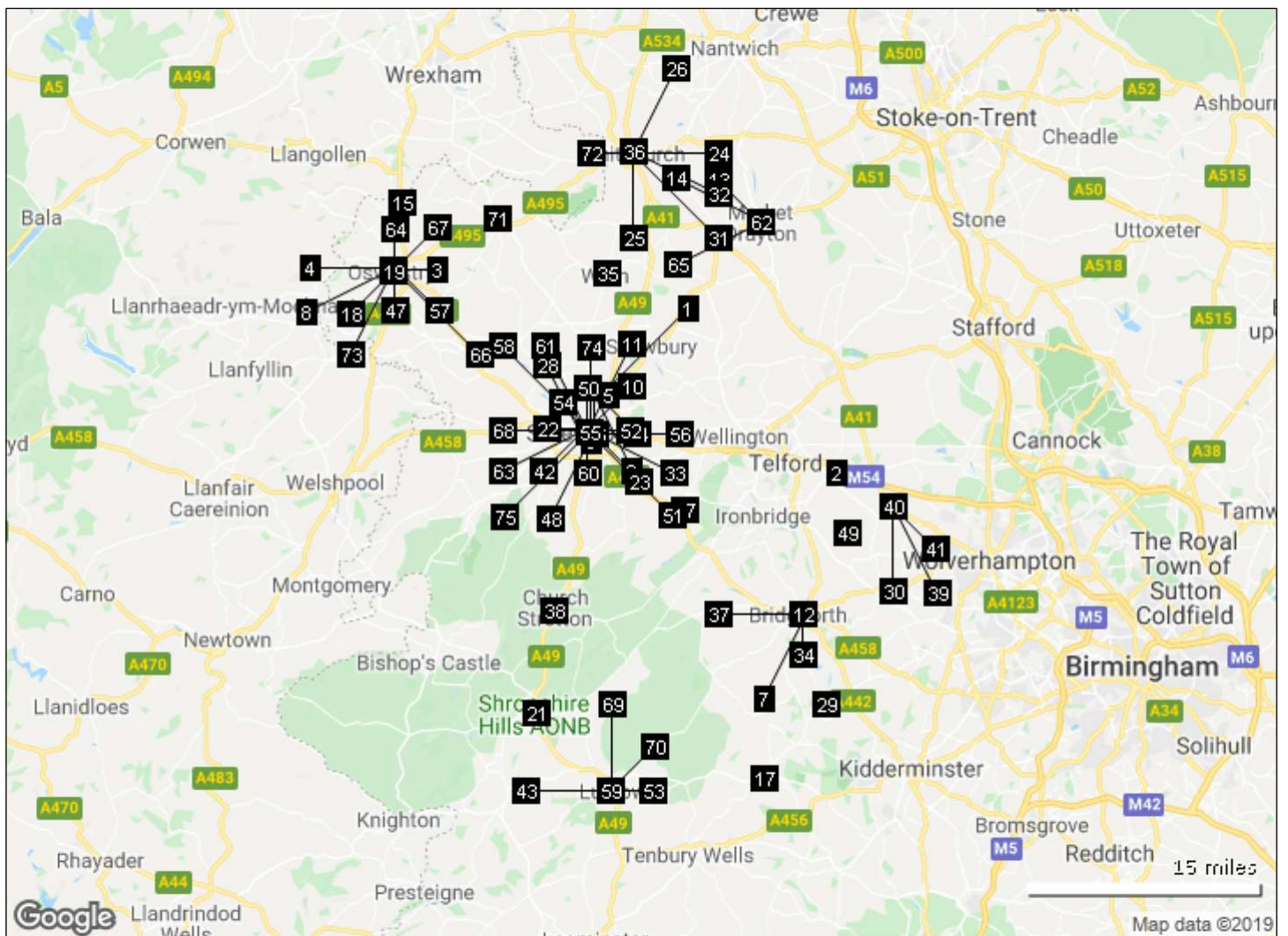


Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Light Industrial					
Price					
For Sale & UC/Pending	£195,000	£195,000	£195,000	£195,000	1
Sold Transactions	-	-	-	-	-
NIA					
For Sale & UC/Pending	2,641 SF	2,641 SF	2,641 SF	2,641 SF	1
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	£73.84	£73.84	£73.84	£73.84	1
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	72	72	72	72	1
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-
General Retail					
Price					
For Sale & UC/Pending	£80,000	£257,143	£212,500	£550,000	14
Sold Transactions	£51,000	£2,950,472	£530,000	£26,124,710	25
Centre Size					
For Sale & UC/Pending	429 SF	1,665 SF	1,007 SF	5,292 SF	15
Sold Transactions	352 SF	13,876 SF	3,364 SF	300,426 SF	59
Price per SF					
For Sale & UC/Pending	£66.14	£150.19	£231.00	£450.45	14
Sold Transactions	£41.69	£101.89	£98.81	£817.41	25
Net Initial Yield					
For Sale & UC/Pending	5.71%	7.29%	7.23%	9.00%	4
Sold Transactions	6.75%	8.07%	8.21%	9.98%	10
Days on Market					
For Sale & UC/Pending	38	339	166	1,382	15
Sold Transactions	11	324	161	3,695	47
Sale Price to Asking Price Ratio					
Sold Transactions	84.72%	95.64%	97.22%	109.85%	15

Quick Stats Report







	Low	Average	Median	High	Count
Totals					
For Sale & UC/Pending		Asking Price Total: £3,795,000		Total For Sale Transactions:	16
Sold Transactions		Total Sales Volume: £73,761,810		Total Sales Transactions:	59
		<hr/> Total Included in Analysis: £77,556,810		<hr/> Total Included in Analysis:	75
Survey Criteria					
<p>basic criteria: Type of Property - Retail; Sale Date - from 08/12/2017; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Shropshire (Shropshire & Staffordshire)</p>					















	Address	City	Property Info	Sale Info
1	38 Vanguard Way	Shrewsbury	2,641 SF Flex/Showroom	Portfolio Pending: w/Asking Price of £195,000 (£73.84/SF)
2	The Avnil Inn, 22 Aston Rd	Shifnal	1,471 SF General Retail/Bar/Nightclub	Sold: £270,000 (£183.55/SF)
3	8 Bailey St	Oswestry	4,266 SF General Retail/Storefront	Sold: £375,000 (£87.90/SF)
4	16B Bailey St	Oswestry	1,217 SF General Retail/Storefront	Sold: £51,000 (£41.91/SF)
5	7 Battlefield Rd	Shrewsbury	15,853 SF General Retail/Auto Dealership	Sold: £2,705,250 (£170.65/SF)
6	149 Belle Vue Rd	Shrewsbury	417 SF General Retail/Storefront Retail/Residential	Sold: -
7	7 Bridge St	Bridgnorth	808 SF General Retail/Storefront Retail/Residential	Sold: -
8	Former: The Walls Dining Rooms, Brynhafor Rd	Oswestry	8,660 SF General Retail/Restaurant	Sold: -
9	11A Castle St (Part of Portfolio)	Shrewsbury	6,245 SF Retail/Storefront	Sold: £364,757 (£58.41/SF)
10	16-17 Castle St	Shrewsbury	4,138 SF General Retail/Storefront	Pending: w/Asking Price of £450,000 (£108.75/SF)
11	37-38A Castle St	Shrewsbury	3,397 SF General Retail/Storefront Retail/Office	Sold: -
12	2A Castle Ter	Bridgnorth	352 SF General Retail/Storefront Retail/Residential	Sold: -
13	12-16 Cheshire St	Market Drayton	1,122 SF General Retail/Storefront	Sold: -







14	67 Cheshire St	Market Drayton	3,717 SF General Retail/Storefront	Sold: -
15	Moreton Park Garden Centre, Chirk Rd	Wrexham	55,998 SF General Retail	Sold: £3,902,276 (£69.69/SF)
16	11-13 Church St	Oswestry	3,724 SF General Retail/Storefront Retail/Office	Sold: £530,000 (£142.32/SF)
17	16 Church St	Kidderminster	1,558 SF General Retail	Sold: -
18	23 Church St	Oswestry	2,663 SF General Retail/Storefront Retail/Residential	Sold: -
19	30 Church St	Oswestry	3,754 SF General Retail/Storefront Retail/Residential	Sold: £755,000 (£201.12/SF)
20	Corvedale Rd	Craven Arms	1,005 SF General Retail/Bank	Sold: -
21	Coverdale Rd	Craven Arms	2,029 SF General Retail/Storefront Retail/Residential	Under Contract: w/Asking Price of £200,000 (£98.57/SF)
22	Darwin Shopping Centre (Part of Portfolio)	Shrewsbury	300,426 SF Retail	Sold: £26,124,710 (£86.96/SF)
23	Gloucester Rd	Shrewsbury	3,692 SF General Retail	Sold: £250,000 (£67.71/SF)
24	Green End	Whitchurch	15,519 SF General Retail/Storefront Retail/Office	Sold: £1,200,000 (£77.32/SF)
25	5-7 Green End	Whitchurch	719 SF General Retail	Pending: w/Asking Price of £250,000 (£347.71/SF)
26	10 Green End	Whitchurch	3,652 SF General Retail/Storefront	Sold: -
27	The Eagles Public House, Harley Rd	Shrewsbury	1,180 SF General Retail	Sold: -
28	Hereford Rd (Part of Portfolio)	Shrewsbury	23,525 SF Retail/Freestanding	Sold: £2,770,068 (£117.75/SF)
29	Bache Arms, High St	Bridgnorth	2,955 SF General Retail/Bank	Pending: w/Asking Price of £225,000 (£76.14/SF)
30	6A-6B High St	Wolverhampton	616 SF General Retail/Storefront	Sold: -
31	7 High St	Whitchurch	1,347 SF General Retail/Bank	Sold: £175,000 (£129.92/SF)
32	9 High St	Whitchurch	2,909 SF General Retail/Storefront Retail/Residential	Sold: £145,000 (£49.85/SF)
33	14-15 High St	Shrewsbury	2,722 SF General Retail	Sold: £2,225,000 (£817.41/SF)
34	21 High St	Bridgnorth	3,384 SF General Retail/Restaurant	Sold: -
35	31 High St	Shrewsbury	774 SF General Retail/Storefront Retail/Residential	Sold: -
36	43 High St	Whitchurch	937 SF General Retail/Storefront	Sold: -
37	43A High St	Bridgnorth	2,470 SF General Retail/Storefront Retail/Office	Sold: -
38	47A High St	Church Stretton	429 SF General Retail	Under Contract: w/Asking Price of £160,000 (£372.96/SF)
39	76 High St	Wolverhampton	471 SF General Retail/Storefront Retail/Office	Pending: w/Asking Price of £120,000 (£254.78/SF)
40	87 High St	Wolverhampton	376 SF General Retail	Sold: -
41	87A-87C High St	Wolverhampton	601 SF General Retail/Storefront Retail/Residential	Sold: -
42	Hollings House, 35 Hills Ln	Shrewsbury	3,959 SF General Retail/Storefront	Sold: -
43	6 King St	Ludlow	1,221 SF General Retail/Storefront Retail/Residential	Under Contract: w/Asking Price of £550,000 (£450.45/SF)
44	Shrewsbury Audi, Knights Way (Part of Portfolio)	Shrewsbury	19,730 SF Retail/Auto Dealership	Sold: -
45	4A Knights Way	Shrewsbury	5,292 SF General Retail/Auto Dealership	Pending: w/Asking Price of £350,000 (£66.14/SF)
46	4A Knights Way	Shrewsbury	16,770 SF General Retail/Auto Dealership	Sold: £1,657,000 (£98.81/SF)







47	3 Leg St	Oswestry	362 SF General Retail/Storefront Retail/Residential	Sold: -
48	39 Longden Coleham	Shrewsbury	1,405 SF General Retail/Storefront Retail/Residential	Sold: -
49	Madeley Road	Shifnal	2,996 SF General Retail	Sold: -
50	14 Mardol	Shrewsbury	989 SF General Retail	Pending: w/Asking Price of £325,000 (£328.61/SF)
51	69 Mardol	Shrewsbury	2,502 SF General Retail/Storefront Retail/Residential	Sold: -
52	9-10 Mardol St	Shrewsbury	4,568 SF General Retail	Sold: -
53	5 Market St	Ludlow	683 SF General Retail/Storefront Retail/Residential	Pending: w/Asking Price of £200,000 (£292.83/SF)
54	31 Mereside	Shrewsbury	591 SF General Retail/Storefront Retail/Residential	Sold: -
55	8-8A Milk St	Shrewsbury	2,706 SF General Retail/Storefront Retail/Residential	Pending: w/Asking Price of £395,000 (£145.97/SF)
56	Ici Dulux Decorator Centre, Old Coleham	Shrewsbury	3,364 SF General Retail	Sold: -
57	M-Five, 1 Oswald Rd	Oswestry	4,285 SF General Retail/Storefront	Sold: £305,000 (£71.18/SF)
58	Pride Hill Centre, Pride HI (Part of Portfolio)	Shrewsbury	87,195 SF Retail	Sold: £10,858,538 (£124.53/SF)
59	The Old Bake House, Quality Sq	Ludlow	1,368 SF General Retail/Storefront	Sold: -
60	6 Roushill Bank	Shrewsbury	539 SF General Retail	Pending: w/Asking Price of £140,000 (£259.74/SF)
61	8 Roushill Bank	Shrewsbury	748 SF General Retail/Storefront	Pending: w/Asking Price of £155,000 (£207.22/SF)
62	10-12 Shropshire St	Market Drayton	1,051 SF General Retail/Storefront	Pending: w/Asking Price of £80,000 (£76.12/SF)
63	Riverside Shopping Centre, Smithfield Rd (Part of Portfolio)	Shrewsbury	123,251 SF Retail/Storefront	Sold: £14,562,198 (£118.15/SF)
64	Smithfield Rd	Oswestry	10,182 SF General Retail/Storefront	Sold: £2,200,000 (£216.07/SF)
65	14-16 Stafford St	Market Drayton	3,102 SF General Retail/Storefront	Sold: -
66	1 The Cross	Oswestry	4,463 SF General Retail	Sold: £444,038 (£99.49/SF)
67	12 The Cross	Oswestry	1,687 SF General Retail/Storefront	Sold: £301,000 (£178.42/SF)
68	5 The Square	Shrewsbury	1,052 SF General Retail/Storefront Retail/Residential	Sold: -
69	9 Tower St	Ludlow	4,608 SF General Retail	Sold: -
70	Upper Galdeford	Ludlow	22,242 SF General Retail/Storefront Retail/Office	Sold: £927,225 (£41.69/SF)
71	Victoria St	Ellesmere	3,456 SF General Retail	Sold: £175,000 (£50.64/SF)
72	16-18 Watergate	Whitchurch	4,264 SF General Retail/Storefront Retail/Office	Sold: -
73	6 Willow St	Oswestry	1,007 SF General Retail/Storefront	Pending: w/Asking Price of -
74	53-54 Wyle Cop	Shrewsbury	7,738 SF General Retail/Storefront	Sold: £488,750 (£63.16/SF)
75	82 Wyle Cop	Shrewsbury	3,167 SF General Retail/Storefront	Sold: -







1	Portfolio	PENDING
2 Properties.		
Asking Price: £195,000 Price/SF: £73.84 Days on Market: 72 Sale Status: Pending Net Initial Yield: -	Sale Type: Owner User # Properties: 2 Total Size: 2,641 SF Total Land Area: - Sale Conditions: -	
2	The Avnil Inn - 22 Aston Rd	SOLD
Shifnal, TF11 8DU Sale Date: 27/06/2018 Sale Price: £270,000 Price/SF: £183.55 Reversionary Yield: - Net Initial Yield: - Comp ID: 4392412 Research Status: Research Complete	Shropshire County Bldg Type: RetailBar/Nightclub Year Built/Age: Built 1800 Age: 217 NIA: 1,471 SF Sale Conditions: -	
3	8 Bailey St	SOLD
Oswestry, SY11 1PS Sale Date: 26/11/2018 (42 days on mkt) Sale Price: £375,000 Price/SF: £87.90 Reversionary Yield: - Net Initial Yield: - Comp ID: 4588173 Research Status: Research Complete	Shropshire County Bldg Type: RetailStorefront Year Built/Age: Built 1952 Age: 66 NIA: 4,266 SF Sale Conditions: -	
4	16B Bailey St	SOLD
Oswestry, SY11 1PU Sale Date: 14/11/2018 (106 days on mkt) Sale Price: £51,000 Price/SF: £41.91 Reversionary Yield: - Net Initial Yield: - Comp ID: 4588208 Research Status: Research Complete	Shropshire County Bldg Type: RetailStorefront Year Built/Age: - NIA: 1,217 SF Sale Conditions: -	
5	7 Battlefield Rd	SOLD
Shrewsbury, SY1 4AE Sale Date: 13/06/2019 Sale Price: £2,705,250 - Full Value Price/SF: £170.65 Reversionary Yield: - Net Initial Yield: - Comp ID: 4912862 Research Status: Full Value	Shropshire County Bldg Type: RetailAuto Dealership Year Built/Age: Built 2000 Age: 19 NIA: 15,853 SF Sale Conditions: -	
6	149 Belle Vue Rd	SOLD
Shrewsbury, SY3 7NN Sale Date: 26/11/2018 (143 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 4588348 Research Status: Research Complete	Shropshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1900 Age: 118 NIA: 417 SF Sale Conditions: -	







7	7 Bridge St	SOLD
<p>Bridgnorth, WV15 6AF Shropshire County</p> <p>Sale Date: 01/08/2019 (161 days on mkt) Bldg Type: RetailStorefront Retail/Residential Sale Price: - Year Built/Age: Built 1960 Age: 59 Price/SF: - NIA: 808 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4891345 Sale Conditions: - Research Status: Research Complete</p> 		
8	Former: The Walls Dining Rooms - Brynhafod Rd	SOLD
<p>Oswestry, SY11 1RR Shropshire County</p> <p>Sale Date: 01/07/2019 (377 days on mkt) Bldg Type: RetailRestaurant Sale Price: - Year Built/Age: Built 1841 Age: 178 Price/SF: - NIA: 8,660 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4840485 Sale Conditions: Redevelopment Project Research Status: Research Complete</p> 		
9	11A Castle St (Part of Portfolio)	SOLD
<p>Shrewsbury, SY1 2BB Shropshire County</p> <p>Sale Date: 23/01/2018 Bldg Type: RetailStorefront Sale Price: £364,757 - Research Complete Year Built/Age: Built 1982 Age: 35 Price/SF: £58.41 NIA: 6,245 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4115944 Sale Conditions: Bulk/Portfolio Sale Research Status: Research Complete</p> 		
10	16-17 Castle St	PENDING
<p>Shrewsbury, SY1 2BB Shropshire County</p> <p>Asking Price: £450,000 Sale Type: Owner User Price/SF: £108.75 Bldg Type: RetailStorefront Days on Market: 338 Bldg Status: Sale Status: Pending NIA: 4,138 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
11	37-38A Castle St	SOLD
<p>Shrewsbury, SY1 2BW Shropshire County</p> <p>Sale Date: 02/09/2019 (420 days on mkt) Bldg Type: RetailStorefront Retail/Office Sale Price: - Year Built/Age: Built 1875 Age: 144 Price/SF: - NIA: 3,397 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4873386 Sale Conditions: - Research Status: Public Record</p> 		
12	2A Castle Ter	SOLD
<p>Bridgnorth, WV16 4AH Shropshire County</p> <p>Sale Date: 11/10/2019 (108 days on mkt) Bldg Type: RetailStorefront Retail/Residential Sale Price: - Year Built/Age: Built 1930 Age: 89 Price/SF: - NIA: 352 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4911005 Sale Conditions: - Research Status: Research Complete</p> 		







13	12-16 Cheshire St	SOLD	
Market Drayton, TF9 1PD		Shropshire County	
Sale Date: 22/11/2019 (668 days on mkt)		Bldg Type: RetailStorefront	
Sale Price: -		Year Built/Age: Built 2000 Age: 19	
Price/SF: -		NIA: 1,122 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4962612		Sale Conditions: -	
Research Status: Research Complete			
			
14	67 Cheshire St	SOLD	
Market Drayton, TF9 1PN		Shropshire County	
Sale Date: 14/10/2018 (2,132 days on mkt)		Bldg Type: RetailStorefront	
Sale Price: -		Year Built/Age: Built 1911 Age: 107	
Price/SF: -		NIA: 3,717 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4588206		Sale Conditions: -	
Research Status: Research Complete			
			
15	Moreton Park Garden Centre - Chirk Rd	SOLD	
Wrexham, LL14 5DG		Clwyd County	
Sale Date: 11/09/2019		Bldg Type: Retail	
Sale Price: £3,902,276		Year Built/Age: -	
Price/SF: £69.69		NIA: 55,998 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4973248		Sale Conditions: -	
Research Status: In Progress			
			
16	11-13 Church St	SOLD	
Oswestry, SY11 2SU		Shropshire County	
Sale Date: 15/04/2019 (598 days on mkt)		Bldg Type: RetailStorefront Retail/Office	
Sale Price: £530,000 - Confirmed		Year Built/Age: Built 1904 Age: 115	
Price/SF: £142.32		NIA: 3,724 SF	
Reversionary Yield: -			
Net Initial Yield: 9.98%			
Comp ID: 4745216		Sale Conditions: -	
Research Status: Confirmed			
			
17	16 Church St	SOLD	
Kidderminster, DY14 8BX		Worcestershire County	
Sale Date: 21/06/2018 (28 days on mkt)		Bldg Type: Retail	
Sale Price: -		Year Built/Age: -	
Price/SF: -		NIA: 1,558 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4373284		Sale Conditions: -	
Research Status: Research Complete			
			
18	23 Church St	SOLD	
Oswestry, SY11 2SU		Shropshire County	
Sale Date: 01/06/2018 (100 days on mkt)		Bldg Type: RetailStorefront Retail/Residential	
Sale Price: -		Year Built/Age: Built 1908 Age: 110	
Price/SF: -		NIA: 2,663 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4457550		Sale Conditions: -	
Research Status: Research Complete			
			







19	30 Church St	SOLD	
Oswestry, SY11 2SP		Shropshire County	
Sale Date: 06/02/2018 (15 days on mkt)		Bldg Type: RetailStorefront Retail/Residential	
Sale Price: £755,000		Year Built/Age: Built 1901 Age: 117	
Price/SF: £201.12		NIA: 3,754 SF	
Reversionary Yield: -			
Net Initial Yield: 6.89%			
Comp ID: 4137045		Sale Conditions: Auction Sale	
Research Status: Public Record			
			
20	Corvedale Rd	SOLD	
Craven Arms, SY7 9ND		Shropshire County	
Sale Date: 29/06/2018 (167 days on mkt)		Bldg Type: RetailBank	
Sale Price: -		Year Built/Age: Built 1910 Age: 108	
Price/SF: -		NIA: 1,005 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4343880		Sale Conditions: -	
Research Status: Research Complete			
			
21	7,7A & 7B - Coverdale Rd	UNDER CONTRACT	
Craven Arms, SY7 9NE		Shropshire County	
Asking Price: £200,000		Sale Type: Investment	
Price/SF: £98.57		Bldg Type: RetailStorefront Retail/Residential	
Days on Market: 514		Bldg Status: Built 1901	
Sale Status: Under Contract		NIA: 2,029 SF	
Net Initial Yield: -			
		Sale Conditions: -	
			
22	Charles Darwin Shopping Centre - Darwin Shopping Centre (Part of Portfolio)	SOLD	
Shrewsbury, SY1 1PL		Shropshire County	
Sale Date: 23/01/2018		Bldg Type: Retail	
Sale Price: £26,124,710 - Research Com		Year Built/Age: Built 1989 Age: 29	
Price/SF: £86.96		NIA: 300,426 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4115944		Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete			
			
23	Gloucester Rd	SOLD	
Shrewsbury, SY1 3PR		Shropshire County	
Sale Date: 07/01/2019 (203 days on mkt)		Bldg Type: Retail	
Sale Price: £250,000		Year Built/Age: Built 1970 Age: 49	
Price/SF: £67.71		NIA: 3,692 SF	
Reversionary Yield: -			
Net Initial Yield: -			
Comp ID: 4628222		Sale Conditions: -	
Research Status: Research Complete			
			
24	Bredwood Arcade - Green End	SOLD	
Whitchurch, SY13 1AF		Shropshire County	
Sale Date: 01/02/2018 (107 days on mkt)		Bldg Type: RetailStorefront Retail/Office	
Sale Price: £1,200,000 - Confirmed		Year Built/Age: Built 1964 Age: 54	
Price/SF: £77.32		NIA: 15,519 SF	
Reversionary Yield: -			
Net Initial Yield: 8.50%			
Comp ID: 4165570		Sale Conditions: -	
Research Status: Confirmed			
			







25	Unit 7 - 5-7 Green End	PENDING
Whitchurch, SY13 1AD Shropshire County		
Asking Price: £250,000	Sale Type: Owner User	
Price/SF: £347.71	Unit Type: 719 SF Retail Unit	
Days on Market: 1382	Bldg Status: Built 1960	
Sale Status: Pending	NIA: 3,110 SF	
Net Initial Yield: -	Sale Conditions: -	
26	10 Green End	SOLD
Whitchurch, SY13 1AA Shropshire County		
Sale Date: 10/07/2018 (21 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1960 Age: 58	
Price/SF: -	NIA: 3,652 SF	
Reversionary Yield: -	Sale Conditions: Auction Sale	
Net Initial Yield: -		
Comp ID: 4399767		
Research Status: Research Complete		
27	The Eagles Public House - Harley Rd	SOLD
Shrewsbury, SY5 6DE Shropshire County		
Sale Date: 30/04/2018 (621 days on mkt)	Bldg Type: Retail	
Sale Price: -	Year Built/Age: Built 1925 Age: 93	
Price/SF: -	NIA: 1,180 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4240949		
Research Status: Research Complete		
28	Meole Brace Retail Park - Hereford Rd (Part of Portfolio)	SOLD
Shrewsbury, SY3 9NB Shropshire County		
Sale Date: 19/07/2018	Bldg Type: RetailFreestanding	
Sale Price: £2,770,068 - Allocated	Year Built/Age: Built 1995 Age: 23	
Price/SF: £117.75	NIA: 23,525 SF	
Reversionary Yield: -	Sale Conditions: Bankruptcy Sale, Bulk/Portfolio Sale	
Net Initial Yield: -		
Comp ID: 4432892		
Research Status: Allocated		
29	Bache Arms - High St	PENDING
Bridgnorth, WV16 6JU Shropshire County		
Asking Price: £225,000	Sale Type: Owner User	
Price/SF: £76.14	Bldg Type: RetailBank	
Days on Market: 166	Bldg Status: Built 1960	
Sale Status: Pending	NIA: 2,955 SF	
Net Initial Yield: -	Sale Conditions: -	
30	Retail Unit, Unit 6A - 6A-6B High St	SOLD
Wolverhampton, WV7 3JX West Midlands County		
Sale Date: 30/04/2018 (384 days on mkt)	Unit Type: 616 SF Retail Unit	
Sale Price: -	Year Built/Age: Built 2011 Age: 6	
Price/SF: -	NIA: 616 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4260243		
Research Status: Research Complete		







31	7 High St	SOLD
Whitchurch, SY13 1AW	Shropshire County	
Sale Date: 16/10/2018 (22 days on mkt)	Bldg Type: RetailBank	
Sale Price: £175,000	Year Built/Age: Built 1900 Age: 118	
Price/SF: £129.92	NIA: 1,347 SF	
Reversionary Yield: -		
Net Initial Yield: 9.39%		
Comp ID: 4552640	Sale Conditions: -	
Research Status: Research Complete		
32	9 High St	SOLD
Whitchurch, SY13 1AX	Shropshire County	
Sale Date: 30/07/2018	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: £145,000	Year Built/Age: Built 1898 Age: 119	
Price/SF: £49.85	NIA: 2,909 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4474387	Sale Conditions: -	
Research Status: Research Complete		
33	14-15 High St	SOLD
Shrewsbury, SY1 1SP	Shropshire County	
Sale Date: 29/01/2018 (80 days on mkt)	Bldg Type: Retail	
Sale Price: £2,225,000 - Confirmed	Year Built/Age: Built 1930 Age: 87	
Price/SF: £817.41	NIA: 2,722 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4144943	Sale Conditions: -	
Research Status: Confirmed		
34	21 High St	SOLD
Bridgnorth, WV16 4BF	Shropshire County	
Sale Date: 17/10/2018 (126 days on mkt)	Bldg Type: RetailRestaurant	
Sale Price: -	Year Built/Age: Built 1873 Age: 145	
Price/SF: -	NIA: 3,384 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4553176	Sale Conditions: -	
Research Status: Public Record		
35	31 High St	SOLD
Shrewsbury, SY4 5DG	Shropshire County	
Sale Date: 01/05/2019 (113 days on mkt)	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: -	Year Built/Age: Built 1940 Age: 79	
Price/SF: -	NIA: 774 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4840476	Sale Conditions: -	
Research Status: Research Complete		
36	43 High St	SOLD
Whitchurch, SY13 1AZ	Shropshire County	
Sale Date: 19/09/2019 (434 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1890 Age: 129	
Price/SF: -	NIA: 937 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4888127	Sale Conditions: -	
Research Status: Research Complete		







37	43A High St			SOLD
Bridgnorth, WV16 4DD		Shropshire County		
Sale Date: 16/10/2018 (20 days on mkt)	Bldg Type: RetailStorefront Retail/Office			
Sale Price: -	Year Built/Age: Built 1850 Age: 168			
Price/SF: -	NIA: 2,470 SF			
Reversionary Yield: -	Net Initial Yield: 6.87%	Sale Conditions: -		
Comp ID: 4553462	Research Status: Research Complete			
38	47A High St			UNDER CONTRACT
Church Stretton, SY6 6BX		Shropshire County		
Asking Price: £160,000	Sale Type: Investment			
Price/SF: £372.96	Bldg Type: Retail			
Days on Market: 689	Bldg Status: Built 1875			
Sale Status: Under Contract	NIA: 429 SF			
Net Initial Yield: -	Sale Conditions: -			
39	76 High St			PENDING
Wolverhampton, WV7 3JA		West Midlands County		
Asking Price: £120,000	Sale Type: Owner User			
Price/SF: £254.78	Bldg Type: RetailStorefront Retail/Office			
Days on Market: 46	Bldg Status: Built 1950			
Sale Status: Pending	NIA: 471 SF			
Net Initial Yield: -	Sale Conditions: -			
40	87 High St			SOLD
Wolverhampton, WV7 3JT		West Midlands County		
Sale Date: 30/03/2018 (212 days on mkt)	Bldg Type: Retail			
Sale Price: -	Year Built/Age: Built 1929 Age: 88			
Price/SF: -	NIA: 376 SF			
Reversionary Yield: -	Net Initial Yield: -	Sale Conditions: -		
Comp ID: 4260244	Research Status: Research Complete			
41	87A-87C High St			SOLD
Wolverhampton, WV7 3JT		West Midlands County		
Sale Date: 01/05/2019 (539 days on mkt)	Bldg Type: RetailStorefront Retail/Residential			
Sale Price: -	Year Built/Age: Built 1953 Age: 65			
Price/SF: -	NIA: 601 SF			
Reversionary Yield: -	Net Initial Yield: -	Sale Conditions: -		
Comp ID: 4968605	Research Status: Unconfirmed			
42	Hollings House - 35 Hills Ln			SOLD
Shrewsbury, SY1 1QU		Shropshire County		
Sale Date: 26/06/2018 (162 days on mkt)	Bldg Type: RetailStorefront			
Sale Price: -	Year Built/Age: Built 1861 Age: 157			
Price/SF: -	NIA: 3,959 SF			
Reversionary Yield: -	Net Initial Yield: -	Sale Conditions: -		
Comp ID: 4504185	Research Status: Research Complete			

43	6 King St	UNDER CONTRACT
Ludlow, SY8 1AQ	Shropshire County	
Asking Price: £550,000	Sale Type: Investment	
Price/SF: £450.45	Bldg Type: RetailStorefront Retail/Residential	
Days on Market: 515	Bldg Status: Built 1800	
Sale Status: Under Contract	NIA: 1,221 SF	
Net Initial Yield: -	Sale Conditions: -	
44	Shrewsbury Audi - Knights Way (Part of Portfolio)	SOLD
Shrewsbury, SY1 3AB	Shropshire County	
Sale Date: 30/07/2018	Bldg Type: RetailAuto Dealership	
Sale Price: -	Year Built/Age: Built 2000 Renov 2014 Age: 18	
Price/SF: -	NIA: 19,730 SF	
Reversionary Yield: -	Sale Conditions: Bulk/Portfolio Sale	
Net Initial Yield: -		
Comp ID: 4461762		
Research Status: Research Complete		
45	Battlefield Enterprise Park - 4A Knights Way	SOLD
Shrewsbury, SY1 3AB	Shropshire County	
Sale Date: 31/07/2018 (141 days on mkt)	Bldg Type: RetailAuto Dealership	
Sale Price: £1,657,000 - Confirmed	Year Built/Age: Built 2005 Age: 13	
Price/SF: £98.81	NIA: 16,770 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: 6.75%		
Comp ID: 4470088		
Research Status: Confirmed		
46	Battlefield Enterprise Park, Unit 12B - 4A Knights Way	PENDING
Shrewsbury, SY1 3AB	Shropshire County	
Asking Price: £350,000	Sale Type: Owner User	
Price/SF: £66.14	Unit Type: 5,292 SF Retail Unit	
Days on Market: 103	Bldg Status: Built 2005	
Sale Status: Pending	NIA: 16,770 SF	
Net Initial Yield: -	Sale Conditions: -	
47	3 Leg St	SOLD
Oswestry, SY11 2NL	Shropshire County	
Sale Date: 25/06/2018	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: -	Year Built/Age: Built 1900 Age: 118	
Price/SF: -	NIA: 362 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4350814		
Research Status: Research Complete		
48	39 Longden Coleham	SOLD
Shrewsbury, SY3 7DQ	Shropshire County	
Sale Date: 20/06/2018 (377 days on mkt)	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 1,405 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: 4305401		
Research Status: Research Complete		

49	Madeley Road	SOLD
<p>Shifnal, TF11 9DN Shropshire County</p> <p>Sale Date: 01/05/2019 (310 days on mkt) Bldg Type: Retail Sale Price: - Year Built/Age: Built 1970 Age: 49 Price/SF: - NIA: 2,996 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4748552 Sale Conditions: - Research Status: Research Complete</p> 		
50	14 Mardol	PENDING
<p>Shrewsbury, SY1 1PY Shropshire County</p> <p>Asking Price: £325,000 Sale Type: Investment Price/SF: £328.61 Bldg Type: Retail Days on Market: 692 Bldg Status: Built 1877 Sale Status: Pending NIA: 989 SF</p> <p>Net Initial Yield: 7.50% Sale Conditions: -</p> 		
51	69 Mardol	SOLD
<p>Shrewsbury, SY1 1PZ Shropshire County</p> <p>Sale Date: 20/09/2018 (206 days on mkt) Bldg Type: RetailStorefront Retail/Residential Sale Price: - Year Built/Age: Built 1940 Age: 78 Price/SF: - NIA: 2,502 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4518550 Sale Conditions: - Research Status: Research Complete</p> 		
52	9-10 Mardol St	SOLD
<p>Shrewsbury, SY1 1PY Shropshire County</p> <p>Sale Date: 20/09/2018 (206 days on mkt) Bldg Type: Retail Sale Price: - Year Built/Age: Built 1900 Age: 118 Price/SF: - NIA: 4,568 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4518551 Sale Conditions: - Research Status: Research Complete</p> 		
53	5 Market St	PENDING
<p>Ludlow, SY8 1BP Shropshire County</p> <p>Asking Price: £200,000 Sale Type: Owner User Price/SF: £292.83 Bldg Type: RetailStorefront Retail/Residential Days on Market: 109 Bldg Status: Built 1850 Sale Status: Pending NIA: 683 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
54	31 Mereside	SOLD
<p>Shrewsbury, SY2 6LF Shropshire County</p> <p>Sale Date: 12/01/2018 (136 days on mkt) Bldg Type: RetailStorefront Retail/Residential Sale Price: - Year Built/Age: Built 1934 Age: 83 Price/SF: - NIA: 591 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4108259 Sale Conditions: - Research Status: Public Record</p> 		

55	8-8A Milk St	PENDING
<p>Shrewsbury, SY1 1SZ Shropshire County</p> <p>Asking Price: £395,000 Sale Type: Investment Price/SF: £145.97 Bldg Type: RetailStorefront Retail/Residential Days on Market: 166 Bldg Status: Built 1800 Sale Status: Pending NIA: 2,706 SF</p> <p>Net Initial Yield: 6.96% Sale Conditions: -</p> 		
56	Ici Dulux Decorator Centre - Old Coleham	SOLD
<p>Shrewsbury, SY3 7BP Shropshire County</p> <p>Sale Date: 01/04/2019 (3,695 days on mkt) Bldg Type: Retail Sale Price: - Year Built/Age: Built 1965 Age: 53 Price/SF: - NIA: 3,364 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4717989 Sale Conditions: - Research Status: Research Complete</p> 		
57	M-Five - 1 Oswald Rd	SOLD
<p>Oswestry, SY11 1RB Shropshire County</p> <p>Sale Date: 01/11/2018 (287 days on mkt) Bldg Type: RetailStorefront Sale Price: £305,000 Year Built/Age: Built 1994 Age: 24 Price/SF: £71.18 NIA: 4,285 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4631953 Sale Conditions: - Research Status: Research Complete</p> 		
58	Pride Hill Centre - Pride HI (Part of Portfolio)	SOLD
<p>Shrewsbury, SY1 1BU Shropshire County</p> <p>Sale Date: 23/01/2018 Bldg Type: Retail Sale Price: £10,858,538 - Research Com Year Built/Age: Built 1988 Age: 29 Price/SF: £124.53 NIA: 87,195 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4115944 Sale Conditions: Bulk/Portfolio Sale Research Status: Research Complete</p> 		
59	The Old Bake House - Quality Sq	SOLD
<p>Ludlow, SY8 1AR Shropshire County</p> <p>Sale Date: 02/09/2019 (25 days on mkt) Bldg Type: RetailStorefront Sale Price: - Year Built/Age: Built 1811 Renov 1995 Age: 208 Price/SF: - NIA: 1,368 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4873379 Sale Conditions: - Research Status: Public Record</p> 		
60	6 Roushill Bank	PENDING
<p>Shrewsbury, SY1 1PN Shropshire County</p> <p>Asking Price: £140,000 Sale Type: Investment Price/SF: £259.74 Bldg Type: Retail Days on Market: 38 Bldg Status: Built 1950 Sale Status: Pending NIA: 539 SF</p> <p>Net Initial Yield: 5.71% Sale Conditions: -</p> 		

61	8 Roushill Bank	PENDING
<p>Shrewsbury, SY1 1PN Shropshire County</p> <p>Asking Price: £155,000 Sale Type: Owner User Price/SF: £207.22 Bldg Type: RetailStorefront Days on Market: 66 Bldg Status: Built 1889 Sale Status: Pending NIA: 748 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
62	10-12 Shropshire St	PENDING
<p>Market Drayton, TF9 3BY Shropshire County</p> <p>Asking Price: £80,000 Sale Type: Investment Price/SF: £76.12 Bldg Type: RetailStorefront Days on Market: 137 Bldg Status: Built 1920 Sale Status: Pending NIA: 1,051 SF</p> <p>Net Initial Yield: 9.00% Sale Conditions: -</p> 		
63	Riverside Shopping Centre - Smithfield Rd (Part of Portfolio)	SOLD
<p>Shrewsbury, SY1 1BY Shropshire County</p> <p>Sale Date: 23/01/2018 Bldg Type: RetailStorefront Sale Price: £14,562,198 - Research Com Year Built/Age: Built 1961 Renov 1993 Age: 57 Price/SF: £118.15 NIA: 123,251 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4115944 Sale Conditions: Bulk/Portfolio Sale Research Status: Research Complete</p> 		
64	Smithfield Rd	SOLD
<p>Oswestry, SY11 2EL Shropshire County</p> <p>Sale Date: 03/01/2019 Bldg Type: RetailStorefront Sale Price: £2,200,000 - Full Value Year Built/Age: - Price/SF: £216.07 NIA: 10,182 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 4705216 Sale Conditions: - Research Status: Full Value</p> 		
65	14-16 Stafford St	SOLD
<p>Market Drayton, TF9 1HY Shropshire County</p> <p>Sale Date: 31/05/2018 (343 days on mkt) Bldg Type: RetailStorefront Sale Price: - Year Built/Age: Built 1900 Age: 118 Price/SF: - NIA: 3,102 SF</p> <p>Reversionary Yield: - Net Initial Yield: 8.92% Comp ID: 4499965 Sale Conditions: - Research Status: Research Complete</p> 		
66	1 The Cross	SOLD
<p>Oswestry, SY11 1PN Shropshire County</p> <p>Sale Date: 22/03/2019 (171 days on mkt) Bldg Type: Retail Sale Price: £444,038 - Full Value Year Built/Age: Built 1904 Age: 114 Price/SF: £99.49 NIA: 4,463 SF</p> <p>Reversionary Yield: - Net Initial Yield: 8.23% Comp ID: 4708813 Sale Conditions: - Research Status: Full Value</p> 		

67	Retail Unit - 12 The Cross	SOLD
Oswestry, SY11 1PJ	Shropshire County	
Sale Date: 20/06/2018 (35 days on mkt)	Unit Type: 1,687 SF Retail Unit	
Sale Price: £301,000	Year Built/Age: Built 1821 Age: 197	
Price/SF: £178.42	NIA: 1,687 SF	
Reversionary Yield: -		
Net Initial Yield: 7.00%		
Comp ID: 4327203	Sale Conditions: -	
Research Status: Research Complete		
68	5 The Square	SOLD
Shrewsbury, SY1 1LA	Shropshire County	
Sale Date: 25/07/2018 (601 days on mkt)	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 1,052 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4436794	Sale Conditions: -	
Research Status: Research Complete		
69	9 Tower St	SOLD
Ludlow, SY8 1RL	Shropshire County	
Sale Date: 11/04/2019 (28 days on mkt)	Bldg Type: Retail	
Sale Price: -	Year Built/Age: Built 1960 Age: 59	
Price/SF: -	NIA: 4,608 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4769165	Sale Conditions: Auction Sale	
Research Status: Research Complete		
70	Upper Galdeford	SOLD
Ludlow, SY8 1QF	Shropshire County	
Sale Date: 24/08/2018 (150 days on mkt)	Bldg Type: RetailStorefront Retail/Office	
Sale Price: £927,225 - Confirmed	Year Built/Age: Built 1980 Age: 38	
Price/SF: £41.69	NIA: 22,242 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4518821	Sale Conditions: -	
Research Status: Confirmed		
71	Fullwood House - Victoria St	SOLD
Ellesmere, SY12 0AA	Shropshire County	
Sale Date: 10/01/2018 (48 days on mkt)	Bldg Type: Retail	
Sale Price: £175,000 - Confirmed	Year Built/Age: -	
Price/SF: £50.64	NIA: 3,456 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4104110	Sale Conditions: Auction Sale	
Research Status: Confirmed		
72	16-18 Watgate	SOLD
Whitchurch, SY13 1DX	Shropshire County	
Sale Date: 30/07/2018 (11 days on mkt)	Bldg Type: RetailStorefront Retail/Office	
Sale Price: -	Year Built/Age: Built 1900 Age: 117	
Price/SF: -	NIA: 4,264 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 4474295	Sale Conditions: -	
Research Status: Research Complete		

73 6 Willow St**PENDING**

Oswestry, SY11 1AA

Shropshire County

Asking Price: -
 Price/SF: -
 Days on Market: 125
 Sale Status: Pending

Sale Type: Owner User
 Bldg Type: RetailStorefront
 Bldg Status: Built 1980
 NIA: 1,007 SF

Net Initial Yield: -

Sale Conditions: -

**74 53-54 Wyle Cop****SOLD**

Shrewsbury, SY1 1XJ

Shropshire County

Sale Date: 07/06/2019 (193 days on mkt)
 Sale Price: £488,750
 Price/SF: £63.16

Bldg Type: RetailStorefront
 Year Built/Age: Built 1892 Age: 127
 NIA: 7,738 SF

Reversionary Yield: -
 Net Initial Yield: 8.18%
 Comp ID: 4783987
 Research Status: Public Record

Sale Conditions: -

**75 82 Wyle Cop****SOLD**

Shrewsbury, SY1 1UT

Shropshire County

Sale Date: 24/07/2019 (159 days on mkt)
 Sale Price: -
 Price/SF: -

Bldg Type: RetailStorefront
 Year Built/Age: Built 1914 Age: 105
 NIA: 3,167 SF

Reversionary Yield: -
 Net Initial Yield: -
 Comp ID: 4839501
 Research Status: Public Record

Sale Conditions: -



Appendix 9 – Land Registry Development Land Data

Planning App	Site Name	Aff Hsg Rate	ha	All Units	Aff Units	Aff %	Other development	s106 (£)	Commenced	£/ha	£/unit	LR Title	Date Sold	Price Paid	Notes
18/03113/ful	Magistrates Court Oswestry	10%	0.22	10	1	10.00%	Residential only	none	No	£535,718	£11,786	SL181806	12.12.2018	£117,858	
17/05189/ful	Rocks Green, Ludlow	15%	12.5	200	30	15.00%	Residential only	none	No			SL229138 and SL105743	12.09.2014 and no date	Incomplete	Incomplete data. £329,950 and no PPD
18/00018/out	Southlands Ave, Gobowen	10%	1.623	27	4	14.81%	Residential only	none	Outline	£616,143	£37,037	SL166823	26.01.2005	£1,000,000	Over £1m. includes SL170346 (bigger than planning application)
17/06087/out	North East of Stone Drive, Shifnal (final phase)	15%	5.04	105	16	15.24%	Residential only	£262,500 - travel contribution	Yes	£1,190,476	£57,143	SL259224	28.03.2019	£6,000,000	
14/02286/out 17/02174/REM	Shropshire Stone and Granite Station Rd, Baschurch	15%	2.54	48	7	14.58%	community parking facilities	£12,780 a/h fraction	No	£141,732	£7,500	SL112880 and SL134627	17.08.2000 and 05.11.2009	£360,000	£100,000 and £240,000 plus £32,400 VAT
14/00581/out 16/04719/ful	Land Opp Sch, Kinnerley	10%	0.59	18	2	11.11%	none	none	Yes	£889,831	£29,167	SL259468	15.03.2019	£525,000	

16/04228/out 18/03637/rem	Copthorne Barracks, Shrewsbury	20%	6.47	224	45	20.09%	Residential new build and conversion	£255,498 plus education	Yes			SL253406 and SL261551	04.05.2018 and 07.08.2019	Incomplete	£5,644,100 and no PPD
14/03664/ful	Calverhall Rd, Ightfield	15%	2.507	9	1	11.11%	Residential only	none	No	£398,883	£111,111	SL202116	02.07.2009	£1,000,000	Over £1,000,000
14/00246/out	Churncote, Bicton Heath (SUE West)	20%	23.8	296	45	15.20%	Mixed scheme to include commercial	£3,138,364	No			SL180725 and SL180840	01.08.2014	No PPD	
18/02392/out	Ellesmere Rd, Bagley, Shrewsbury	10%	0.8	36	3	8.33%	Residential only	0.6 a/h	Outline	£750,000	£16,667	SL159682	30.09.2015	£600,000	£600,000 plus VAT
13/04954/out 18/02681/rem	Llwyn rd, Oswestry	10%	0.5	11	1	9.09%	Residential only	£9 a/h (fraction) contribution	No	£760,000	£34,545	SL223150	30.04.2018	£380,000	
19/00048/rem/ development zone W	South of Oteley Rd, Shrewsbury	20%	1.53	49	7	14.29%	none - part of urban extension comprising 550 and commercial development	3136364 plus 0.35 a/h contribution (£31,500)	No	£2,656,209	£82,939	SL260564 and SL259083	19.03.2019	£4,064,000	
19/01040/ful	Greenfields, off Tudor Close Market Drayton	10%	0.62	21	2	9.52%	Residential only	a/h £8,172				SL136144	No date	No PPD	
18/03137/out	Sth of Mytton, Shrewsbury	15%	0.38	3	1	33.33%	Residential only	none	No			Not registered		No PPD	

15/03779/out 18/00939/rem	Lower House Farm. Knockin	10%	1.2	17	1	5.88%	Residential only	a/h £63,000	Yes	£666,667	£47,059	SL255202	14.08.2018	£800,000	
14/00582/FUL 19/00335/VAR	Adj Chronicle House Chester St, Shrewsbury	10%	0.49	11	1	9.09%	Residential only	a/h £5,007	Yes	£867,347	£38,636	SL248323	14.08.2017	£425,000	
17/01697/OUT and 19/02949/REM	Old Coleham, Shrewsbury	20%	0.285	43	8	18.60%	Residential only	0.3 a/h contribution (£27,000)	Yes	£7,894,737	£52,326	SL109272 and SL243247 and SL130839	14.02.2019	£2,250,000	
13/03452/ful	Land off Abbots Way, Station Road, Hodnet	13%	2.5	44	5	11.36%	Residential only	£15,000 highways	Yes					No PPD	Built out, multiple owners
18/01934/ful	Towers Lawn, Frogmore Rd, Market Drayton	10%	0.2	12	1	8.33%	a/h 1.2 = 1 on site plus financial contribution of £12,600	£25,959 open space	Yes					No PPD	Multiple owners
14/04608/OUT /18/02413/REM	Foldgate Lane, Ludford	15%	17.69	137	34	24.82%	Residential only	none	Yes			SL258418	28.02.2019	£1	



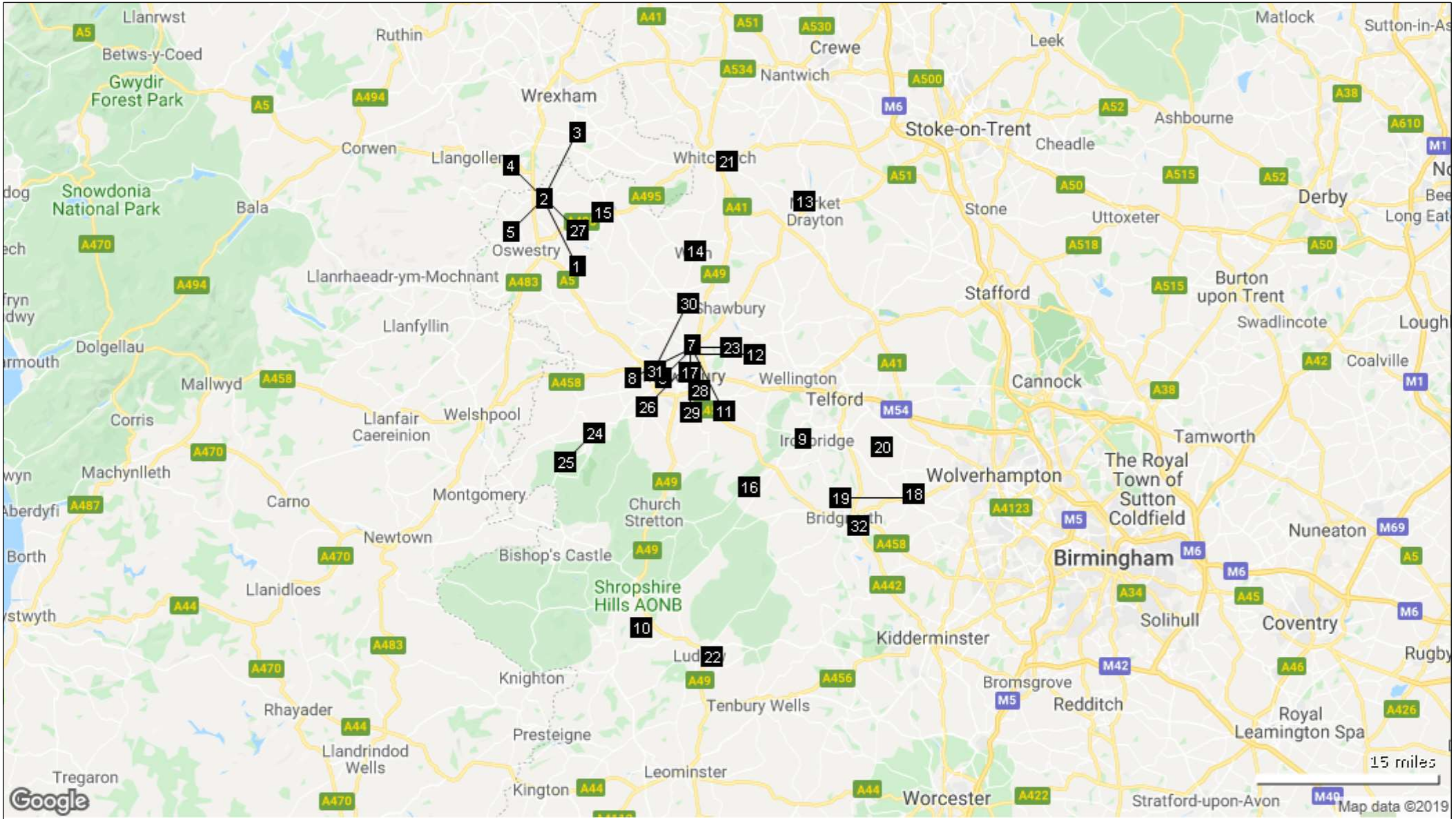
Appendix 10 – CoStar Land

The pages in this appendix are not numbered.



Quick Stats Report







Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£10,000	£401,000	£401,000	£792,000	2
Sold Transactions	£40,000	£1,190,000	£230,000	£5,500,000	13
Parcel Size					
For Sale & UC/Pending	0.14 AC	4.26 AC	1.94 AC	15.89 AC	6
Sold Transactions	0.05 AC	26.23 AC	1.38 AC	350 AC	26
Price per Acre					
For Sale & UC/Pending	£71,429	£265,563	£173,214	£275,000	2
Sold Transactions	£12,143	£23,440	£195,034	£500,000	13
Days on Market					
For Sale & UC/Pending	222	504	474	859	6
Sold Transactions	112	792	419	3,453	22
Sale Price to Asking Price Ratio					
Sold Transactions	72.73%	86.93%	87.50%	100.00%	4
Totals					
For Sale & UC/Pending	Asking Price Total:	£802,000	Total For Sale Transactions:		6
Sold Transactions	Total Sales Volume:	£15,470,000	Total Sales Transactions:		26
	Total Included in Analysis:	£16,272,000	Total Included in Analysis:		32
Survey Criteria					
<p>basic criteria: Type of Property - Land; Sale Date - from 08/12/2015; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Shropshire (Shropshire & Staffordshire)</p>					










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08/12/2019

1	Plot 7 - Bank Top Industrial Estat	SOLD
Oswestry, SY10 7HB	Shropshire County	
Sale Date: 01/05/2019 (399 days on mkt)	Land Area: 1 AC (43,560 SF)	
Sale Price: £230,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £230,000.00 (£5.28/SF)	Proposed Use: Industrial	
Parcel No:		
Comp ID: 4804215	Sale Conditions: -	
Research Status: Confirmed		
2	Plot 2 - Bank Top Industrial Estat	SOLD
Oswestry, SY10 7HB	Shropshire County	
Sale Date: 01/04/2019 (369 days on mkt)	Land Area: 1 AC (43,560 SF)	
Sale Price: £135,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £135,000.00 (£3.10/SF)	Proposed Use: Industrial	
Parcel No:		
Comp ID: 4804205	Sale Conditions: -	
Research Status: Confirmed		
3	Plot 3 - Bank Top Industrial Estat	SOLD
Oswestry, SY10 7HB	Shropshire County	
Sale Date: 01/04/2019 (369 days on mkt)	Land Area: 0.43 AC (18,731 SF)	
Sale Price: £100,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £232,555.71 (£5.34/SF)	Proposed Use: Industrial	
Parcel No:		
Comp ID: 4804209	Sale Conditions: -	
Research Status: Confirmed		
4	Plot 6 - Bank Top Industrial Estat	SOLD
Oswestry, SY10 7HB	Shropshire County	
Sale Date: 01/04/2019 (369 days on mkt)	Land Area: 0.40 AC (17,424 SF)	
Sale Price: £85,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £212,500.00 (£4.88/SF)	Proposed Use: Industrial	
Parcel No:		
Comp ID: 4804217	Sale Conditions: -	
Research Status: Confirmed		
5	Plot 5 - Bank Top Industrial Estat	UNDER CONTRACT
Oswestry, SY10 7HB	Shropshire County	
Asking Price: -	Sale Type: Investment	
£/AC Land Gross: -	Land Area: 0.40 AC (17,424 SF)	
Days on Market: 620	Lot Dimensions: -	
Sale Status: Under Contract	Proposed Use: Industrial	
Parcel No: 0081-2212, 0081-2228 [Partial List]		
Sales Condition: -		
6	Battlefield Development Site - Battlefield Rd	PENDING
Shrewsbury, SY1 4AB	Shropshire County	
Asking Price: -	Sale Type: Investment	
£/AC Land Gross: -	Land Area: 15.89 AC (692,168 SF)	
Days on Market: 327	Lot Dimensions: -	
Sale Status: Pending	Proposed Use: -	
Parcel No:		
Sales Condition: -		

7	Plot 1 - Battlefield Rd	SOLD
Shrewsbury, SY1 4AB	Shropshire County	
Sale Date: 15/10/2017 (3,453 days on mkt)	Land Area: 2.88 AC (125,453 SF)	
Sale Price: -	Lot Dimensions: -	
£/AC Land Gross: -	Proposed Use: -	
Parcel No:		
Comp ID: 4057128	Sale Conditions: -	
Research Status: Research Complete		
8	Battlefield Roundabout	PENDING
Shrewsbury, SY1 4AF	Shropshire County	
Asking Price: -	Sale Type: Investment	
£/AC Land Gross: -	Land Area: 5.28 AC (229,866 SF)	
Days on Market: 859	Lot Dimensions: -	
Sale Status: Pending	Proposed Use: -	
Parcel No:		
Sales Condition: -		
9	Ironbridge Power Station - Buildwas Rd	SOLD
Telford, TF8 7BL	Shropshire County	
Sale Date: 18/06/2018	Land Area: 350 AC (15,246,000 SF)	
Sale Price: £4,250,000 - Full Value	Lot Dimensions: Irregular	
£/AC Land Gross: £12,142.86 (£0.28/SF)	Proposed Use: Commercial [Partial List]	
Parcel No:		
Comp ID: 4322900	Sale Conditions: Redevelopment Project	
Research Status: Full Value		
10	Land Craven Arms - Green Ln	SOLD
Craven Arms, SY7 9BL	Shropshire County	
Sale Date: 24/04/2017 (166 days on mkt)	Land Area: 0.60 AC (26,136 SF)	
Sale Price: -	Lot Dimensions: -	
£/AC Land Gross: -	Proposed Use: -	
Parcel No:		
Comp ID: 3935249	Sale Conditions: -	
Research Status: Public Record		
11	Kings Park - Knights Way	SOLD
Shrewsbury, SY1 3TG	Staffordshire County	
Sale Date: 27/06/2017 (853 days on mkt)	Land Area: 1.50 AC (65,340 SF)	
Sale Price: £750,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £500,000.00 (£11.48/SF)	Proposed Use: Retail	
Parcel No:		
Comp ID: 3969695	Sale Conditions: -	
Research Status: Confirmed		
12	Commercial Open Storage Yard - Levens Dr	SOLD
Shrewsbury, SY1 3TQ	Shropshire County	
Sale Date: 01/05/2019 (112 days on mkt)	Land Area: 0.64 AC (27,878 SF)	
Sale Price: -	Lot Dimensions: -	
£/AC Land Gross: -	Proposed Use: Industrial	
Parcel No:		
Comp ID: 4840470	Sale Conditions: -	
Research Status: Research Complete		

13	Longslow Farm - Land - Longslow	SOLD
Market Drayton, TF9 3QY	Shropshire County	
Sale Date: 13/04/2018	Land Area: 274.70 AC (11,965,932 SF)	
Sale Price: £5,500,000 - Full Value	Lot Dimensions: -	
£/AC Land Gross: £20,022.04 (£0.46/SF)	Proposed Use: -	
Parcel No:		
Comp ID: 4560883	Sale Conditions: -	
Research Status: Full Value		
14	Land at Wem Business Park - New St	SOLD
Shrewsbury, SY4 5JX	Shropshire County	
Sale Date: 01/02/2017 (378 days on mkt)	Land Area: 0.40 AC (17,424 SF)	
Sale Price: -	Lot Dimensions: -	
£/AC Land Gross: -	Proposed Use: Commercial	
Parcel No:		
Comp ID: 3820672	Sale Conditions: -	
Research Status:		
15	Plot 4 - Oswestry Rd	SOLD
Ellesmere, SY12 0EW	Shropshire County	
Sale Date: 30/10/2019 (580 days on mkt)	Land Area: 0.18 AC (7,841 SF)	
Sale Price: £40,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £228,182.35 (£5.24/SF)	Proposed Use: Industrial	
Parcel No:		
Comp ID: 4932323	Sale Conditions: -	
Research Status: Confirmed		
16	Presthoke Quarry	SOLD
Presthoke, TF13 6DQ	Shropshire County	
Sale Date: 26/02/2016 (737 days on mkt)	Land Area: 3.50 AC (152,460 SF)	
Sale Price: -	Lot Dimensions: -	
£/AC Land Gross: -	Proposed Use: -	
Parcel No:		
Comp ID: 3542999	Sale Conditions: -	
Research Status: Research Complete		
17	Land - Racecourse Grn	PENDING
Shrewsbury, SY2 5BT	Shropshire County	
Asking Price: £10,000	Sale Type: Investment Or Owner User	
£/AC Land Gross: £71,428.57 (£1.64/SF)	Land Area: 0.14 AC (6,098 SF)	
Days on Market: 310	Lot Dimensions: -	
Sale Status: Pending	Proposed Use: -	
Parcel No:		
Sales Condition: -		
18	Redhill Farm - Rudge Rd	SOLD
Wolverhampton, WV6 7ED	West Midlands County	
Sale Date: 15/01/2018 (557 days on mkt)	Land Area: 3 AC (130,680 SF)	
Sale Price: £300,000 - Confirmed	Lot Dimensions: -	
£/AC Land Gross: £100,000.00 (£2.30/SF)	Proposed Use: -	
Parcel No:		
Comp ID: 4130177	Sale Conditions: Redevelopment Project	
Research Status: Confirmed		

19	Land surrounding The Royal Oak - Rudge Heath Rd	SOLD
<p>Wolverhampton, WV6 7EE West Midlands County</p> <p>Sale Date: 22/08/2017 (186 days on mkt) Land Area: 2.54 AC (110,642 SF)</p> <p>Sale Price: - Lot Dimensions: -</p> <p>£/AC Land Gross: - Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 3985077 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		
20	Land - Ryton Hall	SOLD
<p>Shifnal, TF11 9NX Shropshire County</p> <p>Sale Date: 01/06/2016 (1,735 days on mkt) Land Area: 0.50 AC (21,780 SF)</p> <p>Sale Price: - Lot Dimensions: -</p> <p>£/AC Land Gross: - Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 3655273 Sale Conditions: -</p> <p>Research Status:</p>		
		
21	Proposed Development - Shakespeare Way	SOLD
<p>Whitchurch, SY13 1LJ Shropshire County</p> <p>Sale Date: 20/09/2016 (2,757 days on mkt) Land Area: 0.52 AC (22,651 SF)</p> <p>Sale Price: £120,000 Lot Dimensions: -</p> <p>£/AC Land Gross: £232,320.01 (£5.33/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 3719918 Sale Conditions: -</p> <p>Research Status:</p>		
		
22	Phase 1B - Sheet Rd	PENDING
<p>Ludlow, SY8 1FD Shropshire County</p> <p>Asking Price: £792,000 Sale Type: Investment</p> <p>£/AC Land Gross: £275,000.00 (£6.31/SF) Land Area: 2.88 AC (125,453 SF)</p> <p>Days on Market: 689 Lot Dimensions: -</p> <p>Sale Status: Pending Proposed Use: -</p> <p>Parcel No:</p> <p>Sales Condition: -</p>		
		
23	Land at - Shillingston Dr	SOLD
<p>Shrewsbury, SY1 4AQ Shropshire County</p> <p>Sale Date: 01/09/2017 (877 days on mkt) Land Area: 1.97 AC (85,813 SF)</p> <p>Sale Price: - Lot Dimensions: -</p> <p>£/AC Land Gross: - Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 4038112 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		
24	Former Transport Yard - Shrewsbury Rd	SOLD
<p>Shrewsbury, SY5 0BE Shropshire County</p> <p>Sale Date: 01/04/2018 (439 days on mkt) Land Area: 1.41 AC (61,420 SF)</p> <p>Sale Price: £275,000 - Confirmed Lot Dimensions: -</p> <p>£/AC Land Gross: £195,034.20 (£4.48/SF) Proposed Use: Commercial</p> <p>Parcel No:</p> <p>Comp ID: 4678867 Sale Conditions: -</p> <p>Research Status: Confirmed</p>		
		

25	Land to the Rear of the Former Bath Arms - Shrewsbury Rd	SOLD
<p>Shrewsbury, SY5 0BE Shropshire County</p> <p>Sale Date: 18/11/2019 (1,035 days on mkt) Land Area: 1.84 AC (80,150 SF)</p> <p>Sale Price: - Lot Dimensions: -</p> <p>£/AC Land Gross: - Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 4952314 Sale Conditions: -</p> <p>Research Status: Research Complete</p> 		
26	Smithfield Rd	SOLD
<p>Shrewsbury, SY1 1PW Shropshire County</p> <p>Sale Date: 03/12/2018 (287 days on mkt) Land Area: 0.05 AC (2,178 SF)</p> <p>Sale Price: - Lot Dimensions: Irregular</p> <p>£/AC Land Gross: - Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 4651760 Sale Conditions: -</p> <p>Research Status: Research Complete</p> 		
27	Plot 1B - Bank Top Industrial Estate - St Martins Nr.	PENDING
<p>Oswestry, SY10 7HB Shropshire County</p> <p>Asking Price: - Sale Type: Owner User</p> <p>£/AC Land Gross: - Land Area: 1 AC (43,560 SF)</p> <p>Days on Market: 222 Lot Dimensions: -</p> <p>Sale Status: Pending Proposed Use: -</p> <p>Parcel No:</p> <p>Sales Condition: -</p> 		
28	Phase 3 - Thieves Ln	SOLD
<p>Shrewsbury, SY2 6LG Shropshire County</p> <p>Sale Date: 01/12/2017 Land Area: 24.50 AC (1,067,220 SF)</p> <p>Sale Price: £3,500,000 - Confirmed Lot Dimensions: -</p> <p>£/AC Land Gross: £142,857.14 (£3.28/SF) Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 4157449 Sale Conditions: -</p> <p>Research Status: Confirmed</p> 		
29	Trade Central - Development Site - Vanguard Way	SOLD
<p>Shrewsbury, SY1 3AS Shropshire County</p> <p>Sale Date: 18/12/2015 (1,218 days on mkt) Land Area: 3.85 AC (167,706 SF)</p> <p>Sale Price: - Lot Dimensions: -</p> <p>£/AC Land Gross: - Proposed Use: -</p> <p>Parcel No:</p> <p>Comp ID: 3658302 Sale Conditions: -</p> <p>Research Status:</p> 		
30	Plot 1 - Welshpool Rd	SOLD
<p>Shrewsbury, SY3 5AD Shropshire County</p> <p>Sale Date: 15/03/2017 (359 days on mkt) Land Area: 2.85 AC (124,146 SF)</p> <p>Sale Price: - Lot Dimensions: -</p> <p>£/AC Land Gross: - Proposed Use: Hotel, Retail</p> <p>Parcel No:</p> <p>Comp ID: 3912278 Sale Conditions: -</p> <p>Research Status: Research Complete</p> 		

31 Former Village Bowling Green - Welshpool Rd**SOLD**

Shrewsbury, SY5 9LH

Shropshire County

Sale Date: 31/10/2017

Land Area: 0.46 AC (20,038 SF)

Sale Price: -

Lot Dimensions: -

£/AC Land Gross: -

Proposed Use: -

Parcel No:

Comp ID: 4527226

Sale Conditions: -

Research Status: Research Complete

**32 Worcester Rd****SOLD**

Bridgnorth, WV15 6AN

Shropshire County

Sale Date: 09/11/2017 (182 days on mkt)

Land Area: 1.35 AC (58,806 SF)

Sale Price: £185,000

Lot Dimensions: -

£/AC Land Gross: £137,037.04 (£3.15/SF)

Proposed Use: -

Parcel No:

Comp ID: 4052466

Sale Conditions: -

Research Status: Public Record



